LEE COUNTY, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

TYPE OF CASE: **PLANNED DEVELOPMENT**
CASE NUMBER: **DCI2024-00034**
HEARING EXAMINER DATE: **May 22, 2025**

APPLICATION SUMMARY

Applicant: Margaret Emblidge, AICP from LJA Engineering, Inc. Representing RES Myers Holdings, LLC and Earthwork Myers, LLC in reference to Arthrex at Plantation MPD.

Request: Request to rezone 37.7± acres from Industrial Planed Development (IPD) and Residential Planned Development (RPD) to Mixed-Use Planned Development (MPD) to allow for up to 510,000 square feet of industrial uses, 5,000 square feet of medical office, and 105,000 square feet of general office (or 80,000 square feet of retail commercial and general office), or alternatively, 464 multiple-family residential dwelling units, including 168 Bonus Density Units, and 30,000 square feet of retail commercial and general office uses.

Location: The subject property is located at 14550 Plantation Road and an existing18.52±-acre property abutting to the north, South Fort Myers Planning Community, Lee County, FL. (District #2). A legal description of the subject property is attached as Attachment "N".

BACKGROUND:

This is a request to rezone two parcels with a combined area 37.7± acres from Industrial Planned Development (Z-03-071, as amended) and Residential Planned Development (Z-06-093) to Mixed-Use Planned Development (MPD).

The subject property abuts Plantation Road, which is an arterial road. This property and most of its surroundings are in the Intensive Development Future Land Use category and the Mixed Use Overlay and as such, it is expected to be developed with high density and intensity uses. Gulf Coast Hospital is located to the north of this site.

ANALYSIS:

The proposed MPD (Arthrex Plantation), affects 37.7± acres of land on the west side of Plantation Road, directly south of South Fort Myers High School. The request proposes two development schemes; one plan is for the site to be developed with 510,000 square feet of industrial uses, 5,000 square feet of medical office, and 105,000 square feet of general office (or 80,000 square feet of retail commercial and general office). Second scheme will allow the development of the site with 464 multiple-family residential dwelling units, including 168 Bonus Density Units, and 30,000 square feet of retail commercial and general office uses.

The applicant requests 168 bonus density units for scheme number 2. Lee County Land Development Code Section 2-147(4) states: If an application for a planned development or conventional rezoning proposes to use bonus density to increase densities above the Lee Plan

standard density range, the application for the rezoning must specifically request the use of bonus density. The project must comply with the criteria set forth in section 34-145(d)(4). The rezoning may be approved with or without the bonus density at the discretion of the Board of County Commissioners. The Board's action taken on the bonus density request will be noted in the final zoning resolution.

Furthermore, the following criteria listed in Land Development Code Section 2-146(b) must be met before a request for Bonus Density can be approved:

(1) The additional traffic will not be required to travel through areas with significantly lower densities before reaching the nearest collector or arterial road.

(2) Existing and committed public facilities are not so overwhelmed that a density increase would be contrary to the overall public interest.

(3) Storm shelters or other appropriate mitigation is provided if the development is located within the coastal high hazard area as defined in section 2-483.

(4) The resulting development will be compatible with existing and planned surrounding land uses.

The area is developed with mostly with residential, commercial, public facilities and medical developments. The applicant is proposing a maximum building height of 55 feet and should not create any incompatibility with its surroundings.

Surrounding Zoning and Land Use

The subject property abuts developed properties on all sides. To the west it abuts two properties, a residential multiple-family development with 137 dwelling units on 7.99 acres with 26 bonus density units. This property is zoned RPD and was approved by Resolution Z-14-003. A second property abutting this site to the west is a Commercial Planned Development approved by Resolution Z-92-050 for 80,000 square feet of commercial uses on 8.09 acres. To the north, it abuts South Fort Myers High School. To the east, across Plantation Road, it abuts CenturyLink Sports Complex (Hammond Stadium), zoned CF and CPD. To the south, it abuts a large Mixed Use Planned Development known as Hope Preserve approved by Resolution Z-12-012 allowing ALF and memory care facility, 70,000 square feet of medical and general office, 109,000 square feet of commercial retail, 90,000 square feet of accessory uses, a hotel, a daycare, and employee housing on 46.4 acres of land with a maximum building height of 125 feet.

Lee Plan

The Future Land Use designation of the property is “Intensive Development”. This property is also in the Mixed-Use Overlay.

The Intensive Development Land Use category encourages developments with higher density and intensity and allows residential, commercial and light industrial uses. The proposed uses include 510,000 square feet of industrial uses, 5,000 square feet of medical office, and 105,000 square feet of general office (or 80,000 square feet of retail commercial and general office), or alternatively, 464 multiple-family residential dwelling units, including 168 Bonus Density Units, and 30,000 square feet of retail commercial and general office uses. The proposed density and intensity of the project is within the allowed densities and intensities in the Intensive Development Future Land Use category of the Lee Plan. The proposed uses are similar and compatible with the surrounding developments. The request is consistent with Policy 1.1.2 of the Lee Plan.

The proposed development promotes contiguous and compact growth patterns, containing urban sprawl and minimizing the costs of services. Adequate public services exist. Sewer and water are available to the site. The property has access to Plantation Road, an Arterial Road, and Fire protection services will be provided by South Trail Fire and Rescue District. Therefore, the request is consistent with Objectives 2.1, and 2.2 and Policy 2.1.1 of the Lee Plan.

This project meets the thresholds for a planned development and is proposed to be rezoned to MPD. This is a mixed-use development, which will contain residential, commercial, and some light industrial uses. The area is developed with industrial, commercial and some residential uses. The subject property is near employment centers such as the surrounding commercial and industrial developments. This mixed-use project, when developed, also has the potential to be an employment center, as well as a residential development. Therefore, the request is consistent with Objective 5.1 and Policies 5.1.1, 5.1.3, 5.1.5, 5.1.7 and 6.1.3 of the Lee Plan.

Water and sewer services from Lee County Utilities are available to the site and the site will be connected to those services. Therefore, the request is consistent with Standards 4.1.1 and 4.1.2 of the Lee Plan (Attachment "G").

This project is a mixed-use development and will integrate multiple land uses including residential, commercial, and light industrial. The connectivity to the adjacent area is provided via an existing sidewalk and proposed sidewalk connection to the north. This connection will provide direct access to an existing LeeTran bus stop located in front of the South Fort Myers High School. Therefore, the request is consistent with Goal 11 and Objective11.1 of the Lee Plan.

This development will be designed to pretreat the stormwater water before it is discharged off-site. This will ensure that water quality is maintained or improved for the protection of the environment. Therefore, the request is consistent with Goal 125 of the Lee Plan.

Neighborhood Compatibility

The neighborhood is mostly developed with commercial, light industrial and residential uses. Proposed uses for this development include commercial, light industrial and residential uses, which are very similar to the existing uses in the area.

Environmental

The applicant has provided an Open Space Exhibit that provides that depicts the development scheme, which is attached as page two of the Master Concept Plan as (Attachment D). LDC Section 10-415 requires development over ten acres in size to provide 30 percent of the development area as open space (green space) when residential is being proposed. (Attachment "E").

Transportation

The site will generate 660 total AM Peak Hour and 300 PM Peak Hour trips per day. Plantation Road is currently operating at Level of Service "C" and is anticipated that with the addition of traffic from this development this road will operate at Level of Service "D" (Attachment "F").

Urban Services

Urban services are defined by the Lee Plan as the requisite services, facilities, capital improvements, and infrastructure necessary to support growth and development at levels of urban density and intensity.

Public sewer and water: Municipal potable water and sanitary sewer service is available to the site from Lee County Utilities with adequate capacity to serve this development. Development must connect to public water and sewer services when development activity triggers the connection requirements of the LDC.

Paved streets and roads: The subject property fronts on Plantation Road providing adequate access to the site.

Public transit: Bus Route 80 has a stop to the south of the subject site along Plantation Road. This bus route begins at South Fort Myers Transfer Station, turns east to Daniels Parkway then south to Plantation Road and west to Metro Parkway and to Edison Mall (Attachment "K").

Parks and recreation facilities/community facilities: Lakes Park located on Gladiolus Dive, west of South Tamiami Trail is about 2 miles from the site, and Lakes Regional Library located at 15290 Bass Road is about 4 miles from this site.

Urban levels of police, fire, and emergency services: The subject property will be provided urban levels of police, fire and emergency services. Fire protection is provided by South Trail Fire Protection and Rescue District, located at 5531 Halifax Avenue Road approximately 1.2 miles from this site. Ambulance services are located at 14750 Ben C Pratt Six Mile Cypress Parkway, approximately one mile from this site.

Urban surface water management: Any future development will be required to comply with the LDC, including provisions for surface water management.

Schools: Adequate capacity is available in elementary, middle and high schools in the area for the anticipated 65 school-aged children who will reside within this development (Attachment "H").

Employment and commercial centers: The subject property is in close proximity of existing commercial, industrial and healthcare facilities on Daniels Parkway, Plantation Road and Metro Parkway, providing employment and shopping opportunities in the area. This project itself will be a major employment center.

Planning Community Map and Allocation Table
POLICY 1.6.5: The Planning Communities Map and Acreage Allocation Table (see Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses for the year 2045.

Deviations
The applicant has not requested any deviations; however, staff is recommending a deviation from LDC Section 10-425(f)(1), which requires a five-foot-wide buffer with five trees per 100 linear feet, to allow the five-foot-wide buffer within the 100-foot FPL easement along the east property line to include a single hedge.

Findings and conclusion:
Based upon an analysis of the application and the standards for approval of planned development rezonings, staff makes the following findings:

a) Complies with the Lee Plan, specifically Goals 11 and 125, Objectives 2.1, 2.2, 5.1, and 11.1, Policies 1.1.2, 2.1.1. 5.1.1, 5.1.3, 5.1.5, 5.1.7 and 6.1.3,

b) Meets the requirements of the Land Development Code and other applicable County regulations;

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

d) Will provide access sufficient to support the proposed development intensity and the expected impacts on existing or planned transportation facilities will be mitigated through existing County regulations or conditions of approval;

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

f) Will be served by urban services, defined in the Lee Plan;

g) The approved and proposed mix of uses is appropriate at the proposed location;

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

ATTACHMENTS:

A. Expert Witness Information
B. Maps: surrounding zoning, future land use and aerial photograph
C. Conditions and Deviations
D. Master Concept Plan
E. Memorandum from Section of Zoning Environmental Staff
F. Memorandum from Department of Transportation
G. Memorandum from Lee County Utilities
H. Memorandum From Lee County School District
I. Bus Route Maps
J. TIS
K. Z-03-071
L. Z-06-093
M. Application and Applicant’s Narrative
N. Legal Description

LEE COUNTY STAFF EXPERT WITNESS INFORMATION

PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

Case Number: DCI2024-00034

Project Name: Arthrex at Plantation MPD

Hearing Examiner Date: May 22, 2025

CHAHRAM BADAMTCHIAN, AICP, Planner, Senior, Zoning Section, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Elizabeth Workman, Principal Planner, Zoning Section, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and environmental planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Katherine Burgess, Principal Planner, Planning Section,1500 Monroe Street, Fort Myers, FL. 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan and comprehensive planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Jillian Scholler, Deputy Director, Department of Transportation, 1500 Monroe Street, Fort Myers, Fl. 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.

- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.

- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

DCI2024-00034

Attachment B

N

W E

S

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US Feet

DCI2024-00034

Aerial



Subject Property

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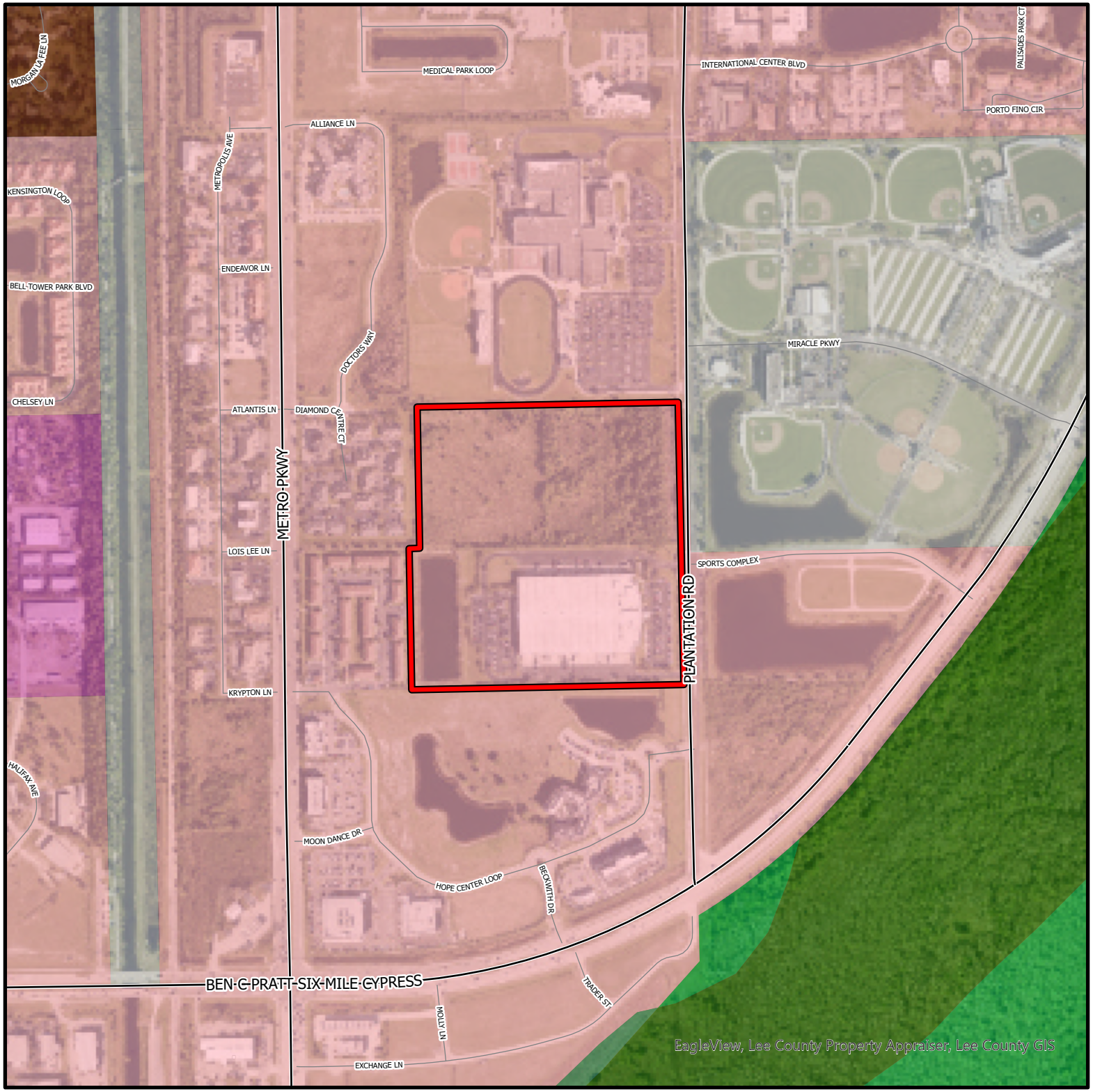
Feet

Lee County
Southwest Florida



DCI2024-00034

Future Land Use

- Subject Property
- Intensive Development
- Central Urban
- Industrial
- Public Facilities
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland

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0 500 1,000
Feet

Lee County
Southwest Florida



DCI2024-00034

Mixed Use Overlay

Subject Property

Mixed Use Overlay

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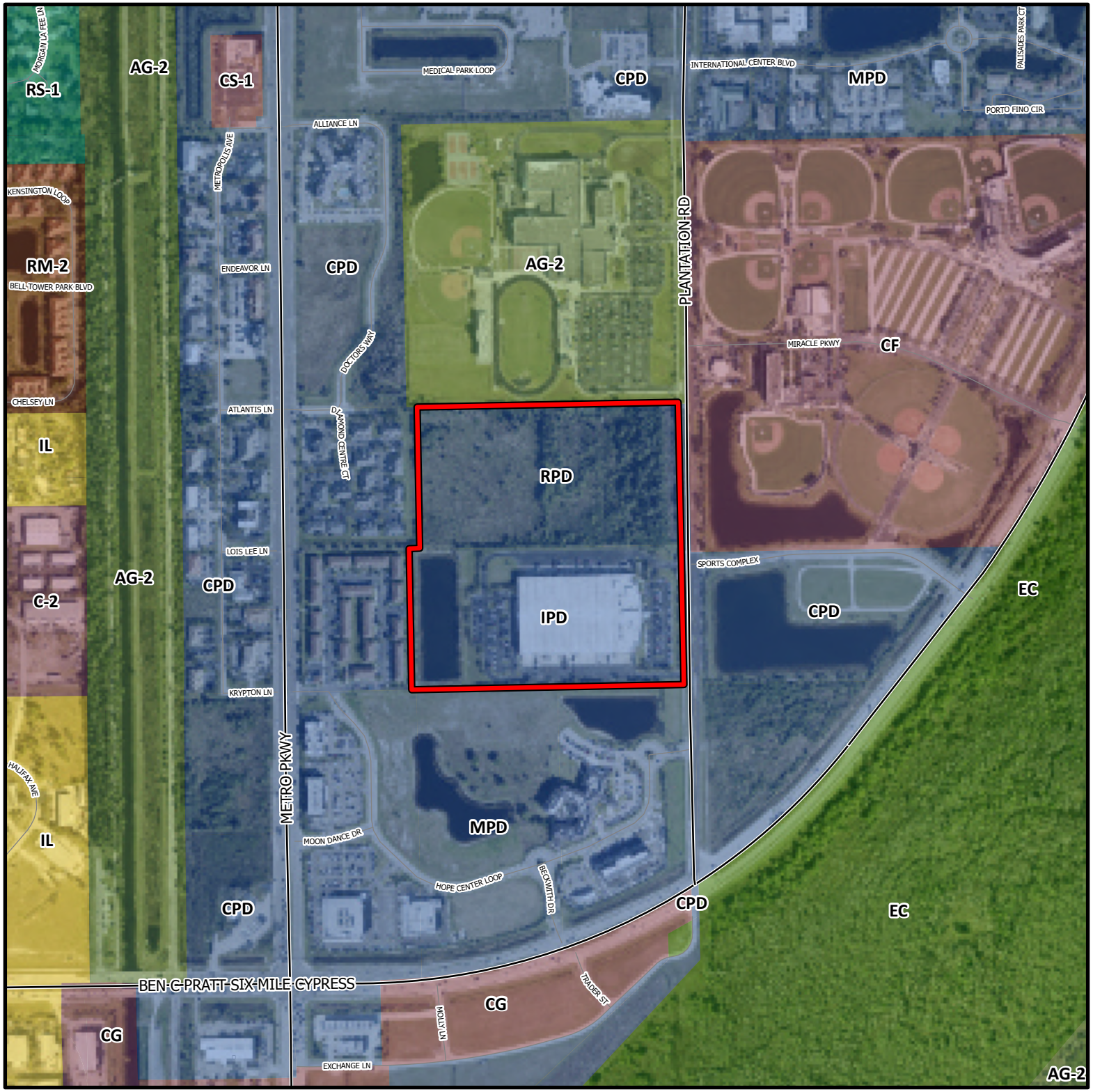
Lee County
Southwest Florida



DCI2024-00034

Zoning

Subject Property

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Lee County
Southwest Florida

Attachment C

DCI2024-00034, Arthrex at Plantation MPD
Conditions and Deviations

A. Conditions

1. MASTER CONCEPT PLAN/DEVELOPMENT PARAMETERS

The development of this project must be consistent with the two-page Master Concept Plan, dated December 2024 (attached hereto as Attachment "D"), except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code (LDC) at time of local Development Order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

This planned development will allow a maximum 510,000 square feet of industrial uses, 5,000 square feet of medical office, and 105,000 square feet of general office (or 80,000 square feet of retail commercial and general office); or alternatively, 464 multiple-family residential dwelling units, including 168 Bonus Density Units, and 30,000 square feet of retail commercial and general office uses.

2. USES AND SITE DEVELOPMENT REGULATIONS

a. Schedule of Uses

Accessory Uses and Structure
Administrative Offices
~~Atm (Automatic Teller Machine)~~
Banks and Financial Establishments: Group I and II
Broadcast Studio, Commercial Radio, and Television
Business Services: Group I and II
~~Caterers~~
Cleaning and Maintenance Services
Clothing Stores, General
Clubs: All
Cold Storage, Precooling, Warehouse and Processing Plant- No Meat, No Fish
Communication Facility, Wireless (requires a Special Exception approval)
Computer and Data Processing Services
Consumption On Premises (in conjunction with Restaurant Group III)
Convenience Food and Beverage Store no fuel pumps
Day Care Center, Child, Adult
Drive-Through Facility for Any Permitted Use
Drugstore, Pharmacy

Dwelling Unit: Multiple-Family (Development alternative #2 only, and limited to 464 units, including Bonus Density units)
Emergency Operations Center
EMS, Fire or Sheriff's Station
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities: Group I
Factory Outlets (Point of Manufacture Only)
Fences, Walls
Food and Beverage, Limited
Food Stores: Group I
Freight and Cargo Handling Establishments
Furniture and Fixtures, Manufacturing
Gasoline Dispensing System, Special
Gift and Souvenir Shop
Hardware Store
Health Care Facilities: All Groups
Hobby, Toy and Games Shops
Household and Office Furnishings: All Groups
Insurance Companies
Laundry or Dry Cleaning: Group I
Leather and Leather Products, Manufacturing, Group II
Library
Measuring, Analyzing and Controlling Instruments, Manufacturing
Medical Office
Models: ~~Display Center and~~ Units
Motion Picture Production Studio
Non-Store Retailers: All Groups
Parcel and Express Services
Paint, Glass, and Wallpaper
~~Parks: Group I~~
Parking Lot and Parking garage, Accessory
Personal Services: Group II
Photo Finishing Laboratories
Place of Worship
Post Office
Printing and Publishing Services
Processing and Warehousing
Real Estate Sales Office
Religious Facilities
Repair Shops: Groups I, II, III
Research and Development Laboratories: Groups II and IV
Residential Accessory Uses
Restaurant: Fast Food
Restaurants: Groups I, II, III

Retail And Wholesale Sales, when clearly incidental and subordinate to a permitted use on the same premises
Rubber and Plastics Products, Manufacturing Group II
Schools, Commercial~~, Noncommercial~~
Signs
Social Services: Groups I and II
Specialty Retail Shops: All Groups
Storage: Indoor & Open
Studios
Temporary Uses
Textile Mill Products, Manufacturing Groups I and II
Theater, Indoor
Used Merchandise Stores: ~~All Groups~~ Groups I and II
Variety Store
Warehouse: All
Wholesale establishments: Group III

b. Site Development Regulations

Minimum Lot Area and Dimensions:

Area:	10,000 square feet
Width:	100 feet
Depth:	100 feet

Minimum Setbacks Residential:

Internal Street:	10 feet
Side:	~~5~~ 20 or 0 feet
Rear:	10 feet
Building separation:	20
Waterbody Setback:	10 ~~or 0~~ feet from LME

Minimum Setbacks Non-Residential:

Street:	25 feet
Side:	15 feet
Rear:	5 feet
Building Separation	20 ~~or 0~~ feet
Waterbody:	20 ~~or 0~~ feet from LME

Maximum Building Height:	55 feet
Maximum Lot Coverage:	60%
Minimum Open Space:	20%

Minimum Development Perimeter Boundary Setback: 25 feet

3. Transportation

The applicant/developer must enter into a Signalization Agreement for the proportionate share contribution towards the design and installation/construction of traffic signal facilities at the intersection of Six Mile Cypress Pkwy and Plantation Rd as a part of the initial approval for Development. The proportionate share traffic signal agreement must be reviewed and approved by Lee County Department of Transportation and County Attorney's Office, executed, and recorded by the Lee County Clerk of Court prior to issuance of the first certificate of occupancy for development permitted under that development order.

4. Environmental

a. For development that proposes impact to wetlands, construction may not commence until the issuance of required permits. Development activity must remain in compliance with applicable state wetland permits and applicable local development permits. If impacts to wetlands are not permitted by the State, or if issued state wetland permits are inconsistent with the proposed impacts to wetlands depicted within the local development order permit approvals, Developer must amend local development permit approvals to be consistent with issued state wetland permits or applicable Lee Plan and Land Development Code regulations pertaining to development within wetlands.

b. Prior to the issuance of a local development order, the applicant must submit receipt of payment for wetland mitigation, if applicable.

c. Prior to the issuance of a local development order, the development order plans must depict a five-foot-wide buffer along the west property line that includes a single hedge row of native shrubs specified at 48-inches high and maintained at 64-inches-in-height.

d. Prior to the issuance of a local development order, the applicant must submit a letter of no objection from Florida Power and Light (FPL) stating that a five-foot-wide buffer with shrubs installed 24 inches high and 36 inches on center to be maintained at 48 in height are allowed within the 100-foot-wide FPL easement along the east property line.

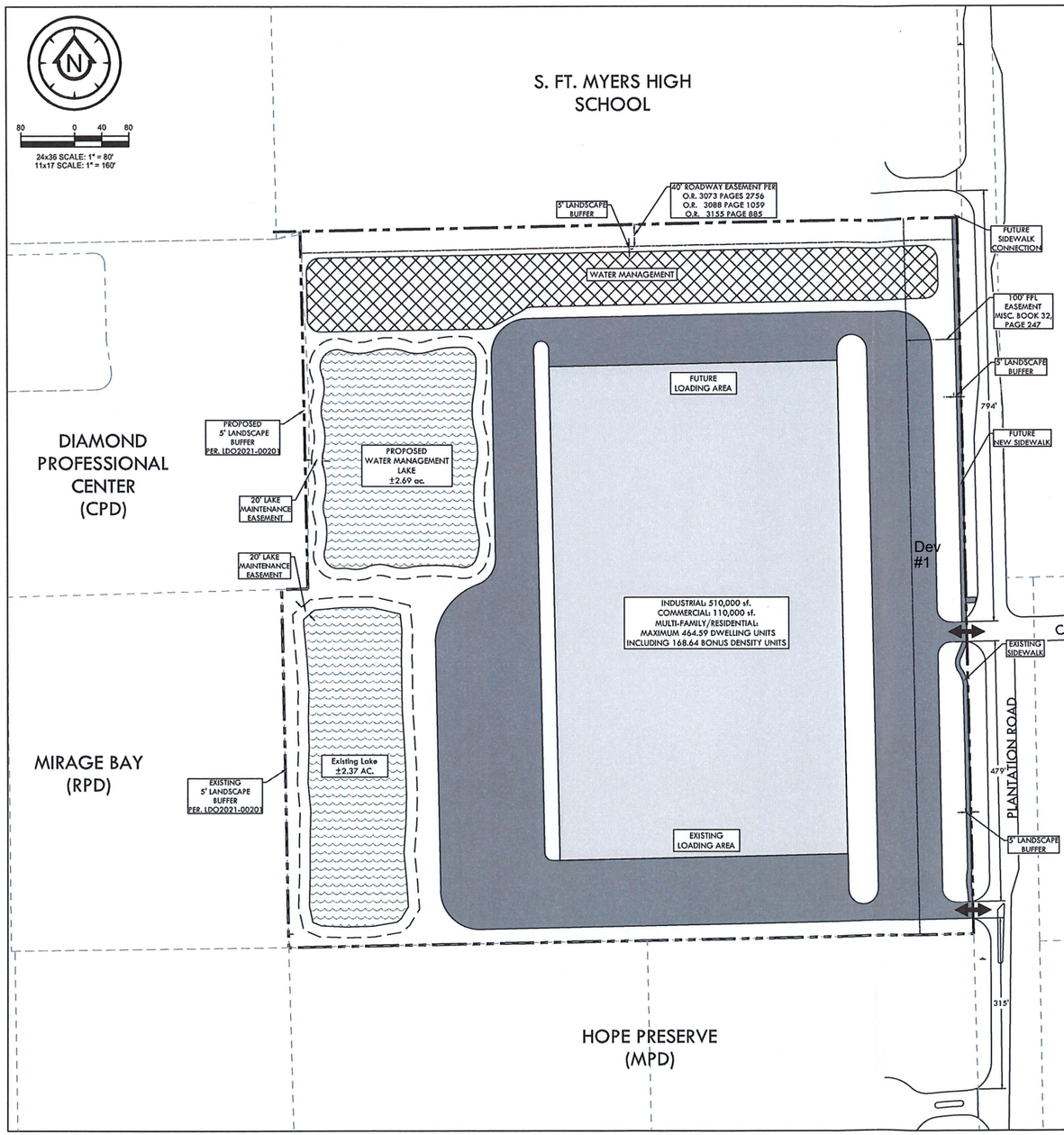
e. Prior to any development order approval, the development order plans must depict the following for the existing 2.37-acre lake:

   I. A total of three aerators for destratification of the lake; and
   II. 1,850 herbaceous littorals in 2-inch liners that include blue flag iris (Iris Hexagona), Southern Swamp Lily (Crinum Americanum), pickerel weed (Pentaderia cordata), and Spartina (Spartina Bakeri); and
   III. Seventeen (17) deep lake management trees installed at 10-foot-tall, two-inch caliper, and a four-foot canopy spread.

B. DEVIATION:

A deviation from LDC Section 10-425(f)(1), which requires a five-foot-wide buffer with five trees per 100 linear feet, to allow the five-foot-wide buffer within the 100-foot FPL easement along the east property line to include a single hedge.

This deviation is a staff proposed deviation in conjunction with condition 4-d of this staff report.



Legend

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

Proposed Land Use Table

Parcel Total Acres	± 37.7 ac.
Open Space (20% required)	± 7.54 ac.
Multi-Family Units	Maximum 464.59 dwelling units including 168.64 bonus density units
Commercial	110,000 sf.
Industrial	510,000 sf.

Proposed Zoning:

Mixed Use Planned Development (MPD)

Existing Land Use:

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

Existing Zoning:

RPD & IPD

Existing Future Land Use:

- Intensive
- Mixed Use Overlay

LJA
EMPLOYEE-OWNED. CLIENT FOCUSED.
Engineering Firm Number: 26025
Surveying Firm Number: LB0549
Office Evening: 2630 Tamiami Trail, Suite 300, Naples, FL 34103

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

PROJECT NAME: ARTHREX LOGISTICS CENTER

DRAWING TITLE: CONCEPT PLANE SPACE STUDY

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

NO.	DATE	REVISIONS
1	9/23/24	REVISIONS TO COMMENTS 9/20/24
2	10/28/24	REVISIONS
3	11/15/24	REVISIONS TO COMMENTS
4	12/6/24	

ACAD FILE NAME:

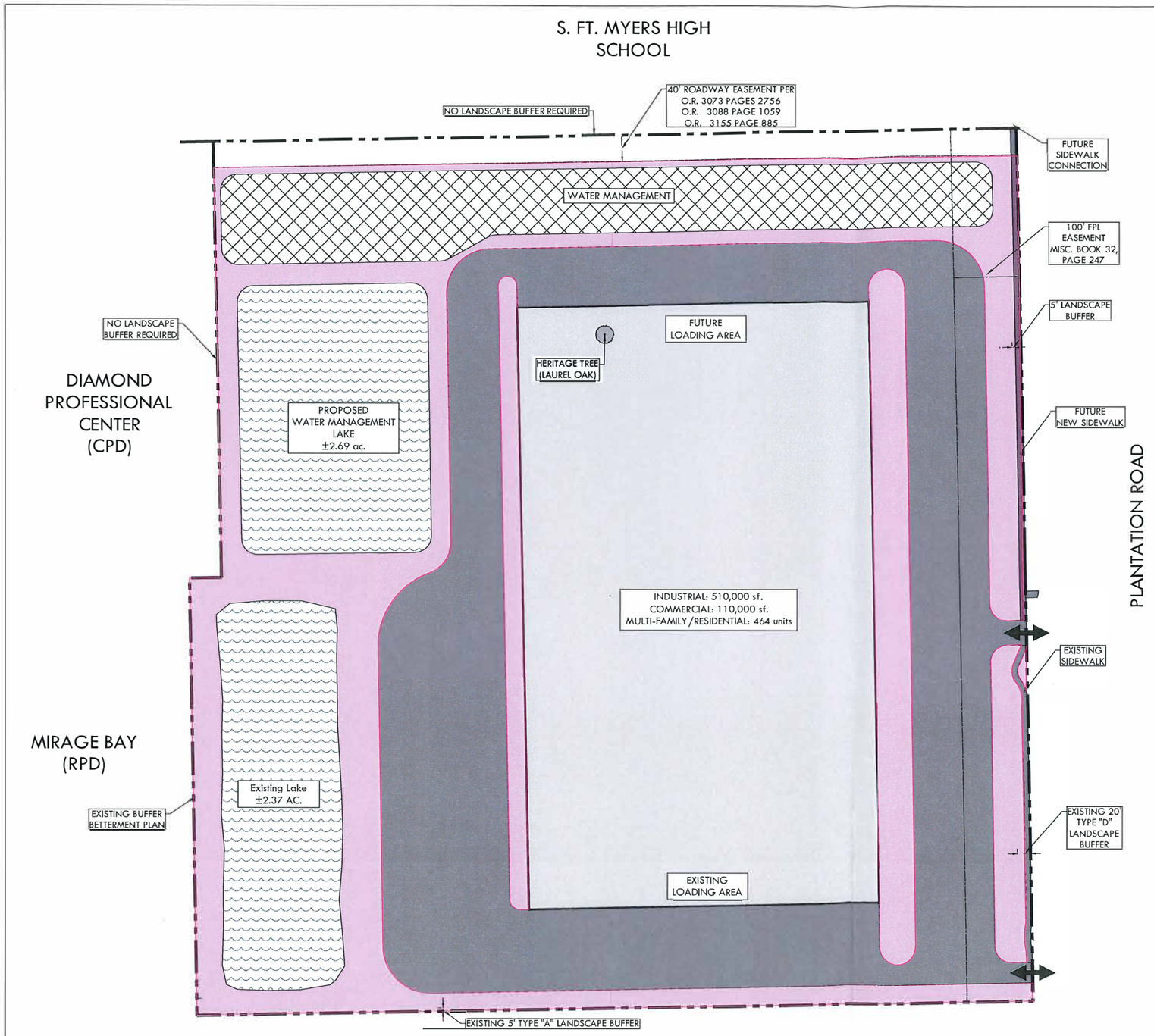
LJA PROJECT #: 23-0001

PLOT VIEW \ LAYOUT: CONCEPT 2

SHEET 01 OF 01

ACAD FILE #:

Attachment D



Legend

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

MPD +/- 37.7 acres

Open Space Required:	20% = 7.54 acres
Open Space Provided:	±7.54 acres

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

Note:
Open space areas include buffers, 25% lake, dry detention areas, grassed area, landscaped areas.

80 0 40 80

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

AGNOLI BARBER & BRUNDAGE, INC.
Professional Engineers, Planners, Surveyors & Landscape Architects
Certificate of Authorization Nos. EB 3664, EB 3664, and LC26000630
Collier County:
7400 Trail Boulevard, Suite 200
Naples, FL 34108
Phone: (239)597-3111
Fax: (239)566-2203

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

PROJECT NAME: ARTHREX LOGISTICS CENTER

DRAWING TITLE: OPEN SPACE

DESIGNED BY: ABB INC.
DRAWN BY: BLB
CHECKED BY: JAC
REVIEWED BY: AO
HOR. SCALE: 1" = 60'
VERT SCALE: 1" = 60'
DATE: July 2024
DATUM: NAVD = NGVD + 1.17'

REVISIONS: NO. | DATE

ACAD FILE NAME:

ABB PROJECT #
23-0001

PLOT VIEW \ LAYOUT
CONCEPT 2

SHEET 01
OF 01

ACAD FILE #

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ENVIRONMENTAL STAFF REPORT

CASE NUMBER: DCI2024-00034
TYPE OF CASE: Mixed-Use Planned Development
CASE NAME: Arthrex at Plantation
TOTAL ACREAGE: 37.70 Acres
SUFFICIENCY DATE: March 24, 2025
HEARING EXAMINER DATE: May 22, 2025

Request

The applicant is requesting to rezone 37.70 acres that is currently zoned Industrial Planned Development (IPD) and Residential Planned Development (RPD) to Mixed-Use Planned Development (MPD) to allow a mix of residential, industrial, and commercial uses as depicted in two different Master Concept Plans.

The property is located on the west side of Plantation Road, north of Six Mile Cypress Parkway. The properties are in the Intensive Development Future Land Use Category and is within the Mixed-Use Overlay per Lee Plan Objective 11.2.

Existing Conditions/Open Space/Previous Landscape Conditions

ALC Site

The proposed project consists of two parcels. The IPD was approved per Resolution Z-03-071 to allow a 47,000 square foot office and 235,000 square foot private warehouse for Rob and Stucky furniture. Arthrex purchased the property in 2011, and the Arthrex Logistic Center (ALC) opened with 46,000 square feet of offices and 210,000 square feet of private warehouse. The applicant requested to reduce the required 7.00 acres of open space to 6.83 acres of open space per ADD2004-00113 (Exhibit "A"). The open space requirement is 20 percent for large industrial development which would require 3.86 acres of open space. The applicant requested a deviation to reduce the provided open space from 6.83 acres to 6.00 acres for an outdoor covered patio area per ADD2012-00115 (Exhibit "B"). The request was granted with a condition requiring an additional 200 native wetland trees in three-gallon containers to be planted within the storm water lake.

OPEN SPACE

The applicant has provided an Open Space Exhibit that provides that depicts the development scheme, which is attached as page two of the Master Concept Plan to the staff report as Attachment D. LDC Section 10-415 requires development over ten acres in size to provide 30 percent of the development area as open space (green space) when residential is being proposed. The applicant is in compliance with the open space.

INDIGENOUS OPEN SPACE

The Land Development Code requires that large projects must provide 50 percent of the open space percentage requirement through onsite preservation of existing native vegetation communities (LDC 10-415(b)). Earth Tech Environmental, LLC submitted a Protected Species Survey that indicates that the subject parcel does not have indigenous vegetation. Staff inspected the subject property and found no indigenous vegetative communities or protected species on the site.

WETLANDS AND DENSITY

The previous Protected Species Survey submitted to support the RPD rezoning case indicated that there were three areas of wetlands on the site. The applicant has indicated that a jurisdictional wetland determination has been submitted to South Florida Water Management District for confirmation. If SFWMD determines that State wetlands are present, the applicant will be required to adjust the density calculations for impacts to State wetlands. Lee Plan Policy 1.5.1 states that the maximum density is one dwelling unit per 20 acres of State wetlands. The applicant has indicated during the sufficiency review that density is being calculated for approximately 16.62 acres of wetlands at one dwelling unit per 20 acres. The remaining 21.08 acres is within the Intensive Future Land Use Category. Staff have provided the following conditions to ensure that the density is calculated per the SFWMD formal jurisdictional wetland determination:

> ***For development that proposes impact to wetlands, construction may not commence until the issuance of required permits. Development activity must remain in compliance with applicable state wetland permits and applicable local development permits. If impacts to wetlands are not permitted by the State, or if issued state wetland permits are inconsistent with the proposed impacts to wetlands depicted within the local development order permit approvals, Developer must amend local development permit approvals to be consistent with issued state wetland permits or applicable Lee Plan and Land Development Code regulations pertaining to development within wetlands.***
>
> ***Prior to the issuance of a local development order, the applicant must submit receipt of payment for wetland mitigation, if applicable.***

BUFFERS

The proposed project is located within the Mixed-Use Overlay (MUO) per the Lee Plan Map 1-C. Proposed projects within the MUO must meet the buffer and landscaping requirements per LDC Section 10-425, except for projects proposing used listed in LDC Section 10-424. The following buffers must be provided:

North: The north property line has an 80-foot-wide roadway easement (Instrument #4586659). Buffers are determined by the subject property zoning classification and the abutting property's use or zoning classification. Abutting is defined in LDC Section 10-1 as "any property that is immediately adjacent to, or contiguous with, or that is located immediately across from any street, canal, easement, or water body, not to exceed 25 feet from the other property". The roadway easement is 80 feet wide and therefore the subject property abuts a roadway easement and not Lee County School District property (South Fort Myers High School). The applicant is required to provide a

right-of-way buffer per LDC Section 10-425(f)(1) which includes a five-foot-wide buffer with five trees per 100 linear feet. The applicant has depicted on the MCP the required five-foot-wide buffer.

South: The south property line abuts a Mixed-Use Planned Development (Hope Preserve) and per LDC Section 10-425(f) does not require a buffer.

East: The east property line has a 100-foot Florida Power and Light easement (FPL). When Rob and Stucky developed the south parcel, FPL provided a letter of no objection for buffer plantings to be installed within the easement. At that time, the limitations within the agreement were to allow trees to be a maximum height of 14 feet. LDC Section 10-421(5) allows required landscaping in utility and drainage easements if that applicant provides a written statement from the entity holding the beneficial interest in the easement stating no objection. The applicant is required to provide a five-foot-wide buffer with five trees per 100 linear feet. Trees are required to be installed at 10 feet-in-height and allowed to grow to natural height without being trimmed to maintain a certain height per FPL limitations. Staff is recommending a deviation from LDC Section 10-425(f)(1) to allow shrubs in lieu of the trees to avoid improper pruning of the trees to maintain FPL requirements. LDC Section 10-421(5) prohibits deviations and variances.

West: The west property line abuts a Residential Planned Development that consists of multi-family buildings and Commercial Planned Development that consists of professional offices. LDC Section 10-425(f) requires no buffers abutting multi-family or commercial uses. Arthrex Logistics Center (ALC) received a violation (VIO2021-02777) for improvements to the lake, clearing vegetation without a permit and mechanical clearing and filling within the dripline of protected trees. ALC abated the violation by replanting along the west property line and around the perimeter of the lake. Staff is recommending an enhanced buffer along the entire west property line to provide a consistent theme. The west buffer between the ALC west property line and lake required a five-foot-wide buffer with a single hedge row.

Prior to the issuance of a local development order, the development order plans must depict a five-foot-wide buffer along the west property line that includes a single hedge row of native shrubs specified at 48-inches high and maintained at 64-inches-in-high.

Buffer Deviations

Deviation #1 is from LDC Section 10-425(f)(1) which requires a five-foot-wide buffer with five trees per 100 linear feet, to allow the five-foot-wide buffer within the 100-foot FPL easement along the east property line that includes a single hedge. The shrubs must be three-gallon container size, specified on the landscape plans as 24-inches-in-height and maintained at 48-inches, and installed 36-inches-on-center (Exhibit "F"). Staff are recommending approval of this deviation with FPL letter of no objection submitted at time of development order.

Prior to the issuance of a local development order, the applicant must submit a letter of no objection from Florida Power and Light (FPL) stating that a five-foot-wide buffer with shrubs installed 24 inches high and 36 inches on center to be maintained at 48 in height are allowed within the 100-foot-wide FPL easement along the east property line.

VIOLATION ABATEMENT

As mentioned, the applicant was issued a code violation, VIO2021-02777, for clearing and impacting required vegetation without a permit. The abatement was to obtain a development order for lake littoral and deep lake tree replanting, lake aeration, and buffer vegetation along the west property line. Exhibit "C" depicts the approved landscape betterment plan that abated VIO2021-02777. The lake replanting, aeration, and buffer must be maintained within the MPD rezoning. Staff have provided west property line buffer condition to ensure that the buffer is maintained. The following conditions are for the lake littorals, deep lake trees, and lake aerators to be consistent with Development Order DOS2003-00258 (Exhibit "G"):

> ***Prior to any development order approval, the development order plans must depict the following for the existing 2.37-acre lake:***
>
> ***a. A total of three aerators for destratification of the lake; and***
> ***b. 1,850 herbaceous littorals in 2-inch liners that include blue flag iris (Iris Hexagona), Southern Swamp Lily (Crinum Americanum), pickerel weed (Pentaderia cordata), and Spartina (Spartina Bakeri); and***
> ***c. Seventeen (17) deep lake management trees installed at 10-foot-tall, two-inch caliper, and a four-foot canopy spread.***

CONCLUSION

The applicant has provided a Master Concept Plan that depicts the required buffers per the Mixed-Use Overlay per LDC Section 10-425(f). Staff recommend a deviation from this section of code to allow shrubs in lieu of trees and require a letter of no objection from Florida Power and Light at time of development order. The applicant is providing the required open space per LDC Section 10-425(a). The density is calculated with anticipated impacts to wetlands. If this should change once the formal jurisdiction wetland determination has been issued by South Florida Water Management District, a condition has been recommended to require the applicant provide the documentation that would result in a change to the density.

Exhibits:

A. ADD2004-00113
B. ADD2012-00115
C. LDO2021-00201 Landscape Betterment Plan
D. Protected Species Survey
E. Open Space Exhibit
F. FPL Easement Cross Section
G. DOS2003-00258 Robb and Stucky Warehouse Development Order

ADMINISTRATIVE AMENDMENT (PD) ADD2004-00113

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

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

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

See Exhibit A

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

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

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

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

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

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

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

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

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

Approval is subject to the following conditions:

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

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

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

DULY SIGNED this 4th day of June, A.D., 2004.

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

ntal • civil • structural

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

RECEIVED
MAY 12 2004
ZONING COUNTER

ADD 2004-00113

Legal Description

ROBB AND STUCKY WAREHOUSE

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

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

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

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

Applicant's Legal Checked
by _____ 13MAY04

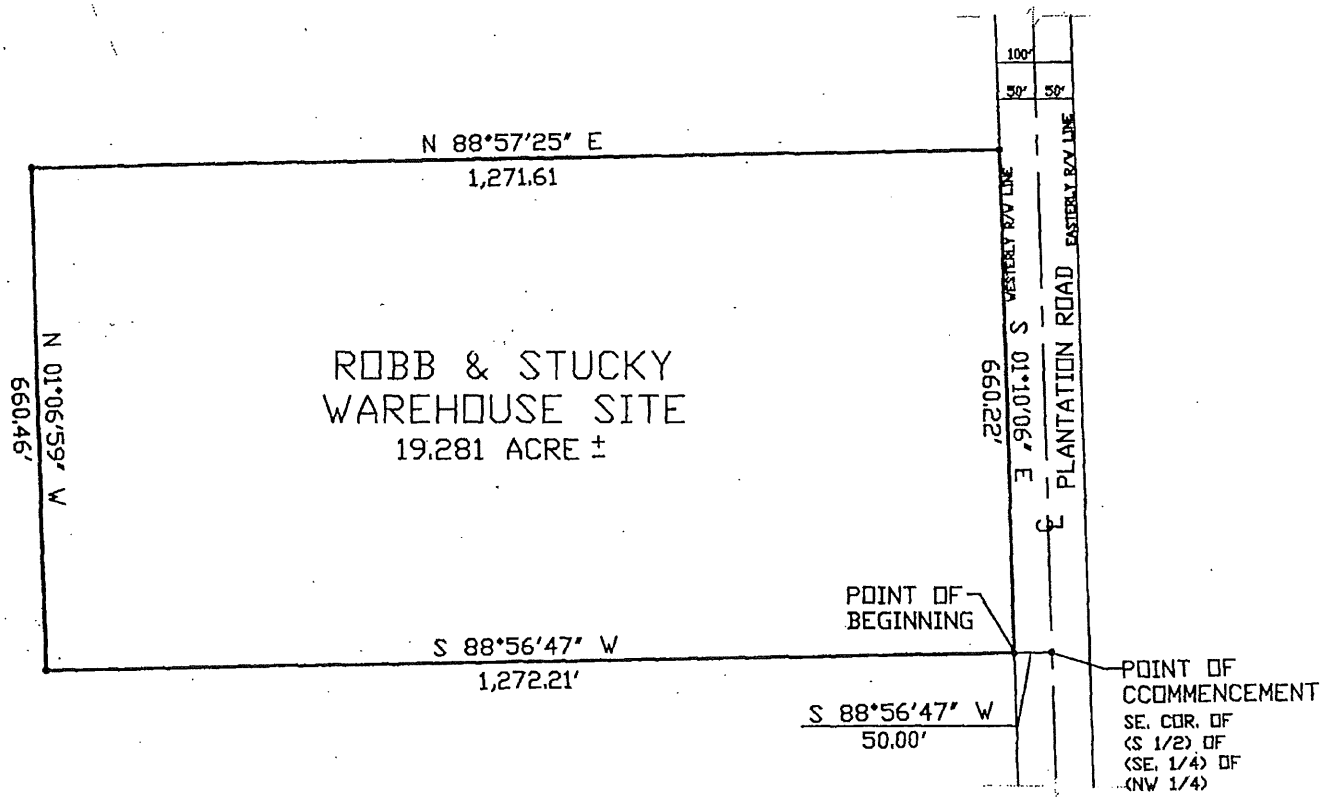
TKW Consulting Engineers, Inc.

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

Date 5-12-04

EXHIBIT A

RECEIVED
MAY 12 2004
ZONING COUNTER
ADD 2004-00113



Applicant's Legal Checked
by _____ 13MAY04

* NOT A SURVEY *

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

TKW CONSULTING ENGINEERS, INC.
environmental • civil • structural • survey
8091 Ebner Drive
Fort Myers, Florida 33912

SKETCH TO ACCOMPANY
ROBB & STUCKY WAREHOUSE

FORT MYERS, LEE COUNTY, FLORIDA
SECTION 20 TOWNSHIP 45S RANGE 25E

PAGE
1 OF 1

ADD 2004-00113

RECEIVED
MAY 28 2004
PERMIT COUNTER

SCALE IN FEET

SITE DEVELOPMENT NOTES:

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

SITE SUMMARY:

TOTAL SITE AREA	839,882.17 SQ. FT.	19.28 AC.	100.00%
GREEN SPACE	205,825.57 SQ. FT.	4.72 AC.	23.95%
SIDEWALK	7,874.68 SQ. FT.	0.18 AC.	0.95%
BUILDING / COVERAGE	201,150.00 SQ. FT.	4.62 AC.	23.95%
LAKE AREA	120,418.16 SQ. FT.	2.76 AC.	14.34%
DRY DETENTION	41,821.36 SQ. FT.	0.96 AC.	4.98%
PAVEMENT	263,102.40 SQ. FT.	6.04 AC.	31.33%
TOTAL IMPERVIOUS AREA	592,545.24 SQ. FT.	13.61 AC.	70.56%
TOTAL PERVIOUS AREA	247,246.93 SQ. FT.	5.68 AC.	29.44%
TOTAL SITE AREA	839,882.17 SQ. FT.	19.28 AC.	100.00%

OPEN SPACE REQUIREMENT

OPEN SPACE REQUIRED (20% OF TOTAL AREA)	⚠ 3.85 AC.
INDIGENOUS OPEN SPACE REQUIRED (50% OF REQUIRED OPEN SPACE)	⚠ 1.93 AC.
GENERAL OPEN SPACE	⚠ 6.83 AC.
INDIGENOUS OPEN SPACE	NO INDIGENOUS AREA EXIST ON SITE.
OPEN SPACE PROVIDED	⚠ 6.83 AC.

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

OPEN SPACE PROVIDED ⚠

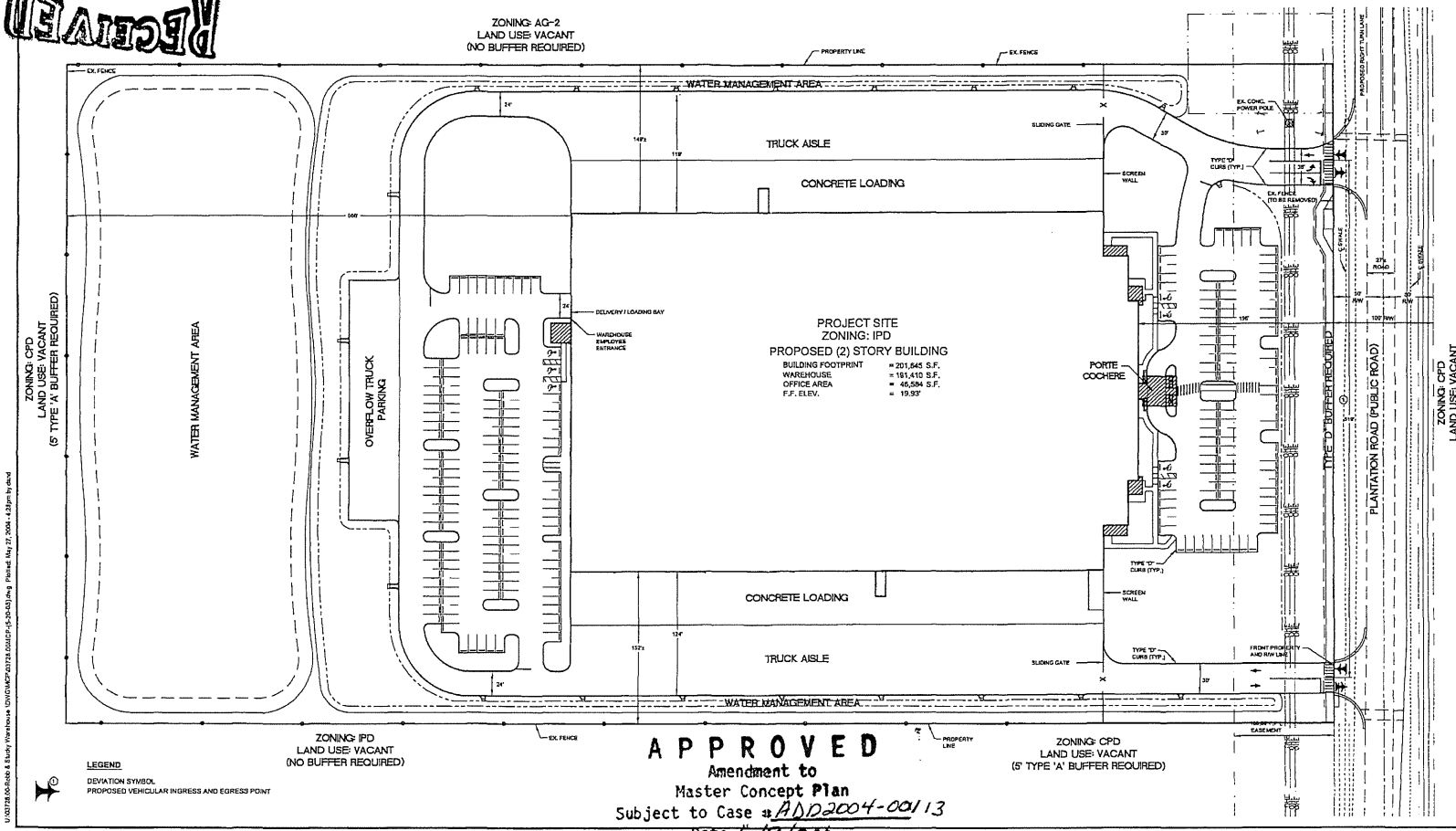
LAKE 25% OF REQ'D	0.97 AC.
GRASS	4.72 AC.
SIDEWALK	0.18 AC.
DRY DETENTION	0.96 AC.
TOTAL OPEN SPACE PROVIDED	6.83 AC.

PARKING CALCULATIONS:

GENERAL OFFICE (46,594 GSF. @ 1 SPACE PER 300 GSF.)	156 SPACES
WAREHOUSE (191,410 GSF. @ 1 SPACE PER 2,000 GSF.)	96 SPACES
PARKING SPACES REQUIRED (INCLUDING 7 HANDICAP ACCESSIBLE SPACES)	252 SPACES
PARKING SPACES PROVIDED (INCLUDING 7 HANDICAP ACCESSIBLE SPACES)	252 SPACES

SCHEDULE OF DEVIATIONS

①



LEGEND

DEVIATION SYMBOL
PROPOSED VEHICULAR INGRESS AND EGRESS POINT

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2004-00113
Date 6/2/04

U:\03728.00\Robb & Stucky Warehouse (SW)\DWG\03728.00MCP-(5-33-25E).dwg Plotted: May 27, 2004 - 4:28pm by david

TCW CONSULTING ENGINEERS, INC.
environmental civil structural
5621 Bayside Drive
Fort Myers, Florida 33912
(239) 278-1562 FAX (239) 278-0022
E-MAIL tcw@tcwonline.com
Engineering Certification # 5782 Survey LB # 724

CLIENT

RYAN
BUILDING LASTING RELATIONSHIPS

RYAN COMPANIES US, INC.
50 South Tenth Street, Suite 300
Minneapolis, MN 55403-2012
612-492-4000 tel
612-492-3000 fax
WWW.RYANCOMPANIES.COM

SITE DESCRIPTION

ROBB & STUCKY WAREHOUSE

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

PROJECT ENGINEER

DANIEL P. JOHNSON CERTIFICATE NO. 37573 STATE OF FLORIDA REGISTERED ENGINEER

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE.

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PLOT DATE	THU. 5-27-2004 - 4:28 PM
PLOT BY	DAND
FILE NAME	03728.00MCP-(5-33-25E).DWG
LAYOUT	MCP
DRAWN BY	D. DIAZ
CHECKED BY	D. JOHNSON

PLAN REVISIONS

⚠ 05/03/04	REVISED FOR ZONING APPROVAL
⚠ 05/06/04	REVISED OPEN SPACE
⚠ 05/25/04	REVISION

PLAN STATUS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

EXHIBIT IV-A-1
MASTER CONCEPT PLAN

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

Exhibit "B"

ADMINISTRATIVE AMENDMENT (PD) ADD2012-00115

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

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

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

See Exhibit "A".

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Approval is subject to the following conditions:

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

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

   Minimum Open Space: ~~7.02~~ 6.00

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

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

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

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibit "A" – Legal Description

Attachment "A" – Arthrex Logistics Center Master Concept Plan

Attachment "B" – Environmental Sciences Staff Report

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

Attachment "D" – Administrative Amendment ADD2004-00113

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

PROPERTY DESCRIPTION

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

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

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

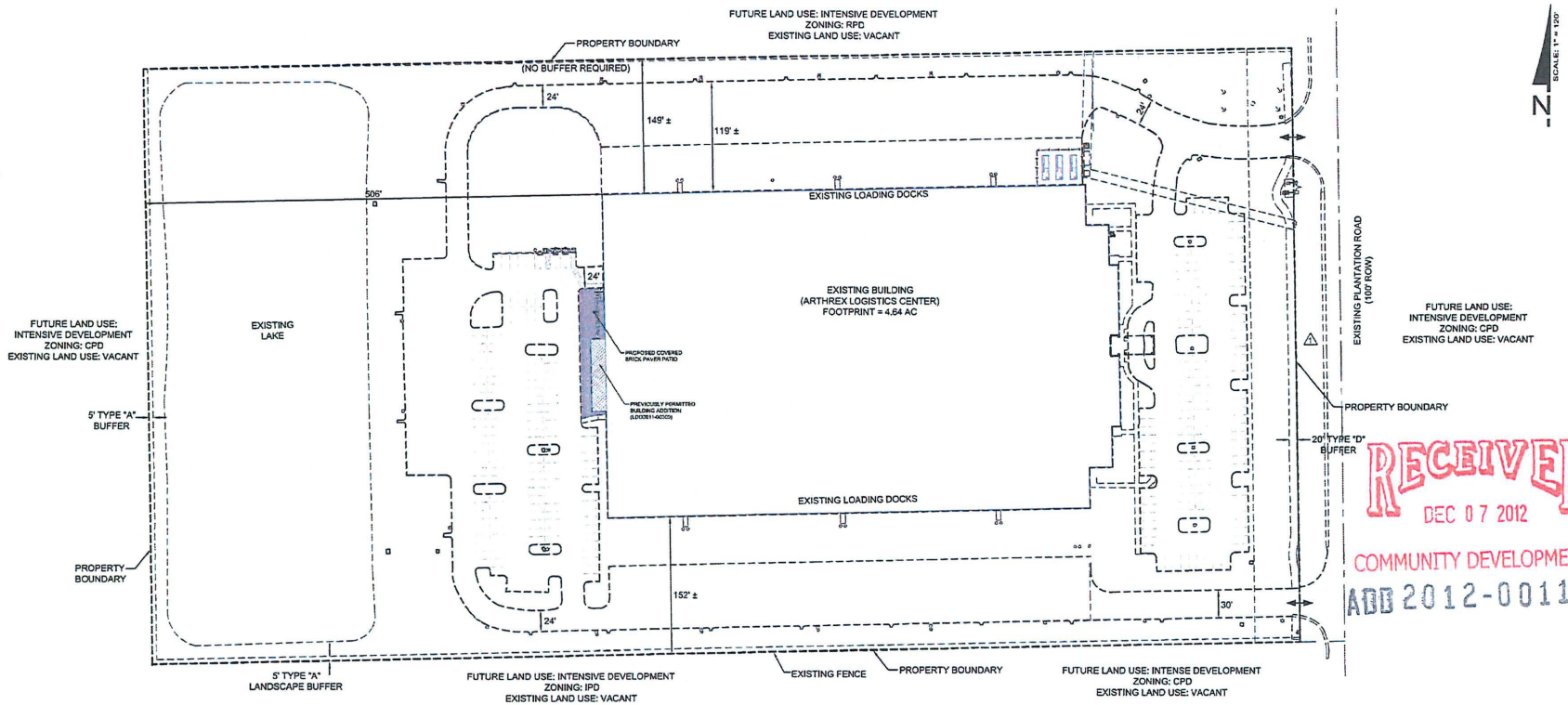
RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897

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

12-6-12
APPROVED
LEGAL

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

EXHIBIT A



ATTACHMENT A

RECEIVED
DEC 07 2012
COMMUNITY DEVELOPMENT
ADD 2012-00115

PARKING SUMMARY

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

OPEN SPACE REQUIREMENT

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

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

LAND USE SUMMARY

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

OPEN SPACE PROVIDED

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

SITE DEVELOPMENT NOTES

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

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

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD 2012-00115
Date 12/12/12

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

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

PLAN REVISIONS

FLORIDA CERTIFICATE OF AUTHORIZATION #3616

EXHIBIT #: 278-01-04
SHEET: 1

STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: **December 6, 2012**

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

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

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

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

ATTACHMENT B

OPEN SPACE:

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

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

DEVIATION:

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

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

ATTACHMENT B

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

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

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

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

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

SECTION A. REQUEST

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

SECTION B. CONDITIONS:

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

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

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

   a. Schedule of Uses

      ACCESSORY USES AND STRUCTURES
      ADMINISTRATIVE OFFICE

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NOV 06 2012
COMMUNITY DEVELOPMENT

ATTACHMENT C

ADD 2012-00115

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

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

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

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

ATTACHMENT C

b. Site Development Regulations

Minimum Lot Size:

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

Minimum Setbacks:

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

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

d. Minimum Open Space: 7.02 acres

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

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

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

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

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

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

ATTACHMENT C

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

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

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

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

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

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

SECTION C. DEVIATIONS:

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

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

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

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

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

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

ATTACHMENT C

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

SECTION D. EXHIBITS AND STRAP NUMBER:

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

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

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

SECTION E. FINDINGS AND CONCLUSIONS:

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

2. The rezoning, as approved:

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

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

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

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

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

3. The rezoning satisfies the following criteria:

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

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

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

ATTACHMENT C

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

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

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

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

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

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

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

ATTACHMENT C

RECEIVED
MINUTES OFFICE

2004 MAR 24 PM 1:31

environmental • civil • structural

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

RECEIVED
MAR 10 2004
PERMIT COUNTER

Legal Description

ROBB AND STUCKY WAREHOUSE

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

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

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

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

TKW Consulting Engineers, Inc.

Eric V. Sandoval

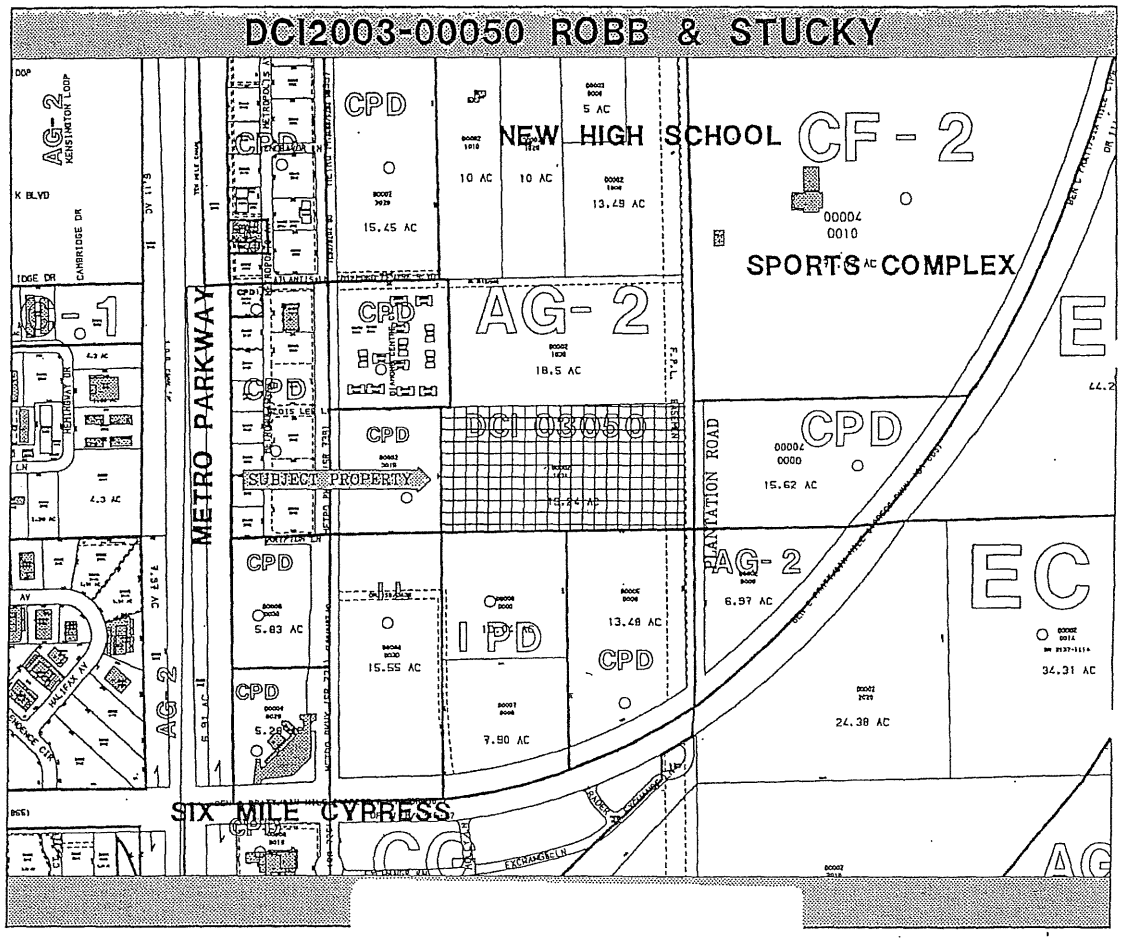
Date 3-10-04

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

EXHIBIT A

DCI 2003-00050

EXHIBIT B



ATTACHMENT C

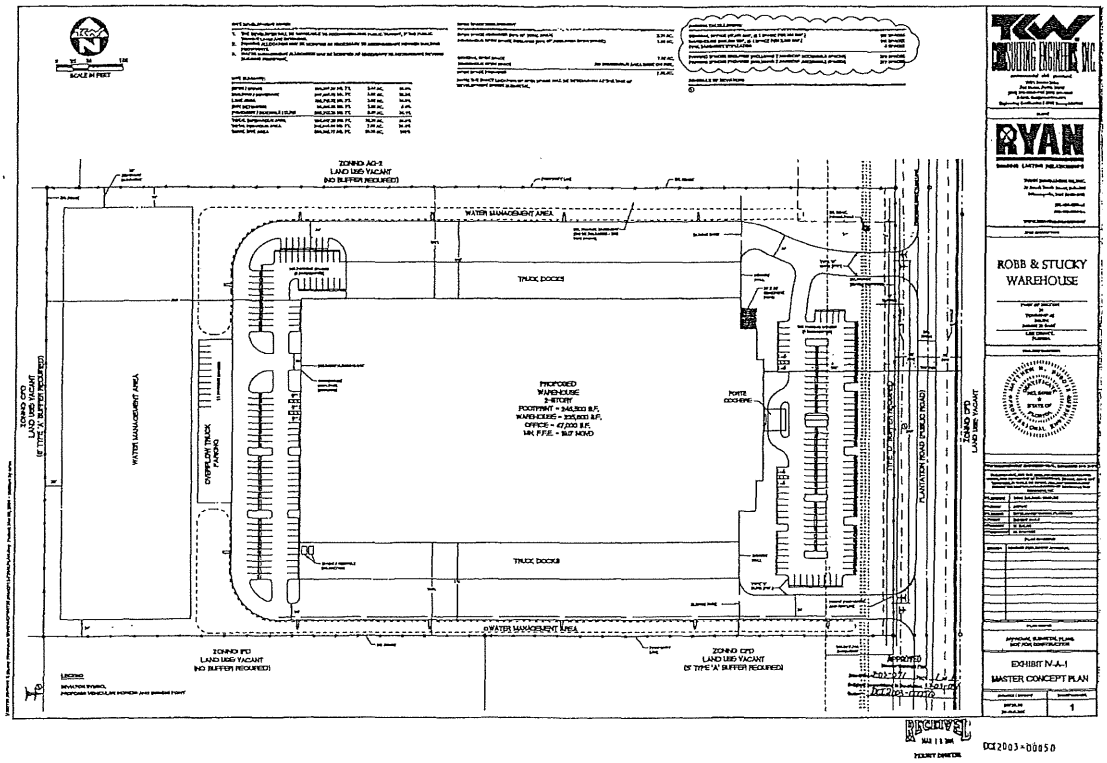


EXHIBIT C

ATTACHMENT C

AFFIDAVIT

STATE OF Pennsylvania

COUNTY OF Allegheny

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

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

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

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

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

EXECUTED this 11 day of December, 2003.

H. Campbell Stuckeman

H. CAMPBELL STUCKEMAN

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

Robert M. Grziendziel

Notary Public

Bridget M Grzandziel

Print/Type Name of Notary

Commission No._____

My Commission Expires:

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

ATTACHMENT C

EXHIBIT D
PAGE 1 OF 2

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COMMUNITY DEVELOPMENT

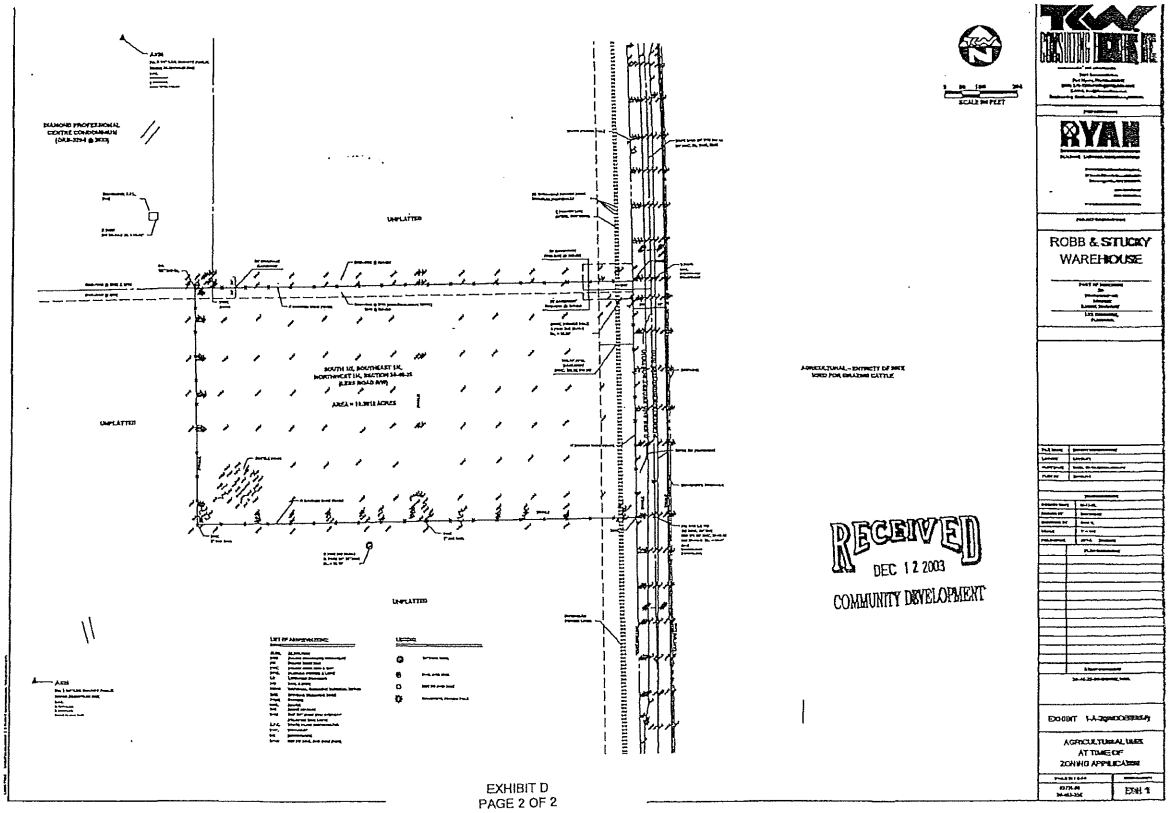

EXHIBIT D
PAGE 2 OF 2

ATTACHMENT C

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NOV 06 2012
COMMUNITY DEVELOPMENT

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

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

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

See Exhibit A

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

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

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

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

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

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

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

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

ATTACHMENT D

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

Approval is subject to the following conditions:

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

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

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

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

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

ATTACHMENT D

TKW
ntal • civil • structural

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

RECEIVED
MAY 12 2004
ZONING COUNTER

ADD 2004-00113

Legal Description

ROBB AND STUCKY WAREHOUSE

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

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

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

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

Applicant's Legal Checked
by [signature] 13MAY04

TKW Consulting Engineers, Inc.

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

Date 5-12-04

ATTACHMENT D

EXHIBIT A

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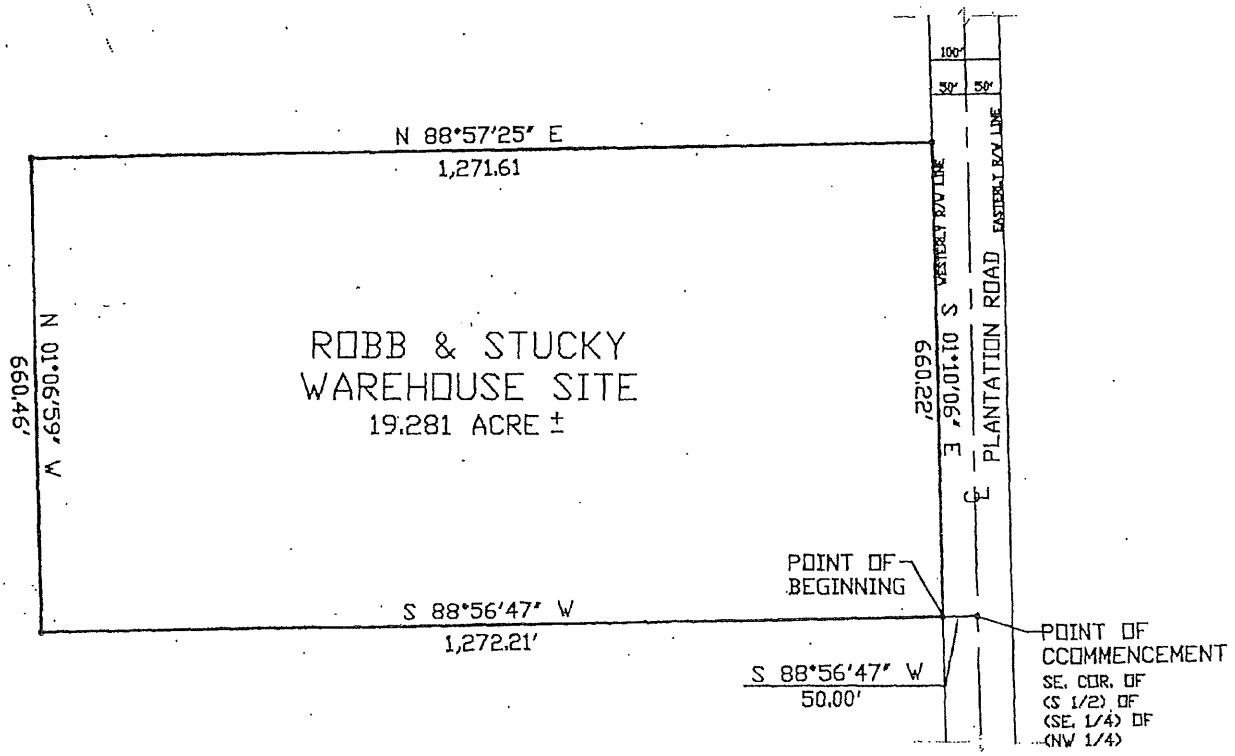
MAY 12 2004
ZONING COUNTER

ADD 2004-00113



ATTACHMENT D

Applicant's Legal Checked
by _____ 13MAY04

* NOT A SURVEY *

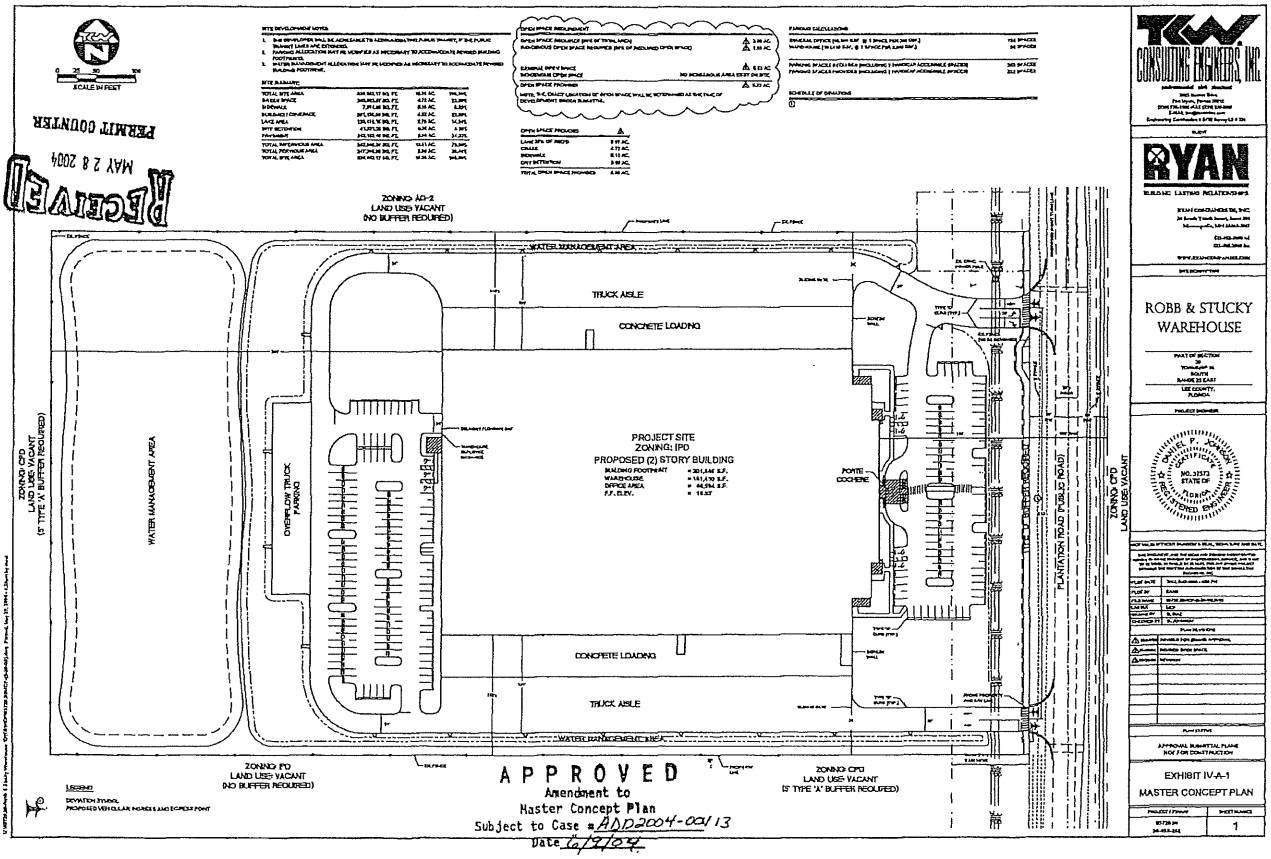
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TKV CONSULTING ENGINEERS, I

TKV CONSULTING ENGINEERS, INC.

SKETCH TO ACCOMPANY
ROBB & STUCKY WAREHOUSE

FORT MYERS, LEE COUNTY, FLORIDA
SECTION 20 TOWNSHIP 45S RANGE 25E

ADD 2004-00113



ATTACHMENT D

Exhibit "B"

ADMINISTRATIVE AMENDMENT (PD) ADD2012-00115

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

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

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

See Exhibit "A".

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Approval is subject to the following conditions:

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

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

   Minimum Open Space: ~~7.02~~ 6.00

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

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

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

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibit "A" – Legal Description

Attachment "A" – Arthrex Logistics Center Master Concept Plan

Attachment "B" – Environmental Sciences Staff Report

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

Attachment "D" – Administrative Amendment ADD2004-00113

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

PROPERTY DESCRIPTION

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

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

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

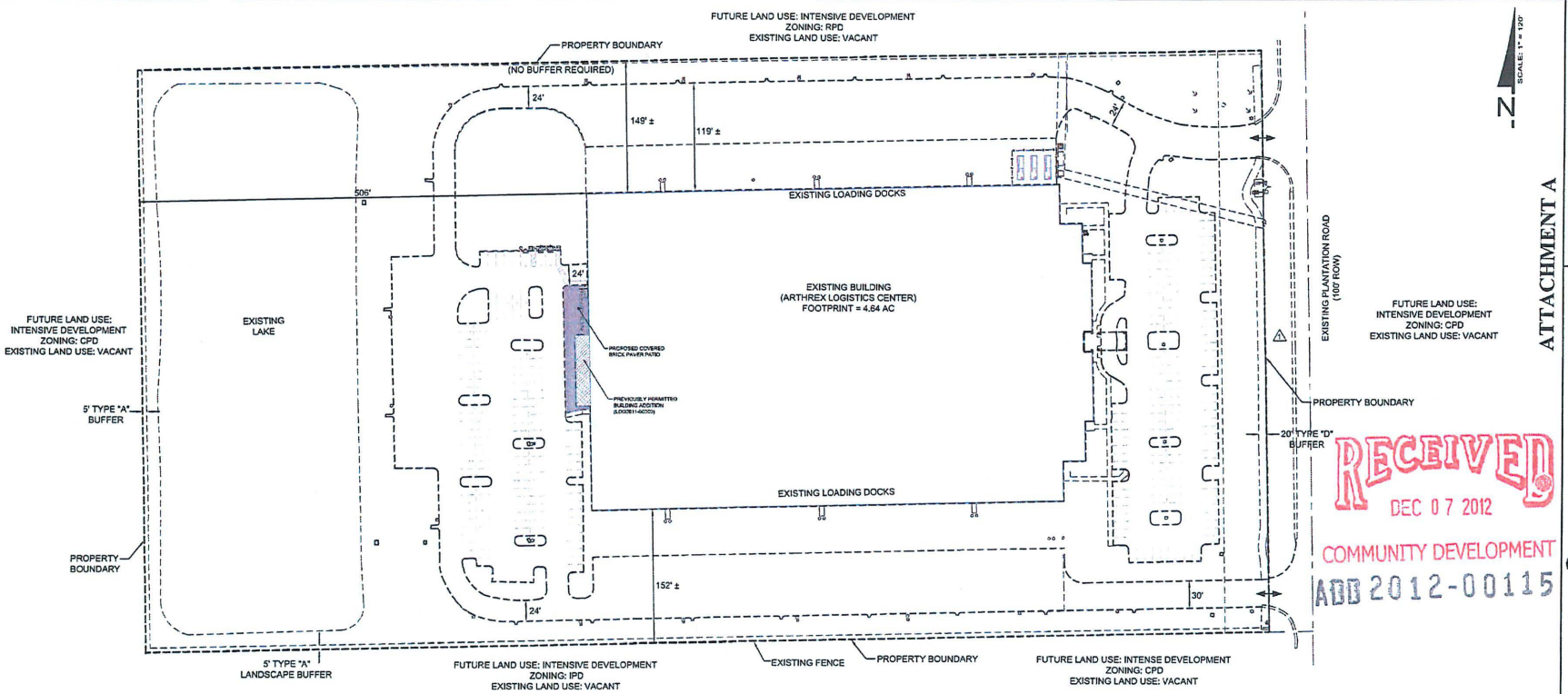
RHODES & RHODES LAND SURVEYING, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 6897

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

12-6-12
APPROVED
LEGAL

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

EXHIBIT A



ATTACHMENT A

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DEC 07 2012
COMMUNITY DEVELOPMENT
ADD 2012-00115

PARKING SUMMARY

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

OPEN SPACE REQUIREMENT

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

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

LAND USE SUMMARY

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

OPEN SPACE PROVIDED

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

SITE DEVELOPMENT NOTES

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

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

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD 2012-00115
Date 12/12/12

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

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

PLAN REVISIONS

FLORIDA CERTIFICATE OF AUTHORIZATION #3536

EXHIBIT #: 278-01-04
SHEET: 1

STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: **December 6, 2012**

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

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

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

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

ATTACHMENT B

OPEN SPACE:

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

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

DEVIATION:

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

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

ATTACHMENT B

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

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

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

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

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

SECTION A. REQUEST

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

SECTION B. CONDITIONS:

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

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

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NOV 06 2012
COMMUNITY DEVELOPMENT

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

   a. Schedule of Uses

      ACCESSORY USES AND STRUCTURES
      ADMINISTRATIVE OFFICE

ATTACHMENT C

ADD 2012-00115

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

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

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

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

ATTACHMENT C

b. Site Development Regulations

Minimum Lot Size:

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

Minimum Setbacks:

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

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

d. Minimum Open Space: 7.02 acres

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

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

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

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

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

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

ATTACHMENT C

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

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

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

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

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

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

SECTION C. DEVIATIONS:

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

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

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

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

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

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

ATTACHMENT C

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

SECTION D. EXHIBITS AND STRAP NUMBER:

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

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

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

SECTION E. FINDINGS AND CONCLUSIONS:

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

2. The rezoning, as approved:

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

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

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

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

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

3. The rezoning satisfies the following criteria:

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

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

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

ATTACHMENT C

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

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

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

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

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

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

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

ATTACHMENT C

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MINUTES OFFICE

2004 MAR 24 PM 1:31

environmental • civil • structural

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

RECEIVED
MAR 10 2004
PERMIT COUNTER

Legal Description

ROBB AND STUCKY WAREHOUSE

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

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

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

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

TKW Consulting Engineers, Inc.

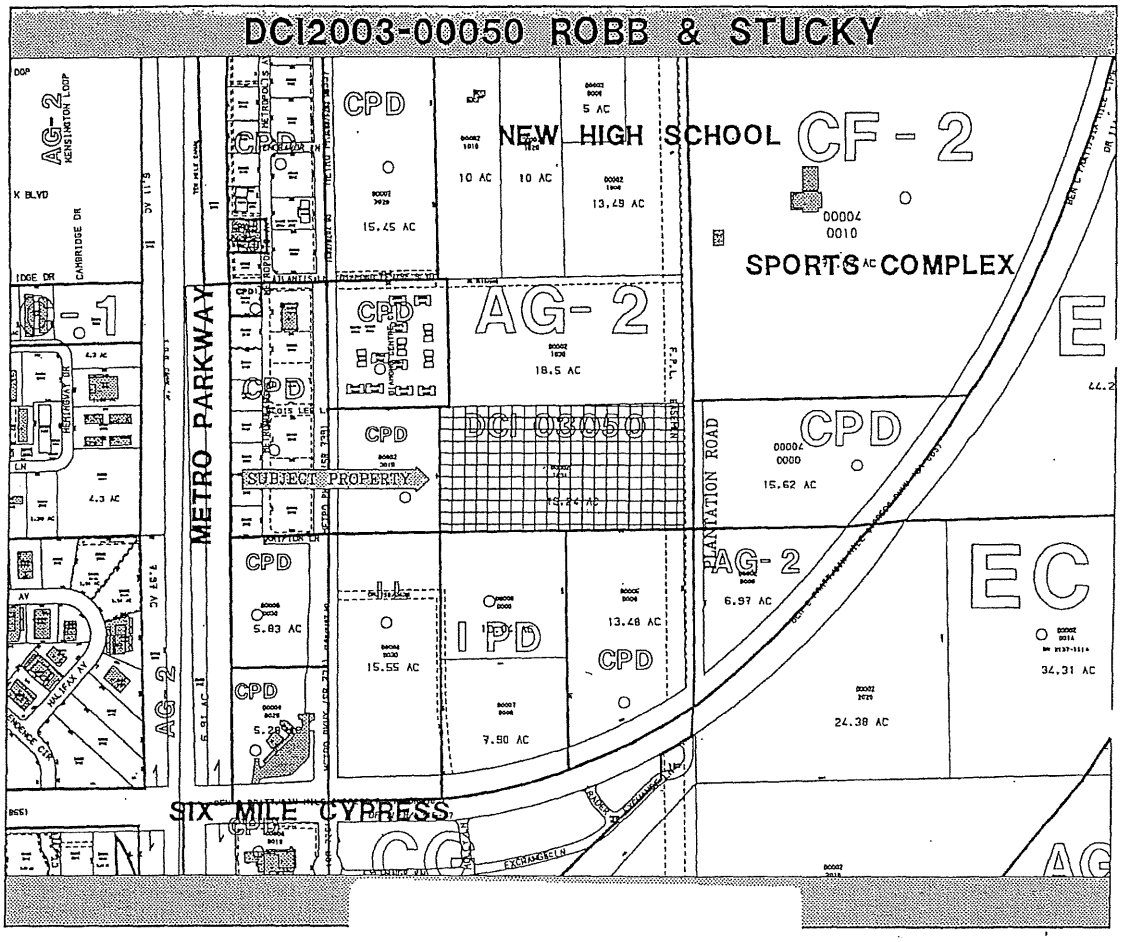
Eric V. Sandoval Date 3-10-04

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

EXHIBIT A

DCI 2003-00050

EXHIBIT B



ATTACHMENT C

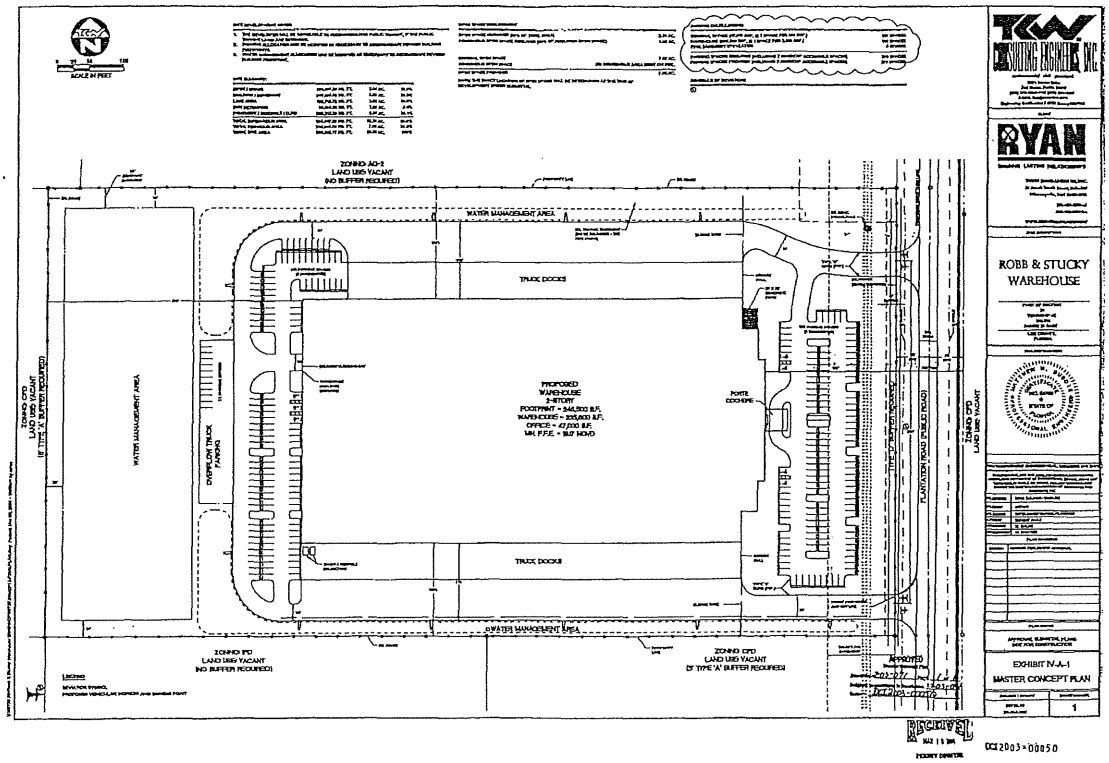


EXHIBIT C

ATTACHMENT C

AFFIDAVIT

STATE OF Pennsylvania

COUNTY OF Allegheny

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

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

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

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

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

EXECUTED this 11 day of December, 2003.

H. Campbell Stuckeman

H. CAMPBELL STUCKEMAN

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

My Commission Expires:

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

Bridget M. Grzandziel

Notary Public

Bridget M Grzandziel

Print/Type Name of Notary

Commission No._____

ATTACHMENT C

EXHIBIT D
PAGE 1 OF 2

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COMMUNITY DEVELOPMENT

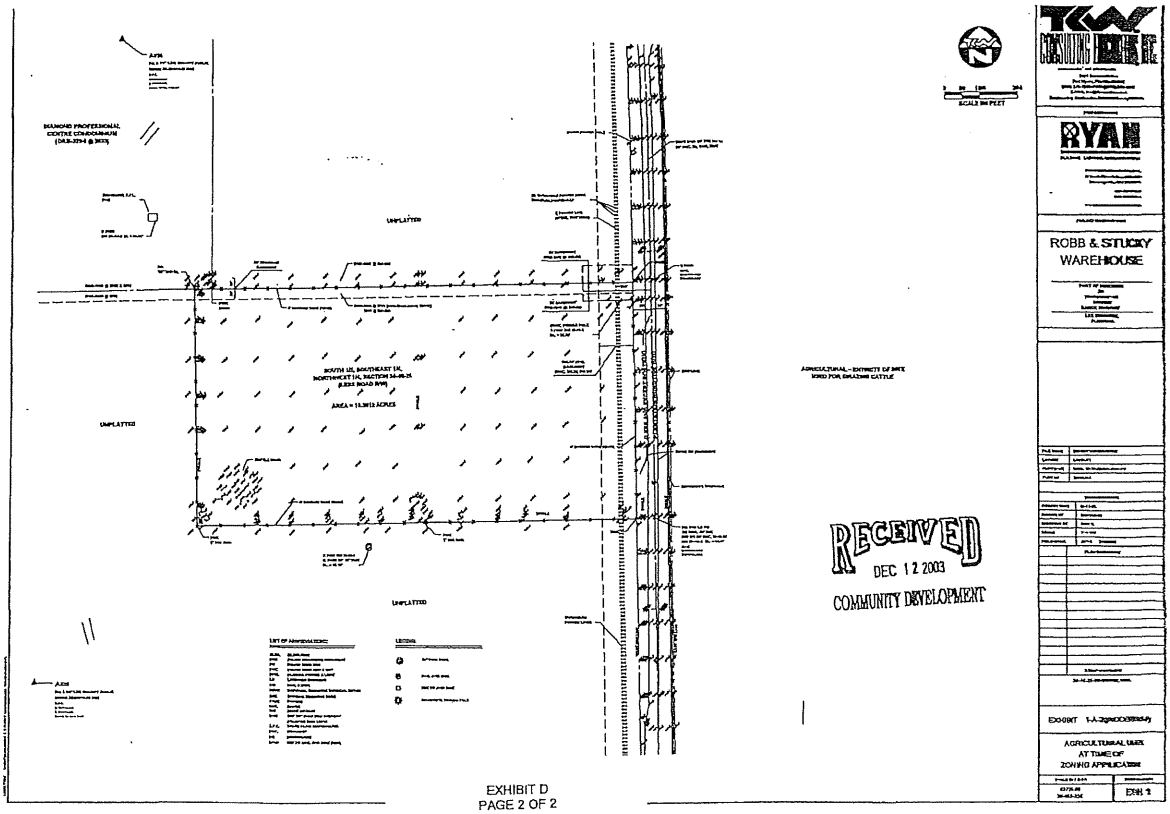

EXHIBIT D
PAGE 2 OF 2

ATTACHMENT C

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NOV 06 2012
COMMUNITY DEVELOPMENT

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

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

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

See Exhibit A

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

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

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

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

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

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

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

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

ATTACHMENT D

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

Approval is subject to the following conditions:

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

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

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

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

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

ATTACHMENT D

ntal • civil • structural

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

RECEIVED
MAY 12 2004
ZONING COUNTER

ADD 2004-00113

Legal Description

ROBB AND STUCKY WAREHOUSE

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

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

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

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

Applicant's Legal Checked
by [signature] 13MAY04

TKW Consulting Engineers, Inc.

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

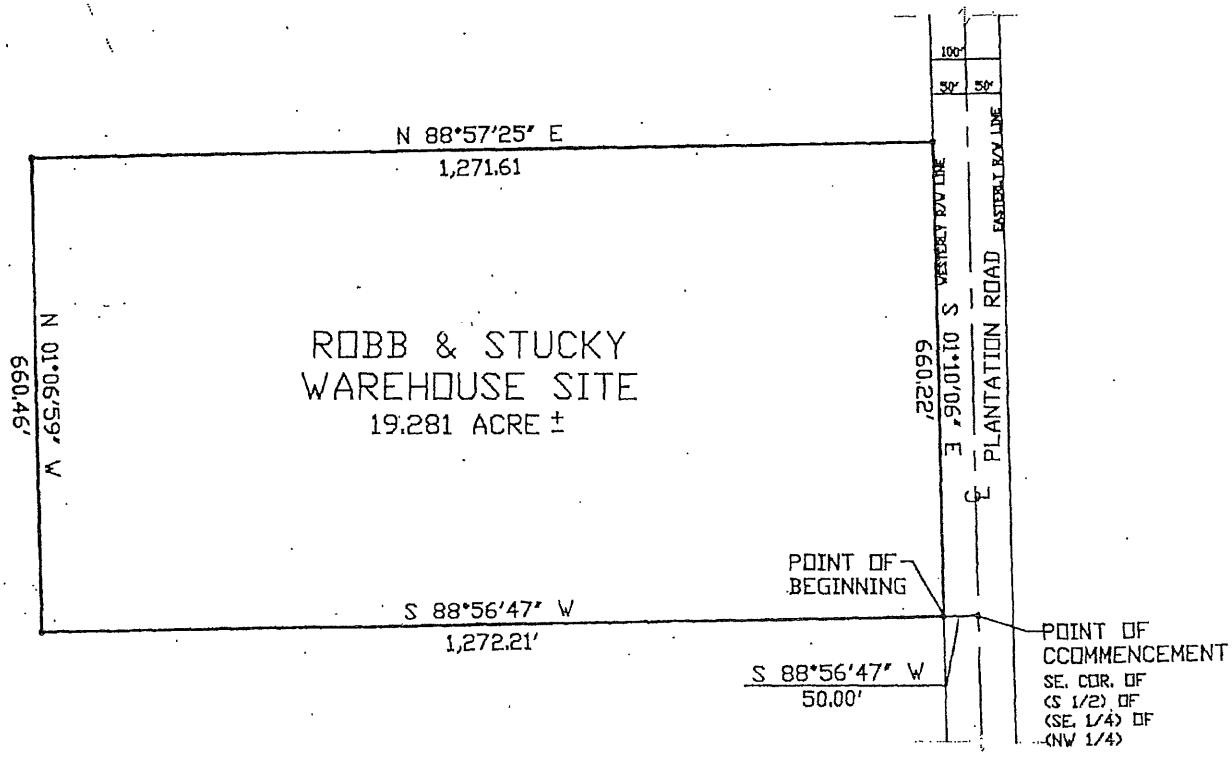
Date 5-12-04

ATTACHMENT D

EXHIBIT A

RECEIVED
MAY 12 2004
ZONING COUNTER

ADD 2004-00113



ATTACHMENT D

Applicant's Legal Checked
by _____ 13MAY04

* NOT A SURVEY *

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

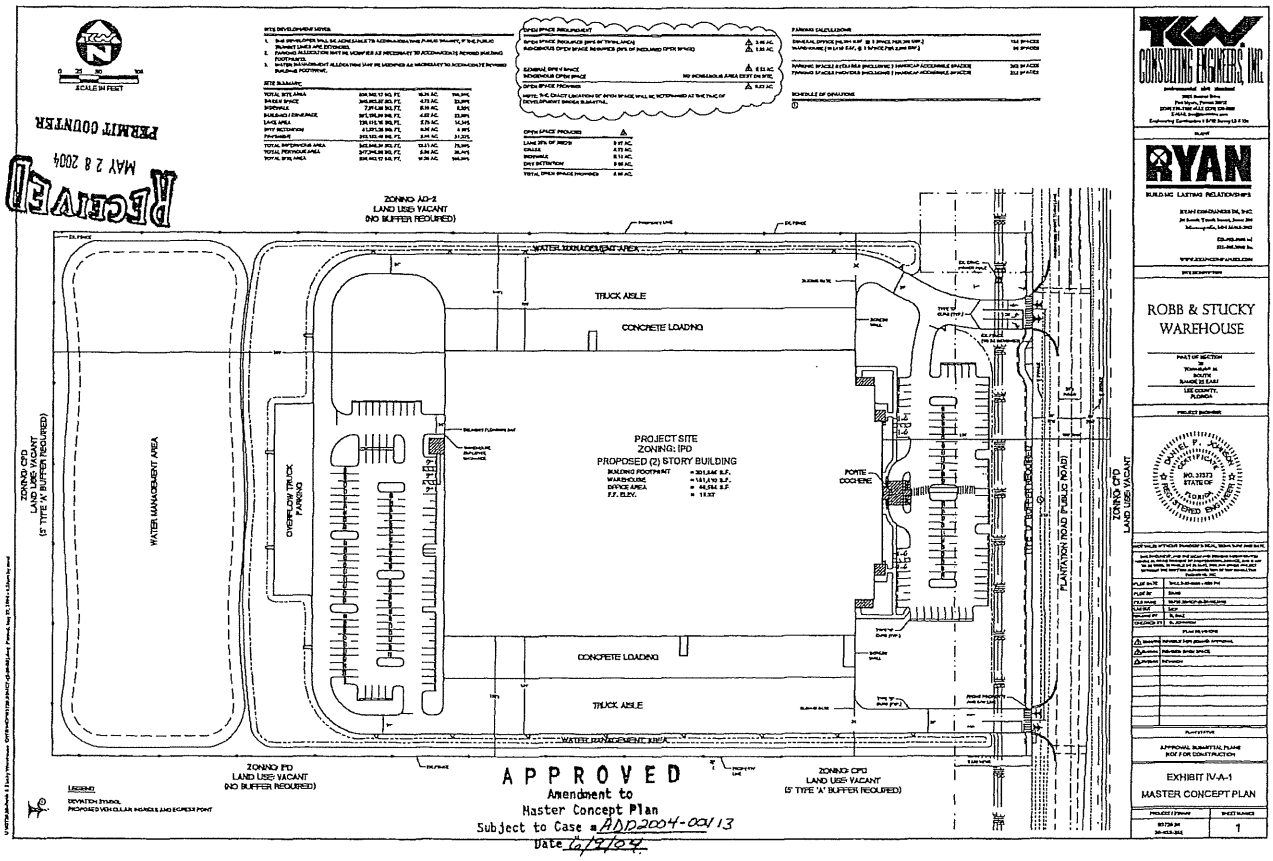
TKW CONSULTING ENGINEERS, INC.

SKETCH TO ACCOMPANY
ROBB & STUCKY WAREHOUSE

FORT MYERS, LEE COUNTY, FLORIDA
SECTION 30 TOWNSHIP 45S RANGE 25E

ADD 2004-00113

RECEIVED
MAY 28 2004
PERMIT COUNTER



ATTACHMENT D

LDO2021-00201 Lee County ePlan

Exhibit "C"

TYPE 'D' LIMITED REVIEW DEVELOPMENT ORDER - LANDSCAPE RESTORATION PLAN

ARTHREX LOGISTICS CENTER

LOCATED IN SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PROPERTY ZONING: IPD

PROPERTY FOLIO NUMBER: 10261037

PROPERTY STRAP NUMBER: 30-45-20-00-00002.103A

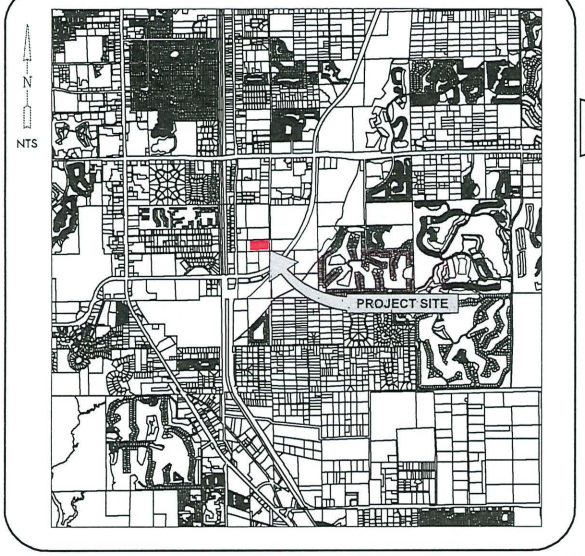
LEGAL DESCRIPTION: S 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 30, TOWNSHIP 45 S, RANGE 25 E LESS PLANTATION ROAD R/W

RESTORATION PLAN STAGE:
1st Submittal = May 2021
LDO Approved = May 27, 2021
As-Builts = November 2021

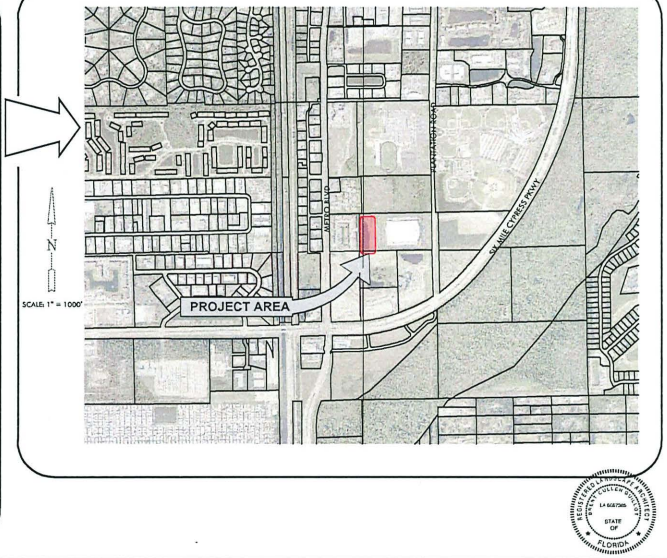
SHEET INDEX

SHEET #	SHEET TITLE
L1	COVER SHEET
L2	RESTORATION PLAN
L3	RESTORATION DETAILS

VICINITY MAP



AREA MAP



As-Built

APPROVED
LDO2021-00201
Alxa Cruz, Plan Reviewer
Lee County
11/22/2021

AGNOLI BARBER & BRUNDAGE, INC.

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

PROJECT NAME: ARTHREX LOGISTICS CENTER

DRAWING TITLE: LRDO RESTORATION PLAN

DESIGNED BY: ABB
DRAWN BY: ECG
CHECKED BY: ECG
REVIEWED BY: ECG
HOR. SCALE: 1"=40'
VERT SCALE: N/A
DATE: May 2021

ACAD FILE NAME: Landscape

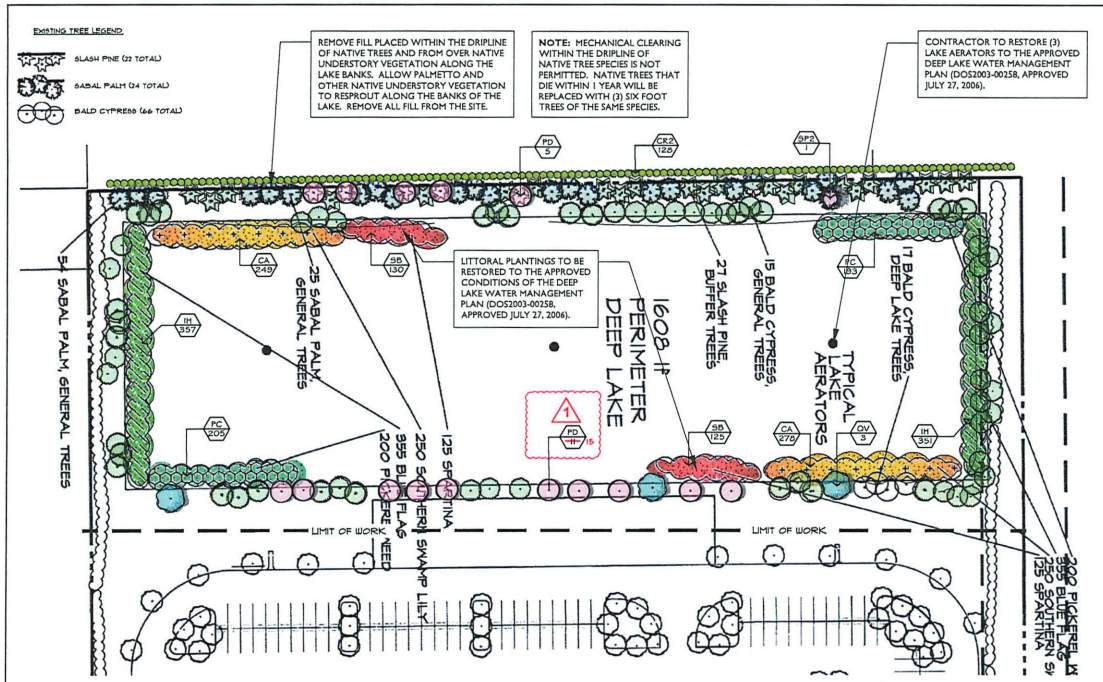
ABB PROJECT #: 17-0131

PLOT VIEW \ LAYOUT: L1 COVER

SHEET 01
OF 03

ACAD FILE #: 12554

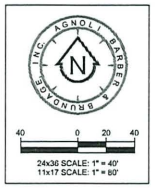
Brent Guillot



Source: 2003 LANDSCAPE BETTERMENT PLAN PREPARED BY DAVID M. JONES JR. AND ASSOC. AND APPROVED BY LEE COUNTY JULY 27, 2006.

General Landscape Notes:

1. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
2. All recommended trees and plant materials will be graded as Nursery Grade No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and Standards for Nursery Plants", 7th Edition, 1998 as revised from time to time.
3. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Associations approved practices.
4. All plants shall be fertilized with Agriform 20-10-5 tablets as per the manufacturers specifications in conjunction with note # 5.
5. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
6. All planting areas shall receive a 3" layer of pine straw, which is to be watered-in after installation.
7. The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
8. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
9. Landscape Contractor shall have a pre-construction review of plans with Landscape Architect prior to ordering plant material, to verify plans are current, and that no changes are necessary. Contractor shall also schedule a walk thru to allow Landscape Architect to review flagging and placement of all plant material prior to installation. These above mentioned meetings are important to the quality control of the project. Landscape Contractor understands that if work commences without these meetings, that the owner and Landscape Architect have the ability to make field changes to the plans at the Landscape Contractors expense.
10. The Landscape Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
11. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
12. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect will be notified by telephone and in writing of intended changes.
13. Any and all questions concerning the plan set and/or specifications shall be directed to Agnoli, Barber, & Brundage, Inc. (ABB) (239) 597-3111.
14. There shall be no additions, deletions or substitutions without the written approval of the Landscape Architect.
15. The Landscape Contractor shall guarantee, in writing, plant survivability for a period of twelve (12) months from final acceptance by the Landscape Architect.
16. All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
17. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by Landscape Contractor at no additional cost.
18. All permits necessary are to be provided by the installing contractor unless otherwise specifically stated in the specifications.
19. No contractor identification signs shall be permitted on the project, except for the project information signs.
20. Existing sod shall be removed as necessary to accommodate new plantings.
21. Any existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing.
22. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.



NOTE: ALL REPLACEMENT TREES MUST THE MEET STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND PART II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED), NURSERY GROWN, CONTAINERIZED AND A MINIMUM OF 6 FEET IN HEIGHT WITH A MINIMUM TRUNK DIAMETER OF 2 INCH MEASURED AT 12" ABOVE GRADE AND A MINIMUM CANOPY DIAMETER OF 4 FEET AT INSTALLATION.

PER VIOLATION (VIO2021-02777) REMOVAL OF 1 OAK AND 3 WILLOWS REQUIRES A 3:1 REPLACEMENT. THIS RESTORATION PLAN REPLACES WILLOW WITH SLASH PINE @ 3:1. (TOTAL OF 6 PINES REPLANTED).

RESTORATION PLANTING SCHEDULE

LARGE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	NATIVE	REMARKS
1	PD	~~11~~ 10	Pinus elliotii densa	Slash Pine	25 gal.	2"	10' Min.	4' - 6'	Native	
	QV	3	Quercus virginiana	Southern Live Oak	25 gal.	2"	10' Min.	4' - 6'	Native	

PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	SPREAD	NATIVE	REMARKS
	SP2	1	Sabal palmetto	Cabbage Palmetto	FG		10' Min.		Native	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	SIZE	SPREAD	NATIVE	REMARKS
	CR2	128	Clusia rosea	Autograph Tree	15 gal.		60" HT.		Native	

LITTORAL PLANTINGS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	SIZE	SPREAD	NATIVE	SPACING	REMARKS
	CA	~~607~~ 1,0449	Crinum americanum	Swamp Lily	2" Liner		1		Native	36" o.c.	
	IH	~~705~~ 1,322	Iris hexagona	Carolina Iris	2" Liner				Native	36" o.c.	
	PC	~~880~~ 1,109	Pontederia cordata	Pickerel Weed	2" Liner				Native	36" o.c.	
	SB	~~966~~ 0	Spartina bakeri	Sand Cordgrass	2" Liner				Native	36" o.c.	
		2,510	Eleocharis interstincta	Spikerush	2" Liner				Native	36" o.c.	
		510	Sagittaria lancifolia	Duck Potato	2" Liner				Native	36" o.c.	
		1,020	Peltandra virginica	Arrow Arum	2" Liner				Native	36" o.c.	
		1,526	Canna flaccida	Golden Canna	2" Liner				Native	36" o.c.	

FOR REFERENCE ONLY - *2003 LANDSCAPE BETTERMENT PLAN*

QTY.	PLANT NAME	PLANT SIZE
TREES & PALMS		
15	BALD CYPRESS TAXODIUM DISTICHUM	10' HT, 2" CAL. AT 12" ABOVE GRADE, 4' SPREAD
149	LIVE OAK QUERCUS VIRGINIANA	10' HT, 2" CAL. AT 12" ABOVE GRADE, 4' SPREAD
60	SLASH PINE PINUS ELLIOTTI	16' HT. MINIMUM
03	SABAL PALM SABAL PALMETTO	12' CT - 16' CT. STAGGERED HTS. BOOTED TRUNKS
27	SLASH PINE PINUS ELLIOTTII	10' HT, 2" CAL. AT 12" ABOVE GRADE, 4' SPREAD
27	SILVER BUTTONWOOD CONOCARPUS ERECTUS SERICEUS	10' HT, 2" CAL. AT 12" ABOVE GRADE, 4' SPREAD, MAINT. @ 14'
BUFFER SHRUBS		
1,064	COCOPLUM CHRYSOBALANUS ICACO	24" HT/SPR, FULL, 3 GAL. MAINTAIN ABOVE 36" HT.
BUILDING FOUNDATION PLANTS		
43	INDIAN HAWTHORN RAPHIOLEPIS INDICA	24" HT/SPR, FULL, 3 GAL. MAINTAIN ABOVE 36" HT.
32	WAX MYRTLE MYRICA CERITERA	24" HT/SPR, FULL, 3 GAL. MAINTAIN ABOVE 36" HT.
50	COCOPLUM CHRYSOBALANUS ICACO	24" HT/SPR, FULL, 3 GAL. MAINTAIN ABOVE 36" HT.
	WALTER VIBURNUM VIBURNUM OBOVATUM	24" HT/SPR, FULL, 3 GAL. MAINTAIN ABOVE 36" HT.
DEEP LAKE REQUIREMENTS		
710	ANGELPOD BLUE FLAG IRIS HEXAGONA WALT.	2" LINER
500	SOUTHERN SWAMP LILY CRINUM AMERICANUM L.	2" LINER
400	PICKEREL WEED PONTADERIA CORDATA L.	2" LINER
250	SPARTINA SPARTINA BAKERI	2" LINER
17	BALD CYPRESS TAXODIUM DISTICHUM	10' HT, 2" CAL. AT 12" ABOVE GRADE, 4' SPREAD

DEEP LAKE WATER MANAGEMENT PLAN

TOTAL WATER SURFACE AREA = 2.69 ACRES = 3 AERATORS TO BE PROVIDED

INSTALL 10 OXYMAX AERATORS OR FOUNTAIN AERATORS OF EQUIVALENT PERFORMANCE FOR DESTRATIFICATION OF LAKE. (MIN. OF 1 HP. PER ACRE OF SURFACE WATER)

ONE (1) SHADE TREE REQUIRED PER 100 LF OF SHORELINE
1,608 LF / 100 LF OF SHORELINE= 17 TREES REQ.
17 TREES PROVIDED

LAKE PLANTINGS

1 PLANT PER LINEAR FOOT OF LAKE SHORELINE
1,608 LF x 1 PLANT = 1,608 WETLAND PLANTS REQUIRED
WETLAND PLANTS PROVIDED: 1,850

THIS DRAWING IS NOT INCLUDED FOR CONSTRUCTION

CALL "SUNSHINE 811" BEFORE DIGGING
Dial 811 or visit www.sunshine811.com

AGNOLI BARBER & BRUNDAGE, INC.
Professional Engineers, Planners, Surveyors, & Landscape Architects
Certificates of Authorization #'s
LB 1644, EB 1644, and LC 0014422
3466 Tamiami Trail North, Suite 201 • Naples, FL 34103
Phone: (239) 597-3111 • Fax: (239) 643-2240

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

PROJECT NAME: ARTHREX LOGISTICS CENTER

DRAWING TITLE: LRDO RESTORATION PLAN

DESIGNED BY: ABB
DRAWN BY: BCG
CHECKED BY: BCG
REVIEWED BY: BCG
HOR. SCALE: 1"=40'
VERT SCALE: N/A
DATE: May 2021

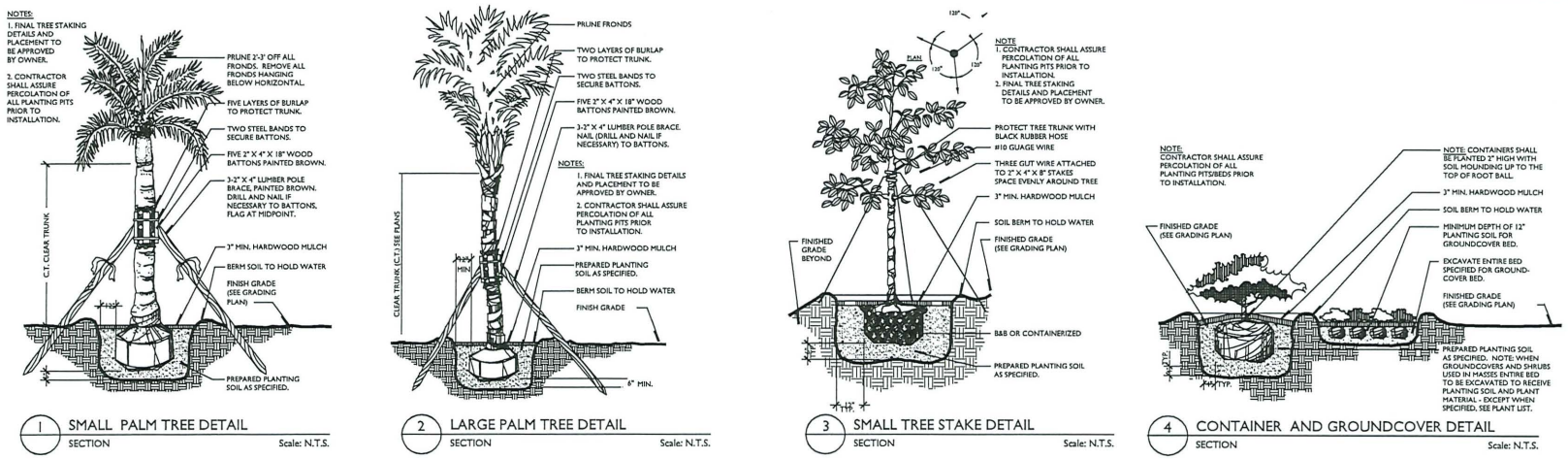
NO.	DATE	REVISIONS
1	8/2/21	PER COUNTY COMMENTS

ACAD FILE NAME: Landscape
ABB PROJECT #: 17-0131
PLOT VIEW \ LAYOUT: L2 LANDSCAPE
SHEET 02 OF 03
ACAD FILE #: 12554

As-Built

APPROVED
LDO2021-00201
Aixa Cruz, Plan Reviewer
Lee County
11/22/2021

LDO2021-00201 Lee County ePlan



LANDSCAPE INSTALLATION SPECIFICATIONS:

PART 1 - GENERAL

1.1 SCOPE

A. Furnish all labor, materials, supplies, equipment, tools, and transportation, and perform all operations in connection with and reasonably incidental for a complete installation of the planting. Guarantee/Warranty all plantings as identified on the drawings and specified herein. Landscape work includes:
1. Site Preparation for Planting: Including removal of existing plant material.
2. Planting of Trees, Shrubs, Groundcover, Bedding Plants, Specialty Plantings
3. Soil testing, amendments and topsoil placement
4. Fertilizers, herbicides and pesticides
5. Miscellaneous items such as mulch, staking and guying, and edging.

B. Related Sections: Other work included in the construction related to this section include:
1. Irrigation - Section 02813
2. Lawns - Section 02910
3. Grounds Maintenance Services - Section 02920

1.2 GENERAL CONDITIONS

A. All scaled dimensions are approximate. Check and verify all site dimension and receive Owner's approval prior to proceeding with the work under this section.
B. Coordinate installation of all plant materials to avoid interference with other construction.
C. Keep the premises clean and free of excess equipments, materials and debris incidental to the work.
D. Protect work and work of others at all times in the performance of the work.
E. Carefully note all finish grades before commencing work. Restore any finish grade changed during course of this work to its original or intended grade.

1.3 SUBMITTALS

A. If this project includes Conditions of the Contract and Division 1 Specifications, submit all documents in accordance with their requirements.
B. Provide a photograph of each species and specific form of tree or shrub in the planting legend. Each photo shall be in color with a scaled object next to the plant. Label each photograph with the following: Botanical Name, Common Name, Size, Nursery Name, Cost. Submit all photographs to the landscape architect for review and approval a minimum of two (2) weeks prior to beginning of landscape work.
C. Product literature with certified analysis (if appropriate) for the following: Soil amendments, pesticides, herbicides, growth stimulators, etc.
D. Firm Qualifications including: Name and Address of Company, Years of Operation, Owner Name, Project Manager Name, Job Supervisor Name, list of five (5) projects of similar size completed within last two (2) years with owner contact information.
E. Testing reports from qualified independent testing agency (State Extension Service Accepted) for the following: Existing Soils, Import topsoil, Planting soil. Soils analysis shall indicate percentages of percentages of organic matter, inorganic matter (sand, silt, clay), pH, mineral and plant nutrient including micro-nutrient content.

1.4 QUALITY ASSURANCE

A. Provide quality, size, genus, species and variety of trees and shrubs as indicated on the plans and complying with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock."
B. Tree and Shrub material shall meet the minimum requirements of Florida No. 1 as specified by the latest edition of Florida Grades and Standards. Plants indicated as specimen shall meet the minimum requirements of "Florida Fancy" as specified by Florida Grades and Standards Part I and II.
C. Measurements: Measure trees and shrubs according to ANSI Z60.1 with branches and trunks or canes in their normal position. Do not prune without Landscape Architects approval. Take caliper measurements 6 inches above ground for trees up to 4 inch caliper and 12 inches above ground for larger sizes. Measure main body of tree or shrub for height and spread, do not measure to tip of branching.

1.5 DELIVERIES, STORAGE AND HANDLING

A. Packaged Materials: Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site. Storage of materials on site shall be maintained in a clean and orderly manner.
B. Trees and Shrubs: Protect from sunscald, drying, sweating, whipping and other handling and tying damage. Do not bend or bind branches in such a manner as to damage the natural shape or character of the plant. Provide protective cover during deliver and at all times protect plants from wind damage. Do not drop trees or shrubs during delivery. Do not pick up trees from trunk. Any mishandling of plant material leading to damage of material shall be cause for rejection.
C. Deliver plant material after preparations for planting have been completed. Install immediately. If planting is delayed more than six (6) hours after deliver, set plant material in shade, protect from weather and mechanical damage and protect roots from drying. Water to keep roots moist.

1.6 PROJECT CONDITIONS

A. Utilities: Determine location of above grade and underground utilities and perform work in a manner, which will avoid damage. Contact SUNSHINE at 1-800-432-4770 at least 48 hours before digging.
B. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, obstructions, or foul smelling soils, notify Landscape Architect prior to planting.

1.7 COORDINATION AND SCHEDULING

A. Coordinate installation of planting materials with the construction of other trades on site. Contractor shall be responsible to insure proper watering of plant material until acceptance by the owner. Do not knowingly plant trees or shrubs in locations where other construction is planned requiring the removal of the plant.

1.8 WARRANTY

A. Warrant all Trees, Palms or Specialty Plants for a period of 1 year from the date of owner acceptance against defects including death and unsatisfactory growth (plants with more than 25% dead or declining appearance shall be removed, and for defects resulting from installation techniques contrary to those identified in the contract documents or poor conditions or health of plant from the nursery. Warranty shall be irrespective of the landscape contractors maintenance responsibilities.
B. Warrant all Shrub, Groundcover, and Bedding plants for a period of 3 months from the date of owner acceptance against defects including death or unsatisfactory growth including disease or pest infestation.
C. Warranty period shall begin at the date of acceptance by the owner. A letter of acceptance will be provided following the satisfactory completion of all final punch list items.
D. Rejected plants shall be immediately removed and replaced with a plant meeting the original specification.

PART 2 - PRODUCTS

2.1 TREE AND SHRUB MATERIAL

A. General: Furnish nursery-grown trees and shrubs conforming to ANSI Z60.1, with healthy root systems. Provide well-shaped, fully branched, healthy vigorous stock free of disease, insects, eggs, larvae and defects such as knots, sun scald, injuries, abrasions and disfigurement.
B. Grade: Provide trees and shrubs of sizes and specifications identified and conforming to ANSI Z60.1 for type of trees and shrubs specified on the plan and noted in the plant list. Larger sizes may be substituted for the sizes specified if approved by the landscape architect. Larger sizes shall have proportionate increase in size of root ball or container and be provided without increase in contract price.
C. Label at least one (1) tree and one (1) shrub of each variety with a securely attached, waterproof tag bearing the legible botanical and common name of the plant.
D. All Shrub, Groundcover, Specialty and Bedding Plants shall be container grown meeting ANSI Z60.1 limitations for container stock.

2.2 GROUNDCOVERS AND PLANTS

A. Provide groundcover and plants established and well rooted in removable containers with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size specified.

2.3 TOPSOIL

A. Topsoil shall meet ASTM D 5268, having a pH range of 5.5 to 7.0, four percent (4%) organic material minimum, free of stones above 1/2" or larger in any dimension, roots, sticks, debris, or any other extraneous material harmful to plant growth. Import topsoil shall be from naturally well-drained sites where topsoil occurs at least 4 inches deep. Do not obtain topsoil from bogs or marshes.

2.4 SOIL AMENDMENTS

A. Lime: ASTM 602, class 7, agricultural limestone containing a minimum eighty percent (80%) calcium carbonate equivalent, with a minimum ninety-nine percent (99%) passing a No. 8 sieve and a minimum of seventy-five percent (75%) passing a No. 60 sieve.
1. Provide lime in the form of dolomitic limestone.
B. Aluminum Sulfate: Commercial grade, unadulterated.
C. Sand: clean, washed, natural, free of toxic materials.
D. Perlite: Horticultural perlite, soil amendment grade.
E. Peat Humus: Finely divided or granular texture, with a pH range of 6 to 7.5, composed of partially decomposed peat moss (other than sphagnum), peat humus or reed-sedge peat.
F. Manure: Well-rotted, unleached stable or cattle manure containing not more than twenty-five percent (25%) by volume of straw, sawdust or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed and material harmful to plant growth.
G. Compost: Native organic compost primarily comprised of leaf matter with wood fines and grass clippings that are decomposed with a pH range of 6 to 7.5
H. Herbicides: EPA registered and approved, of type recommended by manufacturer. Caution is the by-word in using any chemical herbicide. Carefully read (and follow) label directions not only for application but also for the plants on which the product may be used (insure that the plant will not be harmed by application). The herbicide user will be held responsible for damage to neighboring properties resulting from improper use or drift. For serious weed problems consider commercial herbicide applicator.
1. Apply pre-emergent Herbicide to all bed areas a minimum of two (2) weeks prior to planting.
I. Wetting Agent: Penetrate
J. BioMet 4-in-1 planting granules: to be used for plant establishment of trees, shrubs, groundcovers, and plants. Available from BioMet (800)441-3573.

2.5 FERTILIZER

A. Ammonium Sulfate: Commercial, raw, finely ground, minimum of four percent (4%) nitrogen and twenty percent (20%) phosphoric acid.
B. Superphosphate: Commercial, phosphate mixture, soluble; minimum of twenty percent (20%) available phosphoric acid.
C. Commercial Fertilizer: (Percent Professional). Commercial grade complete fertilizer of neutral character, consisting of fast and slow release nitrogen, fifty percent (50%) derived from natural organic sources of ureaform, phosphorous and potassium in the following proportions: 1lb. per 1000 SF of actual nitrogen, four percent (4%) phosphorous and two (2%) potassium, by weight. Provide in amounts as recommended by soils test.
D. Slow-Release Fertilizer: (Osmocote) Granular fertilizer consisting of fifty percent (50%) water-insoluble nitrogen, phosphorus and potassium in the following composition: ten percent (10%) nitrogen, ten percent (10%) phosphorous and ten percent (10%) potassium by weight.

2.6 MULCH

A. Organic Mulch: Free from deleterious material and suitable as a top dressing of trees and shrubs. Provide the following mulch in the areas identified:
1. Type: Pine Straw - For large areas under pine trees without understory plantings or naturalized perimeter areas.
2. Type: Decorative Stone - Decorative Stone mulch for planter areas inside screen land as Specified.

2.7 STAKES AND GUYS

A. Stake and Guy trees and upright shrubs only as necessary where plants have a problem maintaining a plumb position.
B. Upright Stakes: Rough-sawn, sound, new hardwood or PT Pine, free of knots, holes, cross grain and other defects, 2 inches by 2 inches, length as required to secure plant.
C. Guy Cable: Galvanized, 7-strand, 3/16-inch diameter, galvanized-steel cable, with zinc-coated turnbuckles, 3-inch loo minimu, with two 3/8-inch eyle, eyebolts.
D. Hose Chafing Guard: Reinforced rubber or plastic hose at least 1/2 inch in diameter, black, cut to lengths required to protect tree trunks from damage.
E. Flags: Standard surveyor's plastic flagging tape, white, 12" long

2.8 MISCELLANEOUS MATERIALS

A. Gravel: N/A
B. Edging: N/A

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas to receive landscaping for compliance with requirements and for conditions affecting performance of work of this Section. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 PLANTING SOIL PREPARATION

A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps and other extraneous materials harmful to plant growth.
B. Mix soil amendments and fertilizers with topsoil at rates indicated by soil test. Delay mixing fertilizer if planting does not follow placing of planting soil within a few days.
1. Amended Soil Mix shall be determined by the soils analysis of the existing site topsoil.
2. Soil mix shall incorporate BioMet 4-in-1 Planting Granules at the rates as follows:
a. Trees - 4 oz. (1/4 lb.) per each 1" caliper main diameter
b. Shrubs - 4 oz. (1/4 lb.) per each 1 gallon size container or 24" of plant height.
c. Groundcover - 20 oz. (1-1/4 lb.) per 1000 s.f. of area. Till min to top 4" of topsoil.
C. Mix soil amendments and fertilizers with topsoil at rates indicated by soil test. Delay mixing fertilizer if planting will not follow placing of planting soil within 5 days. For bidding purposes only use the following:
1. Mix thoroughly in a 2:1 ratio:
2 parts original soil removed from plant pit.
1 part amended topsoil.
BioMet 4-in-1

3.3 PLANTING TREES AND SHRUBS

A. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
B. Layout of planting areas shall be performed by the contractor in accordance with the planting plans. Contact the landscape architect prior to making any adjustments to the plant layout.
C. Excavate circular plant pits with vertical sides. Provide shrub pits at least 12" greater than the diameter of the root system. For trees provide a shrub pit at least 3 times greater than the diameter of the root ball. Depth of pit shall accommodate the root system. Plants should be placed on undisturbed compacted soil at a depth that will allow the top of the rootball for a tree or shrub above finish grade. Remove excavated materials from the site.
D. Place amended soil mixture in the plant pit around the root ball. Water backfill thoroughly to remove air pockets and insure plant is stable in pit.

3.4 GROUNDCOVER PLANTING

A. Loosen subgrade of planting bed areas to a minimum depth 6 inches. Remove stones larger that 1-1/2 inches in any dimension, sticks, roots, rubbish and other extraneous materials.
B. Spread 4" of planting mixture over area to be planted. Work mixture into the top 8 inches of the soil. In areas where construction activities have removed all natural planting soil, excavation of all soil to a depth of 8" may be required. Replace soil with planting mix equal to one and one half the amount of soil removed to provide for settling and drainage.

3.5 PALM PLANTING

A. Palm trees shall be backfilled with native soil.

3.6 GUYING AND STAKING

A. Guy and Stake trees exceeding 12 feet or more than 2.5 inch caliper immediately after lawn sodding operations unless otherwise indicated. Tree guys shall be temporary and shall be removed before final acceptance by the owner.
B. Brace all palm trees. Wrap with 5 layers burlap approximately 1/2 of the way up trunk. Attach lumber with cleats and hammer braces to lumber. Secure to ground with stake.

3.7 MULCH

A. Apply pre-emergent weed killer over grade prior to mulching.
B. Mulch trees, palms, shrub, groundcover, and planting beds with specified mulching material. Depths of mulch shall be as follows:
1. Trees, Palms, Shrub beds - 3"
2. Groundcover and Planting Beds -3"

3.8 PRUNING

A. Prune branches of B&B stock, prior to transplanting, to balance the loss of roots and preserve the natural character appropriate to the particular plant requirements.
B. Prune, thin and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by the Landscape Architect, do not cut tree leaders; remove or cut back broken, damaged and unsymmetrical growth of new wood. Required sizes are sizes after pruning.

3.9 MAINTENANCE

A. Begin maintaining landscape materials immediately after planting. Maintain all plant material until final acceptance by the owner.
B. Maintenance shall include but is not limited to mowing, weeding, pruning, fertilizing, watering, and application of appropriate insecticides and fungicides necessary to maintain the plants free of insects and disease.
C. Reset settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
D. Tighten and repair guys and stakes as required.
E. Correct defective work immediately after deficiencies become apparent.

3.10 CLEANUP AND PROTECTION

A. During landscaping, keep pavements clean and work area in an orderly condition.
B. Protect landscaping from damage due to landscape operations, operations by other contractors and trades, trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

3.11 DISPOSAL OF SURPLUS AND WASTE MATERIALS

A. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash and debris. Legally dispose of off of owner's property.

3.12 ACCEPTANCE

A. At the completion of planting work all planted areas will be inspected by the owner's representative to determine if all requirements, including maintenance, have been complied with and plant materials are alive and in healthy, vigorous condition. If all conditions of the contract documents have been met the owner will accept the work.

3.13 WARRANTY

A. Warrant plant material to remain alive and be in healthy, vigorous condition for a period of 1 year after acceptance by the owner.
B. Warranty shall not include damage or loss of trees, plants, or groundcover caused by fires, floods, freezing, rains, lightning storms or winds over 75 miles per hour, or negligence on the part of the owner.
C. Immediately remove and replace all plants found to be dead or in unhealthy condition as determined by the owners representative at any time during the warranty period.

3.14 IRRIGATION REQUIREMENTS

A. Shallow wells, open surface water bodies or reclaimed water must be used as a source of irrigation water. The distribution system for irrigation must not be connected to county or municipal water sources, unless it can be demonstrated that these sources are not available.
B. Irrigation systems must utilize low volume design such as low trajectory heads and soaker hoses to provide direct application and low evaporation. Systems that overspray areas that do not require irrigation, such as paved areas will not be acceptable. High irrigation need areas must not overspray low need areas.
C. High water demand landscape areas such as turf must be served by a separate irrigation zone than low water need areas, such as planter beds, or mulched areas with trees. In no case, shall any planted vegetation area be more than 50' from a water supply hose bib.
D. Automatic irrigation systems must be operated by an irrigation controller capable of differentiating between the schedules of high and low water demand areas. Controllers must have multiple cycle start capacity and a flexible calendar program able to be set to comply with local or water management district imposed restrictions.
E. Automatic irrigation systems must be equipped with a rain sensor device or switch which will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

APPROVED
LDO2021-00201
Aixa Cruz, Plan Reviewer
Lee County
11/22/2021

As-Built

AGNOLI BARBER & BRUNDAGE, INC.
Professional Engineers, Planners, Surveyors, & Landscape Architects
Certificate of Authorization No. LB 1661, LB 7661, and LC 26000622
Naples, Florida
Phone: (239) 594-1154
Fax: (239) 594-1213

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

PROJECT NAME:
ARTHREX LOGISTICS CENTER

DRAWING TITLE:
LRDO RESTORATION DETAILS

DESIGNED BY: ABB
DRAWN BY: TWP
CHECKED BY: ABD
REVIEWED BY: DJA
HOR. SCALE: N/A
VERT SCALE: N/A
DATE: May 2021

NO.	DATE	REVISIONS
1	8/2021	
2	10/2021	

ACAD FILE NAME:
Landscape

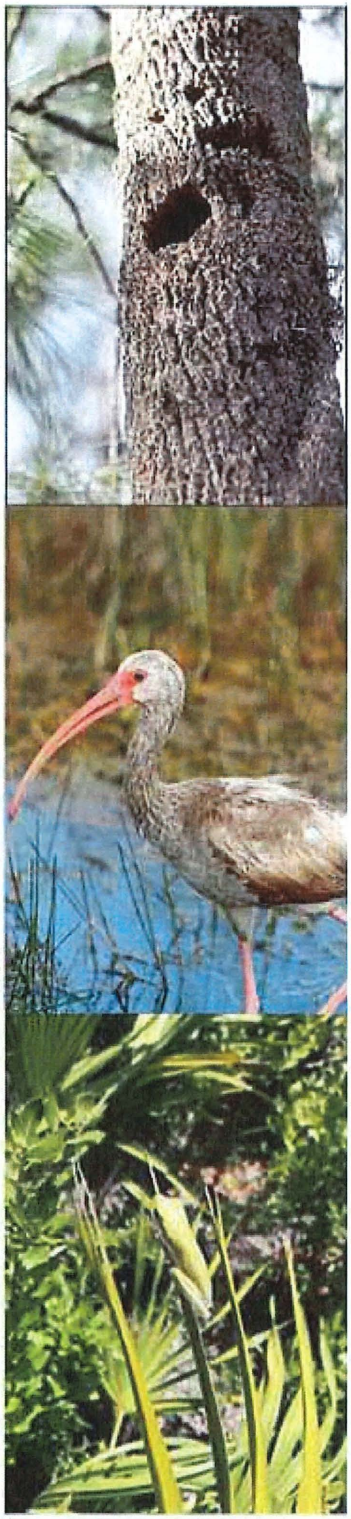
ARB PROJECT #
17-0131

PLOT VIEW \ LAYOUT
L3 DETAILS

SHEET 03
OF 03

ACAD FILE #
12554

Exhibit "D"



ARTHREX AT PLANTATION

Protected Species Survey

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

Prepared For:

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

Prepared By:

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

May 2024

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2.0 PROJECT LOCATION 3
3.0 SPECIES SURVEY METHODS & MATERIALS 3
4.0 EXISTING SITE CONDITIONS 4
5.0 RESULTS 8
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Figure 2 Aerial Map
Figure 3 FLUCCS Map with Aerial
Figure 4 FLUCCS Map without Aerial
Figure 5 Transect Map & Field Results
Figure 6 Wood Stork Information
Figure 7 Bald Eagle Map
Figure 8 Florida Panther Information
Figure 9 Florida Black Bear Information
Figure 10 Florida Bonneted Bat Information

APPENDICES

Appendix A Florida Bonneted Bat Tree Cavity Survey

1.0 INTRODUCTION

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

2.0 PROJECT LOCATION

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

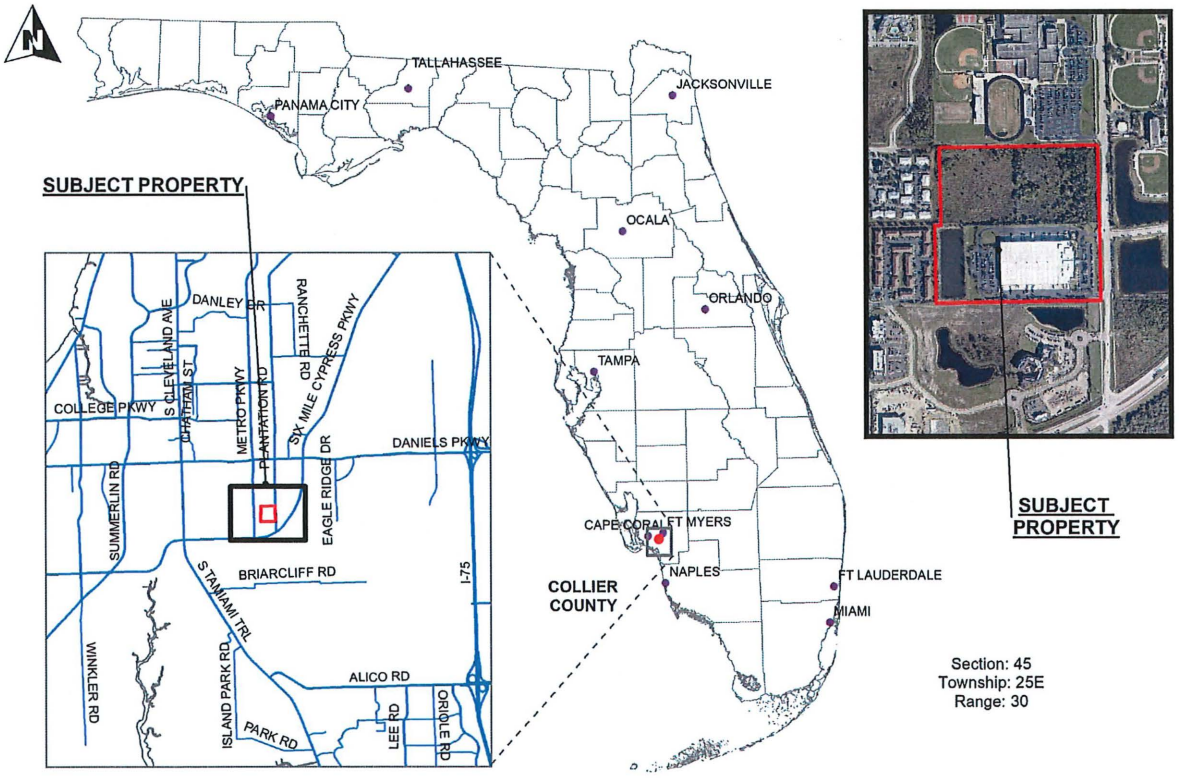

Figure 1. *Site Location Map*

3.0 SPECIES SURVEY METHODS & MATERIALS

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

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

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

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

TABLE 1. FIELD TIME SPENT ON THE SUBJECT PROPERTY

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

4.0 EXISTING SITE CONDITIONS

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

The Subject Property has the following surrounding land uses:

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

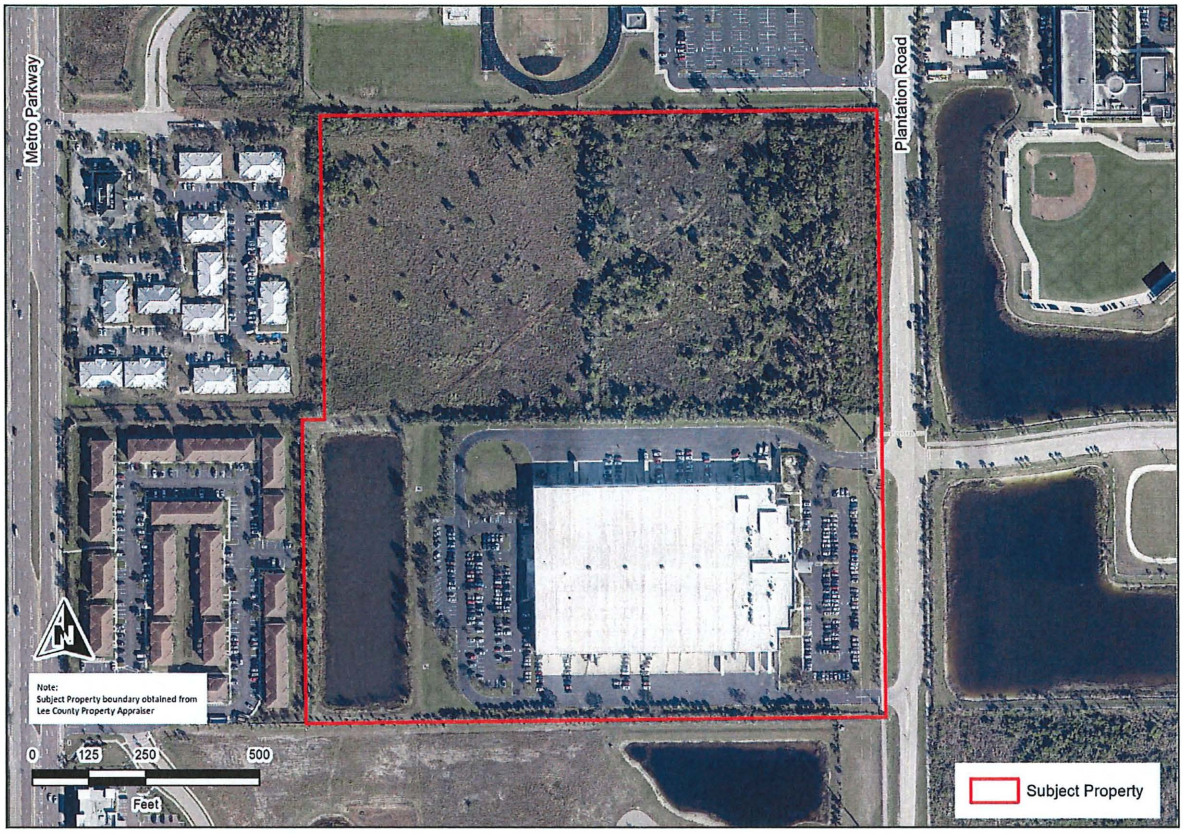

Figure 2. *Aerial Map*

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

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

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

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

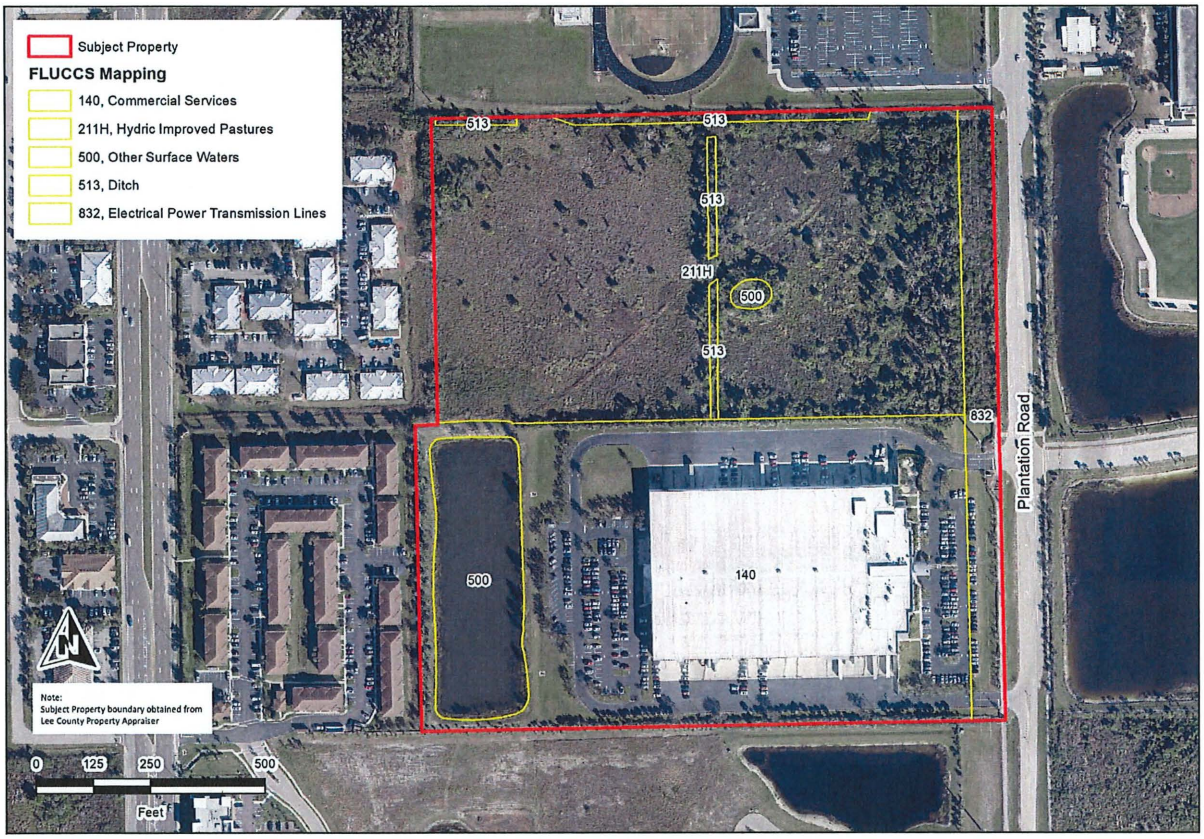

Figure 3. *FLUCCS Map with Aerial*



Figure 4. *FLUCCS Map without Aerial*

FLUCCS DESCRIPTIONS
* = exotic species

FLUCCS 140, Commercial Services
This community is found in the southern portion of the Subject Property and consists of a large building with associated parking.

FLUCCS 211H, Hydric Improved Pastures
This community makes up the majority of the Subject Property and is dominated by exotic vegetation. Canopy level vegetation is sparse, and consists of Laurel oak (*Quercus laurifolia*), *Melaleuca (*Melaleuca quinquenervia*), *Earleaf acacia (*Acacia auriculiformis*), *java plum (*Syzygium cumini*), and Carolina willow (*Salix caroliniana*). Midstory consists of crested saltbush (*Atriplex pentandra*) and *Brazilian pepper (*Schinus terebinthifolia*). Groundcover consists of Jamaica swamp sawgrass (*Cladium jamaicense*), various species of beaksedge (*Rhynchospora spp.*), pineland heliotrope (*Euploca polyphylla*), pennywort (*Hydrocotyle spp.*), spadeleaf (*Centella asiatica*), American burnweed (*Erechtites hieraciifolius*), dogfennel (*Eupatorium capillifolium*), common ragweed (*Ambrosia artemisiifolia*), *rosy camphorweed (*Pluchea Baccharis*), and *casearweed (*Urena lobata*), with moderate amount of vines including climbing hempvine (*Mikania scandens*).

FLUCCS 500, Other Surface Waters

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

FLUCCS 513, Ditch

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

FLUCCS 832, Electrical Power Transmission Lines

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

5.0 RESULTS

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

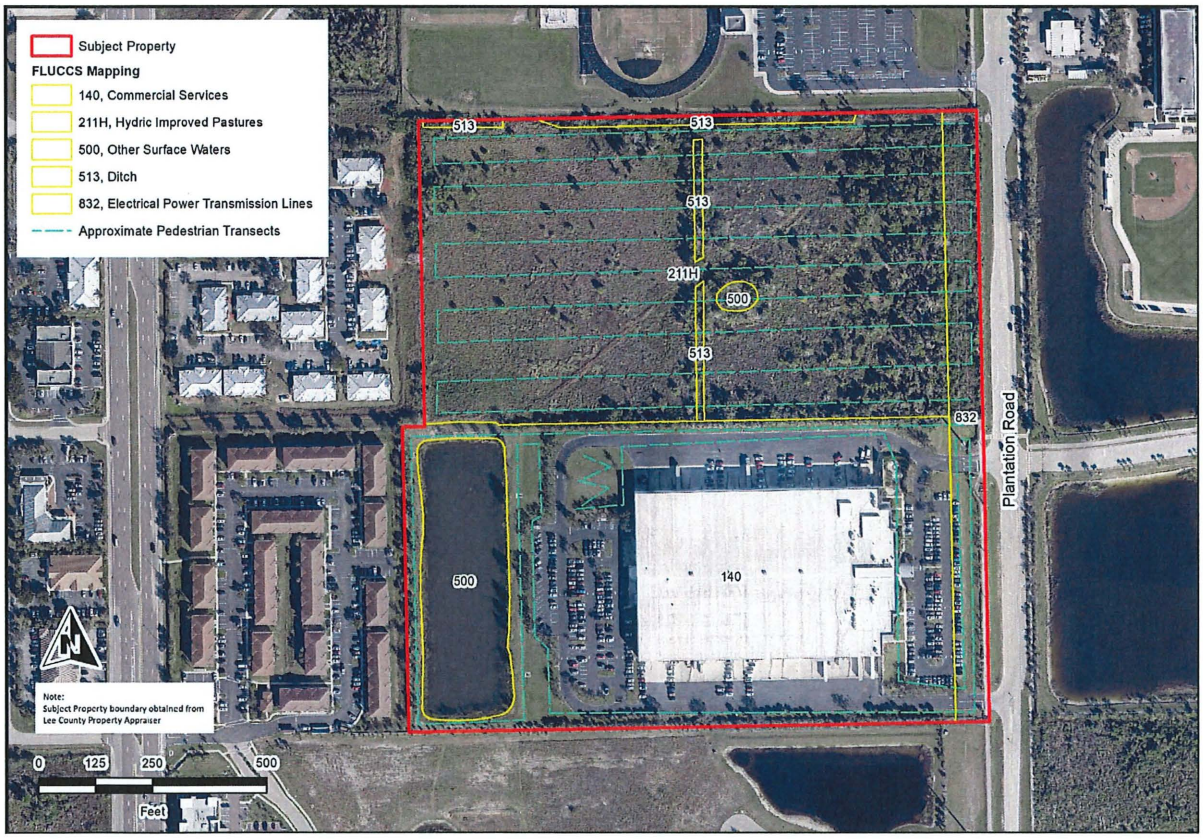

Figure 5. *Transect Map*

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

☐ = listed species

Observations: DV = Direct Visual

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

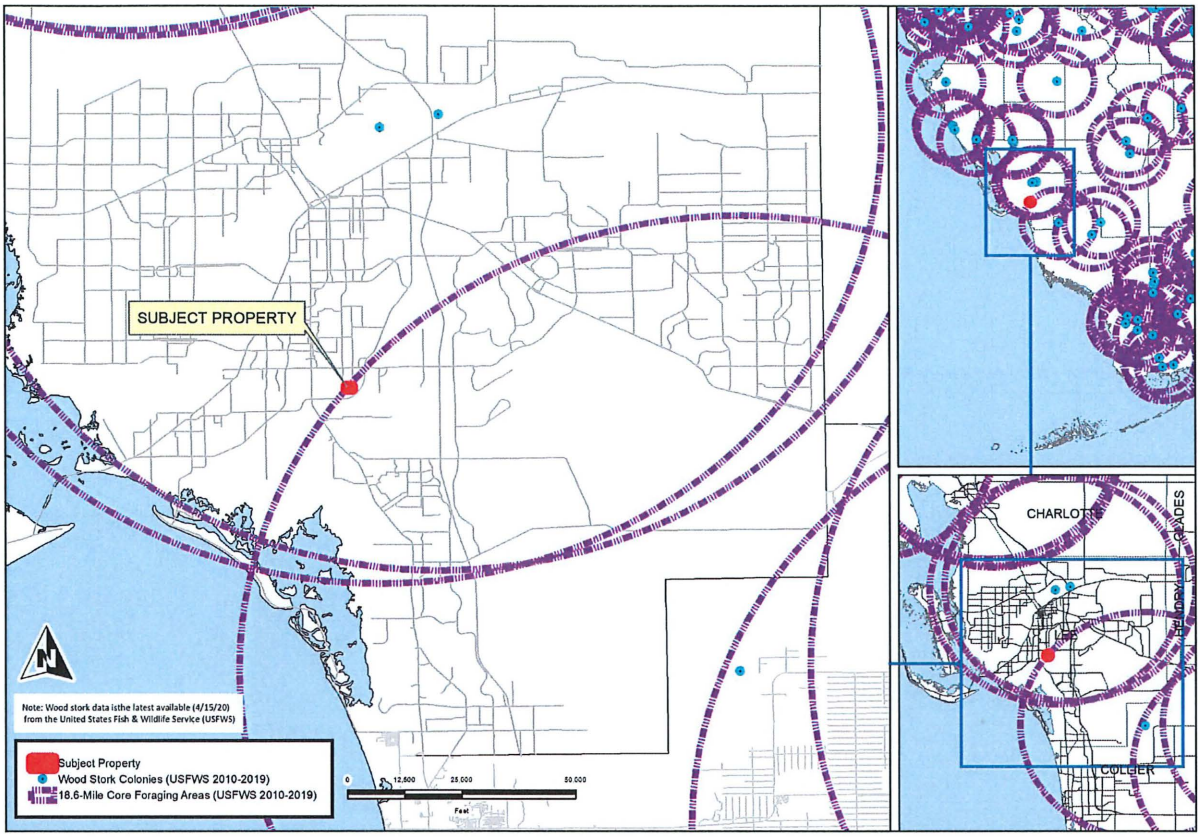

Figure 6. *Wood Stork Information*

Wood Stork (*Mycteria americana*)

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

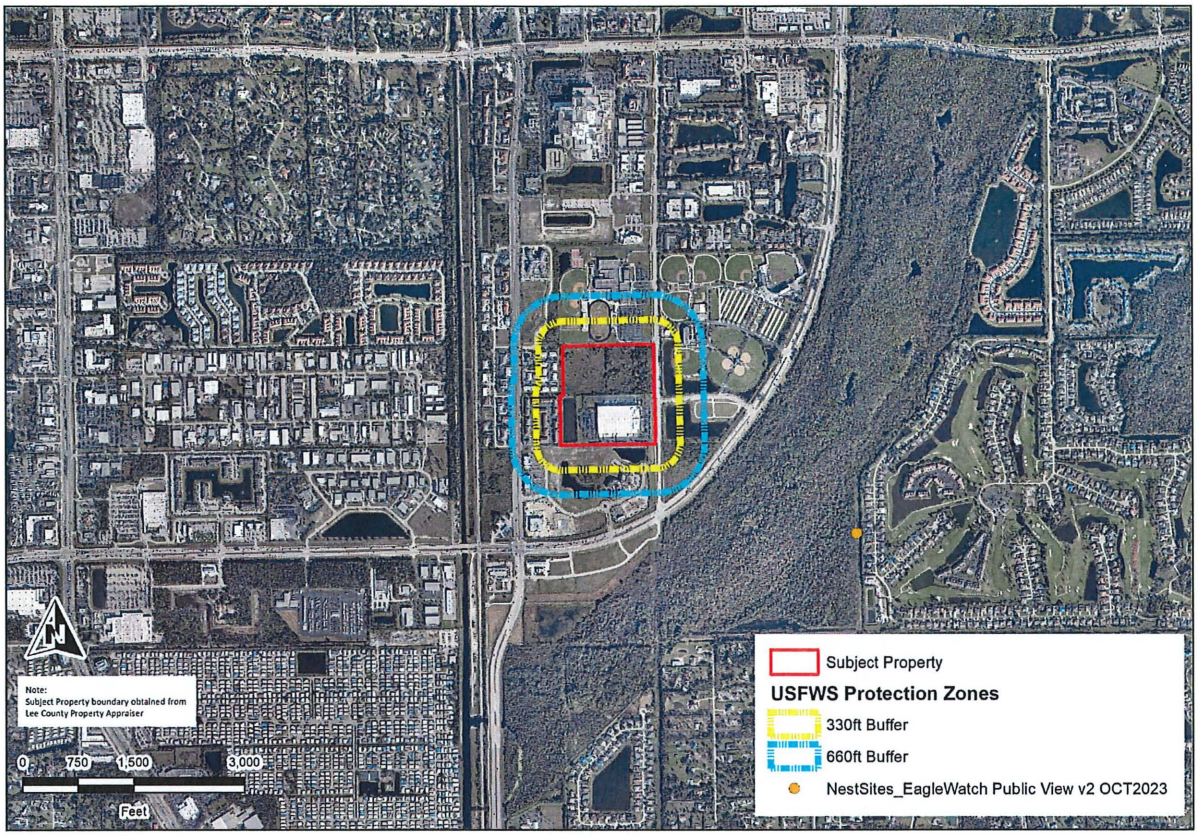

Figure 7. *Bald Eagle Map*

Bald Eagle (*Haliaeetus leucocephalus*)

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

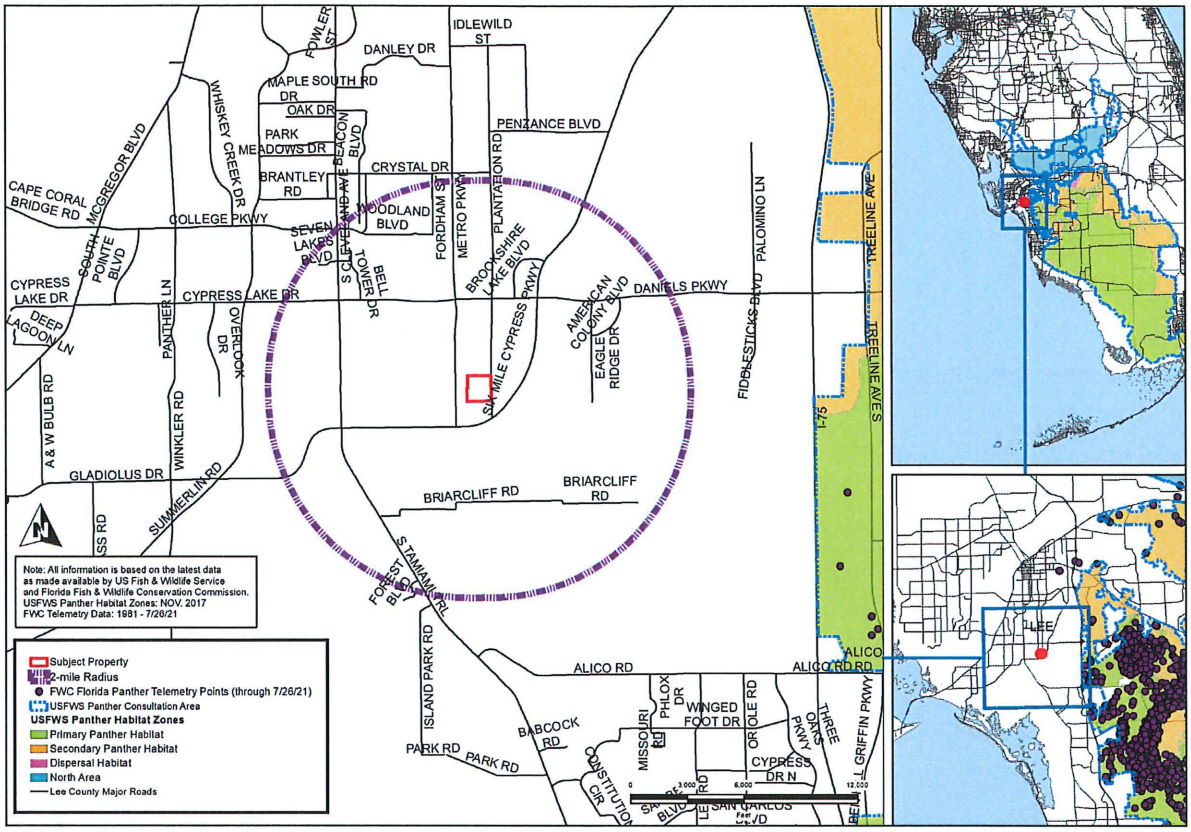

Figure 8. *Florida Panther Information*

Florida Panther (*Felis concolor coryi*)

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

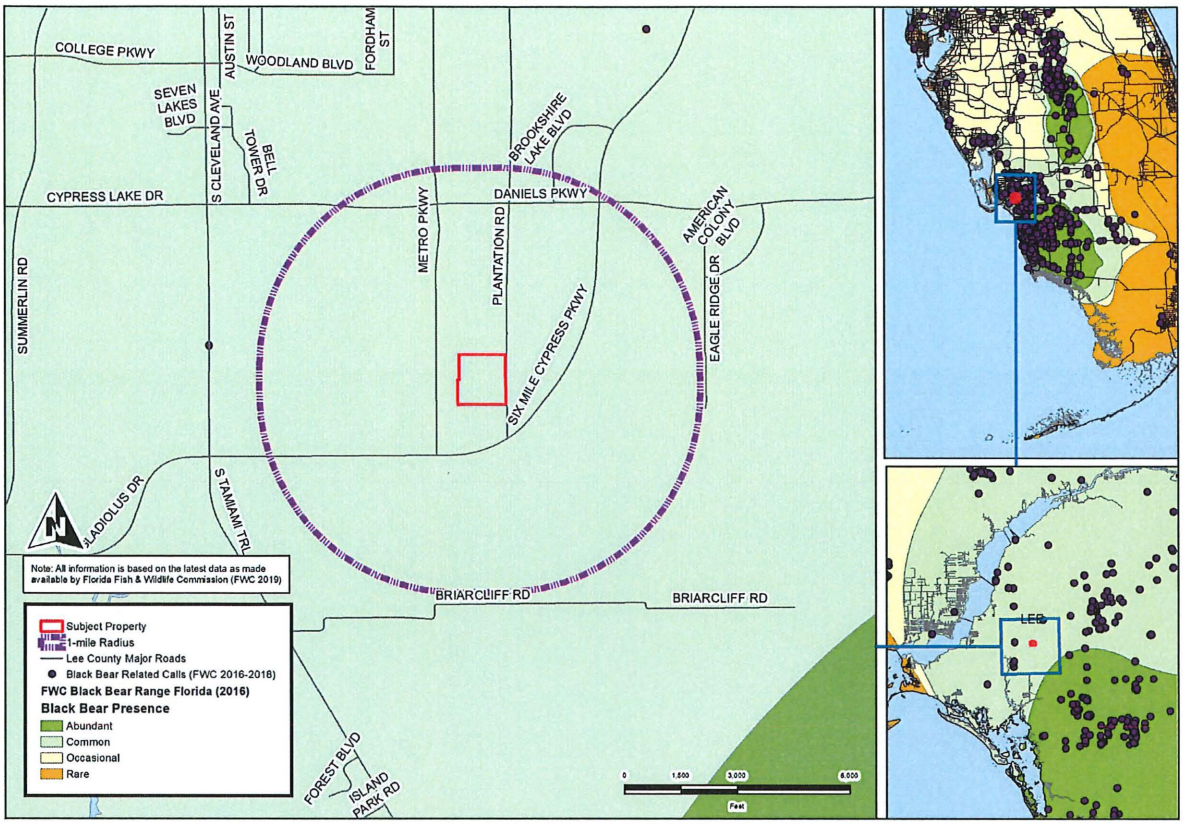

Figure 9. *Florida Black Bear Information*

Florida Black Bear (*Ursus americanus floridanus)*

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

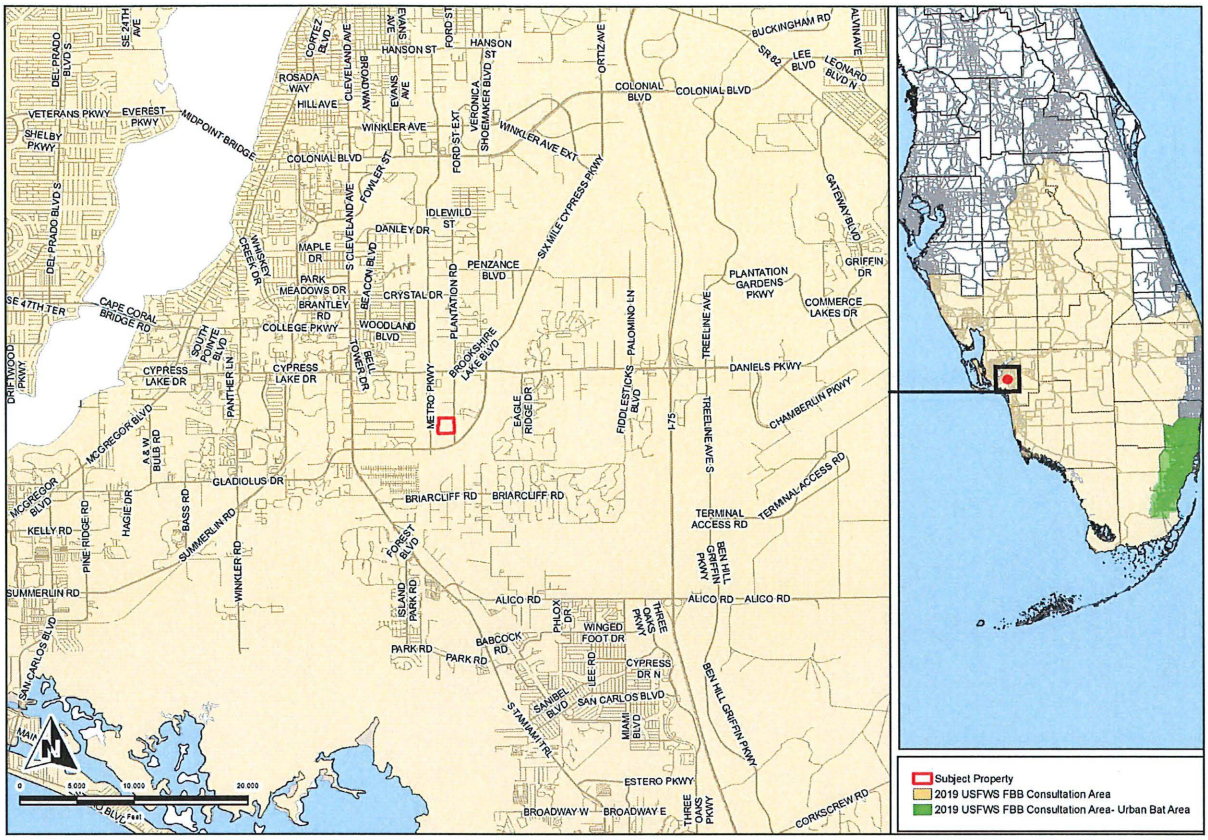

Figure 10. *Florida Bonneted Bat Consultation Area*

Florida Bonneted Bat (*Eumops floridana*)

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

6.0 REFERENCES

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"Florida's Endangered and Threatened Species"- Official List. Florida Fish and Wildlife Conservation Commission. Updated December 2022. http://myfwc.com/imperiledspecies/ https://myfwc.com/media/1945/threatened-endangered-species.pdf

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Lee County Protected Species List. Lee County Land Development Code. Chapter 34, Appendix H. https://library.municode.com/fl/lee_county/codes/land_development_code?nodeId=LADECO_APXHPRSPLI

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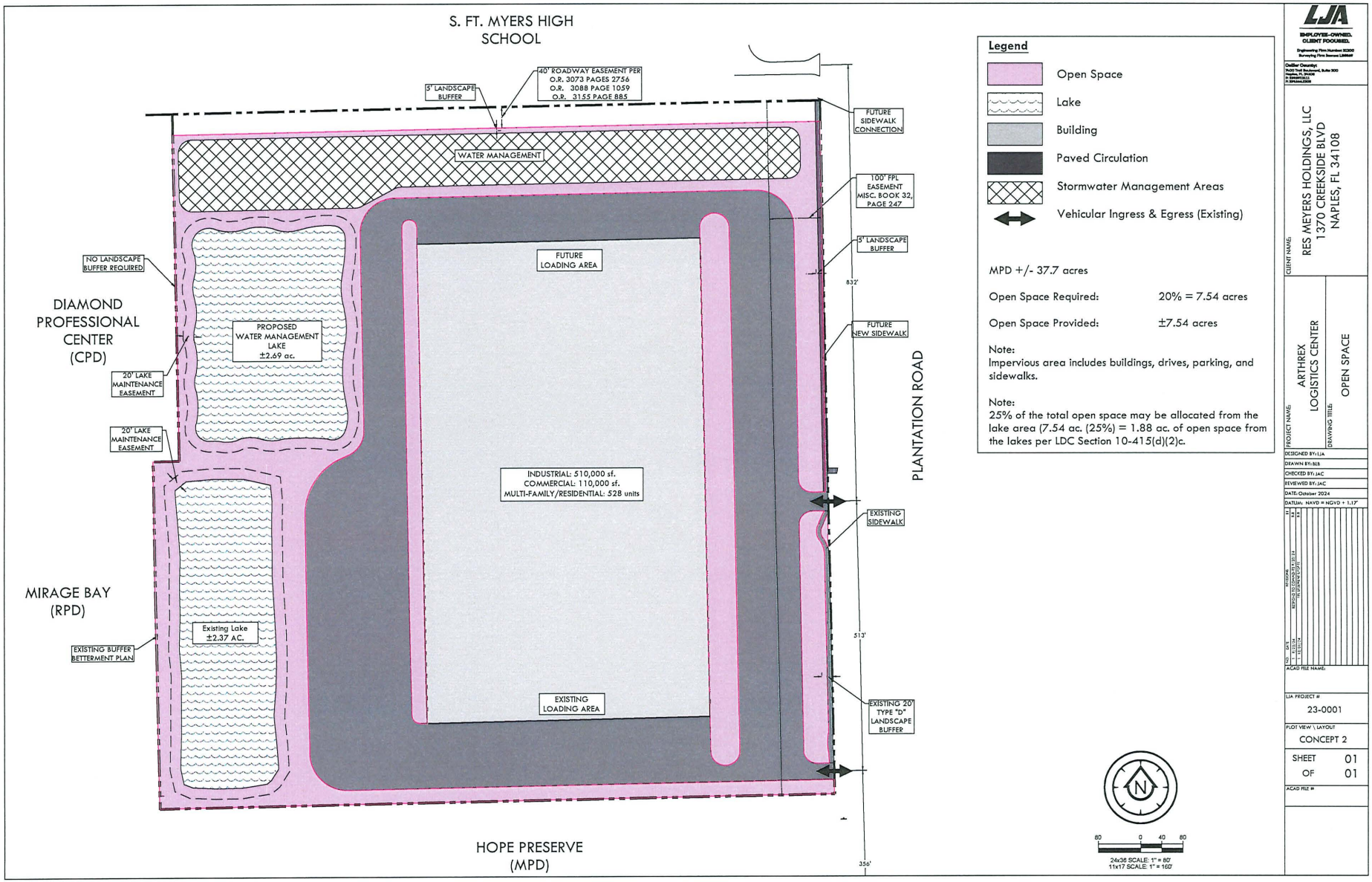
Exhibit "E-



Legend

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

MPD +/- 37.7 acres

Open Space Required: 20% = 7.54 acres

Open Space Provided: ±7.54 acres

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

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

LJA
EMPLOYEE-OWNED. CLIENT FOCUSED.
Engineering Firm Number: EC000
Surveying Firm License Number

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

PROJECT NAME: ARTHREX LOGISTICS CENTER
DRAWING TITLE: OPEN SPACE

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

ACAD FILE NAME:

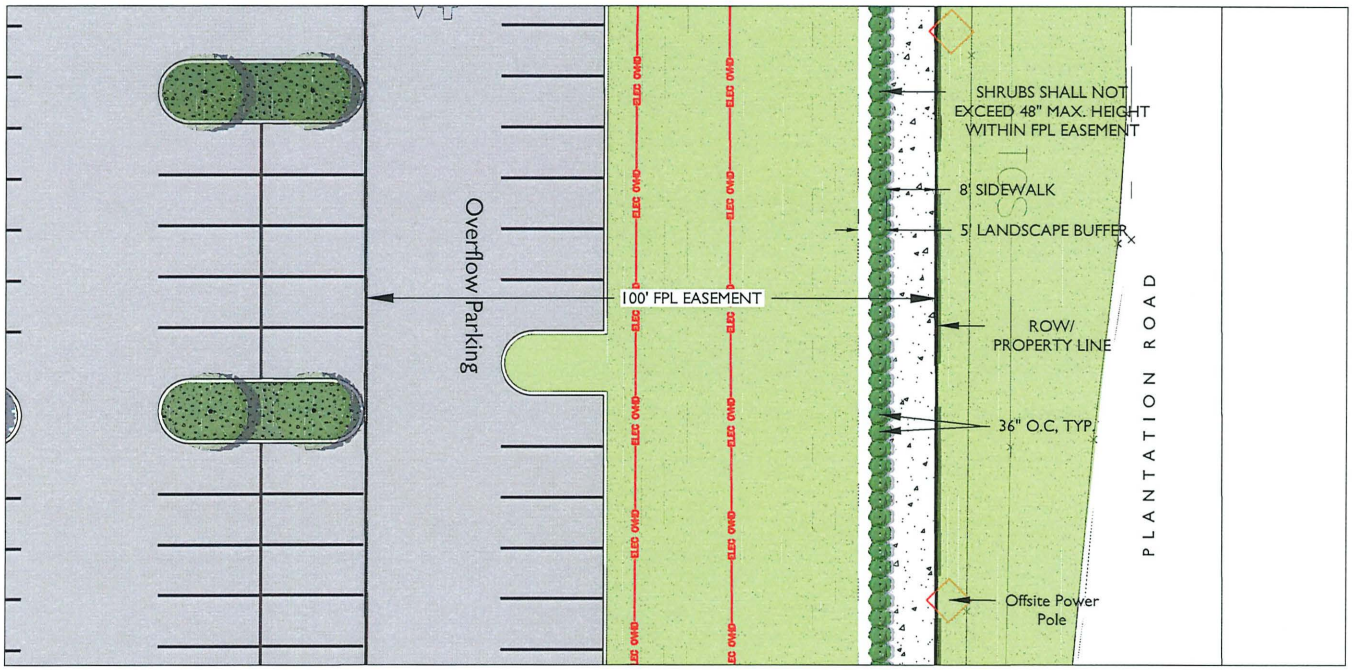
LJA PROJECT #: 23-0001

PLOT VIEW \ LAYOUT: CONCEPT 2

SHEET 01
OF 01

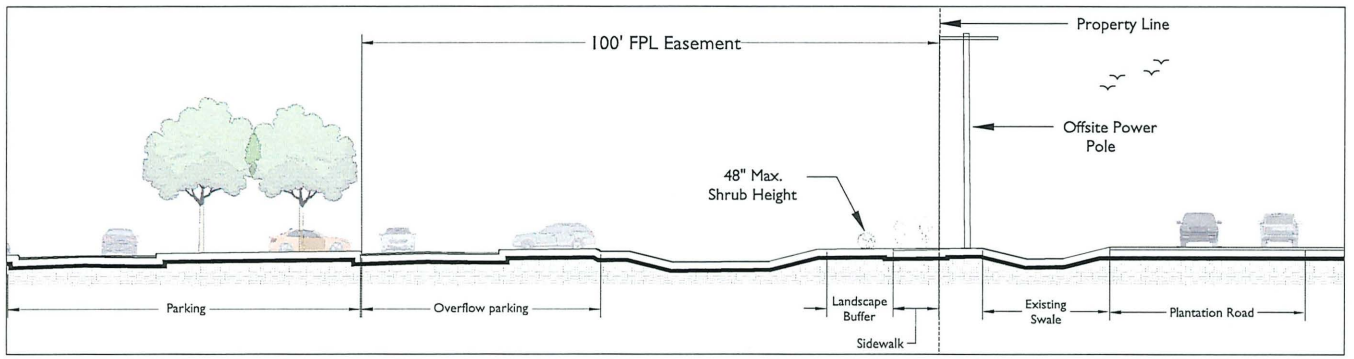
ACAD FILE #:

Exhibit "F"



Plantation Road ROW Enlargement

NTS



Plantation Road ROW Section

NTS

Landscape Notes within FPL Easement:

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

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

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

Plant schedule will only consist of plants within FPL Easement.

LJA
EMPLOYEE-OWNED. CLIENT FOCUSED.
Engineering Firm Number: 31200
Surveying Firm license: LB8569
Collier County:
7400 Trail Boulevard, Suite 200
Naples, FL 34105
P: 239.597.3111
F: 239.566.2203

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	REMARKS
SHRUBS								
	CI		Chrysobalanus icaco	Coco Plum	3 gal.	24" x 24"	Native	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING	REMARKS
SHRUB AREAS									
	CMS		Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Dwarf Natal Plum	3 gal	24" x 24"		24" o.c.	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SIZE	NATIVE	SPACING	REMARKS
SOD/SEED									
	CC2		Cynodon dactylon 'Celebration'	Celebration Bermuda Grass	sod				

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

Exhibit "G"

kwiktag® 022 557 776

Maps for:

DOS 2003-00258

Robb & Stucky

C

DEVELOPMENT ORDER PLANS

FOR

ROBB AND STUCKY WAREHOUSE

LEE COUNTY DEVELOPMENT ORDER NO.

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

OWNER / DEVELOPER

RYAN COMPANIES, INC.
50 SOUTH TENTH STREET, SUITE 300
MINNEAPOLIS, MN 55403-2012

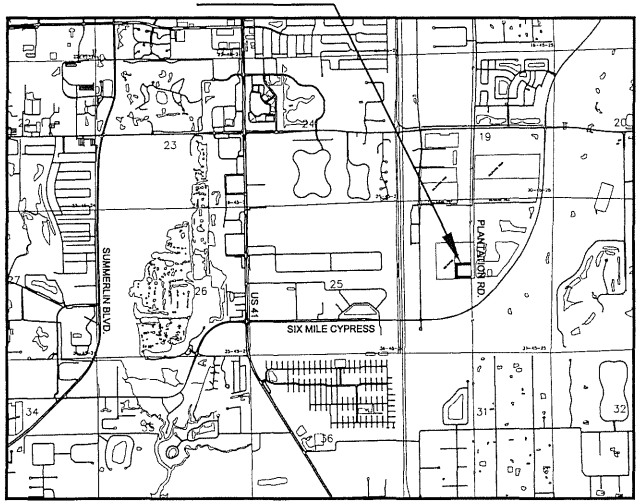
STRAP NO.

30-45-25-00-00002.1030

ZONING

IPD

PROJECT LOCATION



VICINITY MAP

0 1000 2000 4000
SCALE IN FEET

INDEX OF PLANS

SHEET NO.	DESCRIPTION	XREF	DRAWING NAME(S)
C-1	COVER SHEET AND LOCATION MAP	A	03728C01.DWG
C-2	EXISTING CONDITIONS AND AERIAL PHOTO	B,C	03728C02.DWG
C-3	MASTER SITE PLAN	B	03728C03.DWG
C-4	MASTER SITE PLAN (EAST)	B	03728C04-07.DWG
⚠ C-5	MASTER SITE PLAN (WEST)	B	03728C04-07.DWG
C-6	PAVING, GRADING, AND DRAINAGE PLAN (EAST)	B	03728C04-07.DWG
C-7	PAVING, GRADING, AND DRAINAGE PLAN (WEST)	B	03728C04-07.DWG
⚠ C-8 - C-9	OFF SITE IMPROVEMENTS		03728C08-C09.DWG
C-10	TYPICAL SECTIONS & DETAILS		03728C10.DWG
C-11	TYPICAL SECTIONS & DETAILS		03728C11.DWG
C-12 - C-14	LEE COUNTY UTILITIES DETAILS		03728C12-C14.DWG
C-15	EROSION CONTROL DETAILS		03728C15.DWG
⚠ C-16	SWP3 PLAN	B,C	03728C16.DWG
C-17	SEPTIC FIELD DETAILS		03728C17.DWG

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 45-24 AND 45-25	4524.DWG & 4525.DWG
B	BASE LINEWORK	03728C00.DWG
C	AERIAL PHOTOGRAPH	4525.TIF

APPROVED
JUL 24 2006
Environmental Sciences

THIS PLAN SET IS NOT APPROVED FOR CONSTRUCTION UNLESS IT IS SPECIFICALLY INDICATED SO IN THE "PLAN STATUS" PORTION OF THE TITLE BLOCK.

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Survey LB # 734

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Minneapolis, MN 55403-2012
612-492-4000 tel
612-492-3000 fax
WWW.RYANCOMPANIES.COM

SITE DESCRIPTION

ROBB & STUCKY WAREHOUSE

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

PROJECT ENGINEER

DANIEL P. JOHNSON CERTIFICATE NO. 37573 STATE OF FLORIDA REGISTERED ENGINEER

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE

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PLOT DATE	MON, 7-10-2006 - 12:34 PM
PLOT BY	DANA.VOIGHT
FILE NAME	03728.00C01.DWG
LAYOUT	3FWMG
DRAWN BY	D. DIAZ
CHECKED BY	D. JOHNSON

PLAN REVISIONS

12/03/03	D.O. SUBMITTAL
02/19/04	RE-SUBMITTAL
04/09/04	D.O. RE-SUBMITTAL
05-06-04	REVISED PER LEE COUNTY COMMENTS
03-25-04	⚠1 D.O. AMENDMENT
06-24-04	⚠2 D.O. MINOR CHANGE
04-13-06	⚠3 D.O. MINOR CHANGE / PARKING LOT
07-19-06	⚠4 TREE REMOVAL FROM PLANS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

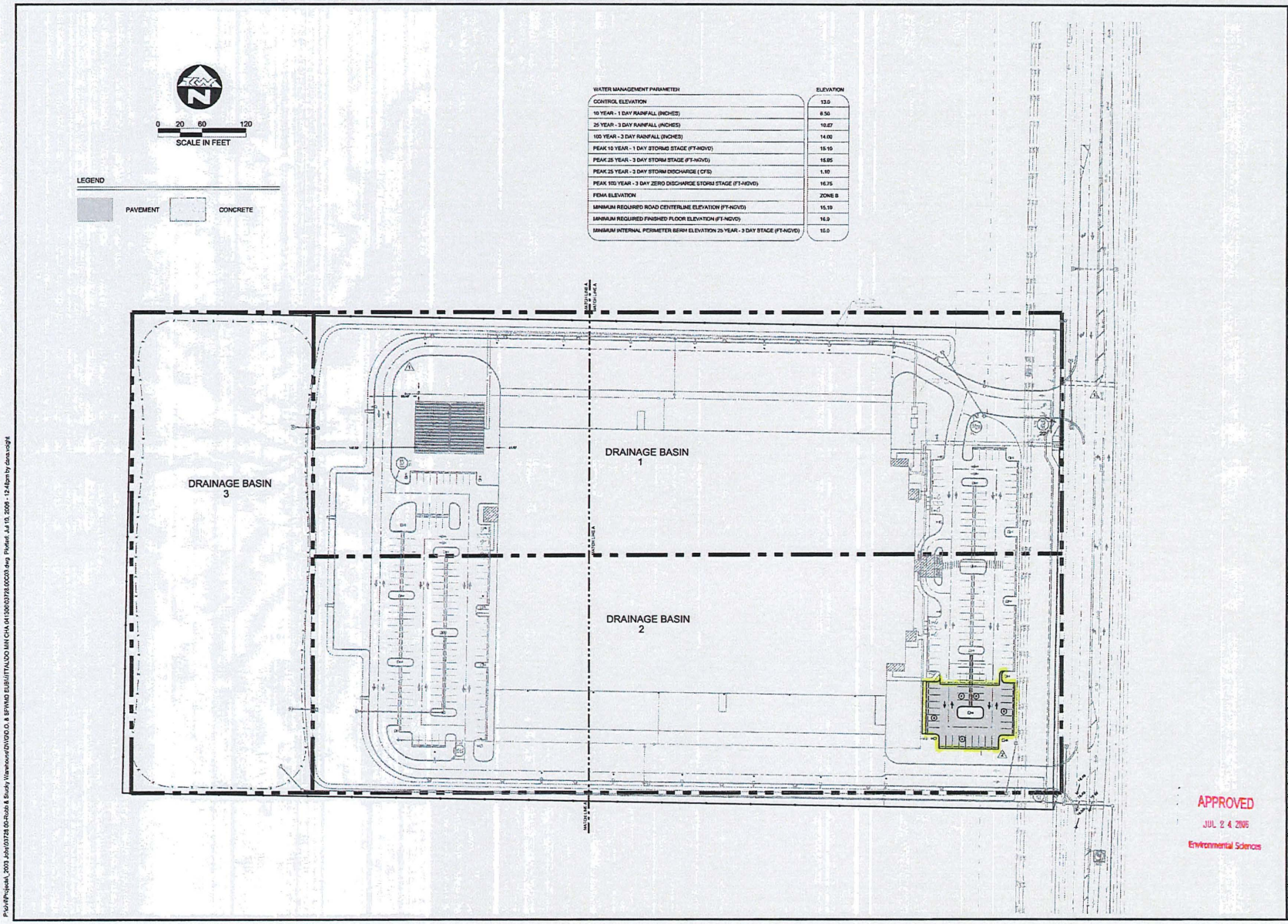
COVER SHEET AND LOCATION MAP

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

RECEIVED
JUL 14 2006

DOS2003-00258

P:\Job\Projects_2003 Jobs\03728.00-Robb & Stucky Warehouse\DWG\D.O. & SFWMD SUBMITTAL\DO MIN CHA 04\03728C01.DWG, 7/10/2006 12:34:04 PM, DANA.VOIGHT



WATER MANAGEMENT PARAMETER	ELEVATION
CONTROL ELEVATION	13.0
10 YEAR - 1 DAY RAINFALL (INCHES)	8.50
25 YEAR - 3 DAY RAINFALL (INCHES)	10.67
100 YEAR - 3 DAY RAINFALL (INCHES)	14.00
PEAK 10 YEAR - 1 DAY STORMS STAGE (FT-NGVD)	15.10
PEAK 25 YEAR - 3 DAY STORM STAGE (FT-NGVD)	15.95
PEAK 25 YEAR - 3 DAY STORM DISCHARGE (CFS)	1.10
PEAK 100 YEAR - 3 DAY ZERO DISCHARGE STORM STAGE (FT-NGVD)	16.75
FEMA ELEVATION	ZONE B
MINIMUM REQUIRED ROAD CENTERLINE ELEVATION (FT-NGVD)	15.10
MINIMUM REQUIRED FINISHED FLOOR ELEVATION (FT-NGVD)	16.9
MINIMUM INTERNAL PERIMETER BERM ELEVATION 25 YEAR - 3 DAY STAGE (FT-NGVD)	15.0

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PLOT DATE	MON, 7-10-2006 - 12:45 PM
PLOT BY	DANA.VOIGHT
FILE NAME	03728.00C03.DWG
LAYOUT	C-3
DRAWN BY	D. DIAZ
CHECKED BY	D. JOHNSON

PLAN REVISIONS

12/03/03		D.O. SUBMITTAL
02/18/04		RE-SUBMITTAL
04/08/04		D.O. RE-SUBMITTAL
05-6-04		REVISED PER LEE COUNTY COMMENTS
05-26-04	1	D.O. AMENDMENT
04-13-06	2	D.O. MINOR CHANGE / PARKING ADDITION
07-10-06	3	TREE REMOVAL FROM PLANS

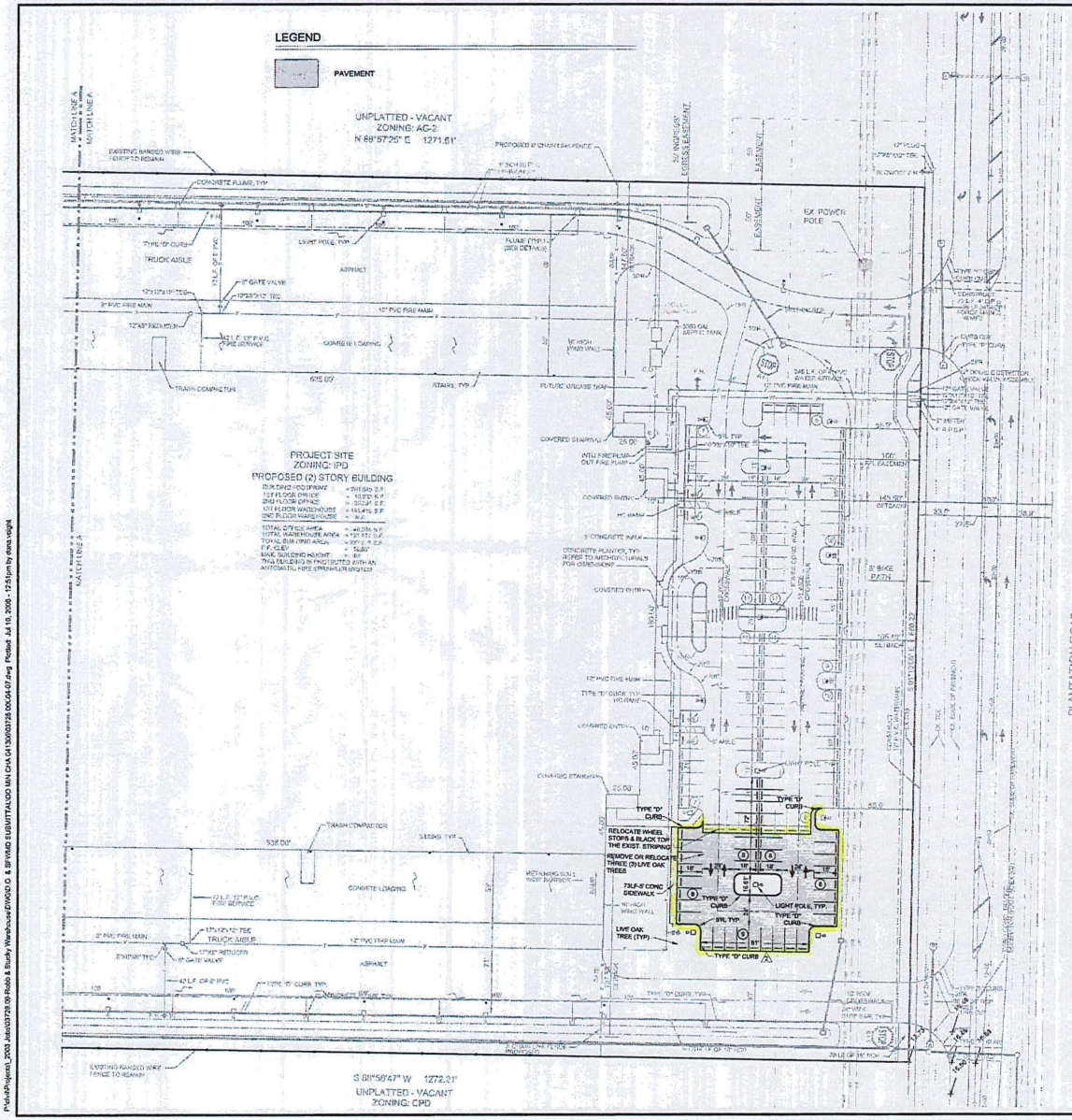
PLAN STATUS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

MASTER SITE PLAN

PROJECT / STRAP#	SHEET NUMBER
03728.00 30-45S-25E	C-3

P:\jobs\Projects_2003 Jobs\03728.00-Robb & Stucky Warehouse\DWG\D.O. & SFWMD EUBU\TTALOO MIN CHA 041306\03728.00C03.dwg Plotted: Jul 10, 2006 - 12:45pm by dana.voight



0 20 40 80
SCALE IN FEET

LAND USE BREAKDOWN:

TOTAL PROJECT AREA	839,852.17 S.F.	19.28 AC.	100.00%
BUILDING COVERAGE	201,115.85 S.F.	4.62 AC.	23.95%
PAVEMENT	253,102.49 S.F.	6.04 AC.	31.33%
SIDEWALK	7,574.68 S.F.	0.18 AC.	0.90%
DRY DETENTION	41,621.36 S.F.	0.96 AC.	4.96%
LAKE	120,415.16 S.F.	2.76 AC.	14.34%
GREEN AREA	205,625.67 S.F.	4.72 AC.	23.96%
TOTAL AREAS	839,852.17 S.F.	19.28 AC.	100.0%

SETBACK TABLE (ZONING: IPD):

SETBACK TABLE:	
R/W (PLANTATION)	25' MIN.
SIDE YARD	15'
REAR YARD	25'
WATER BODY	50ft
MAX. BUILDING HEIGHT (INTENSIVE DEVELOPMENT)	50'
MAX. LOT COVERAGE	35%

PARKING CALCULATIONS:

GENERAL OFFICE (46,584 GSF. @ 1 SPACE PER 300 GSF.)	156 SPACES
WAREHOUSE (191,410 GSF. @ 1 SPACE PER 2,000 GSF.)	96 SPACES
PARKING SPACES REQUIRED (INCLUDING 7 HANDICAP ACCESSIBLE SPACES)	252 SPACES
PARKING SPACES PROVIDED (INCLUDING 7 HANDICAP ACCESSIBLE SPACES)	264 SPACES

REFUSE AND SOLID WASTE DISPOSAL FACILITIES:

1. A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.
2. ALL STORAGE AREAS / CONTAINERS SHALL BE ADEQUATELY SHIELDED BY LANDSCAPED SCREEN OR FENCING ALONG AT LEAST THREE SIDES.
3. ALL STORAGE AREAS / CONTAINERS SHALL MEET LEE CO. LAND DEVELOPMENT CODE SEC. 10-261
4. THE CONFIGURATION AND LOCATION OF DUMPSTER / RECYCLING AREAS MAY BE MODIFIED DURING CONSTRUCTION AS LONG AS THE ABOVE REQUIREMENTS AND AREAS BELOW ARE MAINTAINED.

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
2. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
3. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
4. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
2. THE SITE CAN BE SAFELY USED FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOODS OR ADVERSE SOIL OR FOUNDATION CONDITIONS SUBJECT TO SUBSURFACE SOIL EXPLORATION AND DESIGN OF EACH STRUCTURE BY AN ARCHITECT OR GEOTECHNICAL ENGINEER.
3. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
4. THE CONTRACTOR SHALL IMMEDIATELY REPORT ALL FIELD CHANGES TO THE ENGINEER.
5. THERE ARE NO POTENTIAL IMPACTS TO GROUND AND SURFACE WATERS, WETLANDS OR FLOOD PLAIN/RIVERINE AREAS ANTICIPATED DUE TO CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
7. THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
9. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
10. CONTRACTOR TO UTILIZE DESIGNATED CONSTRUCTION ENTRANCES FOR EMPLOYEES AND DELIVERY OF MATERIALS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND FILING A NOTICE OF INTENT AND SWPPP PLAN WITH BOTH THE D.E.P. AND LEE COUNTY DEVELOPMENT SERVICES DIVISION AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION.
12. CONTRACTOR TO UTILIZE DESIGNATED CONSTRUCTION ENTRANCES FOR EMPLOYEES AND DELIVERY OF MATERIALS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY DEWATERING, CLEARING OR TREE REMOVAL PERMITS REQUIRED FOR THIS PROJECT.
14. NO ADDITIONAL LEE COUNTY TRANSIT STOP IS REQUESTED FOR THIS PROJECT.
15. A VEGETATION PERMIT IS REQUIRED PRIOR TO ANY SITE WORK. PROTECTIVE BARRICADES MUST BE CONSTRUCTED AND INSPECTED PRIOR TO PERMIT ISSUANCE.
16. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE LEE COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY WORK WITHIN THE COUNTY RIGHT-OF-WAY.

UTILITIES PROVIDING SERVICE:

WATER:	GARBAGE COLLECTION:
LEE COUNTY UTILITIES 1500 MONROE ST. FORT MYERS, FL 33902 PHONE (239) 479-8100	ONYX WASTE SERVICES OF FL, INC. 17191 PINE RIDGE RD. FT. MYERS BEACH, FL 33931 PHONE (239) 334-1220
TELEPHONE:	UTILITY LOCATING SERVICE:
SPRINT-FLORIDA, INC. P.O. BOX 2477 NAPLES, FLORIDA 34105 PHONE (239) 263-6256	SUNSHINE STATE ONE CALL CENTER PHONE (800) 432-4770 (MINIMUM 48 HOURS NOTICE REQUIRED)
FIRE CONTROL DISTRICT:	ELECTRIC:
SOUTH TRAIL FIRE CONTROL DISTRICT 12780 COMMONWEALTH DRIVE FORT MYERS, 33913 PHONE (239) 454-2525	FLORIDA POWER AND LIGHT PO BOX 44 FORT MYERS, FL 33902 PHONE (239) 332-9123

APPROVED
JUL 2 6 2006
Environmental Sciences

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SITE DESCRIPTION

ROBB & STUCKY WAREHOUSE

PART OF SECTION 30
TOWNSHIP 45 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

PROJECT ENGINEER

DANIEL P. JOHNSON CERTIFICATE NO. 37573 STATE OF FLORIDA REGISTERED ENGINEER

7/10/06

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PLOT DATE	MON, 7-10-2006 - 12:51 PM
PLOT BY	DANA.WOIGHT
FILE NAME	03728.00CD4-07.DWG
LAYOUT	C-4
DRAWN BY	D. DIAZ
CHECKED BY	D. JOHNSON

PLAN REVISIONS

12/03/03	D.O. SUBMITTAL
02/19/04	RE-SUBMITTAL
04/08/04	D.O. RE-SUBMITTAL
05-06-04	REVISED PER LEE COUNTY COMMENTS
05-26-04	1\ D.O. AMENDMENT
04-13-06	2\ D.O. MINOR CHANGE / PARKING ADDITION
07-10-06	4\ TREE REMOVAL FROM PLANS

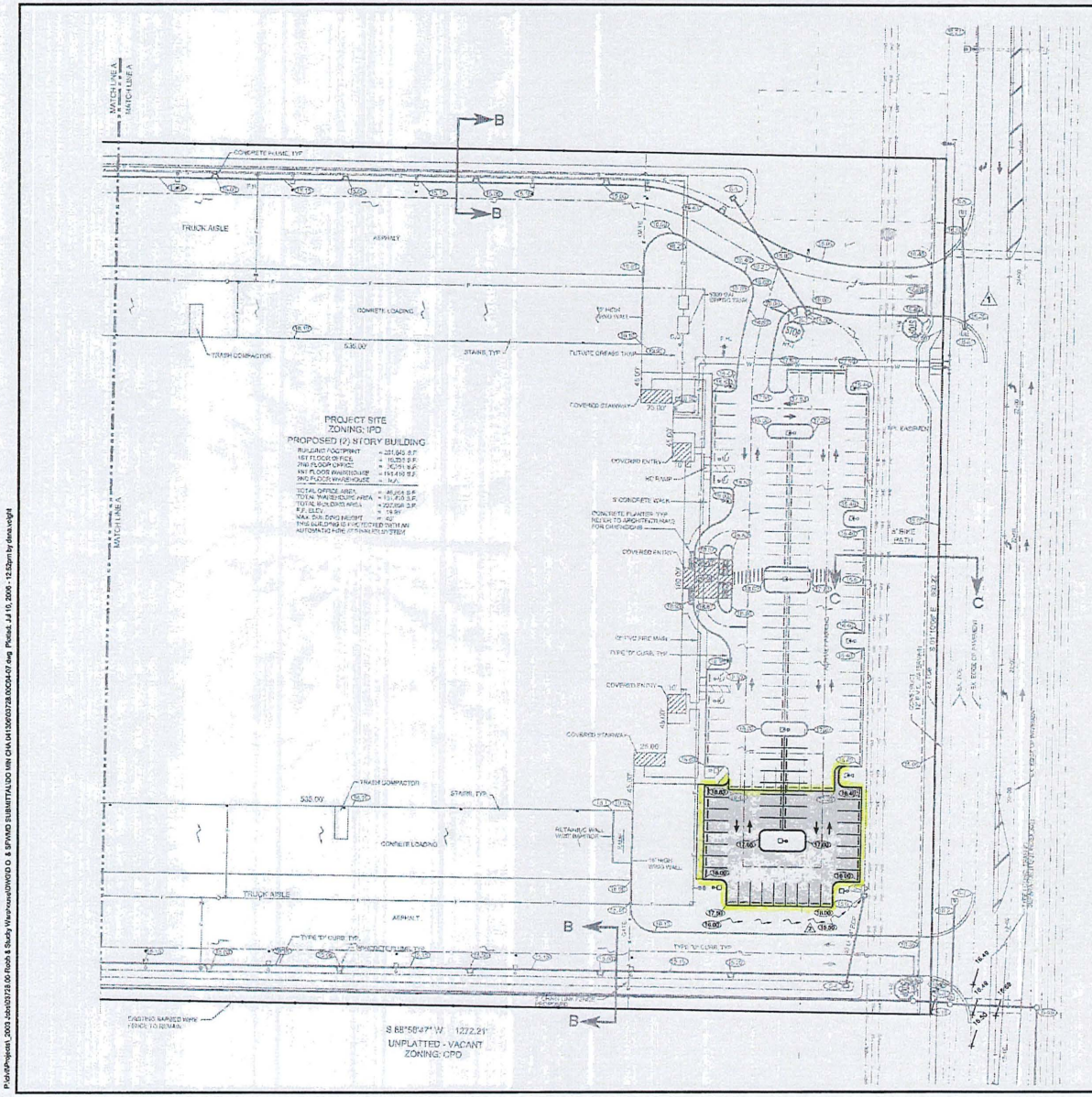
PLAN STATUS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

SITE PLAN (EAST)

PROJECT / STRAP#	SHEET NUMBER
03728.00 30-45S-26E	C-4

P:\tkw\Projects_2003 Jobs\03728.00-Robb & Stucky Warehouse\DWG\D.O. & SFWMD SUBMITTAL\DO MIN CHA 04\30003728.00CD4-07.dwg Plotted: Jul 10, 2006 - 12:51pm by dana.voigt



0 20 40 80
SCALE IN FEET

LEGEND

PAVEMENT

CONCRETE

SITE DATA:

MINIMUM PAVEMENT ELEV.	PERIMETER BERM ELEVATION:
15.2	16.1
FINISH FLOOR ELEVATION:	BOTTOM OF DRY DETENTION AREAS:
ELEV. = 20.33	14.0
FEMA FLOOD ZONE:	
FEMA FLOOD ZONE (B)	

GENERAL DRAINAGE NOTES:

1. THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE INSIDE FACE OF STRUCTURE.
2. LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
3. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
4. ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS NOTED OTHERWISE.
5. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
6. SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY.
7. SOD A 12' STRIP BEHIND ALL CONCRETE CURB AND VALLEY GUTTER AND AT EDGE OF PAVEMENT. PER F.D.O.T. REQUIREMENTS. REMAINING AREAS WITHIN THE ROAD R/W SHALL BE SEEDED, FERTILIZED AND MULCHED.
8. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
9. DURING CONSTRUCTION, THROAT INLET OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
10. CASING AND/OR CONDUIT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END.
11. OPTIONAL BRICK PAVERS MAY BE INSTALLED IN LIEU OF ASPHALT PAVEMENT AT THE DISCRETION OF THE OWNER. SEE TYPICAL SECTIONS AND DETAILS FOR PAVEMENT SECTIONS.
12. YARD DRAINS SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
13. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.
14. THE WET SEASON WATER TABLE IS AT ELEVATION 12.5'
15. EXISTING SOIL TYPE IS SOIL 06, IMMOKALEE SAND.
16. THE OWNER IS RESPOSIBLE FOR THE ONSITE WATER MANAGEMENT SYSTEM.
17. NO ADVERSE IMPACTS TO SURFACE WATER OR GROUNDWATER ARE ANTICIPATED

DRAINAGE STRUCTURE TABLE:

S-1 CONST. TYPE "C" INLET F.D.O.T. INDEX 232 GRATE ELEV.= 14.70 I.E. 24" = 11.0	S-2 CONST. TYPE "C" INLET F.D.O.T. INDEX 232 GRATE ELEV.= 14.70 I.E. 24" = 11.0	S-3 CONST. TYPE "C" INLET F.D.O.T. INDEX 232 GRATE ELEV.= 14.70 I.E. 24" = 11.0
S-4 CONST. TYPE "C" INLET F.D.O.T. INDEX 232 GRATE ELEV.= 14.70 I.E. 24" = 11.0	S-5 CONST. 24" MES I.E. = 12.0	S-6 CONST. 24" MES I.E. = 12.0
S-7 CONST. 24" MES I.E. = 12.0	S-8 CONST. 24" MES I.E. = 12.0	S-17 CONST. STORM MANHOLE F.D.O.T. INDEX 232 RIM ELEV.= 10.0 I.E. 18" E. = 8.5' I.E. 18" W. = 11.0'
S-18 CONST. STORM MANHOLE F.D.O.T. INDEX 232 RIM ELEV.= 14.5 I.E. 18" W. = 8.5' I.E. 18" E. = 11.0	S-19 CONST. STORM MANHOLE F.D.O.T. INDEX 232 RIM ELEV.= 14.0 I.E. 18" = 11.0	S-21 CONST. 12" MES I.E. = 13.5

APPROVED
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PLOT DATE	MON, 7-10-2006 - 12:52 PM
PLOT BY	DANA.VOIGHT
FILE NAME	05728.00C04-07.DWG
LAYOUT	C-6
DRAWN BY	D. DIAZ
CHECKED BY	D. JOHNSON

PLAN REVISIONS

12/05/05	D.O. SUBMITTAL
02/15/06	RE-SUBMITTAL
04/05/06	D.O. RE-SUBMITTAL
05-05-06	REVISED PER LEE COUNTY COMMENTS
05-26-06	1 D.O. AMENDMENT
04-13-06	2 D.O. MINOR CHANGE / PARKING ADDITION
07-10-06	3 TREE REMOVAL FROM PLANS

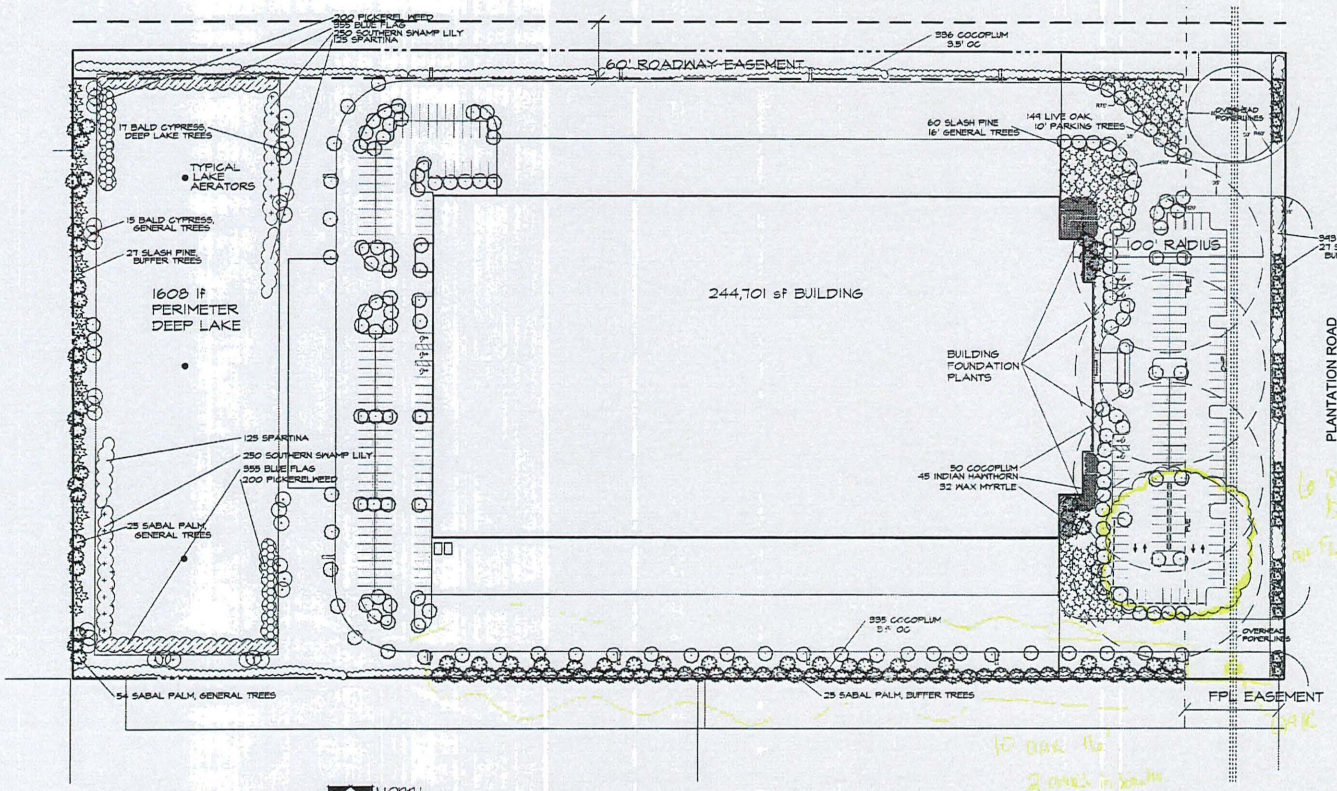
PLAN STATUS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

PAVING, GRADING, AND DRAINAGE PLAN (EAST)

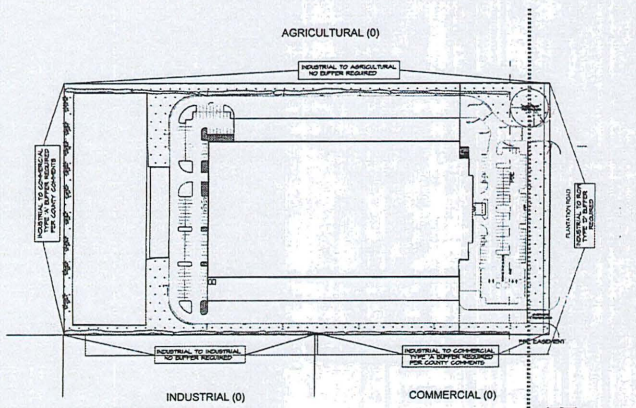
PROJECT / STRAP#	SHEET NUMBER
05728.00 30-45S-25E	C-6

P:\dot\Projects\2003 Jobs\05728.00 Robb & Stucky Warehouse\DWG\D G & SFWMD SUBMITTAL\DO MIN CHA (#13)\05728.00C04-07.dwg Plotted: Jul 10, 2006 - 12:52pm by dana.voight



CODE COMPLIANCE LANDSCAPE PLAN

NORTH
SCALE: 1" = 60'



NORTH
SCALE: 1" = 150'

OPEN SPACE REQUIREMENTS

COASTAL BUFFER NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE #1 (OR BETTER), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER (TREE RING) CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. (TYPICAL & DIAGRAM)
3. ALL PLANTING BEDS WILL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3" AND SHALL BE WEED FREE. MULCH WILL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. NO BUFFER PLANT MATERIAL SHALL BE INSTALLED IN EASEMENTS.
5. ANY AND ALL EXOTIC VEGETATION (INCLUDING MELALEUCA, AUSTRALIAN PINE, BRAZILIAN PEPPER, FLORIDA HOLLY, ORANGE WISHMYTREE, TROPICAL SODA APPLE AND EARTHAT KUDZU), ON THE PARCEL SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF ANY NEW EXOTIC VEGETATION IN PERPETUITY.
6. THE TREES SHALL BE A MINIMUM OF 10 FEET IN HEIGHT WITH TWO INCH TRUNK DIAMETER MEASURED AT ONE FOOT ABOVE GROUND AND A 4' MINIMUM CANOPY OF FOUR FEET AT TIME OF INSTALLATION.
7. A MINIMUM OF 75% OF TREES REQUIRED TO MEET CODE SHALL BE INDIGENOUS NATIVE VARIETIES.
8. A MINIMUM OF 50% OF SHRUBS REQUIRED TO MEET CODE SHALL BE INDIGENOUS NATIVE VARIETIES. SHRUBS SHALL BE A MINIMUM OF 24" IN HEIGHT AND MAINTAINED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
9. REFER TO LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFICATIONS.
10. REFER TO CIVIL ENGINEERING PLANS FOR ADDITIONAL DATA.
11. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATION OF ALL UTILITIES (UNDERGROUND AND OVERHEAD) AND ALL SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
12. FERTILIZER WILL BE A BALANCED WATER-SOLUBLE FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID AND POTASH IN PERCENTAGES SUITABLE IN SOILS CATALOG.
13. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL LANDSCAPE AREAS TO ELIMINATE EQUIPMENT MARKS, DEPRESSIONS, RUTS AND EROSION PRIOR TO INSTALLATION OF PLANTS, SHRUBS OR SODDING.
14. ALL INORGANIC DEBRIS THAT MAY DAMAGE OR INHIBIT THE GROWTH OF PLANT MATERIAL SHALL BE REMOVED FROM ALL PLANTING BEDS. SOD SHALL NOT BE INSTALLED UNTIL FINAL GRADES HAVE BEEN APPROVED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE MAINTENANCE INCLUDING SOIL AND MULCH QUANTITIES. PLANT LIST IS FOR REFERENCE ONLY. PLANS SHALL TAKE PRECEDENCE OVER PLANT LIST.
16. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL LIVING (SEEDED OR SODDED) GRASSES COVERS, SHRUBS, PALMS AND TREES UNTIL FINAL ACCEPTANCE.
   A) MAINTENANCE BY THE LANDSCAPE CONTRACTOR SHALL INCLUDE BUT MAY BE LIMITED TO:
   - INSPECTIONS & REPAIRING
   - FERTILIZING
   - INSECT & DISEASE CONTROL
   - WEEDING & CULTIVATING
   - MOWING TO MAINTAIN 3" HEIGHTS & EDGING.
   - MAINTAIN TIRE RINGS, GUYS & SHIELDS & KEEP STAKES PLUMB & TIGHT.
   B) THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE TO INSURE THAT ALL PLANT MATERIAL WILL BE WATERED THOROUGHLY AT TIME OF PLANTING, AND INSURE ALL PLANT MATERIAL WILL RECEIVE AN ADEQUATE SUPPLY OF WATER THROUGHOUT THE CONSTRUCTION PERIOD. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AS NEEDED TO ESTABLISH THE PLANT MATERIAL AND ENSURE HEALTHY PLANTINGS THROUGH FINAL ACCEPTANCE.
   C) CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT SPECIFIED GUYS & BRACES) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
17. ALL AREAS OF THE SITE DISTURBED BY CONSTRUCTION AND NOT PLANTED SHALL BE SODDED.
18. THE REQUIRED PLANTINGS SHALL BE IRRIGATED WITH AN AUTOMATIC SPRAY IRRIGATION SYSTEM.
19. THE PARKING LOT SHALL BE SLEEVED FOR IRRIGATION. REFER TO CIVIL ENGINEERING PLANS.
20. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR AND AS REQUIRED BY SFWMD A FLOW METER. IRRIGATION CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS, INCLUDING A WATER USE PERMIT AND WELL PERMITS, IF APPLICABLE.
21. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE OVERSPRAY AND AVOID EXISTING NATIVE VEGETATION AND WOOD PRESERVATION AREAS.
22. PLANTING WIDTHS FOR BUFFERS MUST BE 2/3 OF THE BUFFER WIDTH WITH NONE BEDS LESS THAN 3'.
23. ALL WASTE ROCK SHALL BE REMOVED FROM PLANTING AREAS AND REPLACED WITH CLEAN PLANTABLE SOIL.

PLANT LIST

QTY.	PLANT NAME	PLANT SIZE
TREES & PALMS		
15	BALD CYPRESS, TAXODIUM DISTICHUM	10' HT., 2" CAL. AT 20" ABOVE GRADE, 4' SPREAD
149	LIVE OAK, QUERCUS VIRGINIANA	10' HT., 2" CAL. AT 20" ABOVE GRADE, 4' SPREAD
60	SLASH PINE, PINUS ELLIOTTII	10' HT. MINIMUM
93	SABAL PALM, SABAL PALMETTO	12'-0" - 16'-0" CT. STAGGERED HTS. DOUBLE TRUNKS
27	SLASH PINE, PINUS ELLIOTTII	12' HT., 2" CAL. AT 12" ABOVE GRADE, 6' SPREAD
27	SILVER BUTTONWOOD, CONOCARPUS ERECTUS SERICEUS	10' HT., 2" CAL. AT 12" ABOVE GRADE, 4' SPREAD, PLANT 8' O.C.
BUFFER SHRUBS		
1,006	COCOPLUM, CHRYSOBALANUS ICACO	24"-30"OPEN, FULL, 3 GAL. MAINTAIN ABOVE 36" HT.
BUILDING FOUNDATION PLANTS		
45	INDIAN HAWTHORN, RAPHIOLEPIS INDICA	24"-30"OPEN, FULL, 3 GAL. MAINTAIN ABOVE 36" HT.
32	WAX MYRTLE, MYRICA CERIFERA	24"-30"OPEN, FULL, 3 GAL. MAINTAIN ABOVE 36" HT.
50	COCOPLUM, CHRYSOBALANUS ICACO	24"-30"OPEN, FULL, 3 GAL. MAINTAIN ABOVE 36" HT.
	WALTER VIBURNUM, VIBURNUM OBOVATUM	24"-30"OPEN, FULL, 3 GAL. MAINTAIN ABOVE 36" HT.
DEEP LAKE REQUIREMENTS		
710	ANGELFISH BLUE FLAG, IRIS VIRGINICA SHREVEI	2" LINER
500	SOUTHERN SWAMP LILY, CRINUM AMERICANUM	2" LINER
400	PICKEREL WEED, PONTEDERIA CORDATA	2" LINER
250	SPARTINA, SPARTINA BAKERI	2" LINER
17	BALD CYPRESS, TAXODIUM DISTICHUM	10' HT., 2" CAL. AT 12" ABOVE GRADE, 4' SPREAD
	GRADE IF EXCAVATING. MULCH OR FLOWMULCH	
	SEMI SOD	

DEVIATION # 1

DEVIATION FROM SECTION 10-621(1)(c) PROHIBITING TREES AND SHRUBS WITHIN AN EASEMENT TO PERMIT BUFFER SHRUBS AND TREES, WHICH WILL BE MAINTAINED @ 16' HTS. THROUGH APPROPRIATE ARBORICULTURAL PRACTICES WITHIN THE FPL EASEMENT IN ACCORDANCE WITH FPL REQUIREMENTS

BETTERMENT JUSTIFICATION

AN ADDITIONAL 25 TREES HAVE BEEN PROVIDED.

BUILDING FOUNDATION PLANTINGS WHILE NOT REQUIRED ON INDUSTRIAL FACILITIES, HAVE BEEN PROVIDED.

GENERAL TREE REQUIREMENTS HAVE BEEN CALCULATED ON INDUSTRIAL FACILITIES, HAVE BEEN PROVIDED.

DEEP LAKE WATER MANAGEMENT PLAN

TOTAL WATER SURFACE AREA = 2.69 ACRES = 3 AERATORS TO BE PROVIDED

INSTALL 10 OXYMAX AERATORS OR FOUNTAIN AERATORS OF EQUIVALENT PERFORMANCE FOR DESTRATIFICATION OF LAKE. (MIN. OF 1 HP. PER ACRE OF SURFACE WATER)

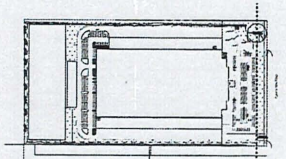
ONE (1) SHADE TREE REQUIRED PER 100 LF OF SHORELINE
1,608 LF / 100 LF OF SHORELINE= 17 TREES REQ.
17 TREES PROVIDED

LAKE PLANTINGS

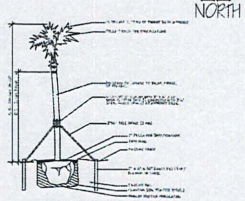
1 PLANT PER LINEAR FOOT OF LAKE SHORELINE
1,608 LF X 1 PLANT = 1,608 WETLAND PLANTS REQUIRED
WETLAND PLANTS PROVIDED: 1,850

PALM STAKING TO BE REMOVED WITHIN 12 MONTHS BY OWNER.
THIS PLAN HAS BEEN PREPARED FOR CODE MINIMUM LANDSCAPING ONLY AND MAY NOT REFLECT ACTUAL LANDSCAPING TO BE INSTALLED ABOVE MINIMUM REQUIREMENTS. PLAN IS NOT FOR CONSTRUCTION, UNLESS AUTHORIZED AND APPROVED BY THE LANDSCAPE ARCHITECT AND THE OWNER.

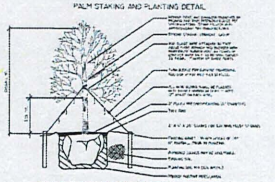
RECEIVED
JUL 14 2006 . DOS2003-00258



AERIAL PHOTO SCALE: 1" = 300'
NORTH



PALM STAKING AND PLANTING DETAIL



SINGLE STEM TREE PLANTING DETAIL

ZONING: INDUSTRIAL
LAND USE: INDUSTRIAL

GENERAL LANDSCAPE REQUIREMENTS

1 TREE PER 3,500 SF OF DEVELOPMENT AREA
805,200 SF DIVIDED BY 3,500 = 231 TREES REQUIRED
60 @ 16' = 120 TREES
111 @ 10'
171 TREES PROVIDED 50% FORWARD OF REAR BUILDING LINE

OPEN SPACE CALCULATIONS

805,200 SF x 10% = 80,520 SF OPEN SPACE REQUIRED
TOTAL OPEN SPACE PROVIDED = 153,224 SF

TREE CREDITS

NO TREE CREDITS

PARKING LANDSCAPE REQUIREMENTS

10% INTERNAL LANDSCAPING REQUIRED
370,149 x 10% = 37,015 SF REQUIRED LANDSCAPING
INTERNAL LANDSCAPING PROVIDED = 38,503 SF
1 TREE PER 250 SF. OF INTERNAL AREA = 149 TREES REQUIRED
149 TREES PROVIDED

WEST PROP. LINE BUFFER REQUIREMENTS

INDUSTRIAL TO COMMERCIAL
TYPE A BUFFER REQUIRED PER COUNTY COMMENTS
MINIMUM 5' WIDE WITH 4 TREES PER 100 LF
661 LF/ 100 = 27 TREES REQUIRED AND PROVIDED

EAST PROP. LINE BUFFER REQUIREMENTS

INDUSTRIAL TO ROW
LANDSCAPING BUFFER TYPE 'D'
MIN. 15' WIDE WITH (3) TREES PER 100 LF
650 LF LESS 71.41 LF PAVING = 588.59 DIVIDED BY 100 X 5 = 30 TREES REQUIRED AND PROVIDED
DOUBLE STAGGERED HEDGE ROW 3' O.C. MAINTAINED 36" HT. =
393 SHRUBS REQUIRED. 393 SHRUBS PROVIDED

NORTH PROP. LINE BUFFER REQUIREMENTS

INDUSTRIAL TO AGRICULTURAL
NO LANDSCAPING BUFFER REQUIRED
PER CONDITION OF ZONING RESOLUTION A SINGLE HEDGE ROW OF SHRUBS ARE TO BE PLANTED ALONG NORTH PROPERTY LINE. SINGLE HEDGE ROW PLANTED AT 3.5' ON CENTER PROVIDED.

SOUTH PROP. LINE BUFFER REQUIREMENTS

INDUSTRIAL TO COMMERCIAL
NO LANDSCAPING BUFFER REQUIRED
PER CONDITION OF ZONING RESOLUTION A SINGLE HEDGE ROW OF SHRUBS ARE TO BE PLANTED ALONG SOUTH PROPERTY LINE. SINGLE HEDGE ROW PLANTED AT 3.5' ON CENTER PROVIDED.

SOUTH PROP.LINE #2 BUFFER REQUIREMENTS

INDUSTRIAL TO COMMERCIAL
TYPE A BUFFER REQUIRED PER COUNTY COMMENTS
MINIMUM 5' WIDE WITH 4 TREES PER 100 LF
609 LF/ 100 X 4 = 25 TREES REQUIRED AND PROVIDED

LITTORAL REQUIREMENTS

1608 LF PERIMETER LAKE
1,608 LITTORAL PLANTS REQUIRED
1,860 LITTORAL PLANTS PROVIDED

APPROVED
JUL 24 2006
Community Development Services

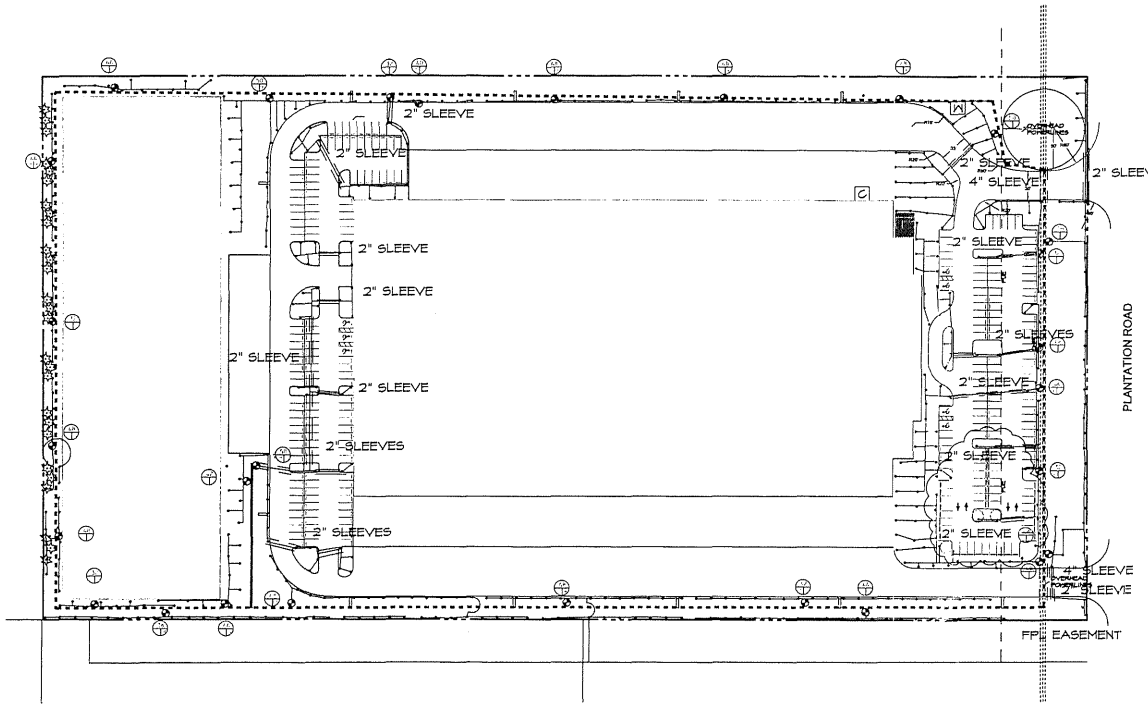
REVISED: 11-25-03 PER COUNTY COMMENTS
1-29-04 PER ZONING CONDITIONS
7-7-06 PARKING MOD

DAVID M. JONES JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGREGOR BOULEVARD FORT MYERS, FLORIDA 33901
(941) 337-5525 FAX (941) 337-4494

LANDSCAPE ARCHITECTURAL PLANS FOR:
ROBB AND STUCKY WAREHOUSE
LEE COUNTY, FLORIDA

ALTERNATE LANDSCAPE BETTERMENT PLAN

PROJECT NO. 10814
DATE: 11-05-03
SHEET DESCRIPTION: ALTERNATE LANDSCAPE BETTERMENT PLAN
SHEET NUMBER: L-1



PIPE SIZING CHART

GPM	SIZE
0-9	3/4"
10-15	1"
16-24	1-1/4"
25-35	1-1/2"
35-50	2"
51-74	2-1/2"

IRRIGATION LEGEND

SYM	DESCRIPTION
•	ROTOR HEAD
	1" ELECTRIC REMOTE CONTROL VALVE
C	IRRIGATION CONTROLLER WITH RAINSWITCH BYPASS AND RAINGUAGE
B	3/4" BACKFLOW DEVICE
— — —	SCHEDULE 40 - 1-1/2" MAIN LINE
———	SCHEDULE 40 LATTERAL
= = =	SCHEDULE 40 SLEEVE

G.P.M.
XX
1" | 1
VALVE SIZE ZONE NUMBER

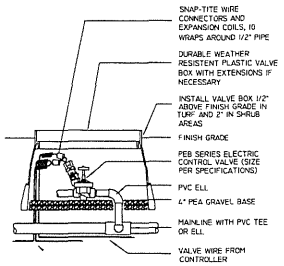
IRRIGATION NOTES

1. ALL MAINLINE AND LATERAL LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN AND LATERAL LINE SLEEVES SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
2. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTES OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION
3. CONTRACTOR SHALL OPERATE EXISTING SYSTEM TO DOCUMENT ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REVIEW FINDINGS WITH OWNER PRIOR TO NEW INSTALLATION.
4. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISHED GRADE UNLESS OTHERWISE SPECIFIED.
5. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
6. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS WHERE POSSIBLE.
7. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
8. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, WATER LEVELS, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
9. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
10. THE CONTRACTOR SHALL PROVIDE 1800 PCS (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
11. ALL REMOTE CONTROL VALVES, GATE VALVES, QUICK COUPLERS, CONTROL WIRE SPLICES SHALL BE INSTALLED IN APPROVED VALVE BOXES WITH LOCKING COVERS. ALL SHALL BE MARKED INDICATING CONTROLLER AND STATION NUMBERS FOR CONTROL VALVE.
12. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
13. THE SPRINKLER SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 50 PSI AND A FLOW DEMAND OF 20 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURES, ELEVATIONS AND OTHER REQUIREMENTS PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE AND FLOWS INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNERS AUTHORIZED REPRESENTATIVE.
14. THE IRRIGATION SYSTEM SHALL BE INSTALLED TO PREVENT APPLICATION OF WATER TO PAVED AREAS, INCLUDING WALKS, DRIVES, ROADS AND BUILDINGS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WATER USE PERMIT.
16. IRRIGATION SYSTEM IS DESIGNED FOR CODE MINIMUM COVERAGE ONLY. VERIFY WITH OWNER PRIOR TO BIDDING FOR COMPLETE COVERAGE.

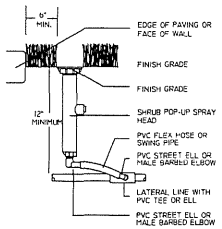
CODE COMPLIANCE IRRIGATION PLAN

NORTH

SCALE: 1" = 50'



PEB SERIES CONTROL VALVE



SPRAY HEAD POP-UP

APPROVED
JUL 2 4 2006
Environmental Sciences

REVISED: 11-25-03 PER COUNTY COMMENTS
1-29-04 PER ZONING CONDITIONS
7-7-06 PARKING MOD

DAVID M. JONES JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGREGOR BOULEVARD FORT MYERS, FLORIDA. 33901
(941) 337-5525 FAX (941) 337-4494

LANDSCAPE ARCHITECTURAL PLANS FOR:
ROBB AND STUCKY WAREHOUSE
LEE COUNTY, FLORIDA

CODE COMPLIANCE IRRIGATION PLAN

PROJECT NO. 10814
DATE: 11-25-03
SHEET DESCRIPTION: CODE IRRIGATION
SHEET NUMBER: L-2

DOS2003-00258
Robb & Stucky Warehouse

Prior to any additional development order approvals, the conditions of AD02004-00113 must be met including revisions to the development order and landscape plans.

Please revise the landscape plan so that trees installed near powerlines will not have to be overly pruned. Will FPL trim trees along the edge of the FPL easement if the trees overhang into the 100' wide segment?

Please contact Brad Browning at 239-479-8157 or email at BBrowning@leegov.com regarding landscaping comments.

14550 plantation

APPROVED

Environmental Science

Lee County
Southwest Florida

DEPARTMENT OF TRANSPORTATION

Memo

To: Chahram Badamtchian, Senior Planner

From: Lili Wu, Principal Planner

Date: March 25, 2025

Subject: Arthrex at Plantation (DCI2024-00034) Transportation-Related Analysis

Proposed Development

This application requests to approve Scenario A which is limited to a maximum of 510,000 sf of light industrial and 5,000 sf of medical office and 105,000 sf of general office (or 80,000 sf of retail/general office) or Scenario B which is limited to 464 multi-family dwelling units and 30,000 sf of retail/general office.

Site Location

The subject property is located on the west side of Plantation Rd about 0.2 miles north of Six Mile Cypress Pkwy.

Site Access

Access to the project will be provided to Plantation Rd via two existing driveways.

Plantation Rd is a 2 lanes arterial and Six Mile Cypress Pkwy is a 4 lanes arterial maintained by County.

Trip Generation Review

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) Trip Generation 11th Edition Report. Table 1 outlines the proposed project's trip generation for weekday AM and PM peak hours traffic volumes.

Table 1

Land Use	Weekday A.M Peak Hour			Weekday P.M Peak Hour		
	In	Out	Total	In	Out	Total
Light Industrial (510,000 sq. ft)	309	42	351	18	112	130
Medical Office (50,000 sf)	13	3	16	5	12	17
Office Park (105,000 sf) or Retail (80,000 sf)	261	32	293	21	132	153
Total	583	77	660	44	256	300

Attachment F

Roadway Section Traffic Operation Level of Service Analysis

New trips related to the subject case were distributed across the surrounding road network to assess their impact on the Level of Service (LOS) in arterial/collector road sections most affected by the proposed development. According to Administrative Code AC-13-17 Traffic Study Guidelines for Planned Development Rezonings, a "significant impact" signifies a 10% or more of the LOS "C" service volumes at build-out.

The proposed development was assumed to be completed by 2028 (build-out year). Therefore, the roadway links impacted by the proposed development were analyzed for the 2028 projected traffic conditions without the proposed development and with the proposed development (Table 2).

Table 2: Arterial/Collector roadway sections adjacent to site expected to be impacted by the proposed development

Roadway	Location	2028 Level of Service (LOS)	
		Future without Project	Future with Project
Plantation Rd	N of Daniels Pkwy	C	D
	Site to Daniels Pkwy	C	D
	Site to Six Mile Cypress Pkwy	C	D
Six Mile Cypress Pkwy	Metro Pkwy to Plantation Rd	D	E

Roadway Intersection Traffic Operation Level of Service Analysis

New trip assignments were made to the surrounding road network to evaluate Level of Service (LOS) impacts as necessary at site entrances, intersections within the vicinity of site entrances, and intersections anticipated to be most affected by the proposed development. Following Administrative Code AC-13-17 Traffic Study Guidelines for Planned Development Rezonings, a "significant impact" is characterized by a 10% or greater increase in the total peak-hour intersection volume (sum of all four approaches) upon project completion. Table 3 describes the site accesses and intersections that are expected to be impacted by the proposed zoning along with their corresponding pre- and post-project built-out level of service.

Table 3: Roadway intersection(s) expected to be impacted by proposed development

Intersection	Peak Hour	2028 Level of Service	
		Future without Project	Future with Project
North Site Access	AM	N/A	EB & WB LOS F
South Site Access	PM	N/A	B
Six Mile Cypress Pkwy/Plantation Rd	PM	F	F

Conclusion

Based on the roadway LOS analysis, all the roadways impacted by the project will operate at acceptable LOS standard in the build-out year condition.

In the intersection LOS analysis, the intersection of Six Mile Cypress Pkwy/Plantation Rd will operate at LOS "F" with and without the project.

We recommend the following condition be added to the zoning resolution:
The applicant/developer must enter into a Signalization Agreement for the proportionate share contribution towards the design and installation/construction of traffic signal facilities at the intersection of Six Mile Cypress Pkwy and Plantation Rd as a part of the initial approval for Development. The proportionate share traffic signal agreement must be reviewed and approved by Lee County Department of Transportation and County Attorney's Office, executed, and recorded by the Lee County Clerk of Court prior to issuance of the first certificate of occupancy for development permitted under that development order.

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

July 12, 2024 Via E-Mail

Denise Rakich, Project Coordinator
LJA Engineering, Inc.
7400 Trail Boulevard, Ste 200
Naples, FL 34108

RE: **Potable Water and Wastewater Availability**
ARTHREX AT PLANTATION
Strap # 30-45-25-00-00002.103A & 30-45-25-00-00002.1030

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 25,240 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Corkscrew Water Treatment Plant.

Sanitary sewer service will be provided by the City of Ft Myers SouthWater Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

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.

Sincerely,

LEE COUNTY UTILITIES

Judy Carlson
Project Manager,
Lee County Utilities, New Development & Construction.

Judy Carlson

PERSONAL | PASSIONATE | PROGRESSIVE

THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia
District Planning Specialist
2855 Colonial Boulevard, Fort Myers, FL 33966 | **O:** 239.335.1494

April 22, 2025

Chahram Badamtchian, AICP, Senior Planner
Department of Community Development
1500 Monroe St. Fort Myers, FL.33901
239.533.8372

RE: Request for letter of School Availability – DCI2024-0034

Dear Mr. Badamtchian:

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

This project is located in Elementary School Proximity Zone "O"

•The District's Student Generation Rate (SGR) for this area for mixed- family development is 0.060 at the elementary level.

•The proposed 464 residential units could be expected to produce up to 27.84 elementary school students.

•Elementary School Proximity Zone "O" is currently operating at approximately 126 % of capacity with about 167 open seats.

•This proposed project will not negatively impact school capacity in the enrollment zone forFY25.

This project is located in Middle School Proximity Zone "MM"

•The District's Student Generation Rate (SGR) for this area for mixed- family development is 0.019 at the middle school level.

•The proposed 464 residential units could be expected to produce up to 8.82 middle school students.

•Middle School Proximity Zone "MM" is currently operating at approximately 91% of capacity with about 117 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 South, Sub-Zone 2

•The District's Student Generation Rate (SGR) for this area for mixed family development is 0.060 at the high school level.

•The proposed 464 residential units could be expected to produce up to 27.84 high school students.

•South Zone 2 is currently operating at approximately 80% of capacity with about 171 open seats.

•This proposed project will not negatively impact school capacity in the enrollment zone FY25.

Sincerely,

Jacqueline Heredia, District Planning Specialist

Route 80

Rutas / Wout yo



Monday - Friday Service

Northbound

1 SFM Transfer Station	2 S. Fort Myers High School	3 Gulf Coast Hospital	4 Center Road & 4th Street	5 LeeTran Headquarters	6 Edison Mall
6:40	6:49	6:54	7:04	7:19	7:30
8:17	8:26	8:31	8:41	8:56	9:07
9:54	10:03	10:08	10:18	10:33	10:44
11:31	11:40	11:45	11:55	**12:10**	**12:21**
1:08	**1:17**	**1:22**	**1:32**	**1:47**	**1:58**
2:45	**2:54**	**2:59**	**3:09**	**3:24**	**3:35**
4:22	**4:31**	**4:36**	**4:46**	**5:01**	**5:12**
5:59	**6:08**	**6:13**	**6:23**	**6:38**	**6:49**

Southbound

1 Edison Mall	2 Center Road & 4th Street	3 S. Fort Myers High School	4 Gulf Coast Hospital	5 SFM Transfer Station
7:36	7:51	8:02	8:07	8:14
9:13	9:28	9:39	9:44	9:51
10:50	11:05	11:16	11:21	11:28
12:27	**12:42**	**12:53**	**12:58**	**1:05**
2:04	**2:19**	**2:30**	**2:35**	**2:42**
3:41	**3:56**	**4:07**	**4:12**	**4:19**
5:18	**5:33**	**5:44**	**5:49**	**5:56**
6:55	**7:10**	**7:21**	**7:26**	**7:33**

PM times are in **bold**. All times are approximate.

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

TRAFFIC IMPACT STATEMENT

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

Revised January 27, 2025

Prepared by:

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

CERTIFICATE OF AUTHORIZATION NO. 27830

(JMB PROJECT NO. 240512)

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Conclusions

Road Impact Mitigation Requirements

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

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

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

Concurrency Review

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

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

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

Site-Related Roadway Improvements

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

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

Off-Site Intersection Evaluation

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

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

Purpose of Report

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

Scope of Project

Development Scenario A

Arthrex Logistics Center is an existing and on-going enterprise which has one of its business campuses located on the west side of Plantation Road and offset to the north of Six Mile Cypress Parkway, within Lee County Florida. The existing facility consists of 46,000 square feet of office space which also has 210,000 square feet of business associated warehouse space. It is proposed to redevelop the site and expand the campus to have up to 510,000 square feet of light industrial floor space, 5,000 square feet of medical use and 105,000 square feet of office space. Note, the office space can be converted to retail space at a rate of 1.5 s.f. of office for ever 1.0 s.f. of retail as further described below in Footnote 1.

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

Table A
Proposed Site Development Scenario A

Land Use	Existing Size	Proposed Increase	Total Size
Warehousing	210,000 s.f.	See below	See below
Light Industrial *(Includes Warehousing)*	0 s.f.	+ 510,000 s.f. *(Includes Warehousing)*	510,000 s.f.
Medical Office	0 s.f.	+ 5,000 s.f.	5,000 s.f.
Professional Office[1] and/or Retail Commercial[1] (See Footnote 1)	46,000 s.f. 0 s.f.	+59,000 s.f. +70,000 s.f. (See Footnote 1)	0 s.f. to 105,000 s.f. and/or 0 s.f. to 70,000 s.f. (See Footnote 1)

Footnote 1 – Office to Retail Conversion

The PUD's Professional Office Space will be limited to a maximum of 105,000 s.f. and the Retail Commercial will be limited to a maximum of 70,000 s.f.; and for every 1,000 s.f. of Retail Space that is constructed the allowable Professional Office Space will be reduced by 1,500 s.f. (i.e., conversion factor of 1.5) which is prorated on a per s.f. basis.

Example 1: If 22,350 s.f. of Retail is constructed, then the allowable Office Space that can be constructed is determined as follows:

(22,350 s.f. Retail) x (1.5 Conversion Factor) = 33,525 s.f.
Therefore,
(105,000 s.f. of Office) – (33,525 s.f.)= 71,425 s.f. of allowable Office Space.

Results are: Retail = 22,350 s.f. and Office = 71,425 s.f.

Example 2: If 70,000 s.f. of Retail is constructed, then the allowable Office Space that can be constructed is determined as follows:

(70,000 s.f. Retail) x (1.5 Conversion Factor) = 105,000 s.f.
Therefore,
(105,000 s.f. of Office) – (105,000 s.f.)= 0 s.f. of allowable Office Space.

Results are: Retail = 70,000 s.f. and Office = 0 s.f.

Development Scenario B

The MCP proposes various types/sizes/unit count of land uses that could be developed, but the site can only accommodate a portion of the uses. As discussed during the pre-app meeting, the TIS is based upon the most intense development scenario (i.e., Scenario A) that might occur which will generate a total of 660 existing + new trips and a total of 616 net new trips. The net new trips were determined based upon the total site generated trips less existing site generated trips. A condition of zoning approval can reference a trip cap of total trips of 660 total peak hour trips which will ensure whatever land use scenario is constructed, the project will not exceed the maximum allowed trip cap.

As an alternative, the site could be redeveloped to consist of 464 multi-family dwelling units and 30,000 square feet of retail and/or office space.

Table B
Alternative Site Development Scenario B

Land Use	Existing Size	Net Increase/Decrease	Total Size/Units
Warehousing	210,000 s.f.	(-) 210,000 s.f.	0 s.f.
Professional Office	46,000 s.f.	(-) 46,000 s.f.	0 s.f.
Mutli-Family	0 d.u.'s.	+ 464 d.u.'s	464 d.u.'s
Retail and/or Office	0 s.f.	+ 30,000 s.f.	30,000 s.f.

Project Generated Traffic

Development Scenario A

Traffic which can be expected to be generated by Development Scenario A was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that the land use codes identified on Table 1A and Table 1B *(refer to pages A3 and A 4 in the Appendix)* were the most appropriate uses in order to estimate the total site-generated traffic and the net new site-generated traffic, respectively.

Table 1A of this report provides a detail of the trip generation computations for Development Scenario A, which are summarized below in Table C *(refer to page A5 in the Appendix)*.

Table C
Development Scenario A – Total Trip Computations Summary
(Summation of Table 1A – refer to page A3 in Appendix)

Total Daily Trips (ADT)	Total AM Trips (vph)	Total PM Trips (vph)
3,472	660	301

Development Scenario A – Net New Trip Computations Summary
(Summation of Table 1B– refer to page A4 in Appendix)

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

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

Development Scenario B

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

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

Table D
Trip Computations Summary
(Summation of Table 1C– refer to page A5 in Appendix)

Net New Total Daily Trips (ADT)	Net New Total AM Trips (vph)	Net New Total PM Trips (vph)
4,171	208	339

Development Scenario A vs. Scenario B

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

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

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

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

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

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

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

Project Build-Out Conditions

In order to establish 2028 project build-out traffic conditions, the project traffic was added to the forecasted 2028 background build-out traffic volumes. The roadways' annual growth rates (AGR) were established based upon 6-year historical traffic data contained in Lee County's 2023 Traffic Count Report *(refer to page A16 in Appendix A)*. In those cases where the annual growth rate was determined to be less than 2.0%, a minimum AGR of 2% was applied in order to forecast 2028 background traffic conditions. The minimum growth rate of 2% or greater was applied to the 100th highest hour traffic volumes published in the Lee County Concurrency Report. Table 3 provides a detail of the existing and 2028 background traffic conditions. Table 4 reflects the 2028 background plus project traffic conditions. Table 4 describes the traffic volumes based upon the 100th highest hour peak direction demand for all roads under review, as well as the applicable level of service. As determined, all roadways within the project's area of impact will continue to operate at acceptable levels of service at project build-out conditions.

Concurrency Review

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

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

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

Site Access Evaluation

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

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

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

Following the peak season adjustment, the traffic counts were then forecasted to 2028 background traffic conditions based upon an annual growth rate for Plantation Road. Based upon 6-year historical data provided by the Lee County Traffic Count Report, it was determined that Plantation Road has an AGR less than 1.00%, so the annual growth rate for Six Mile Cypress Parkway of 1.01% *(refer to page A16 in Appendix A)* was applied to the north/south thru volumes in order to forecast 2028 background traffic demand. The results of the forecasted traffic demands are provided in Appendix (refer to pages B1, B2, B5 and B). This report provides a graphic summary of the forecasted 2028 AM and PM peak hour peak season background traffic at the subject intersection (refer to Figures 3 and 4).

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

Off-Site Intersection Evaluation

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

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

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

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

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

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

APPENDIX A

Master Concept Plan

Figures 1 thru 4

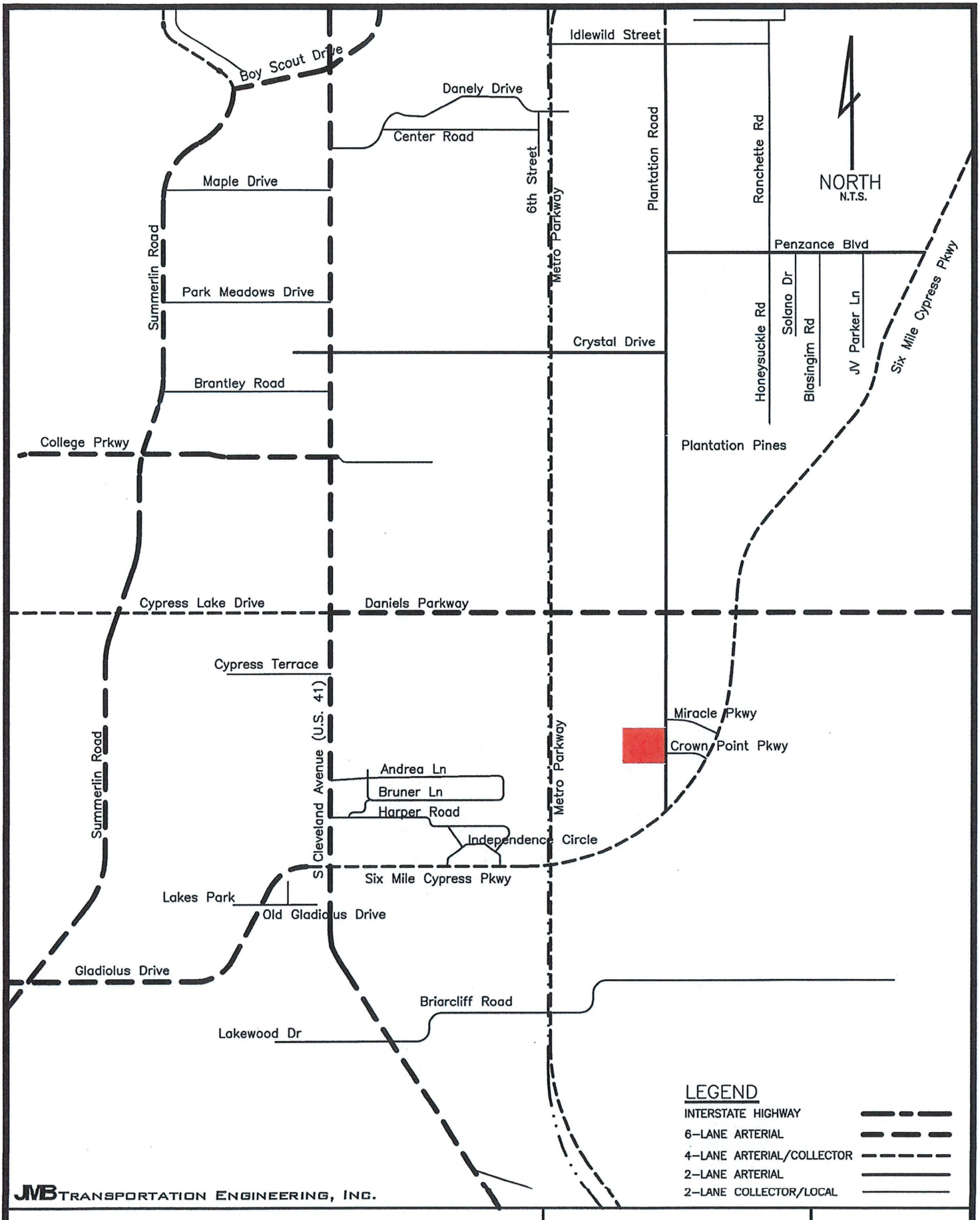
Tables 1A thru 4

Support Documents

APPENDIX B

Traffic Counts

Highway Capacity Manual Intersection Operational Evaluation Results



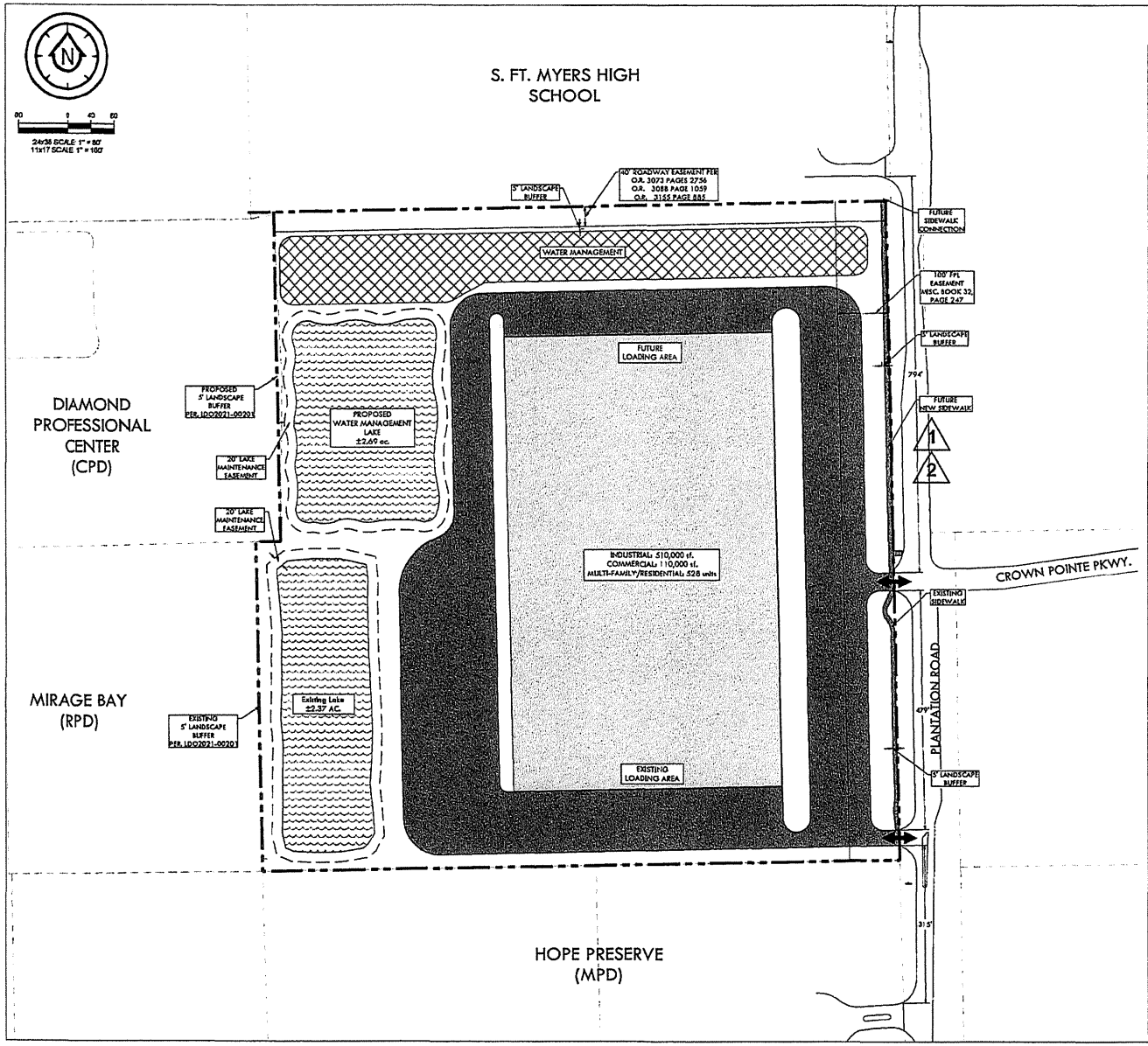
JMB TRANSPORTATION ENGINEERING, INC.

Arthrex Logistics Center

July 1, 2024

Project Location & Roadway Classification

FIGURE 1



Legend

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

Proposed Land Use Table

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

Proposed Zoning:

Mixed Use Planned Development (MPD)

Existing Land Use:

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

Existing Zoning:

RPD & IPD

Existing Future Land Use:

- Intensive
- Mixed Use Overlay

Deviations:

1 2

LJA

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

PROJECT NAME: ARTHREX LOGISTICS CENTER

DRAWING TITLE: CONCEPT PLANE SPACE STUDY

DESIGNED BY: LJA
DRAWN BY: RLB
CHECKED BY: JAC
REVIEWED BY: JAC
DATE: December 2024
DATUM: NAVD = NGVD + 1.13'

LJA PROJECT #: 23-0001
PLOT VIEW \ LAYOUT: CONCEPT 2
SHEET 01
OF 01

A2

TABLE 1A

TRIP GENERATION COMPUTATIONS

Arthrex - Plantation Road

TOTAL SITE GENERATED TRIPS (Existing + Proposed)

Land Use Code	Land Use Description	Build Schedule
110	**General Light Industrial**	510,000 s.f.
720	**Medical-Dental Office**	5,000 s.f.
750	**Office Park**	105,000 s.f.

Land Use Code	Trip Period	Trip Generation Equation (Based upon S.F.)	Total Trips	Trips Enter/Exit
LUC 110	Daily Traffic (ADT) =	T = 3.76(X) + 50.17 =	**1,968 ADT**	
	AM Peak Hour (vph) =	T = 0.68(X) + 3.81 =	**351 vph**	309 / 42 vph
		88% Enter/ 12% Exit =		
	PM Peak Hour (vph) =	Ln(T) = 0.72Ln(X)+0.65 =	**130 vph**	18 / 112 vph
		14% Enter/ 86% Exit =		
**********				
LUC 720	Daily Traffic (ADT) =	T= 42.97 (X) - 108.01 =	**107 ADT**	
	AM Peak Hour (vph) =	Ln(T) = 0.90Ln(X)+1.34 =	**16 vph**	13 / 3 vph
	7-9 AM	79% Enter/ 21% Exit =		
	PM Peak Hour (vph) =	T= 4.07(X) - 3.17 =	**17 vph**	5 / 12 vph
	4-6 PM	30% Enter/ 70% Exit =		
**********				
LUC 750	Daily Traffic (ADT) =	Ln(T) = 0.89Ln(X)+3.10 =	**1,397 ADT**	
	AM Peak Hour (vph) =	T= 0.94(X) + 194.06 =	**293 ADT**	261 / 32 vph
		89% Enter/ 11% Exit =		
	PM Peak Hour (vph) =	T= 1.26(X)+ 20.98 =	**153 ADT**	21 / 132 vph
		14% Enter/ 86% Exit =		
**********				
	TOTALS	Daily Traffic (ADT) =	**3,472 ADT**	
		AM Peak Hour (vph) =	**660 vph**	582 / 78 vph
		PM Peak Hour (vph) =	**301 vph**	45 / 256 vph

TABLE 1B

TRIP GENERATION COMPUTATIONS

Arthrex - Plantation Road

DEVELOPMENT SCENARIO A

NET NEW SITE GENERATED TRIPS (Proposed - Existing)

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

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

TABLE 1C

TRIP GENERATION COMPUTATIONS

Arthrex - Plantation Road

DEVELOPMENT SCENARIO B

Land Use

Code	Land Use Description	Build Schedule
220	**Multi-Family (Low Rise)**	464 Units
822	**Strip Retail Plaza (<40k)**	30,000 s.f.

Land Use Code	Trip Period	Trip Generation Equation (Based upon S.F.)	Total Trips	Trips Enter/Exit
LUC 220	Daily Traffic (ADT) =	T = 6.41(X) + 75.31 =	**3,050 ADT**	
	AM Peak Hour (vph) =	T = 0.31(X) + 22.85 =	**167 vph**	40 / 127 vph
		24% Enter/ 76% Exit =		
	PM Peak Hour (vph) =	T = 0.43(X) + 20.55 =	**220 vph**	139 / 81 vph
		63% Enter/ 37% Exit =		
**********				
LUC 822	Daily Traffic (ADT) =	T= 42.20(X)+ 229.68 =	**1,496 ADT**	
< 40 k	AM Peak Hour (vph) =	Ln(T) = 0.66Ln(X)+1.84 =	**59 vph**	36 / 24 vph
	7-9 AM	60% Enter/ 40% Exit =		
	PM Peak Hour (vph) =	Ln(T) = 0.71Ln(X)+2.72 =	**170 vph**	85 / 85 vph
	4-6 PM	50% Enter/ 50% Exit =		

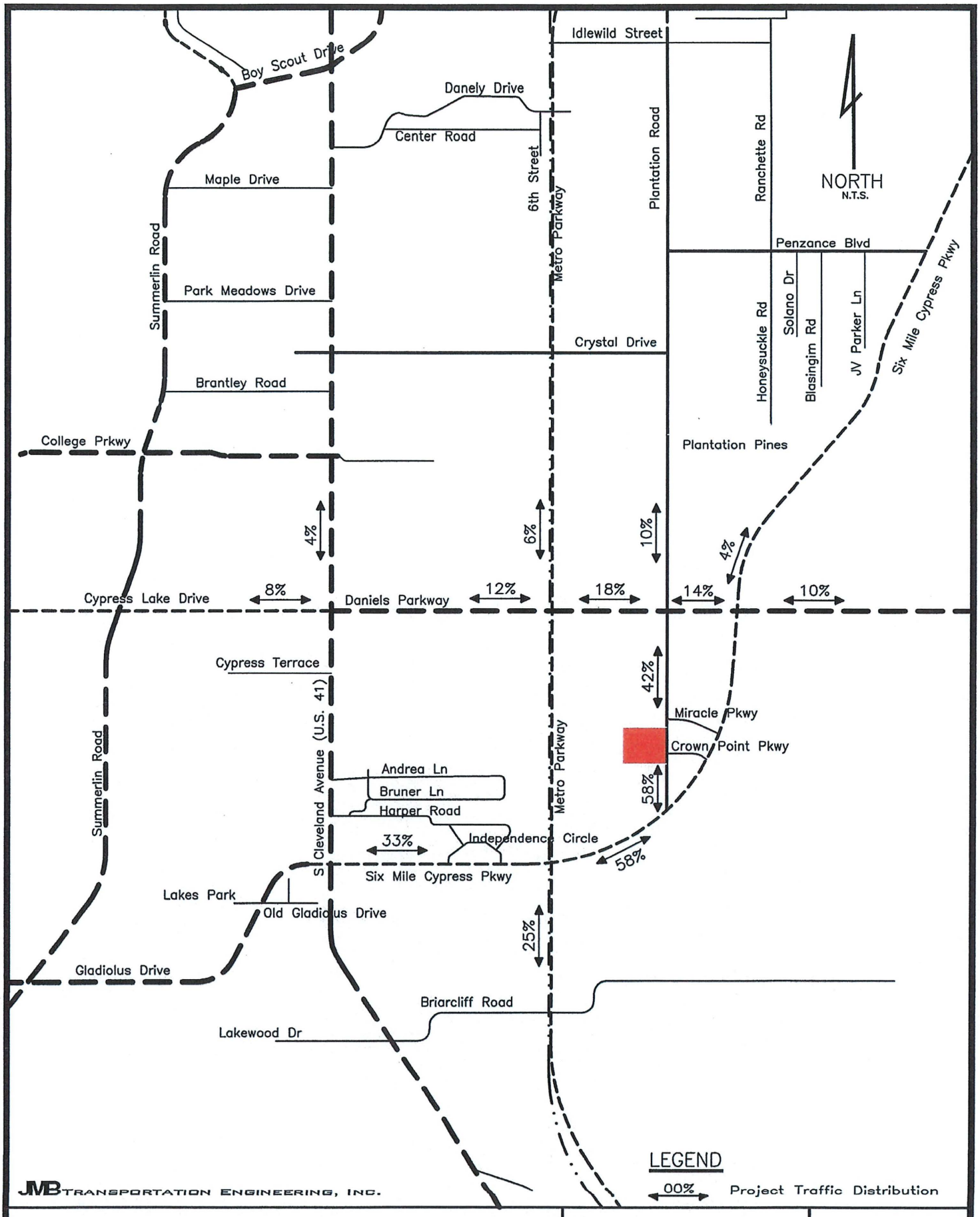
Pass-by Trips per ITE= Ln(T) = -0.29Ln(X) + 5.00 = **55%**

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

25% Daily Pass-by Rate

30% AM & PM Pass-by Rate

	Pass-by Daily Traffic (ADT) =	**374 ADT**	
	Pass-by AM Peak Hour (vph) =	**18 vph**	11 / 7 vph
	Pass-by PM Peak Hour (vph) =	**51 vph**	25 / 26 vph
	**********		
	New Daily Traffic (ADT) =	**1,122 ADT**	
	New AM Peak Hour (vph) =	**42 vph**	25 / 17 vph
	New PM Peak Hour (vph) =	**119 vph**	60 / 59 vph
**********			
TOTALS	Daily Traffic (ADT) =	**4,171 ADT**	
	AM Peak Hour (vph) =	**208 vph**	65 / 143 vph
	PM Peak Hour (vph) =	**339 vph**	199 / 140 vph

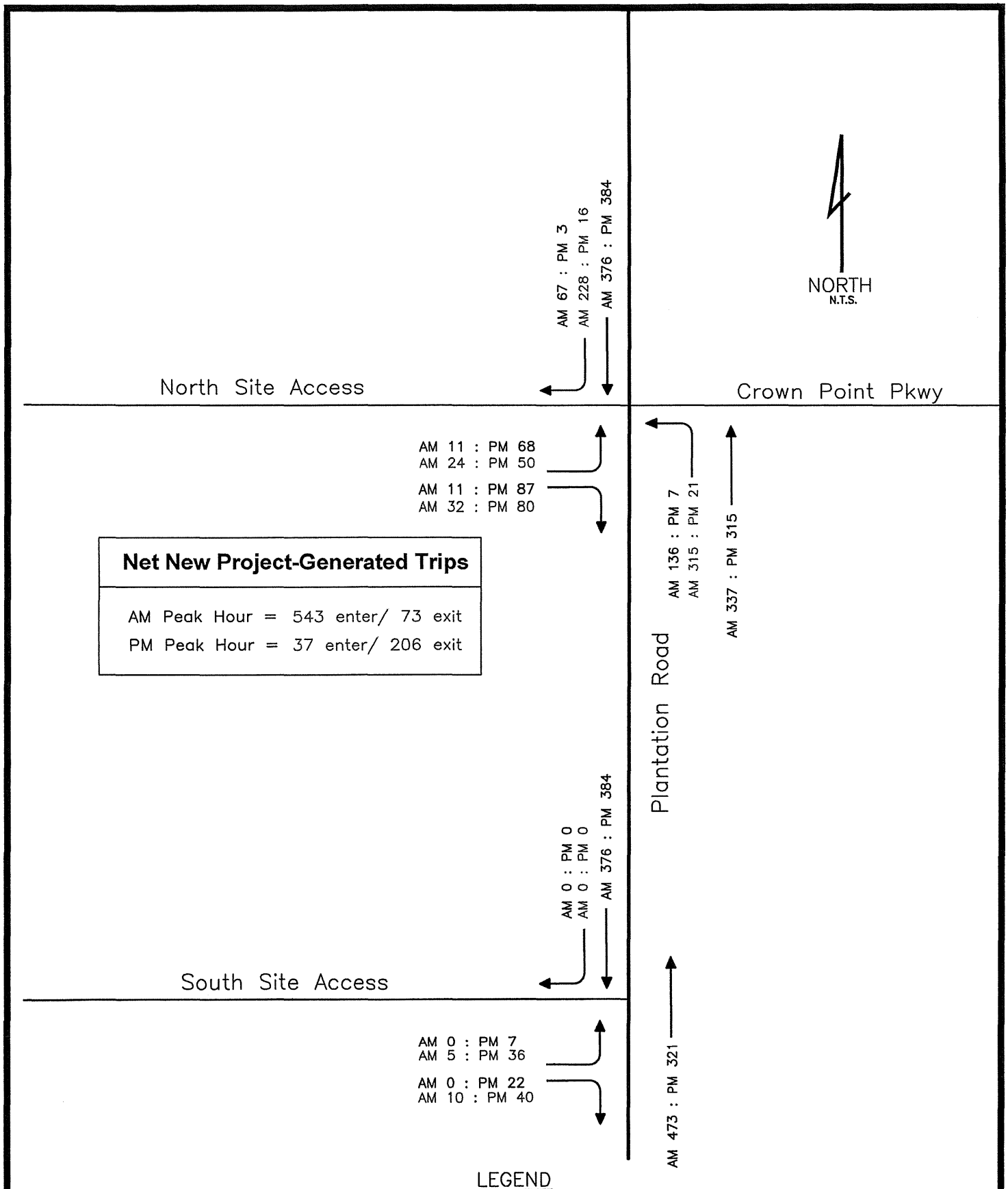


Arthrex Logistics Center

Oct 8, 2024

Project-Generated Traffic Distribution

FIGURE 2



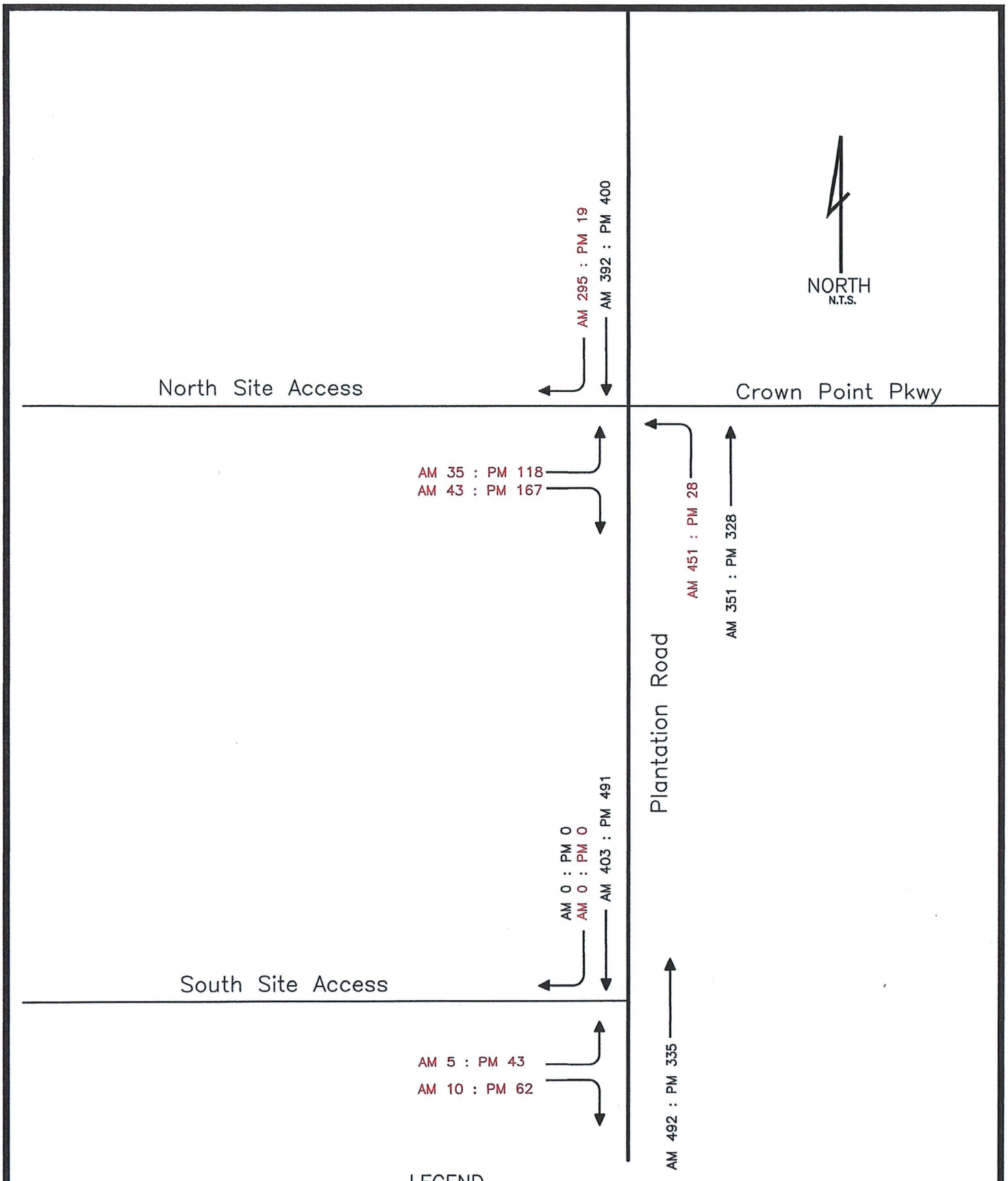
JMB TRANSPORTATION ENGINEERING, INC.

Arthrex Logistics Center

Oct 8, 2024

Project-Generated Traffic Assignment & Background Traffic

FIGURE 3



JMB Transportation Engineering, Inc.

Arthrex Logistics Center

Oct 8, 2024

Project-Generated & Background Traffic

FIGURE 4

TABLE 2
PROJECT'S AREA OF IMPACT

Total Project Traffic Peak Hour Peak Direction (vphpd) = 582
Net New Prjct Traffic Peak Hour Peak Direction (vphpd) = 543

		Road Class	Prjct Traffic % Distrib	Total Project Traffic PK Direction Volume (vph)	Net New Project Traffic PK Direction Volume (vph)	LOS "C" Service Volume Pk Direction (vphpd)	Project's Percentage Impact	Significant Impact	Adopted Service Volume Pk Direction (vphpd)
Cypress Lake Drive	Winkler to Summerlin Rd	4LD	8%	**47**	43	890	5.2%	NO	1940
	Summerlin Rd to U.S. 41	6LD	8%	**47**	43	1360	3.4%	NO	2940
Daniels Pkwy	U.S. 41 to Metro Pkwy	6LD	12%	**70**	65	2590	2.7%	NO	2680
	Metro Pkwy to Plantation Rd	6LD	18%	**105**	98	2590	4.0%	NO	2680
	Plantation Rd to Six Mile Cypress	6LD	14%	**81**	76	2590	3.1%	NO	3040
	Six Mile Pkwy to Palomino	6LD	10%	**58**	54	3040	1.9%	NO	3040
	W. of I-75	6LD	5%	**29**	27	3040	1.0%	NO	3040
Gladiolus Drive	Summerlin Road to U.S. 41	6LD	25%	**146**	136	2780	5.2%	NO	2900
Metro Parkway	S. of Six Mile Cypress	6LD	6%	**35**	33	2100	1.7%	NO	2814
Plantation Road	S. of Idelwild	2LN	10%	**58**	54	550	10.6%	YES	860
	N. of Daniels Pkwy	2LN	10%	**58**	54	550	10.6%	YES	860
	Site to Daniels Pkwy	2LN	42%	**244**	228	550	44.4%	YES	860
	Six Mile Cypress to Site	2LN	58%	**338**	315	550	61.4%	YES	860
Six Mile Cypress Pkwy	U.S. 41 to Metro Parkway	4LD	33%	**192**	179	2000	9.60%	NO	1900
	Metro Pkwy to Plantaion Rd	4LD	58%	**338**	315	2000	16.88%	YES	2000
	Plantation Rd to Daniels Pkwy	4LD	1%	**6**	5	2000	0.29%	NO	2000
	Daniels Pkwy to Challenger	4LD	4%	**23**	22	1900	1.23%	NO	1900
	Challenger to Colonial	6LD	4%	**23**	22	2860	0.81%	NO	2860

TABLE 3
ROADWAY LINK VOLUMES

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

TABLE 4
CONCURRENCY ROADWAY LINK VOLUME & CAPACITY ANALYSIS

Total Project Traffic Peak Hour Peak Direction (vphpd) = **582**
Net New Prjct Traffic Peak Hour Peak Direction (vphpd) = **543**

		2024 Peak Hour PK Direction (vphpd)	2024 Peak Hour PK Direction LOS	2028 Peak Hour PK Direction (vphpd)	2028 Peak Hour PK Direction LOS	Total Project Peak Hour PK Direction (vphpd)	Less Existing Project Peak Hour PK Direction (vphpd)	2028 Total Pk Hr Peak Season PK Direction (vphpd)	LOS E Service Vol. Peak Hour PK Direction (vphpd)	v/c Ratio	2028 Build-Out Peak Hour PK Direction LOS
Plantation Road	S. of Idelwild	716	D	775	D	58	-4	829	860	0.96	D
	N. of Daniels Pkwy	716	D	775	D	58	-4	829	860	0.96	D
	Site to Daniels Pkwy	349	C	378	C	244	-16	606	860	0.70	C
	Six Mile Cypress to Site	349	C	378	C	338	-23	693	860	0.81	C
Six Mile Cypress Pkwy	Metro Pkwy to Plantaion Rd	1565	D	1629	D	338	-23	1944	2000	0.97	E
	Plantation Rd to Daniels Pkwy	1106	C	1267	C	6	0	1272	2000	0.64	C
	Daniels Pkwy to Challenger	1087	B	1305	B	23	-2	1327	1900	0.70	B

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

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

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

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

A4

PCS 45 - Metro Pkwy north of Arc Way

2023 AADT = 25,900 VPD

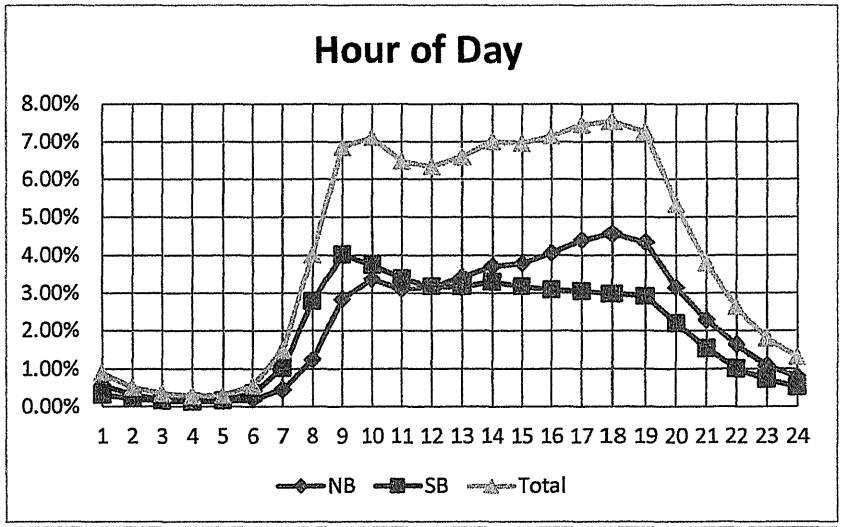
Hour	NB	SB	Total
0	0.57%	0.32%	0.89%
1	0.30%	0.21%	0.51%
2	0.19%	0.16%	0.35%
3	0.15%	0.13%	0.28%
4	0.14%	0.16%	0.30%
5	0.19%	0.35%	0.55%
6	0.45%	1.03%	1.48%
7	1.24%	2.78%	4.02%
8	2.84%	4.02%	6.85%
9	3.37%	3.74%	7.12%
10	3.09%	3.38%	6.48%
11	3.16%	3.18%	6.34%
12	3.43%	3.17%	6.60%
13	3.71%	3.30%	7.01%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

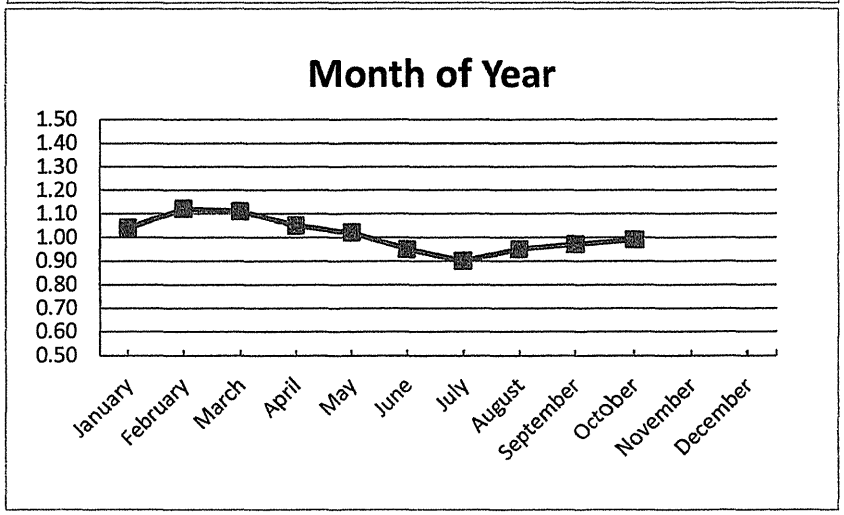
Month of Year	Fraction
January	1.04
February	1.12
March	1.11
April	1.05
May	1.02
June	0.95
July	0.90
August	0.95
September	0.97
October	0.99
November	
December	

Directional Factor		
AM	0.69	SB
PM	0.59	NB

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

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





A15

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

A44A16

INTERSECTION TURNING MOVEMENT COUNTS

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

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

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

PEAK HOUR TURNING MOVEMENT VOLUMES

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

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

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

2024 PEAK HOUR TURNING MOVEMENT VOLUMES

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

2024 PEAK SEASON PEAK HOUR TURNING MOVEMENTS

PSCF = 1.12

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

2028 PEAK SEASON PEAK HOUR TURNING MOVEMENTS

Annual Growth Rate = 1.01%

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

PROJECT BUILD-OUT PEAK HOUR TRAFFIC

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

2028 PEAK SEASON PEAK HOUR "+" PROJECT TRAFFIC

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

HCS7 Two-Way Stop-Control Report

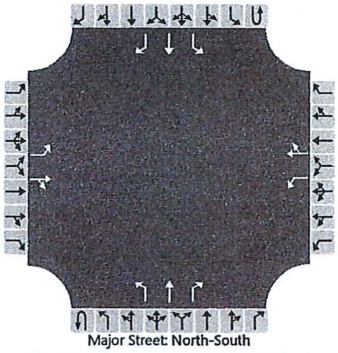
General Information

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

Site Information

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

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

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HCS7 Two-Way Stop-Control Report

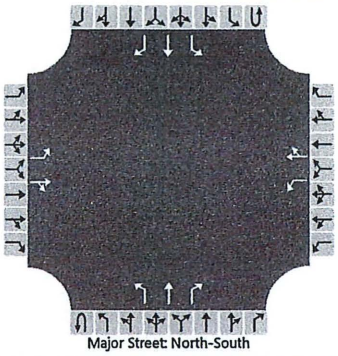
General Information

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

Site Information

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

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

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INTERSECTION TURNING MOVEMENT COUNTS

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

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

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

PEAK HOUR TURNING MOVEMENT VOLUMES

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

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

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

2024 PEAK HOUR TURNING MOVEMENT VOLUMES

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

2024 PEAK SEASON PEAK HOUR TURNING MOVEMENTS

PSCF = 1.12

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

2028 PEAK SEASON PEAK HOUR TURNING MOVEMENTS

Annual Growth Rate = 1.01%

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

NET NEW PROJECT BUILD-OUT PEAK HOUR TRAFFIC

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

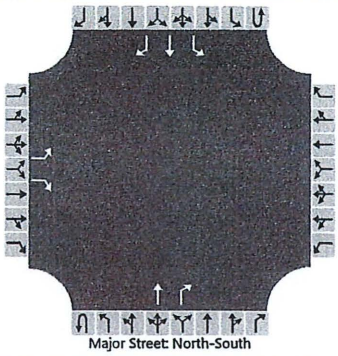
2028 PEAK SEASON PEAK HOUR "+" PROJECT TRAFFIC

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

HCS7 Two-Way Stop-Control Report

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

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HCS7 Two-Way Stop-Control Report

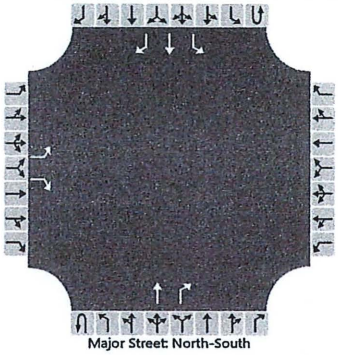
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

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INTERSECTION TURNING MOVEMENT COUNTS

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

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

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

PEAK HOUR TURNING MOVEMENT VOLUMES

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

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

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

2024 PEAK HOUR TURNING MOVEMENT VOLUMES

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

2024 PEAK SEASON PEAK HOUR TURNING MOVEMENTS

PSCF = 1.12

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

2028 PEAK SEASON PEAK HOUR TURNING MOVEMENTS

Annual Growth Rate = 1.01%

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

PROJECT BUILD-OUT PEAK HOUR TRAFFIC

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

2028 PEAK SEASON PEAK HOUR "+" PROJECT TRAFFIC

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

HCS7 Two-Way Stop-Control Report

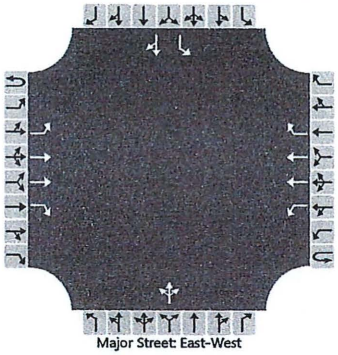
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

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HCS7 Two-Way Stop-Control Report

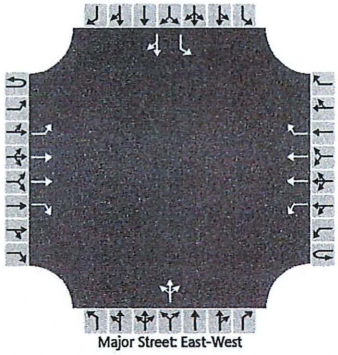
General Information

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

Site Information

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

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

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HCS7 Two-Way Stop-Control Report

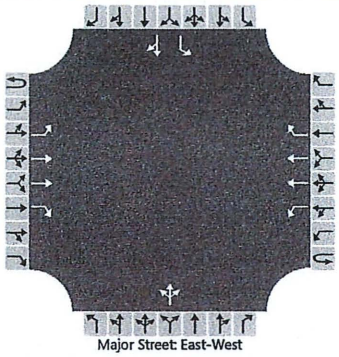
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

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HCS7 Two-Way Stop-Control Report

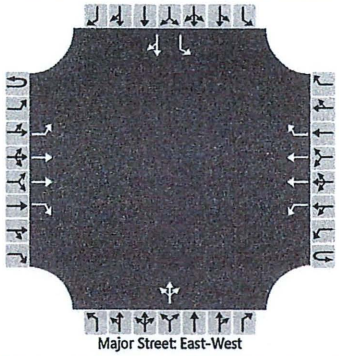
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

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HCS7 Two-Way Stop-Control Report

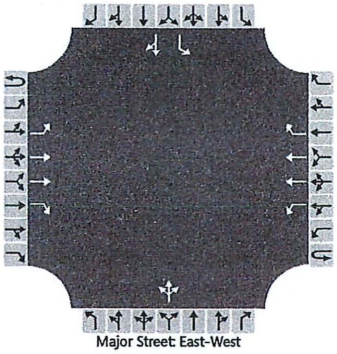
General Information

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

Site Information

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

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

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HCS7 Two-Way Stop-Control Report

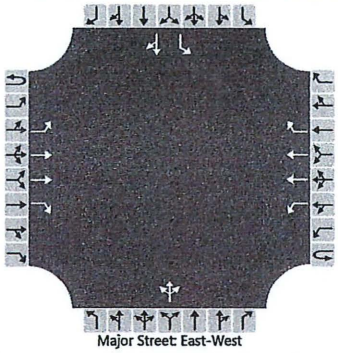
General Information

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

Site Information

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

Lanes



Vehicle Volumes and Adjustments

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

Critical and Follow-up Headways

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

Delay, Queue Length, and Level of Service

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

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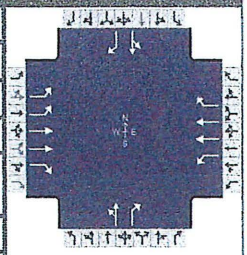
HCS7 Signalized Intersection Results Summary

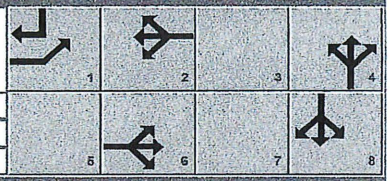
General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	JMB Transportation	Analysis Date	10/9/2024	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.92
Urban Street	Six Mile Cypress Pkwy	Analysis Year	2028 Project Build-out	Analysis Period	1> 7:00
Intersection	Plantation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



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

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

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



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

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

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

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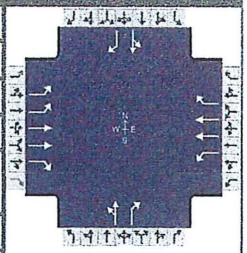
HCS7 Signalized Intersection Results Summary

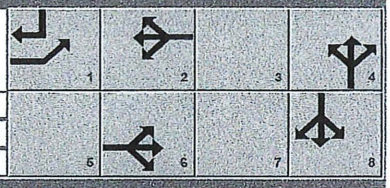
General Information				Intersection Information	
Agency				Duration, h	0.250
Analyst	JMB Transportation	Analysis Date	10/9/2024	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.92
Urban Street	Six Mile Cypress Pkwy	Analysis Year	2028 Project Build-out	Analysis Period	1> 7:00
Intersection	Plantation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



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

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

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



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

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	339	1766	0	8	1053	10		0	45		41	434
Adjusted Saturation Flow Rate (s), veh/h/ln	1689	1738	1610	275	1738	1610		0	1610		1435	1547
Queue Service Time (g_s), s	4.8	21.0	0.0	1.7	15.2	0.3		0.0	0.6		2.7	30.0
Cycle Queue Clearance Time (g_c), s	4.8	21.0	0.0	10.1	15.2	0.3		0.0	0.6		2.7	30.0
Green Ratio (g/C)	0.64	0.67	0.67	0.56	0.56	0.56			0.81		0.25	0.31
Capacity (c), veh/h	787	2318	1074	195	1957	906			1309		419	483
Volume-to-Capacity Ratio (X)	0.431	0.762	0.000	0.039	0.538	0.011		0.000	0.034		0.099	0.898
Back of Queue (Q), ft/ln (95 th percentile)	72.4	157.5	0	5.5	196.8	5		0	43.8		40.8	525.5
Back of Queue (Q), veh/ln (95 th percentile)	2.8	6.1	0.0	0.2	7.6	0.2		0.0	1.8		1.6	20.2
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00
Uniform Delay (d_1), s/veh	10.4	3.4	0.0	15.9	8.4	11.5			2.2		34.8	39.4
Incremental Delay (d_2), s/veh	0.1	2.4	0.0	0.4	1.1	0.0		0.0	0.0		0.0	18.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0
Control Delay (d), s/veh	10.5	5.8	0.0	16.2	9.5	11.6			2.2		34.9	58.3
Level of Service (LOS)	B	A		B	A	B			A		C	E
Approach Delay, s/veh / LOS	6.6	A		9.6	A		2.9	A		56.2	E	
Intersection Delay, s/veh / LOS	13.8						B					

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

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RESOLUTION NUMBER Z-03-071

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

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

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

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

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

SECTION A. REQUEST

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

SECTION B. CONDITIONS:

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

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

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

   a. Schedule of Uses

   ACCESSORY USES AND STRUCTURES
   ADMINISTRATIVE OFFICE

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COMMUNITY DEVELOPMENT

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

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

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

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

ATTACHMENT C

b. Site Development Regulations

Minimum Lot Size:

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

Minimum Setbacks:

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

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

d. Minimum Open Space: 7.02 acres

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

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

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

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

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

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

ATTACHMENT C

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

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

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

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

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

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

SECTION C. DEVIATIONS:

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

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

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

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

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

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

ATTACHMENT C

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

SECTION D. EXHIBITS AND STRAP NUMBER:

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

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

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

SECTION E. FINDINGS AND CONCLUSIONS:

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

2. The rezoning, as approved:

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

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

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

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

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

3. The rezoning satisfies the following criteria:

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

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

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

ATTACHMENT C

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

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

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

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

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

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

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

ATTACHMENT C

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MINUTES OFFICE

2004 MAR 24 PM 1:31

environmental • civil • structural

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

RECEIVED
MAR 10 2004
PERMIT COUNTER

Legal Description

ROBB AND STUCKY WAREHOUSE

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

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

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

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

TKW Consulting Engineers, Inc.

Eric V. Sandoval

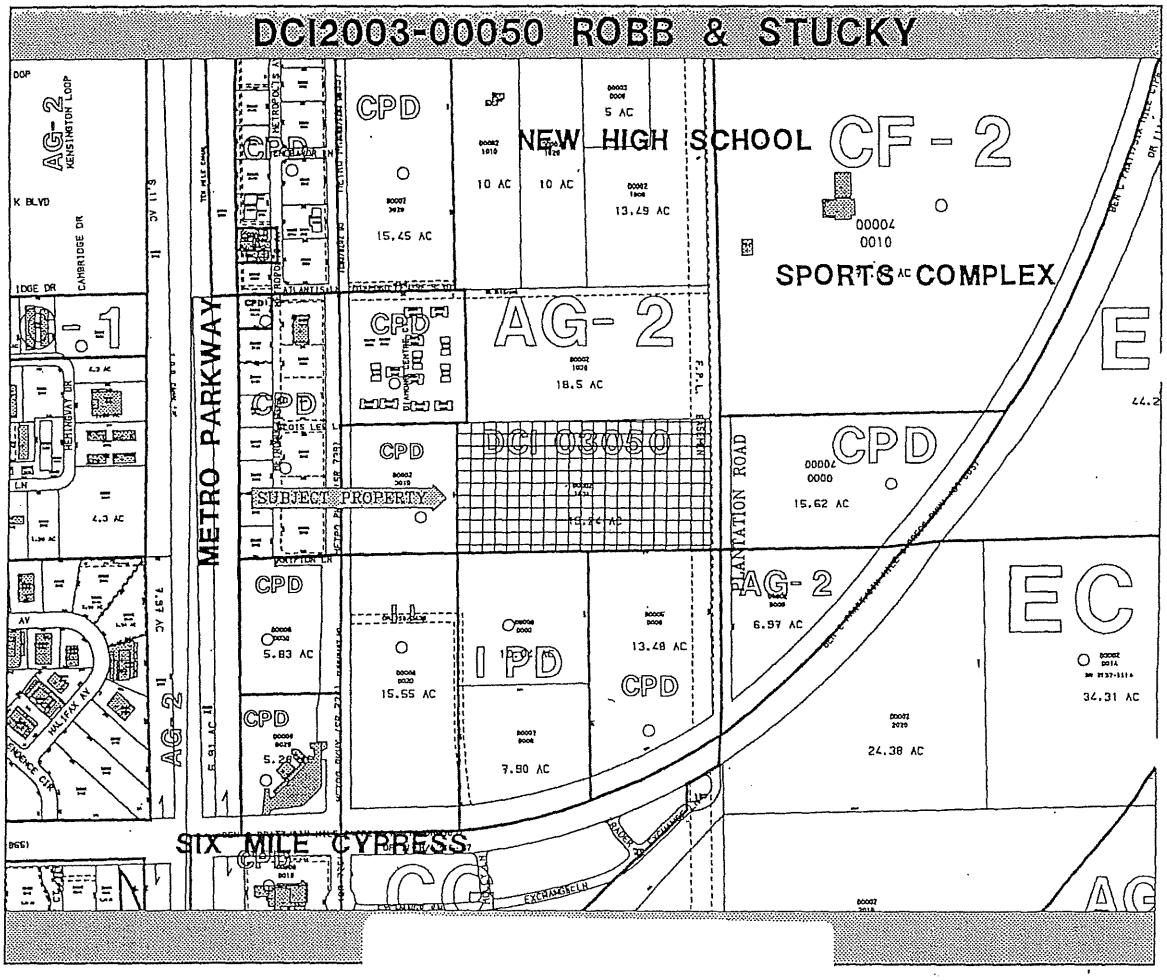
Date 3-10-04

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

EXHIBIT A

DCI 2003-00050

EXHIBIT B



ATTACHMENT C

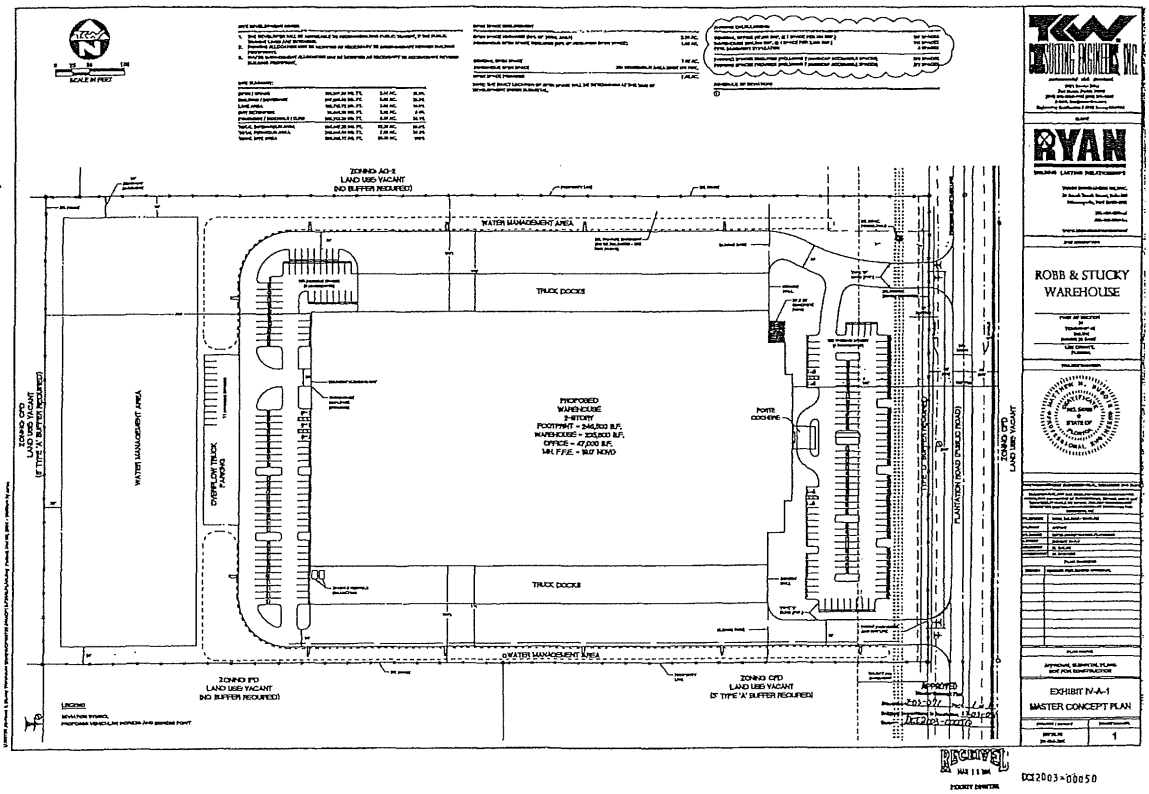


EXHIBIT C

ATTACHMENT C

AFFIDAVIT

STATE OF Pennsylvania

COUNTY OF Allegheny

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

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

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

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

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

EXECUTED this 11 day of December, 2003.

H. Campbell Stuckeman

H. CAMPBELL STUCKEMAN

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

My Commission Expires:

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

Bridget M. Grzandzial

Notary Public

Bridget M Grzandzial

Print/Type Name of Notary

Commission No._____

ATTACHMENT C

EXHIBIT D
PAGE 1 OF 2

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COMMUNITY DEVELOPMENT

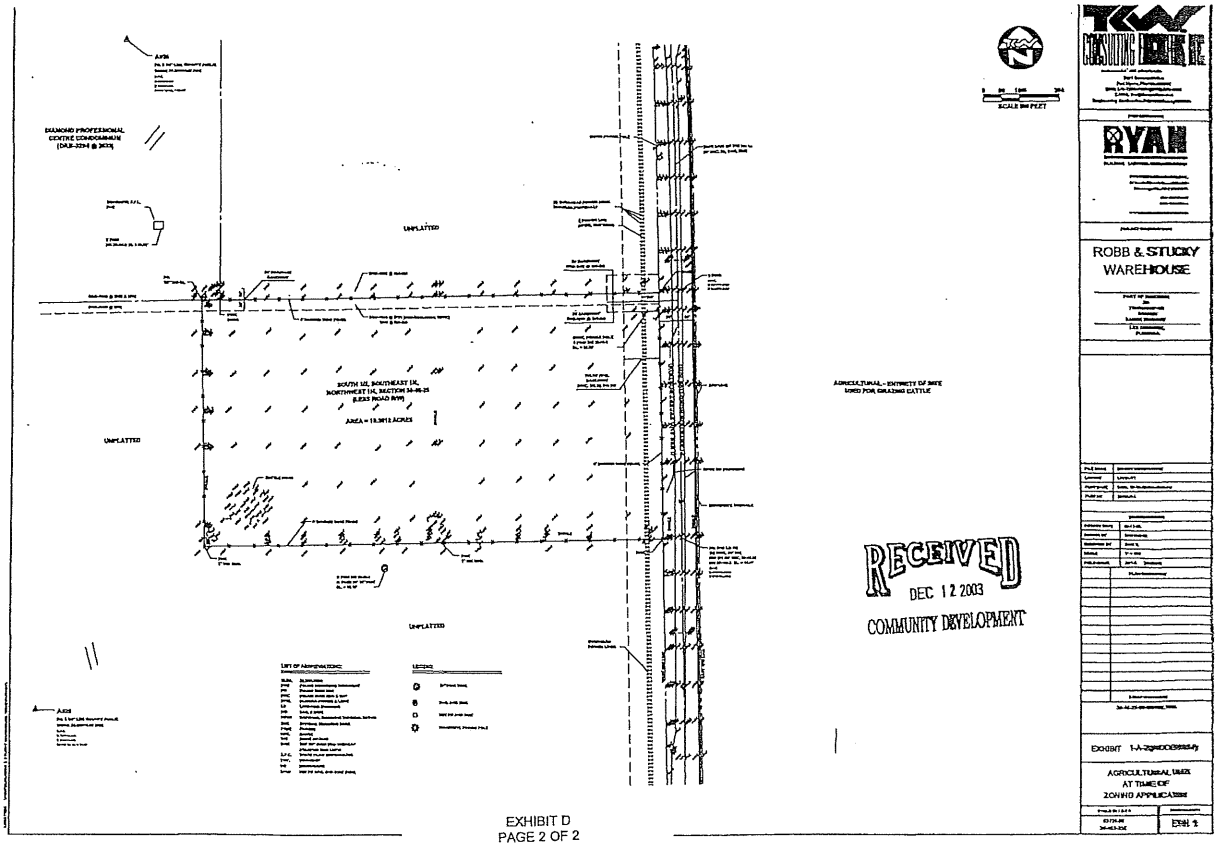

EXHIBIT D
PAGE 2 OF 2

ATTACHMENT C

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NOV 06 2012
COMMUNITY DEVELOPMENT

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

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

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

See Exhibit A

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

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

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

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

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

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

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

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

ATTACHMENT D

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

Approval is subject to the following conditions:

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

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

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

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

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

ATTACHMENT D

TKW
ntal • civil • structural

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

RECEIVED
MAY 12 2004
ZONING COUNTER

ADD 2004-00113

Legal Description

ROBB AND STUCKY WAREHOUSE

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

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

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

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

Applicant's Legal Checked
by [signature] 13MAY04

TKW Consulting Engineers, Inc.

[signature]

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

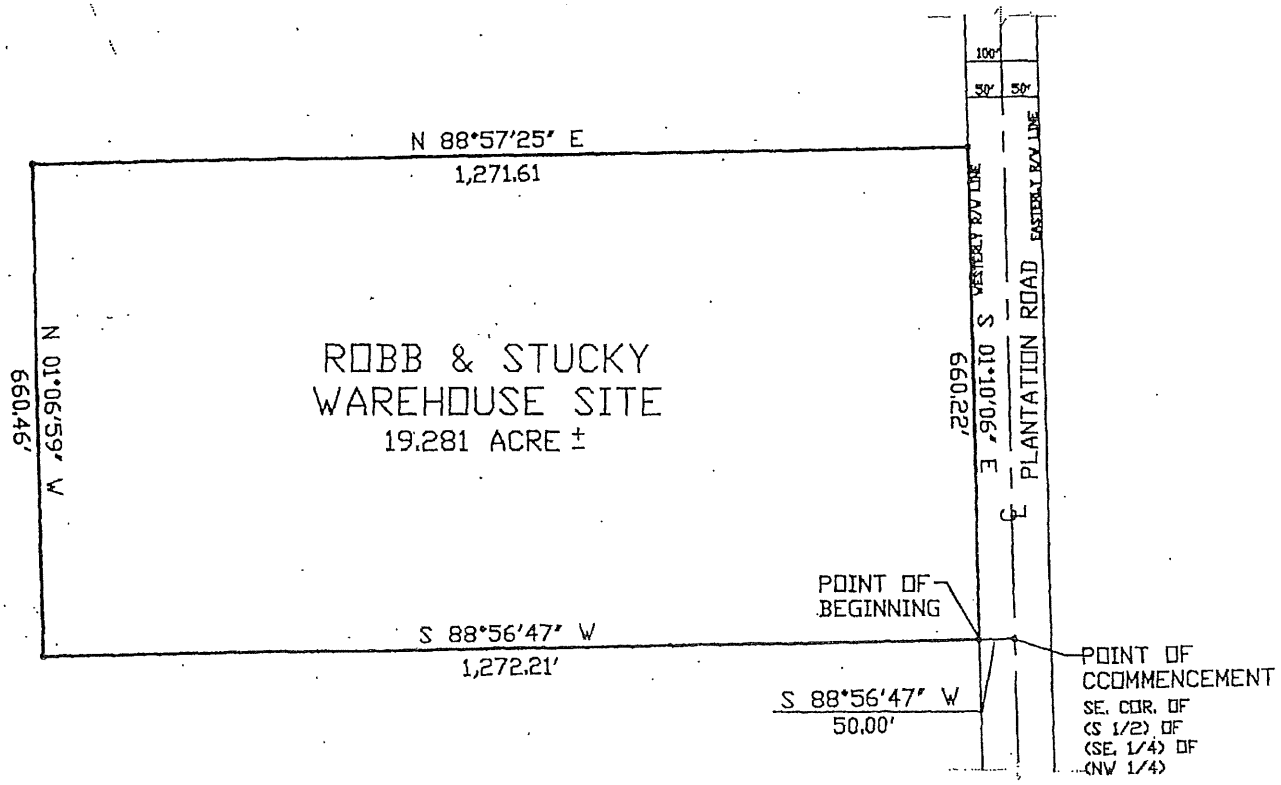
Date 5-12-04

ATTACHMENT D

EXHIBIT A

RECEIVED
MAY 12 2004
ZONING COUNTER

ADD 2004-00113



ATTACHMENT D

Applicant's Legal Checked
BY 13MAY04

* NOT A SURVEY *

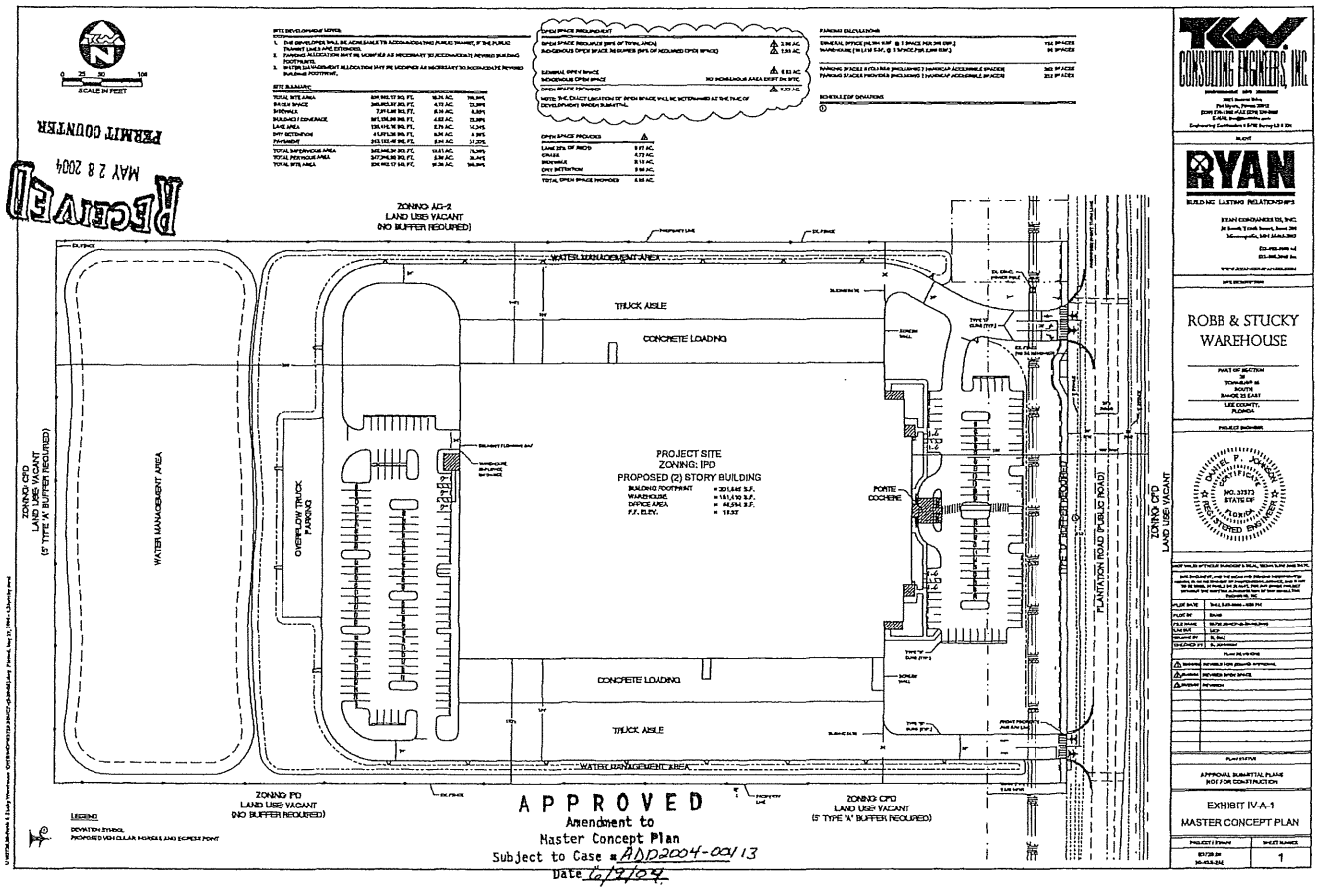
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TKW CONSULTING ENGINEERS, I

TKW CONSULTING ENGINEERS, INC.

SKETCH TO ACCOMPANY
ROBB & STUCKY WAREHOUSE

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

ADD 2004-00113



ATTACHMENT D

RESOLUTION NUMBER Z-06-093

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

WHEREAS, an application was filed by the property owner, D. R. Horton, to rezone a 18.52± acre parcel from Agricultural (AG-2) to Residential Planned Development (RPD) in reference to Plantation 19; and,

WHEREAS, a public hearing was advertised and held on November 1, 2006, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2006-00008; and,

WHEREAS, a second public hearing was advertised and held on March 19, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone a 18.52± acre parcel from AG-2 to RPD, to allow 219 residential multi-family dwellings units, not to exceed 35 feet (two stories) in height. The applicant indicates that they will connect to potable water and central sewer as part of any development of this property. The property is located in the Intensive Development Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the 3-page Master Concept Plan, entitled "Master Concept Plan for Plantation 19," stamped "Received May 8, 2007 last revised May 7, 2007 and attached hereto as Exhibit C, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

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

COPY

a. Schedule of Uses

Administrative Offices
Dwelling Unit: Townhouses (219 units)
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention
Fences, Walls
Home Occupation (no outside help)
Model Unit
Parking Lot, Accessory
Real Estate Sales Office
Recreational Facilities, Private
Residential, Accessory Uses
Signs, in accordance with Chapter 30 of the Lee County LDC
Temporary Uses, Sales Trailer and Construction Trailer

b. Site Development Regulations

Minimum Lot Area: Interior Lot / Exterior Lot	918.20 SQ. FT. / 737.45 SQ. FT.
Minimum Lot Width: Interior Lot / Exterior Lot	40 feet / 18.67 feet
Minimum Lot Depth: Interior Lot / Exterior Lot	20 feet / 37.67 feet
Street/Front Setback: Interior Lot / Exterior Lot	27 feet / 0 feet *
Side Yard Setback: Interior Lot / Exterior Lot	0 feet / 0 feet **
Rear Yard Setback: Interior Lot / Exterior Lot	0 feet / 0 feet
Minimum Building Separation	15 feet between principal structures *****
Setback from Edge of Water: Interior Lot / Exterior Lot	N/A / 29 feet ***
Setback from Perimeter Property Line: Interior Lot / Exterior Lot	N/A / 25 feet ****
Accessory Structures - setbacks from principal buildings (i.e., rear patios, wing walls, air conditioner units and pads)	Zero (0) feet
Maximum Building Height	2 stories or 35 feet, whichever is more restrictive.

Maximum Lot Coverage: Interior Lot / Exterior Lot	100% / 100%

* 0 feet setback between Lot "A" and Lots "B / C" are on common wall.

** 0 feet setback between Lots "B" and Lots "C" are on common walls.

*** Rear patio pads (No enclosures allowed beyond building envelop) shall be set back a minimum of 24 feet from control elevation.

**** Rear patio pads (No enclosures allowed beyond building envelope) shall be set back a minimum of 19 feet from perimeter boundary line.

***** Air conditioning units and pads, wing walls and rear patio pads may extend four feet into the building separation.

3. Environmental Conditions

   a. Prior to local development order approval, the development order plans must delineate 7.6 acres of common open space, with no less than 10 percent open space per lot.

   b. Prior to local development order approval, the development order plans must delineate a sinuous lake design meeting the requirements of LDC §10-418.

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

5. Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b).

6. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

7. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

8. If the property owner provides an unequivocal opinion of title, prepared by an attorney in accordance with the Florida bar Standards, stating the easement, running along the north boundary, no longer encumbers the property or provides a copy of the recorded instrument extinguishing the easement, then the owner may request an administrative amendment to the MCP allowing use of this 40-foot area for approved buildings and required buffering.

Provided, however, the development must continue to comply with all other conditions of this resolution.

9. Agricultural use is not approved as part of this rezoning and may not be established in the future, absent rezoning to an agricultural land use district. Any existing agricultural uses on the property must cease within two weeks of the approval of this rezoning.

10. Model homes are permitted uses, but must be consistent with the following conditions:

    a. A maximum of three (3) model homes are permitted; and,

    b. Hours of operation for the model homes are restricted to Sunday through Saturday, 8:00 a.m. through 6:00 p.m.; and,

    c. Each model home must be a unique example. Multiple examples of the same model are not permitted.

11. A Real Estate Sales Office is a permitted use, but must be consistent with the following conditions:

    a. A maximum of one (1) real estate sales office is permitted; and,

    b. Hours of operation for the real estate sales office are restricted to Sunday through Saturday, 8:00 a.m. through 6:00 p.m.; and,

    c. The real estate sales office is limited to the sale of units within the development, and is valid for a period of time not to exceed three (3) years from the date the certificate of occupancy for the sales office is issued. The director may grant one 2-year extension. Additional time will require a special exception approval.

12. Prior to Certificate of Occupancy the building contractor must provide a certification stating that the site grading was conducted in accordance with the approved Development Order site grading plan. This condition is predicated on the assumption that all buildings will be constructed by one contracting firm. If the individual buildings are constructed by different contracting firms then the site lot grading certification must be provided by a Registered Professional Engineer.

13. This Development will provide curbside garbage pickup for its residents.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §34-2013 (a) requirement that vehicles exiting parking lots must enter the street right-of-way or easement in a forward motion, to allow vehicles to back out onto the street right-of-way. This deviation is APPROVED.

2. Deviation (2) seeks relief from the LDC§ 34-1743 (b)(1) requirement to provide a residential perimeter wall with a maximum height of eight feet, to allow a perimeter wall with a

maximum height of 10 feet, which involves the 8-foot-high wall on a 2-foot-high perimeter berm. This deviation is APPROVED.

3. Deviation (3) seeks relief from LDC§34-935(e)(4) requirement to provide a minimum separation between two or more principal buildings of 20 feet or one-half the sum of their heights, to allow a 15-foot minimum principal building separation (air conditioners, concrete pads and wing walls may extend into that separation no more than 4 feet from the principal structure). This deviation is APPROVED.

4. Deviation (4) seeks relief from the LDC §10-291(1) and (2) requirement that all parcels and uses have access to a public or private street, to allow the creation of the fee simple lots, which are set back from the street right-of-way, requiring traverse over the common area abutting the street to access the garages for the three units. This deviation is APPROVED, SUBJECT TO the condition that a recorded access easement over the common area is provided to Units A, B and C, and Unit A provides a recorded perpetual use easement to Units B and C for their use of "their" garages.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan

The applicant has indicated that the STRAP number for the subject property is: 30-45-25-00-00002.1030

SECTION E. FINDINGS AND CONCLUSIONS:

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

2. The rezoning, as approved:

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

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

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

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

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

3. The rezoning satisfies the following criteria:

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

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

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

4. Urban services, as defined in the Lee Plan, are available and adequate to serve the proposed land use, and the project will be connected to the nearby sewer and watermains.

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

Commissioner Hall made a motion to adopt the foregoing resolution, seconded by Commissioner Mann. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Nay
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 19th day of March, 2007.

ATTEST:
CHARLIE GREEN, CLERK

BY: Marcia Wilson
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Robert P. Janes
Chair

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

Approved as to form by:

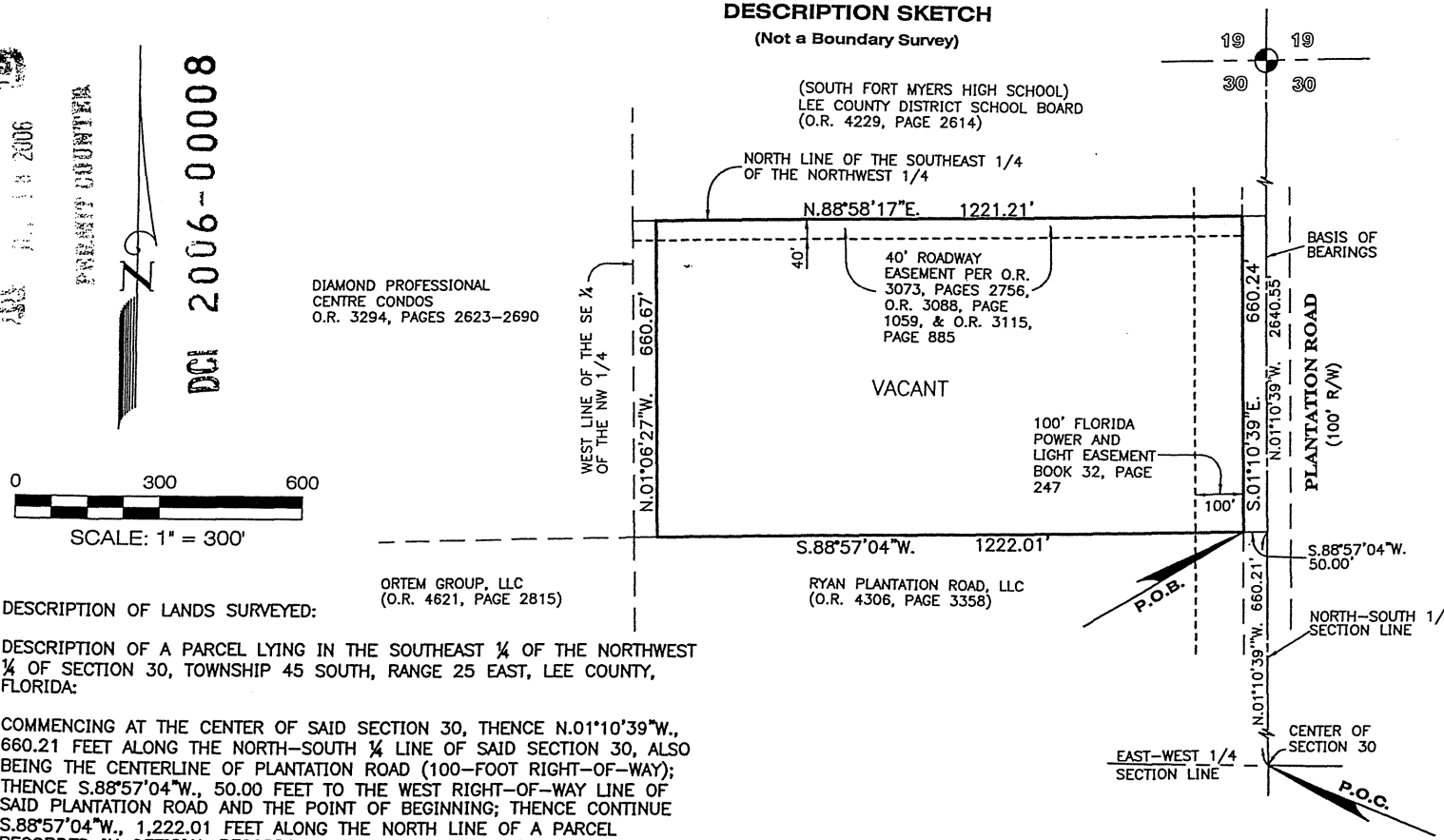
_____
Robert D. Spickerman
County Attorney's Office

EXHIBIT A

DC 2006-00008

DESCRIPTION SKETCH

(Not a Boundary Survey)



LEGEND

POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
O.R. – OFFICIAL RECORDS BOOK

SURVEYOR'S NOTES

1. Distances shown hereon are in feet and decimals thereof.
2. Bearings shown hereon are based upon the North–South ¼ Section Line of Section 30, being N.01°10'39"W.
3. Recording references are to the Public Records of Lee County, Florida, unless otherwise noted.
4. Subject to easements, reservations, and restrictions of record.

DESCRIPTION OF LANDS SURVEYED:

DESCRIPTION OF A PARCEL LYING IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA:

COMMENCING AT THE CENTER OF SAID SECTION 30, THENCE N.01°10'39"W., 660.21 FEET ALONG THE NORTH–SOUTH ¼ LINE OF SAID SECTION 30, ALSO BEING THE CENTERLINE OF PLANTATION ROAD (100–FOOT RIGHT–OF–WAY); THENCE S.88°57'04"W., 50.00 FEET TO THE WEST RIGHT–OF–WAY LINE OF SAID PLANTATION ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE S.88°57'04"W., 1,222.01 FEET ALONG THE NORTH LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 4306, PAGES 3358, PUBLIC RECORDS; THENCE N.01°06'27"W., 660.67 FEET ALONG THE EAST LINE OF DIAMOND PROFESSIONAL CENTRE CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 3294, PAGES 2623 THROUGH 2690, PUBLIC RECORDS; THENCE N.88°58'17"E., 1,221.21 FEET ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 30 TO THE WEST RIGHT–OF–WAY LINE OF PLANTATION ROAD; THENCE S.01°10'39"E., 660.24 FEET ALONG SAID WEST RIGHT–OF–WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 18.52 ACRES, MORE OR LESS.

NOT A SURVEY

DATE: 3/13/06

JAMES N. WILKISON PSM # LS4876
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NO. LB 148

PREPARED BY: HEIDT & ASSOCIATES, Inc.
Tampa • Fort Myers
CIVIL ENGINEERING
PLANNING
SURVEYING
ENVIRONMENTAL PERMITTING
LANDSCAPE ARCHITECTURE
Fort Myers Office
3800 Colonial Boulevard #200
Fort Myers, Florida 33912
Phone: 239-482-7275
FAX: 239-482-2103

SKETCH AND LEGAL PLANTATION ROAD

Prepared For: D.R. HORTON, INC, A DELEWARE CORPORATION

SHEET 1 OF 1

Dwn. KAE	Ck. JNW	DWG: PLANTATION_SKD
Date: 03/07/06		Order No.: DRH–PL–004

SECTION 30, TOWNSHIP 45S, RANGE 25E
LEE COUNTY, FLORIDA

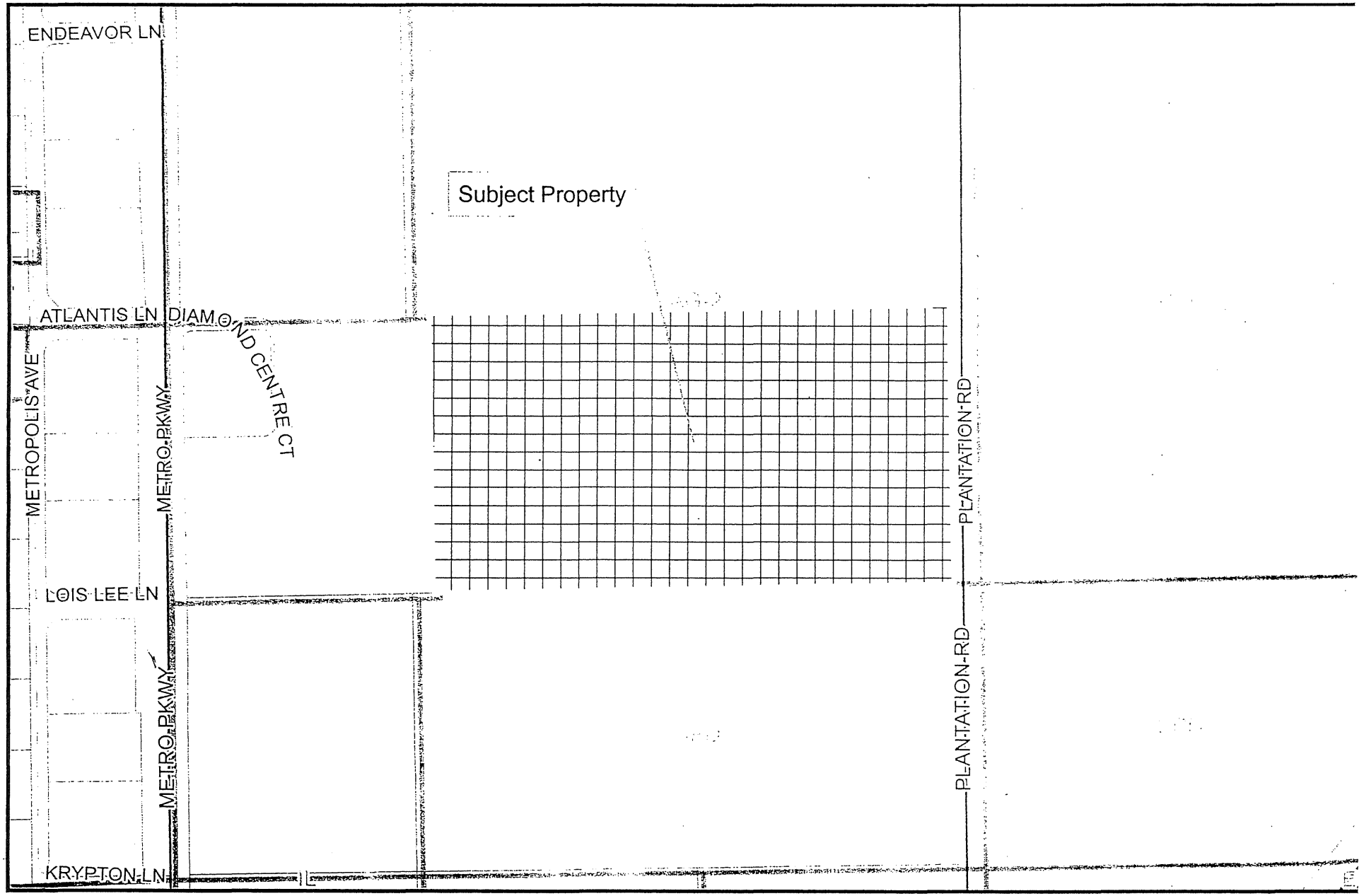
P:\Plantation 19\Master Plan\Description\PLANTATION_SKD.dwg, 3/7/2006 2:06:12 PM, keubanks, 1:300

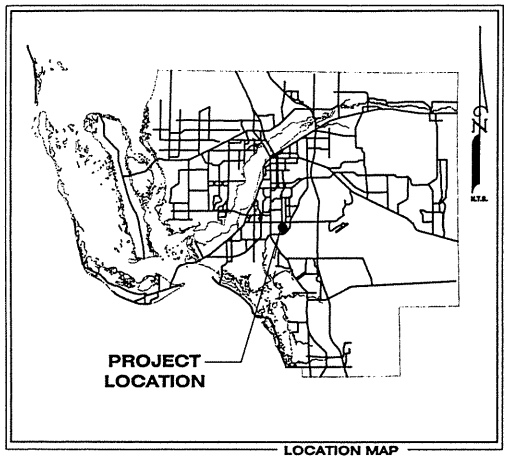
EXHIBIT B

DCI200600008

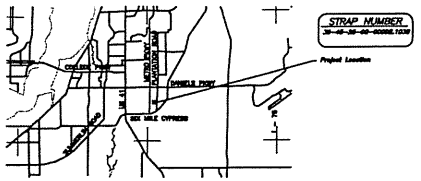
Zoning Map

9/22/2006





LOCATION MAP



LOCATION MAP
LEE COUNTY, FLORIDA
SECTION 30, TOWNSHIP 46 S, RANGE 25 E.

MASTER CONCEPT PLAN

FOR

PLANTATION 19

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

May 2, 2006

DCI 2006-00008

RECEIVED
MAY 08 2007
PERMIT COUNTER

Approved as Exhibit C
MCP Page 1 of 3
Resolution # Z-06-093

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	MASTER CONCEPT PLAN
3	DETAILS AND NOTES

HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PERMITTING
Fort Myers
Sarasota • Manatee
Brooksville

EXHIBIT "C"
1 OF 3

Metro - Plantation Site

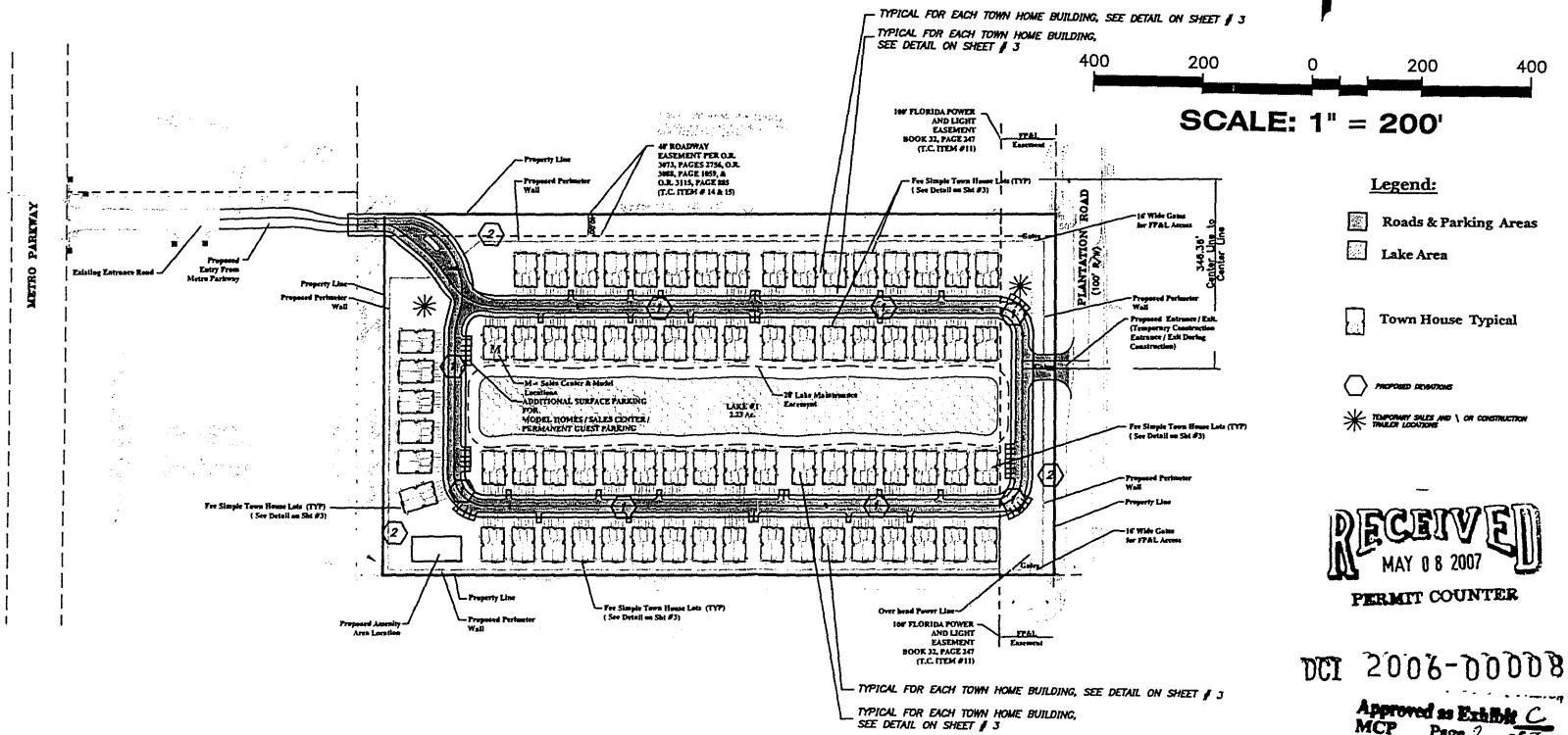
Master Concept Plan

Lee County

Town House Product

Sheet # 2 of 3

May 2, 2006



400 200 0 200 400

SCALE: 1" = 200'

Legend:

- Roads & Parking Areas
- Lake Area
- Town House Typical
- PROPOSED DEVIATIONS
- TEMPORARY SALES AND \ OR CONSTRUCTION TRAILER LOCATIONS

RECEIVED
MAY 08 2007
PERMIT COUNTER

DCI 2006-00008

Approved as Exhibit C
MCP Page 2 of 3
Resolution # Z-06-083

REVISIONS		
#	DESCRIPTION	DATE
	Revision as per County Attorney	08.28.07
	Revised for new Deviations	07.17.07
	Revision as per BOCC Hearing	07.20.07
	Revision as per County Attorney	04.19.07
	Revision as per County Attorney	05.07.07

HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING · SURVEYING · PLANNING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL PERMITTING
Port Myers · Tampa · Sarasota · Manatee · Brooksville

EXHIBIT "C"
2 OF 3

Plantation 19
Notes and Details
Lee County

Town House Product
Sheet # 1 of 1
May 2, 2006

SUMMARY

RESIDENTIAL TOWN HOUSE 3-PLEX (73 BUILDINGS)	219 UNITS
TOTAL=	219 UNITS

DEVIATION SCHEDULE:

D.1

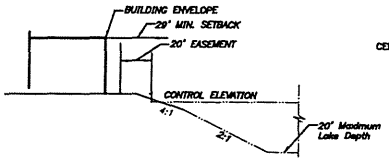
D.2

D.3

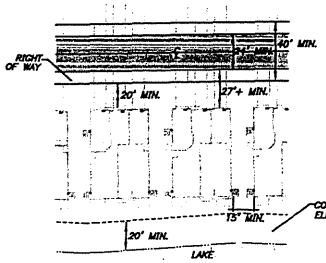
D.4

OPEN SPACE TABLE

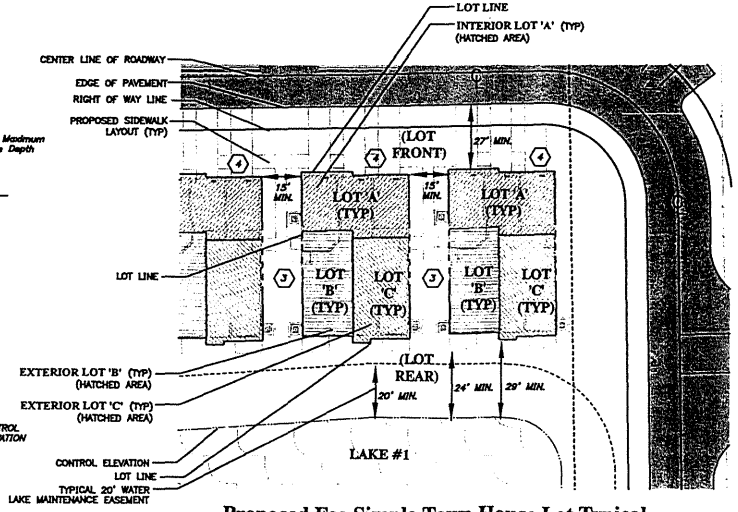
MULTIFAMILY & TOWN HOUSE RESIDENTIAL PLAN	18.52 AC±
OPEN SPACE REQUIRED	
MINIMUM REQUIRED @ 40%	7.4 AC±
ADDITIONAL OPEN SPACE REQUIRED (10% OF TOTAL LOT AREA)	0.41 AC±
TOTAL OPEN SPACE REQUIRED	7.81 AC±
OPEN SPACE PROVIDED	
PLUS ALLOWABLE LAKE AREAS (25% of 7.4 = 1.85 AC.)	1.85 AC±
COMMON LANDSCAPE AREA OUT OF RIGHT OF WAYS,	
BUILDINGS, AND OUTSIDE LANDSCAPE AREA OF	
MULTI –FAMILY BUILDINGS	6.05 AC±
OPEN SPACE PROVIDED	7.9 AC ± (42.65%)



Proposed Lake Easement & Setbacks
not to scale



Proposed Town House Plan (TYP)
not to scale



Proposed Fee Simple Town House Lot Typical
not to scale

DCI 2006-00008

RECEIVED
MAY 08 2007
PERMIT COUNTER

Approved as Exhibit C
MCP Page 3 of 3
Resolution #Z-06-093

REVISIONS		
#	DESCRIPTION	DATE
	Revisions as per County Attorney	08.30.07
	Added for 2006 Modification	03.17.07
	Revisions as per BOCC Hearing	02.20.07
	Revisions as per County Attorney	04.10.07
	Revisions as per County Attorney	05.07.07

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SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
Port Myers
Tampa
Sarasota • Manatee
Brooksville

P:\Plantation 19\Master Plan\Landplan\MCP-Post BOCC REV Exhibit 050707.dwg, 24 x 36 Details-Notes, 5/7/2007 2:40:35 PM, bmelzer, 1:2.21124

Revised Request Narrative, Consistency Analysis

Request

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

The applicant is proposing a Mixed-Use Development to allow the maximum flexibility of developing Industrial, Commercial and Residential uses. The properties are within the Intensive Development future Land use Category and is within the Mixed Use Overlay pursuant to Lee Plan Objective 11.2 and attendant Policies. See Lee Plan consistency further in this analysis. The initial development plan is to expand the existing Arthrex Logistics Center (ALC) a thriving employment center. Future development may include a different mix based on the market demands.

Site Development will be pursuant to Option A or Alternative Site Development Scenario B. The existing development includes 46,000 SF of office uses and 191,140 SF of warehouse uses. The initial development plan will include expanding the office and warehouse uses.

The development scenarios are further detailed in the TIS dated January 27, 2025.

Site Development Scenario A

Land Use	Existing Size	Proposed Increase	Total Size
Warehousing	210,000 s.f.	See Below	See Below
Light Industrial (Includes warehousing)	0 s.f.	+ 510,000 s.f. (Includes Warehousing)	510,000 s.f.
Medical Office	0 s.f.	+5,000 s.f.	5,000 s.f.
Professional Office[1] ~~and~~/or Retail Commercial/Office[1] (See Footnote 1)	46,000 s.f. 0 s.f.	+59,000 s.f. or +80,000 s.f. (See Footnote 1)	105,000 s.f. or 80,000 s.f. (See Footnote 1)

Footnote 1

The PUD's Professional Office Space will be limited to a maximum of 105,000 s.f. and 5,000 s.f. of Medical Office or the Retail/Office Commercial will be limited to a maximum of 80,000 s.f. and 5,000 s.f. of Medical Office.

Alternative Site Development Scenario B

As an alternative the site could be redeveloped to include up to 464 multi-family dwelling units and 30,000 sf of retail and/or office space. The proposed residential includes 295.951+/- standard multi-family residential units plus 168 bonus density units, for a total of 464 +/- multi-family units.

Land Use	Existing Size	Proposed Increase	Total Size
Warehousing	210,000 s.f.	(-) 210,000 0 s.f.	0 s.f.
Professional Office	46,000 s.f.	(-) 46,000 s.f.	0 s.f.
Multi-Family	0 d.u.'s.	+464 d.u.'s.	464 d.u.'s.
Retail and/or Office	0 s.f.	+30,000 s.f.	30,000 s.f.

Property History

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

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

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

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

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

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

Character of the Area

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

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

Review Criteria Analysis

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

a) Complies with the Lee Plan:

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

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

The proposed uses include 295.951 standard multi-family residential units plus 168 bonus density units, for a total of 464 +/- multi-family units, 110,000 SF of Commercial uses and 510,000 SF of Industrial uses. These uses will allow flexibility in future development and redevelopment. The initial development plan is to expand the existing Arthrex Logistics Center and future redevelopment to allow a mix of multi-family residential and commercial. This proposal furthers the intent of the Intensive Development FLUC as described above.

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

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

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

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

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

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

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

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

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

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

Goal 4 and the associated objectives and policies require new development to utilize public water and sewer systems to avoid impacts the surrounding natural features. This development will comply with these goals by utilizing the existing facilities which adds to the appropriateness of this development.

Potable water and sanitary sewer services are available to service the development as outlined in the attached Availability Letter provided by Lee County Utilities.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

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

According to the enclosed Environmental Data prepared by Earth Tech Environmental, LLC there are not environmentally sensitive areas on the subject properties therefore there is no required protections.

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

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

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

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

GOAL 11: MIXED USE. *Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments.*

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

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

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

POLICY 11.1.1: *Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity*

may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use).

See discussion for Goal 11.

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

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

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

The enclosed density calculation provided by Joe Sarracino reflects a total of 295.951 standard dwelling units and a maximum of 464.591 dwelling units utilizing bonus density. The application includes these numbers and the request for bonus density.

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

POLICY 11.2.1: *The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities though increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:*
1. Located within the extended pedestrian shed of established transit routes; and,
2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,
3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,
4. Availability of adequate public facilities and infrastructure; and
5. Will not intrude into predominately single-family residential neighborhoods.

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

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

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

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

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

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

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

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

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

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

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

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

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

POLICY 67.3.1: *Protect the integrity of schools so that educational functions are not disrupted by the intrusion of incompatible land uses.*
POLICY 67.3.5: *Land uses and development will not be permitted to the extent that it could necessitate the relocation of schools due to pressures from incompatible uses.*

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

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

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

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

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

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

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

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

b) Meets this Code and other applicable County regulations or qualifies for deviations; No deviations are being requested at this time.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conditions have not yet been set.

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

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

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

No deviations are proposed.

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

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

Lee County Community Development

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Arthrex at Plantation

Request: Rezone from: IPD & RPD To: Mixed Use Planned Development in a Mixed Use Overlay Area

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

Bonus Density included? ☐ NO ☒ YES[1] for: 168 Bonus Units

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

Summary of Project:
The applicant is requesting to rezone 37.7+/- acres from an Industrial Planed Development (IPD) and a Residential Planned Development (RPD) to a Mixed-Use Planned Development (MPD).

The proposed development program includes commercial, industrial, and multi-family residential.

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: RES Myers Holdings LLC & Earthwork Myers LLC
Address: 1130 Creekside Parkway, #112666
City, State, Zip: Naples, FL 34108
Phone Number: (239) 643-5553
E-mail Address: david.bumpous@arthrex.com

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

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

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

☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: LJA Engineering, Inc.
Contact Person: Margaret Emblidge, AICP
Address: 7400 Trail Boulevard, Suite 200
City, State, Zip: Naples, FL 34108
Phone Number: (239) 597-3111 Email: memblidge@lja.com

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

PART 2
PROPERTY OWNERSHIP

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

Name: RES Myers Holdings LLC & Earthwork Myers LLC
Address: 1130 Creekside Parkway, #112666
City, State, Zip: Naples, FL 34108
Phone Number: (239) 633-5553 Email: david.bumpous@arthrex.com

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

☒ Attach Disclosure of Interest Form.

C. Multiple parcels:

☒ Property owners list. **[34-202(a)(8)]**
☒ Property owners map. **[34-202(a)(8)]**

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

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): 9/19/2011 & 1/17/2017

PART 3
PROPERTY INFORMATION

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

30-45-25-00-00002.103A 30-45-25-00-00002.1030

B. Street Address of Property: 14550 Plantation Road, Fort Myers, FL 33912 and Undetermined

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

☐ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.
OR
☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
AND

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

☒ A Boundary survey, tied to the state plane coordinate system.
OR
☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

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

1. ☒ List of surrounding property owners. **[34-202(a)(9)]**
2. ☒ Map of surrounding property owners. **[34-202(a)(9)]**
3. ☒ One set of mailing labels. **[34-202(a)(9)]**

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

E. Current Zoning of Property: IPD & RPD

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property: Zoning Nos. Z-06-093 and Z-03-071

F. Use(s) of Property:

1. Current uses of property are: Warehouse & Vacant Residential
2. Intended uses of property are: Industrial, Commercial & Residential

G. Future Land Use Classification (Lee Plan):

Mixed Use Overlay/Intensive Development	37.7+/-	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 1,246.5 Feet
2. Depth (average if irregular parcel): 660 Feet
3. Total area: 37.7 +/- **Acres** or square feet
4. Frontage on road or street: 1,323+/- Feet on Plantation Road Street
   2nd Frontage on road or street: _____ Feet on _____ Street

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

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

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

PART 4
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**			**37.7**	**Acres**
1.	Submerged land subject to tidal influence			_____	Acres
2.	**a.** Preserved freshwater wetlands	_____	Acres		
	b. Impacted wetlands	16.62	Acres		
	c. Preserved saltwater wetlands	_____	Acres		
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)			_____	Acres
3.	R-O-W providing access to non-residential uses			_____	Acres
4.	Non-residential use areas (1) (2)			_____	Acres
B.	**Total area not eligible as gross residential acreage** (Items A.1. + A.3. + A.4.).			**16.62**	**Acres**
C.	**Gross residential acres. (A minus B)** (3)			**21.08**	**Acres**
D.	**Gross residential acres (by Land Use Category)**				
1.	**a.** Intensive Development – upland			21.08	Acres
	b. Intensive Development – preserved freshwater wetlands			_____	Acres
	c. Intensive Development – impacted wetlands			16.62	Acres
2.	**a.** Central Urban – upland			_____	Acres
	b. Central Urban – preserved freshwater wetlands			_____	Acres
	c. Central Urban – impacted wetlands			_____	Acres
3.	**a.** Urban Community or Suburban – upland			_____	Acres
	b. Urban Community or Suburban – preserved freshwater wetlands			_____	Acres
	c. Urban Community or Suburban – impacted wetlands			_____	Acres

4.	**a.**	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	**a.**	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	**a.**	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	**a.**	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	**a.**	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	**a.**	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	**a.**	Wetlands	_____	Acres
11.	**a.**	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	**a.**	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	**a.**	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres
		TOTAL (should equal "C" above)	**21.08**	**Acres**

Notes:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.

(2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.

(3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

i. Complete only if living units are proposed in a Future Land Use Category.

ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.

iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: **Intensive**

			Lee Plan Table 1(a) Max. standard density			Units
1.	**Standard Units**					
	a.	Total upland acres (from Part 4, D.)	21.08	x 14	equals	295.12
	b.	Total preserved freshwater wetlands acres (from Part 4, D.)	16.62	x 0.05	equals	0.831
	c.	Total impacted wetlands acres (from Part 4, D.)	_____	x _____	equals	
	d.	**Total Allowed Standard Units** (1)				**295.951**
2.	**Bonus Units [2-143]**					
	a.	~~Site-built~~ Affordable Housing **21.08X 8 = 168.64**				168.64
	b.	Transferrable Dwelling Units				
	c.	Sub-total				
3.	**Total Permitted Units** (1)					**464.591**

Note:

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

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

		Height	Total Floor Area (Square Feet)
A.	**Commercial***		
1.	Medical (Develop Scenario A)	55	5,000
2.	General Office (Dev Scenario A)	55	105,000
~~**3.**~~	or Retail/Office (Dev Scenario A)	55	80,000
3.	Retail/Office (Dev Scenario B)	55	30,000
4.	**TOTAL FLOOR AREA**		**Scenario A = 110,000 or 80,000 or Scenario B = 30,000**

***See revised TIS for development options and limitations on retail based on development in Scenario A. Scenario A is limited to a maximum of 105,000 S.F. of office and 5,000 S.F. of medical or 80,000 SF of retail/office and 5,000 S.F. of Medical Office. Scenario B is limited to 30,000 S.F. of retail/office.**

		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof	55	510,000
2.	Not Under Roof		
3.	**TOTAL FLOOR AREA**		

		Depth	Total Acres
C.	**Mining**		
1.	Area to be excavated		

		Height	Total Beds/Units
D.	**Assisted Living Facilities**		
1.	Dependent Living Units		
2.	Independent Living Units		
3.	**TOTAL BEDS/UNITS**		

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
1.	< 425 sq. ft.		
2.	426-725 sq. ft.		
3.	725 < sq. ft.		
4.	**TOTAL UNITS**		

PART 7
ACTION REQUESTED

A. **Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)] See Enclosed Request Narrative/Comp Plan & LDC Consistency**

B. **Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)] See Enclosed TIS**

C. **Master Concept Plan:**

1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)] See Enclosed MCP**
2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)] See Enclosed Schedule of Uses.**
3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)] N/A**

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

Not Applicable

☒ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8
ENVIRONMENTAL REQUIREMENTS- See Environmental Data Report

A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)b.iv.]**
See Environmental Data Report

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
See Environmental Data Report

C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
See Environmental Data Report

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A

E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**
See Environmental Data Report

F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.] See Environmental Data Report**

G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.] N/A**

H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan

marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.] N/A**

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES- N/A

A. Special Effluent: If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

_____

B. Private On-Site Facilities: If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

   _____

2. Quality of the effluent:

   _____

3. Expected life of the facility:

   _____

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

   _____

5. Receiving bodies or other means of effluent disposal:

   _____

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

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

   _____

2. Current water table conditions:

   _____

3. Proposed rate of application:

   _____

4. Back-up system capacity:

   _____

PART 10
ADDITIONAL REQUIREMENTS

A. Major Planned Developments:

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

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

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

D. Private Recreational Facility Planned Developments (PRFPDs): N/A

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)] See enclosed writeup.**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.] N/A**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**
5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

- X **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(a)(10)]**
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(a)(10)]**

F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(a)(12)] N/A**

G. Flood Hazard:

- ☐ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- X The minimum elevation required for the first habitable floor is 14.5 FT NAVD (MSL)

H. Excavations/Blasting:

- X No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]

- X Not Applicable
- ☐ Provide a Hazardous materials emergency plan.

J. Mobile Home Park: [34-174(h)]

- X Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

K. Airport Zones & Lee County Port Authority (LCPA) Requirements:

- X Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

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

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

Exhibit A

DESCRIPTION

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

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

CONTAINING 37.8 ACRES MORE OR LESS.

REVIEWED
DCI2024-00034
Rick Burris, Principal Planner
Lee County DCD/Planning
11/12/2024

Mark Texter

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

NO. _____ DATE _____

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

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

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

LJA
EMPLOYEE-OWNED. CLIENT FOCUSED.
Collier County:
7900 Trail Boulevard, Suite 200
Naples, FL 34108
P: 239.598.3131
F: 239.643.5020

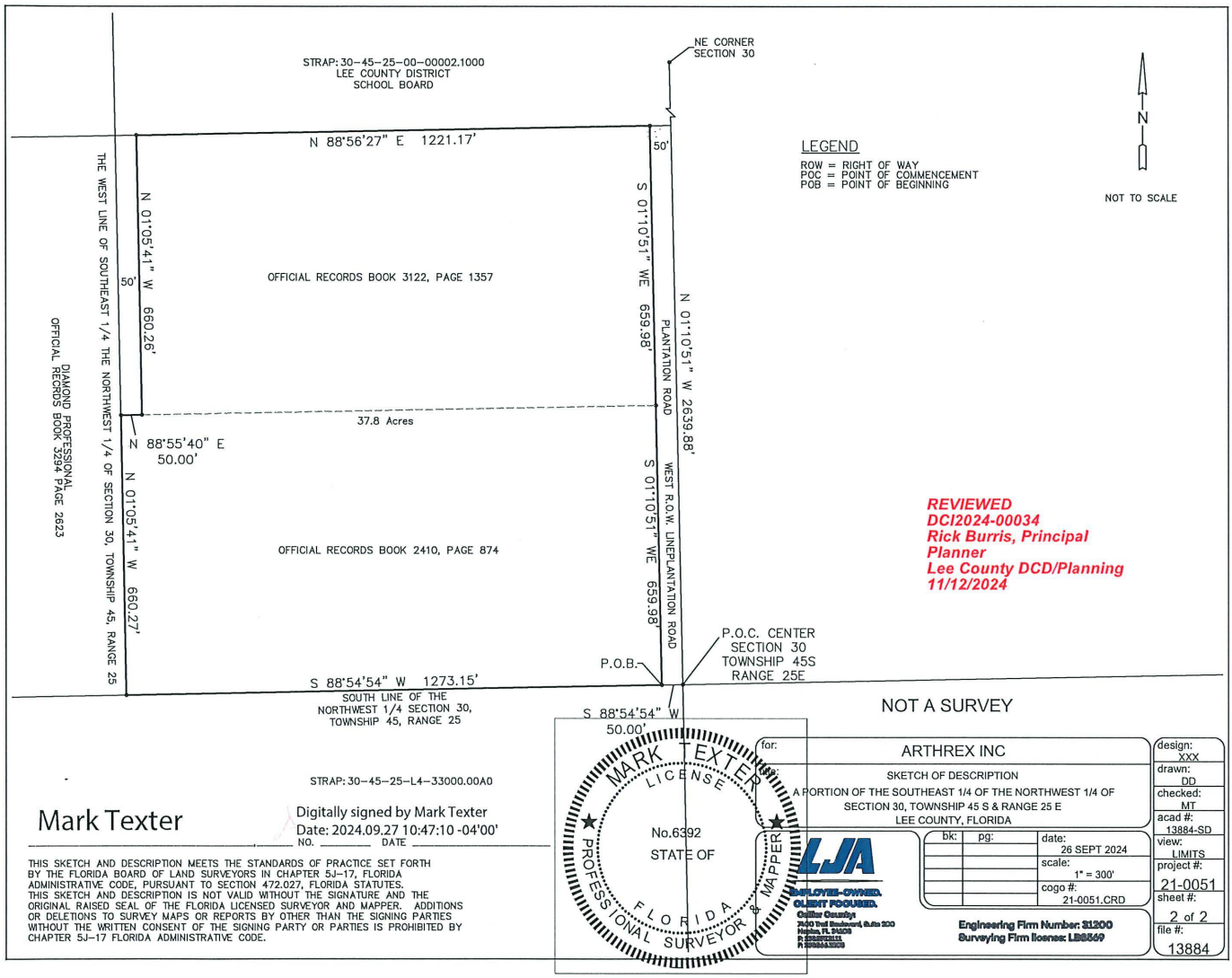
bk:	pg:	date:
		26 SEPT 2024
		scale: 1" = 300'
		cogo #: 21-0051.CRD

Engineering Firm Number: 31200
Surveying Firm license: LB8569

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

Attachment N

Exhibit A



Mark Texter

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

NO. _____ DATE _____

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