



# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

CFA 2024-00017

**Project Name:** SR 31 Civic 10

**Project Description:** Proposal to amend Lee Plan Maps as follows: Map 1-A - to change the Future Land Use Category from Rural to Outlying Suburban for the subject Property, Map 4-A and Map 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services. Proposal to also amend Lee Plan Table 1(b) to maintain consistency.

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

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

1. **Name of Applicant:** Mario's Painting of South Florida, Inc. c/o Mario Pena

Address: 6803 Lake Worth Road, Suite 210

City, State, Zip: Greenacres, FL 33467

Phone Number: 239-633-0483

E-mail: mario@gomarios.com

2. **Name of Contact:** Ben Smith, AICP

Address: Morris-Depew Associates, 2914 Cleveland Ave.

City, State, Zip: Fort Myers, FL, 33901

Phone Number: 239-337-3993

E-mail: Bsmith@m-da.com

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

Address:

City, State, Zip:

Phone Number:

E-mail:

4. **Property Location:**

1. Site Address: 18031/041 State Road 31

2. STRAP(s): 13-43-25-00-00009.0000

5. **Property Information:**

Total Acreage of Property: 9.58

Total Acreage Included in Request: 9.58

Total Uplands: 4.86

Total Wetlands: 4.72

Current Zoning: AG-2

Current Future Land Use Category(ies): Rural

Area in Each Future Land Use Category: 9.58

Existing Land Use: Residential

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

Residential Units/Density: 10

Commercial Intensity: N/A

Industrial Intensity: N/A

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

Residential Units/Density: 29

Commercial Intensity: 50,000 sq ft

Industrial Intensity: N/A

## **Public Facilities Impacts**

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

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

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

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

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

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

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

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

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

#### **Environmental Impacts**

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

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

#### **Impacts on Historic Resources**

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

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

#### **Internal Consistency with the Lee Plan**

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

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

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

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

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

#### **Planning Communities/Community Plan Area Requirements**

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



### **Sketch and Legal Description**

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

### **SUBMITTAL REQUIREMENTS**

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

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

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

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

### **APPLICANT – PLEASE NOTE:**

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

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

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



**DISCLOSURE OF INTEREST  
AFFIDAVIT**

BEFORE ME this day appeared MARIO PENA, 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 18031/041 STATE ROAD 31 NORTH FORT MYERS FL 33917 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	0

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

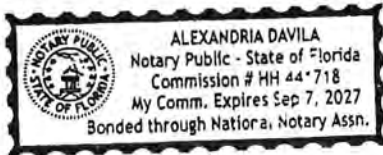
MARIO PENA, PROPERTY OWNER  
\_\_\_\_\_  
Print Name

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

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 7/18/2024 (date) by MARIO PENA (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



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

8 AVENUE LLC  
PO BOX 366748  
BONITA SPRINGS FL 34136

WESTCOTT TERRENCE P TR  
18090 OLD BAYSHORE RD  
NORTH FORT MYERS FL 33917

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

GRIJALVA MANUEL  
18120 OLD BAYSHORE RD  
NORTH FORT MYERS FL 33917

QUINTERO GLADYS  
18050 OLD BAYSHORE RD  
NORTH FORT MYERS FL 33917

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

HAGMANN DANIELLE  
18221 SLATER RD  
NORTH FORT MYERS FL 33917

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

GUMINIAK JEFFREY A TR  
12241 OLD RODEO DR  
ALVA FL 33920

WINTER KEVIN J & LISA A +  
12251 OLD RODEO DR  
ALVA FL 33920

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

VALNICK ENTERPRISE LLC  
CALLE PETUNIA K4  
SAN JUAN PR 00927

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

HAMPTON TONYA +  
12181 OLD RODEO DR  
ALVA FL 33920

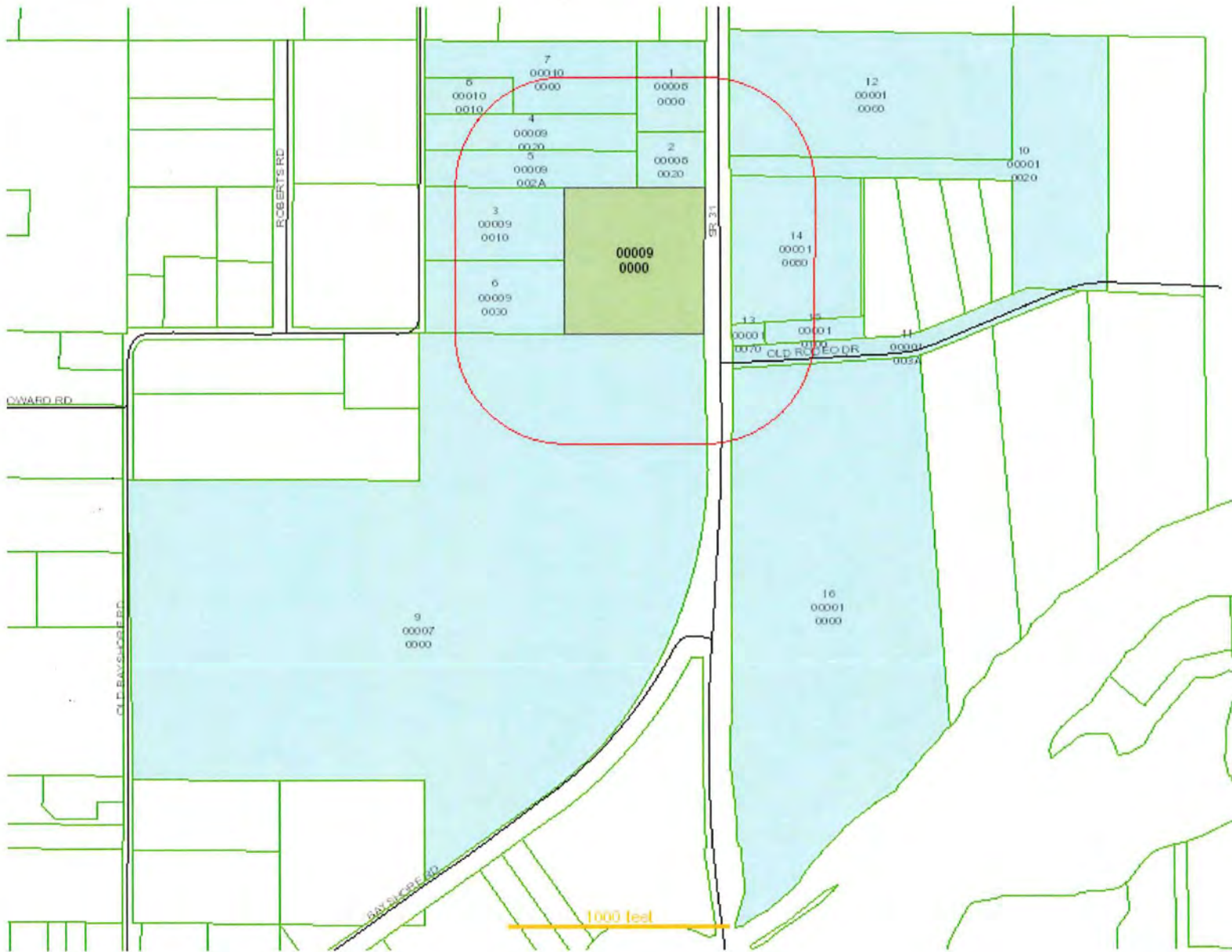
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4500 PGA BLVD STE 400  
PALM BEACH GARDENS FL 33418

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1	FALSE	10237578	13-43-25-0	FOUR R EQUIPMENT LL	3701 SW 128TH AVE	MIRAMAR	FL			33027		18191	STATE ROAI
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16	FALSE	10297513	19-43-26-0	S W FL1B LLC	4500 PGA BLVD STE 40	PALM BEAC	FL			33418		17800	STATE ROAI



SiteUnit	SiteCity	SiteZip	Legal
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IORE RD	NORTH FOI	33917	W 425 FT OF S 1/2 OF N 1/2 OF<CR>NW 1/4 OF SE 1/4 OF SE 1/4<CR>OR 2146/1931 LESS R/W
RD	NORTH FOI	33917	PARL IN E 1/2 SEC 24 E<CR>OF OLD BAYSHORE RD N<CR>OF SR-78
D DR	ALVA	33920	PARC IN S 1/2 OF SW 1/4<CR>DESC OR 2625/1528 + INST#2006-51208<CR>LESS 3408/3769 + INST#2006-51228
VAY	ALVA		PARC IN S 1/2 OF SE 1/4 DESC<CR>OR 2626/0083 LESS 2019-84518
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D 31	ALVA	33920	ALL FRAC W 1/2 N OF RVR LES<CR>RD R/W +1.001 THRU 1.004





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

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PO BOX 366748  
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3-1B LLC  
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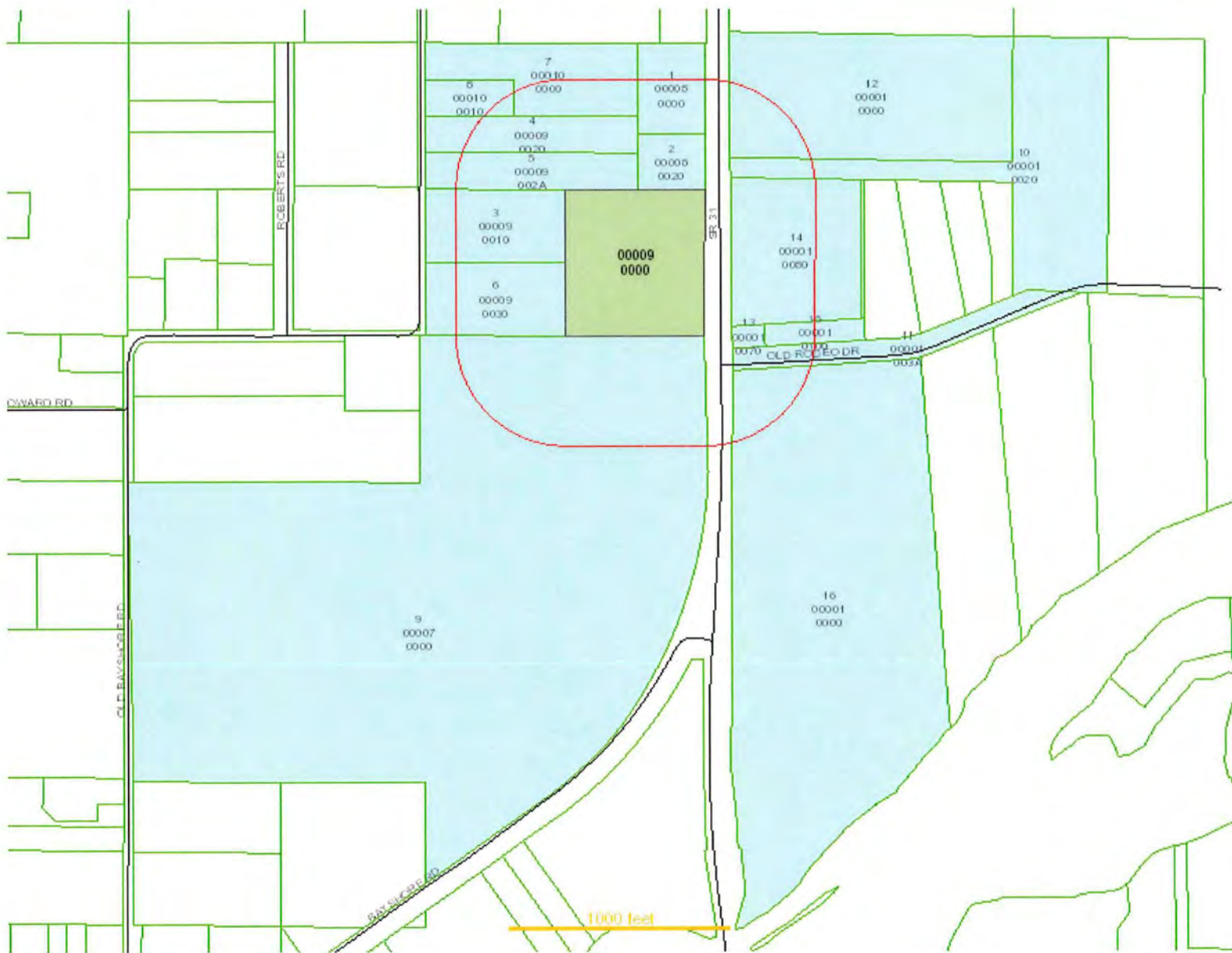
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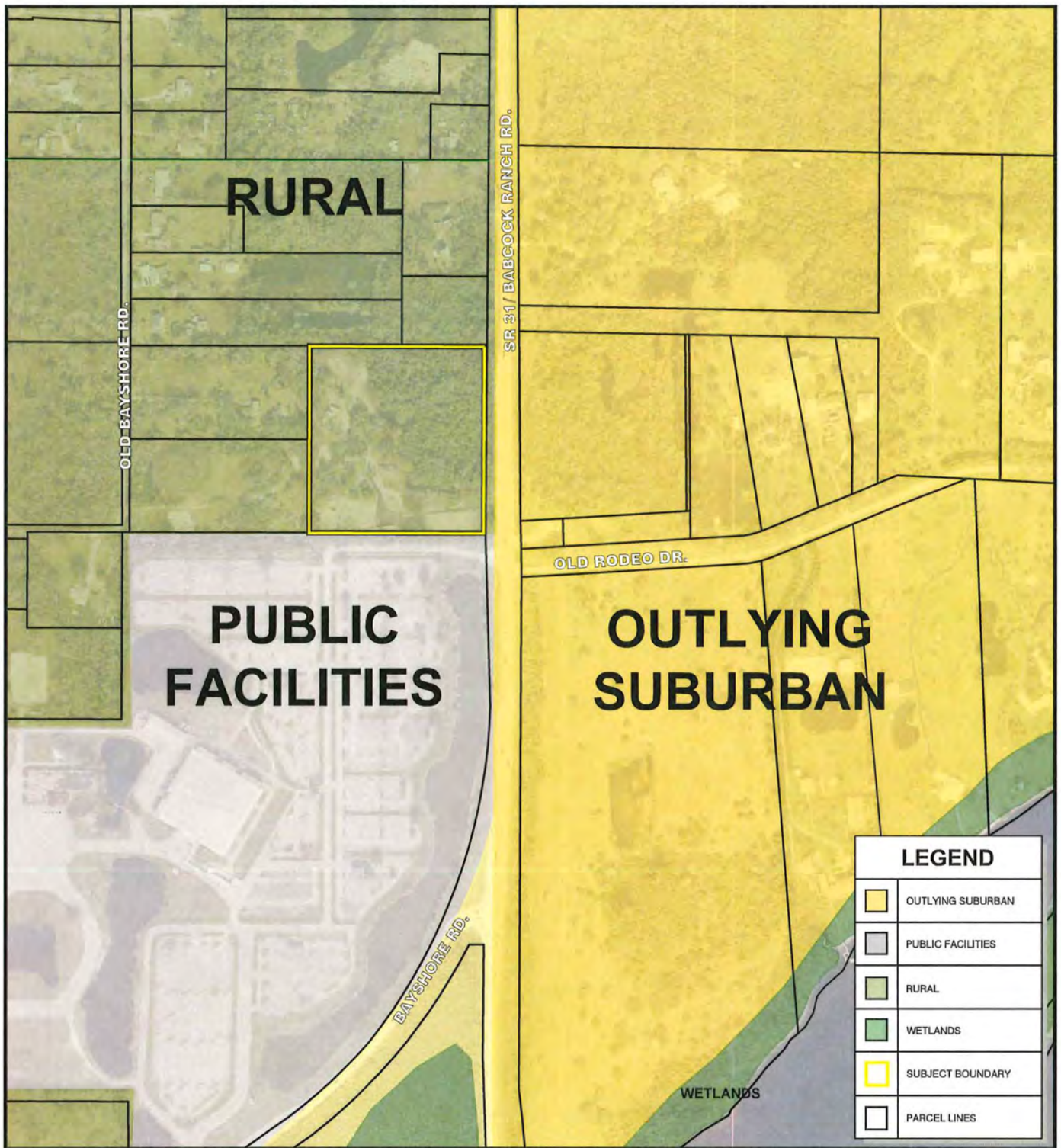
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D 31	NORTH FOI	33917	E 1/2 OF NE 1/4 OF SE 1/4<CR>OF SE 1/4 LESS THE S 250<CR>FT
D 31	NORTH FOI	33917	THE S 250 FT OF THE E 1/2<CR>OF NE 1/4 OF SE 1/4 OF<CR>SE 1/4 LESS R/W SR 31
IORE RD	NORTH FOI	33917	N 1/2 OF THE <CR>SW 1/4 OF SE 1/4 OF SE 1/4<CR>LESS RD R/W
IORE RD	NORTH FOI	33917	A PARL OF LAND IN N 1/2 OF<CR>S 1/2 OF SE 1/4 OF SE 1/4<CR>AS DESC IN OR 0650 PG 0406
IORE RD	NORTH FOI	33917	A PARL OF LAND IN S 1/2 OF<CR>S 1/2 OF SE 1/4 OF SE 1/4<CR>AS DESC IN OR 0617 PG 0163
IORE RD	NORTH FOI	33917	S 1/2 OF SW 1/4 OF <CR>SE 1/4 OF SE 1/4 <CR>LESS RD R/W
IORE RD	NORTH FOI	33917	PARL IN S E 1/4 OF S E 1/4 SEC 13 T 43 R 25 AS DESC IN OR 1234 PG 0517 + PORT DESC IN OR 1354 PG 719
IORE RD	NORTH FOI	33917	W 425 FT OF S 1/2 OF N 1/2 OF<CR>NW 1/4 OF SE 1/4 OF SE 1/4<CR>OR 2146/1931 LESS R/W
RD	NORTH FOI	33917	PARL IN E 1/2 SEC 24 E<CR>OF OLD BAYSHORE RD N<CR>OF SR-78
DR	ALVA	33920	PARC IN S 1/2 OF SW 1/4<CR>DESC OR 2625/1528 + INST#2006-51208<CR>LESS 3408/3769 + INST#2006-51228
VAY	ALVA		PARC IN S1/2 OF SE1/4 DESC<CR>OR 2626/0083 LESS 2019-84518
D 31	ALVA	33920	PARL LOC IN THE W 1/2 <CR>OF THE W 1/2 OF THE <CR>SW 1/4 AS DESC IN <CR>OR 2974 PG 2172
D 31	ALVA	33920	PARC IN S 1/2 OF SW 1/4 OF <CR>SEC AS DESC IN OR 3408 PG 3769
D 31	ALVA	33920	W 1/2 OF S 1/2 OF SW 1/4 AS DESC IN OR 4619/4509 <CR>LESS INST 2006-51208
DETERMIN	ALVA		PARL IN S 1/2 OF SW 1/4 OF<CR>AS DESC INST 2006000051228<CR>LESS INST#2008000194390 + 2008000194392
D 31	ALVA	33920	ALL FRAC W1/2 N OF RVR LES<CR>RD R/W +1.001 THRU 1.004







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**PROJECT:**

SR 31 CIVIC 10

**LOCATION:**

18031/41 SR 31  
NORTH FORT MYERS

**CONSULTANT:**



ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

**Fort Myers**

2814 Cleveland Avenue  
Fort Myers, Florida 33901  
(239) 337-3993  
Fax: (239) 337-3994  
Toll free: 866-337-7341

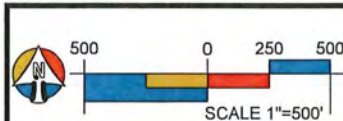
**Tallahassee**

113 South Monroe Street  
1st Floor  
Tallahassee, Florida 32301  
Toll free: 866-337-7341

**Destin**

5597 Highway 98  
Unit 201  
Santa Rosa Beach, Florida 32459  
Toll free: 866-337-7341

**CLIENT:**



**PROJECT MANAGER:**

BS

**DRAWING BY:**

DGL

**JURISDICTION:**

LEE COUNTY

**DATE:**

9/25/2024

**SHEET TITLE:**

**CURRENT  
FUTURE LAND  
USE**

**SHEET NUMBER:**

EX-M4

**JOB/FILE NUMBER:**

23071







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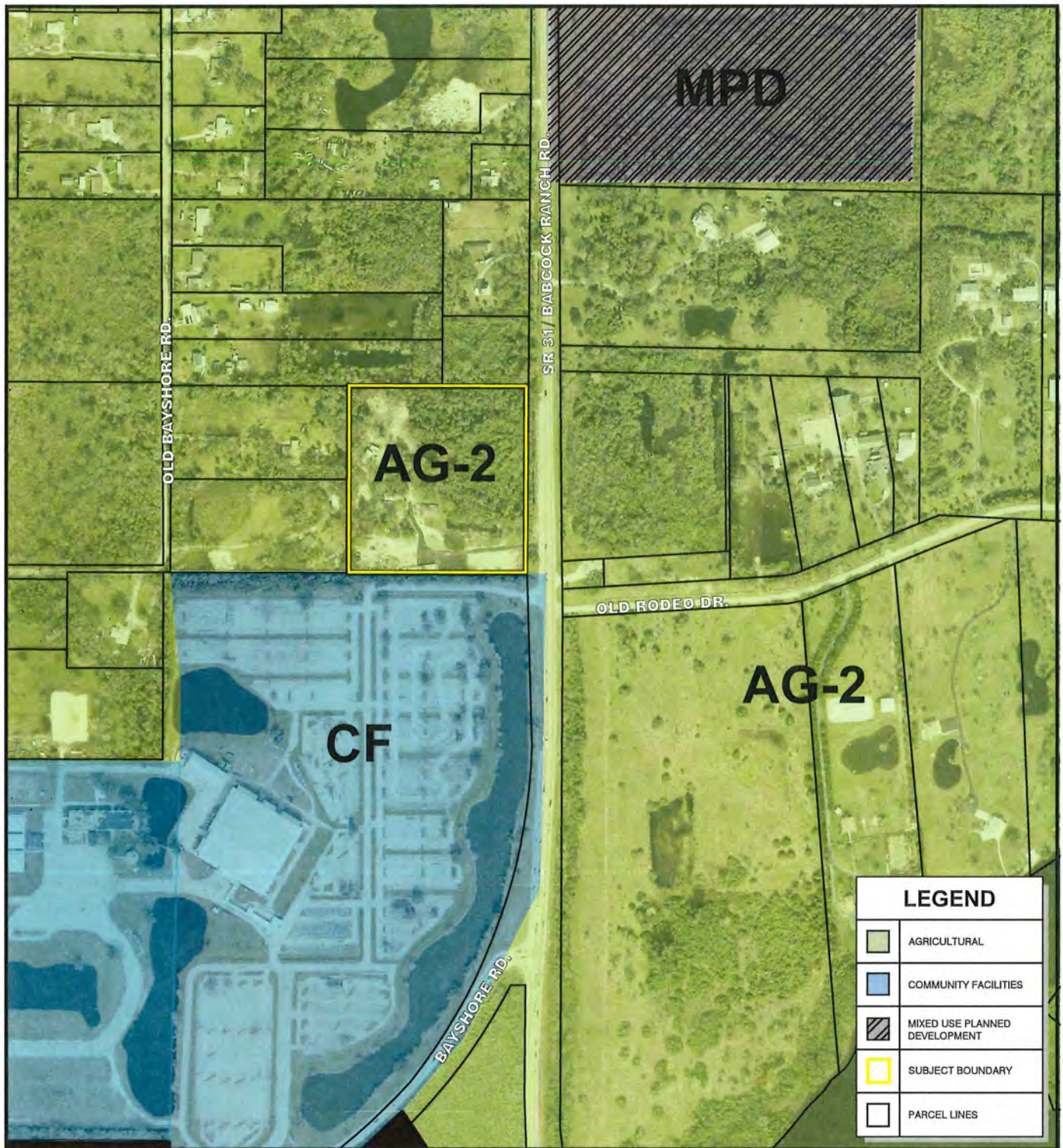
PROJECT:	SR 31 CIVIC 10
LOCATION:	18031/41 SR 31 NORTH FORT MYERS

CONSULTANT:	 ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330  <b>Fort Myers</b> 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-0963 Fax: (239) 337-0964 Toll free: 866-337-7341  <b>Tallahassee</b> 119 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7341  <b>Destin</b> 5597 Highway 98 Unit 201 Santa Rosa Beach, Florida 32450 Toll free: 866-337-7341
-------------	---

CLIENT:	 UC# CGC1512594 GROUP INC.
 SCALE 1"=500'	

PROJECT MANAGER:	BS
DRAWING BY:	DGL
JURISDICTION:	LEE COUNTY
DATE:	9/25/2024
SHEET TITLE:	SURROUNDING LAND USE MAP
SHEET NUMBER:	EX-M5
JOB/FILE NUMBER:	23071





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PROJECT:

SR 31 CIVIC 10

LOCATION:

18031/41 SR 31  
NORTH FORT MYERS

CONSULTANT:

**MORRIS**  
**DEPEW**

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA 110, 6532 / FL CERT NO. LB6891 / LC28000330

**Fort Myers**  
2814 Cleveland Avenue  
Fort Myers, Florida 33901  
(239) 337-3903  
Fax: (239) 337-3904  
Toll free: 866-337-7341

**Tallahassee**  
113 South Monroe Street  
1st Floor  
Tallahassee, Florida 32301  
Toll free: 866-337-7341

**Destin**  
5597 Highway 98  
Unit 201  
Santa Rosa Beach, Florida 32459  
Toll free: 866-337-7341

CLIENT:

**Restoration**  
GROUP INC.

SCALE 1"=500'

PROJECT MANAGER: BS

DRAWING BY: DGL

JURISDICTION: LEE COUNTY

DATE: 9/25/2024

SHEET TITLE: CURRENT ZONING MAP

SHEET NUMBER: EX-M6

JOB/FILE NUMBER: 23071



SURVEY NUMBER: 594934

[illegible]

 = CATCH BASIN  
 = CENTERLINE ROAD  
 = COVERED AREA  
 = EXISTING ELEVATION  
 = HYDRANT  
 = MANHOLE  
 = METAL FENCE  
 = BASIC FENCE  
 = PROPERTY CORNER  
 = UTILITY BOX  
 = UTILITY POLE  
 = WATER METER  
 = WELL  
 = WOOD FENCE

REMAINDER OF  
SECTION 13  
TOWNSHIP 43 S  
RANGE 25 E  
(NOT INCLUDED)

FOUND CONC. MON. 0.2'

N89°49'44"W 629.83'

SET 1/2" IRON ROD LB #7893 3.00'

0.2'

60.0'

THE E LINE OF SECTION 13-T43S-R25E

STATE ROAD 31  
120' RW (IMPROVED)

LESS FOR RW S00°13'00"W 663.26'

3.00'

THE SE CORNER OF SECTION 13-T43S-R25E

FOUND 1/2" IRON ROD NO.10, 2.3' S, 0.5' W

THE S LINE OF SECTION 13-T43S-R25E

SHELL/GRAVEL DRIVE

312.3'

313.7'

194.5'

194.5'

256.7'

256.8'

POLE BARN

BUILDING 50.3'X23.3'

127.5'

127.7'

0.5'

S00°145°15"W 663.15'

(BEARING BASIS)

0.7'

FOUND CONC. MON.

N89°50'24"W 630.08'

SECTION 24  
TOWNSHIP 43 S  
RANGE 25 E

PORTION OF SECTION 13  
TOWNSHIP 43 S  
RANGE 25 E  
(INCLUDED)

227.8'

240.8'

66.6'

38.8'

428.5'

430.7'

SURVEY NOTES  
SHELLIGRAVEL DRIVE CROSSES THE PROPERTY LINE ON EASTERLY SIDE OF LOT.  
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY;

(SIGNED) Kenneth J. Osborne Kenneth J. Osborne  
 KENNETH J. OSBORNE  
 PROFESSIONAL SURVEYOR AND MAPPER #6415  
 Date: 2023.07.17  
 10:23:49-0500

Digitally signed  
by Kenneth  
Osborne  
Date: 2023.07.17  
10:05:00 +0530

**SERVING FLORIDA**  
6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
STATEWIDE PHONE (800) 226-4807  
STATEWIDE FACSIMILE (800) 741-0576  
WEBSITE: <http://targetsurveylog.net>



**TARGET**  
SURVEYING, LLC

Prepared by and return to:

Heather Collins

Title Group of Fort Myers, Ltd.

7910 Summerlin Lakes Drive

Fort Myers, FL 33907

(239) 454-6644

File No 23-9602

Parcel Identification No 13-43-25-00-00009.0000

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 5 day of September, 2023 between Michael A. Coburn and Kathleen C. Coburn, husband and wife, Stephen L. Gilbert, and Larry McVey, whose post office addresses are: 12649 Fourth Street, Fort Myers, FL 33905, PO Box 491 210 Prairie Street, Mansfield, IL 61854 and 8207 County Road 5090, West Plains, MO 65775, respectively, Grantors, to Mario's Painting of South Florida, Inc., a Florida Corporation, whose post office address is 15855 Barnstormer Court, Wellington, FL 33414, of the County of Palm Beach, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee, Florida, to-wit:

The Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 43 South, Range 25 East, Less road right-of-way, Lee County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 12649 Fourth Street, Fort Myers, FL 33905, PO Box 491 210 Prairie Street, Mansfield, IL 61854 and 8207 County Road 5090, West Plains, MO 65775, respectively.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Debra C. Pikula  
WITNESS  
PRINT NAME: Debra C. Pikula

Michael A. Coburn  
Michael A. Coburn

Heather Collins  
WITNESS  
PRINT NAME: Heather Collins

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6<sup>th</sup> day of September, 2023, by Michael A. Coburn.

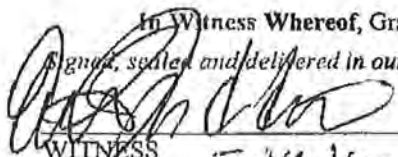
Debra C. Pikula  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒  
Type of Identification  
Produced: \_\_\_\_\_ FL Drivers License(s)



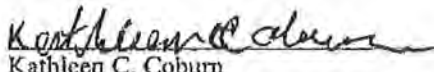
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



WITNESS

PRINT NAME: Enka Kenderdine



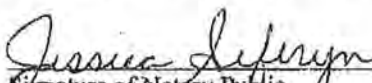
Kathleen C. Coburn

WITNESS

PRINT NAME: Joshua A. Wickerham

STATE OF Pennsylvania  
COUNTY OF Luzerne

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 2nd day of September, 2023, by Kathleen C. Coburn.



Signature of Notary Public

Print, Type/Stamp Name of Notary

Commonwealth of Pennsylvania - Notary Seal  
JESSICA SEFERYN - Notary Public  
Luzerne County  
My Commission Expires April 24, 2027  
Commission Number 1351290

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒

Type of Identification

Produced: Florida driver's license

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Shirley A Dammerman  
WITNESS  
PRINT NAME: SHIRLEY DAMMERMAN

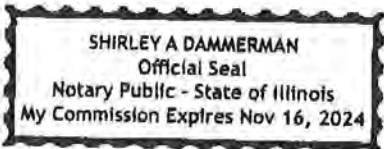
Stephen L. Gilbert  
Stephen L. Gilbert

Deandre Reed  
WITNESS  
PRINT NAME: Deandre Reed

STATE OF ILLINOIS  
COUNTY OF CHAMPAIGN

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 1<sup>st</sup> day of September, 2023, by Stephen L. Gilbert.

Shirley A Dammerman  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: X OR Produced Identification: \_\_\_\_\_  
Type of Identification  
Produced: \_\_\_\_\_



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jennifer Lee Williamson

WITNESS

PRINT NAME: Jennifer Lee Williamson

201 Royal Dornoch, Smithfield, VA 23430

DeAndre Rollins

WITNESS

PRINT NAME: DeAndre Rollins

15270 NW 128th St Platte City, MO 64079

STATE OF Virginia

COUNTY OF Isle of Wight

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (X) online notarization this 5 day of September, 2023, by Larry McVey.

Jennifer Lee Williamson

Signature of Notary Public

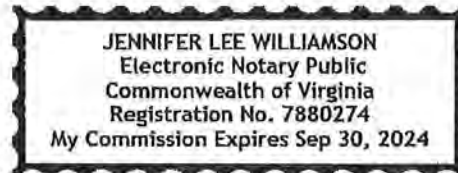
Print, Type/Stamp Name of Notary

Jennifer Lee Williamson

Personally Known: \_\_\_\_\_ OR Produced Identification: X

Type of Identification

Produced: \_\_\_\_\_ Driver's License





Completed via Remote Online Notarization using 2 way Audio/Video technology.



© COPYRIGHT MORRIS-DEPEW ASSOCIATES, INC. 2024 ALL RIGHTS RESERVED. 0/23071 - 18031 & 41 SR 31 North Fort Myers Plans/23071-00 (Exhibit)/Current Plans/23071-00 AERIAL LOCATION MAP.dwg «M9» - Sep 26 2024 10:52:05 am PLOTTED BY: dlen

PROJECT:	SR 31 CIVIC 10
LOCATION:	18031/41 SR 31 NORTH FORT MYERS

CONSULTANT:	
	
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA 110, 6532 / FL CERT NO. LB8891 / LC26003330	
Fort Myers 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-9993 Fax: (239) 337-3004 Toll free: 866-337-7341	
Tallahassee 113 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7341	Destin 5597 Highway 98 Unit 201 Santa Rosa Beach, Florida 32459 Toll free: 866-337-7341

CLIENT:	
	

PROJECT MANAGER:	BS
DRAWING BY:	DGL
JURISDICTION:	LEE COUNTY
DATE:	9/26/2024
SHEET TITLE:	AERIAL LOCATION MAP
SHEET NUMBER:	EX-M9
JOB/FILE NUMBER:	23071



AFFIDAVIT

I, MARIO PENA, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

[Signature]  
Signature of Applicant

7.18.2024  
Date

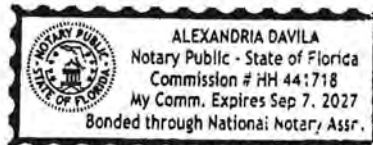
MARIO PENA  
Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on 7/18/24 (date) by MARIO PENA (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

ALEXANDRIA DAVILA  
(Name typed, printed or stamped)



**MORRIS**

**DEPEW**

ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341  
www.morris-depew.com

**LETTER OF AUTHORIZATION**  
**EXHIBIT M-10**

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I, MARIO PENA, AUTHORIZED REPRESENTATIVE OF MARIOS PAINTING OF SOUTH FLORIDA INC., AM THE FEE SIMPLE PROPERTY OWNER OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT US FOR THE BELOW REFERENCED PARCEL IN ALL MATTERS PERTAINING TO THE COMPREHENSIVE PLAN MAP AMENDMENT AND PLANNED DEVELOPMENT REZONING PETITIONS. THIS AUTHORITY TO REPRESENT OUR INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE PETITIONS, PLANNING OR PERMITTING REQUESTS SUBMITTED ON OUR BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP# **13-43-25-00-00009.0000**

MARIOS PAINTING OF SOUTH FLORIDA INC.  
COMPANY NAME

SIGNATURE

**MARIO PENA, PROPERTY OWNER**  
PRINTED NAME & TITLE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 18 day of JULY, 2024, by who is personally known to me or has produced \_\_\_\_\_ as identification.

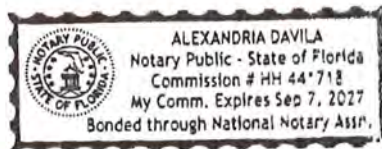
My Commission Expires:

9/7/2027

Notary Public

ALEXANDRIA DAVILA  
Notary Printed Name

(seal)







**MORRIS**

**DEPEW**

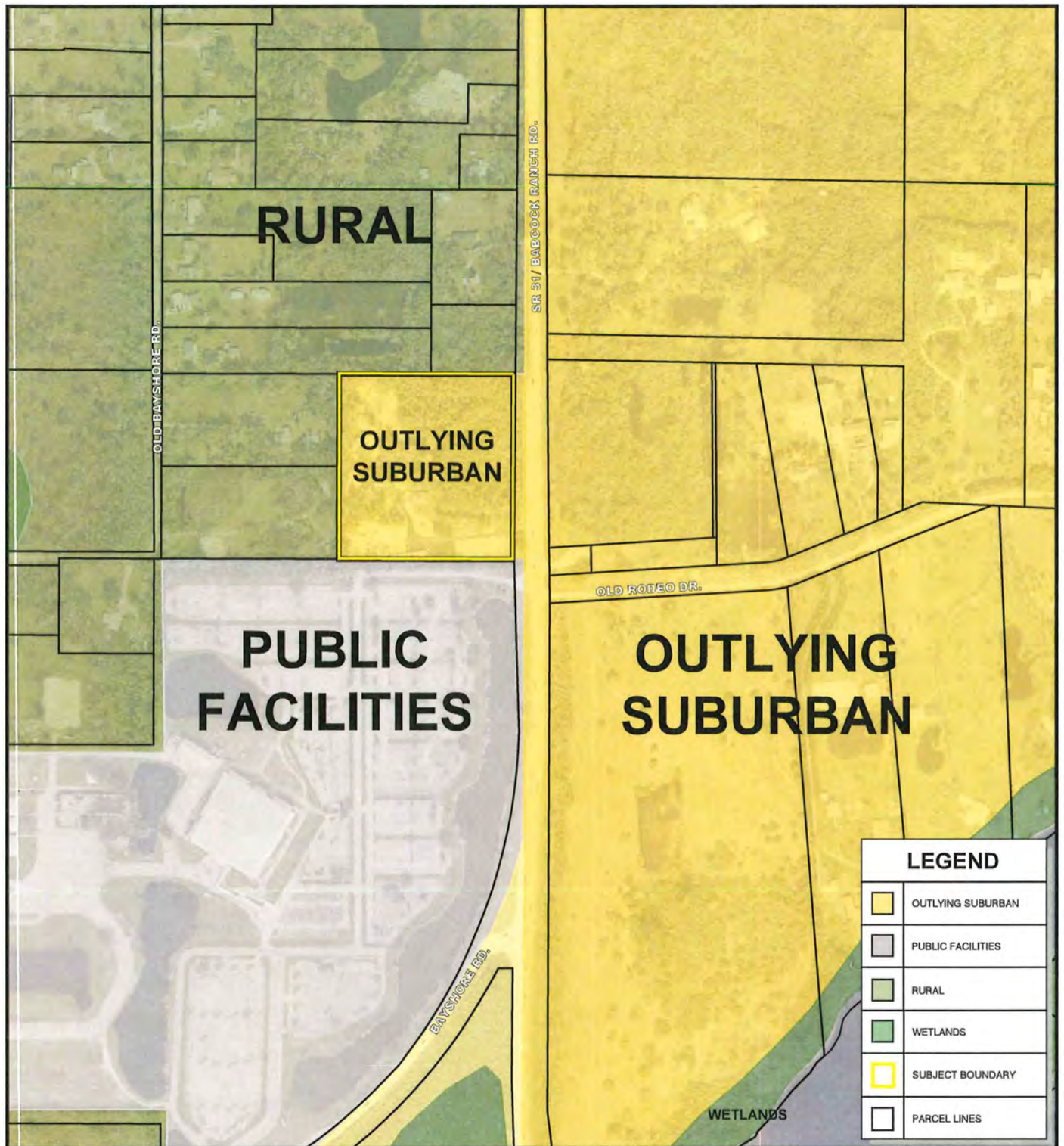
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341  
[www.morris-depew.com](http://www.morris-depew.com)

**SR 31 Civic 10 CPA**  
Proposed Amendments  
Exhibit – M11

1. Amend Map 1-A – Future Land Use – to designate the entire property as Outlying Suburban where the property is currently designated entirely as Rural.
2. Amend Map 4-A – Future Water Service Areas, Lee County Utilities, to include the entire property within the Future Water Service Areas.
3. Amend Map 5-B – Future Sanitary Sewer Service Areas, Lee County Utilities, to include the entire property within the Future Sanitary Sewer Service Areas.
4. Amend Table 1b to reallocate acreage from Rural to Outlying Suburban.



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**PROJECT:**

SR 31 CIVIC 10

**LOCATION:**

18031/41 SR 31  
NORTH FORT MYERS

**CONSULTANT:**

**MORRIS DEPEW**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

**Fort Myers**  
2914 Cleveland Avenue  
Fort Myers, Florida 33901  
(238) 337-5993  
Fax: (238) 337-5894  
Toll free: 866-337-7341

**Tallahassee**  
113 South Monroe Street  
1st Floor  
Tallahassee, Florida 32301  
Toll free: 866-337-7341

**Destin**  
5597 Highway 98  
Unit 201  
Santa Rosa Beach, Florida 32459  
Toll free: 866-337-7341

**CLIENT:**

**Restoration**  
GROUP INC.  
LIC# CCC1512074

SCALE 1"=500'

**PROJECT MANAGER:** BS

**DRAWING BY:** DGL

**JURISDICTION:** LEE COUNTY

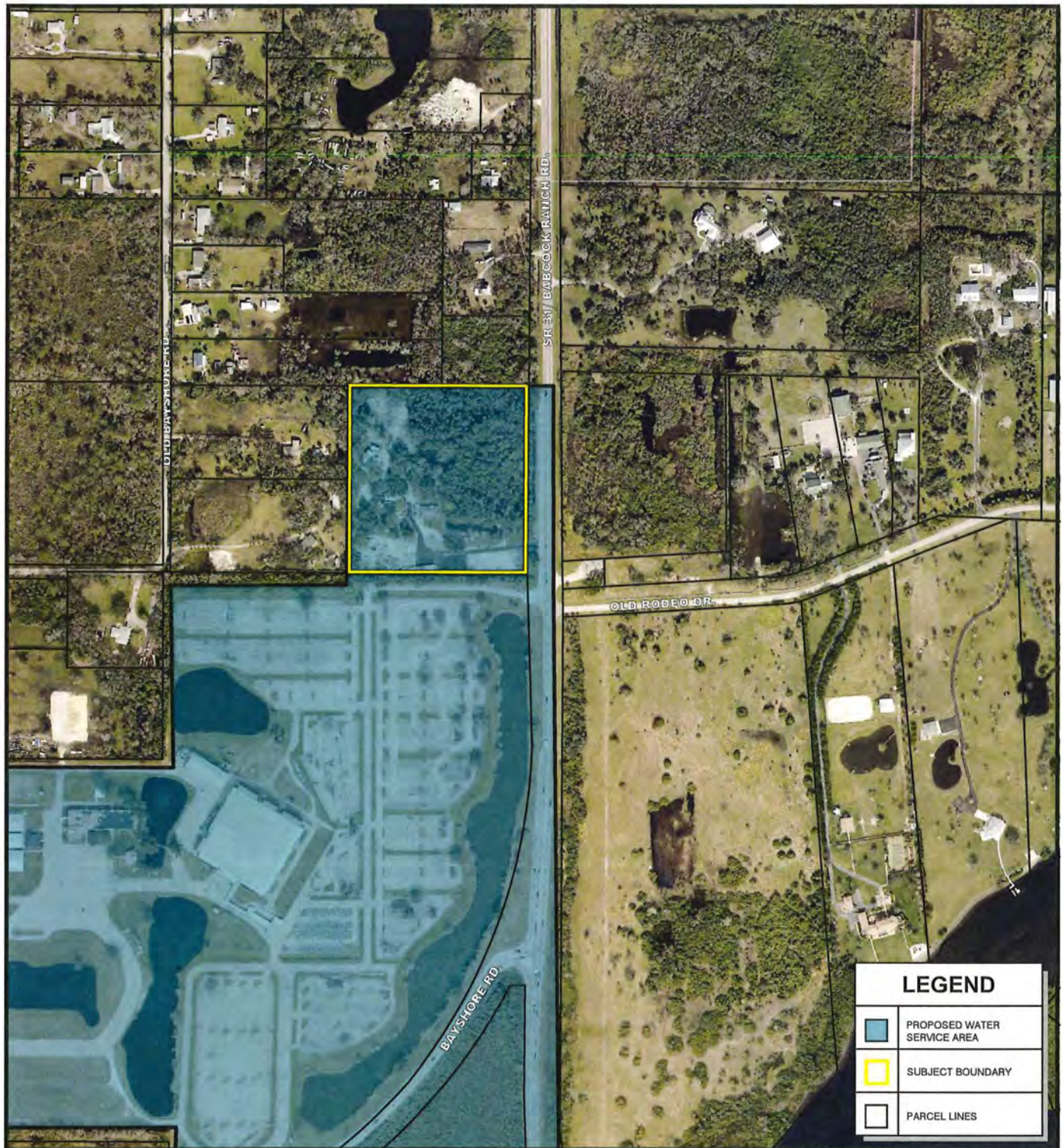
**DATE:** 11/26/2024

**SHEET TITLE:** PROPOSED  
FUTURE LAND  
USE MAP

**SHEET NUMBER:** EX M-11

**JOB/FILE NUMBER:** 23071


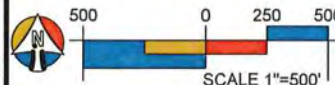




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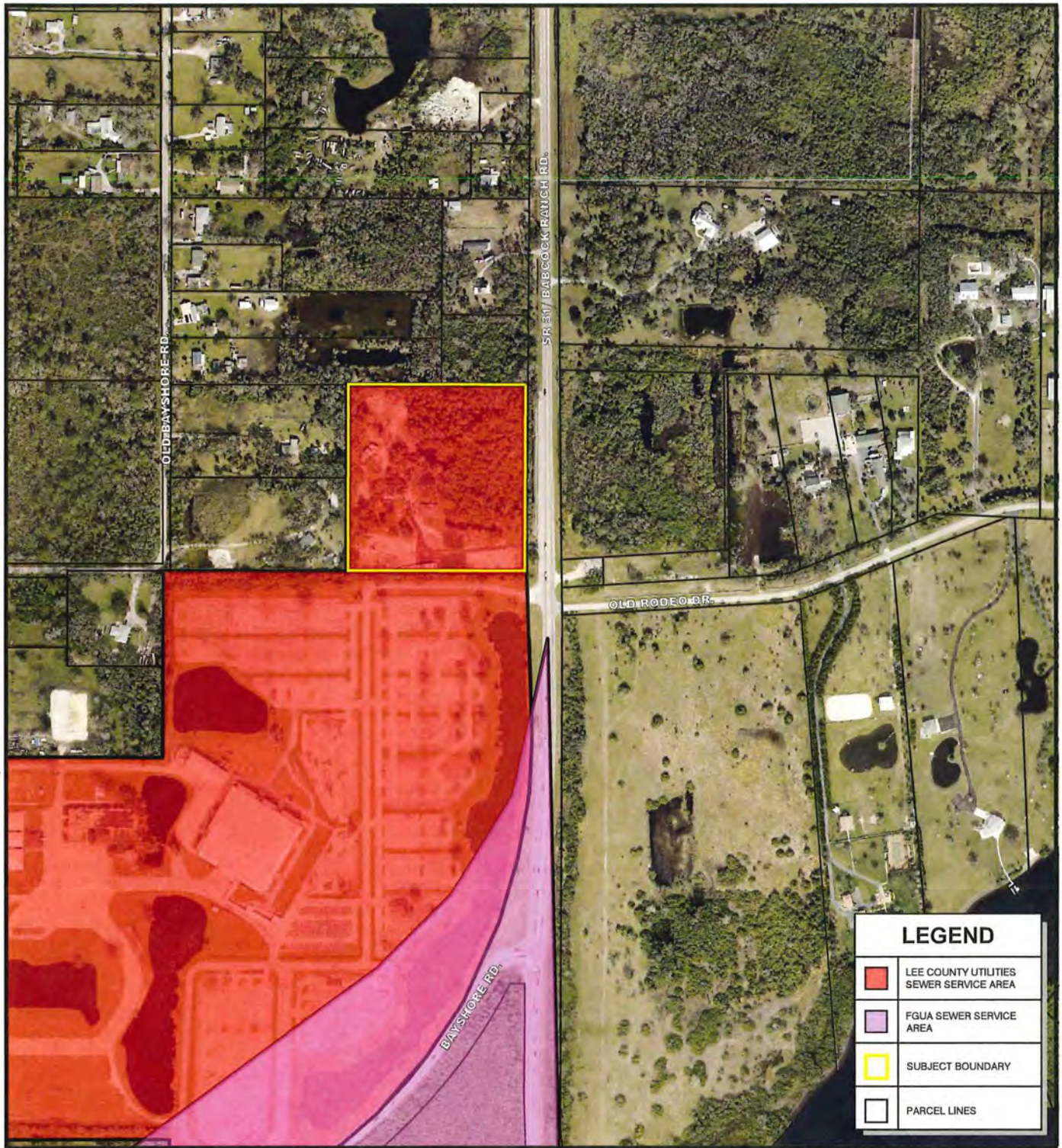
PROJECT:	SR 31 CIVIC 10
LOCATION:	18031/41 SR 31 NORTH FORT MYERS

CONSULTANT:	 <b>MORRIS</b> <b>DEPEW</b> ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA 110, 6532 / FL CERT 110, LB6891 / LC28000339  <b>Fort Myers</b> 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3903 Fax: (239) 337-3904 Toll free: 866-337-7341  <b>Tallahassee</b> 113 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7341  <b>Destin</b> 5597 Highway 98 Unit 201 Santa Rosa Beach, Florida 32459 Toll free: 866-337-7341
-------------	--

CLIENT:	 <b>Restoration</b> GROUP INC. LLC • C0C15152051
	

PROJECT MANAGER:	BS
DRAWING BY:	DGL
JURISDICTION:	LEE COUNTY
DATE:	11/26/2024
SHEET TITLE:	PROPOSED FUTURE WATER SERVICE AREA
SHEET NUMBER:	
JOB/FILE NUMBER:	23071


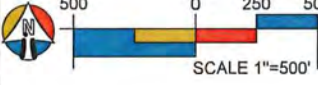




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PROJECT:	SR 31 CIVIC 10
LOCATION:	18031/41 SR 31 NORTH FORT MYERS

CONSULTANT:	 <b>MORRIS DEPEW</b> ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS <small>FL GA HQ, 6532 / FL CERT HQ, LB6891 / LC26000335</small> <b>Fort Myers</b> 2014 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3903 Fax: (239) 337-3904 Toll free: 866-337-7341 <b>Tallahassee</b> 113 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7341 <b>Destin</b> 5597 Highway 98 Unit 201 Santa Rosa Beach, Florida 32459 Toll free: 866-337-7341
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CLIENT:	 <b>Restoration GROUP INC.</b> <small>USE# 06C1513004</small>
 SCALE 1"=500'	

PROJECT MANAGER:	BS
DRAWING BY:	DGL
JURISDICTION:	LEE COUNTY
DATE:	11/26/2024
SHEET TITLE:	PROPOSED FUTURE SANITARY SEWER SERVICE AREA
SHEET NUMBER:	
JOB/FILE NUMBER:	23071



# **18031 State Road 31**

Section 13, Township 43, Range 25 East  
North Fort Myers, Florida

## **Protected Species Survey & Florida Bonneted Bat Roost Survey**

**January 2024**

Prepared by:



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

## INTRODUCTION

The 9.58± acre parcel is located within a portion of Section 13, Township 43, Range 25 East, in North Fort Myers, Lee County, Florida (Figure 1). The parcel is bordered by low density single family homes to the north and west. The Lee County Civic Center borders the property to the south and State Road 31 borders the parcel to the east.

## VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2023 digital 1" = 100' scale aerial photography. The property boundary was obtained from Target Surveying, LLC and inserted into the digital aerial. The boundary was not staked in the field at the time of our site inspection. Nine vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 2 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is also provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
427D	Live Oak, Disturbed	0.89
427E2	Live Oak Invaded by Exotics (26-50%)	0.21
450	Mixed Exotic Upland Forest	0.17
617DE3*	Mixed Wetland Hardwoods, Disturbed, Invaded by Exotics (51–75%)	1.50
618DE4*	Willow Disturbed, Invaded by Exotics (76-90%)	2.26
740	Disturbed Land	3.07
740H*	Disturbed Land, Hydric	0.96
742**	Borrow Areas	0.22
743	Spoil Areas	0.30
Total		9.58

\*Potential Jurisdictional Wetlands

\*\*Potential Jurisdictional Other Surface Waters

### FLUCCS Code 427D, Live Oak, Disturbed

In this disturbed area the canopy consists of live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), java plum (*Syzygium cumini*), and cabbage palm (*Sabal palmetto*). The mid story is open and the understory contains Caesar weed (*Urena lobata*), St. Augustine grass (*Stenotaphrum secundatum*), Spanish needles (*Bidens alba*), and wedelia (*Wedelia trilobata*).

FLUCCS Code 427E2, Live Oak Invaded by Exotics (26 – 50%)

This area contains live oak, wild balsam apple (*Momordica charantia*), wild coffee (*Psychotria nervosa*), Queensland umbrella (*Schefflera actinophylla*), Brazilian pepper (*Schinus terebinthifolia*), cabbage palm, bishopwood (*Bischofia javanica*), myrsine (*Rapanea punctata*), and briar (*Smilax sp.*).<sup>33</sup>

FLUCCS Code 450, Mixed Exotic Upland Forest

This small area in the southwest of the site includes melaleuca (*Melaleuca quinquenervia*), Brazilian pepper, and cabbage palm.

FLUCCS Code 617DE3, Mixed Wetland Hardwoods, Disturbed, Invaded by Exotics (51 – 75%)

This disturbed wetland includes cabbage palm, live oak, Brazilian pepper, wild coffee, briar, strangler fig (*Ficus aurea*), bishopwood, briar, poison ivy (*Toxicodendron radicans*), pepper vine (*Ampelopsis arborea*), cattail (*Typha sp.*), primrose willow (*Ludwigia peruviana*), swamp fern (*Blechnum serrulatum*), and flatsedges (*Cyperus sp.*).

FLUCCS Code 618DE4, Willow, Disturbed, Invaded by Exotics (76-90%)

This wetland consists of willow (*Salix caroliniana*), Brazilian pepper, primrose willow, cabbage palm, saltbush (*Baccharis halimifolia*), scattered laurel oak (*Quercus laurifolia*), and pepper vine.

FLUCCS Code 740, Disturbed Land

The disturbed land includes false buttonweed (*Spermacoce remota*), Bahia grass (*Paspalum notatum*), St. Augustine grass, southern sida (*Sida acuta*), wedelia, Florida pusley (*Richardia scabra*), guineagrass (*Panicum maximum*), Spanish needles, and scattered live oak, laurel oak, and cabbage palm.

FLUCCS Code 740H, Hydric Disturbed Land

These areas were recently disturbed and include Virginia creeper (*Parthenocissus quinquefolia*), wild balsam apple (*Momordica charantia*), briar, and Caesar weed (*Urena lobata*), with no canopy or mid-story.

FLUCCS Code 742, Borrow Areas

This open water area has Brazilian pepper lining the banks but is devoid of other vegetation.

FLUCCS Code 743, Spoil Areas

The spoil areas on site consist of Brazilian pepper (*Schinus terebinthifolia*) with scattered willow (*Salix caroliniana*).



## **SURVEY METHOD**

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 50 feet apart. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 100' scale aerial Protected Species Survey map (Figure 3) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the late morning hours of December 20, 2023. During the survey the weather was sunny and warm.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the 9.58± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey. Prior to conducting the protected species survey, a search of the FWC listed species database (updated in June 2023) was conducted to determine the known occurrence of listed species in the project area.

### **Florida Bonneted Bat (*Eumops floridanus*) Roost Survey Method**

Per U.S. Fish and Wildlife Service (FWS) Draft Protocol for Florida Bonneted Bat Roost Surveys dated February 3, 2015, a series of meandering transects were completed across the portion of the site containing areas with potential natural roosting structures. Transects through roosting habitat were spaced approximately 50 feet apart and all trees and snags were visually inspected for evidence of cavities. Evidence of protected species was gathered through both direct observation and through observation of signs such as potential roost cavities, tracks, nests, and scat. If a sign was found or sighting occurred, their locations in the field were recorded using a Global Positioning System (GPS) unit.

Figure 3 depicts the locations and results of the potential cavities survey. The site inspection was conducted on December 20, 2023.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
427	80	Eastern Indigo Snake ( <i>Drymarchon corais couperi</i> )		√
		Gopher Tortoise ( <i>Gopherus polyphemus</i> )		√
		Florida Black Bear ( <i>Ursus americanus floridanus</i> )*		√
		Florida Panther ( <i>Felis concolor coryi</i> )		√
		Hand Adder's Tongue Fern ( <i>Ophioglossum palmatum</i> )		√
		Simpson's Stopper ( <i>Myrcianthes frangrans</i> var. <i>simpsonii</i> )		√
		Twisted Air Plant ( <i>Tillandsia flexuosa</i> )		√
450	80	None		√
617	80	Limpkin ( <i>Aramus guarauna</i> )*		√
		Little Blue Heron ( <i>Egretta caerulea</i> )		√
		Snowy Egret ( <i>Egretta thula</i> )*		√
		Tricolored Heron ( <i>Egretta tricolor</i> )		√
		Florida Black Bear ( <i>Ursus americanus floridanus</i> )*		√
		Florida Panther ( <i>Felis concolor coryi</i> )		√
618	80	American Alligator ( <i>Alligator mississippiensis</i> )		√
		Little Blue Heron ( <i>Egretta caerulea</i> )		√
		Reddish Egret ( <i>Egretta rufescens</i> )		√
		Snowy Egret ( <i>Egretta thula</i> )*		√
		Tricolored Heron ( <i>Egretta tricolor</i> )		√
		Wood Stork ( <i>Mycteria americana</i> )		√
		Big Cypress Fox Squirrel ( <i>Sciurus niger avicennia</i> )		√
		Everglades Mink ( <i>Mustela vison evergladensis</i> )		√
740	80	None		
742	80	None		
743	80	None		

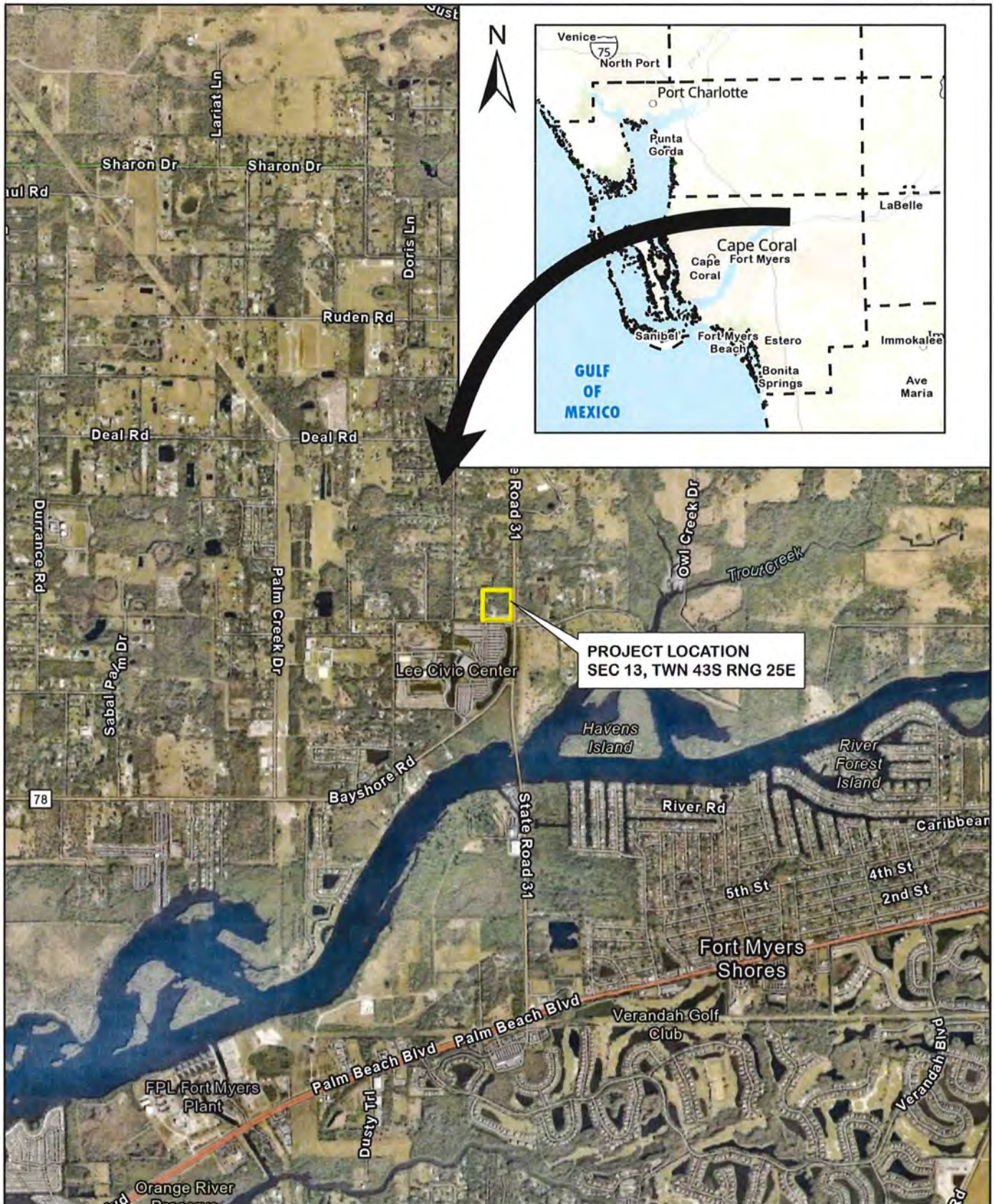
\* Species delisted subsequent to adoption of Lee County Protected Species Ordinance No. 89-34.

\*\* Lee County Protected Species Ordinance No. 89-34 does not list this species for this FLUCCS Code but it was observed on-site.

## **SURVEY RESULTS**

No species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. In addition to the site inspection, a search of the FWC species database (updated in June 2023) revealed no additional known protected species within or immediately adjacent to the project limits.





**Figure 1. Project Location Map**

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



SR 31



FLUCCS	Description	Acreage
427D	Live Oak, Disturbed	0.89 Ac.±
427E2	Live Oaks Invaded by Exotics (26-50%)	0.21 Ac.±
450	Mixed Exotic Upland Forest	0.17 Ac.±
617DE3*	Mixed Wetland Hardwoods Disturbed, Invaded by Exotics (51-75%)	1.50 Ac.±
618DE4*	Willow Disturbed, Invaded by Exotics (76-90%)	2.26 Ac.±
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743	Spoil Areas	0.30 Ac.±
Total		9.58 Ac.±

\* Potential SFWMD Jurisdictional Wetlands  
\*\* Potential SFWMD Jurisdictional Other Surface Waters

**Notes:**

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3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

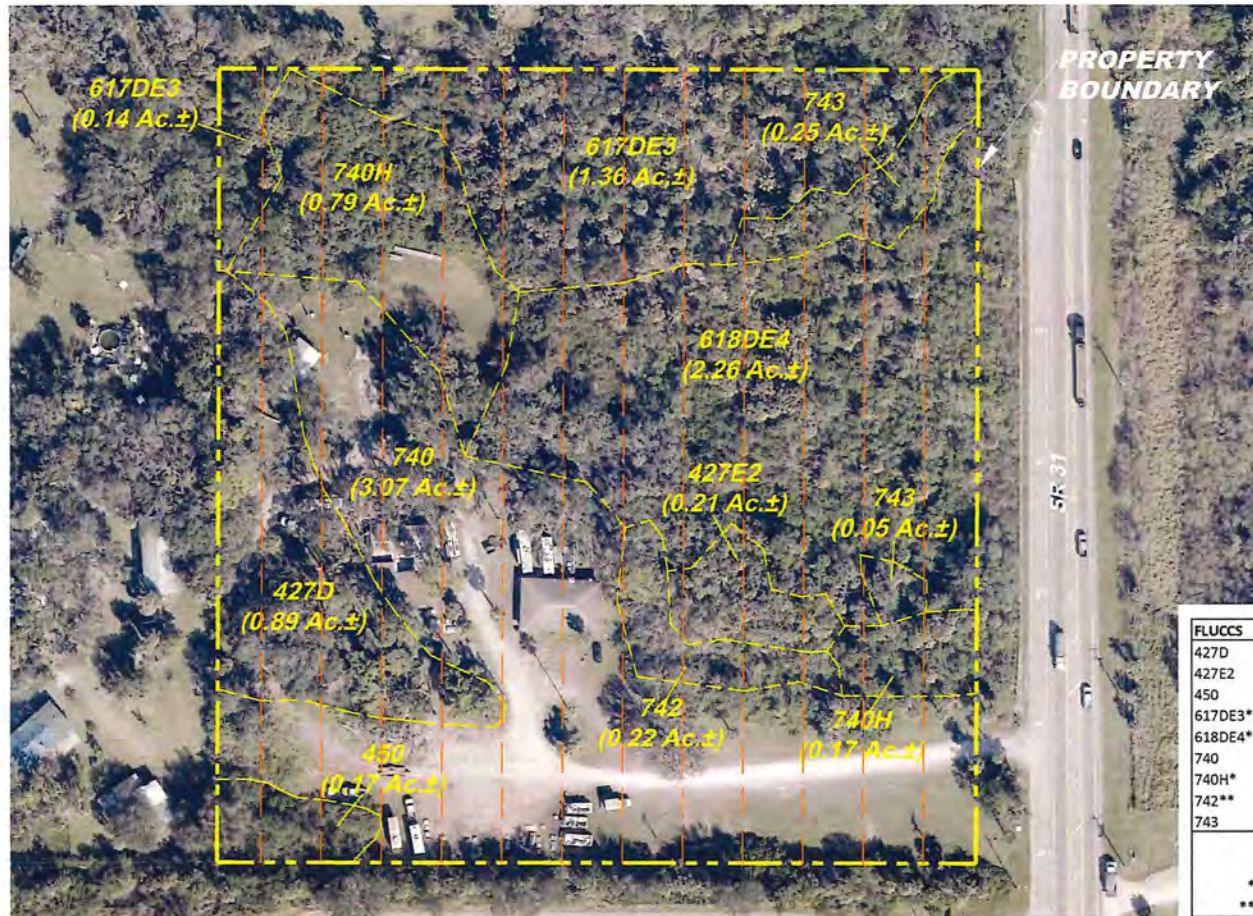
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**Figure 2. Vegetation Map**

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



SR 31



Legend:

— Approximate Pedestrian Survey Transects

FLUCCS	Description	Acreage
427D	Live Oak, Disturbed	0.89 Ac.±
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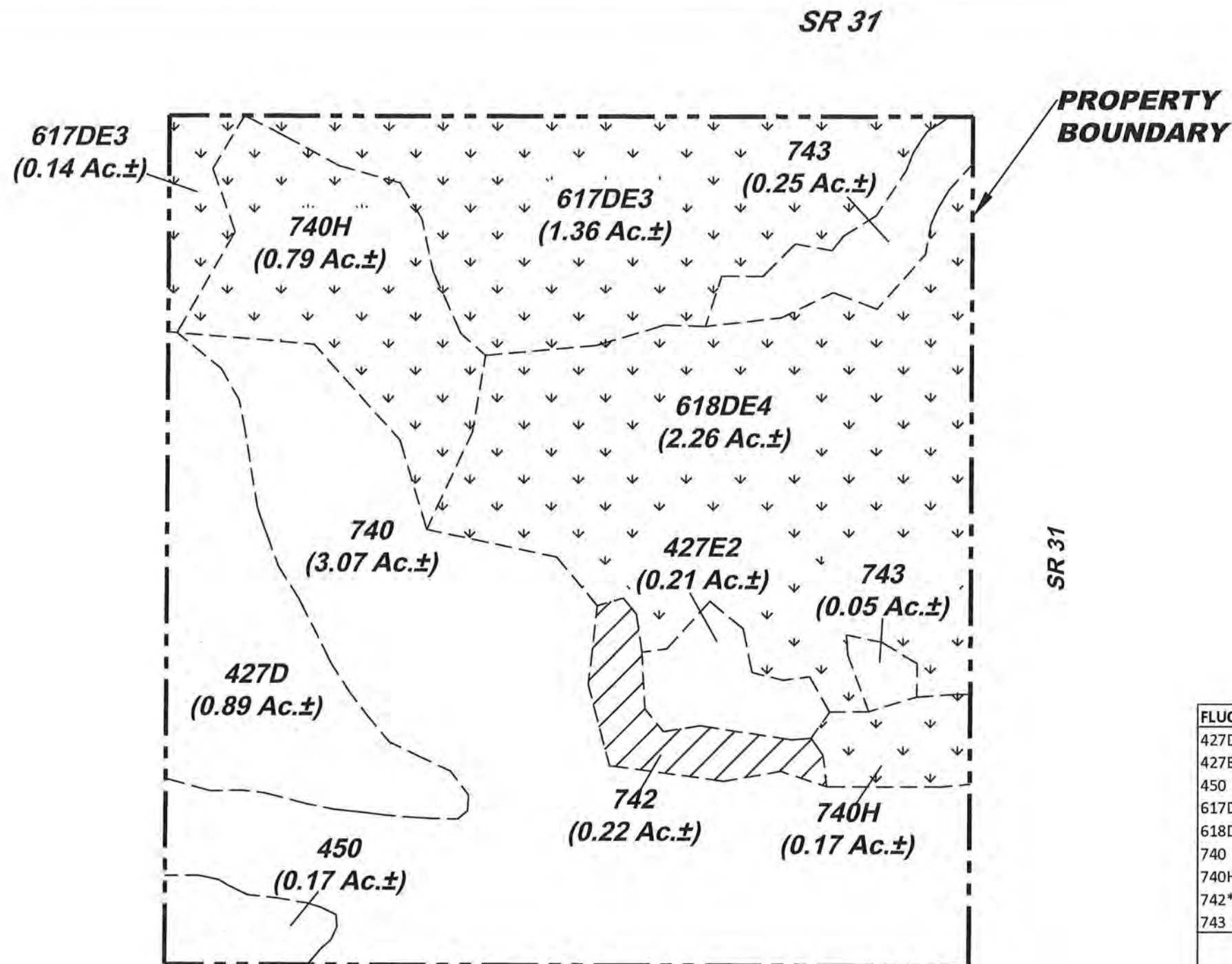
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Figure 3. Protected Species Survey Map

OWEN ENVIRONMENTAL CONSULTING, LLC.  
FORT MYERS 239-984-9007





**Legend:**



Potential Jurisdictional Wetlands  
(4.72 Ac.±)



Potential Jurisdictional Other Surface  
Waters (0.22 Ac.±)

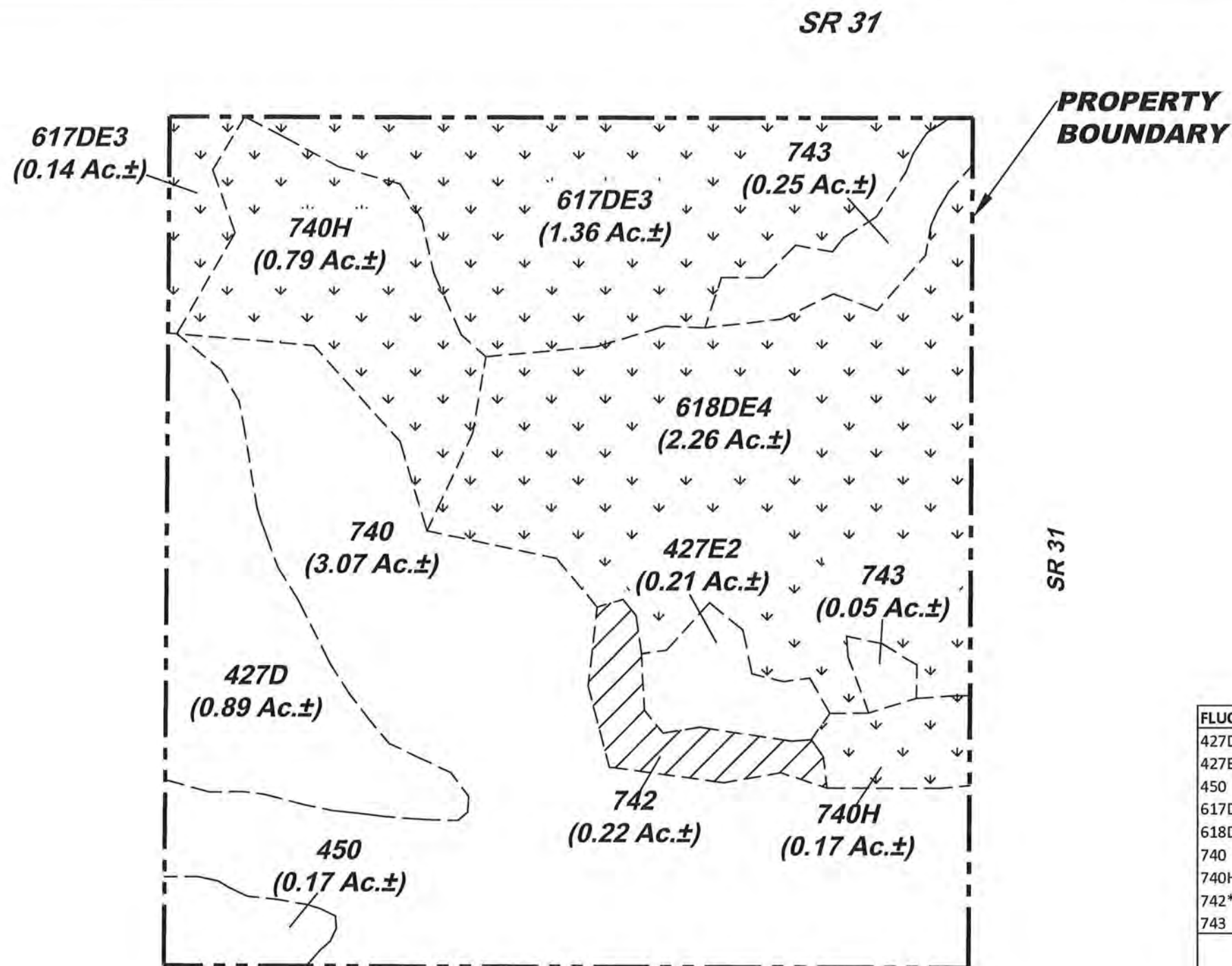
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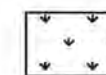
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SECTION: 13  
TOWNSHIP: 43S  
RANGE: 25E

0 50 100  
SCALE FEET

**Legend:**



Potential Jurisdictional Wetlands  
(4.72 Ac.±)



Potential Jurisdictional Other Surface  
Waters (0.22 Ac.±)

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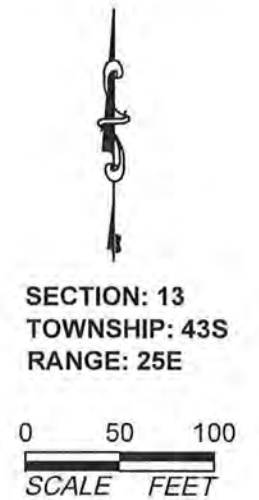
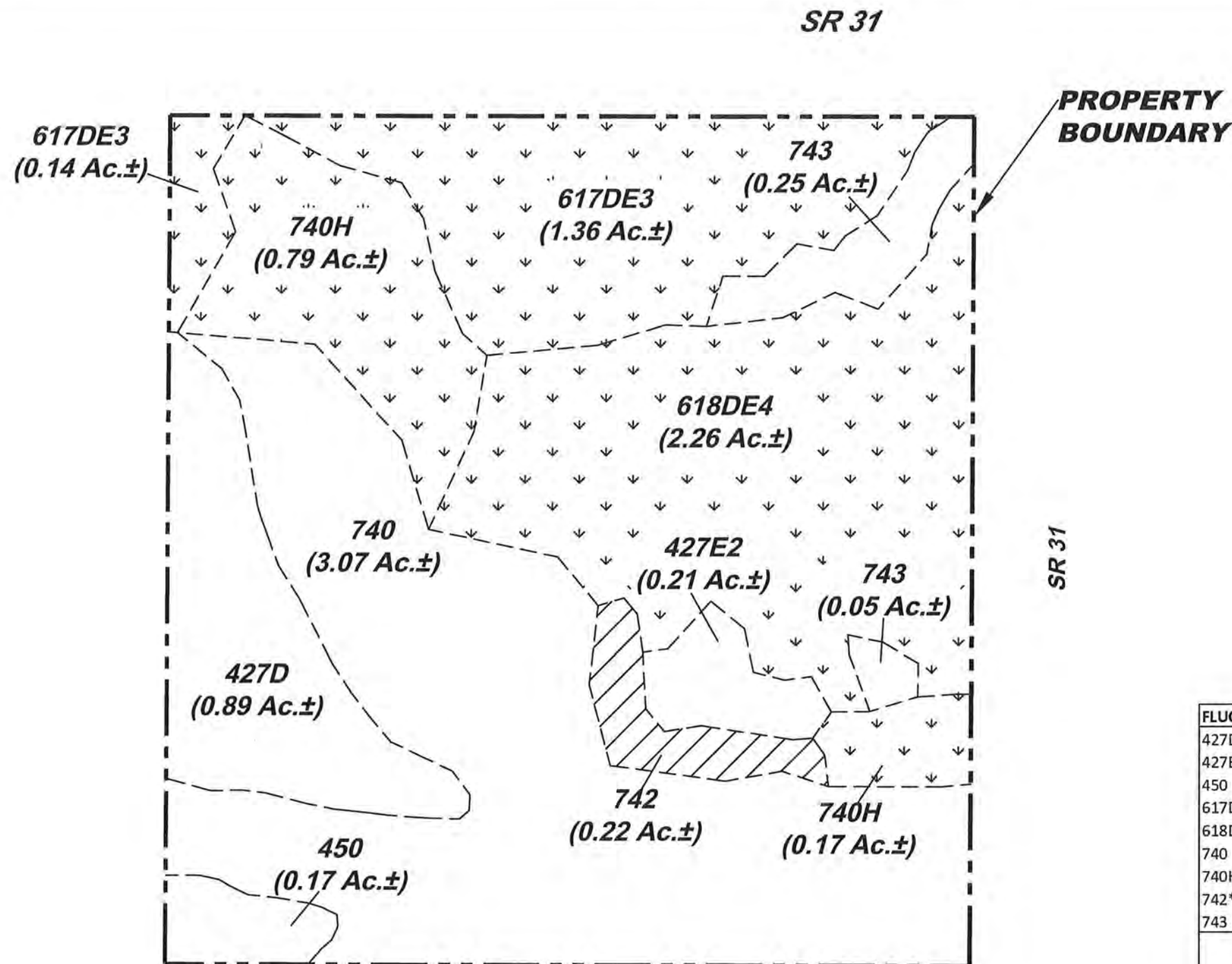
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(4.72 Ac.±)



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Waters (0.22 Ac.±)

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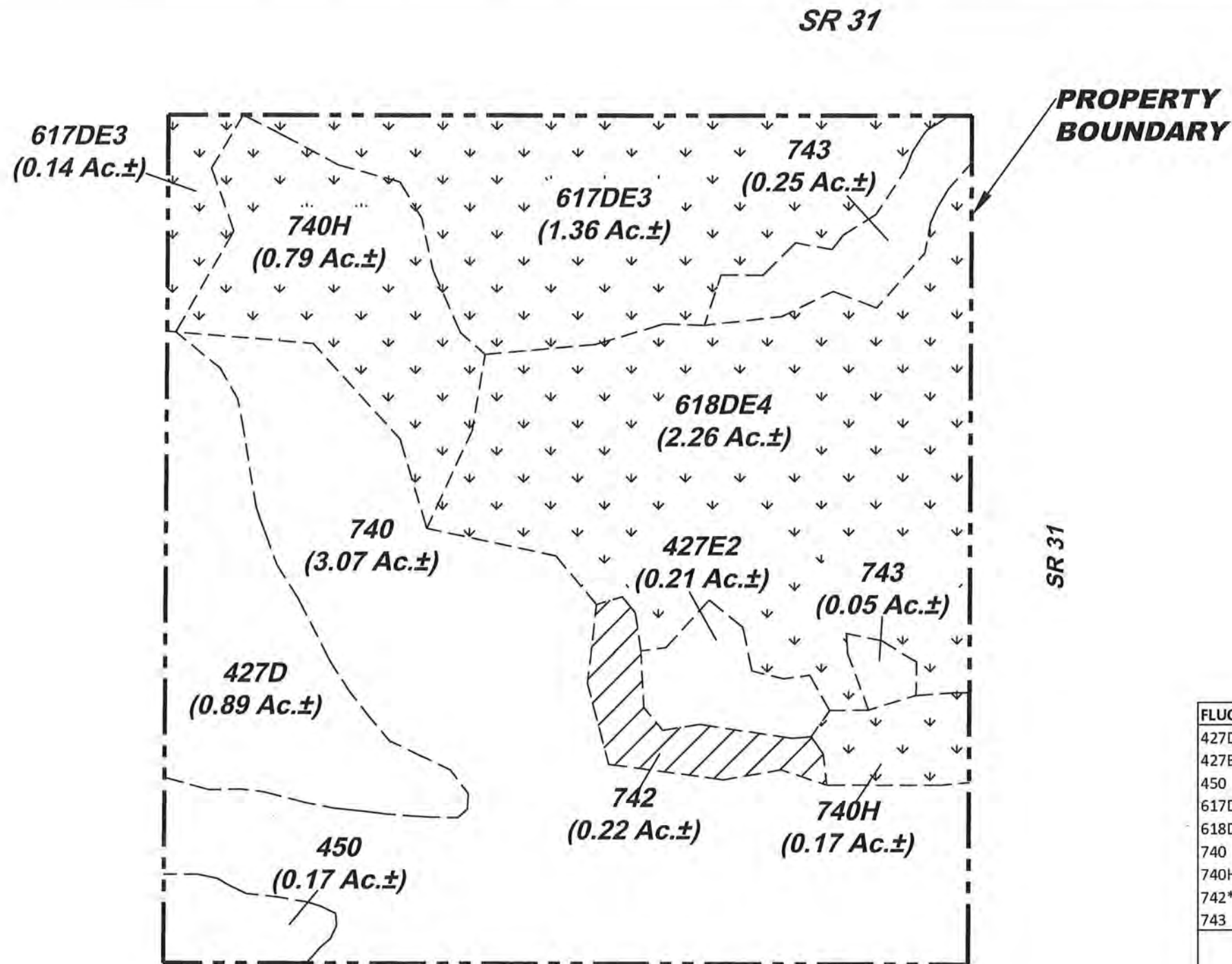
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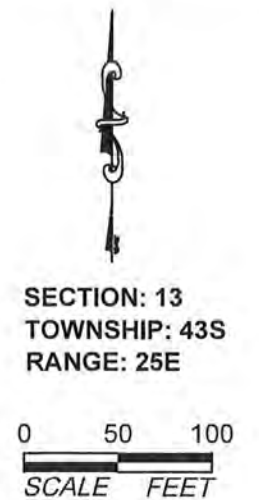
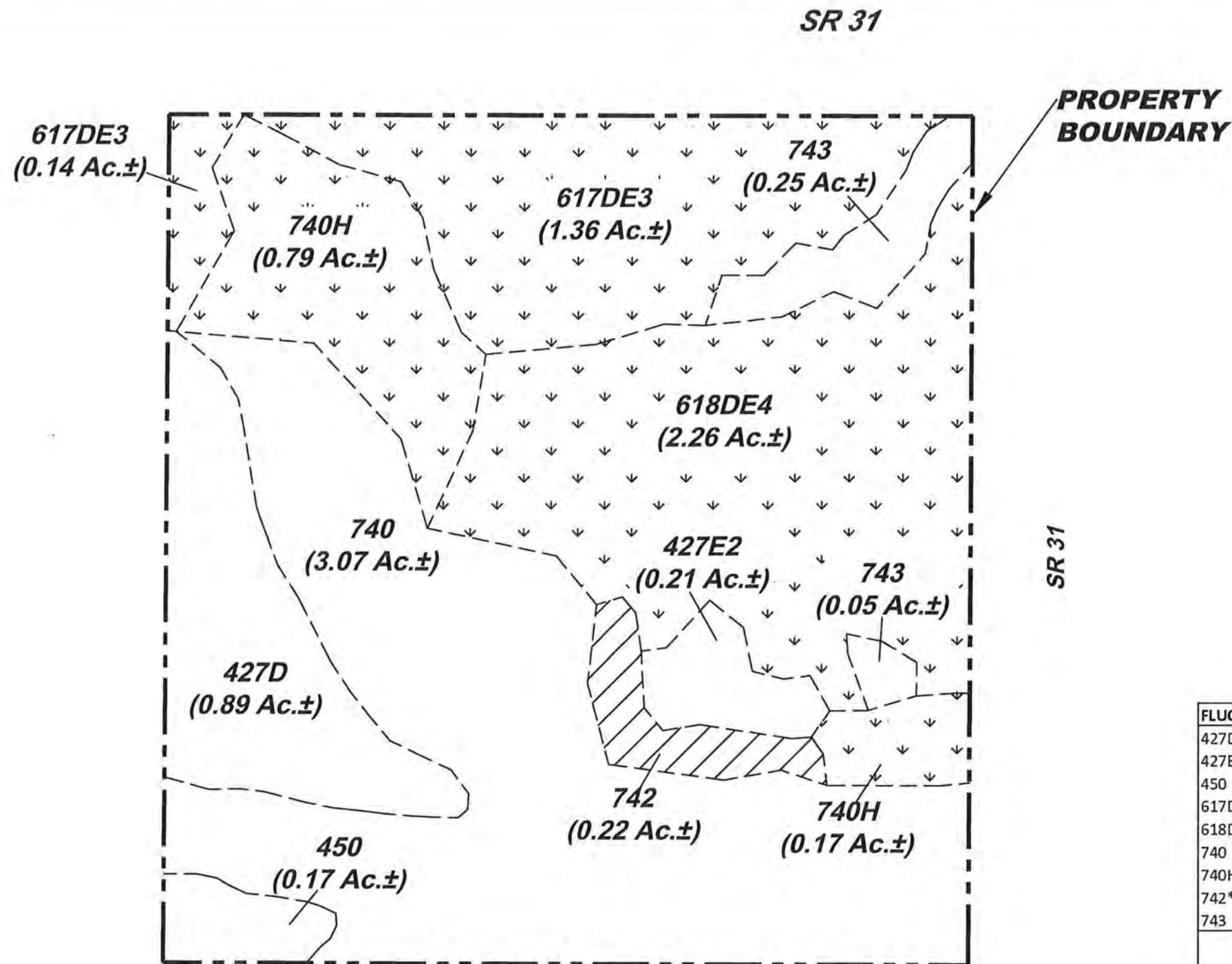


- Legend:**
- Potential Jurisdictional Wetlands (4.72 Ac.±)
  - Potential Jurisdictional Other Surface Waters (0.22 Ac.±)

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**Legend:**



*Potential Jurisdictional Wetlands*  
(4.72 Ac.±)



*Potential Jurisdictional Other Surface Waters* (0.22 Ac.±)

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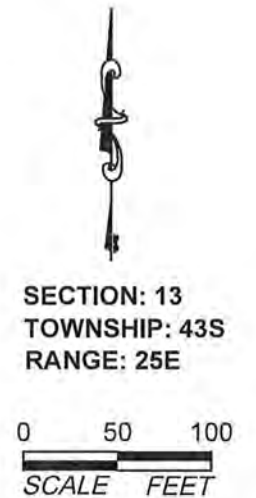
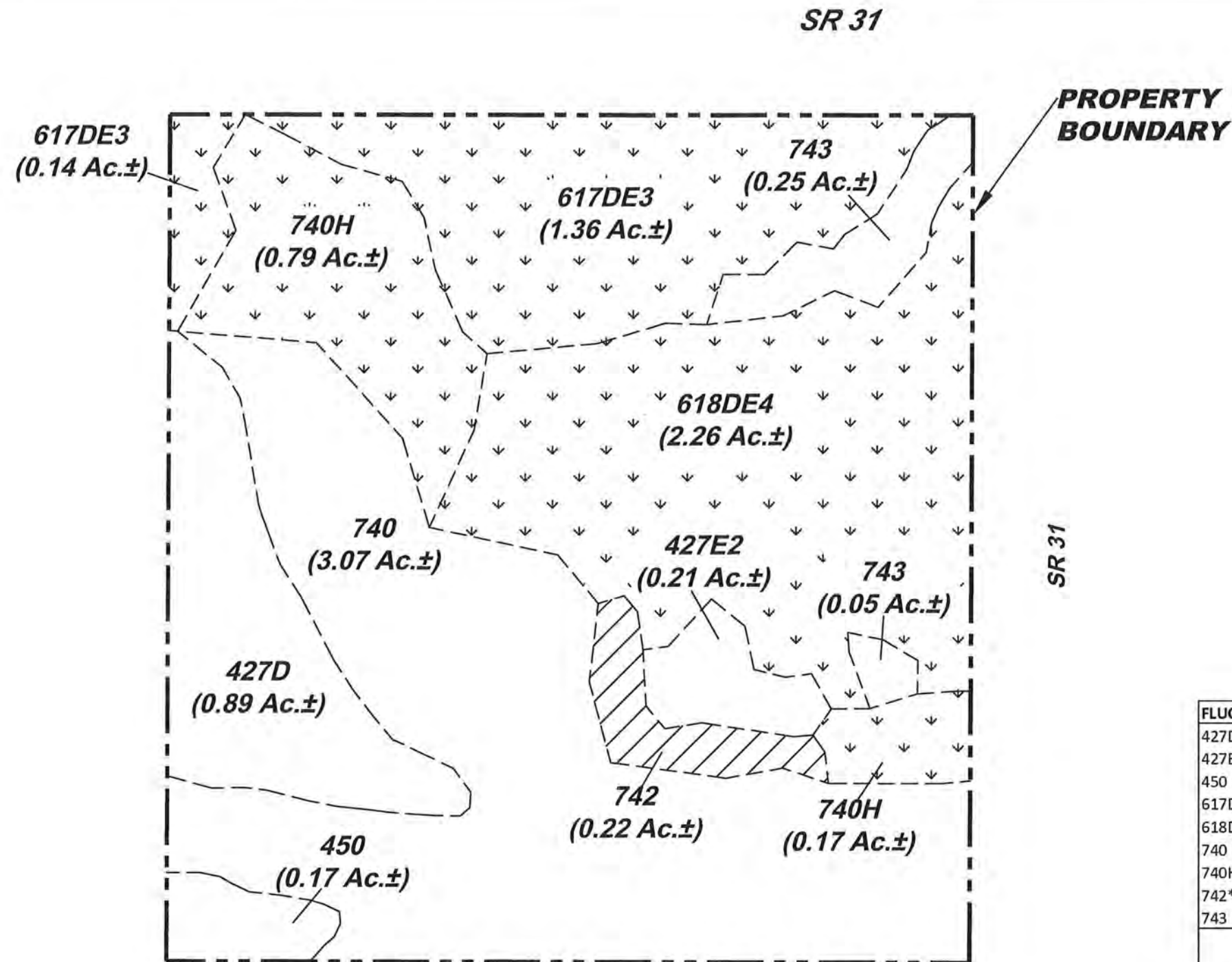
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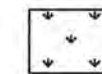
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**Legend:**



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(4.72 Ac.±)



Potential Jurisdictional Other Surface  
Waters (0.22 Ac.±)

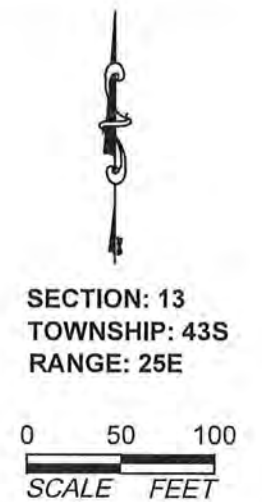
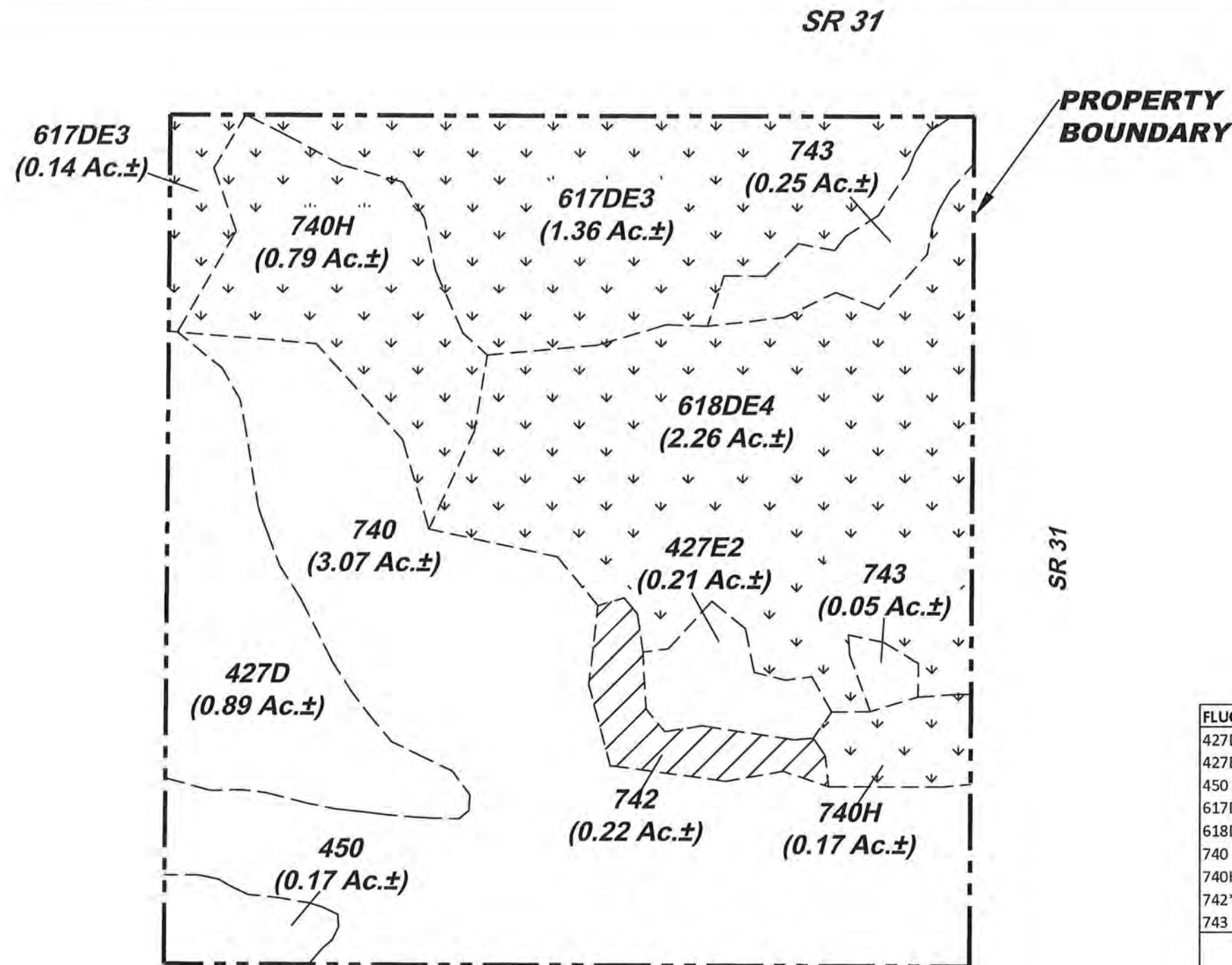
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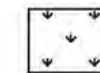
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**Legend:**



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(4.72 Ac.±)



Potential Jurisdictional Other Surface  
Waters (0.22 Ac.±)

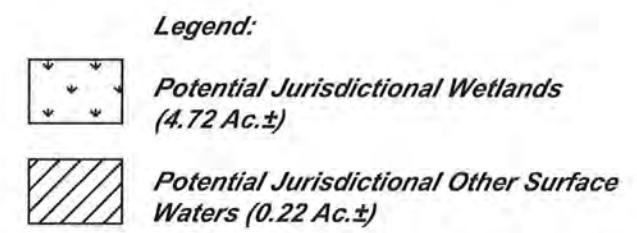
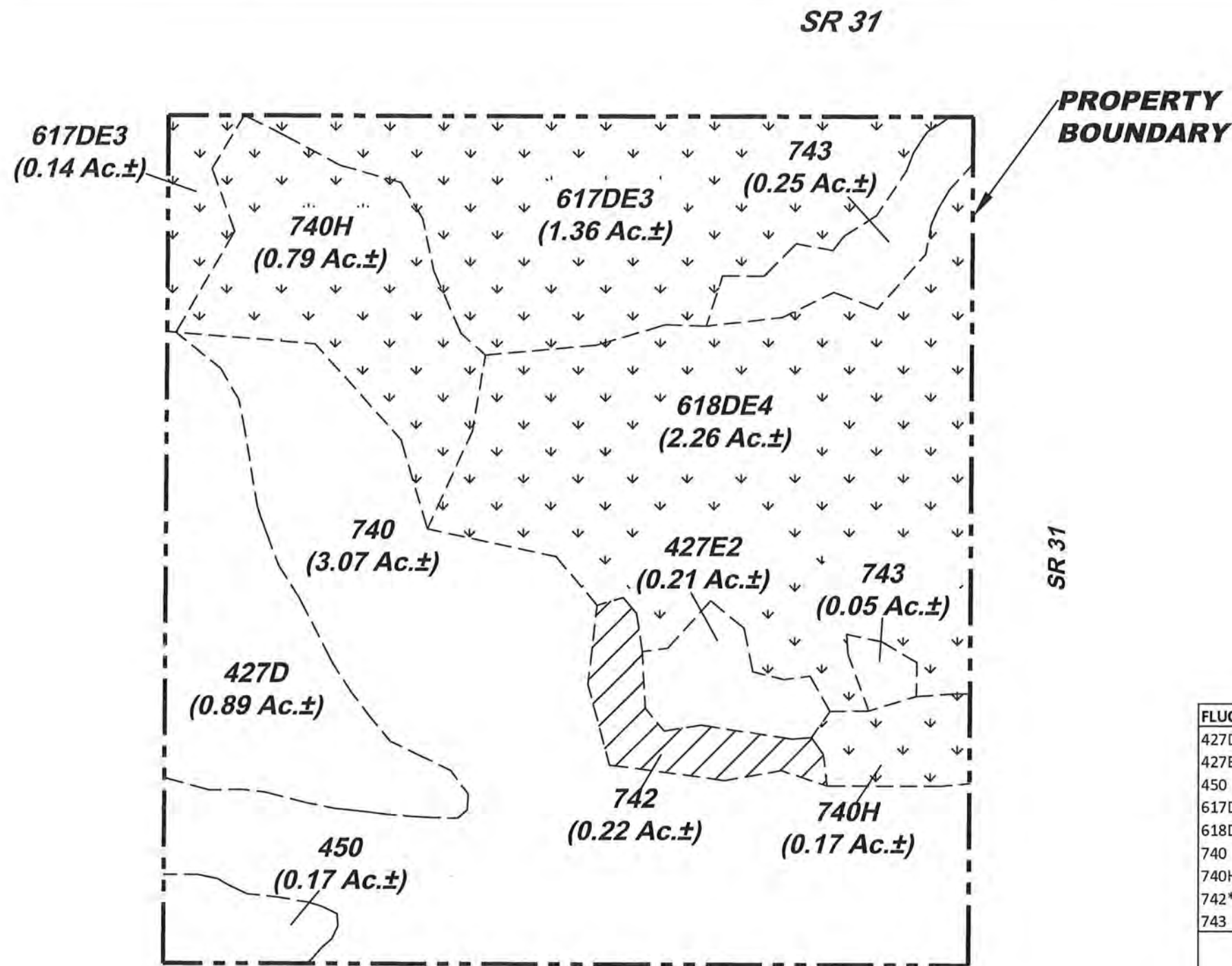
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23-100

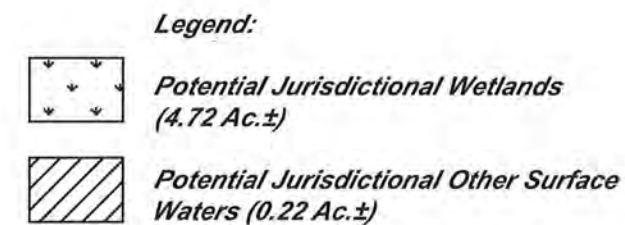
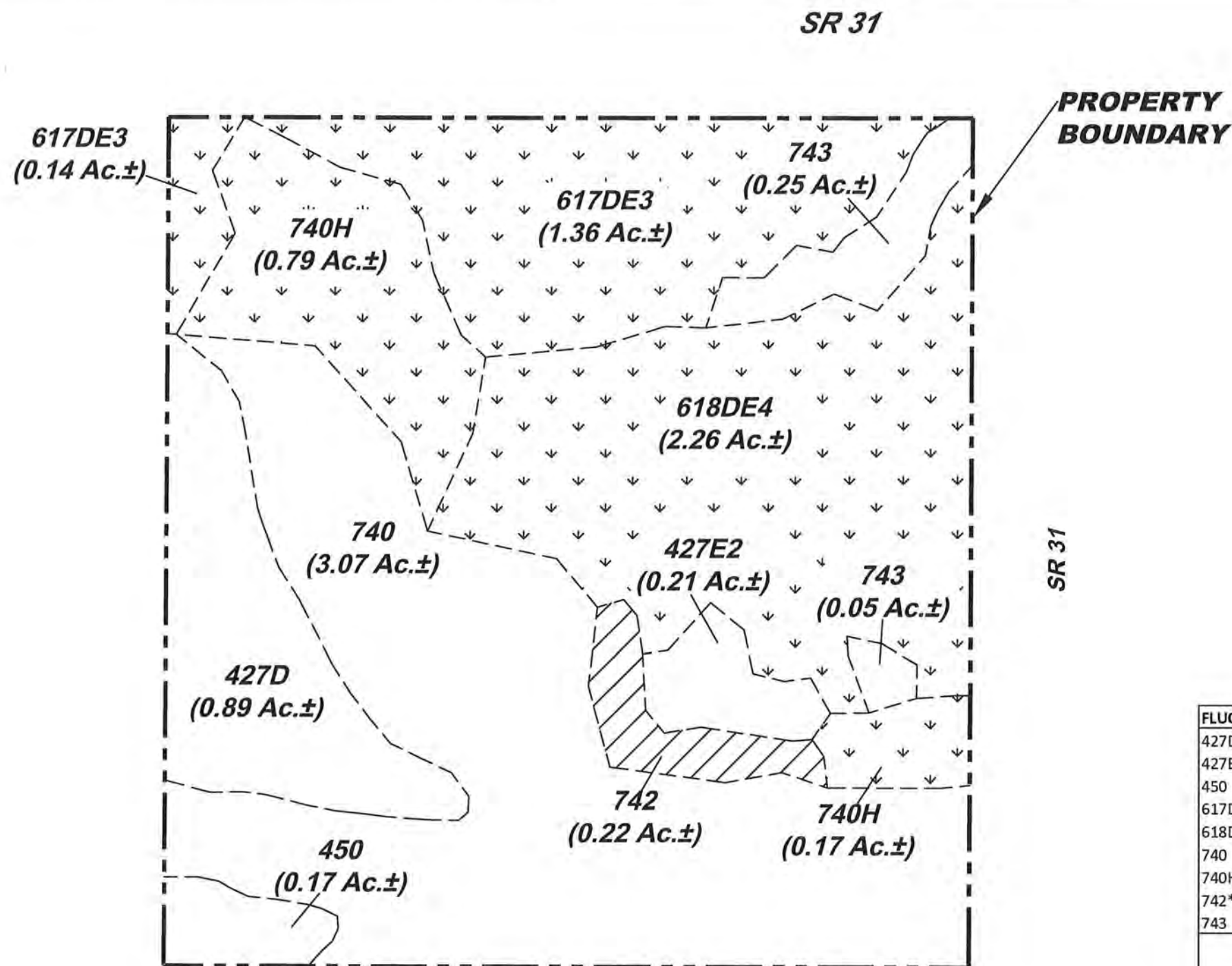


FLUCCS	Description	Acreage
427D	Live Oak, Disturbed	0.89 Ac.±
427E2	Live Oaks Invaded by Exotics (26-50%)	0.21 Ac.±
450	Mixed Exotic Upland Forest	0.17 Ac.±
617DE3*	Mixed Wetland Hardwoods Disturbed, Invaded by Exotics (51-75%)	1.50 Ac.±
618DE4*	Willow Disturbed, Invaded by Exotics (76-90%)	2.26 Ac.±
740	Disturbed Land	3.07 Ac.±
740H*	Disturbed Land, Hydric	0.96 Ac.±
742**	Borrow Areas	0.22 Ac.±
743	Spoil Areas	0.30 Ac.±
<b>Total</b>		<b>9.58 Ac.±</b>

\* Potential SFWMD Jurisdictional Wetlands  
 \*\* Potential SFWMD Jurisdictional Other Surface Waters

- Notes:**
1. Property boundary obtained by Target Surveying, LLC.
  2. Mapping based on photointerpretation of 2022 aerial photography and ground truthing in December 2023.
  3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.





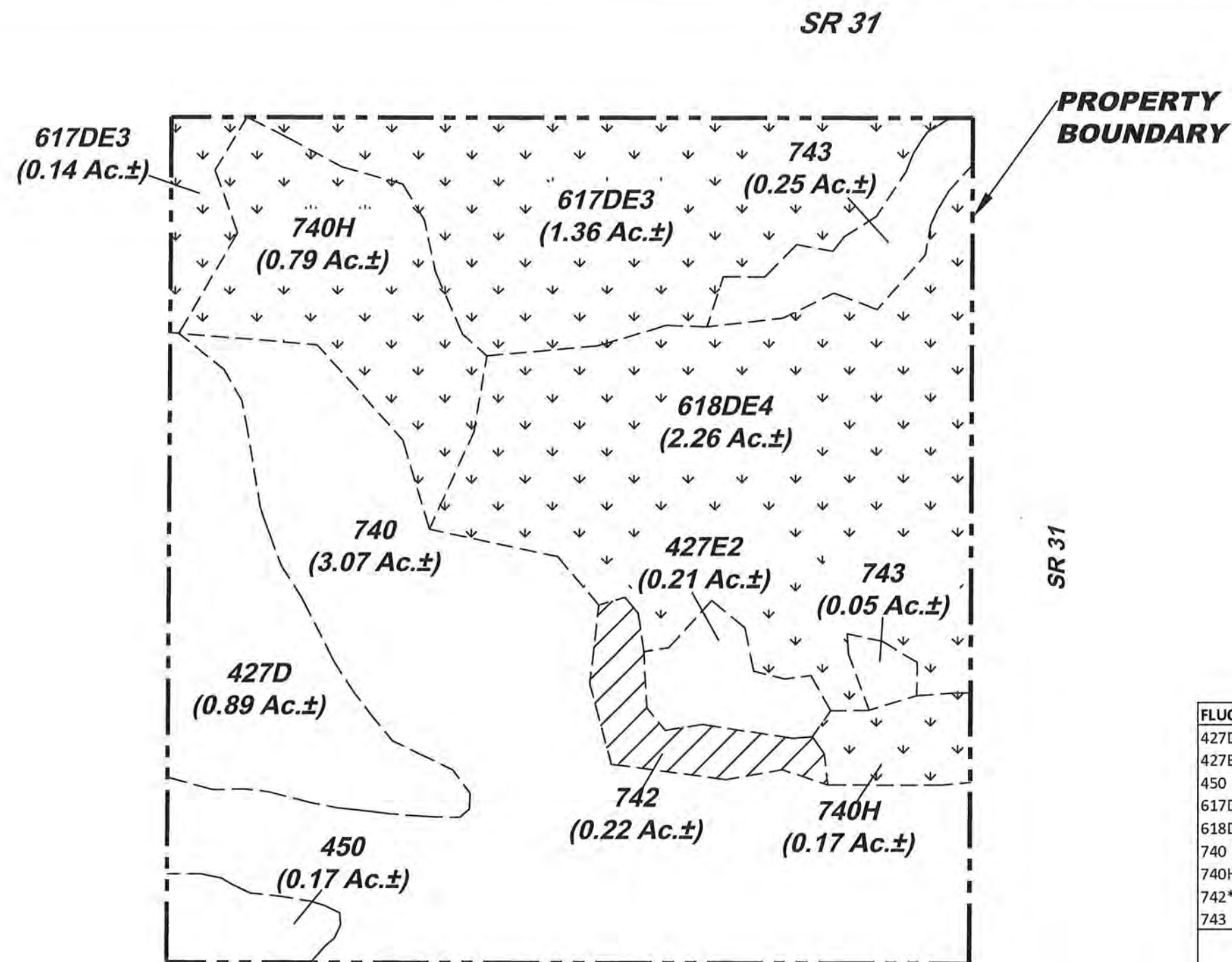
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743	Spoil Areas	0.30 Ac.±
<b>Total</b>		<b>9.58 Ac.±</b>

\* Potential SFWMD Jurisdictional Wetlands  
 \*\* Potential SFWMD Jurisdictional Other Surface Waters

**Notes:**

1. Property boundary obtained by Target Surveying, LLC.
2. Mapping based on photointerpretation of 2022 aerial photography and ground truthing in December 2023.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

23-100



**Legend:**



Potential Jurisdictional Wetlands  
(4.72 Ac.±)



Potential Jurisdictional Other Surface  
Waters (0.22 Ac.±)

FLUCCS	Description	Acreage
427D	Live Oak, Disturbed	0.89 Ac.±
427E2	Live Oaks Invaded by Exotics (26-50%)	0.21 Ac.±
450	Mixed Exotic Upland Forest	0.17 Ac.±
617DE3*	Mixed Wetland Hardwoods Disturbed, Invaded by Exotics (51-75%)	1.50 Ac.±
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743	Spoil Areas	0.30 Ac.±
<b>Total</b>		<b>9.58 Ac.±</b>

\* Potential SFWMD Jurisdictional Wetlands  
\*\* Potential SFWMD Jurisdictional Other Surface Waters

**Notes:**

1. Property boundary obtained by Target Surveying, LLC.
2. Mapping based on photointerpretation of 2022 aerial photography and ground truthing in December 2023.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

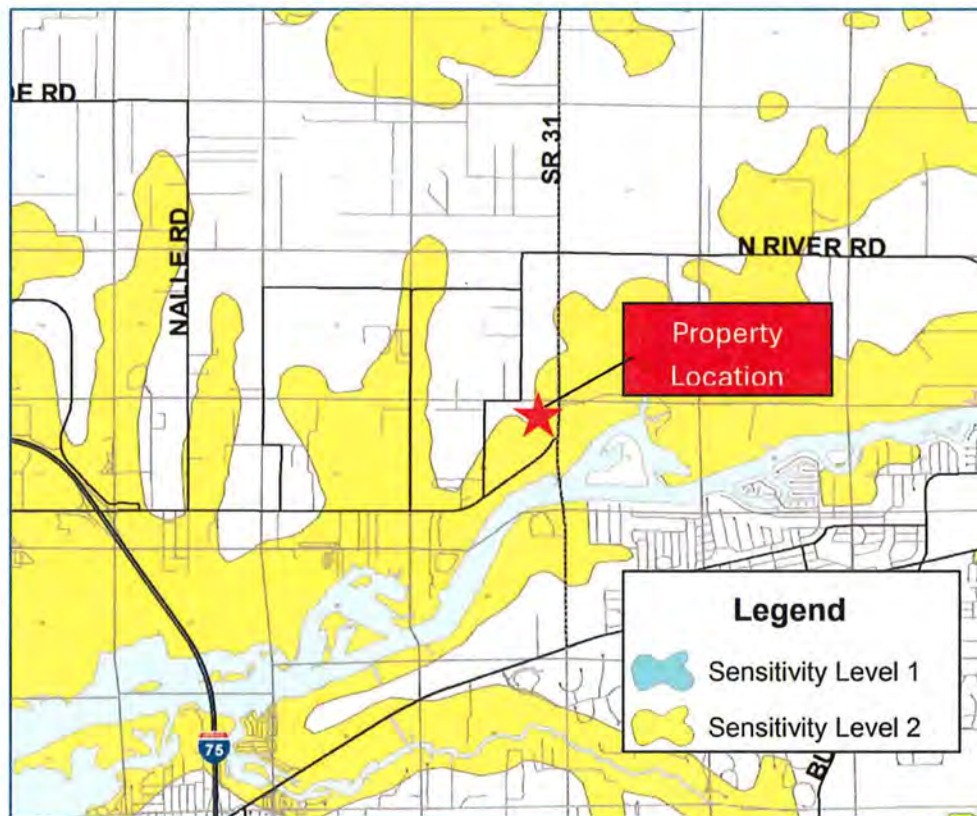
23-100



**SR 31 Civic 10 CPA****Historic Resources Impact Analysis  
Exhibit M14**

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

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



*Lee County Archaeological Sensitivity Map*

**From:** Greenwood, Ezekiel <Ezekiel.Greenwood@dos.fl.gov>  
**Sent:** Wednesday, July 24, 2024 2:32 PM  
**To:** Lindsay F. Rodriguez  
**Subject:** RE: Florida Master Site File Request - SR 31  
**Attachments:** [Survey Roster.pdf](#); [Map.pdf](#)

Hello,



There are no previously recorded resources within the search area. I have attached a roster of the surveys that intersect with the area and a PDF map. Please let me know if there is anything else you need.

**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

### EZEKIEL GREENWOOD

Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of  
Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee,  
Florida 32399 | 850.245.6315 | 1.800.847.7278 | Fax: 850.245.6439 | [flheritage.com](http://flheritage.com)

**From:** Lindsay F. Rodriguez <[lrodriguez@m-da.com](mailto:lrodriguez@m-da.com)>  
**Sent:** Wednesday, July 24, 2024 2:22 PM  
**To:** FMSFILE <[FMSFILE@dos.myflorida.com](mailto:FMSFILE@dos.myflorida.com)>  
**Cc:** Ben Smith <[BSmith@m-da.com](mailto:BSmith@m-da.com)>  
**Subject:** Florida Master Site File Request - SR 31

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good afternoon,



I have another one! Please see Florida Master Site File request attached. Let us know if you need anything else. Thanks!



**ENGINEERS PLANNERS SURVEYORS  
LANDSCAPE ARCHITECTS**

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**Lindsay F. Rodriguez**

**MPA, AICP**

**Senior Planner**

2914 Cleveland Ave

Fort Myers, FL 33901

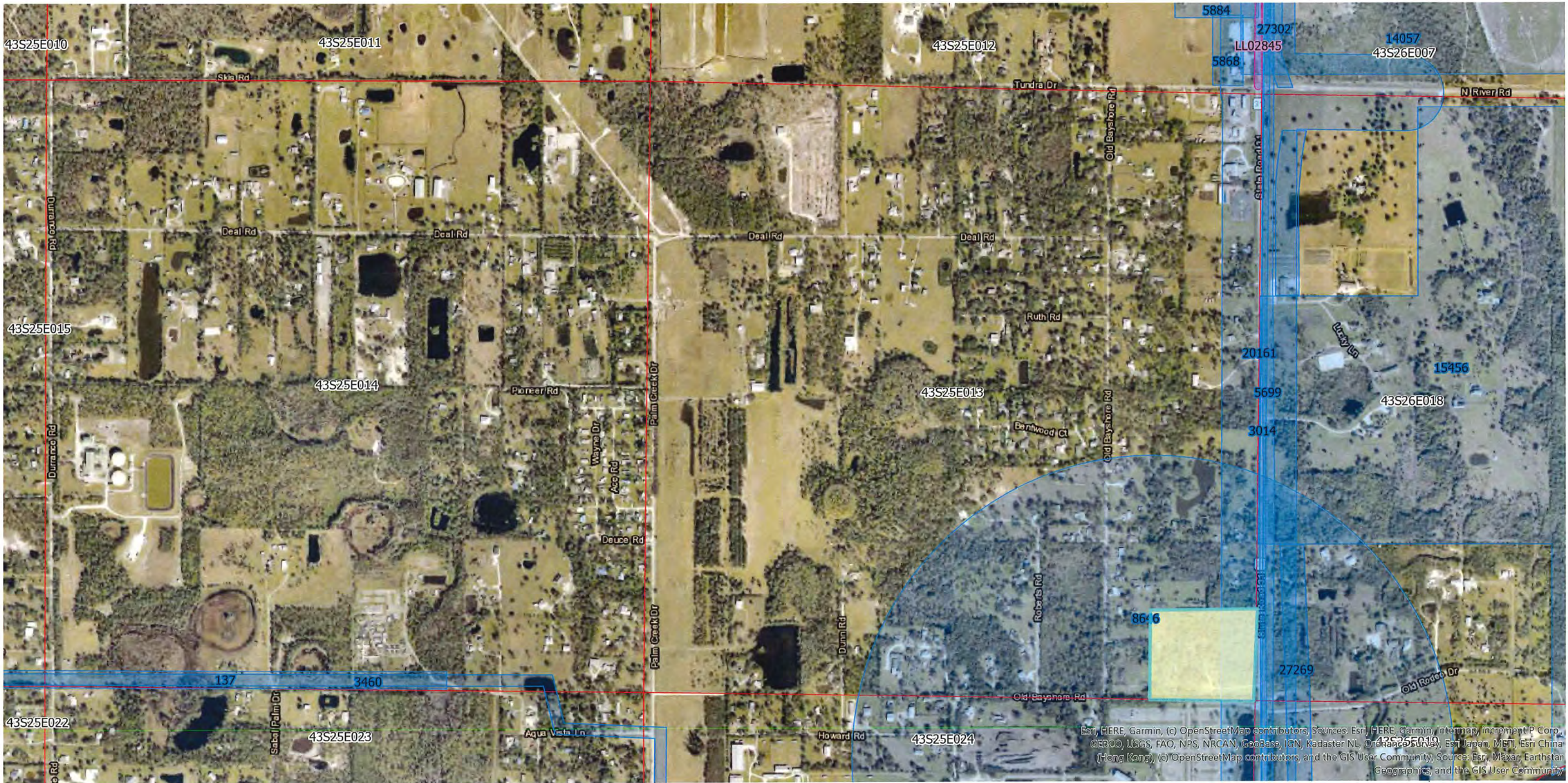
(239) 337-3993 telephone

(866) 337-7341 toll free



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Esri, HERE, Garmin, (c) OpenStreetMap contributors, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community





Total=2

## Manuscript Roster

MS#	Title	Publication Information	Year
20161	Cultural Resource Assessment Survey of State Road 31 from State Road 80 (Palm Beach Boulevard) to North of County Road 78 (North River Road) Lee County, Florida	On file at FL DHR and SEARCH, Newberry, FL	2012
8646	An Archaeological and Historical Survey of the Proposed Lee County Civic Center Tower Location in Lee County, Florida	Panamerican Consultants, Inc., Tampa. Submitted to Envirodesign Associates, Inc.	2003

**SR 31 Civic 10**  
**Comprehensive Plan Amendment**  
Public Facilities Impacts Analysis  
Exhibit – M15

*\*The below analysis is based upon the maximum attainable commercial intensity assuming 10,000 square feet per developable acre. The Applicant will be filing a companion CPD rezone that will limit development of the property to 50,000 square feet and no residential dwelling units.*

**1. Traffic Circulation Analysis**

The attached Traffic Circulation Analysis prepared by TR Transportation Consultants, demonstrates that the proposed amendments will not cause any roadway links, except for SR 31 between SR 78 and SR 80, to fall below the recommended minimal acceptable Level of Service thresholds as recommended by Lee Plan Policy 37.1.1 of the Comprehensive Plan. However, Transportation Concurrency is non-regulatory per Florida Statutes and Lee Plan Policy 95.1.3. As outlined in the enclosed Transportation Circulation Analysis, SR 80 east of SR 31 was shown to operate at a poor Level of Service in the 2045 background (without project traffic) conditions; however, SR 80 is shown to be widened to a six-lane facility on the Lee County's 2045 Need Plan, which would alleviate this projected background deficiency.

**2. Sanitary Sewer**

Lee Plan Policies 56.1.2 and 95.1.3 establishes an LOS standard for Sanitary Sewer of 200 GPD per residential dwelling and 0.1 GPD per square foot of shopping center commercial use.

Existing Land Use - Rural

9.59 ac of Rural @ 1 du/ac = 10 du X 200 GPD = 2,000 GPD

Total: 2,000 GPD

Proposed Land Use – Outlying Suburban

50,000 sq. ft. X 0.1 GPD/SF = 5,000 GPD

Total: 5,000 GPD

The proposed FLUM amendment results in an increased sanitary sewer demand of 3,000 GPD.

The amendment includes a request to add the Property to the Lee County Utilities Future Sanitary Sewer Service Areas. Lee County Utilities has indicated adequate capacity to serve the project, if the proposed service area is updated to include this parcel.

Please see the enclosed letter from LCU confirming the availability of centralized sewer service (Exhibit M18).



**3. Potable Water Service**

Lee Plan Policies 56.1.2 and 95.1.3 establishes an LOS standard for Potable Water of 250 GPD per residential dwelling and 0.1 GDP per square footage of shopping center commercial use.

Existing Land Use - Rural

9.59 ac of Rural @ 1 du/ac = 10 du X 250 GPD = 2,500 GPD

Total: 2,500 GPD

Proposed Land Use – Outlying Suburban

50,000 sq. ft. X 0.1 GPD/SF = 5,000 GPD

Total: 5,000 GPD

The proposed FLUM amendment results in an increased potable water demand of 2,500 GPD.

The amendment includes a request to add the Property to the Lee County Utilities Future Water Service Area. Currently the Lee County Utilities Water Treatment Plant Systems is designed for 52.9 Million Gallons per Day (MGD) of production. Per the 2023 Lee County Concurrency Report, the projected 2027 demand is 40.0 MGD. Therefore, adequate capacity is available to serve the proposed FLUM amendment in accordance with Lee Plan Policy 95.1.3.

Please see the enclosed letter from LCU confirming the availability of potable water. (Exhibit M18).

**4. Surface Water Management**

The Property is located within the Tidal North Watershed and Tidal Caloosahatchee Drainage Basin.

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

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

**5. Parks, Recreation, Open Space**

Objectives 83.1 and 84.1 and Policy 95.1.3 establish non-regulatory LOS standards for Community Parks and Regional Parks as follows:

*Parks and Recreation Facilities LOS:*

*(a) Regional Parks - 6 acres of developed regional park land open for public use per 1000 total seasonal County population for all of Lee County.*

*(b) Community Parks - 0.8 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population.*

The 2023 Concurrency Report indicates the following required and available capacities needed to meet these LOS standards:

Type of Park	Required Capacity (acres)	Available Capacity (acres)
Regional	5,682	7,066
Community	314	762

The existing inventory meets the community park and regional park level-of-service standard in the County for the year 2022 and will continue to do so at least through the next five years of the CIP.

Therefore, there is adequate acreage to accommodate the proposed amendment.

## 6. Public Schools

The Property is located in the East Zone. According to the 2023 Concurrency Report, projected capacity for elementary, middle and high schools in the East Zone for the 2022-23 school year is as follows:

Capacity by School Type  
Elementary Schools = -670  
Middle Schools = 158  
High Schools = -29  
Total = -541

Lee Plan Policies 68.1.1 and 95.1.3 establish an LOS standard for schools of “100% of Permanent FISH Capacity” for Elementary Schools, Middle Schools, High Schools, and Special Purpose Facilities.

The proposed demand for seats is calculated at 0.297 students per single-family dwelling unit, which would result in the following demand for each school type as follows:

### Total Demand by School Type (Single-Family Dwellings)

Elementary (29 dus X 0.149) = 4 seats  
Middle School (29 dus X 0.071) = 2 seats  
High School (29 dus X 0.077) = 2 seats  
Total: 8 seats

Per the 2023 Concurrency Report, in the East Zone in 2023-2024, total available capacities for elementary schools will increase by 984 seats with the opening of Amanecer Elementary School, and capacity for middle schools will increase by 1,043 seats with the opening of the soon-to-be-named “QQ” Middle School occupying the old Lehigh Acres Middle School campus. High school capacity is expected to be unchanged from 2022. Additionally, the 2023 Concurrency Report notes that contiguous districts may provide capacity when capacity in the project’s District is not available.

### Letter of Availability

The capacity analysis demonstrates that adequate capacity exists to accommodate the proposed FLUM amendment. The School District of Lee County has also provided a Letter of Availability (Exhibit M18) confirming the adequate capacity. It is important to note again that the Applicant is not proposing a development that will consist of any residential units.



# **TRAFFIC IMPACT STATEMENT**

FOR

## **SR 31 CIVIC 10 CPA/CPD COMPREHENSIVE PLAN AMENDMENT & REZONING**

(PROJECT NO. F2410.19)

**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**

**December 10, 2024**



## **CONTENTS**

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. COMPREHENSIVE PLAN AMENDMENT ANALYSIS
- IV. ZONING ANALYSIS
- V. 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 an amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located at 18031 SR 31 in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The analysis in this report will determine the impacts of change in land use on the approximately 9.59-acre subject site from Rural to Outlying Suburban as well as a zoning amendment to permit the development of up to 50,000 square feet of commercial uses. It is important to note that this project is located in Bayshore Planning Community which does not allow retail uses such as supermarkets, grocery stores, etc. at this location. The transportation related impacts of the proposed Comprehensive Plan amendment will be assessed based on evaluation of the long-range impact (20-year horizon) and short-range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site is proposed to Old SR 31 via two connections.

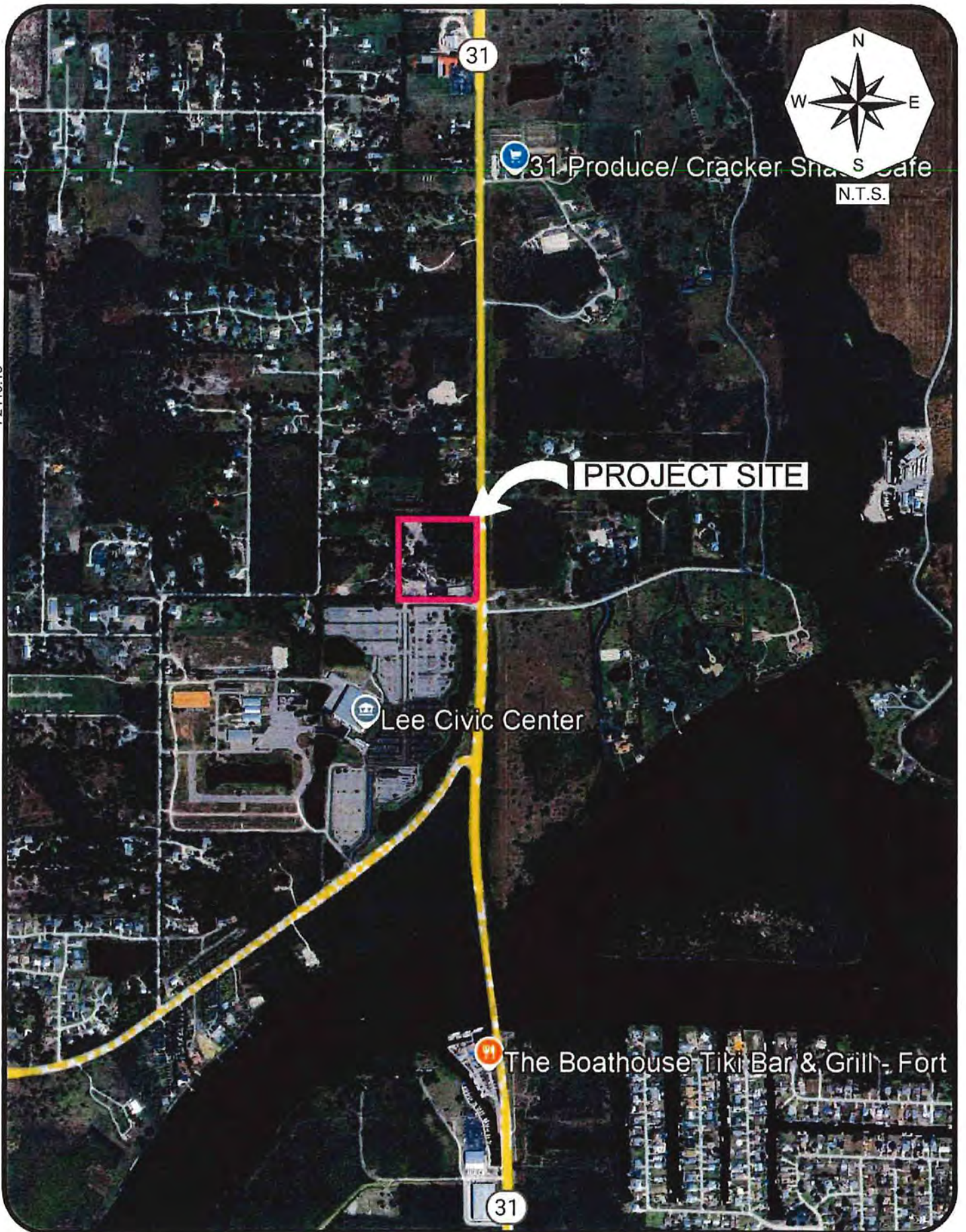
This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various roadways within the study area will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways and intersections.

## **II. EXISTING CONDITIONS**

The subject site is currently partially occupied by two buildings and some open storage area. The subject site is generally bordered by Lee Civic Center to the south, SR 31 to the east, vacant land to the north, and by residential uses to the west.



F2410.19





**SR 31** is currently a north/south two-lane undivided arterial within the vicinity of the subject site. SR 31 has a posted speed limit of 60 mph and is under the jurisdiction of the Florida Department of Transportation (FDOT).

SR 31 is funded to be reconstructed as a new four-lane facility from SR 78 to Cook Brown Road by the Babcock Ranch Community Independent Special District (ISD). This four-lane improvement will be expandable to a future six-lane facility. The existing intersection of Old Rodeo Drive with SR 31 will be directionalized as part of this widening project as shown on the attached SR 31 Signing and Pavement Marking Plans. The construction of the four-lane improvement is scheduled to be completed by 2025. As a result of this SR 31 project, access to the site will be directly provided to Old SR 31 that will continue to run parallel to the new four-lane section of SR 31.

FDOT is proposing to rebuild SR 31 from 2 lanes to 6 lanes with flyovers at the SR 80 intersection, as part of FDOT's Project No. 441942-1. This improvement, which includes a new six-lane bridge over Caloosahatchee River, is funded for construction in FY 2029. The latest concept plans are attached to the Appendix of this report. FDOT is also currently conducting Project Development & Environmental (PD&E) study on SR 78 from I-75 to SR 31 to evaluate the future widening of this roadway to a four-lane facility. This PD&E study is anticipated to be completed by early FY 2025.

### **III. COMPREHENSIVE PLAN AMENDMENT ANALYSIS**

The proposed Map Amendment would change the future land use designation on the approximate 9.59-acre subject site from Rural to Outlying Suburban. To be conservative for the purposes of the analysis, the impacts of the proposed CPA request were evaluated assuming the proposed commercial intensity of 95,900 square feet based on typical development intensity of 10,000 square feet per acre (9.59-acre site). It is important to note that this project is located within the Bayshore Planning Community which does not allow retail uses such as supermarkets, grocery stores, etc. at this location. Additionally, the accompanying CPD rezoning request is only requesting a maximum 50,000 square

feet of commercial uses on the site. **Table 1** summarizes the development intensity that was assumed as a result of the proposed Map Amendment.

**Table 1**  
**Land Use**  
**SR 31 Civic 10 - CPA**

Land Use	Intensity
Commercial (9.59 acres)	95,900 Sq. Ft. (10,000 Sq. Ft./Acre)

### **Trip Generation**

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11<sup>th</sup> Edition. Land Use Code 821 (Shopping Plaza W/o Supermarket) was utilized for the trip generation purposes of the proposed commercial development. The equations used from this land use are included in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday AM and PM peak hour trip generation based on the proposed development. The daily trip generation is also indicated in this table. Table 2 also includes pass-by trips which were limited to 30% consistent with historical traffic studies in Lee County.

**Table 2**  
**Trip Generation – New Trips**  
**SR 31 Civic 10 - CPA**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Commercial (95,900 Sq. Ft.)	103	63	166	244	254	498	6,475
Less 30% Pass-by	-25	-25	-50	-75	-75	-150	-1,943
<b>Net New Trips</b>	<b>78</b>	<b>38</b>	<b>116</b>	<b>169</b>	<b>179</b>	<b>348</b>	<b>4,532</b>

The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year



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

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

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the improvements include the widening of SR 31 to a six-lane facility from SR 80 to Charlotte County, widening of SR 78 to a four-lane facility from SR 31 to I-75 and widening of Buckingham Road to a four-lane facility from SR 80 to Orange River Road. Note, the Lee County 2045 Needs Plans also indicates widening of SR 80 to a six-lane facility from SR 31 to Buckingham Road. Improvements that are shown on the Needs Plan are not included in this analysis. The Lee County 2045 Highway Cost Feasible Plan and 2045 Needs Plan maps are attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation plan along with the FDOT District One travel model were also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area. The new PM peak hour trips to be generated from the project as shown in Table 2 were then added to the projected 2045 background volumes. The Level of Service for those roadways were then evaluated. The Level of Service threshold volumes for County maintained roadways were obtained from *Lee County's Generalized Peak Hour Directional Service Volumes* table. The Level of Service threshold volumes for State maintained roadways were derived based on the FDOT's *Generalized Service Volume Tables*. Both documents are attached to the Appendix of this report for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any roadway links, except for SR 31 between SR 78 and SR 80, to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County

Comprehensive Plan. However, Transportation Concurrency is non-regulatory per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which provides *“Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes.”* Note, SR 80 east of SR 31 was shown to operate at a poor Level of Service in the 2045 background (without project traffic) conditions. As previously mentioned, SR 80 is shown to be widened to a six-lane facility on the Lee County’s 2045 Needs Plan, which would alleviate this projected background deficiency. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed Map Amendments. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

#### **Short Range Impacts (5-year horizon)**

The 2023/2024-2027/2028 Lee County Transportation Capital Improvement Plan as well as the 2024-2029 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, SR 31 is funded to be widened to a four-lane facility from SR 78 to Cook Brown Road by Babcock Ranch. As previously mentioned, SR 31 is also funded to be widened from 2 lanes to 6 lanes with flyovers at the SR 80 intersection, as part of FDOT’s Project No. 441942-1. This improvement, which includes a new six-lane bridge over Caloosahatchee River, is funded for construction in FY 2029. There are no other programmed improvements in the vicinity of the subject site. Note, FDOT is currently conducting PD&E study on SR 78 from I-75 to SR 31 to evaluate future widening of this roadway to a four-lane facility.

**Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the uses that would be permitted under the proposed land use change. The existing peak hour, peak season, peak direction traffic volumes on the roadway links maintained by Lee County were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report*.



The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2029 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* resource. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2029 without the proposed amendment and year 2029 with the proposed amendment. Traffic data obtained from the aforementioned FDOT's resource is attached to the Appendix of this report for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2029 volumes will not cause any roadway links to fall below the minimum acceptable Level of Service standards. There were several roadway segments that were shown to operate below the adopted LOS standards in 2029 in the background traffic conditions and not as a result of adding new trips from the project. Therefore, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

#### IV. ZONING ANALYSIS

An analysis was also completed to support the rezoning on the approximate 9.59-acre subject site from Agricultural (AG-2) to Commercial Planned Development (CPD) to allow a development of up to 50,000 square feet of commercial uses. It is important to note that this project is located within the Bayshore Planning Community which does not allow retail uses such as supermarkets, grocery stores, etc. at this location. **Table 3** summarizes the development intensity that was assumed as a result of the proposed rezoning request.

**Table 3**  
**Land Use**  
**SR 31 Civic 10 - CPD**

Land Use	Intensity
Commercial (9.59 acres)	50,000 Sq. Ft.

### **Trip Generation**

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11<sup>th</sup> Edition. Land Use Code 821 (Shopping Plaza W/o Supermarket) was utilized for the trip generation purposes of the proposed commercial development. The equations used from this land use are included in the Appendix of this report for reference. **Table 4** outlines the anticipated weekday AM and PM peak hour trip generation based on the proposed development. The daily trip generation is also indicated in this table. Table 4 also includes pass-by trips which were limited to 30% consistent with historical traffic studies in Lee County.

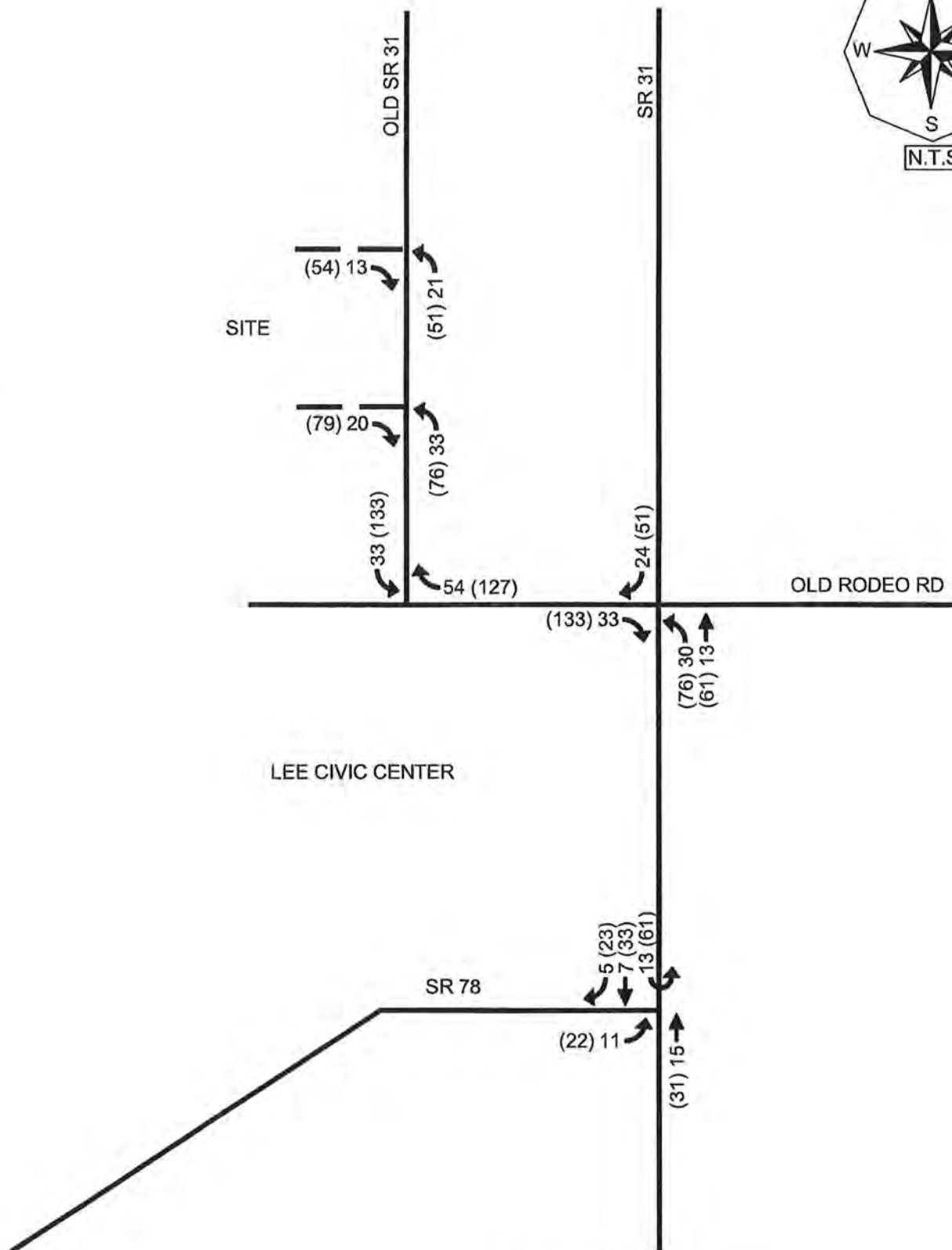
**Table 4**  
**Trip Generation – New Trips**  
**SR 31 Civic 10 - CPD**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Commercial (50,000 Sq. Ft.)	54	33	87	127	133	260	3,376
Less 30% Pass-by	-13	-13	-26	-39	-39	-78	-1,013
<b>Net New Trips</b>	<b>41</b>	<b>20</b>	<b>61</b>	<b>88</b>	<b>94</b>	<b>182</b>	<b>2,363</b>

### **Trip Distribution**

The trips the proposed development is anticipated to generate, as shown in the Table 4, were 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).





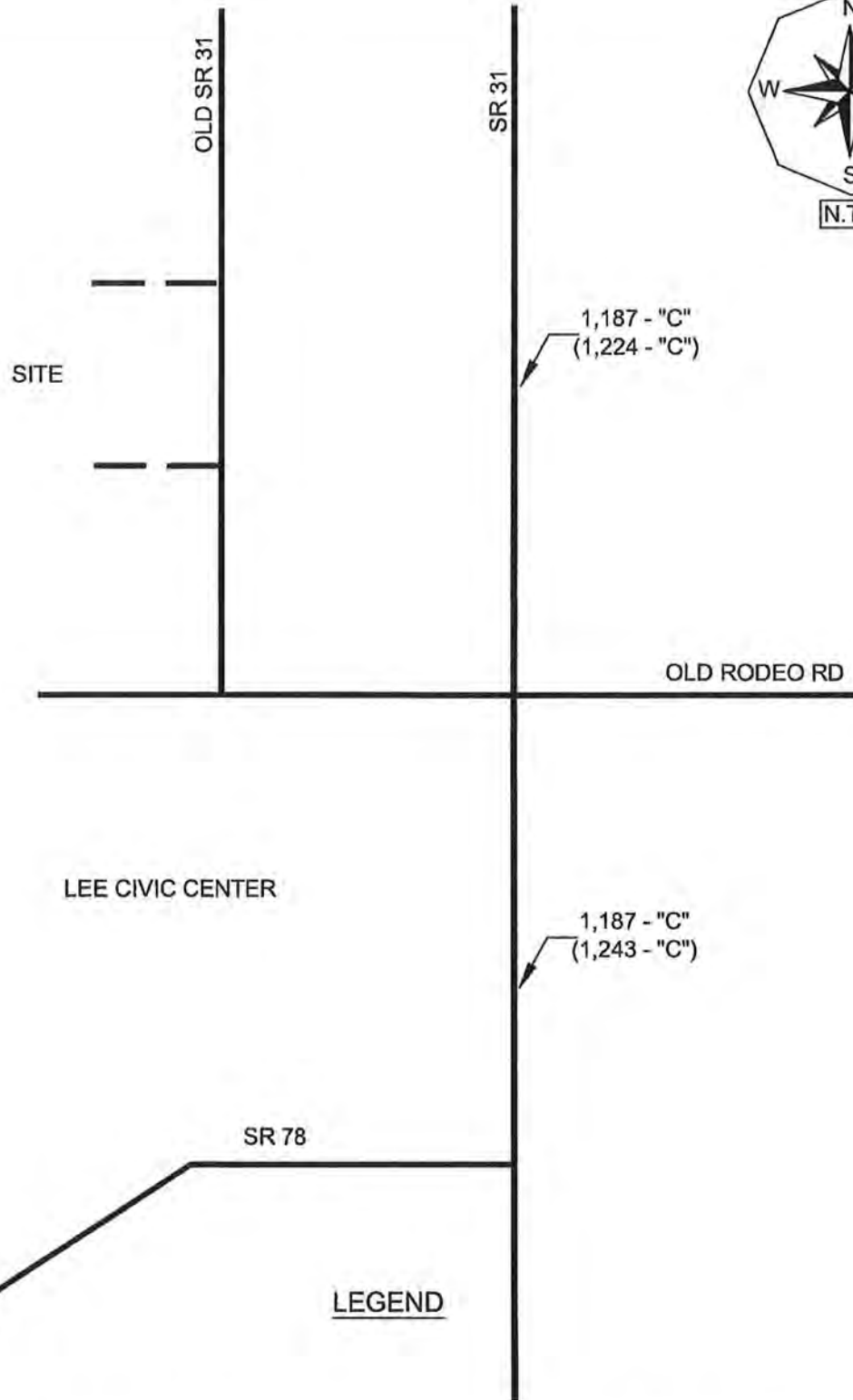
### Level of Service Analysis

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 5A**, contained in the Appendix, was created. This table indicates which roadway links will experience a significant impact as a result of the added development traffic. Significant impact is defined as any roadway projected to experience greater than 10% of the Peak Hour – Peak Direction Level of Service “C” volumes. The Level of Service threshold volumes for SR 31 were derived based on the FDOT’s *Generalized Service Volume Tables* and included the funded 4-lane widening project. Based on the information contained within Table 5A, no roadway segments are anticipated to be significantly impacted as a result of the proposed development.

The future Level of Service analysis was based on projected build-out year of the project, or year 2029. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates for each roadway segment were calculated based on historical traffic data obtained from the FDOT’s *Florida Traffic Online* resource. Based on the project distribution illustrated on Table 5A, the link data was analyzed for the year 2029 without the development and year 2029 with the development.

**Table 6A** in the Appendix of the report indicates the methodology utilized to obtain the year 2029 background and build-out traffic volumes. The existing peak hour, peak season, peak direction traffic volumes on the roadway links maintained by the Lee County were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report*. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2029 background traffic conditions on the area roadway network.





XXX - "C" 2029 PEAK SEASON, PEAK HOUR, PEAK DIRECTION PROJECTED  
BACKGROUND TRAFFIC AND LEVEL OF SERVICE DESIGNATION

(XXX -"C") 2029 PEAK SEASON, PEAK HOUR, PEAK DIRECTION PROJECTED  
BACKGROUND TRAFFIC PLUS PM PEAK HOUR PROJECT TRIPS AND  
LEVEL OF SERVICE DESIGNATION

**Figure 3** indicates the year 2029 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 4 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 6A contained in the Appendix.

As can be seen from Figure 3, the roadway links analyzed as part of this report will not be adversely impacted as a result of the proposed rezoning request. SR 31 adjacent to the site as a four-lane roadway was shown to operate at acceptable Level of Service “C” in 2029 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed rezoning request.

## V. CONCLUSION

The proposed project is located at 18031 SR 31 in Lee County, Florida. The results of the long-range link Level of Service Analysis conducted as part of the Comprehensive Plan Amendment request indicate that the addition of the trips from the proposed amendment to the projected 2045 volumes will not cause any roadway links, except for SR 31 between SR 78 and SR 80, to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. However, Transportation Concurrency is non-regulatory per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which provides “*Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes.*” Note, SR 80 east of SR 31 was shown to operate at a poor Level of Service in the 2045 background (without project traffic) conditions. As previously mentioned, SR 80 is shown to be widened to a six-lane facility on the Lee County’s 2045 Needs Plan, which would alleviate this projected background deficiency.



The results of the short-range link Level of Service Analysis conducted as part of the Comprehensive Plan Amendment request indicate that the addition of the trips from the proposed amendment to the projected 2029 volumes will not cause any roadway links to fall below the minimum acceptable Level of Service standards. There were several roadway segments that were shown to operate below the adopted LOS standards in 2029 in the background traffic conditions and not as a result of adding new trips from this project.

The 2045 Financially Feasible Roadway network and the short-term 5-year Capital Improvement Program currently in place in Lee County will not require any modification in order to accommodate the proposed Land Use Change.

The rezoning analysis also indicates that the subject site will not have an adverse impact on the surrounding roadway network. SR 31 adjacent to the site as a four-lane roadway was shown to operate at acceptable Level of Service “C” in 2029 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed rezoning request.

A more detailed traffic analysis will be conducted at the time the project seeks a Local Development Order approval, which is when more specific end-users and intensities will be known.

# APPENDIX



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

**TABLE 1A**  
**LEVEL OF SERVICE THRESHOLDS**  
**2045 LONG RANGE TRANSPORTATION ANALYSIS - SR 31 CIVIC 10 CPA**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u>2045 E + C NETWORK LANES</u>		<u>GENERALIZED SERVICE VOLUMES</u>				
		<u># Lanes</u>	<u>Roadway Designation</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>
N. River Rd	E. of SR 31	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Old Bayshore Rd	W. of SR 31	2LU	Collector	0	0	310	660	740
SR 31	N. of North River Rd.	6LD	Arterial - C3R	0	0	2,751	2,866	2,866
	N. of Site	6LD	Arterial - C3R	0	0	2,751	2,866	2,866
	S. of Site	6LD	Arterial - C3R	0	0	2,751	2,866	2,866
	S. of SR 78	6LD	Arterial - C3C	0	0	2,478	2,814	2,814
SR 78 (Bayshore Rd)	W. of SR 31	4LD	Arterial - C3R	0	0	1,785	1,942	1,942
	W. of Nelle Rd	4LD	Arterial - C3R	0	0	1,785	1,942	1,942
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	Arterial - C3C	0	0	2,478	2,814	2,814
	E. of SR 31	4LD	Arterial - C3C	0	0	1,596	1,900	1,900
	E. of Verandah Blvd	4LD	Arterial - C3C	0	0	1,596	1,900	1,900
	E. of Buckingham Rd	4LD	Arterial - C3C	0	0	1,596	1,900	1,900
Nalle Rd	N. of SR 78	2LU	Collector	0	0	310	660	740
Buckingham Rd	S. of SR 80	4LD	Arterial	0	250	1,840	1,960	1,960

- Denotes the LOS Standard for each roadway segment

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

\* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Service Volume Tables.

**TABLE 2A**  
**2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS**  
**SR 31 CIVIC 10 - CPA**

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 348 VPH      IN= 169      OUT= 179

ROADWAY	ROADWAY SEGMENT	2045	COUNTY PCS / FDOT SITE #	AADT	K-100 FACTOR	100TH HIGHEST HOUR PK DIR	D	2045 PEAK DIRECTION		PROJECT DIST.	PK DIR PM PROJ TRAFFIC	2045 BACKGROUND PLUS PROJ PEAK DIRECTION	
		FSUTMS AADT		BACKGROUND TRAFFIC		2-WAY VOLUME		VOLUME	LOS			VOLUME	LOS
N River Rd	E. of SR 31	12,426	124650	12,426	0.095	1,180	0.554	654	C	10%	18	672	C
Old Bayshore Rd	W. of SR 31	2,861	124650 *	2,861	0.095	272	0.554	151	C	5%	9	160	C
SR 31	N. of North River Rd.	69,826	120273	69,826	0.095	6,633	0.521	3,456	F	25%	45	3,501	F
	S. of North River Rd.	59,332	121001	59,332	0.095	5,637	0.568	3,202	F	40%	72	3,274	F
	S. of Site	59,446	121001	59,446	0.095	5,647	0.568	3,207	F	60%	107	3,314	F
	S. of SR 78	54,311	120030	54,311	0.090	4,888	0.568	2,776	D	35%	63	2,839	F
SR 78 (Bayshore Rd)	W. of SR 31	30,972	121002	30,972	0.090	2,787	0.568	1,583	C	25%	45	1,628	C
	W. of Nalle Rd	37,113	120022	37,113	0.090	3,340	0.568	1,897	D	20%	36	1,933	D
SR 80 (Palm Beach Blvd)	W. of SR 31	53,399	126005	53,399	0.090	4,806	0.568	2,730	D	15%	27	2,757	D
	E. of SR 31	49,557	120085	49,557	0.090	4,460	0.568	2,533	F	20%	36	2,569	F
	E. of Buckingham Rd	25,951	120012	25,951	0.090	2,336	0.568	1,327	C	5%	9	1,336	C
Nalle Rd	N. of SR 78	4,253	124110	4,253	0.095	404	0.554	224	C	5%	9	233	C
Buckingham Rd	S. of SR 80	28,052	126011	28,052	0.090	2,525	0.554	1,399	C	5%	9	1,408	C

\* The K-100 and D factors were obtained from Florida Traffic Online resource.



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

**TABLE 3A  
LEVEL OF SERVICE THRESHOLDS  
SR 31 CIVIC 10 - CPA**

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
				VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
N. River Rd	E. of SR 31	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Old Bayshore Rd	W. of SR 31	2LU	Collector	0	0	310	660	740
SR 31	N. of North River Rd.	4LD	Arterial - C3R	0	0	1,785	1,942	1,942
	N. of Site	4LD	Arterial - C3R	0	0	1,785	1,942	1,942
	S. of Site	4LD	Arterial - C3R	0	0	1,785	1,942	1,942
	S. of SR 78	6LD	Arterial - C3C	0	0	2,478	2,814	2,814
SR 78 (Bayshore Rd)	W. of SR 31	2LU	Arterial - C3R	0	0	1,019	1,166	1,166
	W. of Nalle Rd	2LU	Arterial - C3R	0	0	1,019	1,166	1,166
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	Arterial - C3C	0	0	2,478	2,814	2,814
	E. of SR 31	4LD	Arterial - C3C	0	0	1,596	1,900	1,900
	E. of Buckingham Rd	4LD	Arterial - C3C	0	0	1,596	1,900	1,900
Nalle Rd	N. of SR 78	2LU	Collector	0	0	310	660	740
Buckingham Rd	S. of SR 80	2LU	Arterial	0	140	800	860	860

- Denotes the LOS Standard for each roadway segment

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

\* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Service Volume Tables.

**TABLE 4A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
SR 31 CIVIC 10 - CPA**

TOTAL PROJECT TRAFFIC AM = 116 VPH IN= 76 OUT= 38  
 TOTAL PROJECT TRAFFIC PM = 348 VPH IN= 169 OUT= 179

ROADWAY	ROADWAY SEGMENT	FOOT SITE #	BASE YR ADT	2023 ADT	YRS OF GROWTH. <sup>1</sup>	ANNUAL RATE	2022	2029		PERCENT				2029			2029		
							PK HR	PK HR	PK SEASON	V/C	PROJECT	AM PROJ	PM PROJ	BCKGRND		BCKGRND			
							PEAK DIR. <sup>2</sup>	VOLUME	LOS					Ratio	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio
N. River Rd	E. of SR 31	124650	1,000	4,700	12	13.76%	145	407	B	0.25	10%	8	18	415	B	0.25	425	C	0.26
SR 31	N. of North River Rd	120273	4,232	14,878	15	8.74%	717	1,402	C	0.79	25%	20	45	1,421	C	0.80	1,447	C	0.81
	N. of Site	121001	7,700	19,800	15	6.50%	717	1,187	C	0.61	40%	31	72	1,218	C	0.63	1,258	C	0.65
	S. of North River Rd	121001	7,700	19,800	15	6.50%	717	1,187	C	0.61	60%	47	107	1,233	C	0.64	1,294	C	0.67
	S. of SR 78	120030	8,500	18,900	15	5.47%	766	1,173	C	0.42	35%	27	63	1,200	C	0.43	1,236	C	0.44
SR 78 (Bayshore Rd)	W. of SR 31	121002	7,500	13,200	15	3.84%	776	1,049	D	0.90	25%	20	45	1,069	D	0.92	1,094	D	0.94
	W. of Nalle Rd	120022	10,400	17,400	15	3.49%	776	1,057	D	0.91	20%	16	36	1,072	D	0.92	1,093	D	0.94
SR 80 (Palm Beach Blvd)	W. of SR 31	126005	26,004	36,000	15	2.19%	1,618	1,925	C	0.68	15%	12	27	1,936	C	0.69	1,951	C	0.69
	E. of SR 31	120085	30,000	44,500	15	2.66%	2,204	2,720	F	1.43	20%	16	36	2,735	F	1.44	2,756	F	1.45
	E. of Buckingham Rd	120012	21,000	38,000	15	4.03%	1,547	2,123	F	1.12	5%	4	9	2,126	F	1.12	2,132	F	1.12
Nalle Rd	N. of SR 78	124110	2,100	1,550	12	2.00%	124	151	C	0.20	5%	4	9	155	C	0.21	160	C	0.22
Buckingham Rd	S. of SR 80	126011	8,212	11,000	15	2.00%	678	826	D	0.96	5%	4	9	830	D	0.97	835	D	0.97

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 all County roadways were obtained from the 2023 Lee County Public Facilities Level of Service and Concurrency Report



**TABLES 5A & 6A**  
**REZONING LOS ANALYSIS**

**TABLE 5A**  
**LEVEL OF SERVICE THRESHOLDS**  
**SR 31 CIVIC 10 - CPD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	61 VPH	IN=	41	OUT=	20
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	182 VPH	IN=	88	OUT=	94

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	<u>GENERALIZED SERVICE VOLUMES</u>					<u>PERCENT</u>		
				<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>	<u>PROJECT</u>	<u>PROJECT</u>	<u>PROJ/</u>
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>LOS C</u>
SR 31	N. of Site	4LD	Arterial - C3R	0	0	1,785	1,942	1,942	40%	38	2.1%
	S. of Site	4LD	Arterial - C3R	0	0	1,785	1,942	1,942	60%	56	3.2%

- Denotes the LOS Standard for each roadway segment

\* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Service Volume Tables.

**TABLE 6A**  
**LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS**  
**SR 31 CIVIC 10 - CPD**

TOTAL PROJECT TRAFFIC AM =	51	VPH	IN =	41	OUT=	20
TOTAL PROJECT TRAFFIC PM =	182	VPH	IN=	88	OUT=	94

							2022		2029					2029		2029			
							PK HR		PK HR PK SEASON		PERCENT			BCKGRND		BCKGRND			
			BASE YR	2023	YRS OF	ANNUAL	PK SEASON		PEAK DIRECTION	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C		
	ROADWAY	ROADWAY SEGMENT	FDOT SITE #	ADT	GROWTH. <sup>1</sup>	RATE	PEAK DIR. <sup>2</sup>	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
SR 31	N. of Site	121001	7,700	19,800	15	6.50%	717	1,187	C	0.61	40%	16	38	1,203	C	0.62	1,224	C	0.63
	S. of Site	121001	7,700	19,800	15	6.50%	717	1,187	C	0.61	50%	25	56	1,211	C	0.62	1,243	C	0.64

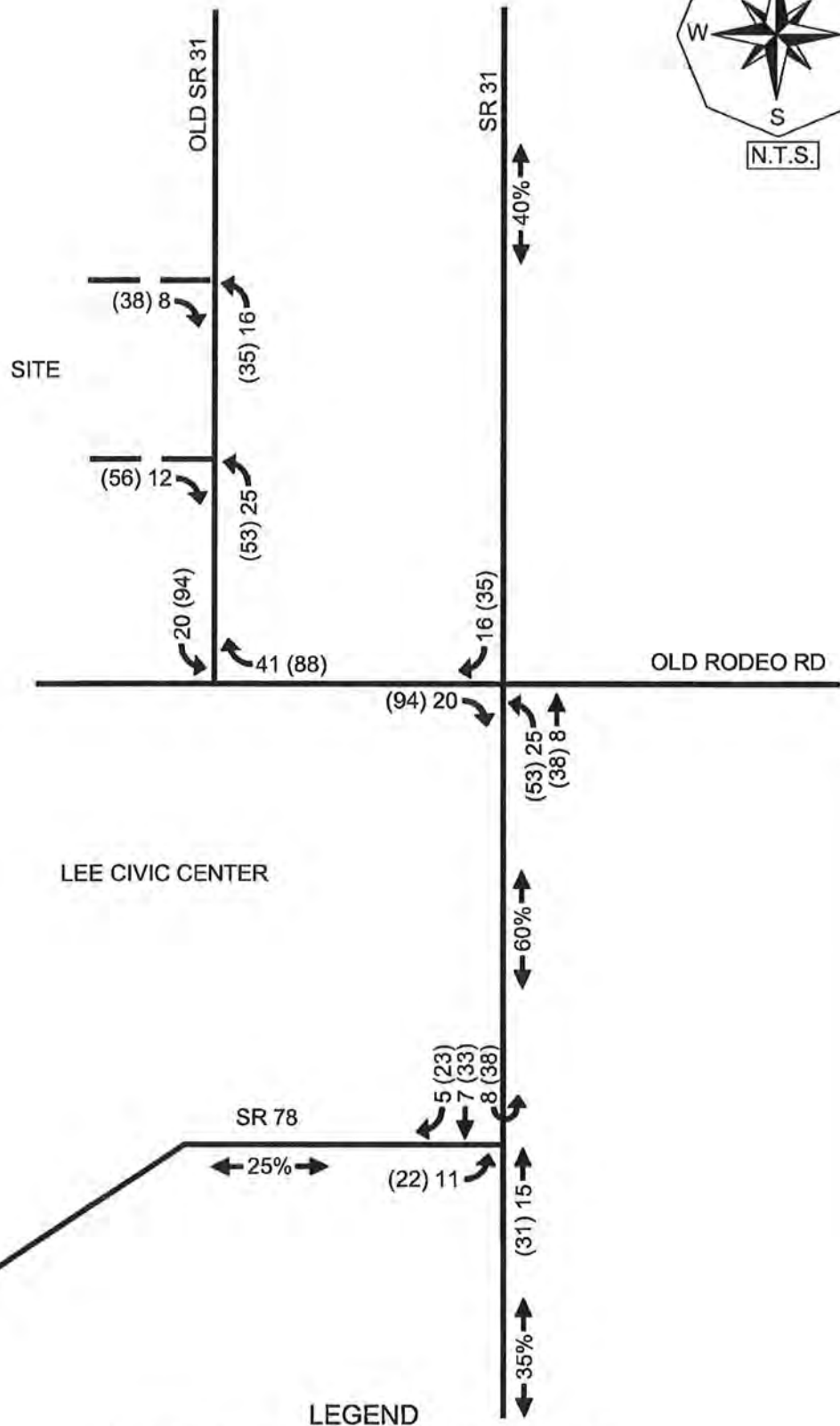
<sup>1</sup> AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage

2 Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2023 Lee County Public Facilities Level of Service and Concurrency Report.



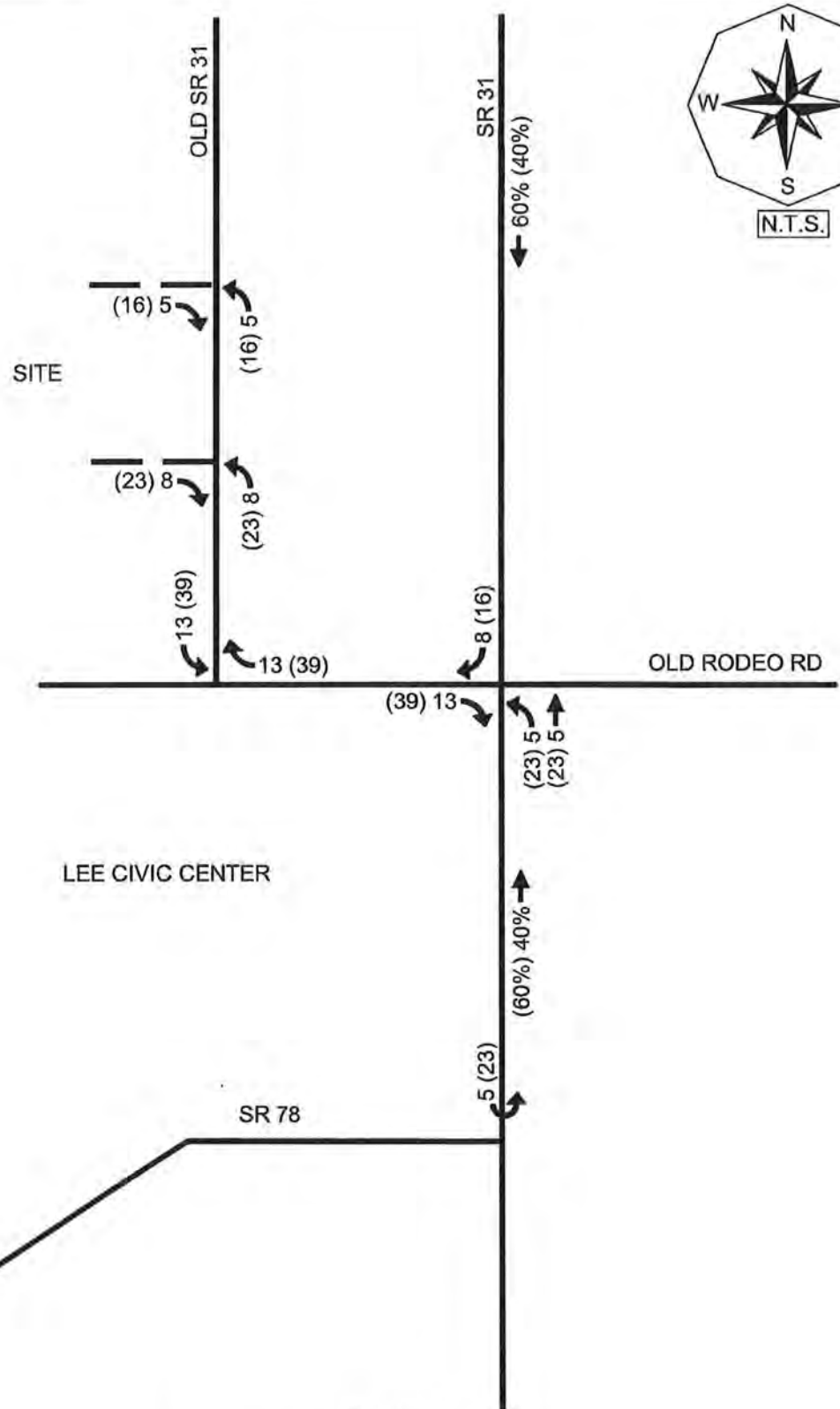
## **SUPPLEMENTAL FIGURES A-1 & A-2**

F2410.19



#### LEGEND

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






**FDOT GENERALIZED SERVICE  
VOLUMES TABLE**

# 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	**


(C3C-Suburban Commercial)

### 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	**



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

(C3R-Suburban Residential)

	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 adjusted 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.

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





**TRAFFIC DATA**  
**FDOT FLORIDA TRAFFIC ONLINE**

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4650 - NORTH RIVER ROAD, EAST OF S.R. 31

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	4700 C	E	2300	W	2400	9.50	55.40	19.00
2022	3800 R	E	1900	W	1900	9.50	53.90	15.00
2021	3600 T	E	1800	W	1800	9.50	53.50	13.60
2020	3400 S	E	1700	W	1700	9.50	53.80	12.50
2019	3400 F	E	1700	W	1700	9.50	54.90	12.50
2018	3200 C	E	1600	W	1600	9.50	55.20	12.50
2017	3200 T	E	1600	W	1600	9.50	54.90	12.20
2016	3000 S	E	1500	W	1500	9.50	54.80	15.00
2015	2800 F	E	1400	W	1400	9.50	55.50	15.00
2014	2600 C	E	1300	W	1300	9.50	55.20	15.00
2013	1000 S		0		0	9.50	55.00	12.20
2012	1000 F		0		0	9.50	55.30	11.50
2011	1000 C	E	0	W	0	9.50	55.20	11.70

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



FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0273 - SR-31, 202' NORTH OF FOXHILL ROAD, LEE CO.

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2023	14878 C	N	7392	S	7486	9.50	52.10	19.10
2022	12799 C	N	6265	S	6534	9.50	52.10	19.90
2021	11660 C	N	5695	S	5965	9.50	52.30	21.20
2020	9182 C	N	4508	S	4674	9.50	52.70	23.40
2019	9292 C	N	4645	S	4647	9.50	52.10	25.30
2018	7959 C	N	4032	S	3927	9.50	54.10	26.90
2017	7337 C	N	3712	S	3625	9.50	53.40	28.20
2016	6620 C	N	3338	S	3282	9.50	53.90	26.60
2015	5216 C	N	2618	S	2598	9.50	55.60	28.00
2014	4653 C	N	2325	S	2328	9.50	55.60	27.00
2013	4195 C	N	2099	S	2096	9.50	55.90	29.00
2012	4217 C	N	2149	S	2068	9.50	56.40	26.90
2011	4126 C	N	2094	S	2032	9.50	55.10	25.60
2010	4034 C	N	2041	S	1993	9.79	54.46	26.00
2009	3964 C	N	1994	S	1970	9.81	52.26	25.10
2008	4232 C	N	2124	S	2108	9.88	55.53	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: 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  
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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

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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

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FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0022 - SR 78, EAST OF NALLE ROAD

LC217

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	17400	C	E 9000		W 8400	9.00	56.80	20.70
2022	17300	C	E 8900		W 8400	9.00	52.10	19.10
2021	16400	C	E 8300		W 8100	9.00	52.80	21.70
2020	14300	C	E 7400		W 6900	9.00	53.70	15.40
2019	14600	C	E 7600		W 7000	9.00	54.00	18.70
2018	12900	C	E 6700		W 6200	9.00	55.20	16.30
2017	12000	C	E 6200		W 5800	9.00	54.40	17.50
2016	12300	C	E 6300		W 6000	9.00	57.70	15.00
2015	11500	C	E 5800		W 5700	9.00	57.50	13.60
2014	10000	F	E 5000		W 5000	9.00	56.80	12.00
2013	9800	C	E 4900		W 4900	9.00	56.50	12.00
2012	10200	C	E 5100		W 5100	9.00	54.20	12.90
2011	9800	F	E 4800		W 5000	9.00	56.20	12.20
2010	9800	C	E 4800		W 5000	9.91	56.34	12.20
2009	9900	C	E 5000		W 4900	9.98	55.90	13.90
2008	10400	C	E 5300		W 5100	10.16	57.01	13.80

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FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6005 - SR 80/PALM BEACH BLVD, 0.25 MI W OF SR 31. PTMS 104, LCPR 05

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	36000 X	0	0	9.00	56.80	12.80
2022	34500 X	0	0	9.00	52.10	7.40
2021	34000 T	0	0	9.00	52.80	11.70
2020	33500 S	0	0	9.00	53.70	11.50
2019	35000 F	0	0	9.00	54.00	12.30
2018	35091 C	0	0	9.00	64.90	12.60
2017	34000 F	0	0	9.00	64.90	11.10
2016	32970 C	E 16326	W 16644	9.00	64.90	10.40
2015	30167 C	E 14945	W 15222	9.00	63.20	11.00
2014	27785 C	E 13885	W 13900	9.00	62.60	5.90
2013	26228 C	E 12981	W 13247	9.00	61.80	9.50
2012	25563 C	E 12791	W 12772	9.00	61.60	10.80
2011	26888 C	E 13397	W 13491	9.00	61.60	12.40
2010	26743 C	E 13334	W 13409	9.89	61.01	8.90
2009	25939 C	E 12914	W 13025	9.90	62.73	9.60
2008	26004 C	E 12909	W 13095	10.24	63.18	9.20

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FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0085 - SR 80/PALM BEACH BLVD, EAST OF SR 31

LC360

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	44500	C	E 23000		W 21500	9.00	56.80	7.50
2022	47000	C	E 23500		W 23500	9.00	52.10	7.40
2021	43000	C	E 21500		W 21500	9.00	52.80	7.50
2020	36500	C	E 18000		W 18500	9.00	53.70	8.30
2019	36500	C	E 18000		W 18500	9.00	54.00	9.00
2018	33500	C	E 16500		W 17000	9.00	55.20	9.30
2017	33500	C	E 16500		W 17000	9.00	54.40	8.50
2016	35000	C	E 17500		W 17500	9.00	57.70	8.20
2015	32000	C	E 16000		W 16000	9.00	57.50	9.00
2014	29500	S	E 15000		W 14500	9.00	56.80	9.20
2013	28500	F	E 14500		W 14000	9.00	56.50	9.20
2012	28500	C	E 14500		W 14000	9.00	54.20	9.20
2011	29500	F	E 14500		W 15000	9.00	56.20	9.40
2010	29500	C	E 14500		W 15000	9.91	56.34	9.40
2009	29500	C	E 14500		W 15000	9.98	55.90	9.50
2008	30000	C	E 15000		W 15000	10.16	57.01	8.10

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FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0012 - SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD LC362

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	38000 S	E 19000	W 19000	9.00	56.80	13.50
2022	33000 F	E 16500	W 16500	9.00	52.10	13.50
2021	30000 C	E 15000	W 15000	9.00	52.80	13.50
2020	29000 C	E 14500	W 14500	9.00	53.70	12.40
2019	28000 C	E 14000	W 14000	9.00	54.00	12.40
2018	26000 C	E 13000	W 13000	9.00	55.20	12.40
2017	24000 C	E 12000	W 12000	9.00	54.40	11.80
2016	23500 C	E 11500	W 12000	9.00	57.70	10.30
2015	21000 C	E 10500	W 10500	9.00	57.50	10.20
2014	18200 S	E 9100	W 9100	9.00	56.80	12.00
2013	17800 F	E 8900	W 8900	9.00	56.50	12.00
2012	17800 C	E 8900	W 8900	9.00	54.20	12.00
2011	21000 F	E 10500	W 10500	9.00	56.20	12.50
2010	21000 C	E 10500	W 10500	9.91	56.34	12.50
2009	21000 C	E 10500	W 10500	9.98	55.90	13.70
2008	21000 C	E 10500	W 10500	10.16	57.01	11.20

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FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4110 - NALLE GRADE ROAD, EAST OF SLATER ROAD

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2023	1550 T	E	800	W	750	9.50	55.40	21.70
2022	1450 S	E	750	W	700	9.50	53.90	18.00
2021	1350 F	E	700	W	650	9.50	53.50	18.00
2020	1250 C	E	650	W	600	9.50	53.80	18.00
2019	1300 F	E	650	W	650	9.50	54.90	18.30
2018	1200 C	E	600	W	600	9.50	55.20	18.30
2017	1400 T	E	700	W	700	9.50	54.90	22.80
2016	1300 S	E	650	W	650	9.50	54.80	16.90
2015	1200 F	E	600	W	600	9.50	55.50	16.90
2014	1100 C	E	550	W	550	9.50	55.20	16.90
2013	2100 S		0		0	9.50	55.00	18.40
2012	2100 F		0		0	9.50	55.30	18.70
2011	2100 C	E	0	W	0	9.50	55.20	25.60

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FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6011 - BUCKINGHAM RD, 0.5 MI S OF SR 80/PALM BEACH BLVD, PTMS 2011, LCPR 11

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----	-----	-----
2023	11000 X		0		0	9.00	55.40	15.30
2022	10500 X		0		0	9.00	53.90	15.00
2021	10500 T		0		0	9.00	53.50	13.60
2020	10000 S		0		0	9.00	53.40	13.00
2019	10500 F		0		0	9.00	53.80	12.70
2018	10538 C		0		0	9.00	53.30	12.30
2017	9800 F		0		0	9.00	55.40	12.20
2016	9856 C	N	4913	S	4943	9.00	63.90	11.20
2015	9348 C	N	4665	S	4683	9.00	51.70	11.50
2014	9120 C	N	4581	S	4539	9.00	51.70	11.80
2013	8793 C	N	4369	S	4424	9.00	51.70	12.20
2012	8700 C	N	4290	S	4410	9.00	52.30	11.50
2011	8444 C	N	4178	S	4266	9.00	52.80	11.70
2010	8378 C	N	4156	S	4222	10.47	55.10	13.30
2009	8500 C	N	0	S	0	9.27	57.21	14.80
2008	8212 C	N	4103	S	4109	9.21	58.32	9.00

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**TRAFFIC DATA FROM THE LEE  
COUNTY 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 <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(1)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(1)</sup>	
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	<sup>(4)</sup>
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,448	0.49	B	1,533	0.52	<sup>(4)</sup>
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN/4LN	E	1,100	C	406	0.37	D	660	0.60	<sup>(4)(5)</sup> ; 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	<sup>(4)</sup>
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		2,018	1.04	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942		1,944	1.00		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 (Copperhead) Golf Community
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	E	803	0.42	E	844	0.44	<sup>(4)</sup> ; 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 TAMiami 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 TAMiami 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 TAMiami 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 TAMiami 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		1,069	1.24		1,124	1.31	constrained



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 <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(1)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(1)</sup>	
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	C	476	0.47	D	500	0.50	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	322	0.37	C	338	0.39	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	308	0.36	C	324	0.38	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	123	0.14	C	129	0.15	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	393	0.46	C	413	0.48	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,429	0.86	E	2,553	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,001	0.70	E	2,103	0.74	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	2,118	0.75	E	2,255	0.79	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	909	0.46	B	955	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	909	0.89	E	955	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	549	0.64	D	577	0.67	
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	764	0.42	B	803	0.45	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	711	0.83	D	851	0.99	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	498	0.58	C	523	0.61	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	C	426	0.50	C	448	0.52	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	376	0.43	C	427	0.49	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	330	0.38	C	347	0.40	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	E	1,179	0.60	E	1,239	0.63	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	E	1,129	0.58	E	1,187	0.61	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	966	0.49	A	1,015	0.52	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	966	0.49	A	1,015	0.52	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,900	C	1,334	0.70	C	1,402	0.74	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,900	C	1,334	0.70	C	1,402	0.74	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,942	D	1,837	0.95	D	1,931	0.99	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,810	D	1,716	0.95	D	1,804	1.00	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	735	0.65	C	772	0.69	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,166		1,208	1.04		1,270	1.09	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,087	0.89	D	1,142	0.93	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	C	1,186	0.42	C	1,273	0.45	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,186	0.62	C	1,246	0.66	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,684	0.89	D	1,770	0.93	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,755	0.92	D	1,845	0.97	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,589	0.55	C	1,670	0.58	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	(4)
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	202	0.23	(4)
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	72	0.08	C	76	0.09	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	124	0.14	C	130	0.15	(4)
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	141	0.16	C	148	0.17	(4)
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	145	0.13	B	265	0.23	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	145	0.13	B	255	0.22	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	131	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	407	0.47	C	428	0.50	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	510	0.28	C	536	0.30	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	381	0.38	C	400	0.40	



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 <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	
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		1,056	1.17		1,110	1.23	City of Fort Myers
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	E	897	1.00		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		2,204	1.16		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		1,916	1.01	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	1,900	C	1,555	0.82	D	1,634	0.86	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	535	0.62	D	566	0.66	(4)
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	256	0.30	C	396	0.46	(4); Heritage Isles
21800	PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BLVD	2LN	E	860	C	256	0.30	C	269	0.31	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	342	0.40	C	359	0.42	
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	702	0.82	D	737	0.86	
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	726	0.41	C	763	0.43	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	E	954	0.50	E	1,003	0.53	(4)
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	E	1,397	0.74	E	1,469	0.78	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	E	1,021	0.54	E	1,073	0.57	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	78	0.09	D	664	0.77	Stoneybrook North
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	105	0.12	C	110	0.13	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	62	0.07	C	65	0.08	
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	107	0.12	C	127	0.15	pre-development order res development
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	107	0.12	C	112	0.13	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	406	0.47	C	427	0.50	(4)
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS BRIDGE	MAIN ST	2LD	D	1,900	C	1,063	0.56	C	1,117	0.59	constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	1,900	C	1,063	0.56	C	1,117	0.59	
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	1,180	C	730	0.62	C	767	0.65	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	1,180	C	730	0.62	C	767	0.65	
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	496	0.58	C	521	0.61	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	1,035	0.91	E	1,088	0.95	
23400	SHELL POINT BLVD	MCGREGOR BLVD	PALM ACRES	2LN	E	860	C	243	0.28	C	255	0.30	(4)
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	1,900	D	1,897	1.00		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		778	1.02		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 <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	430		717	1.67		777	1.81	Babcock MPD
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	199	0.23	C	209	0.24	(4)
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	311	0.29	C	409	0.39	constrained; Tr Cove at Ch Est/Turtle Cy Subd
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	311	0.29	C	487	0.46	constrained; Villages of Pine Island
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	633	0.60	C	666	0.63	constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	633	0.60	C	718	0.68	constrained; Bokeelia Harbor Resort
24900	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,359	0.69	A	1,429	0.72	unincorporated Lee County
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,359	0.69	A	1,429	0.72	unincorporated Lee County
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	2,043	0.68	A	2,169	0.72	unincorporated Lee County
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	2,043	0.68	A	2,148	0.72	unincorporated Lee County
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	2,043	0.68	A	2,148	0.72	unincorporated Lee County
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	E	1,627	0.86	E	1,710	0.90	unincorporated Lee County
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,879	0.65	B	1,975	0.69	unincorporated Lee County
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,970	0.68	B	2,071	0.72	unincorporated Lee County
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,970	0.68	B	2,071	0.72	unincorporated Lee County
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,185	0.65	D	1,245	0.68	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,185	0.65	D	1,245	0.68	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	45	0.05	C	53	0.06	old count
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	452	0.45	C	475	0.47	(4)
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	452	0.45	C	475	0.47	(4)
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	D	654	0.65	D	688	0.68	(4)
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	E	631	0.73	E	663	0.77	
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	E	1,425	0.73	E	1,498	0.77	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	E	797	0.41	E	903	0.47	Villages of San Carlos DRI (Portofino Vineyards)
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	E	797	0.41	E	851	0.44	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	218	0.25	C	229	0.27	
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	218	0.25	C	229	0.27	
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,033	0.52	A	1,175	0.59	unincorporated Lee County; Treeline 28 IPD
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	862	0.44	A	912	0.46	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	862	0.44	A	906	0.46	
29800	US 41 (S TAMIAMI TR)	OLD 41	CORKSCREW RD	6LD	D	2,814		2,851	1.01		2,996	1.06	
29900	US 41 (S TAMIAMI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	2,814	C	2,368	0.84	D	2,489	0.88	
30000	US 41 (S TAMIAMI TR)	SANIBEL BLVD	ALICO RD	6LD	D	2,814		3,021	1.07		3,175	1.13	
30100	US 41 (S TAMIAMI TR)	ALICO RD	ISLAND PARK RD	6LD	D	2,814		2,900	1.03		3,057	1.09	Island Park Commercial Center
30200	US 41 (S TAMIAMI TR)	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	2,814	D	2,731	0.97		2,870	1.02	
30300	US 41 (S TAMIAMI TR)	BRIARCLIFF RD	SIX MILE PKWY	6LD	D	2,814		3,431	1.22		3,606	1.28	
30400	US 41 (S TAMIAMI TR)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	D	2,537	0.90	D	2,666	0.95	
30500	US 41 (CLEVELAND AVE)	DANIELS PKWY	COLLEGE PKWY	6LD	D	2,814		3,456	1.23		3,632	1.29	SR 739 6-in design/right-of-way programmed
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH AIRPORT RD	6LD	D	2,814	C	2,441	0.87	D	2,566	0.91	SR 739 6-in design/right-of-way programmed
30700	US 41 (CLEVELAND AVE)	SOUTH AIRPORT RD	BOY SCOUT RD	6LD	D	2,814		3,045	1.08		3,200	1.14	SR 739 6-in design/right-of-way programmed
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	6LD	D	2,814	C	2,392	0.85	D	2,514	0.89	SR 739 6-in design/right-of-way programmed
30810	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	6LD	D	2,814	D	2,610	0.93	D	2,743	0.97	
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	N. KEY DR	4LD	D	1,900		2,102	1.11		2,209	1.16	
31000	US 41 (CLEVELAND AVE)	N. KEY DR	HANCOCK B. PKWY	4LD	D	1,900		2,102	1.11		2,209	1.16	
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	4LD	D	1,900		1,861	0.98		1,956	1.03	
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	4LD	D	1,900	C	1,595	0.84	D	1,676	0.88	
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	4LD	D	1,942	C	1,257	0.65	C	1,417	0.73	Diplomat Property RPD/CPD
31400	US 41 (N TAMIAMI TR)	LITTLETON RD	BUS 41	4LD	D	1,942	C	1,160	0.60	C	1,279	0.66	Coral Bay (aka Estates at Entrada RPD/CPD)



## **2045 E+C NETWORK VOLUMES**

34917  
SR-31  
3  
3  
SR-31  
34909

6320  
CR-78 W RIVER RD  
1  
1423  
RIVER  
1

1  
CR-78 W RIVER RD  
6106  
1  
RIVER  
1438

29556  
SR-31 RIVER  
3  
3  
SR-31 RIVER  
29776

29612  
BAYSHORE  
3  
3  
BAYSHORE  
29834

26892  
SR-31  
3  
3  
SR-31  
27419

15327  
2  
2  
15645

2154  
NALLE RD  
1  
1  
NALLE RD  
2099

18368  
BAYSHORE  
2  
2  
BAYSHORE  
18745



15645

29556  
SR-31 RIVER  
3  
29776

29612  
BAYSHORE  
3  
29834

26892  
SR-31  
3  
27419

24943

2  
2

24614

27126  
M BEACH BL  
3

3  
PALM BEACH BL  
26273

18660  
PALM BEACH  
2

2  
PALM BEACH  
18374

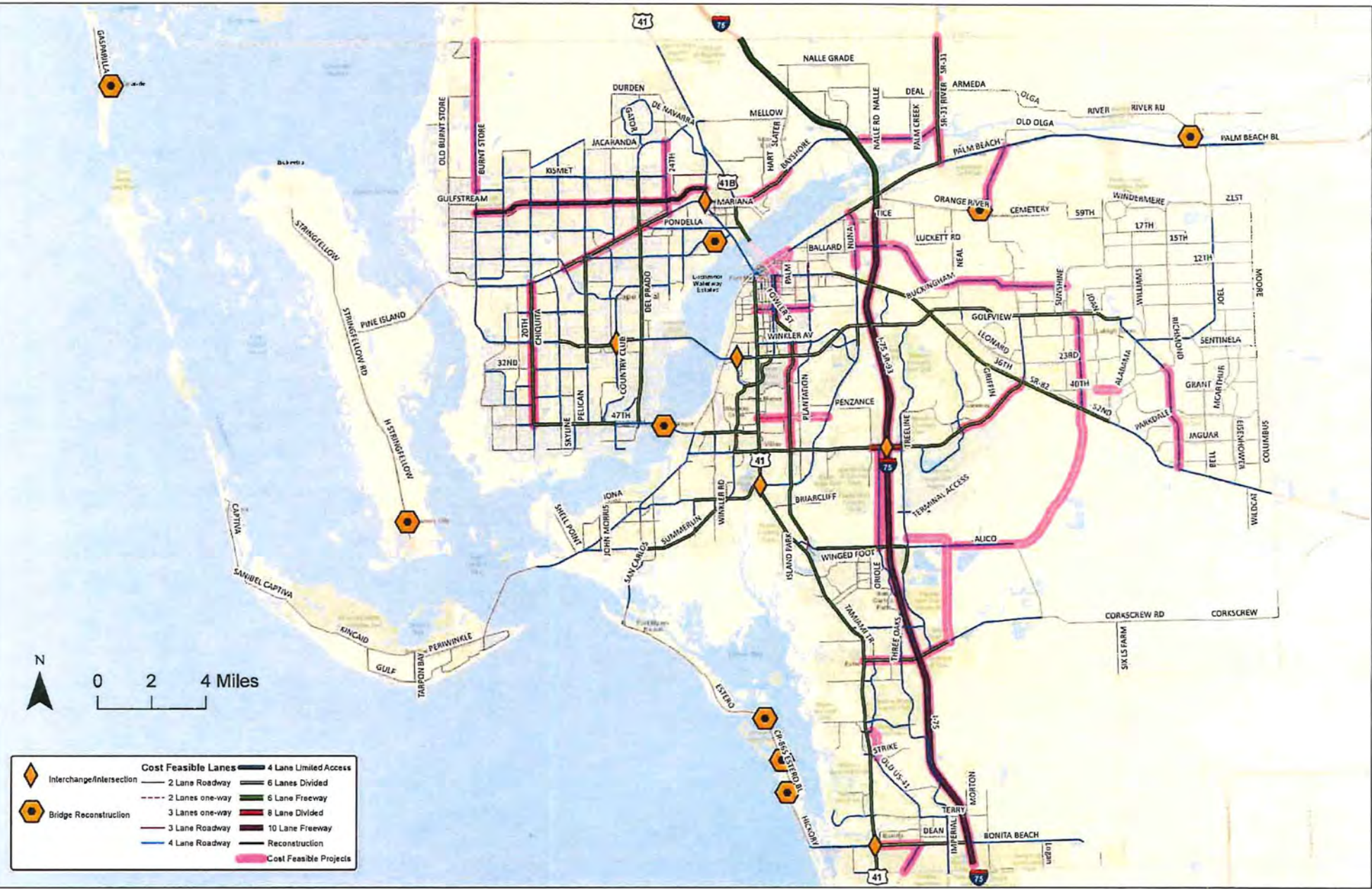
13868  
SPRING LINE RD  
2

2  
SPRING LINE RD  
14184

12975  
SR-80 PALM BEACH  
2

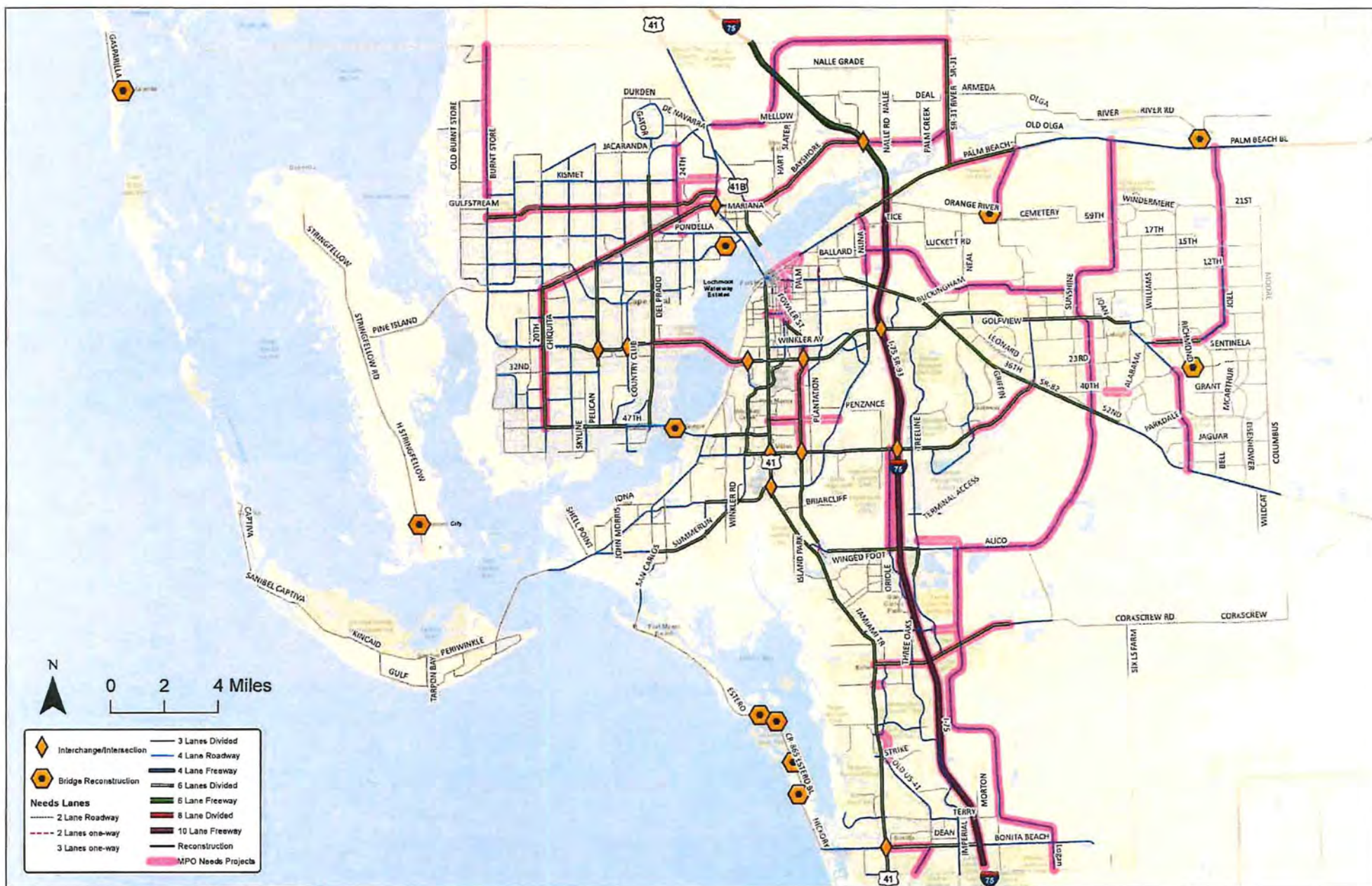
2  
SR-80 PALM BEACH  
12976

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





# **LEE COUNTY MPO 2045 NEEDS PLAN**



# **FDOT 5-YEAR WORK PROGRAM**





**FDOT Emergency Travel Alert:** For information on the current situation, please visit the following page - [Alerts](#).



Florida Department of

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Web Application

**Office of Work Program and Budget** Julie Adamson - Director

Updated: 12/8/2024 8:11

### Five Year Work Program

Selection Criteria	
District 01 Lee County Item Number:441942-3	2025-2029 AD Category:Highways

[Display current records in a Report Style](#)  
[Display current records in an Excel Document](#)

Project Summary					
Transportation System: INTRASTATE STATE HIGHWAY			District 01 - Lee County		
Description: SR 31 FROM SR 80 (PALM BEACH BLVD) TO SR 78 (BAYSHORE RD)			<a href="#">View Scheduled Activities</a>		
Type of Work: ADD LANES & RECONSTRUCT			SIS		
Item Number: 441942-3			<a href="#">View Map of Item</a>		
Length: 0.148					
Project Detail					
Fiscal Year:	2025	2026	2027	2028	2029
Highways/Right of Way					(On-Going)
Amount:	\$30,049,106				

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 323

[View Contact Information for Office of Work Program and Budget](#)

Application Home: [Work Program](#)  
Office Home: [Office of Work Program and Budget](#)

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- [MyFlorida.com](#)
- [Performance](#)



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Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 12/8/2024 8:11

### Five Year Work Program

Selection Criteria	
District 01 Lee County Item Number:441942-2	2025-2029 AD Category:Highways

[Display current records in a Report Style](#)  
[Display current records in an Excel Document](#)

Project Summary					
Transportation System: INTRASTATE STATE HIGHWAY			District 01 - Lee County		
Description: SR 31 FROM SR 80 (PALM BEACH BLVD) TO SR 78 (BAYSHORE RD)BRIDGE#120064					
Type of Work: BRIDGE REPLACEMENT			<a href="#">View Scheduled Activities</a>		
Item Number: 441942-2			SIS		
Length: 1.407			<a href="#">View Map of Item</a>		
Project Detail					
Fiscal Year:	2025	2026	2027	2028	2029
Highways/Preliminary Engineering					(On-Going)
Amount:	\$2,467,236				
Highways/Railroad & Utilities					
Amount:	\$900,000				\$7,900,000
Highways/Environmental					
Amount:			\$640,000		\$200,000
Highways/Design Build					
Amount:					\$205,418,748
Item Total:	\$3,367,236		\$640,000		\$213,518,748



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Florida Department of

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Web Application

**Office of Work Program and Budget** Julie Adamson - Director

Updated: 12/8/2024 8:11

### Five Year Work Program

Selection Criteria	
District 01 Lee County Item Number:444937-1	2025-2029 AD Category:Highways

[Display current records in a Report Style](#)  
[Display current records in an Excel Document](#)

Project Summary					
Transportation System: INTRASTATE STATE HIGHWAYDistrict 01 - Lee County					
Description: SR 78 FROM I-75 TO SR 31 CAPACITY STUDY					
Type of Work: PD&E/EMO STUDY				<a href="#">View Scheduled Activities</a>	
Item Number: 444937-1					
Length: 3.572				<a href="#">View Map of Item</a>	
Project Detail					
Fiscal Year:	2025	2026	2027	2028	2029
Highways/PD & E					(On-Going)
Amount:	\$161,143				

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 323

[View Contact Information for Office of Work Program and Budget](#)

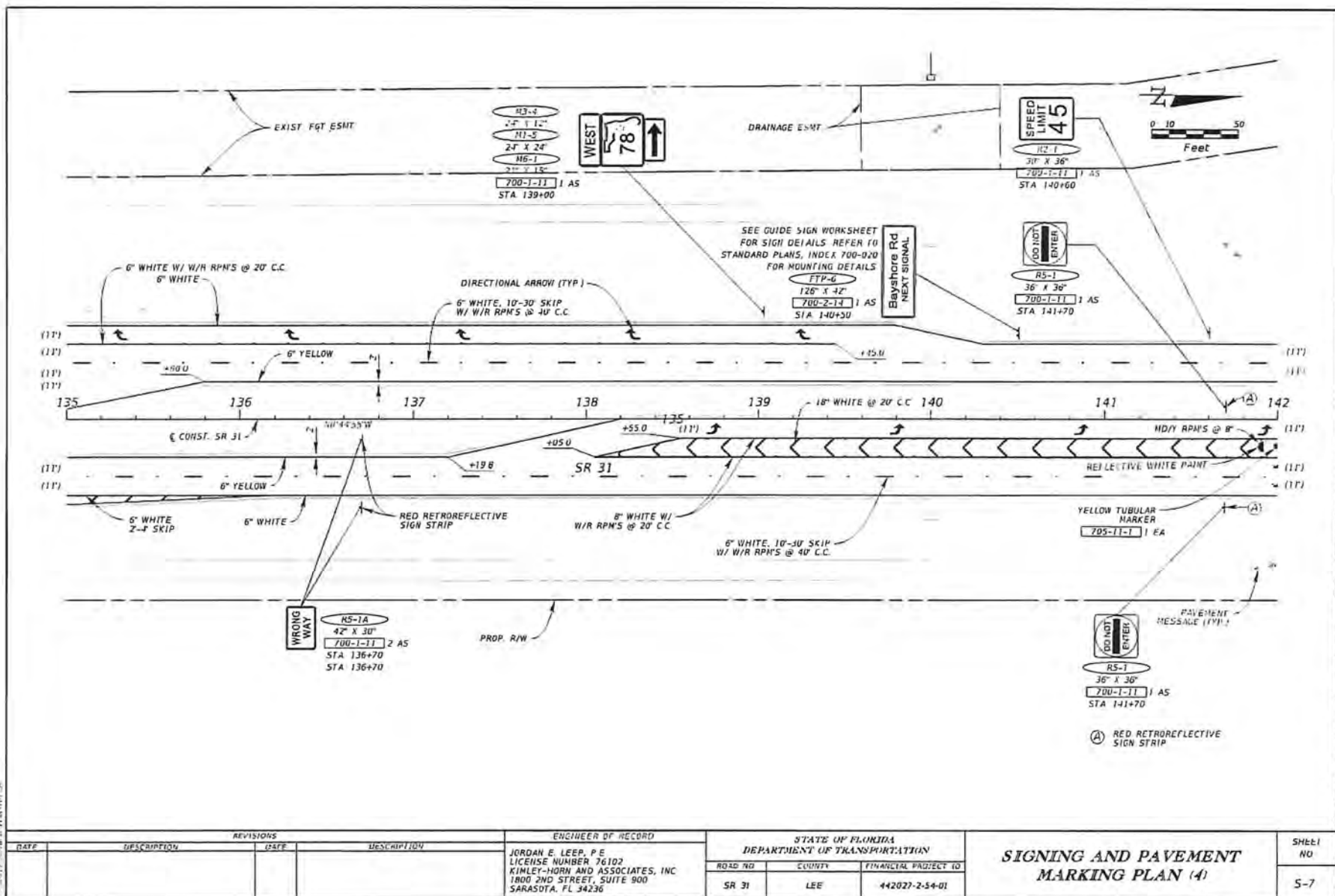
Application Home: [Work Program](#)  
Office Home: [Office of Work Program and Budget](#)

- [Contact Us](#)
- [Employment](#)
- [MyFlorida.com](#)
- [Performance](#)

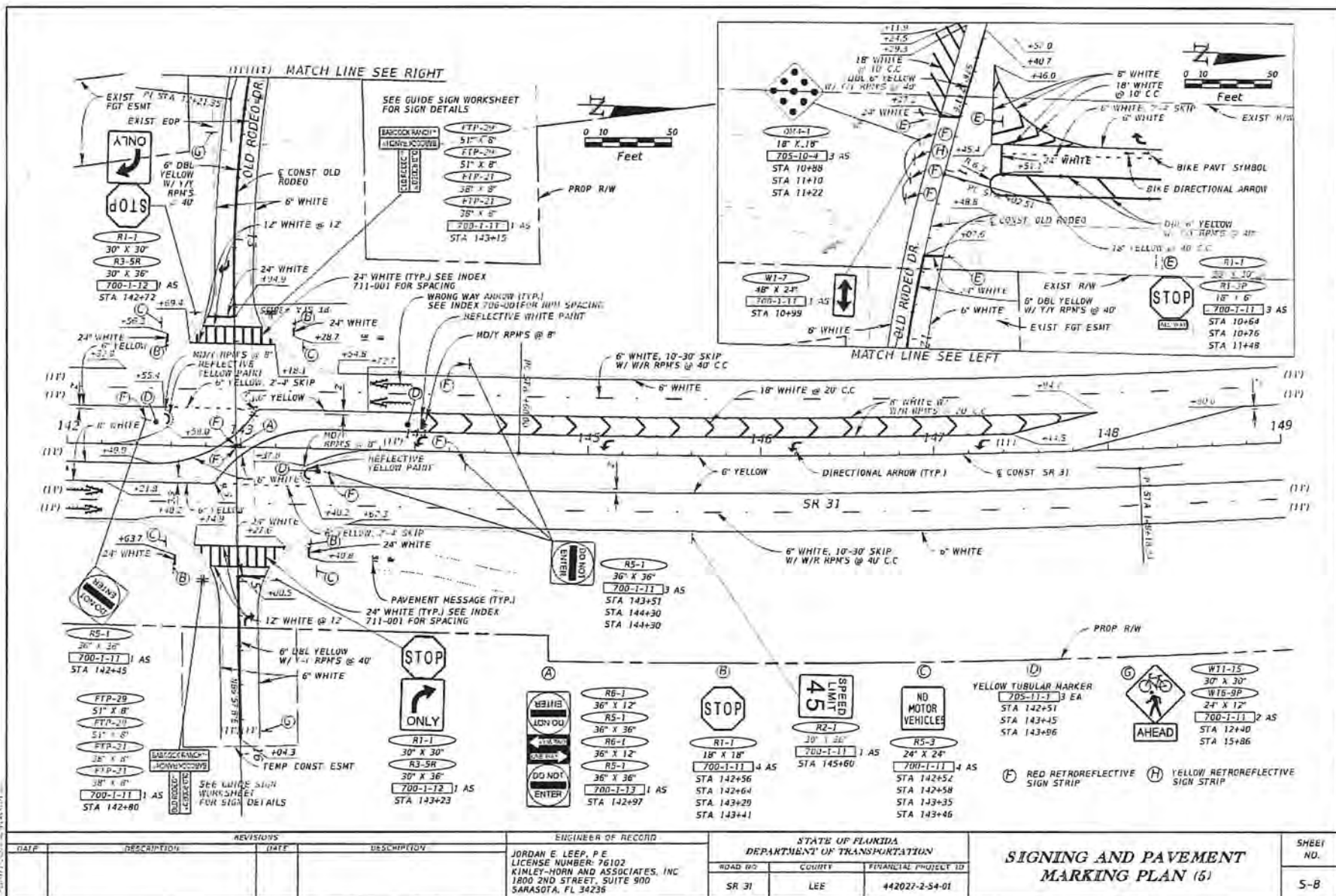


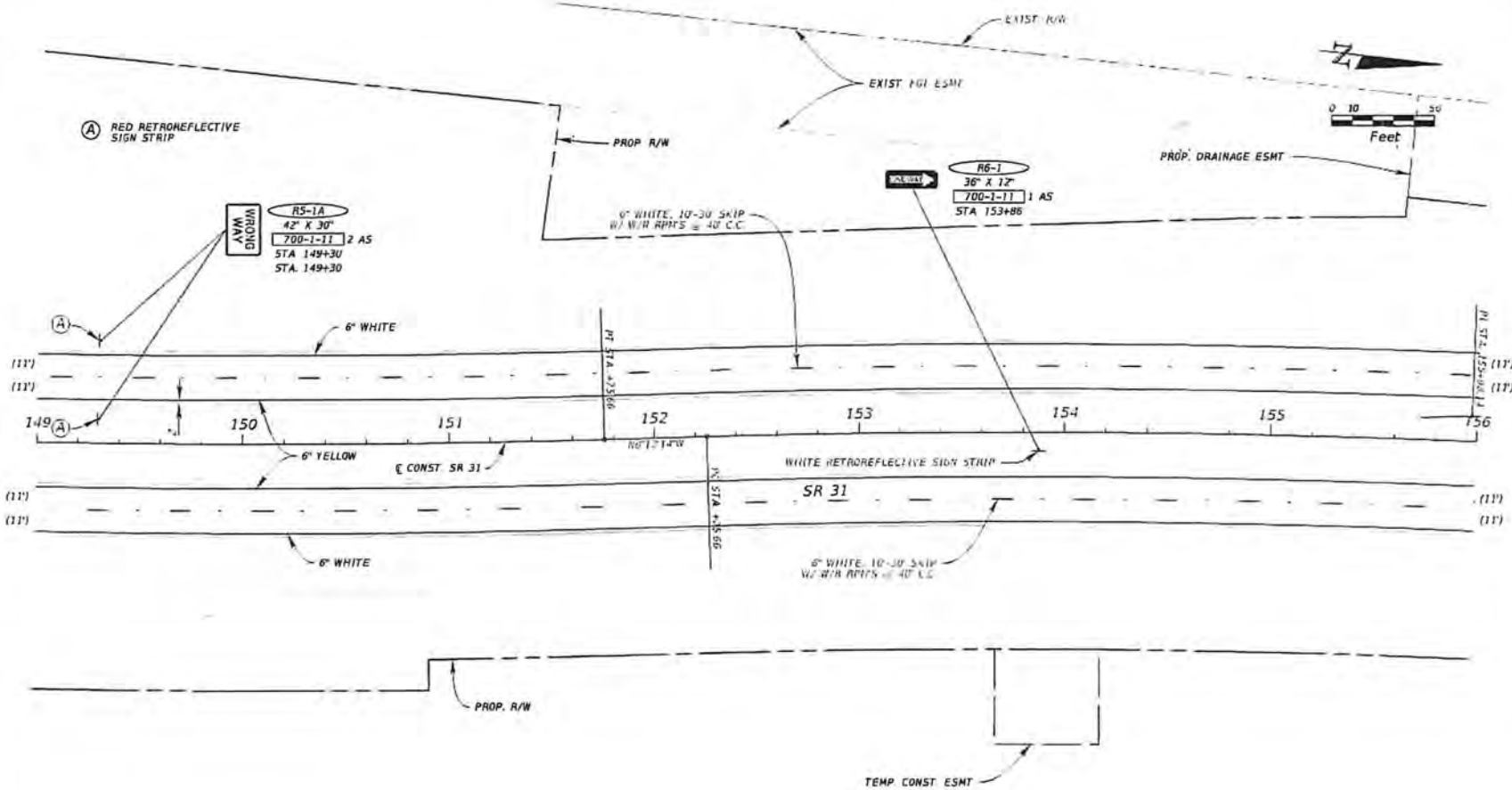
**SR 31 SIGNING & PAVEMENT  
MARKING PLAN  
(NORTH OF SR 78)**











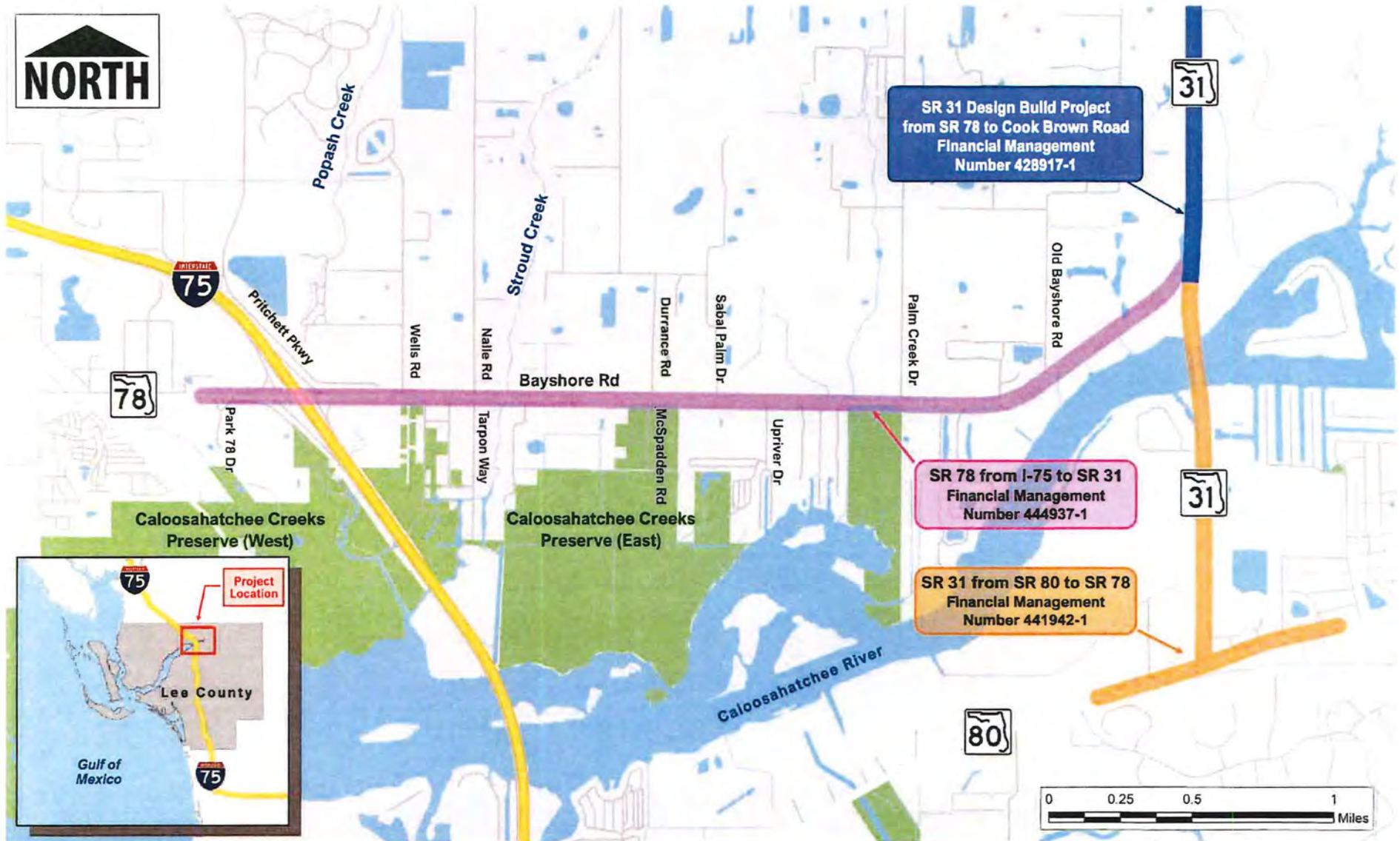
REVISIONS			ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO.
DATE	DESCRIPTION	BY/APP		ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
			JORDAN E. LEEP, P.E. LICENSE NUMBER: 76102 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900 SARASOTA, FL 34236	SR 31	LEE	442027-2-54-01	S-9

**SIGNING AND PAVEMENT  
MARKING PLAN (6)**

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER FILE #1615-23-03, F.A.C.

# **FDOT'S PROJECT SUMMARY**



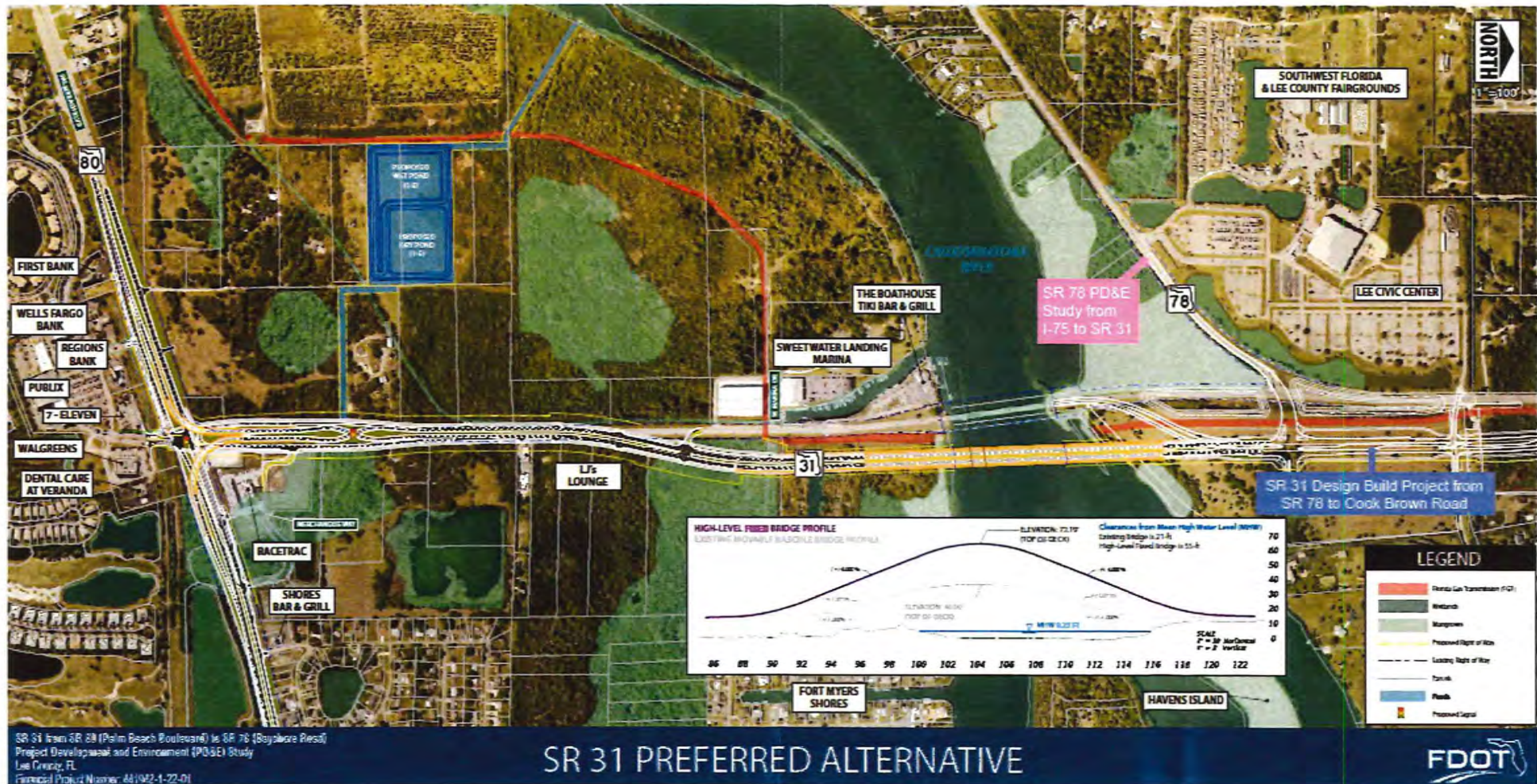


SR 31 from SR 80 (Palm Beach Boulevard) to SR 78 (Bayshore Road)  
Project Development and Environment (PD&E) Study  
Lee County, FL  
Financial Project Number: 441942-1-22-01

## PROJECTS LOCATION MAP







## **ITE PASS-BY RATES**



### Vehicle Pass-By Rates by Land Use

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

[illegible]

# **TRIP GENERATION EQUATIONS**

# Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 7

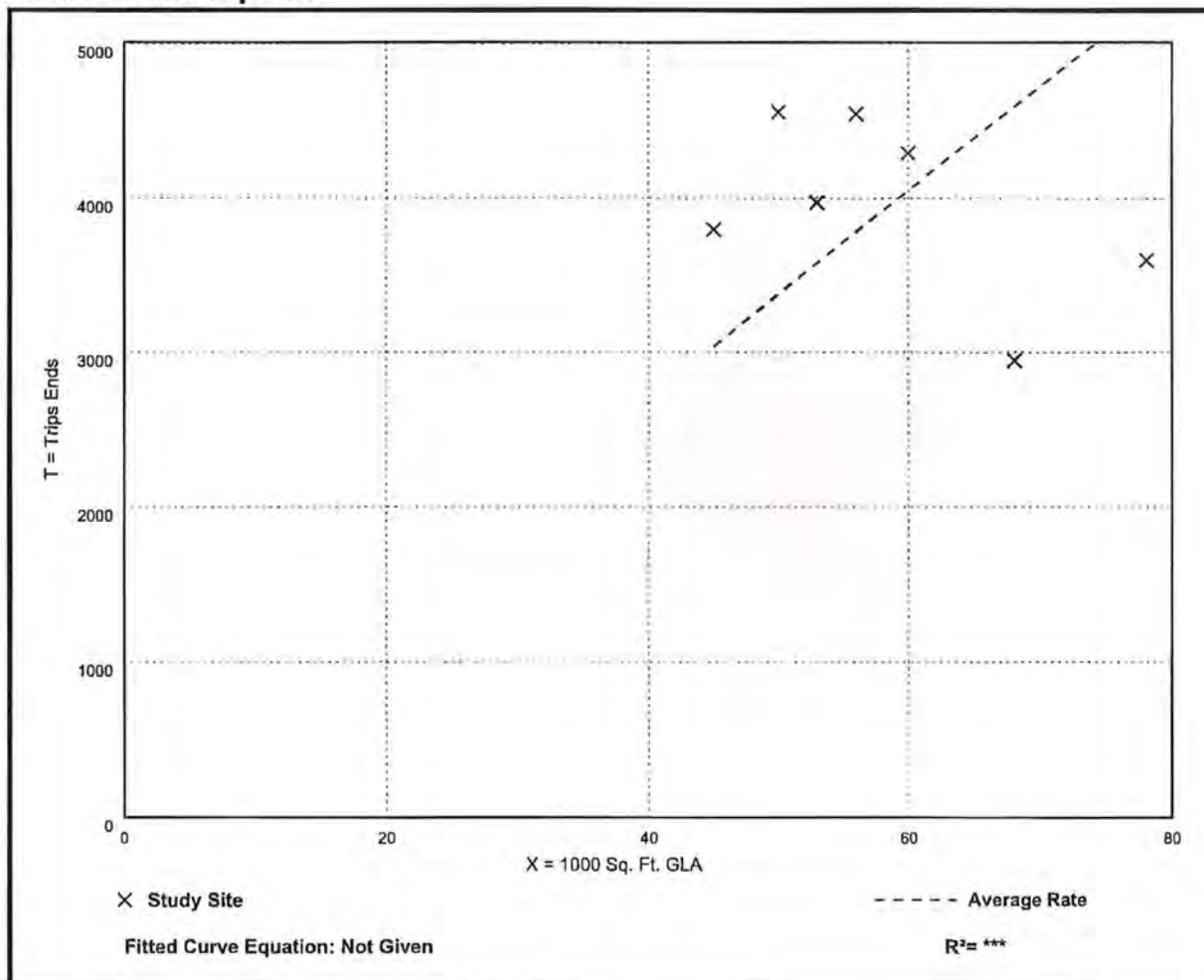
Avg. 1000 Sq. Ft. GLA: 59

Directional Distribution: 50% entering, 50% exiting

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

Average Rate	Range of Rates	Standard Deviation
67.52	43.29 - 91.06	19.25

## Data Plot and Equation





# Shopping Plaza (40-150k) - Supermarket - No (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: 13

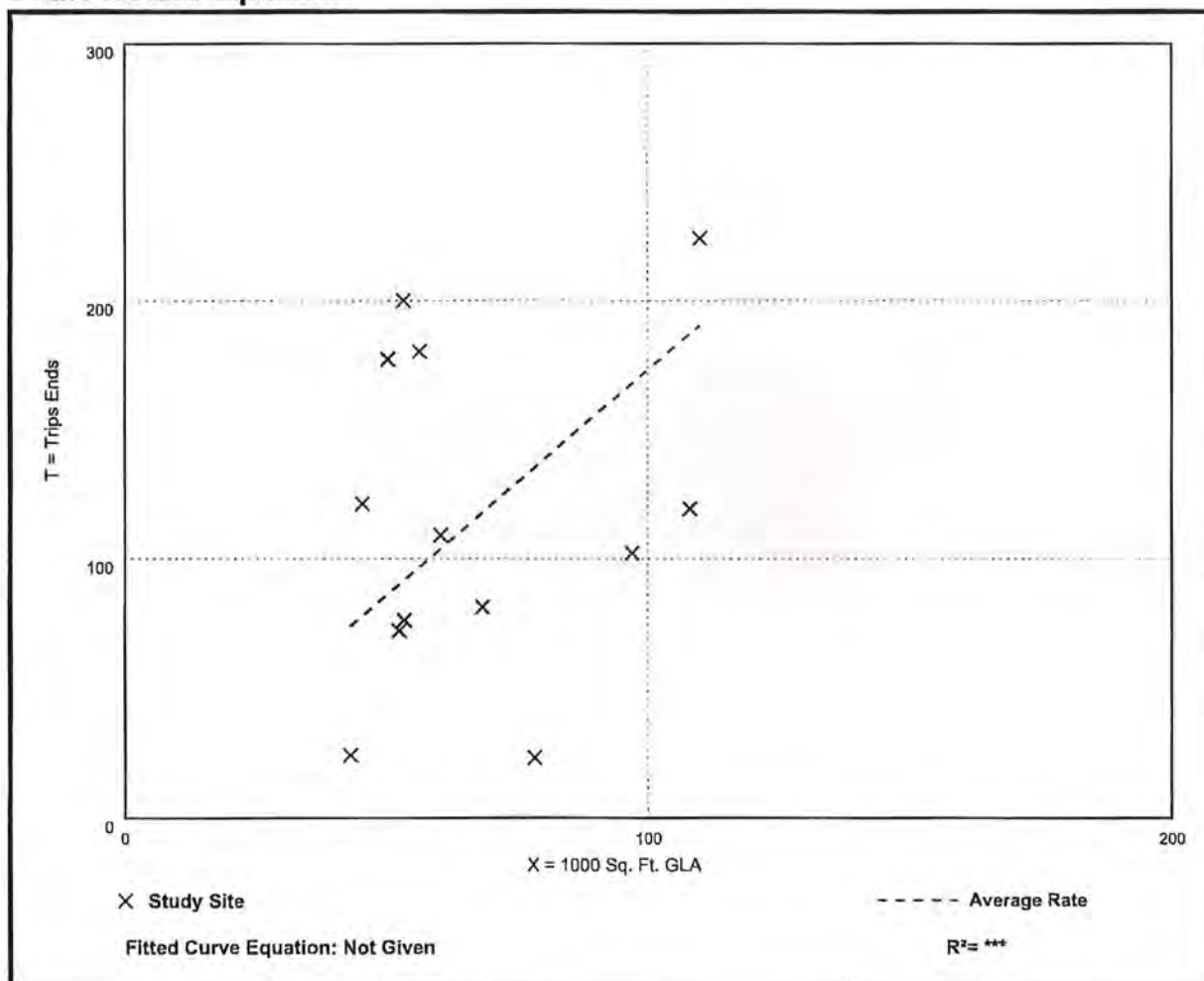
Avg. 1000 Sq. Ft. GLA: 67

Directional Distribution: 62% entering, 38% exiting

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

Average Rate	Range of Rates	Standard Deviation
1.73	0.29 - 3.77	1.06

## Data Plot and Equation



# Shopping Plaza (40-150k) - Supermarket - No (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: 42

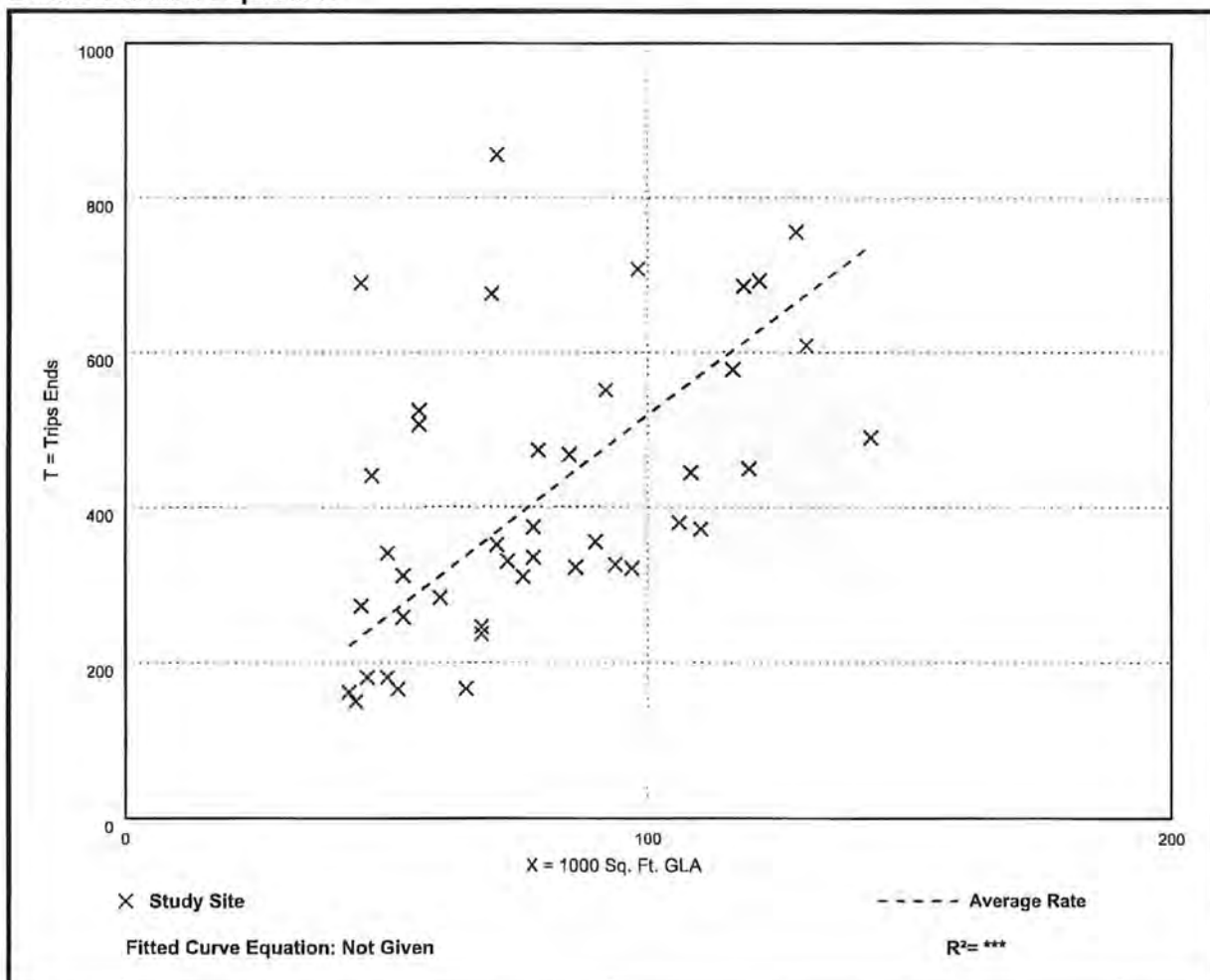
Avg. 1000 Sq. Ft. GLA: 79

Directional Distribution: 49% entering, 51% exiting

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

Average Rate	Range of Rates	Standard Deviation
5.19	2.55 - 15.31	2.28

## Data Plot and Equation



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LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341  
[www.morris-depew.com](http://www.morris-depew.com)

October 22, 2024

Mr. Doug Underwood  
Fire Chief  
Bayshore Fire Protection and Rescue Service District  
17350 Nalle Road  
North Fort Myers, FL 33917  
[dunderwood@bayshorefire.org](mailto:dunderwood@bayshorefire.org)

**RE: Letter of Availability Request**

Mr. Underwood,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment and Commercial Planned Development Rezone to allow for a maximum of 100,000 square feet of commercial space to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

The property is located at 18031/041 State Road 31 and the subject area for future development consists of ±9.7 acres. A location map is attached for your reference. The subject property is currently within the Rural Future Land Use Category and is zoned AG-2. The proposed Future Land Use Category will be Outlying Suburban, and the proposed zoning will be Commercial Planned Development.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development.

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

**MORRIS-DEPEW ASSOCIATES, INC**



Marissa Fewell  
Senior Planner



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LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341  
[www.morris-depew.com](http://www.morris-depew.com)

October 22, 2024

Mr. Paul DiCicco  
Chief  
Emergency Medical Services  
2000 Main Street, Suite 100  
Fort Myers, FL 33901  
[PDiCicco@leegov.com](mailto:PDiCicco@leegov.com)

**RE: Letter of Availability Request**

Mr. DiCicco,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment and Commercial Planned Development Rezone to allow for a maximum of 100,000 square feet of commercial space to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

The property is located at 18031/041 State Road 31 and the subject area for future development consists of ±9.7 acres. A location map is attached for your reference. The subject property is currently within the Rural Future Land Use Category and is zoned AG-2. The proposed Future Land Use Category will be Outlying Suburban, and the proposed zoning will be Commercial Planned Development.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development.

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

**MORRIS-DEPEW ASSOCIATES, INC**

Marissa Fewell  
Senior Planner

**MORRIS****DEPEW**ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS

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Phone (239) 337-3993 | Toll Free (866) 337-7341  
[www.morris-depew.com](http://www.morris-depew.com)

October 22, 2024

Mr. Stanley Nelson  
Director of Planning and Research  
Lee County Sheriff's Office  
14750 6 Mile Cypress Parkway  
Fort Myers, FL 33912  
[SNelson@sheriffleefl.org](mailto:SNelson@sheriffleefl.org)

**RE: Letter of Availability Request**

Mr. Nelson,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment and Commercial Planned Development Rezone to allow for a maximum of 100,000 square feet of commercial space to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

The property is located at 18031/041 State Road 31 and the subject area for future development consists of  $\pm 9.7$  acres. A location map is attached for your reference. The subject property is currently within the Rural Future Land Use Category and is zoned AG-2. The proposed Future Land Use Category will be Outlying Suburban, and the proposed zoning will be Commercial Planned Development.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development.

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

**MORRIS-DEPEW ASSOCIATES, INC**

Marissa Fewell  
Senior Planner

**MORRIS****DEPEW**ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341  
[www.morris-depew.com](http://www.morris-depew.com)

October 22, 2024

Ms. Jacqueline Heredia  
Planning Specialist, Planning, Growth and Capacity  
The School District of Lee County  
2855 Colonial Blvd  
Fort Myers, FL 33966  
[JacquelineHe@leeschools.net](mailto:JacquelineHe@leeschools.net)

**RE: Letter of Availability Request**

Ms. Heredia,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment and Commercial Planned Development Rezone to allow for a maximum of 100,000 square feet of commercial space to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

The property is located at 18031/041 State Road 31 and the subject area for future development consists of ±9.7 acres. A location map is attached for your reference. The subject property is currently within the Rural Future Land Use Category and is zoned AG-2. The proposed Future Land Use Category will be Outlying Suburban, and the proposed zoning will be Commercial Planned Development.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development.

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

**MORRIS-DEPEW ASSOCIATES, INC**

Marissa Fewell  
Senior Planner



**MORRIS****DEPEW**ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341  
[www.morris-depew.com](http://www.morris-depew.com)

October 22, 2024

Ms. Clarissa Marino Diaz  
Planner  
LeeTran  
3401 Metro Pkwy  
Fort Myers, FL 33905  
[cmarinodiaz@leegov.com](mailto:cmarinodiaz@leegov.com)

**RE: Letter of Availability Request**

Ms. Marino Diaz,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment and Commercial Planned Development Rezone to allow for a maximum of 100,000 square feet of commercial space to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

The property is located at 18031/041 State Road 31 and the subject area for future development consists of ±9.7 acres. A location map is attached for your reference. The subject property is currently within the Rural Future Land Use Category and is zoned AG-2. The proposed Future Land Use Category will be Outlying Suburban, and the proposed zoning will be Commercial Planned Development.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development.

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

**MORRIS-DEPEW ASSOCIATES, INC**

Marissa Fewell  
Senior Planner

**MORRIS****DEPEW**ENGINEERS • PLANNERS • SURVEYORS  
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2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341  
[www.morris-depew.com](http://www.morris-depew.com)

October 22, 2024

Mr. Justin Lighthall  
Manager, Public Utilities  
Lee County Solid Waste  
1500 Monroe Street  
Fort Myers, FL 33901  
[JLighthall@leegov.com](mailto:JLighthall@leegov.com)

**RE: Letter of Availability Request**

Mr. Lighthall,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment and Commercial Planned Development Rezone to allow for a maximum of 100,000 square feet of commercial space to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

The property is located at 18031/041 State Road 31 and the subject area for future development consists of  $\pm 9.7$  acres. A location map is attached for your reference. The subject property is currently within the Rural Future Land Use Category and is zoned AG-2. The proposed Future Land Use Category will be Outlying Suburban, and the proposed zoning will be Commercial Planned Development.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development.

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

**MORRIS-DEPEW ASSOCIATES, INC**

Marissa Fewell  
Senior Planner

October 22, 2024

Mr. Ashanti Shahriyar  
Lee County Utilities  
1500 Monroe Street  
Fort Myers, FL 33901  
[LCUDCAP@leegov.com](mailto:LCUDCAP@leegov.com)

**RE: Letter of Availability Request**

Mr. Shahriyar,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment and Commercial Planned Development Rezone to allow for a maximum of 100,000 square feet of commercial space to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

The property is located at 18031/041 State Road 31 and the subject area for future development consists of ±9.7 acres. A location map is attached for your reference. The subject property is currently within the Rural Future Land Use Category and is zoned AG-2. The proposed Future Land Use Category will be Outlying Suburban, and the proposed zoning will be Commercial Planned Development.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development.

**Estimated Demand: 100,000 sq. ft. X 0.10 GPD/sf = 10,000 GPD (per Ch. 64e-6)**

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

**MORRIS-DEPEW ASSOCIATES, INC**



Marissa Fewell  
Senior Planner







© COPYRIGHT MORRIS - DEPEW ASSOCIATES, INC. 2024 ALL RIGHTS RESERVED G:\23071 - 18031 & 41 SR 31 North Fort Myers\Plans\23071-00 Exhibit\Current Plans\23071-00 AERIAL LOCATION MAP.dwg «M9» - Sep 26 2024 10:52:05 am PLOTTED BY: dleon

PROJECT:	SR 31 CIVIC 10
LOCATION:	18031/41 SR 31 NORTH FORT MYERS

CONSULTANT:	 <b>MORRIS DEPEW</b> ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA 110, 6532 / FL CERT NO. LB6691 / LC26000330  <b>Fort Myers</b> 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3903 Fax: (239) 337-3904 Toll free: 866-337-7341  <b>Tallahassee</b> 113 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7341  <b>Destin</b> 5597 Highway 98 Unit 201 Santa Rosa Beach, Florida 32459 Toll free: 866-337-7341
-------------	---

CLIENT:	 <b>Restoration GROUP INC.</b> 208 CECIL STREET
 SCALE 1"=500'	

PROJECT MANAGER:	BS
DRAWING BY:	DGL
JURISDICTION:	LEE COUNTY
DATE:	9/26/2024
SHEET TITLE:	AERIAL LOCATION MAP
SHEET NUMBER:	EX-M9
JOB/FILE NUMBER:	23071





Lee County  
*Southwest Florida*

Board of County Commissioners

Kevin Ruane  
District One

Cecil L. Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Mike Greenwell  
District Five

Dave Harner, II  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

November 25, 2024

Marissa Fewell, Senior Planner  
Morris-Depew Associates, INC  
2914 Cleveland Avenue  
Fort Myers, FL 33901

VIA ELECTRONIC MAIL

Re: Letter of Service Availability – SR 31 CIVIC 10

Ms. Fewell,

I am in receipt of your email requesting a Letter of Service Availability for a project to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There is one ambulance located 5.3 miles away and four additional ambulances located within ten miles of your project location.

It is our opinion that the EMS service availability for the location provided is adequate at this time.

Sincerely,

Paul DiCicco  
Deputy Director - EMS Chief

***Carmine Marceno***  
**Sheriff**



***"Proud to Serve"***

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

October 22, 2024

Marissa Fewell  
Morris-Depew Associates  
2914 Cleveland Ave.  
Fort Myers, FL 33901

Ms. Fewell,

The Lee County Sheriff's Office has reviewed your letter of availability request for a 9.7 +/- acre project that would allow for a maximum of 100,000 square feet of commercial space at 18031/18041 State Road 31 in North Fort Myers and that is associated with the following STRAP: 13-43-25-00-00009.0000

The project proposal includes a Comprehensive Plan Amendment and Commercial Planned Development Rezone that would change the Future Land Use Category from Rural to Outlying Suburban and zoning from AG-2 to Commercial Planned Development.

Based on the information provided in your request, the Lee County Sheriff's Office has no objections to this request. This Agency will provide law enforcement services from our 1<sup>st</sup> Precinct offices in North Fort Myers.

Respectfully,

A handwritten signature in black ink, appearing to read "Robb Casale", with a date "10/23" written to the right.

Robb Casale  
Major, Patrol Bureau



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



**From:** Heredia, Jacqueline <JacquelineHe@LeeSchools.net>  
**Sent:** Monday, October 28, 2024 7:49 AM  
**To:** Marissa C. Fewell  
**Cc:** Lindsay F. Rodriguez  
**Subject:** Re: Letter of Availability Request Lee Schools - SR31 Civic 10

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

The School District has no comment for SR31 Civic 10. The applicant is not proposing additional dwelling units nor are they proposing COP within 500' of school.

Please do not hesitate to reach out should you have any questions.

Thank you.

**Jacqueline Heredia**

**District Planning Specialist**

2855 Colonial Blvd, Fort Myers, FL 33966

o: 239-335-1494

[JacquelineHE@leeschools.net](mailto:JacquelineHE@leeschools.net)

[www.leeschools.net](http://www.leeschools.net)

**THE SCHOOL DISTRICT OF LEE COUNTY**

**PERSONAL | PASSIONATE | PROGRESSIVE**

---

**From:** Marissa C. Fewell <[mfewell@m-da.com](mailto:mfewell@m-da.com)>  
**Sent:** Tuesday, October 22, 2024 10:18 AM  
**To:** Heredia, Jacqueline <[JacquelineHe@LeeSchools.net](mailto:JacquelineHe@LeeSchools.net)>  
**Cc:** Lindsay F. Rodriguez <[lrodriguez@m-da.com](mailto:lrodriguez@m-da.com)>  
**Subject:** Letter of Availability Request Lee Schools - SR31 Civic 10

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Attached please find a letter of availability request for a Lee County Comprehensive Plan Amendment and Commercial Planned Development Rezone associated with the property located at 18031/041 State Road 31. The project is known as SR31 Civic 10. The details of

our request are outlined in the attached letter, along with an aerial location map of the property.

Please let me know if you have any questions or need any additional information to issue a letter of availability.

Thank you,



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**Marissa Fewell, AICP**  
Senior Planner

2914 Cleveland Ave  
Fort Myers, FL 33901  
(239) 337-3993 telephone  
(866) 337-7341 toll free



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*Southwest Florida*

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County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

November 22, 2024

MORRIS-DEPEW ASSOCIATES, INC

Attn: Marissa Fewell, Senior Planner

2914 Cleveland Ave,

Fort Myers, FL 33901

**RE: 18031/041 SR-31 Letter of Service Availability**

Dear Mr. McHarris:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed 100,000 square feet of commercial space located directly north of the Lee Civic Center and directly west of SR-31 through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

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

Sincerely,

*Justin Lighthall*

Justin Lighthall  
Manager, Public Utilities  
Lee County Solid Waste Department





# Lee County

Southwest Florida

## BOARD OF COUNTY COMMISSIONERS

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*District One*

November 1, 2024

Via E-Mail

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Richard Wm Wesch  
*County Attorney*

Donna Marie Collins  
*County Hearing Examiner*

Marrisa Fewell  
Morris – Depew Associates  
2914 Cleveland Avenue  
Fort Myers, FL 33901

**RE: Potable Water and Wastewater Availability  
SR 31 Civic 10 – 18031/041 State Road 31, Fort Myers, FL 33917  
STRAP # 13-43-25-00-00009.0000**

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.

Your firm has indicated that this project will consist of one commercial unit with an estimated flow demand of approximately 10,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above, if the proposed service area is updated to include this parcel.

The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

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

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

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

Sincerely,

*Ashanti Shahriyar*

**LEE COUNTY UTILITIES**

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING

**SR31 Civic 10 CPA****Lee Plan, State & Regional Policy Plan, Community Plan Area Consistency &  
Justification of the Proposed Amendment**

Exhibits M12, M19, M20, M21

**I. REQUEST & EXISTING CONDITIONS**

Mario's Painting of South Florida (Applicant) is requesting approval of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use (FLU) category of  $\pm 9.58$  acres from Rural to Outlying Suburban, and to add the  $\pm 9.58$  acre property to the Lee County Utilities, Future Water and Sanitary Sewer Service Areas. This request requires three (3) map amendments to Lee Plan Maps 1A, Map 4A, and Map 4B. It also includes a text amendment to Lee Plan Table 1(b) to increase the residential acreage of land in Outlying Suburban FLU category of District 22, Bayshore.

A companion rezone application is forthcoming to rezone the property from AG-2 to a Commercial Planned Development, with the ultimate goal of developing a maximum of 50,000 square feet of commercial uses. No residential dwelling units or retail commercial is proposed.

The  $\pm 9.58$  acre property (Property) is located directly north of the Lee County Civic Center and directly west of SR 31 in the Bayshore Community Planning Area.



Figure 1: Boundary of Proposed Map Amendment



## II. SURROUNDING LAND USE

The Property is located in an area of the county characterized by a mix of existing and proposed urban and rural development patterns. The urban development patterns include the pending SR 31 improvements, the Lee County Civic Center directly to the south, Babcock Ranch to the northeast on SR 31, and the Greenwell MPD to the east of SR 31. The rural development pattern in the vicinity of the Property include scattered areas of large-lot single-family residential and undeveloped parcels, and the location within the Bayshore Planning Community, which is known for its semi-rural character.



Figure 2: Surrounding Land Uses

Lands in the surrounding area are designated Rural on the west of SR 31, Outlying Suburban on the east of SR 31, and Public Facilities directly to the south of the Property. Due to the proximity of the existing lands designated as Outlying suburban and the scheduled improvements on SR 31 as well as the other urban features of this area, the request to include the Property in Outlying Suburban is appropriate at this location.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Rural	AG-2	Vacant Agricultural Lands; Large-Lot Single Residential
SOUTH	Public Facilities	CF	Lee County Civic Center
EAST	Outlying Suburban	AG-2	SR 31; Vacant Agricultural Lands
WEST	Rural	AG-2	Large-Lot Single Family Residential

### **III. PUBLIC INFRASTRUCTURE**

As evidenced by the Letters of Availability (Exhibit M18) the Property is serviced or is planned to be serviced by existing and planned public infrastructure that can accommodate the proposed commercial development.

The Applicant is requesting to add the Property to the Lee County Utilities, Future Service Areas for Water and Sanitary Sewer. As demonstrated in Exhibit M18, Lee County Utilities has provided a letter of availability indicating there is adequate capacity to serve this site for potable water and sanitary sewer services.

The Property is located directly north of the Old Rodeo Dr. and SR 31 intersection and currently has direct access, and approximately 685-feet of frontage, on SR 31. SR 31, also known as Babcock Ranch Road, is a north/south two-lane undivided arterial roadway with a posted speed limit of 60 MPH under the jurisdiction of Florida Department of Transportation (FDOT). As outlined in the enclosed Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc., SR 31 is funded to be reconstructed as a new four-lane facility from SR 78 to Cook Brown Road by the Babcock Ranch community. This four-lane improvement will be expandable to a future six-lane facility. The existing intersection of Old Rodeo Dr. with SR 31 will be directionalized as part of the widening project. The construction of the 4-lane improvement is scheduled to be completed by 2025. As a result of this SR 31 project, access to the site will be directly provided to Old SR 31 that will continue to run parallel to the new 4-lane section of SR 31.

There are adequate public facilities and services in the immediate vicinity of the Property, including Fire, Law Enforcement, EMS, Solid Waste, and Parks. Letters of Availability are enclosed as Exhibit 18. Please also refer to the enclosed Public Facilities Analysis (Exhibit M15, M17).

### **IV. PROPOSED AMENDMENT**

The proposed amendments will allow for development of the Property as a commercial development with a maximum of 50,000 square feet of commercial uses and other site infrastructure. The Applicant will be submitting a companion CPD rezoning application that will implement the intended development program.

The amendment includes a request for the Property to be added to the Lee County Utilities, Future Water Service Areas and Sanitary Sewer Service Areas. Based on the location of the Property directly adjacent to the boundary of the Future Water and Sanitary Sewer Service Areas, the request represents a logical extension of the boundary to include the Property.

The proposed text amendment requests that the acreage of the Property be removed from the Rural FLUC and added to the Outlying Suburban FLUC to ensure consistency with Lee Plan Table 1(b).



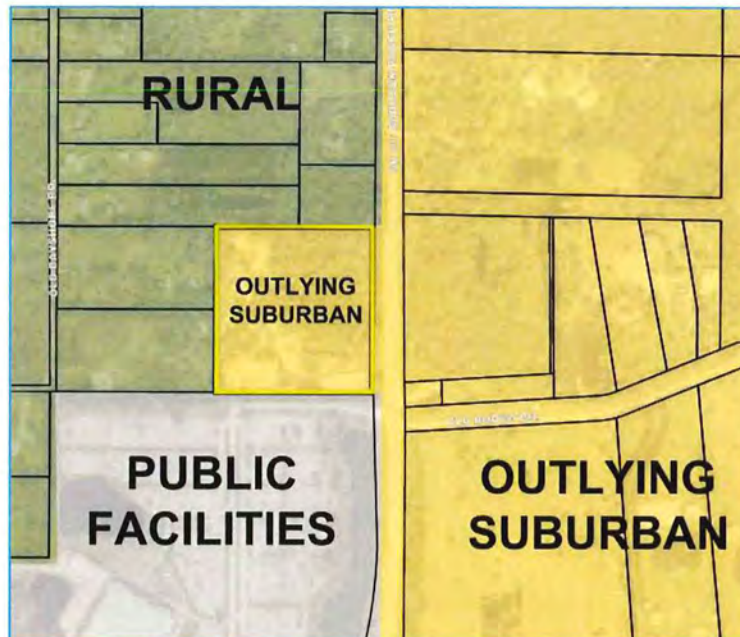
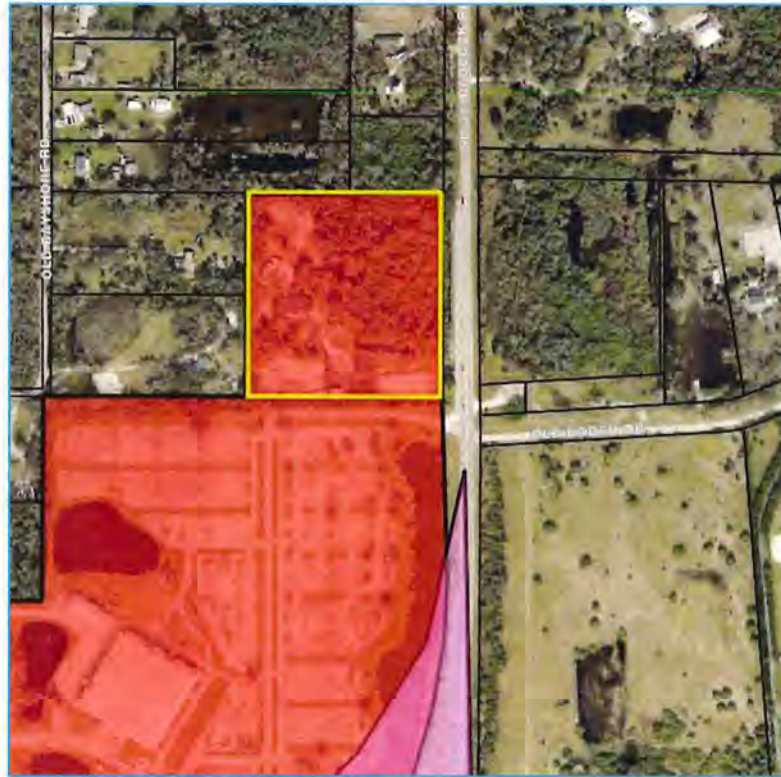


Figure 3: Proposed FLU Map Amendment



Figure 4: Proposed LCU Water Service Area





*Figure 5: Proposed LCU Sanitary Sewer Service Area*

## **V. COMPATIBILITY & CHARACTER OF THE AREA**

The Property is located within the Bayshore Community Planning Area, and is directly adjacent to the Northeast Lee County Community Planning Area located on the east side of SR 31. The amendments will result in a development that is compatible and appropriate at this location as evidenced by the surrounding existing and planned uses.

Changing the FLU of the Property from Rural to Outlying Suburban is appropriate at this location of the county. The property on the eastern side of SR 31 from the Caloosahatchee River to N. River Road is designated Outlying Suburban, which demonstrates that the transition of intensity from Rural to Outlying Suburban is complementary to the surrounding land use pattern and represents a logical extension of that FLUC across SR 31. Also located on the eastern side of SR 31 in the Outlying Suburban FLUC is the ±265 acre Greenwell SR 31 property, which was originally designated as Rural and Wetlands on the Lee County FLUM, but received approval to change the designation to Outlying Suburban and Wetlands in 2023. The Greenwell Property was also added to the Lee County Future Water Service Areas. In addition to the comprehensive plan amendments, the Greenwell SR 31 property was rezoned from AG-2 to Mixed Use Planned Development to allow up to 400,000 sq. ft. of commercial development and up to 122 dwelling units. The recent land use changes along this corridor are an indicator of expected growth to this area of the county.

Further demonstrating the appropriateness of this request is the proximity of the Property to the Lee County Civic Center located directly south of the Property. The Lee Board of County Commissioners (BoCC) is working with county staff to visualize a new, reimagined future for the Lee County Civic Center complex. Since 2022, the Lee County BoCC has met several times to discuss the future plans for the Civic Center. The Civic Center contains many features that are complementary and compatible to the request to develop the Property with commercial uses. Such features include areas for vehicle parking, the event spaces, maintenance shop, restroom buildings, pavilions, barns, halls, and office spaces. The Civic Center hosts events of all kinds all year round that generate turn out from thousands of participants. Private events are held as well including weddings with outdoor music. The need for commercial in this area of the county already high and is increasing. Providing a CPD directly adjacent to the Civic Center will create a harmonious mix of land uses that will support the growing community.

Another key indicator of the appropriateness of the request is the planned improvements to the SR 31 roadway which will increase capacity. As outlined in the enclosed Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc., SR 31 is funded to be reconstructed as a new four-lane facility from SR 78 to Cook Brown Road by Babcock Ranch community. This four-lane improvement will be expandable to a future six-lane facility. The existing intersection of Old Rodeo Dr. with SR 31 will be directionalized as part of the widening project. The construction of the 4-lane improvement is scheduled to be completed by 2025. As a result of this SR 31 project, access to the site will be directly provided to Old SR 31 that will continue to run parallel to the new 4-lane section of SR 31.

## **VI. LEE PLAN CONSISTENCY & COMMUNITY PLAN AREA CONSISTENCY**

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

**POLICY 1.1.6:** The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.

**In direct compliance with this policy, the Property is located in an area of the county where semi-rural meets urban areas. Located directly north of the Civic Center and adjacent to SR 31 with its upcoming improvements, the Property is situated in an area where public infrastructure exists to support the proposed development. While this category allows for limited residential density, the Applicant is submitting a companion rezoning application to limit the property to commercial development only.**

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

**As previously stated, the Property is located directly adjacent to and has access to SR 31, which is planned for significant improvements. The proposed amendments include extending the Lee County Utilities of water and sewer to the site providing for centralized utility services with capacity to serve the proposed project. Further, the Property will be served by existing public services such as Fire, EMS and Sheriff. The proposed amendments will make efficient use of the county's investment in infrastructure and public services that are available to serve the development.**

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

**As noted earlier, the proposed amendments will result in a contiguous pattern of Outlying Suburban that will create a compact growth pattern in this area of the County. The request will allow for commercial development directly adjacent to the Lee County Civic Center, which will result in a harmonious and compatible development pattern that will reduce urban sprawl and provide the community with commercial resources. By extending the Lee County Utilities boundaries for water and sewer, the amendments will provide minimized energy costs and prevent services from leap-frogging into areas of the county that are more distant from these services. As evidenced by the surrounding existing development pattern and land uses, the amendments are appropriate at this location.**

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

**In compliance with this policy, the resulting development will provide commercial uses to residents within and adjacent to the Bayshore community which will reduce vehicle miles traveled. The request to extend the water and sewer services areas will ensure that the development of the Property will not rely on well and septic and will be able to utilize public sanitary sewer and potable water services. Per the provided Letters of Availability, other services exist to support development of the property. The Property is adjacent to an arterial roadway with imminent plans for expansion, adjacent to the Lee County Civic Center, which also has plans for renovations, and adjacent to large**



**areas of existing Outlying Suburban lands, all indicative that the amendments in this location will result in development that is compact and contiguous and where adequate public facilities exist or are planned to support development.**

**STANDARD 4.1.1: WATER & STANDARD 4.1.2: SEWER.**

**The amendment proposes to add the Property to the Lee County Utilities Service Area Maps, Future Service Areas for Sanitary Sewer and Potable Water. LCU has provided a letter of availability indicating adequate capacity is available to serve the proposed 50,000 sq. ft. of commercial development. Extending the LCU service areas will result in a development that will not rely upon individual wells and septic tanks. The proposed expansion represents a logical extension of the boundaries and does not leap frog across properties that are not within these areas. The expanded utilities are essential for this growing corridor.**

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

**As evidenced by the surrounding existing and planned land uses, the proposed amendment will result in commercial development that is compatible with adjacent land uses. The Property is located in a growing corridor of the county with planned roadway improvements, planned developments, an existing mixed use community (Babcock Ranch) and adjacent to a public facility with plans to evolve. The resulting commercial development will provide the area with a supportive and compatible development.**

**POLICY 6.1.6: Maintain land development regulations that require commercial development provide adequate and appropriate landscaping, open space, buffering, and architectural standards.**

**In compliance with this policy, the Applicant will be filing a companion planned development application to rezone the property to a CPD. The companion rezone will be in compliance with the LDC where commercial development guidelines are provided that require architectural design regulations. The MCP that will be adopted as part of the CPD will provide the required landscape buffers and open space.**

**POLICY 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.**

**The proposed amendments will not result in a commercial development that is scattered, premature, or strip development. The Property is directly adjacent to the Lee**

**County Civic Center and will provide the area with commercial uses that are complementary to the existing and planned development pattern. Being located directly on a main corridor with planned improvements, the Property is not ideal for low-density residential development.**

GOAL 18: BAYSHORE COMMUNITY PLAN. Protect the existing rural residential, agricultural and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, and exclude incompatible uses that are destructive to the character of this rural residential environment. (Ord. No. 03-02, 18-18)

**The proposed amendment is requested in order to allow limited commercial uses on the subject property. Although residential density limits will increase with the proposed amendment, a companion planned development rezoning application will be submitted to only allow for limited commercial uses and no residential units.**

OBJECTIVE 18.1: LAND USE. The County will continue to enforce land development regulations that ensure separation of urban and rural land uses through the implementation of open space, buffers, and setback requirements that protect high quality environmental areas, such as creeks, oak hammocks, floodplains and wetlands from potential impacts of development. Planned developments, through appropriate conditions of approval, will be required to locate low residential densities along the perimeters of the development. Amendments to the Future Land Use Map that increase density or intensity must demonstrate compatibility through a concurrent planned development rezoning. (Ord. No. 03-02, 18-14, 18-18)

**A companion planned development rezoning application will be submitted to request limited commercial uses at the subject property. No residential units will be proposed. The planned development will include appropriate land development regulations for open space, buffers, and setback requirements to protect the wetlands located on the property.**

POLICY 18.1.1: Retail commercial uses will be limited to the Interstate Interchange designation at Bayshore and I-75, plus minor commercial uses at the intersections of Nalle Road and Bayshore, SR 31 and Bayshore, and SR 31 and Old Bayshore. Non-retail commercial uses are permitted elsewhere consistent with the Lee Plan and the LDC. (Ord. No. 03-02, 18-18)

**In direct compliance with this policy, the proposed amendment and companion planned development rezoning will only include non-retail commercial uses.**

POLICY 18.1.3: No new industrial uses or industrial rezonings are permitted after February 3, 2003. (Ord. No. 03-02, 18-18)

**The proposed future land use category of Outlying Suburban does not allow for industrial uses and the companion planned development rezoning will not request industrial uses.**

POLICY 18.1.4: No new mining uses or commercial excavations are permitted after February 3, 2003. (Ord. No. 03-02, 18-18)

**The proposed amendment and companion planned development rezoning will not request mining uses or commercial excavations on the subject property.**

OBJECTIVE 18.3: SEWER AND WATER. Given the desire to maintain a low residential density, new central sewage service is not economically feasible and is discouraged north of Bayshore Road within the future non-urban land use categories. Central water service for enhanced fire protection will be encouraged where economically feasible. (Ord. No. 03-02, 18-18)

POLICY 18.3.1: No landowner will be required to connect to central sewer or water utilities or be assessed for same unless a threat to public health can be documented, or if a new development proposes an intensity that exceeds the thresholds in Standards 4.1.1 and 4.1.2. (Ord. No. 03-02, 18-18)

**Although not required, the Applicant is requesting to add the Property to the Lee County Utilities, Future Service Areas for Water and Sanitary Sewer. As demonstrated in Exhibit M18, Lee County Utilities has provided a letter of availability indicating there is adequate capacity to serve this site for potable water and sanitary sewer services.**

## **VII. ADJACENT LOCAL GOVERNMENTS**

The Property is located entirely within Lee County.

## **VIII. STATE COMPREHENSIVE PLAN POLICY**

In accordance with the Map Amendment application requirements to provide State Policy and Regional Policy Plan analysis, the following is included. However, the Community Planning Act of 2011 eliminated the requirement for consistency of the local comprehensive plan with the state comprehensive plan.

### **187.201(6) PUBLIC SAFETY. –**

*a) Goal.—Florida shall protect the public by preventing, discouraging, and punishing criminal behavior, lowering the highway death rate, and protecting lives and property from natural and manmade disasters.*

#### *(b) Policies:*

*9. Increase crime prevention efforts to enhance the protection of individual personal safety and property.*



**Consistency:** The Lee County Sheriff's Office provided a Letter of Availability for the proposed amendments.

*(b) Policies:*

22. *Require local governments, in cooperation with regional and state agencies, to prepare advance plans for the safe evacuation of coastal residents.*

23. *Require local governments, in cooperation with regional and state agencies, to adopt plans and policies to protect public and private property and human lives from the effects of natural disasters.*

**Consistency:** The property is located within the Coastal High Hazard Area (CHHA); however, the proposed amendment to change the future land use from Rural to Outlying Suburban will not result in the development of residential uses on the site. The project is commercial and does not contain any residential units, or plans for future residential development. The resulting development outcome of the property will be a commercial development that will be built to Florida Building Code standards, which should protect the property from damage typically caused by natural disasters. There will be no need for evacuation as the site contains no residential uses, and any employees of the commercial development will be notified and out of the building well ahead of any storm arrival.

187.201(7) *WATER RESOURCES.* –

*(a) Goal.—Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.*

*(b) Policies.—*

5. *Ensure that new development is compatible with existing local and regional water supplies.*

**Consistency:** Lee County Utilities provided a Letter of Availability for the proposed amendments. The proposed amendments will place the property within the Lee County Future Water and Sewer service areas.

187.201(9) *NATURAL SYSTEMS AND RECREATIONAL LANDS.* –

*(a) Goal.—Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

*(b) Policies.—*

1. *Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.*

3. *Prohibit the destruction of endangered species and protect their habitats.*
4. *Establish an integrated regulatory program to assure the survival of endangered and threatened species within the state.*

**Consistency:** In direct compliance with these policies, the Lee County Map Amendment application requires a full environmental assessment report, which has been provided. The report demonstrates there are no endangered species or habitats to protect on the property. The County requirements, which would require mitigation if endangered species were identified, are consistent with State requirements. As previously stated, the project will require an Environmental Resource Permit.

**187.201(12) HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE. –**

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

*(b) Policies.—*

2. *By 1994, provide in all counties a countywide solid waste collection system to discourage littering and the illegal dumping of solid waste.*

**Consistency:** Lee County Solid Waste provided a Letter of Availability to provide solid waste removal services for the property.

**187.201(14) PROPERTY RIGHTS. –**

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

*(b) Policies.—*

1. *Provide compensation, or other appropriate relief as provided by law, to a landowner for any governmental action that is determined to be an unreasonable exercise of the state's police power so as to constitute a taking.*
2. *Determine compensation or other relief by judicial proceeding rather than by administrative proceeding.*
3. *Encourage acquisition of lands by state or local government in cases where regulation will severely limit practical use of real property.*

**Consistency:** The Property is privately owned and therefore not affected by State or local policies or land use regulations that would require compensation, judicial proceeding, or acquisition.

**187.201(15) LAND USE. –**

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

*capacity to accommodate growth in an environmentally acceptable manner.*

*(b) Policies.—*

- 1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.*
- 2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.*
- 3. Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.*

**Consistency:** In direct compliance with these policies, the proposed amendment to include the property in Outlying Suburban enhances livability and character of the area it is located within. The site is serviced by all urban services and has received Letters of Availability from the appropriate agencies. The site has access to a complete roadway network that connects to major roadways with adequate carrying capacity (SR 80 is shown to be widened to a six-lane facility on the Lee County's 2045 Needs Plan, which would alleviate the project of projected deficiencies for the segment of SR 31 between SR 78 and SR 80). The site is also located along a corridor that is directly linked to the Babcock Ranch community along with several other approved planned developments demonstrating the appropriateness of this request at this location.

*187.201(17) PUBLIC FACILITIES. —*

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

*(b) Policies.—*

- 1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.*
- 2. Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.*

**Consistency:** The Property is located in an area of the county where adequate public infrastructure and facilities exist to support development as demonstrated by the SR 31 reconstruction project, the proximity to Babcock Ranch and the Lee County Civic Center, and the surrounding FLUCs and zoning entitlements. The proposed amendment to locate the property within the Outlying Suburban FLU represents a logical placement of intensity that can be readily serviced by existing and available infrastructure.

## **IX. REGIONAL POLICY PLAN CONSISTENCY**



In accordance with the Map Amendment application requirements to provide State Policy and Regional Policy Plan analysis, the following is included. The regional policy analysis is based on Volume Two of the Strategic Regional Policy Plan of Southwest Florida Regional Planning Council.

#### Housing Element

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

**Consistency:** While the proposed amendment will not result in providing housing opportunities, it will provide the county with employment opportunities based on the wide range of commercial uses proposed in the companion CPD rezone. The 50,000 sq. ft. of commercial uses will provide necessary services to the surrounding community, enhancing the livability of this semi-rural area of the county.

#### Natural Resources Element

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

**Consistency:** As proposed, the amendment and companion CPD rezone will ensure the protection of natural resources located on the property.

#### Regional Transportation Element

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

**Consistency:** As outlined in the Transportation analysis prepared by TR Transportation Consultants, Inc., the property is serviced directly by SR 31, which will be undergoing planned renovations and currently has adequate capacity to support the proposed development. The location of the project directly adjacent to SR 31 and the Lee County Civic Center make it an ideal location for commercial uses to support the surrounding community as well as the larger area.

## X. CONCLUSION

The proposed Comprehensive Plan Map and Table 1(b) Amendments are to allow for commercial development and to add the Property to the Lee County Utilities service areas for water and sanitary sewer. The proposed amendments will result in a commercial development that is appropriate at the Property's location as evidenced by the surrounding land uses, is serviced by existing and planned public infrastructure and public services, provides for a contiguous and compact development pattern, and ensures that planned investments in public infrastructure will not be underutilized. The Applicant respectfully requests approval of this petition.