



February 12, 2025

COMMUNITY DEVELOPMENT

Ms. Katie Woellner, Principal Planner  
Lee County Department of Community Development  
1500 Monroe Street, 2<sup>nd</sup> Floor  
Fort Myers, FL 33901

**RE: Caloosa 80 Map Amendments  
CPA2024-00016 – Resubmittal**

Dear Ms. Woellner,

It is my pleasure to submit to you the attached revised documents related to the map amendment request for the Caloosa 80 MPD. Please see the following responses to your comments received on January 21, 2023.

The following information has been provided to assist in your review of the petition:

1. Comment Letter Responses;
2. Disclosure of Interest Form;
3. Additional Agents List;
4. Letters of Availability;
5. Community Plan Requirements;
6. Revised Table 1(b);
7. Topographic Map;
8. Flood Insurance Rate Map;
9. Legal Description and Sketch, and
10. Traffic Circulation Analysis.

The following is a list of Staff's comments with the Applicant's responses in **bold**.

**PLANNING COMMENTS**

1. Missing Application materials;
  - a. Disclosure of Interest Form
  - b. Additional Agents List
  - c. Letters of Availability for Utilities, Solid Waste, Transit, and Schools
  - d. Traffic Circulation Analysis/TIS
  - e. Alva and Northeast Lee County Community Plan Areas Public Input meeting information
  - f. Physical mailing labels

**Response: The required application materials are included with this submittal.**

2. Provide a narrative specifically addressing the justification for the FLU change. Why is it in the County's best interest to change the maps, and what conditions have changed that make the proposed amendments more appropriate than the existing designations? Support the justification with data.

**Response: Please see the attached revised Narrative and Lee Plan Analysis.**

3. The subject property is located within the Agricultural Overlay in Map 1-G. Provide a response to Policy 1.6.7 in the Lee Plan Analysis.

**Response: The attached Narrative and Lee Plan Analysis has been updated to include this policy.**

4. Lee Plan Policy 28.2.2 requires a concurrent rezone request to the Future Land Use Map Amendment applications in the Alva Community Plan Area. It appears as though the rezoning application was not complete when submitted. This application will be required as part of the FLUM amendment process.

**Response: The rezoning application submittal has been completed and is under review by staff.**

5. The Lee Plan analysis mentions an environmental assessment by BearPaws Environmental Consulting, which does not appear to be part of the application materials. Revise the response to Objective 27.3 in the Lee Plan Analysis or provide the assessment.

**Response: Please see revised Narrative with corrected environmental references.**

6. Contact Rick Burris at rburris@leegov.com with the proposed Master Concept Plan to verify or determine the appropriate amendments to Table 1(b).

**Response: Please see the attached revised Table 1(b).**

#### **LEGAL DESCRIPTION COMMENTS**

7. 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.

Please provide a legal description and sketch for:

- a. The areas being redesignated from Rural to Sub-Outlying Suburban.
- b. The areas being added to the Future Water Service Area and Future Sewer Service Area.

**Response: Please see the attached legal description and sketch, as requested.**

#### **ENVIRONMENTAL COMMENTS**

8. Provide a topographic map depicting the property boundaries and 100-year flood-prone areas indicated (as identified by FEMA).

**Response: Please see the attached topographic map, as requested.**

9. Provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.

**Response: Please see the attached FEMA FIRM Map, as requested.**

**TRANSPORTATION COMMENTS**

10. A Traffic Circulation Analysis was not included with the application materials but is required for Comprehensive Plan Amendments. Transportation/DOT may have comments once this document is provided.

**Response: The Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc. is attached.**

We appreciate staff's time and consideration of the above information. Please contact me with any questions or concerns at (239) 357-9580 or [jfrantz@rviplanning.com](mailto:jfrantz@rviplanning.com).

Sincerely,

**RVi Planning + Landscape Architecture**

**Jem Frantz, AICP**  
Project Director

## DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Alfred Hoffman Jr., 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 29-43-27-00-00005.0000; 29-43-27-00-00012.0060; 30-43-27-00-00001.0190 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

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

**Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are**



true to the best of my knowledge and belief.

  
Property Owner

ALFRED HOFFMAN  
Print Name

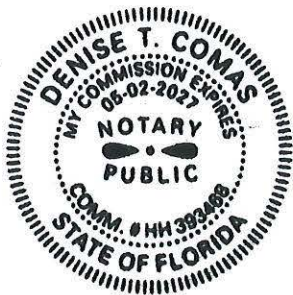
\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 11-15-24 (date) by Alfred Hoffman (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



## ADDITIONAL AGENTS

Company Name:	Pavese Law Firm (Land Use Attorney)		
Contact Person:	Neale Montgomery, Esq. with copy to Olga Ramos		
Address:	1833 Hendry Street (33901) Post Office Box 1507		
City, State, Zip:	Fort Myers, FL 33902		
Phone Number:	239.336.6235	Email:	<a href="mailto:NealeMontgomery@paveselaw.com">NealeMontgomery@paveselaw.com</a> <a href="mailto:OlgaRamos@PaveseLaw.com">OlgaRamos@PaveseLaw.com</a>

Company Name:	Atwell, LLC		
Contact Person:	Noelle Vilim, P.E.		
Address:	1514 Broadway, Suite 201		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-560-3643	Email:	<a href="mailto:nvilim@atwell.com">nvilim@atwell.com</a>

Company Name:	Morris Depew (Surveying)		
Contact Person:	Micheal Rooks Jr.		
Address:	2914 Cleveland Ave		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-337-3993	Email:	<a href="mailto:mrooks@m-da.com">mrooks@m-da.com</a>

Company Name:	Kimley-Horn		
Contact Person:	Chris Kennedy		
Address:	1800 2 <sup>nd</sup> Street, Suite 900		
City, State, Zip:	Sarasota, FL 34236		
Phone Number:	941-404-1639	Email:	<a href="mailto:Chris.Kennedy@kimley-horn.com">Chris.Kennedy@kimley-horn.com</a>

Company Name:	TR Transportation Consultants, Inc. (Transportation)		
Contact Person:	Ted Treesh		
Address:	2726 Oak Ridge Ct. STE 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-292-6746	Email:	<a href="mailto:tbt@trtrans.net">tbt@trtrans.net</a>

Company Name:	Respec		
Contact Person:	David Brown		
Address:	6561 Palmer Park Circle, Suite D		
City, State, Zip:	Sarasota, FL 34238		
Phone Number:	941-706-5130	Email:	<a href="mailto:david.brown@respec.com">david.brown@respec.com</a>



## **Caloosa 80 Comprehensive Plan Amendment (Map & Text)**

### **Lee Plan, State Policy Plan, Regional Policy Plan, Community Plan Area Consistency & Justification of the Proposed Amendment**

#### **Exhibits M12, M19, M20, M21**

#### **I. Request**

Neal Communities of Southwest Florida ("Applicant") is requesting approval of a Large-Scale Comprehensive Plan Amendment to change the future land use (FLU) category of 92.71 +/- acres of the 192.3+/- acre site ("Property") from Rural to Sub-Outlying Suburban, and to add the Property to the Lee County Utilities, Future Water and Sanitary Sewer Service Areas. This request requires three map amendments to Lee Plan Maps 1A, Map 4A, and Map 4B. It also includes a text amendment to Table 1(b) to increase the residential acreage of land in the Sub-Outlying Suburban FLU category of District 1, Northeast Lee County.

The total Property owned by the Applicant is 192.3 acres. Currently, the majority of the site (99.6 acres) is within the Urban Community FLU category, which allows for 6 du/acre and commercial uses. The remaining 92.7 acres of the Property are designated as Rural and are limited to 1 du/acre.

The amendment will allow for the development of a maximum of 2 du/ac in the parcels proposed as Sub-Outlying Suburban. This would entail a maximum total of 721 dwelling units, well below the use and density limitations set forth in Lee Plan Table 1(a).

The proposed text amendment will ensure sufficient residential acreage is allocated to the Sub-Outlying Suburban FLU category of District 1 per Lee Plan Table 1(b) to support this request. There is existing available residential acreage within the Urban Community FLU category of District 1 as well as commercial acreage in District 1.

The Applicant has filed a companion Mixed Use Planned Development (MPD) rezoning application to further limit development of the Property to 721 dwelling units and up to 30,000 SF of neighborhood commercial retail along with accessory uses, and supportive infrastructure.

#### **II. Existing Conditions & Property History**

The Property is located south of Palm Beach Boulevard (SR 80) and east of Bateman Road and west of Goggin Road. The Property is currently zoned Recreational Vehicle Planned Development (RVPD) per Resolution No. Z-09-042 and is located within the Northeast Lee County and Alva Community Planning Areas. The Property is currently utilized as pastures. The RVPD zoning district permits the development of 417 RV site, including 121 transient and 296 non-transient RV sites, with associated accessory and subordinate uses, including limited commercial uses.

#### **III. Surrounding Land Use Pattern**

The Property is within an area characterized by rural and suburban development patterns. The surrounding land use pattern consists of public rights-of-way to the north and west, low-density single-family residential dwellings and pastures to the north, east, and south, and the Hickey Creek Mitigation Park to the west. Several developments are approved and/or permitted along SR 80 in proximity to the Property.

Lands in the immediate area are designated Rural, Conservation, as well as Urban Community to the south and northwest of the Property, and further to the east along SR 80. While there are significant lands in the area already in Urban Community, including the majority of the Property, the request is to allow for a “step down” or transition of density through the Sub Outlying Suburban FLU.

Table 1 below further defines the surrounding Future Land Use designations, zoning districts and existing land uses.

**Table 1: Inventory of Surrounding Lands**

	<b>FUTURE LAND USE</b>	<b>ZONING DISTRICT</b>	<b>EXISTING LAND USE</b>
<b>NORTH</b>	Rural	AG-2 (Agricultural)	Right of Way (Palm Beach Blvd.), single-family residential homes, pastures, restaurant, nursery
<b>SOUTH</b>	Urban Community, Rural	AG-2 (Agricultural)	Florida Power & Light easement, single-family residential homes, pastures
<b>EAST</b>	Rural	AG-2 (Agricultural)	Single-family residential homes, pastures
<b>WEST</b>	Conservation Lands - Upland	EC (Environmentally Critical)	Right-of-Way (Bateman Road), Hickey Creek mitigation park

#### **IV. Public Infrastructure**

As outlined in the application materials, the subject property is serviced or planned to be serviced by existing public infrastructure that can accommodate the proposed mix of residential and commercial uses.

The amendment proposes to add the Property to the Lee County Utilities, Future Service Areas for Water and Sanitary Sewer. Lee County Utilities has indicated adequate capacity to serve the project for potable water and sanitary sewer service (Exhibit M17).

The Property has frontage and access to SR 80, a state maintained arterial corridor connecting the east and west coasts of the state. The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc. (Exhibit M15). There are adequate community facilities and services in the immediate vicinity of the project, including Fire, Law Enforcement, Schools, and Parks. Adequate EMS services are unavailable from the Lee County Public Safety Department. The Applicant is open to working with the County on Conditions to ensure that adequate service is available at the time of construction. Please refer to the enclosed infrastructure analysis and agency availability

letters (Exhibit M15, M16 & M17) for a complete description of available infrastructure and services to support the amendment request.

## **V. Proposed Amendment**

The amendment request will allow for development of the Property as a residential community with a maximum of 721 units and up to 30,000 SF of commercial uses, along with associated infrastructure and amenities. The Applicant has submitted a companion MPD rezoning petition to implement the intended development program, while ensuring adequate protection to the environment and rural character of the area.

The current amendment requests for a change in FLU from Rural to Sub-Outlying Suburban, which allows for the increase in density to allow for a compact form of development where infrastructure exists to support new growth, while ensuring that the rural character of the community is preserved. The proposed FLU category restricts residential density to 2 units per acre, achieving a gradual reduction in densities from Urban Community that lies to the immediate west to the Rural lands to the east.

At the same time, the residential development introduces housing options in the community as well as commercial uses that could provide required services to the residents of the community and the adjoining rural areas, thereby reducing vehicle miles travelled and allowing for accessibility by bicycle and pedestrians in the project and immediate area.

The proposed development, being developed at a density greater than 2.5 du/ac is required to connect to a public water service, per the Lee Plan Standard 4.1.1. The amendment includes a request for the Property to be added to the Lee County Utilities, Future Water Service Areas. The gross density of the companion MPD is 4 du/acre, thereby exceeding this minimum threshold.

Further, the proposed text amendment requests that additional acreage be added to the Sub-Outlying Suburban FLU category in District 1, ensuring that the project is consistent with Table 1(b) of the Lee Plan.

## **VI. Compatibility/Protection of Rural Character**

The MPD proposes several development standards and limitations to ensure the rural character of the Alva community is protected post-development. The proposed standards/conditions are as follows:

- Maximum of 721 dwelling units (below the allowable density under current Urban Community & Outlying Suburban future land use categories);
- The tracts are predominantly single-family and townhome dwelling types have been limited to the western portions of the site in the Future Urban-designated areas;
- Commercial uses will be limited per the proposed Schedule of Uses to serve the proposed development and nearby residential communities along Palm Beach Boulevard and in Alva.
- An 80-foot-wide buffer is proposed along Bateman Road for protection of existing single-family dwellings along the roadway. Access to this roadway is limited to

emergency only for first responders.

- Preserves are proposed along the SR 80 frontage to screen views of the community from the right-of-way and maintain rural vistas. A 15-foot-wide Type D buffer is proposed where the neighborhood commercial outparcel abuts SR 80. All other buffers exceed the LDC requirements via 40 to 45-foot-wide landscape buffers, unless existing preserve abuts the property line and existing vegetation will be retained to serve as the buffer.
- 108± acres of open space are proposed, which far exceeds the LDC requirements, and also exceeds the previous RVPD open space commitment by 8± acres.
- 38± acres of indigenous preserve (including credits) are proposed, which exceeds the LDC requirements, and also exceeds the previous RVPD indigenous preserve commitment by 9± acres.

## **VII. 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 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 Future Land Use II-2 November 2021 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

**Roughly 99 acres of the Property lies within the Urban Community future land use category. The proposed maximum density of 721 units is within the density limits per the calculations provided in this application. Further, the proposed residential and commercial uses are consistent with the intent of this policy and will be limited to the proposed Schedule of Uses. The denser townhome product is sensitively located on in the Urban Community portion of the site. No intensive commercial uses or light industrial uses are proposed in compliance with this policy.**

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

**In compliance with this policy, the Property is located in a suburban area of the County, with less dense development. One of the parcels comprising the Property has an Urban Community FLU designation, which allows development of 6 du/ac as evidence of the transitioning nature of this area. By changing the FLU designations of the eastern two parcels from Rural to Sub-Outlying Suburban, there will be a gradual decrease in densities from west to east. While this allows for the increase in density necessary to achieve the Client's compact development program and make appropriate use of available infrastructure, it still ensures a low-density community character, with a net increase of only 1 du/ac across 89.65 acres or 90 units.**

POLICY 1.6.7: The Agricultural Overlay (Map 1-G) shows existing active and passive agricultural operations in excess of 100 acres located outside of the future urban areas. Since these areas play a vital role in Lee County's economy, they should be protected from the impacts of new developments, and the County should not attempt to alter or curtail agricultural operations on them merely to satisfy the lifestyle expectations of non-urban residents.

**The Property is located within the Agricultural Overlay (Map 1-G), however, staff has noted in previous staff reports for companion comprehensive plan amendments that "this policy was intended to protect existing agricultural uses from compatibility concerns of nearby residents." This policy does not prohibit residential development in these areas, and section 187.21(22)(b)(1), Florida Statutes, also notes that policies in state and regional plans are not interpreted to restrict the conversion of agricultural lands to other uses.**

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

**The Property is partially located in an urban area pursuant to the underlying Urban Community future land use category. The Property abuts and has direct access to a 4-lane state-maintained arterial roadway. The application proposes to extend water and sewer to the site providing for centralized utility service via water and wastewater treatment plants with capacity to serve the project. The development will be served by the Alva Fire District and the Lee County Sheriff's Office. The proposal to convert the Rural portion of the Property to Sub-Outlying Suburban will accommodate slightly higher densities and make efficient use of infrastructure and services. The request also provides private investment in the County's infrastructure system that will help to reduce reliance on wells and septic tanks in the general area.**

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

**The proposed development would result in a contiguous and compact growth pattern. As noted above, the majority of the Property is within Urban Community. The request will allow for additional density and provides infrastructure in an area that Lee County Utilities is able and interested in serving. An existing RVPD zoning approval authorizes development of the residential uses and ancillary commercial uses. The**



**applications filed by the Applicant will allow connection to water and sewer, increased residential density, and commercial uses that will serve not only the residents but the surrounding rural community that is in need of additional retail and services. The applications also protect natural resources by preserving wetlands, reconfiguring the lake system, and providing for expansive perimeter buffers.**

*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.*

**As noted above, the majority of the Property is within the Future Urban Area. The request will allow for the transition of the already approved RV to residential dwellings and commercial development program. The mix of uses will allow for the proposed neighborhood commercial to reduce vehicle miles travelled in the Alva area. LCU has indicated ability to serve the project for both water and sewer, thereby allowing for the expansion of infrastructure along a major arterial corridor, and reducing reliance on wells, septic and/or private wastewater treatment facilities. Other infrastructure and services are available to serve the project per the letters of availability provided.**

#### **STANDARD 4.1.1: WATER.**

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a “community” water system as that is defined by Fla. Admin. Code R. 62-550)*
- ...
6. *If a development lies outside any service area as described above, the developer may:*
  - *request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;*
  - *establish a community water system for the development; or*
  - *develop at an intensity that does not require a community water system.*

**The proposed development of the Property is 721 dwelling units on 192.3 acres, for a total gross density of 3.75 du/acre. The amendment proposes to add the Property to the Lee County Utilities Service Area Maps, Future Service Areas for Sanitary Sewer and Potable Water as contemplated by subsection 5 of this policy. Lee County Utilities has indicated adequate capacity to serve the project per the attached letter of availability.**

**The public benefit of the utilities expansion to the subject property includes reduction of reliance on individual wells and septic tanks in an area proximate to the Caloosahatchee River and significant natural resources (Hickey Creek Mitigation Park). It is understood that the City of LaBelle and Hendry County are extending utilities from the City of LaBelle to the Lee/Hendry County line along SR 80. The proposed expansion will help fill a gap in utility service along this important growth corridor. Therefore, the amendment is consistent with this policy.**

*POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests*

*for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.*

**The proposed amendment is requesting a change in the FLU designation from Rural to Sub-Outlying Suburban. The proposed FLU designation does not permit commercial or industrial development, that could be destructive to the low-density, rural character of the area. Further, through the companion MPD rezone, non-residential uses are further restricted to specific neighborhood commercial uses that would serve the residential community. Roughly 4.5 acres of the project are to be dedicated towards 30,000 SF of neighborhood commercial uses and are appropriately oriented to the intensive SR 80 frontage. Per the companion rezone, this proposed MPD is planned with adequate buffering from adjoining residential uses that meet the requirements of the Land Development Code (LDC).**

*Objective 17.3: PUBLIC INPUT. To provide opportunities for public input as part of the comprehensive plan and land development code amendment process.*

**The Applicant has scheduled a public meeting in Alva on December 10<sup>th</sup> and a summary of the public meeting will be provided at that time.**

*GOAL 27: NORTHEAST LEE COUNTY COMMUNITY PLAN. Maintain, enhance, and support the heritage and rural character, natural resources, and agricultural lands. Alva and North Olga will work cooperatively toward this goal through the objectives and policies that follow, and through their individual community plans.*

**The proposed amendment will maintain the rural character through substantial perimeter buffers, clustering of development around protected wetlands and native preserve, and 40' wide setback/vegetative buffer adjacent to Hickey Creek Mitigation Park. The Property is permitted a maximum of 692 RV lots per the underlying future land use map as it exists today. The transition to 721 residential dwelling units is a nominal increase to this allowable density and provides improved compatibility with surrounding single-family dwellings. The proposed commercial uses are also permitted today per the underlying Urban Community future land use on the western portion of the site.**

**The proposed amendment will result in an enhanced quality of life for existing and future residents through the extension of centralized utility services, which will reduce reliance on private wells and septic tanks, which pose an environmental risk to the groundwater and surface waters. The proposed neighborhood commercial uses will be limited by the companion MPD zoning petition to ensure the uses are appropriate for the rural community, low intensity in nature, and are designed in buildings that achieve the Old Florida architectural vernacular preferred by the Alva Community.**

**OBJECTIVE 27.3: NATURAL RESOURCES. To enhance, preserve and protect the physical integrity, ecological standards, and rural character of Northeast Lee County by focusing on: water**

basins; native vegetation; wildlife habitat and resources; and areas designated for long-term conservation.

**A detailed environmental assessment for the project site was conducted by Kimley-Horn and is included in the application materials. The companion rezoning will provide for protection of natural resources by preserving on-site wetlands, providing native preserve in accordance with the LDC, and implementing expansive perimeter buffers, including a 40-foot-wide buffer adjacent to Bateman Road/Hickeys Creek Mitigation Park. When combined, the proposed design will fully comply with the above policy. Moreover, the extension of utilities will reduce the number of private wells and septic tanks in the area, and provide centralized public utilities to this site, which is preferred when compared to a private, on-site wastewater treatment facility.**

*OBJECTIVE 28.1: RURAL CHARACTER. Maintain and enhance the rural character and environment of Alva through planning practices that: 1. Manage growth and protect Alva's rural nature. 2. Maintain agricultural lands and rural land use patterns. 3. Provide needed community facilities, transportation systems, and infrastructure capacity. 4. Protect and enhance native species, ecosystems, habitats, natural resources, and water systems. 5. Preserve Alva's historic places and archaeological sites.*

**The majority of the Property is located in the Urban Community future land use, which is a future urban area per the Lee Plan. The proposed amendment and companion MPD rezone will increase the allowable density to 721 residential dwelling units. The commercial component of the project is permitted today per the underlying Urban Community future land use. The extension of utilities will provide community facilities to the immediate area and allow more areas to be served by centralized public utilities. The applications will allow for an appropriate transition of growth from west to east and a nominal increase in allowable density. The plan also protects natural resources, including on-site wetlands and uplands, as detailed in this application, as well as the companion MPD rezone. There are no current historic and/or archeological sites located on the development.**

**The rural character of Alva/Northeast Lee County is also addressed through the design of the project as shown on the companion Planned Development Rezone Master Concept Plan. Expansive buffers and preserve areas along all publicly visible perimeters. Wetland and upland preserve areas will ensure views from SR 80 and Bateman Road are of native vegetation as opposed to development. The proposed development will provide improved compatibility with surrounding single-family residences and provides open space adjacent to surrounding properties and publicly owned preserve areas. Densities are lower than the maximum attainable with the underlying Urban Community and proposed Sub-Outlying Suburban categories and do not represent the "maximum" attainable densities. Lastly, the proposed commercial uses are low intensity and sized to serve the community and surrounding rural area with neighborhood scale goods and services.**

*POLICY 28.1.4: New industrial activities or changes of land use that allow future industrial activities, not directly associated with Alva's commercial agriculture, are prohibited in Alva.*

**The proposal requests a change of FLU from Rural to Sub-Outlying Suburban. Industrial uses are not permitted in this FLU category per Policy 1.1.11. Further, only neighborhood commercial uses, that could benefit the residents and surrounding neighborhoods are being proposed through the companion MPD rezone.**

*POLICY 28.2.2: Future land use amendments that would increase the allowable total density of Alva are discouraged and must demonstrate consistency with the objectives and policies of this goal through concurrent planned development rezoning. Future Land Use Map amendments that would decrease the allowable total density of Alva and that are otherwise consistent with the objectives and policies of this goal are encouraged.*

**While the proposed FLU amendment looks to increase the allowable total density of Alva, it is accompanied by a planned development rezoning to MPD. Through this companion rezoning petition, the objectives and policies of the Alva Community Plan Goal to enhance the rural, historic and agricultural character and protect natural resources will be met. The rezone establishes development standards, along with protection of natural resources. Impacts to existing wetlands on the Property are minimized through establishment of preserve areas. Further, adequate buffering is proposed along Bateman Road, adjacent to the Hickey Creek Mitigation Park. The proposed development will be clustered to ensure adequate open space on the Property.**

**Further, the FLU amendment is to change the designation of part of the Property from Rural to Sub-Outlying Suburban. The remainder of the Property is already designated as Urban Community, allowing for development of up to 6 du/ac. While there is a proposed increase in density to allow for financial feasibility of the project, the change to the Sub-Outlying Suburban designation only creates an increase of 93 units across the 192.3 +/- project. The Sub-Outlying Suburban FLU designation is specifically designed for places “where there is a desire to retain a low-density community character” per Policy 1.1.11 of the Lee Plan. This designation would allow for densities to gradually decrease from Urban Community to the adjoining Rural.**

**OBJECTIVE 28.5: NATURAL RESOURCES AND ENVIRONMENTAL SYSTEMS.** To enhance, preserve, protect, and restore the physical integrity, ecological standards, and natural beauty of the Alva Community Plan area.

**A detailed environmental assessment for the project site was conducted by Kimley-Horn. The amendment and companion MPD protect natural resources, including on-site wetlands and uplands, as detailed in this application, as well as the companion MPD rezone. There are no current historic and/or archeological sites located on the development.**

**The plan also protects natural resources, including on-site wetlands and uplands, as detailed in this application, as well as the companion MPD rezone. There are no current historic and/or archeological sites located on the development. been protected to ensure natural beauty on the property while also maintain the rural character of Alva Community.**

POLICY 28.5.3: All new development and redevelopment must maintain compliance with State of Florida mandated Total Maximum Daily Load (TMDL) requirement for designated water bodies.

**The Applicant will remain compliant with State of Florida mandated Total Maximum Daily Load requirement. Total Maximum Daily Loads (TMDLs) adopted under Chapter 62-304, F.A.C., that interpret the narrative water quality criterion for nutrients in paragraph 62-302.530(47)(b), F.A.C., for one or more nutrients or nutrient response variables. This will be thoroughly evaluated during the South Florida Water Management (SFWMD) permitting process, and an environmental resource permit (ERP) will not be issued unless the project design demonstrates compliance with these requirements.**

*POLICY 28.5.4: New development and redevelopment in or near existing and potential wellfields must: 1. Be designed to minimize the possibility of contaminating groundwater during construction and operation. 2. Comply with the Lee County Wellfield Protection Ordinance.*

**There are no wellfields on the Property. Please see attached stormwater management narrative describing the lake design and its consistency with Lee County's groundwater protection regulations. Moreover, the lakes have been redesigned since the original zoning approval to break the large central lake previously approved into smaller lakes to better protect the groundwater within and abutting the property.**

*POLICY 28.5.5: Provide educational programs or materials on energy conservation, energy efficiency, greenhouse gas emission reductions, solid waste management, hazardous waste, surface water runoff, septic maintenance, water conservation, Florida Friendly Landscaping, green building, cultural resources, history, etc.*

**This policy is not applicable to individual developments.**

*POLICY 28.1.1: Evaluate and identify appropriate commercial areas with a focus on the rural village area.*

**The commercial uses proposed on the Property will be along SR 80. SR 80 is a 4-lane arterial roadway, that will provide a strategic location for neighborhood commercial uses. Further, sidewalks and a shared-use path are planned for the portion of SR 80 within the Alva Community (Map 3-D), allowing for pedestrian access from surrounding neighborhoods.**

*GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS. To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.*

**The development has conserved the on-site wetlands, which aid in flood protection. The proposed lake system will be designed in accordance with the SFWMD requirement to ensure water is retained on-site until water quality meets minimum standards, at which time water will slowly attenuate off-site at flow rates approved by the district.**

*GOAL 61: PROTECTION OF WATER RESOURCES. To protect the County's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.*

**The site will contain 20± acres of lakes that will be maintained properly in accordance with the Lee County Land Development Code. The surface waters and groundwater resources of the County shall be protected to ensure that their biological, ecological, and hydrological functions are maintained, conserved, or improved.**

*POLICY 77.3.7: New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's general open space requirements, developments constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit.*

**The site is located on Palm Beach Blvd which is located on the Lee County Greenways map of the Lee Plan Map 22. According to Map 22, Palm Beach Blvd. is located on the Pine Island Hendry Trail on shared use path. However, the greenway trail is located outside of the property and will not be incorporated inside the development design.**

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

**The site contains approximately 8.74 acres of wetlands. These wetlands are planned to be protected and designated within the preserve areas on the companion MPD rezone's MCP. The project will ensure preservation of environmental resources through preservation of wetlands and other sensitive lands, and stormwater management. Development will be clustered to ensure open space as well as adequate buffering, particularly along Bateman Road, adjacent to the Hickey Creek Mitigation Park.**

*POLICY 124.1.2: The County's wetlands protection regulations will be consistent with the following: 4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.*

**The proposed development protects on-site wetlands, by designation of preserve areas through the companion MPD Rezone.**

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

**Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District, and all other applicable state agencies. The site design will ensure pretreatment of stormwater prior to discharge off-site.**

*Policy 126.1.1: Natural water system features which are essential for retention, detention, purification, runoff, recharge, and maintenance of stream flows and groundwater levels shall be identified, protected, and managed.*

**The development has conserved the wetlands and natural preserve on property. The proposed lakes will provide protection from flooding and provide water quality treatment for the proposed development. The natural water system features such as the surface waters and groundwater levels will be identified, protected and managed.**

*Policy 126.1.4.: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.*

**The proposed lakes will provide flooding runoff and further protection for the proposed development. the surface waters and groundwater resources of the County shall be protected to ensure that their biological, ecological, and hydrological functions are maintained, conserved, or improved.**

#### **VIII. Adjacent Local Governments**

The subject property is located entirely within Lee County.

#### **VII. State Comprehensive Plan Consistency**

The proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to ensure protection of natural resources while providing housing opportunities. Specifically, the amendment is consistent with the following guiding policies:

*Housing. The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.*

**The proposal will allow for housing opportunities while also ensuring clustering through the Planned Development zoning to minimize impacts on wetlands and the adjacent Hickey Creek Mitigation Park through designation of preserve areas and buffers, as demonstrated on the MCP included in the companion MPD rezone petition. The amendment will allow for slightly higher densities to accommodate the demand for housing options in Lee County, in an area that fronts a major state corridor and where surrounding densities/intensities support the change.**

*Land Use. 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.*



**There is service capacity in place to serve the project in terms of potable water, sanitary sewer service, solid waste, law enforcement, fire, parks, and school services. The Applicant will work with County regarding EMS services. Further, through the companion MPD rezone petition, the project will ensure preservation of environmental resources through preservation of wetlands and other sensitive lands, and stormwater management. Development will be clustered to ensure open space as well as adequate buffering, especially along Bateman Road, adjacent to the Hickey Creek Mitigation Park.**

*Transportation. Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit and transportation.*

**The project is serviced by an arterial roadway, SR 80. Pedestrian access options through a shared use path and sidewalks are planned for the area (Map 3-D).**

*Natural Systems & Recreational Lands. 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.*

**The site is an active agricultural pasture with just 8.74 acres of wetlands. Approximately 4.94 acres of these wetlands are planned to be protected and designated within the preserve areas on the companion MPD rezone.**

## **VIII. Regional Policy Plan Consistency**

The proposed amendment is consistent with the Southwest Florida Regional Policy Plan (SWFRPP) as follows:

### *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.*

**The proposed amendment will expand housing opportunities through a clustered residential development. Further, 30,000 SF of commercial uses on the property will help provide services to the residents of the park as well as the neighboring rural communities.**

### *Natural Resources Element*

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

**The proposed amendment and companion rezoning application will provide for stormwater management infrastructure to ensure protection of the wetlands located within the Property.**

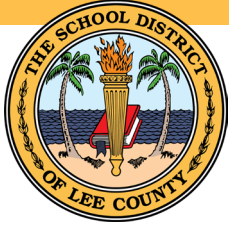
### *Regional Transportation*

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

**The property is serviced by The property is serviced by Palm Beach Boulevard (SR 80), a county-maintained 4-lane arterial roadway. As demonstrated in the Traffic Circulation Analysis by TR Transportation Consultants, Inc., there is adequate capacity available to serve the project. Further, the strategic location of neighborhood commercial uses in the project will serve the future residents of the development as well as surrounding rural residential areas.**

## **IX. Conclusion**

The proposed Comprehensive Plan Text and Map Amendments are to allow for an increase in density and to add the Property to the Lee County Utilities service areas for water and sanitary sewer. These amendments will allow for a change to the existing RVPD zoning on the Property, through the companion MPD rezone application. The application is consistent with the Lee Plan, the State Comprehensive Plan, and Regional Policy Plan. The Applicant respectfully requests approval of this petition and reserves the right to make any changes to the request during the review process.



# The School District of Lee County

Jacqueline Heredia, District Planning Specialist

2855 Colonial Boulevard, Fort Myers, FL 33966

The School District of Lee County has the following comments on this project:

This project is located in Elementary School Proximity Zone “D”

- The District’s Student Generation Rate (SGR) for this area for Single family development is 0.160 at the elementary level.
- The proposed 721 residential units could be expected to produce up to 231.44 elementary school students.
- Elementary School Proximity Zone “D” is currently operating at approximately 99 % of capacity with about 121 open seats.
- This proposed project will not negatively impact school capacity in the enrollment zone for FY25.

This project is located in Middle School Proximity Zone “DD”

- The District’s Student Generation Rate (SGR) for this area for single family development is 0.159 at the middle school level.
- The proposed 721 residential units could be expected to produce up to 114.64 middle school students.
- Middle School Proximity Zone “DD” is currently operating at approximately 109% of capacity with 1 open seats.
- This proposed project will not negatively impact school capacity in the enrollment zone FY25.

This project is located in High School Enrollment Zone East, Sub-Zone 3

- The District’s Student Generation Rate (SGR) for this area for single family development is 0.207 at the high school level.
- The proposed 721 residential units could be expected to produce up to 149.25 high school students.
- East Zone 3 is currently operating at approximately 107% of capacity with about 69 open seats.
- This proposed project will not negatively impact school capacity in the enrollment zone FY25.

**Board Members:** Samuel Fisher, District 1, Chair | Jada Langford Fleming, District 6, Vice Chair  
Melisa W. Giovannelli, District 2 | William F. Ribble, Jr., District 3 | Debbie Jordan, District 4 | Armor Persons, District 5  
Vanessa M. Chaviano, District 7 | Denise M. Carlin, Ed.D., Superintendent | Kathy Dupuy-Bruno, Esq. B.C.S., Board Attorney



**BOARD OF COUNTY COMMISSIONERS**

Kevin Ruane  
District One

January 17, 2025

Via E-Mail

Cecil L. Pendergrass  
District Two

David Mulicka  
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

Jem Frantz  
RVI Planning & Landscape Architecture  
28100 Bonita Grande Drive, Suite 305  
Bonita Springs, FL 34135

**RE: Potable Water and Wastewater Availability  
Caloosa 80 MPD - Intersection of State Road 80 and Bateman Road  
STRAP # 29-43-27-00-00005.0000; 29-43-27-00-00012.0060;  
and 30-43-27-00-00001.0190**

To whom this may concern:

The subject properties are 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 infrastructure is located approximately 2.75 miles west of the proposed property mentioned above. Sanitary Sewer infrastructure is located approximately 3.75 miles west of the proposed property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 721 single family residential units with an estimated flow demand of approximately 183,250 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment, Zoning, and Planned Development

Application 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

Kevin Ruane  
*District One*

February 24<sup>th</sup>, 2025

Cecil L. Pendergrass  
*District Two*

David Mulicka  
*District Three*

**Jem Frantz, AICP**  
Project Director

Brian Hamman  
*District Four*

Mike Greenwell  
*District Five*

**Caloosa 80 MPD – Comprehensive Plan Amendment & Rezoning  
Letter of Service Availability Request**

Dave Harner, II  
*County Manager*

Richard Wesch  
*County Attorney*

To Whom It May Concern:

Donna Marie Collins  
*County Hearing  
Examiner*

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

The proposed development (at the intersection of Palm Beach Blvd. and Bateman Road) is not within one-quarter mile of a fixed-route corridor. The 2021 TDP does not identify the need for enhanced or additional services in the area, the developer is not required to connect to or improve transit facilities based on the current Lee County Transit LDC section 10-441.

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

Sincerely,

*Clarissa Marino Diaz*

Clarissa Marino Diaz,  
Senior Project Planner  
Lee County Transit



## Board of County Commissioners

Kevin Ruane  
District One

Cecil L Pendergrass  
District Two

David Mulicka  
District Three

Brian Hamman  
District Four

Mike Greenwell  
District Five

Dave Harner  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

February 21, 2025

RVi Planning + Landscape Architecture

Attn: Jem Frantz, Project Director

28100 Bonita Grande Drive, Suite 305

Bonita Springs, FL 34135

**RE: Solid Waste Service Availability Letter Request – Caloosa 80**

Dear Ms. Frantz:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the planned 794 dwelling units for Caloosa 80 LLP located along Palm Beach Boulevard (SR 80), at its intersection with Bateman Road 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





## **Caloosa 80 CPA & MPD Rezone Community Meeting Summary**

Neal Communities (Applicant) and their consultant team hosted a public information meeting at the Alva Community Center, 21471 N River Rd., Alva, FL 33920, at 7:00 p.m., on Tuesday, January 14, 2025 as part of the Alva, Inc. monthly meeting. The meeting was held for the proposed Comprehensive Plan Amendment and Mixed Use Planned Development rezone applications, CPA2024-00016 and DCI2024-00045, respectively.

Alexis Crespo (Agent) welcomed attendees, introduced the project, and, together with the Applicant and consultant team, presented the proposed Future Land Use Map and proposed Master Concept Plan (MCP).

The Applicant explained the proposed development will include 721 dwelling units and 30,000 SF of neighborhood commercial uses with a maximum height of 35 feet. The Master Concept Plan was also displayed and proposed uses, access, preserve areas. It was noted the preserve areas were strategically placed along the perimeter of the project to maintain the views of native vegetation from SR 80 and adjacent lands. It was also noted that access to Bateman Road would remain emergency access only. After the presentation the Applicant opened the floor for attendees to ask questions and make comments.

Comments raised from attendees included the following topics:

- Questions regarding whether the project was affordable housing. It was noted the homes are not “affordable” per Lee County’s definition and would be sold at market rate.
- Questions regarding building height. It was noted the homes would be 1-2 stories.
- Questions regarding the number of model homes. It was noted 7 models are planned.
- There was discussion on panthers on the property and within the vicinity. The Applicant’s environmental consultant explained the process for determining if listed or endangered species are on the site, as well as the wide range of habitat for the Florida Panther.
- Concern regarding the increase of density via the future land use map change.
- Request to consider expanding the preserve in the southern portion of the site to serve as a wildlife corridor, and reduce preserve along SR 80. It was noted the Consultant Team will evaluate this request, but the preserve areas are driven by locations of wetlands which are generally near the SR 80 frontage.
- There was discussion on stormwater design and sheet flow, with description of the proposed water management design and safeguards to ensure water does not leave the site faster than it does today in the post-development scenario.
- There was discussion on the applications’ review status.
- There were questions on the provision of utilities. It was explained LCU will serve the site with the developer extending utilities that are to the west, generally near River Hall.

Attendees were provided contact information and it was noted that multiple opportunities for public input remained through the public hearing process. The presentation concluded at 8:15 p.m.

An additional meeting was held in the same location on Tuesday, February 11, 2025. The meeting notice was published in the News-Press on January 31, 2025. The Affidavit of Publication is attached as Exhibit A.

Jem Frantz (Agent) introduced the project and presented the proposed Future Land Use Map and proposed Master Concept Plan (MCP). The exhibits presented are attached as Exhibit B.

The Applicant explained the proposed development will include 721 dwelling units and 30,000 SF of neighborhood commercial uses with a maximum height of 35 feet. The Master Concept Plan was also displayed and proposed uses, access, preserve areas. Access locations, proposed open space and preserve locations were presented. It was also noted that access to Bateman Road would remain emergency access only. After the presentation the Applicant opened the floor for attendees to ask questions and make comments.

Comments raised from attendees included the following topics:

- Questions regarding building height. It was noted the maximum height is 35 feet.
- Concern regarding the increase of density via the future land use map change and how density would be located throughout the property.
- Questions regarding the utility service areas. It was explained LCU will serve the site with the developer extending utilities from the west.
- Whether the emergency access to Bateman Road could be required only in the case that the two proposed access locations on SR 80 are not approved.
- Questions regarding affordability of the proposed development.
- Whether there would be separate access to the commercial area.
- Questions regarding off site transportation improvements.
- Whether the area needs 30,000 square feet of commercial uses.
- Questions regarding proposed lot sizes.

The presentation concluded at 7:30 p.m.

## **Exhibit A: Affidavits of Publication**

**AFFIDAVIT OF PUBLICATION**

ATTN: Alexis Crespo  
RVI Planning, Inc  
28100 Bonita Grande DR  
STE 305  
Bonita Springs FL 34135-6219

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

01/31/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/31/2025

  
Legal Clerk

  
Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost:	\$194.66	
Tax Amount:	\$0.00	
Payment Cost:	\$194.66	
Order No:	10987096	# of Copies:
Customer No:	1125689	0
PO #:	LSAR0231205	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

NICOLE JACOBS  
Notary Public  
State of Wisconsin

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Tuesday, February 11, 2025

TIME: 7:00 PM

ADDRESS: Alva Community Center, 21471 N. River Rd., Alva, FL 33920

In accordance with the Alva Planning Community Requirements of the Lee County Land Development Code, the Applicant, Neal Communities of Southwest Florida, Inc, will be presenting information to the public regarding a Comprehensive Plan Amendment Application and a Rezoning Application to make the following changes:

To rezone the 192.3+/-acre subject property from RVPD to MPD to allow for development of 721 Single-family and townhome dwelling units and 30,000 SF of neighborhood commercial uses. The maximum building height is 35 feet. The site will connect to centralized water and sewer services.

And

To amend the Comprehensive Plan to include the subject property in the Lee County Future Water and Sewer Services Maps and to redesignate a portion of the subject property to Sub-Outlying Suburban.

The purpose of the meeting is to educate community members and nearby landowners about the proposed development and to address any questions.

For questions, please contact:

Jem Frantz, AICP  
RVi Planning + Landscape Architecture  
28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135  
(239) 357-9580 or jfrantz@rviplanning.com  
January 31 2025  
LSAR0231205

**AFFIDAVIT OF PUBLICATION**

ATTN: Alexis Crespo  
RVI Planning, Inc  
28100 Bonita Grande DR  
STE 305  
Bonita Springs FL 34135-6219

STATE OF WISCONSIN, COUNTY OF BROWN

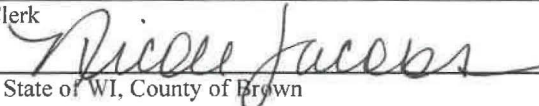
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

02/05/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/05/2025

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

  
\_\_\_\_\_  
My commission expires

Publication Cost:	\$198.04	
Tax Amount:	\$0.00	
Payment Cost:	\$198.04	
Order No:	10987071	# of Copies:
Customer No:	1125689	0
PO #:	LSAR0231190	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

NICOLE JACOBS  
Notary Public  
State of Wisconsin

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Wednesday, February 19, 2025

TIME: 4:00 PM

ADDRESS: Intersection of Owl Creek Dr. and N. River Rd., Alva, FL 33920

In accordance with the Alva Planning Community Requirements of the Lee County Land Development Code, the Applicant, Neal Communities of Southwest Florida, Inc, will be presenting information to the public regarding a Comprehensive Plan Amendment Application and a Rezoning Application to make the following changes:

To rezone the 192.3+/-acre subject property from RVPD to MPD to allow for development of 721 Single-family and townhome dwelling units and 30,000 SF of neighborhood commercial uses. The maximum building height is 35 feet. The site will connect to centralized water and sewer services.

And

To amend the Comprehensive Plan to include the subject property in the Lee County Future Water and Sewer Services Maps and to redesignate a portion of the subject property to Sub-Outlying Suburban.

The purpose of the meeting is to educate community members and nearby landowners about the proposed development and to address any questions.

For questions, please contact:

Jem Frantz, AICP  
RVI Planning + Landscape Architecture  
28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135  
(239) 357-9580 or jfrantz@rviplanning.com  
February 5 2025  
LSAR0231190



## **Exhibit B: Presentation Materials**







Copyright RVI

Aerial photography circa 2023

**RVI**  
28100 Bonita Grande Drive  
Suite 305  
Bonita Springs, Florida 34135  
Tel: 239.405.7777  
www.rviplanning.com

## CARY + DUKE + POVIA RPD • RENDERED MASTER PLAN

📍 Lee County, FL  
📅 November 9, 2023  
# 22001300  
👤 Neal Communities

**NEALCOMMUNITIES**  
Building. Home. Life.



SCALE: 1" = 400'-0"

For illustrative purposes only

Subject to change without notice



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

Future Land Use Category		Unincorporated County	Planning District										
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport	
Residential By Future Land Use Category	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-	
	Central Urban	13,729	-	-	-	207	-	-	-	230	-	25	
	Urban Community	22,601	813	453	-	475	-	-	-	-	-	150	
	Suburban	14,871	-	-	-	1,950	-	-	-	80	-	-	
	Outlying Suburban	3,652	38	-	-	490	13	3	429	-	-	-	
	Sub-Outlying Suburban	1,787	44	-	-	330	-	-	-	-	-	227	
	Commercial	-	-	-	-	-	-	-	-	-	-	-	
	Industrial	15	-	-	-	-	-	-	-	-	-	6	
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	
	University Community	503	-	-	-	-	-	-	-	-	-	-	
	Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-	
	Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-	
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	
	General Interchange	135	-	-	-	-	-	-	-	-	-	35	
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	
	New Community	2,075	1,115	-	-	-	-	-	-	-	-	960	
	Airport	-	-	-	-	-	-	-	-	-	-	-	
	Tradeport	3	-	-	-	-	-	-	-	-	-	3	
	Rural	7,564	2,137	2,230	-	-	800	730	-	-	-	-	
	Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-	
	Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-	
	Outer Island	233	2	4	-	1	-	-	169	-	-	-	
	Open Lands	2,186	153	-	-	-	257	-	-	-	-	-	
	Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-	
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	
Unincorporated County Total Residential		82,675	4,482	457	-	4,270	1,002	24	598	548	-	1,406	
Commercial		8,916	300	53	-	450	27	9	125	150	-	1,216	
Industrial		4,788	30	3	-	300	10	15	70	315	-	2,134	
Non Regulatory Allocations													
Public		120,279	14,304	14,219	622	-	4,864	7,323	6	2,340	583	-	9,689
Active AG		21,889	5,500	-	-	240	90	-	-	-	-	2	
Passive AG		13,658	5,500	-	-	615	100	-	-	-	-	465	
Conservation		87,756	2,476	2,468	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		26,562	1,294	28	-	733	766	8	103	17	-	88	
Total		366,523	33,793	1,460	-	12,635	12,504	129	4,831	2,539	-	17,206	
Population Distribution (unincorporated Lee County)		584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,566	

April 2024 (Ord. No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06, 19-13, 19-14, 19-16, 20-05, 21-03, 21-09, 23-02, 23-03, 23-11, 23-17, 23-24, 23-27)

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

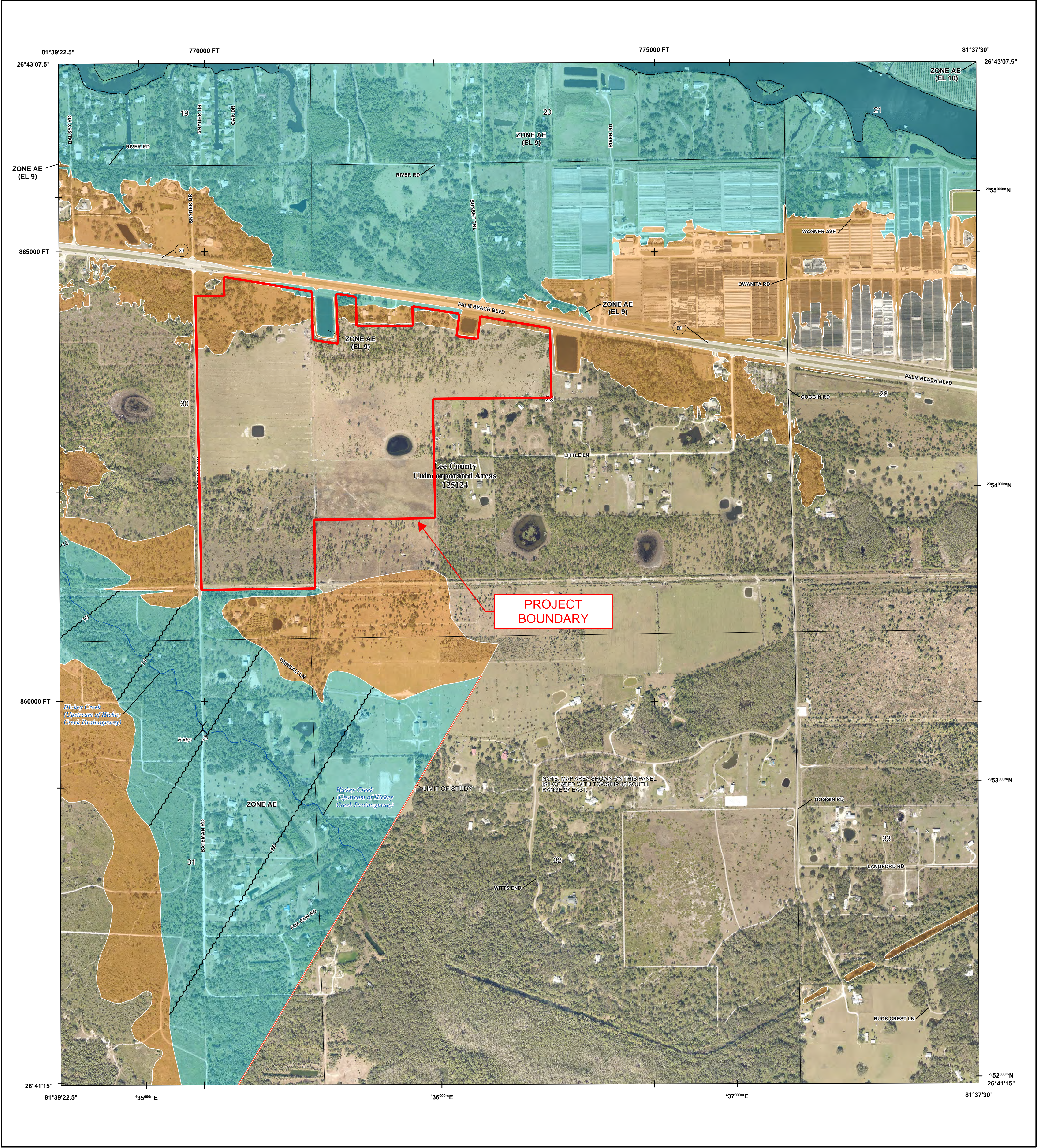
Future Land Use Category		Planning District											
		District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
<b>Residential By Future Land Use Category</b>	Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
	Central Urban	7	656	32	-	3,113	-	7,233	-	2,225	-	-	-
	Urban Community	-	978	1,207	-	863	540	17,000	-	7	115	-	-
	Suburban	-	2,566	2,069	-	1,202	659	-	-	6,345	-	-	-
	Outlying Suburban	1,253	438	-	-	-	502	-	-	396	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	55	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	-	3	3	-	3	-	-	-	-	-	-	-
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	-	-	503	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	58	-	-	-	-	-	-	8	14	-	-	20
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	-	-	-	-	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
	Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387
	Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
	Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
	Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
	Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
	Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		2,971	4,651	3,926	-	5,982	3,322	24,277	4,805	9,992	3,748	90	6,125
Commercial		326	774	938	-	2,012	288	900	118	1,121	19	18	72
Industrial		5	198	387	-	566	67	218	215	244	4	2	4
<b>Non Regulatory Allocations</b>													
Public		3,214	4,898	6,375	-	5,883	4,831	20,267	17,992	10,117	3,052	653	3,351
Active AG		5	13	5	-	-	2,780	35	11,945	90	630	4	550
Passive AG		3	-	5	-	-	70	50	2,500	250	2,000	-	2,100
Conservation		1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant		20	55	245	-	4	2,200	14,967	2,400	1,228	850	130	1,425
Total		8,221	20,375	14,114	-	14,658	29,047	61,791	81,003	24,649	10,685	2,362	14,522
Population Distribution (unincorporated Lee County)		14,723	44,132	53,974	-	76,582	13,431	161,031	18,538	110,722	5,951	741	8,653

April 2024 (Ord. No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06, 19-13, 19-14, 19-16, 20-05, 21-03, 21-09, 23-02, 23-03, 23-11, 23-17, 23-24, 23-27)









FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT <a href="https://msc.fema.gov">HTTPS://MSC.FEMA.GOV</a>		
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

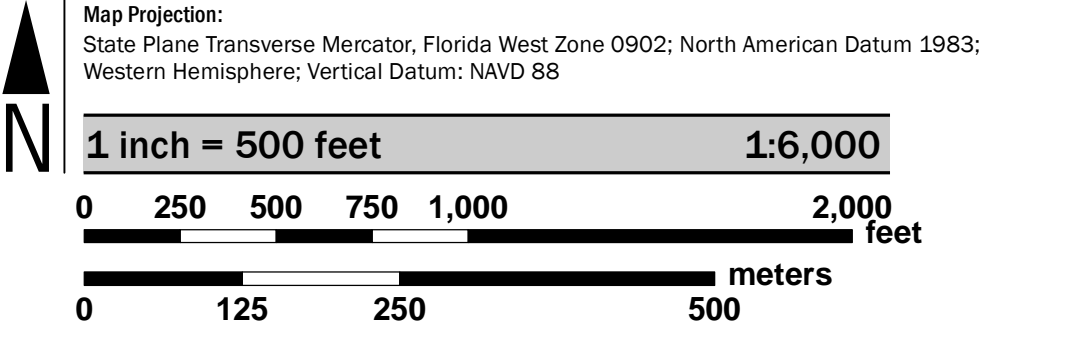
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

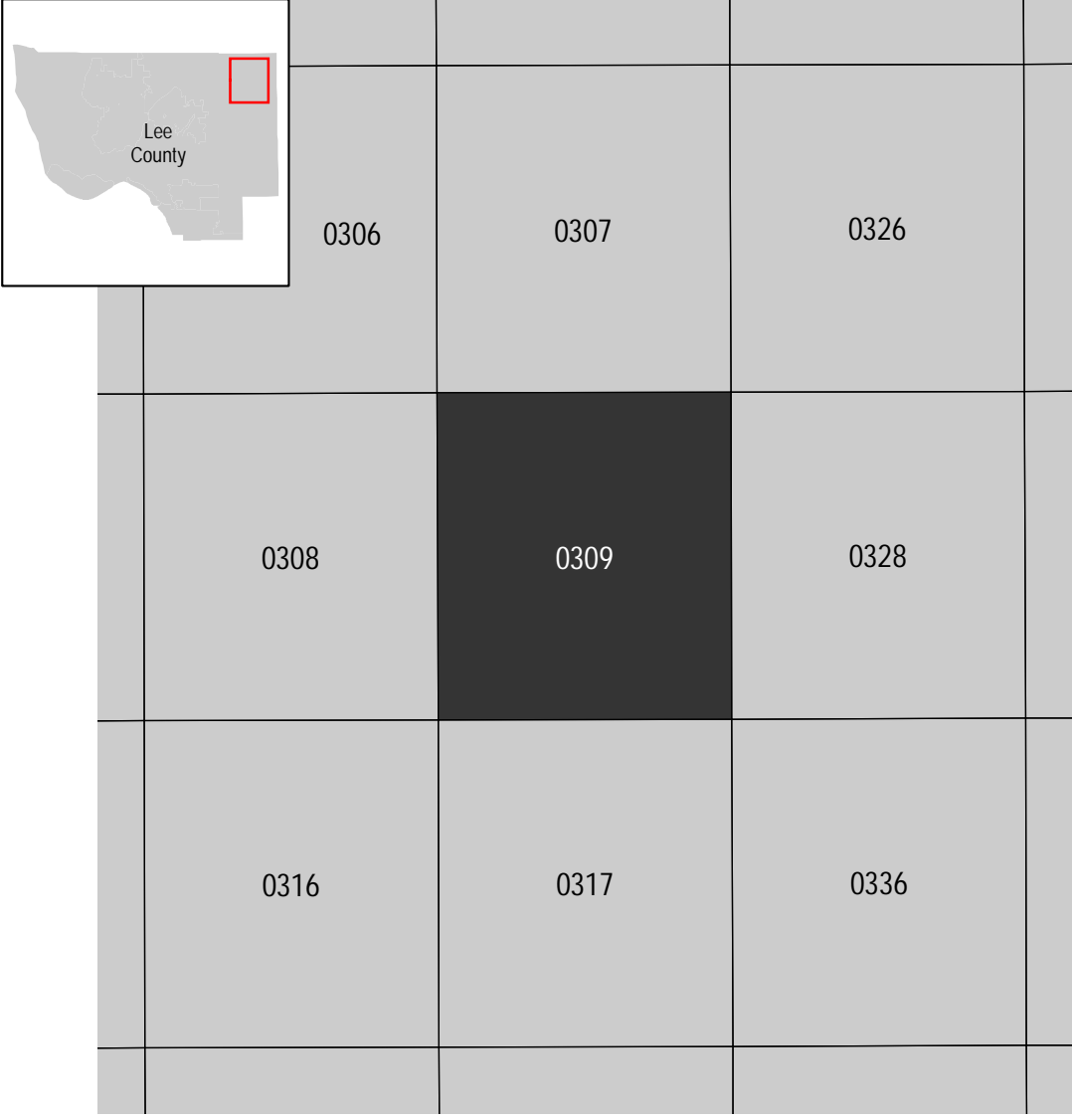
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

Base map information shown on this FIRM was provided by Lee County, dated 2008 and 2018; the Florida Department of Transportation, dated 2017 and 2018; the U.S. Department of Agriculture, dated 2018; and the U.S. Department of Transportation, dated 2017.

SCALE



PANEL LOCATOR



National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM**  
FLOOD INSURANCE RATE MAP

**LEE COUNTY, FLORIDA**  
and Incorporated Areas

PANEL 309 of 685

Panel Contains:  
COMMUNITY  
LEE COUNTY

NUMBER PANEL SUFFIX  
125124 0309 G

VERSION NUMBER  
2.4.3.5

MAP NUMBER  
12071C0309G

MAP REVISED  
NOVEMBER 17, 2022



DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 29 AND 30, TOWNSHIP 43 SOUTH, RANGE 27 EAST IN LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N 01°19'47" W ALONG THE WEST LINE OF SAID SECTION FOR A DISTANCE OF 574.13 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3170, PAGE 1221 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE RUN S 89°00'02" W, ALONG THE NORTHERLY LINE OF SAID PARCEL AND A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2689, PAGE 912, A DISTANCE OF 1304.26 FEET TO THE NORTHWEST CORNER THEREOF AND THE EASTERLY RIGHT-OF-WAY LINE OF BATEMAN ROAD; THENCE RUN N 01°06'11" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3267.72 FEET TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED BY INSTRUMENT NUMBER 2006000445704 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL, N 89°33'20" E, 311.72 FEET; THENCE RUN N 01°08'20" W, 175.39 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO NORTHEAST CORNER THEREOF AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM BEACH BOULEVARD (STATE ROAD 80); THENCE RUN S 81°56'44" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1003.23 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, S 00°50'34" E, 511.38 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN S 81°55'10" E, 259.80 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE N 00°50'15" W, 509.82 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 82°03'50" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 129.52 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2655, PAGE 3059; THENCE RUN S 00°54'50" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 266.04 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN N 89°15'34" E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL AND THE SOUTHERLY BOUNDARY LINES OF THREE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 1140, PAGE 1744, OFFICIAL RECORDS BOOK 2983, PAGE 1220 AND OFFICIAL RECORDS BOOK 2246, PAGE 2979 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 734.80 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2979; THENCE RUN N 00°51'50" W, ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 150.82 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°52'00" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.41 FEET, TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, S 08°06'20" W, 250.12 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN S 81°52'20" E, 249.92 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE RUN N 08°09'20" E, 250.10 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°56'50" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 73.56 FEET, TO A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17087.13 FEET, A CENTRAL ANGLE OF 01°40'52", A CHORD BEARING OF S 79°16'26" E FOR 501.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 501.33 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S 78°26'40" E FOR 183.55 FEET TO A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 17159.98 FEET, A CENTRAL ANGLE OF 00°06'34", A CHORD BEARING S 78°15'52" E FOR 32.74 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 32.74 FEET; THENCE DEPARTING SAID AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN S 01°13'02" E, 764.34 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3616, PAGE 2890; THENCE RUN S 89°15'48" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND THE NORTHERLY BOUNDARY LINE OF THE TWO FOLLOWING PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 3906, PAGE 52 AND BY INSTRUMENT NUMBER 2007000138101 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 1320.51 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000138101; THENCE RUN S 01°17'38" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL AND CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3039, PAGE 3678, A DISTANCE OF 1319.21 FEET, TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3296, PAGE 4612; THENCE RUN S 89°09'58" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND A CERTAIN PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000251171, A DISTANCE OF 1320.26 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000251171; THENCE RUN S 01°19'47" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 747.68 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 192.36 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

THE DESCRIPTION SHOWN HEREON IS NEW.

BEARINGS BASED ON THE WEST LINE OF SECTION 29-43-27, AS BEARING N 01°19'47" W, PER FLORIDA GRID, WEST.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

COORDINATES SHOWN HEREON ARE BASED ON FLORIDA GRID, WEST ZONE, NAD 83/2011.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

THIS IS NOT A SURVEY!

PREPARED BY:

THOMAS M. ROOKS JR. P.S.M. DATE  
FLORIDA CERTIFICATE NO. 6347

11-29-2022:REVISED LEGAL

PROJECT:

CALOOSA 80  
AMALGAM LEGAL

LOCATION:

SECTIONS 29 & 30  
T-43-S, R-27-E  
LEE COUNTY, FLORIDA

CONSULTANT:

MORRIS  
DEPEW

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

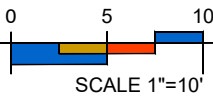

Fort Myers  
2914 Cleveland Avenue  
Fort Myers, Florida 33901  
(239) 337-3993  
Fax: (239) 337-3994  
Toll free: 866-337-7341

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:

CALOOSA 80  
WHITCOMB



PROJECT MANAGER:

TMR

DRAWING BY:

TAB

JURISDICTION:

LEE COUNTY

DATE:

11-07-2021

SHEET TITLE:

SKETCH AND  
DESCRIPTION

SHEET NUMBER:

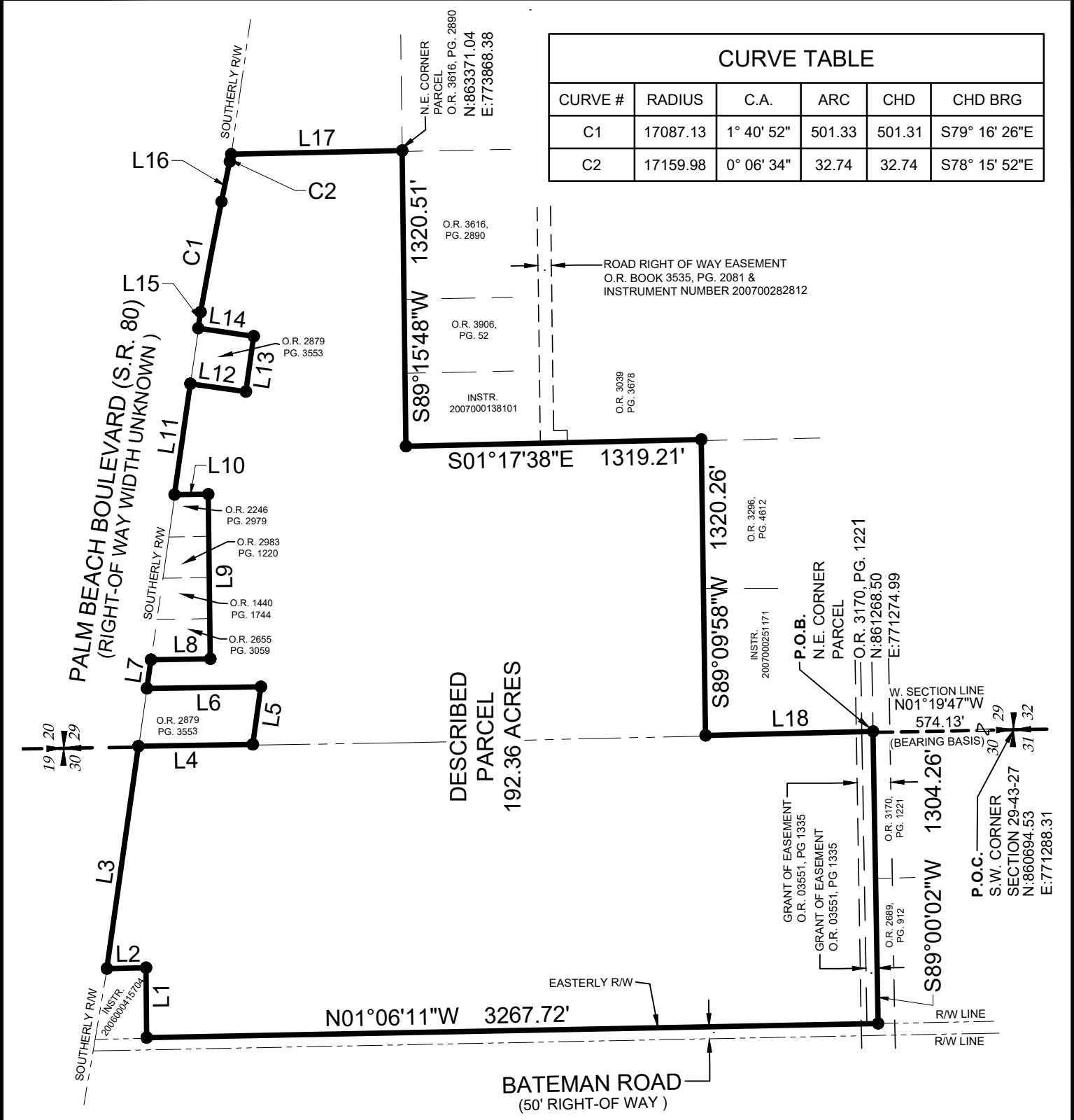
1 OF 2

JOB/FILE NUMBER:

22110

8 COPYRIGHT MORRIS • DEPEW ASSOCIATES, INC. 2022 ALL RIGHTS RESERVED I:\22110 Caloosa 80\Plans\SKETCH-DESCRIPTIONS\22110-OVERALL\_SD.dwg <1-OVERALL-SD\_14x8.5> - Nov 29 2022 01:40:54 pm PLOTTED BY: lballey





CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C1	17087.13	1° 40' 52"	501.33	501.31	S79° 16' 26"E
C2	17159.98	0° 06' 34"	32.74	32.74	S78° 15' 52"E

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°33'20"E	311.72
L2	N1°08'20"W	175.39
L3	S81°56'44"E	1003.23
L4	S0°50'34"E	511.38
L5	S81°55'10"E	259.80
L6	N0°50'15"W	509.82
L7	S82°03'50"E	129.52
L8	S0°54'50"E	266.04
L9	N89°15'34"E	734.80

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L10	N0°51'50"W	150.82
L11	S81°52'00"E	500.41
L12	S8°06'20"W	250.12
L13	S81°52'20"E	249.92
L14	N8°09'20"E	250.10
L15	S81°56'50"E	73.56
L16	S78°26'40"E	183.55
L17	S1°13'02"E	764.34
L18	S1°19'47"E	747.68

ABBREVIATIONS

- BRG = BEARING  
C1 = CURVE DESIGNATION  
C.A. = CENTRAL ANGLE  
CHD = CHORD  
INSTR. = INSTRUMENT  
L1 = LINE DESIGNATION  
LB = LICENSED BUSINESS  
O.R. = OFFICIAL RECORDS  
PG. = PAGE  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
R/W = RIGHT OF WAY

11-29-2022:REVISED LEGAL

PROJECT:

CALOOSA 80  
AMALGAM LEGAL

LOCATION:

SECTIONS 29 & 30  
T-43-S, R-27-E  
LEE COUNTY, FLORIDA

CONSULTANT:

MORRIS  
DEPEU

ENGINEERS • PLANNERS • SURVEYORS  
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FL CA NO. 6532 / FL CERT NO. LB6891 / LC28000330

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

CLIENT:

CALOOSA 80  
WHITCOMB

0 300 600  
SCALE 1"=600'

PROJECT MANAGER: TMR

DRAWING BY: TAB

JURISDICTION: LEE COUNTY

DATE: 11-07-2021

SHEET TITLE:  
SKETCH AND  
DESCRIPTION

SHEET NUMBER: 2 OF 2

JOB/FILE NUMBER: 22110

# **TRAFFIC IMPACT STATEMENT**

FOR

## **CALOOSA 80 COMPREHENSIVE PLAN AMENDMENT & REZONING**

**(PROJECT NO. F2409.17)**

**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**

**November 7, 2024**

## **CONTENTS**

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. COMPREHENSIVE PLAN AMENDMENT
- IV. TRIP GENERATION
- V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS
- VI. ZONING ANALYSIS
- VII. 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 amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located along the south side of S.R. 80 approximately 4½ miles east of Buckingham Road 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 designation on approximately 92.71 acres of the parcel (not the entire parcel) from Rural to a Sub-Outlying Suburban land use category to permit the development of the subject site with a residential community on the overall 192-acre site. The property immediately to the west of the 92 acres subject to the change in land use is already within the Urban Community Future Land Use Category (99.64 acres). With the two land use categories, and the companion rezoning application that is being filed, the overall 192-acre site will be rezoned to permit up to 721 residential dwelling units and up to 30,000 square feet of commercial uses.

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 S.R. 80 at two locations as shown on the Master Concept Plan.



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This report examines the impact of the development on the surrounding roadways. 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.

## **II. EXISTING CONDITIONS**

The subject site is currently vacant. The site is generally bordered by S.R. 80 to the north, vacant land to the south, Bateman Road to the west, and residential uses to the east.

**S.R. 80** is a four-lane divided arterial that borders the subject site to the north. S.R. 80 has a posted speed limit of 55 mph and is under the jurisdiction of the Florida Department of Transportation. S.R. 80 in this area has an Access Management Classification of Class 3 with required access spacing at 660 feet, directional median opening spacing at 1,320 feet and full median opening spacing at ½ mile.

**Bateman Road** is a two-lane undivided and unimproved local roadway that borders the site to west. Bateman Road is located within an easement and the subject site does not have legal access to this easement. There is no posted speed limit on Bateman Road and is shown to be maintained by Lee County.

## **III. COMPREHENSIVE PLAN AMENDMENT**

The Comprehensive Plan Amendment would change the future land use designation on approximately 92.71 acres from Rural to Sub-Outlying Suburban land use category. Under the existing Rural land use category, the site could be developed with up to approximately 93 residential dwelling units (1 dwelling unit/acre). **Table 1** summarizes the land uses that could be constructed under the existing land use designations and the intensity of uses under the proposed land use designation.



**Table 1**  
**Land Uses**  
**Caloosa 80**

Existing/ Proposed	Land Use Category	Intensity
Existing	Rural	93 Dwelling Units (Rural $\approx$ 92.71 acres @ 1 DU/Acre)
Proposed	Sub-Outlying Suburban	186 Dwelling Units (Sub-Outlying Suburban @ 2 DU/Acre)

#### IV. TRIP GENERATION

The trip generation for the permitted and proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 11<sup>th</sup> Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the permitted and proposed residential uses on the subject site. The trip generation equations utilized for this land use are attached to the Appendix of this report for reference. **Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour trip generation based on the existing and proposed future land use category, respectively.

**Table 2**  
**Trip Generation**  
**Based on Existing Land Use Category**  
**Caloosa 80**

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (93 Dwelling Units)	18	52	70	58	35	93	944

**Table 3**  
**Trip Generation**  
**Based on Proposed Land Use Category**  
**Caloosa 80**

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (186 Dwelling Units)	34	97	131	112	66	178	1,786

**Table 4** indicates the trip generation difference between the proposed and existing land use categories. The long range transportation impact (20-year horizon) and the short range transportation impact (5-year horizon) will be evaluated based on the resultant trip change illustrated in Table 4.

**Table 4**  
**Trip Generation – Resultant Trip Change**  
**Caloosa 80**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation (186 Dwelling Units)	34	97	131	112	66	178	1,789
Existing Land Use Designation (93 Dwelling Units)	-18	-52	-70	-58	-35	-93	-944
<b>Resultant Trip Change</b>	<b>+16</b>	<b>+45</b>	<b>+61</b>	<b>+54</b>	<b>+31</b>	<b>+85</b>	<b>+845</b>

The resultant trip change in Table 4 indicates that the trip generation will be **increased** in the AM and PM peak hour conditions as a result of this land use change.

## V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

The Comprehensive Plan Amendment would change the future land use designation on the approximately 92.71 acres from Rural to Sub-Outlying Suburban land use category. 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, there were no roadway improvement projects **within a 3-mile radius of the site** shown on the 2045 Cost Feasible Plan.

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 and then the PM peak hour trips to be generated by additional trips shown in Table 4 were then added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the Lee County's *Generalized Peak Hour Directional Service Volumes* table as well as FDOT's *Generalized Peak Hour Directional Volumes*, Table 7.

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 to fall below the recommended minimum acceptable Level of Service standards. The only roadway segment in the area that is shown to operate below the recommended minimum Level of Service standard in 2045 is Broadway Avenue between SR 80 and N. River Road, which is shown to operate below the Level of Service standard based on the existing 2045 network and not as result of the requested Land Use Change. All other roadways are shown to operate at or above the minimum recommended Level of Service in 2045 both with and without the project traffic added to the surrounding roadway segments.

A Level of Service analysis for the 2045 Existing plus Committed (E + C) roadway network is attached to this report for reference. **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions. No changes to the adopted long range transportation plan are required as result of the proposed land use change.

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

The 2023/2024 – 2029/2028 Lee County Five Year Capital Improvement Programs (CIP) as well as the Florida Department of Transportation Adopted Work Programs were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there were no road improvement planned to the roadways within a 3-mile radius of the subject site on the 5-Year Capital Improvement Program for either FDOT or Lee County.

As can be depicted from Table 4 of this report, the proposed map amendment will increase the overall trip generation potential of the subject site by approximately 61 vehicles during the A.M. peak hour and 85 vehicles during the P.M. peak hour. **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 additional trips shown in Table 4. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links maintained by Lee County were obtained from the most recent Lee County ***Public Facilities Level of Service and Concurrency Report***. The existing peak hour, peak season, peak direction traffic volumes for state maintained roadways were derived by factoring the latest AADT volumes by appropriate K & D factors. 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 as well as the traffic data from the latest ***Lee County Traffic Count Report***. 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 Lee County and FDOT resources 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 link to fall below the minimum acceptable Level of Service standards. All analyzed roadways were shown operate within their recommended minimum Level of Service standards.

The proposed Comprehensive Plan Amendment is to change the future land use designation on approximately 92.71 acres from Rural to Sub-Outlying Suburban. Based on the analysis, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

## **VI. ZONING ANALYSIS**

An analysis was also completed to support the rezoning of the entire 192-acre subject site from RVPD to MPD. The site is currently zoned RPVD under Zoning Resolution Z-09-042, which permits the development of the 192 acre site as a Recreational RV park with up to 417 RV sites and related accessory uses.

**Table 5** summarizes the land uses that are being proposed for the proposed rezoning application.

**Table 5**  
**Land Uses**  
**Caloosa 80 MPD**

<b>Approved Zoning</b>	<b>Proposed Zoning</b>
471 RV Units	721 Residential Dwelling Units

Access to the subject site is proposed to Palm Beach Boulevard (SR 80) via two access connections. A stabilized emergency access only is being proposed to Bateman Road that will only allow access to Emergency Vehicles.

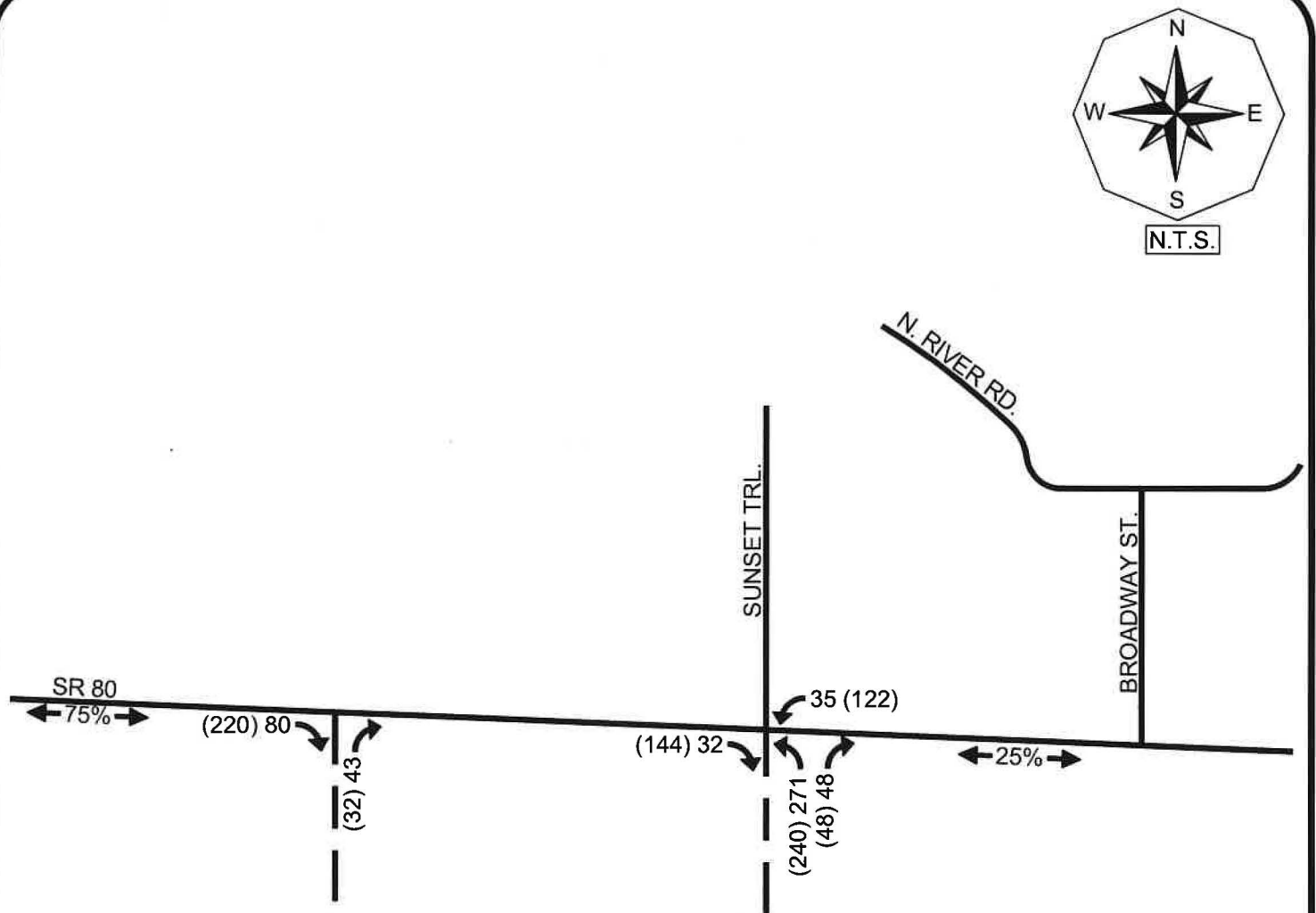
The trip generation for the project was based on data from the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11<sup>th</sup> Edition. Since there are multiple dwelling types identified in the proposed Schedule of Uses, Land Use Code 210 (Single Family Detached Housing) was utilized to formulate the trip generation for all 721 dwelling units since this would represent the "worst case" in terms of trip generation for the residential units. Land Use Code 822 (Strip Retail Plaza <40k) was utilized for the retail uses proposed on the site. The equations used from these land uses are contained in the Appendix of this report for reference. **Table 6** outlines the anticipated weekday A.M. and P.M. peak hour as well as the daily trip generation of the development as proposed.

**Table 6**  
**Trip Generation**  
**Caloosa 80 MPD**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Residential Units (721 Units)	112	338	450	401	235	636	6,212
Commercial (30,000 Sq. Ft.)	35	24	59	85	85	170	1,496
<b>Total Trips</b>	<b>147</b>	<b>362</b>	<b>509</b>	<b>486</b>	<b>320</b>	<b>806</b>	<b>7,708</b>

The trips the proposed development is anticipated to generate were then assigned to the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure 2** illustrates the anticipated trip distribution and assignment of trips to the site access drives along S.R. 80.

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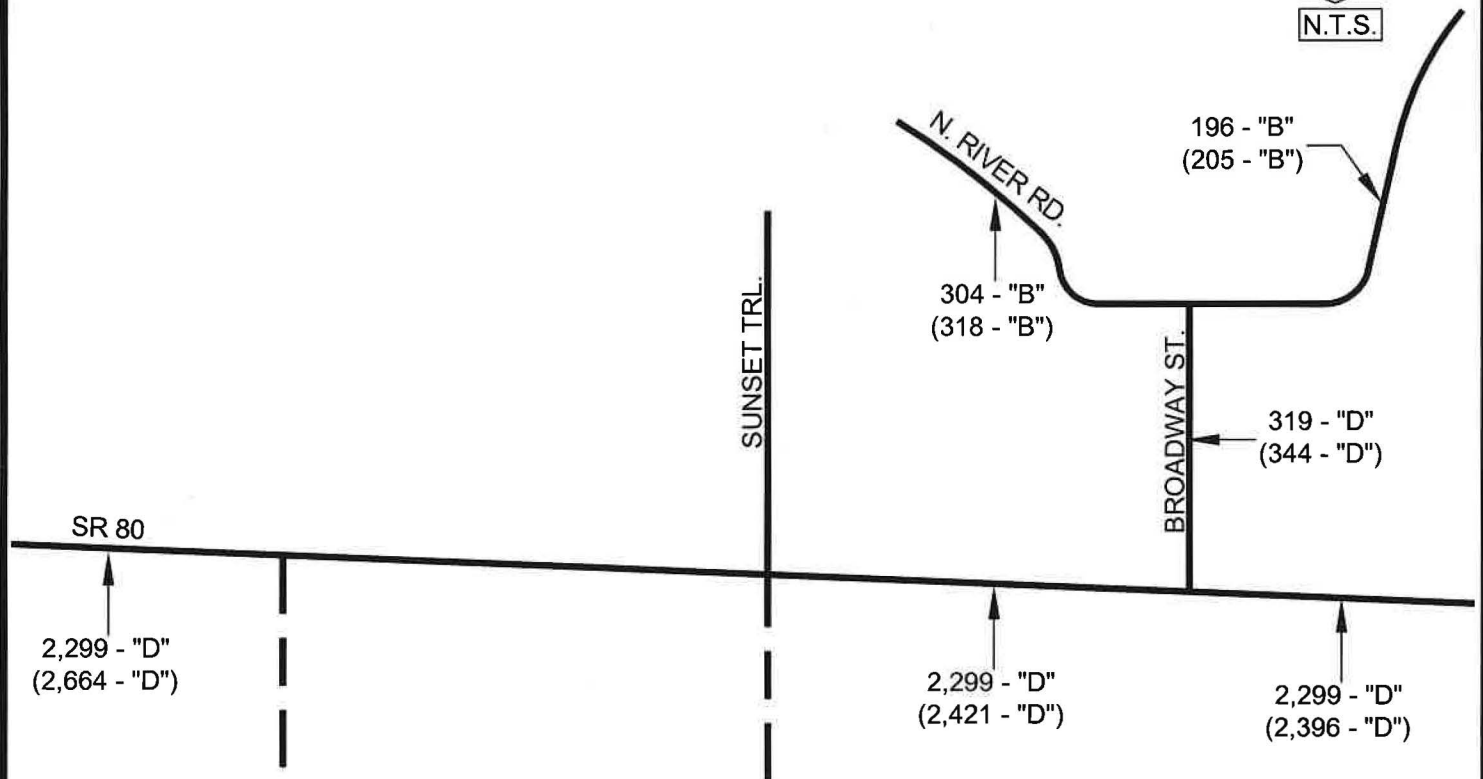
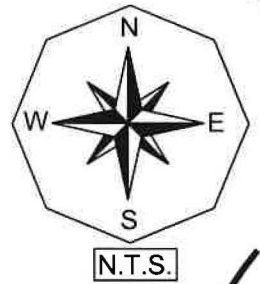
#### LEGEND

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

A horizon year analysis of 2029 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates on Palm Beach Boulevard (SR 80) were obtained through comparisons of historical annual traffic data obtained from FDOT's *Florida Traffic Online* webpage. The growth rate on Broadway Street was obtained through comparison of historical annual traffic data obtained from Lee County's *Traffic Count Database System (TCDS)* webpage. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2029 without the development and year 2029 with the development.

**Table 5A** in the Appendix of the report indicates the methodology utilized to obtain the year 2029 build-out traffic volumes as well as the growth rate utilized for each roadway segment. **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 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. This figure was derived from Table 2A contained in the Appendix.

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### LEGEND

XXX - "X" 2029 PEAK SEASON PEAK HOUR PEAK  
DIRECTION EXISTING TRAFFIC AND  
LEVEL OF SERVICE DESIGNATION

(XXX - "X") 2029 PEAK SEASON PEAK HOUR PEAK  
DIRECTION EXISTING PLUS PEAK  
DIRECTION PROJECT TRAFFIC AND  
LEVEL OF SERVICE DESIGNATION

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2029 traffic volumes to the Service Volume Tables, it was determined that all analyzed roadways are projected to operate above the minimum adopted Level of Service 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 development.

Intersection analysis was conducted at the two site access drive intersections serving the site along S.R. 80. A summary of the analysis is contained in the Appendix of this report. There are no other intersections within ¼ mile of the subject site that are impacted by the development of the subject site.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a connection permit from the Florida Department of Transportation.



## **IX. CONCLUSION**

The proposed development is located along the south side of S.R. 80 and approximately 4½ mile to the east of Buckingham Road in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both a Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed Comprehensive Plan amendment and rezoning requests.

The 2045 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place in the 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. Therefore, no roadway capacity improvements are necessary to accommodate the proposed development.

# APPENDIX

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

**TABLE 1A**  
**LEVEL OF SERVICE THRESHOLDS**  
**2045 LONG RANGE TRANSPORTATION ANALYSIS - CALOOSA 80 CPA**

Revised 1-17-2023

<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 Broadway	2LU	Arterial	0	0	330	710	780
	W. of Broadway	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Joel Blvd.	S. of SR 80	2LN	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd.	4LD	Uninterrupted Flow Highway	0	1,530	2,210	2,820	3,220
	E. of Site	4LD	Uninterrupted Flow Highway	0	1,530	2,210	2,820	3,220
	E. of Broadway	4LD	Uninterrupted Flow Highway	0	1,530	2,210	2,820	3,220
	E. of Joel Blvd.	4LD	Uninterrupted Flow Highway	0	1,530	2,210	2,820	3,220
Broadway Ave.	N. of SR 80	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

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

\* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Rural Undeveloped Areas Table 9.

**TABLE 2A**  
**2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS**  
**CALOOSA 80 CPA**

TOTAL PM PEAK HOUR PROJECT TRAFFIC =      85      VPH                      IN=      54              OUT=      31

2045												2045 BACKGROUND PLUS PROJ		
ROADWAY	ROADWAY SEGMENT	2045	COUNTY PCS /	AADT	K-100	100TH HIGHEST	D	PM PK HR	PEAK DIRECTION		PROJECT	PK DIR	PEAK DIRECTION	
		FSUTMS		BACKGROUND		HOUR PK DIR		PEAK	TRAFFIC VOLUMES & LOS				TRAFFIC VOLUMES & LOS	
		AADT	FDOT SITE #	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	DIST.	TRAFFIC	VOLUME	LOS
N. River Rd	E. of Broadway	3,864	124654	3,864	0.095	367	0.535	EAST	196	C	2%	1	197	C
	W. of Broadway	10,592	124650	10,592	0.095	1,006	0.535	EAST	538	C	3%	2	540	C
Joel Blvd.	S. of SR 80	22,813	305	22,813	0.100	2,281	0.521	NORTH	1,188	D	5%	3	1,191	D
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd.	26,125	120006	26,125	0.095	2,482	0.528	EAST	1,310	B	75%	41	1,351	B
	E. of Site	25,303	120006	25,303	0.095	2,404	0.528	EAST	1,269	B	25%	14	1,283	B
	E. of Broadway	33,948	120006	33,948	0.095	3,225	0.528	EAST	1,703	C	20%	11	1,714	C
	E. of Joel Blvd.	33,075	120086	33,075	0.095	3,142	0.528	EAST	1,659	C	15%	8	1,667	C
Broadway Ave.	N. of SR 80	15,387	124110	15,387	0.095	1,462	0.538	NORTH	787	F	5%	3	790	F

\* The K-100 and D factors were obtained from Florida Traffic Online resource and for Joel Blvd., Lee County Traffic County Database System

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

**TABLE 3A  
LEVEL OF SERVICE THRESHOLDS  
CALOOSA 80 CPA**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
N. River Rd.	E. of Broadway	2LU	Arterial	0	0	330	710	780
	E. of Cemetery Rd.	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Joel Blvd.	S. of SR 80	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd.	4LD	Uninterrupted Flow Highway	0	1,530	2,210	2,820	3,220
	E. of Site	4LD	Uninterrupted Flow Highway	0	1,530	3,310	3,820	3,730
	E. of Broadway	4LD	Uninterrupted Flow Highway	0	1,530	3,310	3,820	3,730
	E. of Joel Blvd.	4LD	Uninterrupted Flow Highway	0	1,530	3,310	3,820	3,730
Broadway Ave.	N. of SR 80	2LU	Collector	0	0	310	660	740

- 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 Peak Hour Directional Volumes for Florida's Rural Undeveloped Areas Table 9.

**TABLE 4A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
CALOOSA 80 CPA**

TOTAL PROJECT TRAFFIC AM =	61	VPH	IN =	16	OUT=	45	<u>FDOT Sta. #</u>	<u>K</u>	<u>D</u>
TOTAL PROJECT TRAFFIC PM =	85	VPH	IN=	54	OUT=	31	120006	0.095	0.528
							120086	0.095	0.528
							124654	0.095	0.535
							124650	0.095	0.535
							305	0.095	0.540
							231	0.095	0.540

							2022	2029			2029						2029		
							PK HR	PK HR	PK SEASON	PERCENT			BCKGRND			BCKGRND			
LCDOT PCS OR BASE YR		2021	YRS OF	ANNUAL	PK SEASON	PEAK DIRECTION	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C					
ROADWAY	ROADWAY SEGMENT	FDOT SITE #	ADT	ADT	GROWTH. <sup>1</sup>	RATE	PEAK DIR. <sup>2</sup>	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
N. River Rd	E. of Broadway	124654	2,500	4,000	7	6.94%	100	196	C	0.28	2%	1	1	197	C	0.28	197	C	0.28
	E. of Cemetery Rd.	124650	2,800	4,700	7	7.68%	145	304	B	0.25	3%	1	2	305	B	0.25	306	B	0.25
Joel Blvd.	S. of SR 80	305	8,800	13,400	7	6.19%	476	817	C	0.50	5%	2	3	820	C	0.50	820	C	0.50
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd.	120006	17,700	27,000	7	6.22%	1,336	2,299	D	0.71	75%	34	41	2,333	D	0.72	2,340	D	0.73
	E. of Site	120006	17,700	27,000	7	6.22%	1,336	2,299	C	0.62	25%	11	14	2,311	C	0.62	2,313	C	0.62
	E. of Broadway	120006	17,700	27,000	7	6.22%	1,336	2,299	C	0.62	20%	9	11	2,308	C	0.62	2,310	C	0.62
	E. of Joel Blvd.	120086	14,600	24,000	7	7.36%	1,138	2,156	C	0.58	15%	7	8	2,163	C	0.58	2,164	C	0.58
Broadway Ave.,	N. of SR 80	231	6,100	6,400	4	2.00%	262	319	D	0.43	5%	2	3	322	D	0.43	322	D	0.44

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

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



**TABLES 5A**  
**REZONING LOS ANALYSIS**

**TABLE 5A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
CALOOSA 80 MPD**

TOTAL PROJECT TRAFFIC AM =	509	VPH	IN =	147	OUT=	362
TOTAL PROJECT TRAFFIC PM =	806	VPH	IN=	486	OUT=	320

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2022 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				
							PK SEASON	PEAK DIRECTION					+ AM PROJ	V/C	+ PM PROJ	V/C			
							PEAK DIR. <sup>2</sup>	VOLUME									LOS	VOLUME	LOS
										Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
N. River Rd	E. of Broadway	124654	2,500	4,000	7	6.94%	100	196	D	0.28	2%	7	10	203	D	0.29	205	D	0.29
	W. of Broadway	124650	2,800	4,700	7	7.68%	145	304	B	0.25	3%	11	15	315	B	0.26	318	B	0.26
Joel Blvd.	S. of SR 80	305	8,800	13,400	7	6.19%	476	817	C	0.50	5%	18	24	835	C	0.51	842	C	0.51
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd.	120006	17,700	27,000	7	6.22%	1,336	2,299	D	0.71	75%	272	365	2,571	D	0.80	2,664	D	0.83
	E. of Site	120006	17,700	27,000	7	6.22%	1,336	2,299	D	0.71	25%	91	122	2,390	D	0.74	2,421	D	0.75
	E. of Broadway	120006	17,700	27,000	7	6.22%	1,336	2,299	D	0.71	20%	72	97	2,372	D	0.74	2,396	D	0.74
	E. of Joel Blvd.	120086	14,600	24,000	7	7.36%	1,138	2,156	C	0.67	15%	54	73	2,210	D	0.69	2,229	D	0.69
Broadway Ave.,	N. of SR 80	231	6,100	6,400	4	2.00%	262	319	D	0.43	5%	18	24	337	D	0.46	344	D	0.46

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

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

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

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

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

**FDOT GENERALIZED PEAK HOUR  
DIRECTIONAL VOLUMES  
TABLE 7**

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's  
Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
<b>STATE SIGNALIZED ARTERIALS</b>						<b>FREEWAYS</b>					
<b>Class I (40 mph or higher posted speed limit)</b>						<b>Core Urbanized</b>					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
<b>Class II (35 mph or slower posted speed limit)</b>						<b>Urbanized</b>					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
<b>Non-State Signalized Roadway Adjustments</b>						<b>Freeway Adjustments</b>					
(Alter corresponding state volumes by the indicated percent.)						Auxiliary Lane + 1,000 Ramp Metering + 5%					
Non-State Signalized Roadways - 10%						<b>UNINTERRUPTED FLOW HIGHWAYS</b>					
<b>Median &amp; Turn Lane Adjustments</b>						Lanes	Median	B	C	D	E
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		1	Undivided	580	890	1,200	1,610
1	Divided	Yes	No	+5%		2	Divided	1,800	2,600	3,280	3,730
1	Undivided	No	No	-20%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	Yes	No	-5%		<b>Uninterrupted Flow Highway Adjustments</b>					
Multi	Undivided	No	No	-25%		Lanes	Median	Exclusive left lanes	Adjustment factors		
—	—	—	Yes	+ 5%		1	Divided	Yes	+5%		
<b>One-Way Facility Adjustment</b>						Multi	Undivided	Yes	-5%		
Multiply the corresponding directional volumes in this table by 1.2						Multi	Undivided	No	-25%		
<b>BICYCLE MODE<sup>2</sup></b>						<sup>1</sup> Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						<sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
Paved Shoulder/Bicycle Lane Coverage	B	C	D	E		<sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49%	*	150	390	1,000		* Cannot be achieved using table input value defaults.					
50-84%	110	340	1,000	>1,000		<b>** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.</b>					
85-100%	470	1,000	>1,000	**		<b>Source:</b> Florida Department of Transportation Systems Implementation Office <a href="https://www.fdot.gov/planning/systems/">https://www.fdot.gov/planning/systems/</a>					
<b>PEDESTRIAN MODE<sup>2</sup></b>											
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	140	480							
50-84%	*	80	440	800							
85-100%	200	540	880	>1,000							
<b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b>											
(Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0006 - SR 80 W OF HERZOG ROAD

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	27000 C	E	13500	W 13500	9.50	56.80	15.40
2022	27000 C	E	13500	W 13500	9.50	52.10	16.30
2021	23500 C	E	12000	W 11500	9.50	52.80	15.00
2020	24000 C	E	12000	W 12000	9.50	53.70	13.00
2019	23000 C	E	11500	W 11500	9.50	54.00	13.10
2018	22000 C	E	11000	W 11000	9.50	55.20	12.40
2017	20000 C	E	10000	W 10000	9.50	54.40	14.00
2016	20000 C	E	10000	W 10000	9.00	57.70	12.40
2015	17700 C	E	8900	W 8800	9.00	57.50	13.30
2014	15600 S	E	7800	W 7800	9.00	56.80	10.90
2013	15200 F	E	7600	W 7600	9.00	56.50	10.90
2012	15200 C	E	7600	W 7600	9.00	54.20	10.90
2011	15200 F	E	7500	W 7700	9.00	56.20	14.10
2010	15200 C	E	7500	W 7700	9.91	56.34	14.10
2009	15600 C	E	7600	W 8000	9.98	55.90	15.90
2008	15500 C	E	7700	W 7800	10.16	57.01	13.40

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

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

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

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



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: 4654 - C.R. 78, EAST OF BROADWAY STREET

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	4000 T	E	2000	W	2000	9.50	55.40	15.30
2022	3600 S	E	1800	W	1800	9.50	53.90	13.50
2021	3400 F	E	1700	W	1700	9.50	53.50	13.50
2020	3200 C	E	1600	W	1600	9.50	53.80	13.50
2019	2900 F	E	1400	W	1500	9.50	54.90	15.00
2018	2700 C	E	1300	W	1400	9.50	55.20	15.00
2017	2900 T	E	1400	W	1500	9.50	54.90	12.20
2016	2700 S	E	1300	W	1400	9.50	54.80	10.80
2015	2500 F	E	1200	W	1300	9.50	55.50	10.80
2014	2300 C	E	1100	W	1200	9.50	55.20	10.80
2013	2100 S		0		0	9.50	55.00	12.20
2012	2100 F		0		0	9.50	55.30	11.50
2011	2100 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

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 1203 SR80, 31 & 78 E OF I-75

WEEK	DATES	SF	MOCF: 0.95 PSCF
1	01/01/2023 - 01/07/2023	0.97	1.02
2	01/08/2023 - 01/14/2023	1.01	1.06
3	01/15/2023 - 01/21/2023	1.06	1.12
4	01/22/2023 - 01/28/2023	1.02	1.07
* 5	01/29/2023 - 02/04/2023	0.99	1.04
* 6	02/05/2023 - 02/11/2023	0.96	1.01
* 7	02/12/2023 - 02/18/2023	0.93	0.98
* 8	02/19/2023 - 02/25/2023	0.93	0.98
* 9	02/26/2023 - 03/04/2023	0.93	0.98
*10	03/05/2023 - 03/11/2023	0.93	0.98
*11	03/12/2023 - 03/18/2023	0.93	0.98
*12	03/19/2023 - 03/25/2023	0.94	0.99
*13	03/26/2023 - 04/01/2023	0.95	1.00
*14	04/02/2023 - 04/08/2023	0.95	1.00
*15	04/09/2023 - 04/15/2023	0.96	1.01
*16	04/16/2023 - 04/22/2023	0.98	1.03
*17	04/23/2023 - 04/29/2023	1.00	1.05
18	04/30/2023 - 05/06/2023	1.02	1.07
19	05/07/2023 - 05/13/2023	1.04	1.09
20	05/14/2023 - 05/20/2023	1.07	1.13
21	05/21/2023 - 05/27/2023	1.07	1.13
22	05/28/2023 - 06/03/2023	1.07	1.13
23	06/04/2023 - 06/10/2023	1.07	1.13
24	06/11/2023 - 06/17/2023	1.08	1.14
25	06/18/2023 - 06/24/2023	1.07	1.13
26	06/25/2023 - 07/01/2023	1.06	1.12
27	07/02/2023 - 07/08/2023	1.05	1.11
28	07/09/2023 - 07/15/2023	1.05	1.11
29	07/16/2023 - 07/22/2023	1.04	1.09
30	07/23/2023 - 07/29/2023	1.04	1.09
31	07/30/2023 - 08/05/2023	1.03	1.08
32	08/06/2023 - 08/12/2023	1.03	1.08
33	08/13/2023 - 08/19/2023	1.02	1.07
34	08/20/2023 - 08/26/2023	1.02	1.07
35	08/27/2023 - 09/02/2023	1.02	1.07
36	09/03/2023 - 09/09/2023	1.02	1.07
37	09/10/2023 - 09/16/2023	1.02	1.07
38	09/17/2023 - 09/23/2023	1.01	1.06
39	09/24/2023 - 09/30/2023	1.00	1.05
40	10/01/2023 - 10/07/2023	0.99	1.04
41	10/08/2023 - 10/14/2023	0.98	1.03
42	10/15/2023 - 10/21/2023	0.97	1.02
43	10/22/2023 - 10/28/2023	0.97	1.02
44	10/29/2023 - 11/04/2023	0.96	1.01
45	11/05/2023 - 11/11/2023	0.96	1.01
46	11/12/2023 - 11/18/2023	0.96	1.01
47	11/19/2023 - 11/25/2023	0.96	1.01
48	11/26/2023 - 12/02/2023	0.96	1.01
49	12/03/2023 - 12/09/2023	0.97	1.02
50	12/10/2023 - 12/16/2023	0.97	1.02
51	12/17/2023 - 12/23/2023	1.00	1.05
52	12/24/2023 - 12/30/2023	1.03	1.08
53	12/31/2023 - 12/31/2023	1.06	1.12

\* PEAK SEASON

09-MAR-2024 18:41:38

830UPD

1\_1203\_PKSEASON.TXT

COUNTY: 12  
 STATION: 0006  
 DESCRIPTION: SR 80 W OF HERZOG ROAD  
 START DATE: 09/05/2023  
 START TIME: 1200

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	15	17	13	7	52	9	15	7	6	37	89
0100	13	22	12	7	54	10	10	10	8	38	92
0200	9	9	6	2	26	6	13	18	15	52	78
0300	9	18	9	14	50	16	10	28	21	75	125
0400	7	25	20	27	79	24	49	71	100	244	323
0500	41	53	61	66	221	117	175	252	373	917	1138
0600	73	103	154	179	509	437	435	390	344	1606	2115
0700	164	202	180	186	732	339	333	382	384	1438	2170
0800	157	150	180	157	644	281	307	300	166	1054	1698
0900	147	136	125	129	537	219	212	166	186	783	1320
1000	121	142	170	138	571	172	173	162	190	697	1268
1100	164	132	136	133	565	158	142	172	178	650	1215
1200	161	175	160	177	673	179	170	164	154	667	1340
1300	206	181	202	195	784	156	183	176	153	668	1452
1400	223	235	215	193	866	180	229	223	210	842	1708
1500	241	236	273	291	1041	181	177	170	169	697	1738
1600	311	343	354	338	1346	186	196	159	157	698	2044
1700	373	358	376	373	1480	162	187	168	170	687	2167
1800	369	366	275	199	1209	154	144	121	115	534	1743
1900	171	154	165	144	634	88	82	79	64	313	947
2000	120	116	118	99	453	85	78	59	52	274	727
2100	83	58	83	58	282	50	50	42	34	176	458
2200	55	54	35	27	171	19	24	25	14	82	253
2300	25	24	23	13	85	18	16	18	8	60	145

24-HOUR TOTALS: 13064 13289 26353

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	732	700	1438	700	2170
P.M.	1730	1484	1415	843	1700	2167
DAILY	1730	1484	545	1635	700	2170

TRUCK PERCENTAGE 15.49 15.21 15.35

#### CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	30	6834	4177	49	791	212	27	497	418	18	2	6	3	0	0	2023	13064
W	31	6966	4271	45	791	121	115	510	377	50	0	8	4	0	0	2021	13289

PSF = 1.02

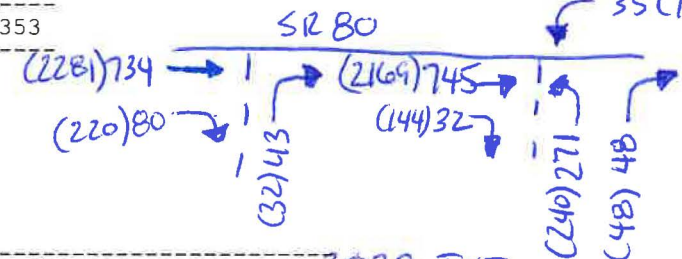
PEAK SEASON VOL

2023  
 EB 519 WB 1638  
 2029  
 EB 745 WB 2353

1570 701 2169 1007

← 2353 (1007)

← 35 (122)



2029 INT. VOLUMES

AGR = 6.22%

**TRAFFIC DATA FROM LEE COUNTY  
TRANSPORTATION DATA  
MANAGEMENT SYSTEM**

Updated 5/29/2024			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
HOMESTEAD RD	S OF ARTHUR RD	451	10400	11600	11800	11700					11600	
HOMESTEAD RD	N OF IMMOKALEE RD	456						1900				2700
IMMOKALEE RD (SR 82)	W OF COLONIAL BLVD	90		25900	28800			30700	29900			
IMMOKALEE RD (SR 82)	E OF GUNNERY RD	21	25100	26700	28000	26100		28000	27600	36500	40400	45500
IMPERIAL PKWY	N OF STRIKE LN	63	11000	13200	13000	14200	14800	15000	11700	13500	15200	16700
IMPERIAL PKWY	S OF BONITA BEACH RD	492				22200		20200				23700
IONA RD	W OF MCGREGOR BLVD	303		7100		7200		7000				7100
JOEL BLVD (CR 884)	E OF BELL BLVD	306	13400	14100	14500	14100	13600	14800	13900			
JOEL BLVD (CR 884)	N OF E 10TH ST	69			8900	9000	9400	9500	9100	10300	10600	11900
JOEL BLVD (CR 884)	S OF PALM BEACH BLVD	305	7600	8200	8800	9200	9200	11000	10900			13400
JOHN MORRIS RD	N OF SUMMERLIN RD	498		4500		4700		4800				3400
KELLY RD	W OF SAN CARLOS BLVD	308		5300		4500		4900				3800
DR. M. L. KING BLVD (SR 82)	E OF CRANFORD AVE	84		28500	26800	27600	28300	29100	27000	29800		
DR. M. L. KING BLVD (SR 82)	W OF I - 75	20	35100	38600	41100	42200	43600	44400	40700	47100	51400	53300
DR. M. L. KING BLVD (SR 82)	E OF I-75	68	32200	35100	37800	39400	40300	41200	38600	42600	45000	52100
LAUREL DR	E OF BUSINESS 41	309		5900		6500						6000
LEE BLVD(CR 884)	E OF IMMOKALEE RD	310	42800		49500		44800				51600	
LEE BLVD(CR 884)	W OF GUNNERY RD	22	33500	35300	37400	37900	41300	41000	36500	39300	39700	43100
LEE BLVD(CR 884)	E OF SUNSHINE BLVD	312		33100		32600		43300		45000		41100
LEE BLVD(CR 884)	N OF LEELAND HEIGHTS	311	10900	12100	12600	12600	12800		19300			



Updated 5/29/2024			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
BONITA BEACH RD	E OF RACE TRACK RD	130							29300	39700	39700	40000
BONITA BEACH RD	W OF I-75	42	35100	35300		36400	38900	40500	37900	43500	44200	43500
BONITA BEACH RD	E OF I - 75	235									22400	24300
BROADWAY (ESTERO)	W OF US 41	463		5700		6200		6300		5700		
BROADWAY RD	S OF ALVA BRIDGE	231						6100				6400
BUCKINGHAM RD	S OF PALM BEACH BLVD	11	9000	9300	9800	9800	10400	11400	11100	13100	13800	15100
BUCKINGHAM RD	S OF CEMETERY RD	227	10600		9800		9600		8600		7800	
BUCKINGHAM RD	E OF ALVIN AVE	232	7000		8600		9200		10700		10600	
BURNT STORE RD	N OF PINE ISLAND RD	233	12600	13600	14800	15300	15100	19100	16800			
BURNT STORE RD	S OF CHARLOTTE CO. LINE	12	6300	7000	7700	8000	8300	8800	8600	10000	11500	13400
BUSINESS 41 (SR 739)	N OF EDISON BRIDGE	41	27200	28000				35600	33500	38200	41500	44300
BUSINESS 41 (SR 739)	S OF PINE ISLAND RD	77		22000	25500							
BUSINESS 41 (SR 739)	N OF LITTLETON RD	76		11500	12800	13200						
CAPE CORAL PKWY	E OF 11TH CT	114							20300	25300	25900	25200
CAPE CORAL PKWY	E OF SKYLINE BLVD	13	27700	28800	29700	28200	29600	30400	27700	31100	31600	30500
CAPE CORAL PKWY	E OF 6TH ST	2112									44600	46100
CAPE CORAL PKWY	W OF PALM TREE	56	44100									
CAPE CORAL BRIDGE	W OF BRIDGE	234	51600									
CAPE CORAL BRIDGE	AT TOLL PLAZA	122		44000	42600	42000	43100	47800	43400	49700	49400	48800
CEMETERY RD	E OF BUCKINGHAM RD	486	5700		5800		5500		6700		7100	
CHAMBERLIN PKWY	S OF DANIELS PKWY	33	1200	1200	1200							

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



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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS <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>	
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	F	2,018	1.04	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942	F	1,944	1.00	F	2,043	1.05	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,910	B	1,215	0.42	B	1,294	0.44	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	1,166	C	776	0.67	C	816	0.70	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	1,166	C	776	0.67	C	816	0.70	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	E	1,524	0.76	E	1,615	0.81	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	E	1,524	0.76	E	1,602	0.80	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	A	1,136	0.38	A	1,221	0.41	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,136	0.57	A	1,195	0.60	unincorporated Lee County
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	336	0.39	C	529	0.62	Classic Hills (Copperhead) Golf Community
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	E	803	0.42	E	844	0.44	<sup>(6)</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 TAMIAAMI TR, SR 739)	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	6LD	D	2,810	C	2,158	0.77	D	2,268	0.81	
04300	BUS 41 (N TAMIAAMI TR, SR 739)	PONDELLA RD	SR 78	6LD	D	2,694	C	1,494	0.55	C	1,570	0.58	
04400	BUS 41 (N TAMIAAMI TR, SR 739)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,186	0.62	C	1,246	0.66	
04500	BUS 41 (N TAMIAAMI TR, SR 739)	LITTLETON RD	US 41	4LD	D	1,900	C	617	0.32	C	648	0.34	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	MCGREGOR BLVD	4LB	E	4,000	D	3,097	0.77	D	3,255	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS PLANTATION RD	2LN	E	860	F	1,069	1.24	F	1,124	1.31	constrained



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

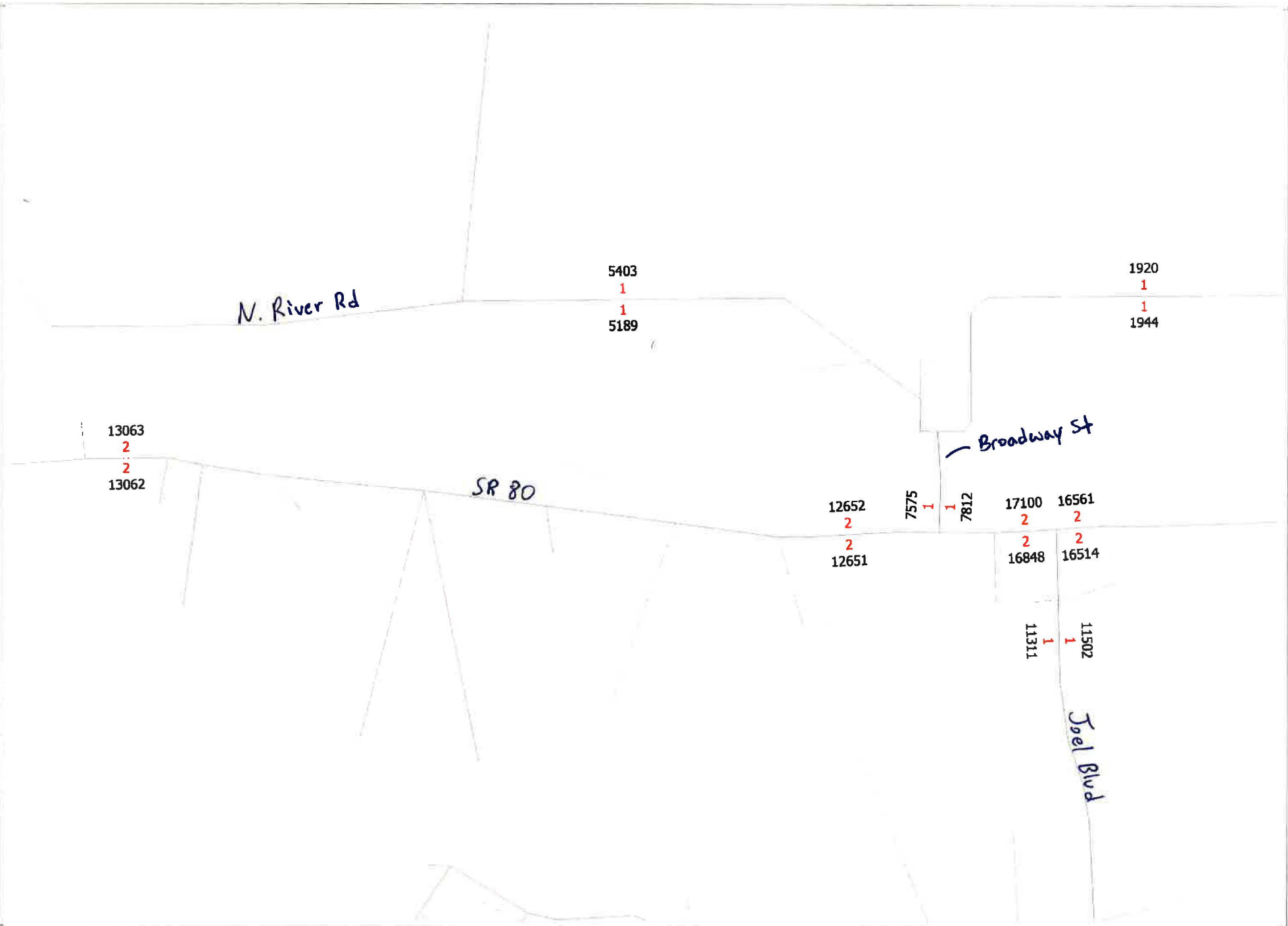
Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	
13900	JOEL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



**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>	
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	Lockett Landing Hotel/Lockett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	330	0.38	C	347	0.40	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	E	1,179	0.60	E	1,239	0.63	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	E	1,129	0.58	E	1,187	0.61	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	966	0.49	A	1,015	0.52	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	966	0.49	A	1,015	0.52	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,900	C	1,334	0.70	C	1,402	0.74	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,900	C	1,334	0.70	C	1,402	0.74	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,942	D	1,837	0.95	D	1,931	0.99	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,810	D	1,716	0.95	D	1,804	1.00	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	735	0.65	C	772	0.69	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,166	F	1,208	1.04	F	1,270	1.09	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,087	0.89	D	1,142	0.93	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	C	1,186	0.42	C	1,273	0.45	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,186	0.62	C	1,246	0.66	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,684	0.89	D	1,770	0.93	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,755	0.92	D	1,845	0.97	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,589	0.55	C	1,670	0.58	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	<sup>(4)</sup>
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	202	0.23	<sup>(4)</sup>
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	<sup>(4)</sup>
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	141	0.16	C	148	0.17	<sup>(4)</sup>
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	

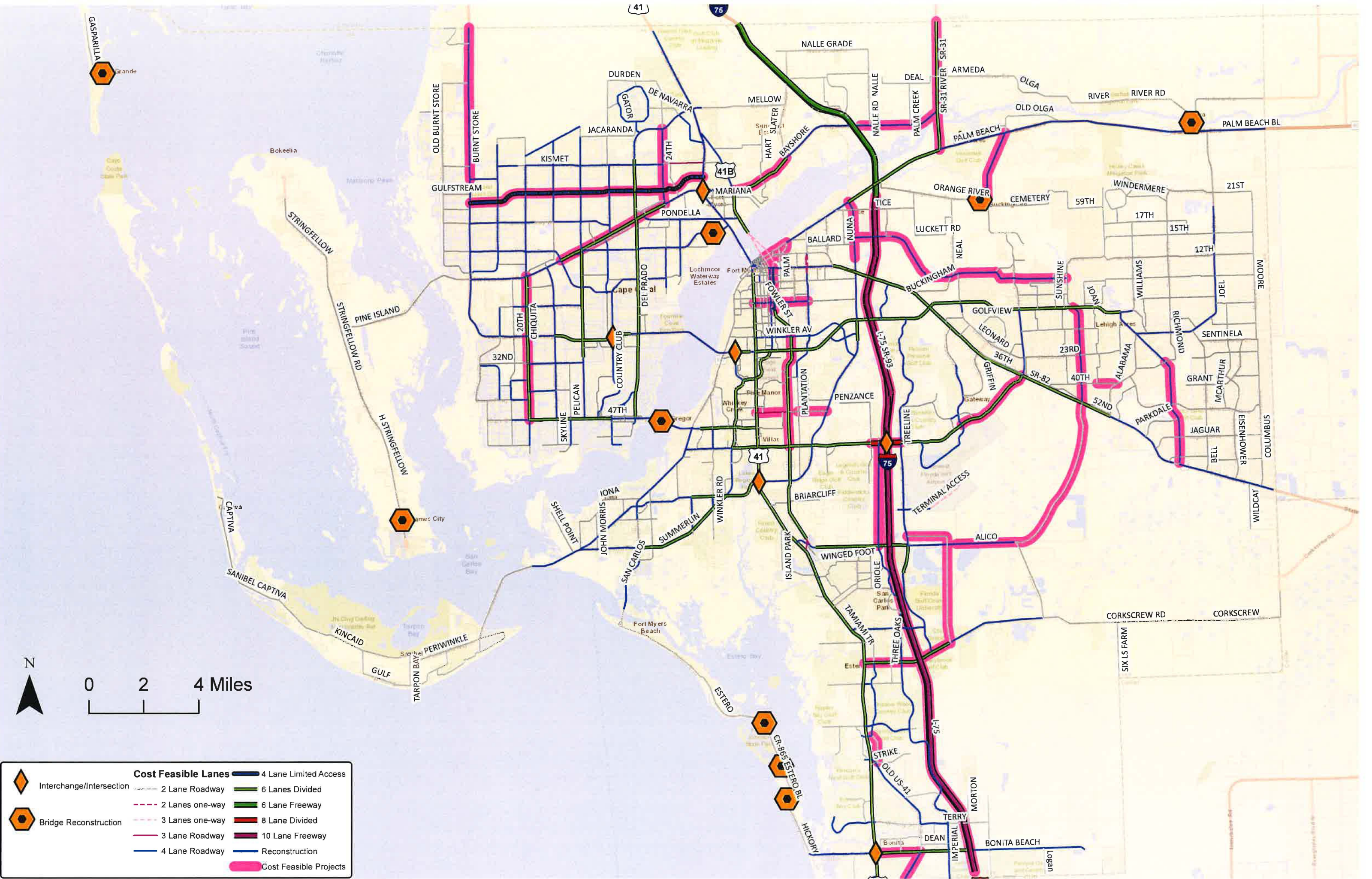
**2045 E+C NETWORK LANES**  
**&**  
**VOLUMES**





2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES AND VOLUMES

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







Interchange/Intersection

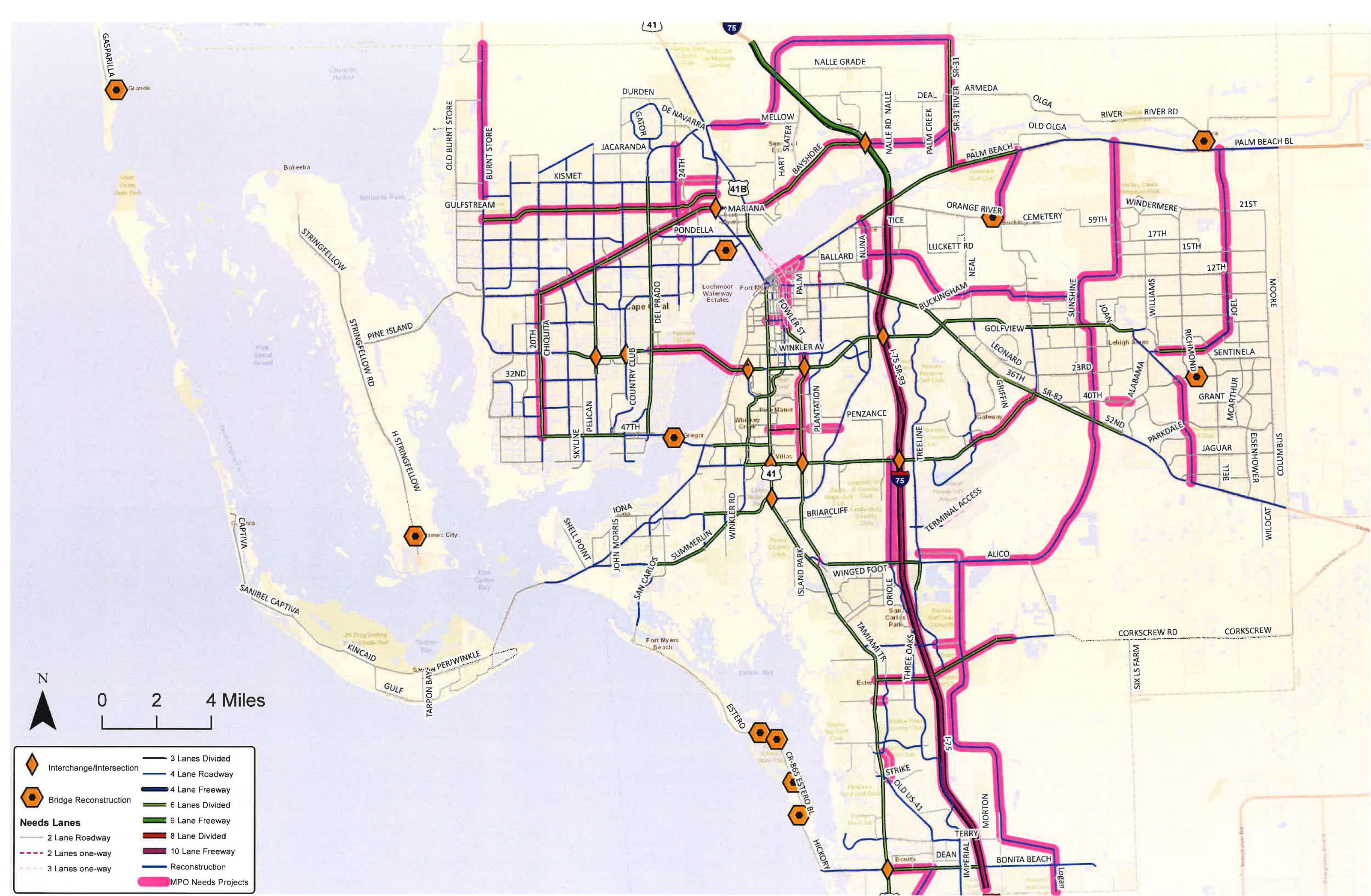
Bridge Reconstruction

**Cost Feasible Lanes**

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

**LEE COUNTY MPO  
2045 NEEDS PLAN**





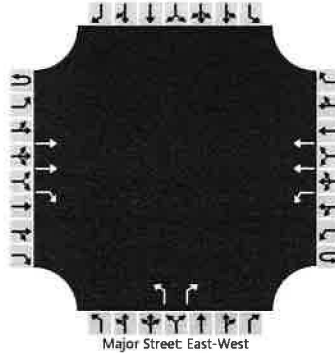
**HCS RESULTS**  
**E. ACCESS @ S.R. 80**



# HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	tbt	Intersection	SR 80/E. Site Access
Agency/Co.	TR Transportation	Jurisdiction	FDOT
Date Performed	11-11-2024	East/West Street	SR 80
Analysis Year	2029	North/South Street	East Site Access
Time Analyzed	AM Peak W/Project	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Caloosa 80 MPD		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			745	32	0	35	2353			271		48				
Percent Heavy Vehicles (%)					1	2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type   Storage	Left Only								2							

## Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.14				6.84		6.94				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

## Delay, Queue Length, and Level of Service

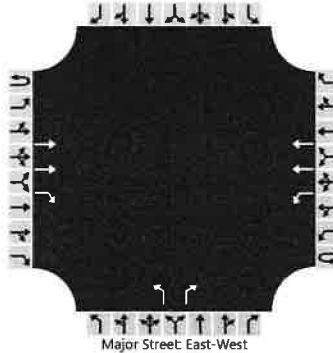
Flow Rate, v (veh/h)						38				295		52				
Capacity, c (veh/h)						788				168		595				
v/c Ratio						0.05				1.76		0.09				
95% Queue Length, Q <sub>95</sub> (veh)						0.2				21.1		0.3				
95% Queue Length, Q <sub>95</sub> (ft)						5.1				535.9		7.6				
Control Delay (s/veh)						9.8				410.9		11.6				
Level of Service (LOS)						A				F		B				
Approach Delay (s/veh)					0.1				350.8							
Approach LOS					A				F							

# HCS Two-Way Stop-Control Report

## General Information

Analyst	tbt	Intersection	SR 80/E. Site Access
Agency/Co.	TR Transportation	Jurisdiction	FDOT
Date Performed	11-11-2024	East/West Street	SR 80
Analysis Year	2029	North/South Street	East Site Access
Time Analyzed	PM Peak W/Project	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Caloosa 80 MPD		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			2169	144	0	122	1007			240		48				
Percent Heavy Vehicles (%)					1	2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type   Storage	Left Only								2							

## Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.14				6.84		6.94				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						133				261		52				
Capacity, c (veh/h)						177				45		183				
v/c Ratio						0.75				5.75		0.28				
95% Queue Length, Q <sub>95</sub> (veh)						4.8				30.2		1.1				
95% Queue Length, Q <sub>95</sub> (ft)						121.9				767.1		27.9				
Control Delay (s/veh)						69.0				2312.1		32.3				
Level of Service (LOS)						F				F		D				
Approach Delay (s/veh)					7.5				1932.1							
Approach LOS					A				F							

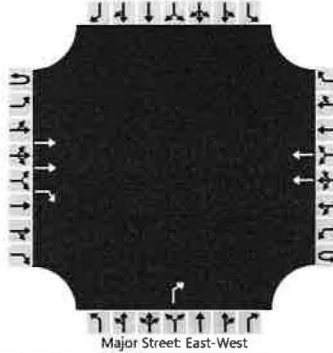
**HCS RESULTS**  
**W. ACCESS @ S.R. 80**

# HCS Two-Way Stop-Control Report

## General Information

Analyst	tbt	Intersection	SR 80/W. Site Access
Agency/Co.	TR Transportation	Jurisdiction	FDOT
Date Performed	11-11-2024	East/West Street	SR 80
Analysis Year	2029	North/South Street	W. Site Access
Time Analyzed	AM Peak W/Project	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Caloosa 80 MPD		

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	0
Configuration			T	R			T					R				
Volume (veh/h)			734	80			2353					43				
Percent Heavy Vehicles (%)												2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type   Storage	Left Only								1							

## Critical and Follow-up Headways

Base Critical Headway (sec)												6.9				
Critical Headway (sec)												6.94				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.32				

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												47				
Capacity, c (veh/h)												601				
v/c Ratio												0.08				
95% Queue Length, Q <sub>95</sub> (veh)												0.3				
95% Queue Length, Q <sub>95</sub> (ft)												7.6				
Control Delay (s/veh)												11.5				
Level of Service (LOS)												B				
Approach Delay (s/veh)									11.5							
Approach LOS									B							

# HCS Two-Way Stop-Control Report

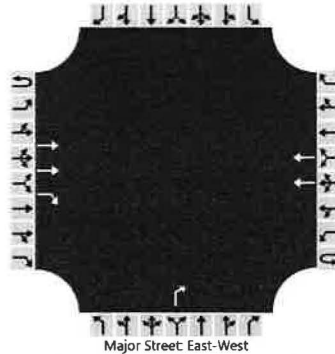
## General Information

Analyst	tbt
Agency/Co.	TR Transportation
Date Performed	11-11-2024
Analysis Year	2029
Time Analyzed	PM Peak W/Project
Intersection Orientation	East-West
Project Description	Caloosa 80 MPD

## Site Information

Intersection	SR 80/W. Site Access
Jurisdiction	FDOT
East/West Street	SR 80
North/South Street	W. Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

## Lanes



## Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	0
Configuration			T	R			T					R				
Volume (veh/h)			2281	220			1007					32				
Percent Heavy Vehicles (%)												2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type   Storage	Left Only								1							

## Critical and Follow-up Headways

Base Critical Headway (sec)												6.9				
Critical Headway (sec)												6.94				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.32				

## Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												35				
Capacity, c (veh/h)												167				
v/c Ratio												0.21				
95% Queue Length, Q <sub>95</sub> (veh)												0.8				
95% Queue Length, Q <sub>95</sub> (ft)												20.3				
Control Delay (s/veh)												32.2				
Level of Service (LOS)												D				
Approach Delay (s/veh)									32.2							
Approach LOS									D							

# **TRIP GENERATION EQUATIONS**



## Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4

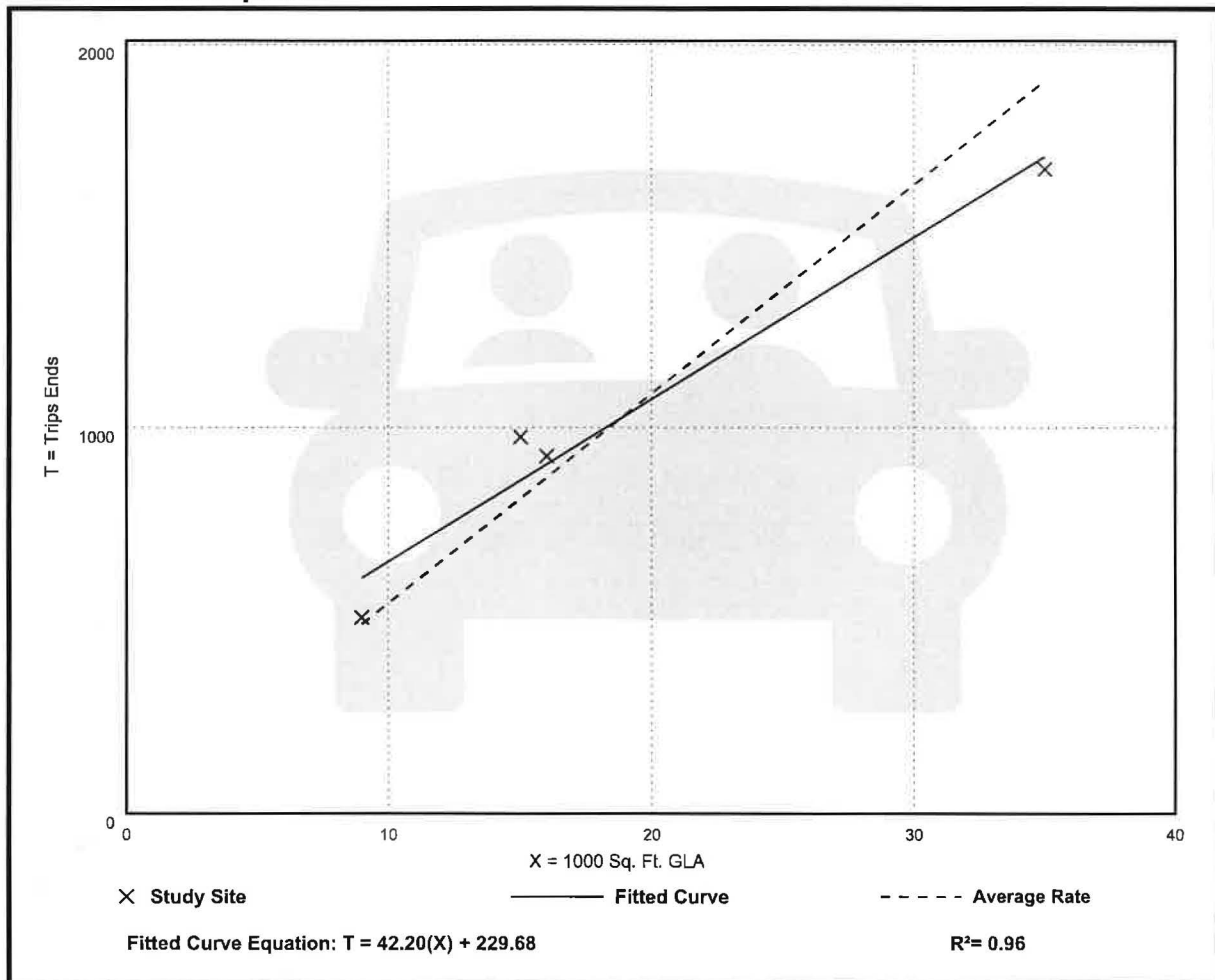
Avg. 1000 Sq. Ft. GLA: 19

Directional Distribution: 50% entering, 50% exiting

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

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

### Data Plot and Equation



## Strip Retail Plaza (<40k) (822)

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: 5

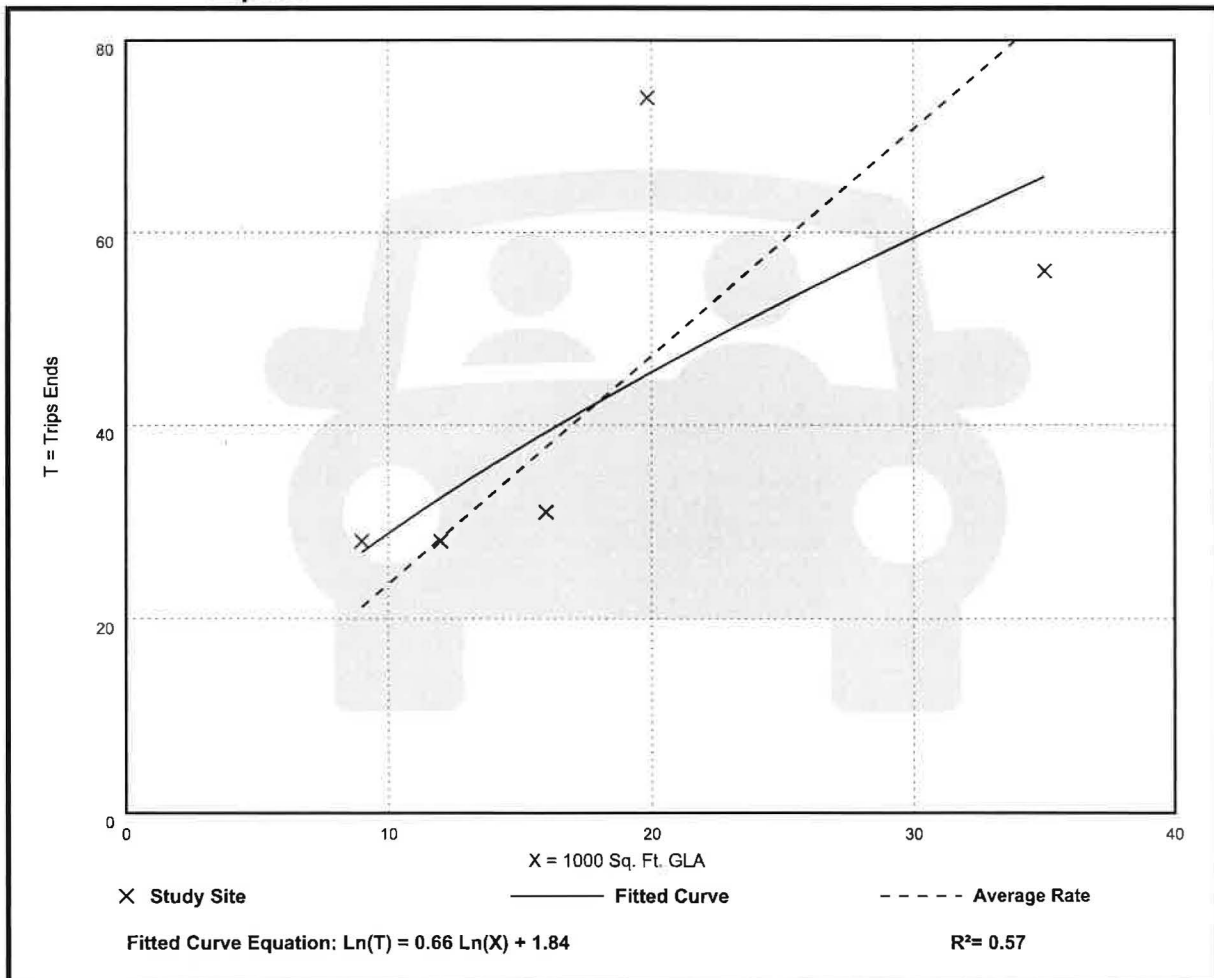
Avg. 1000 Sq. Ft. GLA: 18

Directional Distribution: 60% entering, 40% exiting

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

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

### Data Plot and Equation



# Strip Retail Plaza (<40k) (822)

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: 25

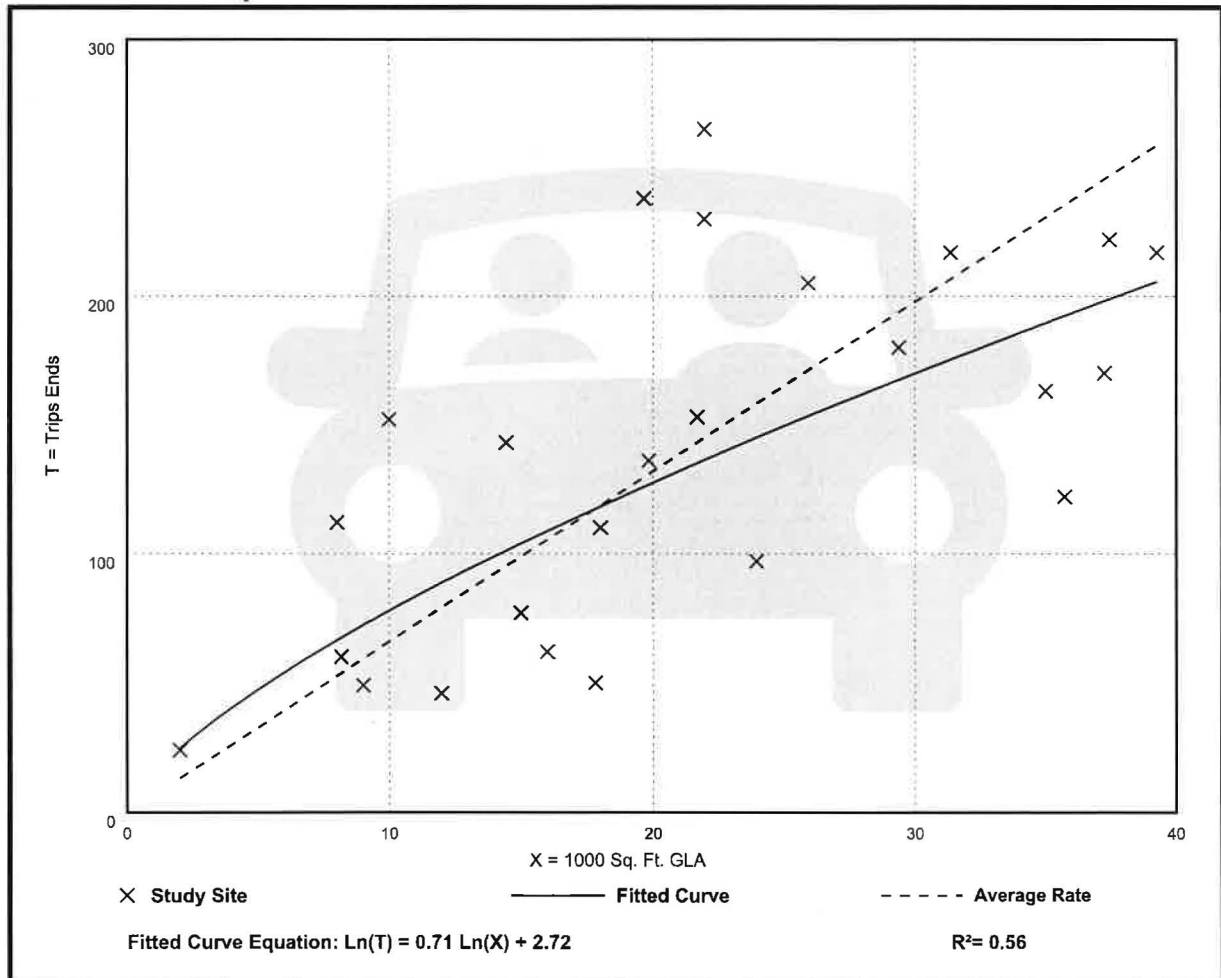
Avg. 1000 Sq. Ft. GLA: 21

Directional Distribution: 50% entering, 50% exiting

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

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

## Data Plot and Equation



# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

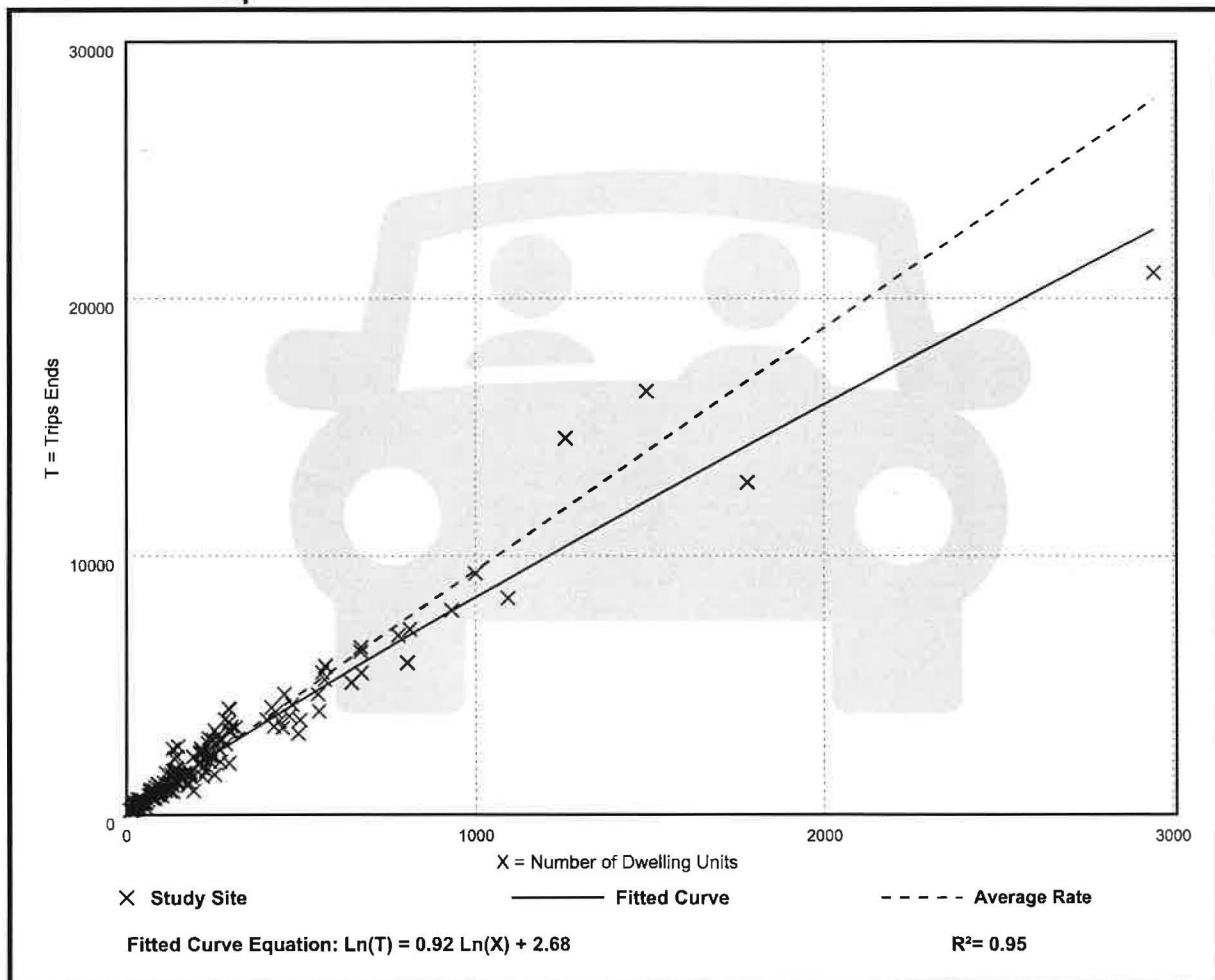
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

## Data Plot and Equation



# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

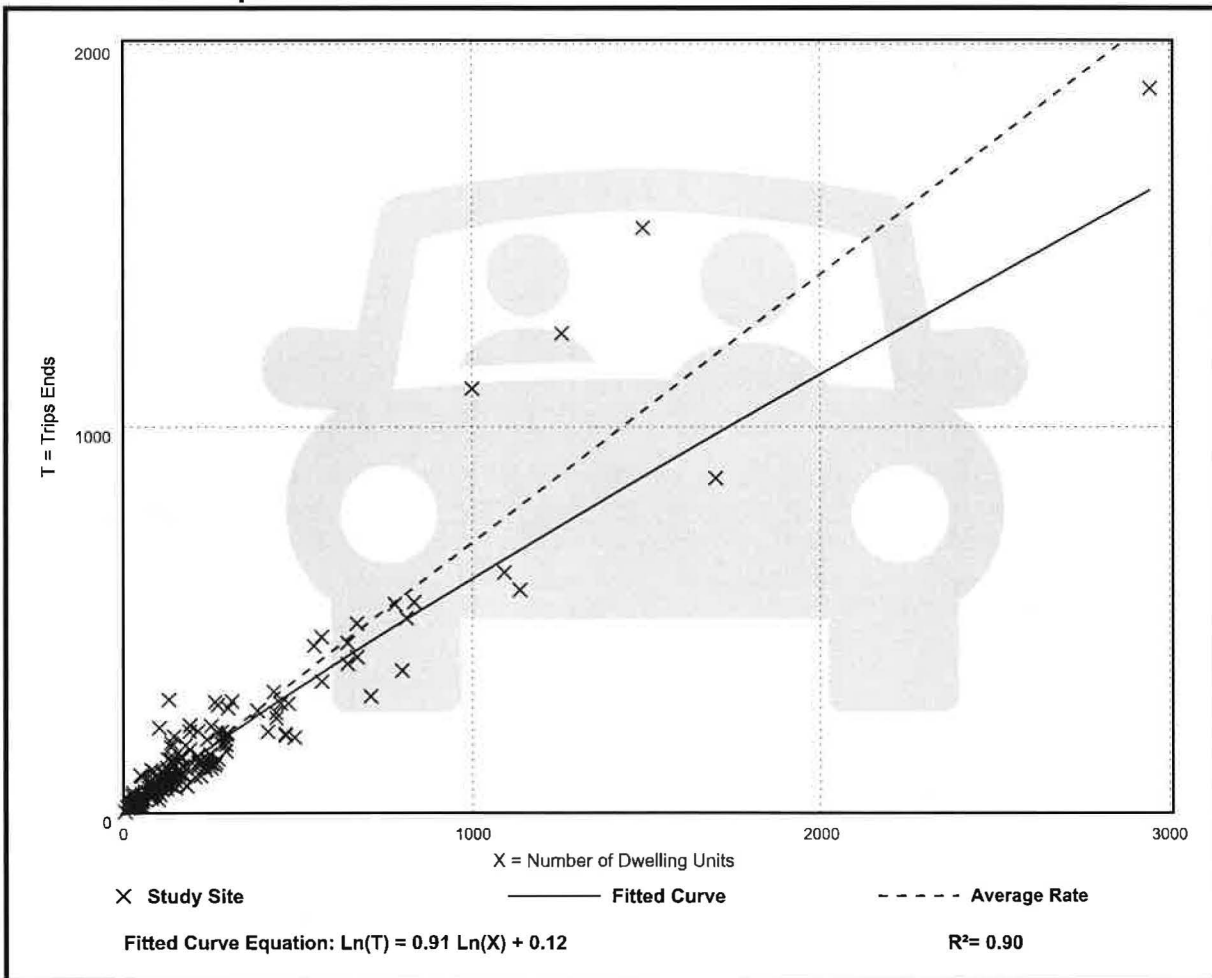
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

## Data Plot and Equation



# Single-Family Detached Housing (210)

## Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 208

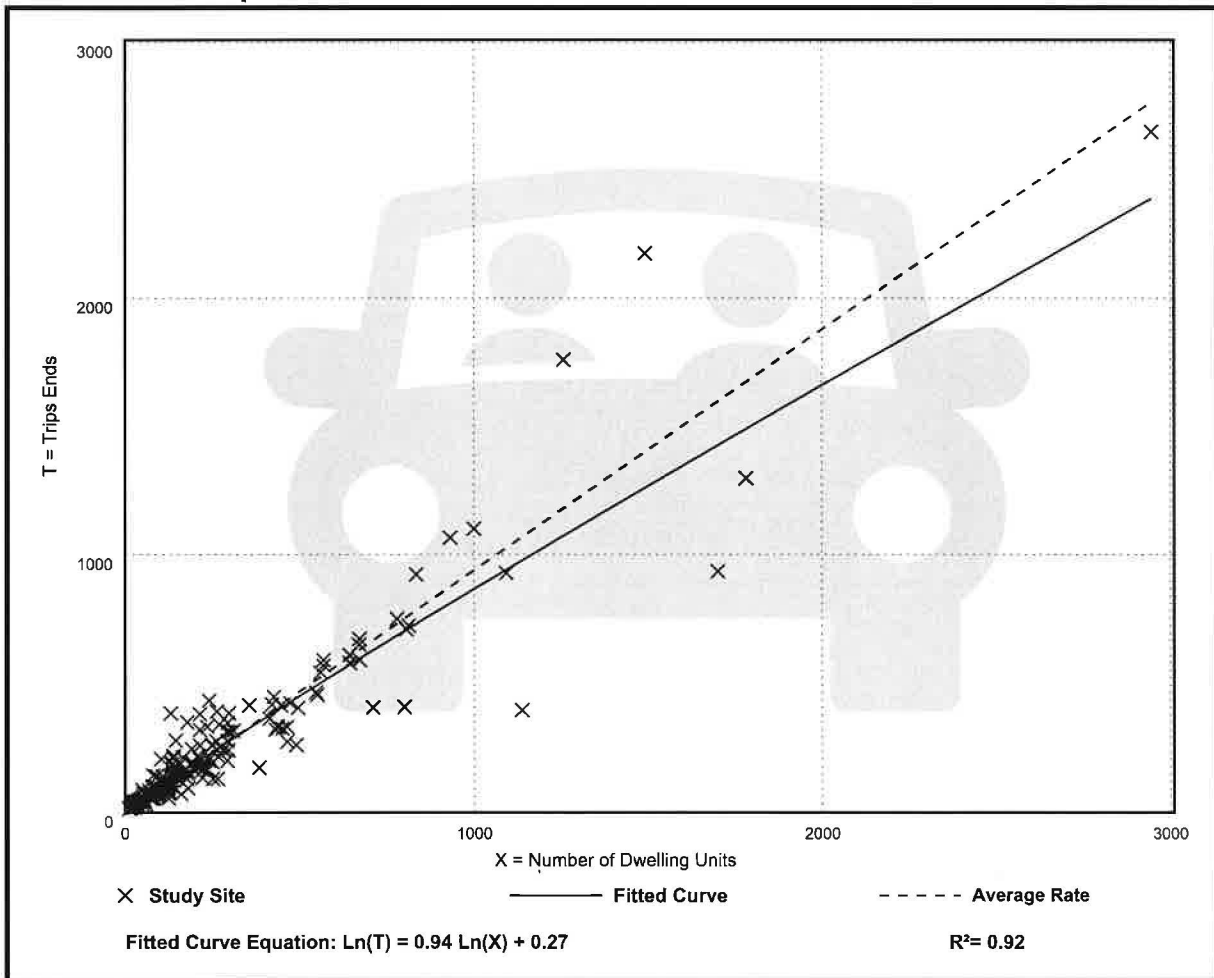
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

## Data Plot and Equation



RIVERGLEN PROPERTIES LLC  
1380 GASPARILLA DR  
FORT MYERS FL 33901

CS HOLDINGS OF SWFL LLC  
15975 ANDERSON LN  
FORT MYERS FL 33912

HOELDERLIN ARTHUR JOSEPH III  
2251 SUNSET TRL  
ALVA FL 33920

MALLETT ROBERT LANE TR  
2101 SUNSET TRL  
ALVA FL 33920

STATE OF FL DOT  
PO BOX 1249  
BARTOW FL 33831

STATE OF FL DOT  
PO BOX 1249  
BARTOW FL 33831

GONZALEZ ARAQUE MAIRON YUSET  
19140 PALM BEACH BLVD  
ALVA FL 33920

BOWDLER DAVID F  
14011 CEMETERY RD  
FORT MYERS FL 33905

CHILDRESS SHANE & VICTORIA  
16050 MULRION BLVD  
PUNTA GORDA FL 33982

LYNCH THOMAS  
19160 PALM BEACH BLVD  
ALVA FL 33920

ARIS HORTICULTURE INC  
ERIN MAZZUCCO  
115 THIRD ST SE  
BARBERTON OH 44203

STATE OF FL DOT  
PO BOX 1249  
BARTOW FL 33831

WILKINSON KATHERINE A TR  
19521 PALM BEACH BLVD  
ALVA FL 33920

ROSAS RUIZ MARCO A  
8956 BANYAN COVE  
FORT MYERS FL 33919

BARLEY SANDRA D  
PO BOX 217  
ALVA FL 33920

JOHNSON JACKIE L  
19401 LITTLE LN  
ALVA FL 33920

HEATH STANLEY TR  
19591 LITTLE LN  
ALVA FL 33920

CHOW KAI FU  
15861 COUNTRY CT  
FORT MYERS FL 33912

SMITH BRITTANY G  
19471 LITTLE LN  
ALVA FL 33920

QUATTROCCHI STEPHANIE  
19431 LITTLE LN  
ALVA FL 33920

REINBOTT MICHAEL & LISA  
PO BOX 1423  
LABELLE FL 33975

MARRA ESTATES LLC  
3001 BATEMAN RD  
ALVA FL 33920

MARRA ESTATES LLC  
3001 BATEMAN RD  
ALVA FL 33920

MARRA JASON A  
7800 UNIVERSITY POINT DR  
FORT MYERS FL 33907

BERNARD BRIAN W & SIMONE  
2995 BATEMAN RD  
ALVA FL 33920

HAMILTON MILTON J III &  
1901 BALSEY RD  
ALVA FL 33920

GROFF NICHOLAS P II TR  
2051 SNYDER DR  
ALVA FL 33920

HERNANDEZ LILIANA &  
4537 LUCKETT RD  
FORT MYERS FL 33905

ALVAREZ FREDDYS VALDES  
18931 PALM BEACH BLVD  
ALVA FL 33920

ALVAREZ FREDDYS VALDES  
18951 PALM BEACH BLVD  
ALVA FL 33920

MARRA ESTATES LLC  
7800 UNIVERSITY POINTE DR #300  
FORT MYERS FL 33907

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902

STULB JOSEPH JR  
18851 PALM BEACH BLVD  
ALVA FL 33920

LEE COUNTY  
PO BOX 398  
FORT MYERS FL 33902