



CPA2025-00003
**APPLICATION FOR A COMPREHENSIVE
PLAN AMENDMENT - MAP**

Project Name: Pugliese Multifamily

Project Description: The application is requesting a map Amendment to change the 13.2-acre site from Suburban to Urban Community

Map(s) to Be Amended: Map 1, Page 1

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

1. **Name of Applicant:** Land America, LLC-Chris King

Address: 101 Pugliese's Way, Suite 200

City, State, Zip: Delray Beach, FL 33444

Phone Number: 561-454-1606

E-mail: cking@puglieseco.com

2. **Name of Contact:** Quattrone & Associates, Inc

Address: 4301 Veronica Shoemaker Blvd

City, State, Zip: Fort Myers, FL 33916

Phone Number: 239-936-5222

E-mail: permits@gainc.net

3. **Owner(s) of Record:** Clara Point, LLC

Address: 101 Puglieses Way, 2nd Fl

City, State, Zip: Delray Beach, FL 33444

Phone Number: _____

E-mail: _____

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MAY 09 2025

4. **Property Location:**

1. Site Address: Access Undetermined (S. Tamimai Trail)

2. STRAP(s): 01-46-24-00-00004.2020; 01-46-24-00-00004.2000

COMMUNITY DEVELOPMENT

5. **Property Information:**

Total Acreage of Property: 13.2 ac

Total Acreage Included in Request: 13.2 ac

Total Uplands: 8.94 ac

Total Wetlands: 4.26 ac

Current Zoning: C-1

Current Future Land Use Category(ies): Suburban

Area in Each Future Land Use Category: 13.2

Existing Land Use: vacant

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

Residential Units/Density: 6 du/ac
max of 8du/ac through greater Pine Island TDUs

Commercial Intensity: 100,000 to
400,000 sf

Industrial Intensity: Per "LDC"

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

Residential Units/Density: 6 du/ac
max of 10du/ac with affordable housing bonus

Commercial Intensity: 100,000 to
400,000 sf

Industrial Intensity: Per "LDC"

Public Facilities Impacts

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

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

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

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

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

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

AFFIDAVIT

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

[Signature] 3/1/23
Signature of Applicant Date

Robert H Goodman
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on 3/1/23 (date) by Robert H Goodman (name of person providing oath or affirmation), who is personally known to me or who has produced [Signature] (type of identification) as identification.

[Signature]
Signature of Notary Public

Megan Shaw
(Name typed, printed or stamped)



**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared David Cloran, as Vice President, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 01-46-24-00-00004.2000, 01-46-24-00-00004.2020 and is the subject of an application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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

 VP

Property Owner

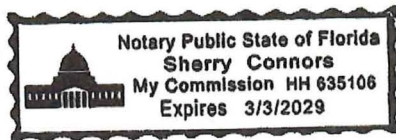
David Cloran, Vice President
Print Name

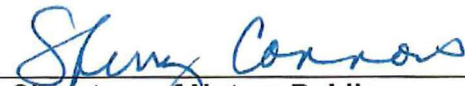
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF ~~LEE~~ PALM BEACH

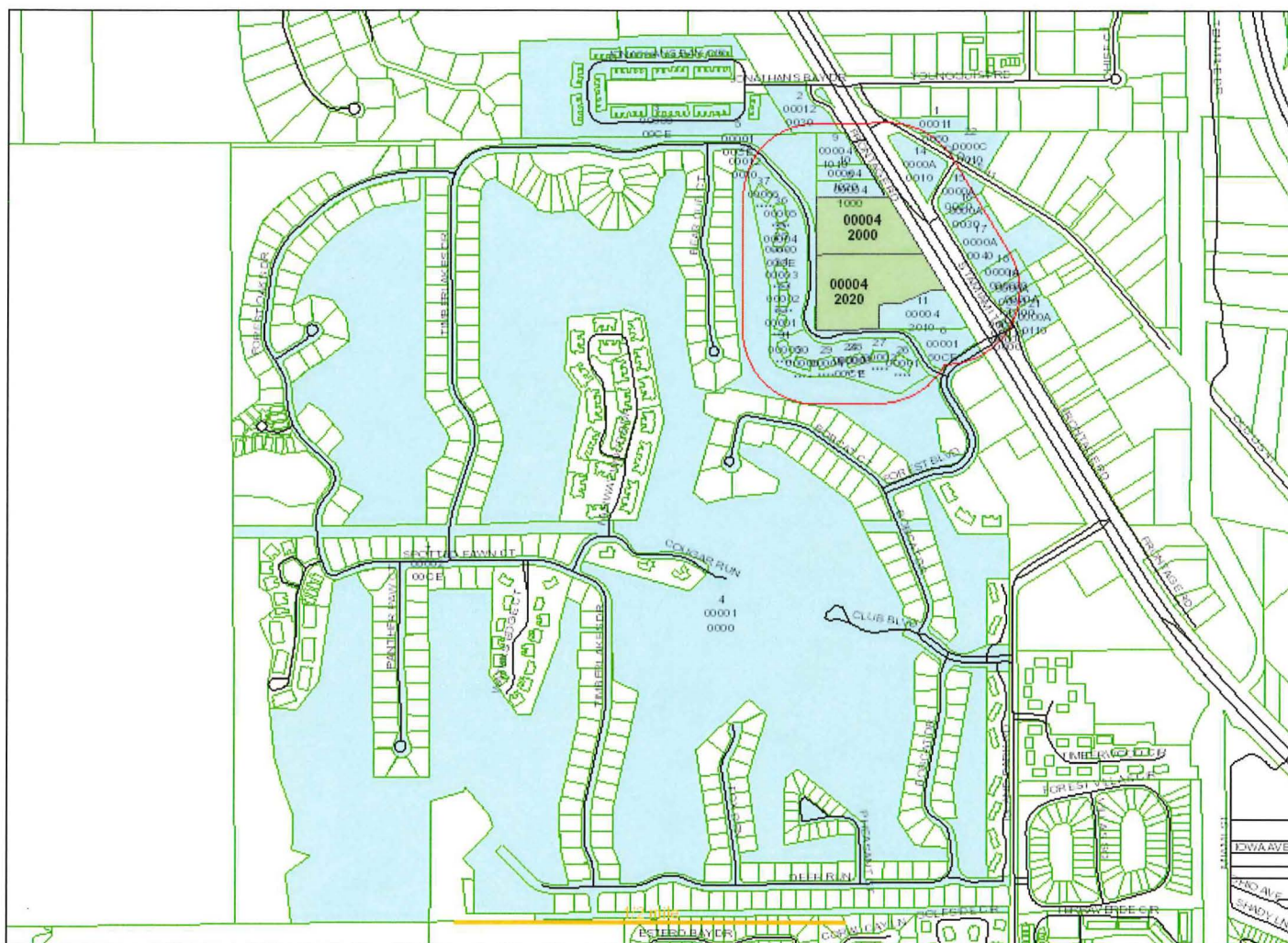
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on MAY 1, 2025 (date) by David Cloran as Vice President Clara Point, LLC (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL





Signature of Notary Public



Buffer Distance: 500 feet Rerun

Subject Parcels: 01-46-24-00-00004.2000, 01-46-24-00-00004.2020

To change, add or remove subject parcels please change the parcel selection in [GeoView](#)

[Click here to download the map image, mailing labels \(Avery 5161\) and CSV formatted information.](#)

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
OLD 41 HOLDINGS LLC 12010 LUCCA ST #202 FORT MYERS FL 33966	36-45-24-00-00011.0050 15989 OLD US 41 FORT MYERS FL 33912	PARL IN SW 1/4 OF SE 1/4 AS DESC IN OR 1500 PG 1510	1
EICH PROPERTIES OF JONATHANS B 203 EAST PITT ST STE 101 BEDFORD PA 15522	36-45-24-00-00012.0030 6080 JONATHANS BAY DR FORT MYERS FL 33908	PARCEL IN SW 1/4 AS DESC IN INST#2006-203449 LESS INST #2010000008439	2
JONATHANS BAY CONDO ASSN SENTRY MANAGEMENT INC 2180 W SR 434 #5000 LONGWOOD FL 32779	36-45-24-10-00000.00CE JONATHANS BAY C/E FORT MYERS FL 33908	JONATHANS BAY CONDO DESC IN INST#2006-21492 + 77821 + 77822 + 143390 + 143389 + 146644 + 123453 + 146643 + 227209 + 227210 + 271707 + 271708 COMMON ELEMENTS	3
FOREST COUNTRY CLUB MEMBERSHIP 6100 CLUB BLVD SW FORT MYERS FL 33908	01-46-24-00-00001.0000 6227 DEER RUN FORT MYERS FL 33908	PARL DESC OR 2042 PG 4511 SEC 1 + 2 FOREST GOLF COURSE	4

FORESTY PROPERTY OWNERS 5990 FOREST BLVD FORT MYERS FL 33908	01-46-24-00-00001.00CE FOREST C/E FORT MYERS FL 33908	PARL IN SW 1/4 OF NE 1/4 DESC OR 2058 PG 4449 TR B + C COMMON ELEMENT	5
FORESTY PROPERTY OWNERS 5990 FOREST BLVD FORT MYERS FL 33908	01-46-24-00-00001.50CE FOREST C/E FORT MYERS FL 33908	PARL IN SW 1/4 OF NE 1/4 DESC OR 1906 PG 1103 LYING N OF R/W	6
FOREST PROPERTY OWNERS ASSN 5990 FOREST BLVD FORT MYERS FL 33908	01-46-24-00-00002.00CE 5990 FOREST BLVD FORT MYERS FL 33908	THE FOREST IDD CANAL ESMTS TRACTS S T + ALL PRIVATE R/W + OR 2058 PG 4447 COMMON ELEMENT	7
16090 S TAMiami TRAIL LLC CHADD HODGES 325 COCOHATCHEE BLVD NAPLES FL 34110	01-46-24-00-00004.1000 16080/090 S TAMiami TRL FORT MYERS FL 33908	PARL IN NE 1/4 LESS PARCELS 4.101-4.102 + LESS IONA DRAINAGE CANAL K	8
P F HOLDINGS FLORIDA LLC 308 SPIDER LILY LN NAPLES FL 34119	01-46-24-00-00004.1010 16050 S TAMiami TRL FORT MYERS FL 33908	PARL IN NE 1/4 AS DESC IN OR 1812 PG 0249 LESS US 41 + RW OR 1804 PG 2735	9
PELICAN COAST CARS LLC 8152 PENNSYLVANIA BLVD FORT MYERS FL 33967	01-46-24-00-00004.1020 16070 S TAMiami TRL FORT MYERS FL 33908	PARL IN NE 1/4 AS DESC OR 1998 PG 932	10
WILES MARK T TR 7851 SUPPLY DR FORT MYERS FL 33912	01-46-24-00-00004.2010 16240 S TAMiami TRL FORT MYERS FL 33908	PARL IN N W 1/4 OF N E 1/4 SEC 01 TWP 46 R 24 DESC IN OR 1293 PG 1636 LESS OR 3564 PG 1630	11
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	01-46-24-00-00010.0000 16203 S TAMiami TRL FORT MYERS FL 33908	BEG NE COR OF SW1/4 OF NE1/4 RUN S84FT POINT ON ON US 41 N31D W 78FT N62D E 32FT N89D E 11.62FT TO POB	12
SWOR DORIS TR 16621 BOBCAT CT SW FORT MYERS FL 33908	01-46-24-00-00011.0000 ACCESS UNDETERMINED FORT MYERS FL	PAR DESC IN PETITION FOR VACATE OR 3030 PG 802	13
WEGGE THOMAS M TR 23220 SALINAS WAY BONITA SPRINGS FL 34135	01-46-24-01-0000A.0010 16065 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLK A PB 30 PG 95 LOT 1	14
WEGGE THOMAS M TR 23220 SALINAS WAY BONITA SPRINGS FL 34135	01-46-24-01-0000A.0020 16081 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLK A PB 30 PG 95 LOT 2	15
MILBERG SVEN & KERSTIN 1045 WYOMI DR FORT MYERS FL 33919	01-46-24-01-0000A.0030 16101 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLK A PB 30 PG 95 LOT 3	16
WALTCO ENTERPRISES INC + 1943 MARAVILLA AVE FORT MYERS FL 33901	01-46-24-01-0000A.0040 16133 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLKA PB30PG95 LTS4 5+6+ NLY50FT LT7 +BLK B LOT 2	17
SOUTH 16165 LLC 16165 S TAMiami TRL STE 101 FORT MYERS FL 33908	01-46-24-01-0000A.0080 16165 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLK A PB 30 PG 95 LOT 8 + S 50 FT OF LOT 7	18
COLAS BERNARD TR 17627 BOAT CLUB DR FORT MYERS FL 33908	01-46-24-01-0000A.0090 16179 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLK A PB 30 PG 95 LOT 9	19
COLOS BERNARD TR 17627 BOAT CLUB DR FORT MYERS FL 33908	01-46-24-01-0000A.0100 16191 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLK A PB 30 PG 95 LOT 10	20
MILLER KEITH A TR 15070 INTRACOASTAL CT FORT MYERS FL 33908	01-46-24-01-0000A.0110 16205 S TAMiami TRL FORT MYERS FL 33908	LEE CO INDUSTRIAL PARK BLK A PB 30 PG 95 LOT 11 + 12	21
MAST DALE M 16101 OLD US 41 FORT MYERS FL 33912	01-46-24-01-0000C.0010 16051 OLD US 41 FORT MYERS FL 33912	LEE CO INDUSTRIAL PARK BLK C PB 30 PG 95 LOT 1	22

WILDER MELIA A & VAN 14611 WILLOW CREEK DR CENTREVILLE VA 20120	01-46-24-04-00012.0010 16530 TIMBERLAKES DR FORT MYERS FL 33908	FOREST UNIT 2 BLK 12 PB 34 PG 22 LOT 1	23
DOVE HOLLOW CONDO ASSOC INC SENTRY MANAGEMENT INC 2180 W SR 434 #5000 LONGWOOD FL 32779	01-46-24-05-00000.00CE 16440 TIMBERLAKES DR FORT MYERS FL 33908	DOVE HOLLOW CONDO DESC OR 1569/2023 + 1586/56 CP 7 PG 216 COMMON ELEMENTS	24
DOVES NEST CONDO ASSOC INC SENTRY MANAGEMENT INC 2180 W SR 434 #5000 LONGWOOD FL 32779	01-46-24-10-00000.00CE 16474 TIMBERLAKE DR FORT MYERS FL 33908	DOVES NEST CONDO DESC OR 1701 PG 0283 COMMON ELEMENTS	25
BREHMER PROPERTIES LLC 108 1/2 W WISCONSIN AVE NEENAH WI 54956	01-46-24-05-00001.1010 16424 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 101	26
STAPLETON DEBORAH M L/E 16424 TIMBERLAKES DR #102 FORT MYERS FL 33908	01-46-24-05-00001.1020 16424 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 102	26
BECKHAM KEITH J 251 STRATHMOOR WAY O FALLON MO 63368	01-46-24-05-00001.1030 16424 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 103	26
RENAUD KEVIN G & SHARON A 16424 TIMBERLAKES DR #104 FORT MYERS FL 33908	01-46-24-05-00001.1040 16424 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 104	26
CERNUGEL WILLIAM J TR 8111 LAKE RIDGE DR BURR RIDGE IL 60527	01-46-24-05-00001.2010 16424 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 201	26
BRENNER TODD 16424 TIMBERLAKES DR #202 FORT MYERS FL 33908	01-46-24-05-00001.2020 16424 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 202	26
GREENE BENJAMIN TR 16424 TIMBERLAKES DR #203 FORT MYERS FL 33908	01-46-24-05-00001.2030 16424 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 203	26
ONEILL TIMOTHY P TR 4291 SABAL POINTE DR SE GRAND RAPIDS MI 49546	01-46-24-05-00001.2040 16424 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 1 OR 1569 PG 2023 UNIT 204	26
MARTIN GORDON T & FAIRLIE L 35 ANNDAL RD SCARBOROUGH ON M1N 1C6 CANADA	01-46-24-05-00002.1010 16430 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023 UNIT 101	27
COBB JAMES P & ELEANOR D L/E 2213 CHICKERING LN NASHVILLE TN 37215	01-46-24-05-00002.1020 16430 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023 UNIT 102	27
GIETTER LONNIE SCOTT & 16430 TIMBERLAKES DR #103 FORT MYERS FL 33908	01-46-24-05-00002.1030 16430 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023 UNIT 103	27
BRODERICK STEPHEN L + 188 BLESSING DR TALLMADGE OH 44278	01-46-24-05-00002.1040 16430 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023 UNIT 104	27
MONOCCHIO JOSEPH R TR 19939 S MALLORY DR FRANKFORT IL 60423	01-46-24-05-00002.2010 16430 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023 UNIT 201	27
ASPINWALL JASON D & 2450 MINTON RD HAMILTON OH 45013	01-46-24-05-00002.2020 16430 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023 UNIT 202	27
GERMER AMY B L/E 16430 TIMBERLAKES DR # 203 FORT MYERS FL 33908	01-46-24-05-00002.2030 16430 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023 UNIT 203	27
M W THOMPSON ENTERPRISES LLC 9770 MAINSAIL CT	01-46-24-05-00002.2040 16430 TIMBERLAKES DR #204	DOVE HOLLOW CONDO BLDG 2 OR 1569 PG 2023	27

FORT MYERS FL 33919	FORT MYERS FL 33908	UNIT 204	
BRYANT JOAN ELAINE 609 NORTH MERIDIAN ST LEBANON IN 46052	01-46-24-05-00003.1010 16436 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 101	28
COY DALE E + JACQUELINE S 16436 TIMBERLAKES DR #102 FORT MYERS FL 33908	01-46-24-05-00003.1020 16436 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 102	28
PERKINSON CYNTHIA R & 13323 POINT RIDER LN HERNDON VA 20171	01-46-24-05-00003.1030 16436 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 103	28
FOREST NEST LLC PO BOX 1118 LABELLE FL 33975	01-46-24-05-00003.1040 16436 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 104	28
GREEN VALERIA L 481 VINEYARD RD NICHOLASVILLE KY 40356	01-46-24-05-00003.2010 16436 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 201	28
KUMM ERVIN E TR 3105 MERIDIAN DR CHAMPAIGN IL 61822	01-46-24-05-00003.2020 16436 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 202	28
SMALL MICHAEL P TR 16436 TIMBERLAKES DR # 203 FORT MYERS FL 33908	01-46-24-05-00003.2030 16436 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 203	28
SCHOCK DWAYNE B & JAYNE S 585 YELLOWSTONE DR ELGIN IL 60123	01-46-24-05-00003.2040 16436 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 3 OR 1569 PG 2023 UNIT 204	28
FULLER TODD A & 16442 TIMBERLAKES DR #101 FORT MYERS FL 33908	01-46-24-05-00004.1010 16442 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 101	29
CURREY ALLAN R & KRISTINE L TR 16442 TIMBERLAKES DR #102 FORT MYERS FL 33908	01-46-24-05-00004.1020 16442 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 102	29
HURT HOMER R & MARY K 16442 TIMBERLAKES DR # 103 FORT MYERS FL 33908	01-46-24-05-00004.1030 16442 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 103	29
FOREST RETREAT LLC PO BOX 1118 LABELLE FL 33975	01-46-24-05-00004.1040 16442 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 104	29
ERNST STEPHEN K 16442 TIMBERLAKES DR #201 FORT MYERS FL 33908	01-46-24-05-00004.2010 16442 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 201	29
SORRENTINO WILLIAM C & 524 ILEXBERRY LN TOMS RIVER NJ 08753	01-46-24-05-00004.2020 16442 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 202	29
MW THOMPSON ENTERPRISES LLC 9770 MAINSAIL CT FORT MYERS FL 33919	01-46-24-05-00004.2030 16442 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 203	29
WALDRON BONNIE 304 WEXFORD PL GALLATIN TN 37066	01-46-24-05-00004.2040 16442 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 4 OR 1569 PG 2023 UNIT 204	29
WACHSBERG MICHAEL M & SUSAN 2901 RIDGE RD WHITE LAKE MI 48383	01-46-24-05-00005.1010 16448 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 101	30
CAPRIO JOSEPH M TR 7195 RAMBLING BROOK RD HAMILTON NY 13346	01-46-24-05-00005.1020 16448 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 102	30
MANN RENEE 16448 TIMBERLAKES DR #103 FORT MYERS FL 33908	01-46-24-05-00005.1030 16448 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 103	30

DUFFY FAMILY TRUST 3520 BANKVIEW DR JOLIET IL 60431	01-46-24-05-00005.1040 16448 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 104	30
SPEIR DAVID + 16448 TIMBERLAKES DR #201 FORT MYERS FL 33908	01-46-24-05-00005.2010 16448 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 201	30
C2C HOMES LLC 800 WEST AVE #829 MIAMI BEACH FL 33139	01-46-24-05-00005.2020 16448 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 202	30
BERNZOTT JOHN & CINDY 244 N FAIRWAY DR CONNERSVILLE IN 47331	01-46-24-05-00005.2030 16448 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 203	30
REIMET ELAINE R & RICHARD 13 SUNNYSIDE CT OCEAN CITY NJ 08226	01-46-24-05-00005.2040 16448 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 5 OR 1569 PG 2023 UNIT 204	30
MANTERIS WILLIAM A & 2506 CLUBHOUSE DR WEXFORD PA 15090	01-46-24-05-00006.1010 16454 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 101	31
MYER TIFFANY & KEVIN 104 CATHERINE ST NEW HAMBURG ON N3A 0B3 CANADA	01-46-24-05-00006.1020 16454 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 102	31
GARANT RICHARD & 16454 TIMBERLAKES DR #103 FORT MYERS FL 33908	01-46-24-05-00006.1030 16454 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 103	31
HARBOUR MICHAEL MARTIN & 16454 TIMBERLAKES DR # 104 FORT MYERS FL 33908	01-46-24-05-00006.1040 16454 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 104	31
HUNTER HOWARD JOSEPH & 16454 TIMBERLAKES DR APT 201 FORT MYERS FL 33908	01-46-24-05-00006.2010 16454 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 201	31
RHINE PAUL & DIANE 6 MAGNOLIA LN TOMS RIVER NJ 08753	01-46-24-05-00006.2020 16454 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 202	31
VASSE PIERRE & DOMINIQUE 16454 TIMBERLAKES DR # 203 FORT MYERS FL 33908	01-46-24-05-00006.2030 16454 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 203	31
MONSON BRETT ALAN & 1924 N 132ND AVE CIR OMAHA NE 68154	01-46-24-05-00006.2040 16454 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE HOLLOW CONDO BLDG 6 OR 1569 PG 2023 UNIT 204	31
DUPERRE PAUL W & CAROLE B 16460 TIMBERLAKES DR 101 FORT MYERS FL 33908	01-46-24-10-00001.1010 16460 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 101	32
DEFORD TERENCE M & 3409 VINSON DR LEWIS CENTER OH 43035	01-46-24-10-00001.1020 16460 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 102	32
FORTUNE MACHINERY CO INC 16530 TIMBERLAKES DR FORT MYERS FL 33908	01-46-24-10-00001.1030 16460 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 103	32
MESSORE CONSTANCE L + 16460 TIMBERLAKES DR APT 104 FORT MYERS FL 33908	01-46-24-10-00001.1040 16460 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 104	32
JONES STEPHEN C & KATHLEEN 16460 TIMBERLAKES DR #201 FORT MYERS FL 33908	01-46-24-10-00001.2010 16460 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 201	32
HEDMAN TROY & 17925 HIGH ST STILWELL KS 66085	01-46-24-10-00001.2020 16460 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 202	32

DUNN ED JOSEPH & TONYA 1500 NOTTINGHAM DR SAINT JOSEPH IL 61873	01-46-24-10-00001.2030 16460 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 203	32
MOSBERGER SCHERLI H & 16460 TIMBERLAKES DR #204 FORT MYERS FL 33908	01-46-24-10-00001.2040 16460 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 1 OR 1701 PG 0283 UNIT 204	32
ROTH KEVIN S & ELLEN T 5658 WENDY CIR LOCKPORT NY 14094	01-46-24-10-00002.1010 16466 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 101	33
FLANAGAN MARGARET LAPATA 568 INGLESIDE PARK EVANSTON IL 60201	01-46-24-10-00002.1020 16466 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 102	33
FOREST HAVEN LLC PO BOX 1118 LABELLE FL 33975	01-46-24-10-00002.1030 16466 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 103	33
CAVALCO ANTHONY R & 15100 HIDDEN GLEN CT ELM GROVE WI 53122	01-46-24-10-00002.1040 16466 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 104	33
KELMAR REALTY LLC 170 JAMESTOWN ROAD LEOMINSTER MA 01453	01-46-24-10-00002.2010 16466 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 201	33
MORRIS PATRICK J & SANDRA L 4211 MILLCROFT PK DR #15 BURLINGTON ON L7M 3Y9 CANADA	01-46-24-10-00002.2020 16466 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 202	33
LYDEN MICHAEL J 20 FORESIDE RD CUMBERLAND FORESIDE ME 04110	01-46-24-10-00002.2030 16466 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 203	33
BOUGIE MARIA & STEVEN 5511 N SHORELAND AVE WHITEFISH BAY WI 53217	01-46-24-10-00002.2040 16466 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 2 OR 1701 PG 0283 UNIT 204	33
ELLER LARS B W & ANGELA K 100 COUNTRY CLUB RD BRYAN OH 43506	01-46-24-10-00003.1010 16472 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 101	34
FOREST RE INVESTMENTS LLC 16905 TIMBERLAKES DR FORT MYERS FL 33908	01-46-24-10-00003.1020 16472 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 102	34
PROVENZA JUDITH A 16472 TIMBERLAKES DR #103 FORT MYERS FL 33908	01-46-24-10-00003.1030 16472 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 103	34
GALLIN CHRISTOPHER & NANCY 423 WESTCHESTER AVE YONKERS NY 10707	01-46-24-10-00003.1040 16472 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 104	34
GRAHAM S ASHBY TRUST + 1488 RIVIERA AVE S LAKELAND MN 55043	01-46-24-10-00003.2010 16472 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 201	34
COBB RICHARD J JR & 200 HILL RD WILLOWBROOK IL 60527	01-46-24-10-00003.2020 16472 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 202	34
BENN SUZANNE D TR 16472 TIMBERLAKES DR #203 FORT MYERS FL 33908	01-46-24-10-00003.2030 16472 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 203	34
MONDRO MARK & 16484 TIMBERLAKES DR #101 FORT MYERS FL 33908	01-46-24-10-00003.2040 16472 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVES NEST CONDO BLDG 3 OR 1701 PG 0283 UNIT 204	34
CARLTON SARAH M 63 GRAYFIELD DR STOUFFVILLE ON L4A 0B1 CANADA	01-46-24-10-00004.1010 16478 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 101	35

SALE GARY & DANNA LLOYD 2217 CRYSTAL DR MARION IN 46952	01-46-24-10-00004.1020 16478 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 102	35
BRICKELL LYNDA COLLEN + 62 MILLDOCK DR TORONTO ON M1C 4L3 CANADA	01-46-24-10-00004.1030 16478 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 103	35
MCEWEN BRUCE & DEBRA 20 HILLOCK PL TORONTO ON M1J 2Y7 CANADA	01-46-24-10-00004.1040 16478 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 104	35
MESSORE MICHAEL B III & 12 LAUREL LN BARRINGTON RI 02806	01-46-24-10-00004.2010 16478 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 201	35
MOSSBURG MARC W & 16478 TIMBERLAKES DR #202 FORT MYERS FL 33908	01-46-24-10-00004.2020 16478 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 202	35
NANCY P RADOSTA TRUST 5424 HACIENDA PL PARKER CO 80134	01-46-24-10-00004.2030 16478 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 203	35
KOCHER JOHN J + KATHLEEN M 17552 MULBERRY AVE TINLEY PARK IL 60487	01-46-24-10-00004.2040 16478 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 4 OR 1701 PG 283 UNIT 204	35
MONDRO MARK & 16484 TIMBERLAKES DR #101 FORT MYERS FL 33908	01-46-24-10-00005.1010 16484 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1701 PG 283 UNIT 101	36
DUPERRE STEPHEN & JENNIFER 1824 BAYBROOK CT NAPERVILLE IL 60564	01-46-24-10-00005.1020 16484 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1701 PG 283 UNIT 102	36
GAIGER KAREN L/E 16484 TIMBERLAKES DR #103 FORT MYERS FL 33908	01-46-24-10-00005.1030 16484 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1701 PG 283 UNIT 103	36
TRUE JAMES L 143 PINELOCH DR PORTLAND ME 04103	01-46-24-10-00005.1040 16484 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1710 PG 283 UNIT 104	36
FISHER FREDERICK YORK 2045 LAKE SHORE BLVD W #2407 TORONTO ON M8V 2Z6 CANADA	01-46-24-10-00005.2010 16484 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1701 PG 283 UNIT 201	36
MORRELL MICHAEL & DEBORAH 16484 TIMBERLAKES DR #202 FORT MYERS FL 33908	01-46-24-10-00005.2020 16484 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1701 PG 283 UNIT 202	36
BAUMGARTNER GARY F TR 811 ATLANTA CT NAPERVILLE IL 60540	01-46-24-10-00005.2030 16484 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1701 PG 283 UNIT 203	36
BAUMGARTNER GARY F TR 811 ATLANTA CT NAPERVILLE IL 60540	01-46-24-10-00005.2040 16484 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 5 OR 1701 PG 283 UNIT 204	36
HOMENICK JASON T & DIANE C 3837 EDGECLIFFE RUN MISSISSAUGA ON L5M 6N6 CANADA	01-46-24-10-00006.1010 16490 TIMBERLAKES DR #101 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 101	37
KIDNIE PETER 11 MARKWOOD CRES ETOBICOKE ON M9C 1L1 CANADA	01-46-24-10-00006.1020 16490 TIMBERLAKES DR #102 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 102	37
WILLIAMSON DONNA M + 5914 N NORTHWEST HWY CHICAGO IL 60631	01-46-24-10-00006.1030 16490 TIMBERLAKES DR #103 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 103	37

TOUGAS LORRAINE M TR 66 HERBERT ST EAST GREENWICH RI 02818	01-46-24-10-00006.1040 16490 TIMBERLAKES DR #104 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 104	37
PRESTON GARY W & JOAN C 16490 TIMBERLAKES DR #201 FORT MYERS FL 33908	01-46-24-10-00006.2010 16490 TIMBERLAKES DR #201 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 201	37
MONTEIRO MICHAEL S 16490 TIMBERLAKES DR #202 FORT MYERS FL 33908	01-46-24-10-00006.2020 16490 TIMBERLAKES DR #202 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 202	37
MONTFORD WAYNE NORMAND 16490 TIMBERLAKES DR #203 FORT MYERS FL 33908	01-46-24-10-00006.2030 16490 TIMBERLAKES DR #203 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 203	37
PRIMAVERA JOSEPH + 140 LINCOLN BLVD MERRICK NY 11566	01-46-24-10-00006.2040 16490 TIMBERLAKES DR #204 FORT MYERS FL 33908	DOVE NEST CONDO BLDG 6 OR 1701 PG 283 UNIT 204	37

OLD 41 HOLDINGS LLC
12010 LUCCA ST #202
FORT MYERS FL 33966

EICH PROPERTIES OF JONATHANS B
203 EAST PITT ST STE 101
BEDFORD PA 15522

JONATHANS BAY CONDO ASSN
SENTRY MANAGEMENT INC
2180 W SR 434 #5000
LONGWOOD FL 32779

FOREST COUNTRY CLUB MEMBERSHIP
6100 CLUB BLVD SW
FORT MYERS FL 33908

FORESTY PROPERTY OWNERS
5990 FOREST BLVD
FORT MYERS FL 33908

FORESTY PROPERTY OWNERS
5990 FOREST BLVD
FORT MYERS FL 33908

FOREST PROPERTY OWNERS ASSN
5990 FOREST BLVD
FORT MYERS FL 33908

16090 S TAMiami TRAIL LLC
CHADD HODGES
325 COCOHATCHEE BLVD
NAPLES FL 34110

P F HOLDINGS FLORIDA LLC
308 SPIDER LILY LN
NAPLES FL 34119

PELICAN COAST CARS LLC
8152 PENNSYLVANIA BLVD
FORT MYERS FL 33967

WILES MARK T TR
7851 SUPPLY DR
FORT MYERS FL 33912

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

SWOR DORIS TR
16621 BOBCAT CT SW
FORT MYERS FL 33908

WEGGE THOMAS M TR
23220 SALINAS WAY
BONITA SPRINGS FL 34135

WEGGE THOMAS M TR
23220 SALINAS WAY
BONITA SPRINGS FL 34135

MILBERG SVEN & KERSTIN
1045 WYOMI DR
FORT MYERS FL 33919

WALTCO ENTERPRISES INC +
1943 MARAVILLA AVE
FORT MYERS FL 33901

SOUTH 16165 LLC
16165 S TAMiami TRL STE 101
FORT MYERS FL 33908

COLAS BERNARD TR
17627 BOAT CLUB DR
FORT MYERS FL 33908

COLOS BERNARD TR
17627 BOAT CLUB DR
FORT MYERS FL 33908

MILLER KEITH A TR
15070 INTRACOASTAL CT
FORT MYERS FL 33908

MAST DALE M
16101 OLD US 41
FORT MYERS FL 33912

WILDER MELIA A & VAN
14611 WILLOW CREEK DR
CENTREVILLE VA 20120

DOVE HOLLOW CONDO ASSOC INC
SENTRY MANAGEMENT INC
2180 W SR 434 #5000
LONGWOOD FL 32779

DOVES NEST CONDO ASSOC INC
SENTRY MANAGEMENT INC
2180 W SR 434 #5000
LONGWOOD FL 32779

BREHMER PROPERTIES LLC
108 1/2 W WISCONSIN AVE
NEENAH WI 54956

STAPLETON DEBORAH M L/E
16424 TIMBERLAKES DR #102
FORT MYERS FL 33908

BECKHAM KEITH J
251 STRATHMOOR WAY
O FALLON MO 63368

RENAUD KEVIN G & SHARON A
16424 TIMBERLAKES DR #104
FORT MYERS FL 33908

CERNUGEL WILLIAM J TR
8111 LAKE RIDGE DR
BURR RIDGE IL 60527

BRENNER TODD
16424 TIMBERLAKES DR #202
FORT MYERS FL 33908

GREENE BENJAMIN TR
16424 TIMBERLAKES DR #203
FORT MYERS FL 33908

ONEILL TIMOTHY P TR
4291 SABAL POINTE DR SE
GRAND RAPIDS MI 49546

MARTIN GORDON T & FAIRLIE L
35 ANNDAL RD
SCARBOROUGH ON M1N 1C6
CANADA

COBB JAMES P & ELEANOR D L/E
2213 CHICKERING LN
NASHVILLE TN 37215

GIETTER LONNIE SCOTT &
16430 TIMBERLAKES DR #103
FORT MYERS FL 33908

BRODERICK STEPHEN L +
188 BLESSING DR
TALLMADGE OH 44278

MONOCCHIO JOSEPH R TR
19939 S MALLORY DR
FRANKFORT IL 60423

ASPINWALL JASON D &
2450 MINTON RD
HAMILTON OH 45013

GERMER AMY B L/E
16430 TIMBERLAKES DR # 203
FORT MYERS FL 33908

M W THOMPSON ENTERPRISES LLC
9770 MAINSAIL CT
FORT MYERS FL 33919

BRYANT JOAN ELAINE
609 NORTH MERIDIAN ST
LEBANON IN 46052

COY DALE E + JACQUELINE S
16436 TIMBERLAKES DR #102
FORT MYERS FL 33908

PERKINSON CYNTHIA R &
13323 POINT RIDER LN
HERNDON VA 20171

FOREST NEST LLC
PO BOX 1118
LABELLE FL 33975

GREEN VALERIA L
481 VINEYARD RD
NICHOLASVILLE KY 40356

KUMMERVINE TR
3105 MERIDIAN DR
CHAMPAIGN IL 61822

SMALL MICHAEL P TR
16436 TIMBERLAKES DR # 203
FORT MYERS FL 33908

SCHOCK DWAYNE B & JAYNE S
585 YELLOWSTONE DR
ELGIN IL 60123

FULLER TODD A &
16442 TIMBERLAKES DR #101
FORT MYERS FL 33908

CURREY ALLAN R & KRISTINE L TR
16442 TIMBERLAKES DR #102
FORT MYERS FL 33908

HURT HOMER R & MARY K
16442 TIMBERLAKES DR # 103
FORT MYERS FL 33908

FOREST RETREAT LLC
PO BOX 1118
LABELLE FL 33975

ERNST STEPHEN K
16442 TIMBERLAKES DR #201
FORT MYERS FL 33908

SORRENTINO WILLIAM C &
524 ILEXBERRY LN
TOMS RIVER NJ 08753

MW THOMPSON ENTERPRISES LLC
9770 MAINSAIL CT
FORT MYERS FL 33919

WALDRON BONNIE
304 WEXFORD PL
GALLATIN TN 37066

WACHSBERG MICHAEL M & SUSAN
2901 RIDGE RD
WHITE LAKE MI 48383

CAPRIO JOSEPH M TR
7195 RAMBLING BROOK RD
HAMILTON NY 13346

MANN RENEE
16448 TIMBERLAKES DR #103
FORT MYERS FL 33908

DUFFY FAMILY TRUST
3520 BANKVIEW DR
JOLIET IL 60431

SPEIR DAVID +
16448 TIMBERLAKES DR #201
FORT MYERS FL 33908

C2C HOMES LLC
800 WEST AVE #829
MIAMI BEACH FL 33139

BERNZOTT JOHN & CINDY
244 N FAIRWAY DR
CONNERSVILLE IN 47331

REIMET ELAINE R & RICHARD
13 SUNNYSIDE CT
OCEAN CITY NJ 08226

MANTERIS WILLIAM A &
2506 CLUBHOUSE DR
WEXFORD PA 15090

MYER TIFFANY & KEVIN
104 CATHERINE ST
NEW HAMBURG ON N3A 0B3
CANADA

GARANT RICHARD &
16454 TIMBERLAKES DR #103
FORT MYERS FL 33908

HARBOUR MICHAEL MARTIN &
16454 TIMERLAKES DR # 104
FORT MYERS FL 33908

HUNTER HOWARD JOSEPH &
16454 TIMBERLAKES DR APT 201
FORT MYERS FL 33908

RHINE PAUL & DIANE
6 MAGNOLIA LN
TOMS RIVER NJ 08753

VASSE PIERRE & DOMINIQUE
16454 TIMBERLAKES DR # 203
FORT MYERS FL 33908

MONSON BRETT ALAN &
1924 N 132ND AVE CIR
OMAHA NE 68154

DUPERRE PAUL W & CAROLE B
16460 TIMBERLAKES DR 101
FORT MYERS FL 33908

DEFORD TERRENCE M &
3409 VINSON DR
LEWIS CENTER OH 43035

FORTUNE MACHINERY CO INC
16530 TIMBERLAKES DR
FORT MYERS FL 33908

MESSORE CONSTANCE L +
16460 TIMBERLAKES DR APT 104
FORT MYERS FL 33908

JONES STEPHEN C & KATHLEEN
16460 TIMBERLAKES DR #201
FORT MYERS FL 33908

HEDMAN TROY &
17925 HIGH ST
STILWELL KS 66085

DUNN ED JOSEPH & TONYA
1500 NOTTINGHAM DR
SAINT JOSEPH IL 61873

MOSBERGER SCHERLI H &
16460 TIMBERLAKES DR #204
FORT MYERS FL 33908

ROTH KEVIN S & ELLEN T
5658 WENDY CIR
LOCKPORT NY 14094

FLANAGAN MARGARET LAPATA
568 INGLESIDE PARK
EVANSTON IL 60201

FOREST HAVEN LLC
PO BOX 1118
LABELLE FL 33975

CAVALCO ANTHONY R &
15100 HIDDEN GLEN CT
ELM GROVE WI 53122

KELMAR REALTY LLC
170 JAMESTOWN ROAD
LEOMINSTER MA 01453

MORRIS PATRICK J & SANDRA L
4211 MILLCROFT PK DR #15
BURLINGTON ON L7M 3Y9
CANADA

LYDEN MICHAEL J
20 FORESIDE RD
CUMBERLAND FORESIDE ME 04110

BOUGIE MARIA & STEVEN
5511 N SHORELAND AVE
WHITEFISH BAY WI 53217

ELLER LARS B W & ANGELA K
100 COUNTRY CLUB RD
BRYAN OH 43506

FOREST RE INVESTMENTS LLC
16905 TIMBERLAKES DR
FORT MYERS FL 33908

PROVENZA JUDITH A
16472 TIMBERLAKES DR #103
FORT MYERS FL 33908

GALLIN CHRISTOPHER & NANCY
423 WESTCHESTER AVE
YONKERS NY 10707

GRAHAM S ASHBY TRUST +
1488 RIVIERA AVE S
LAKELAND MN 55043

COBB RICHARD J JR &
200 HILL RD
WILLOWBROOK IL 60527

BENN SUZANNE D TR
16472 TIMBERLAKES DR #203
FORT MYERS FL 33908

MONDRO MARK &
16484 TIMBERLAKES DR #101
FORT MYERS FL 33908

CARLTON SARAH M
63 GRAYFIELD DR
STOUFFVILLE ON L4A 0B1
CANADA

SALE GARY & DANNA LLOYD
2217 CRYSTAL DR
MARION IN 46952

BRICKELL LYNDA COLLEN +
62 MILLDOCK DR
TORONTO ON M1C 4L3
CANADA

MCEWEN BRUCE & DEBRA
20 HILLOCK PL
TORONTO ON M1J 2Y7
CANADA

MESSORE MICHAEL B III &
12 LAUREL LN
BARRINGTON RI 02806

MOSSBURG MARC W &
16478 TIMBERLAKES DR #202
FORT MYERS FL 33908

NANCY P RADOSTA TRUST
5424 HACIENDA PL
PARKER CO 80134

KOCHER JOHN J + KATHLEEN M
17552 MULBERRY AVE
TINLEY PARK IL 60487

MONDRO MARK &
16484 TIMBERLAKES DR #101
FORT MYERS FL 33908

DUPERRE STEPHEN & JENNIFER
1824 BAYBROOK CT
NAPERVILLE IL 60564

GAIGER KAREN L/E
16484 TIMBERLAKES DR #103
FORT MYERS FL 33908

TRUE JAMES L
143 PINELOCH DR
PORTLAND ME 04103

FISHER FREDERICK YORK
2045 LAKE SHORE BLVD W #2407
TORONTO ON M8V 2Z6
CANADA

MORRELL MICHAEL & DEBORAH
16484 TIMBERLAKES DR #202
FORT MYERS FL 33908

BAUMGARTNER GARY F TR
811 ATLANTA CT
NAPERVILLE IL 60540

BAUMGARTNER GARY F TR
811 ATLANTA CT
NAPERVILLE IL 60540

HOMENICK JASON T & DIANE C
3837 EDGECLIFFE RUN
MISSISSAUGA ON L5M 6N6
CANADA

KIDNIE PETER
11 MARKWOOD CRES
ETOBICOKE ON M9C 1L1
CANADA

WILLIAMSON DONNA M +
5914 N NORTHWEST HWY
CHICAGO IL 60631

TOUGAS LORRAINE M TR
66 HERBERT ST
EAST GREENWICH RI 02818

PRESTON GARY W & JOAN C
16490 TIMBERLAKES DR #201
FORT MYERS FL 33908

MONTEIRO MICHAEL S
16490 TIMBERLAKES DR #202
FORT MYERS FL 33908

MONTFORD WAYNE NORMAND
16490 TIMBERLAKES DR #203
FORT MYERS FL 33908

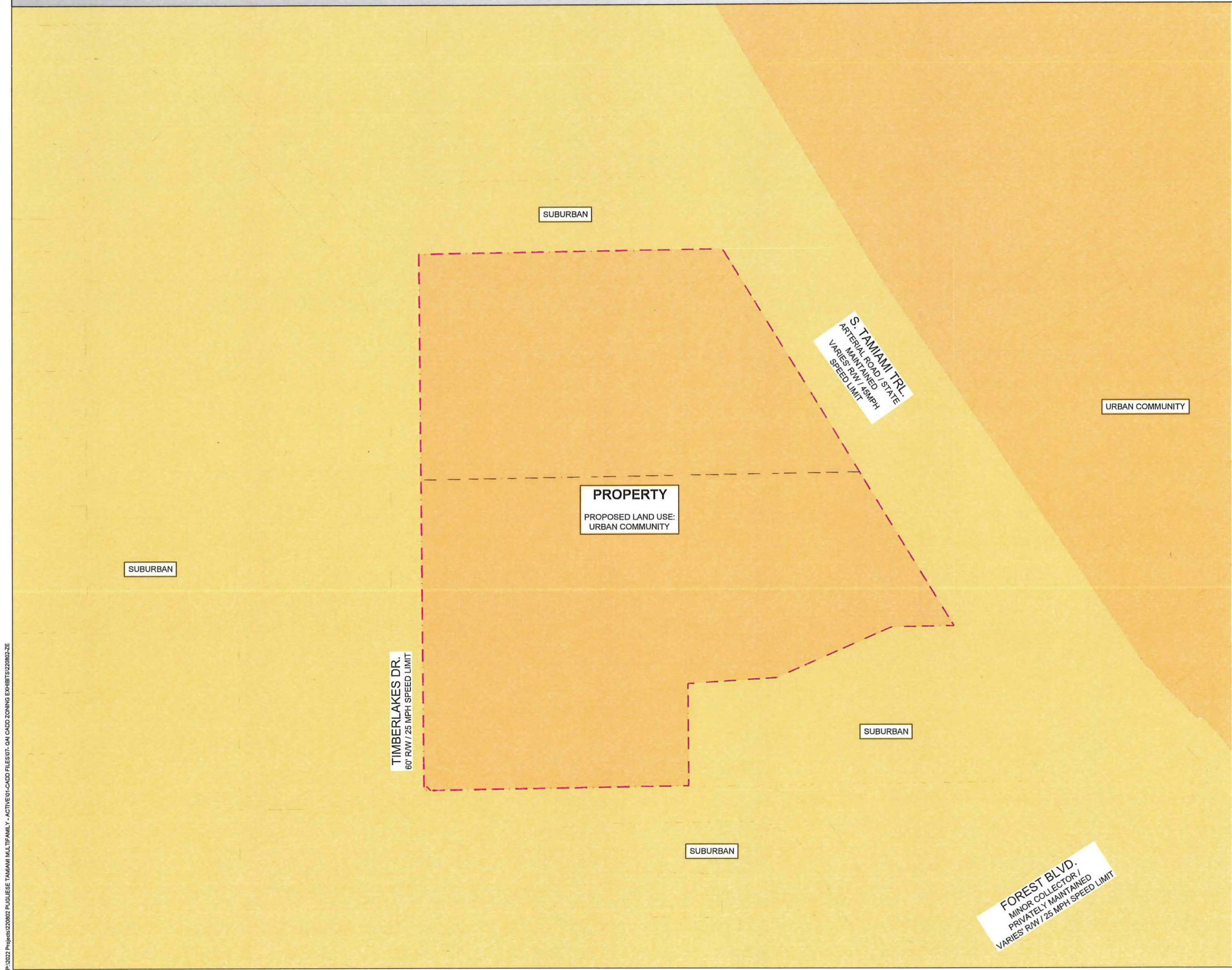
PRIMAVERA JOSEPH +
140 LINCOLN BLVD
MERRICK NY 11566

[illegible]

- | |
|--|
| NOTES: |
| <ul style="list-style-type: none"> - THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2022. - FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2022. |



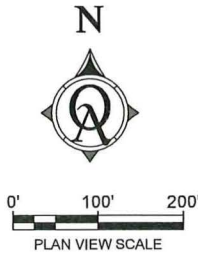
EXHIBIT M-4 FUTURE LAND USE - PROPOSED



- Future Urban Areas**
- Intensive Development
 - Central Urban
 - Urban Community
 - Suburban
 - Outlying Suburban
 - Sub-Outlying Suburban
 - Commercial
 - Industrial
 - Public Facilities
 - University Community
 - Burnt Store Marina Village
 - Destination Resort Mixed Use Water Dependent
- Special Urban Areas**
- Industrial Interchange
 - General Interchange
 - General Commercial Interchange
 - Industrial Commercial Interchange
 - University Village Interchange
 - New Community
 - Tradeport
 - Airport
- Non-Urban Areas**
- Rural
 - Rural Community Preserve
 - Coastal Rural
 - Outer Island
 - Open Lands
 - Density Reduction/Groundwater Resource
 - Conservation Lands - Upland
 - Wetlands
 - Conservation Lands - Wetland

NOTES:

- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2022
- FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2022.



PUGLIESE TAMiami MULTIFAMILY
FUTURE LAND USE MAP - PROPOSED
ACCESS UNDETERMINED
FORT MYERS, FL 33908

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

ALFRED QUATTRONE, P.E.
FL REG #52741
VALID ONLY WITH STAMPED SEAL
SAVED BY: Gabriela
SAVED ON: 3/2/23
SHEET
M-4
FUTURE LAND
USE PROPOSED

P:\2022 Projects\220802 PUGLIESE TAMiami MULTIFAMILY - ACTIVE\01-CADD FILES\07-QM CADD ZONING EXHIBIT\220802-2E

[illegible]

SUBJECT PROPERTY
STRAP #'s
01-46-24-00-00004.2000
01-46-24-00-00004.2020

48
HABITAT FOR
HUMANITY
(WAREHOUSE)

PUGLIESE TAMAMI MULTIFAMILY
EXISTING USES MAP
ACCESS UNDETERMINED
FORT MYERS, FL 33908

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
 4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
 Certificate of Authorization Number 9465

ALFRED QUATTRONE, P.E.
FL. REG #52741
VALID ONLY WITH STAMPED SEAL

SAVED BY: Gabriela
SAVED ON: 3/2/23

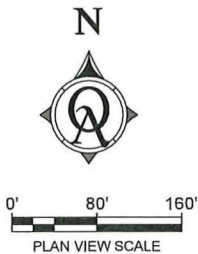
SHEET
M-5
EXISTING
LAND USE

EXHIBIT M-6 ZONING LAND USE



NOTES:

- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2022.
- FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2022.

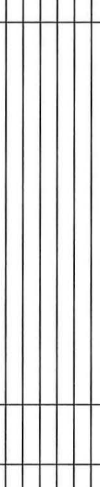
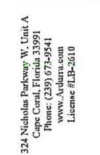


PUGLIESE TAMAMI MULTIFAMILY
ZONING LAND USE MAP
ACCESS UNDETERMINED
FORT MYERS, FL 33908

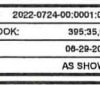
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

ALFRED QUATTRONE, P.E.
FL REG #52741
VALUES ONLY WITH STAMPED SEAL
SAVED BY: Gabriela
SAVED ON: 3/2/23
SHEET
M-6
ZONING

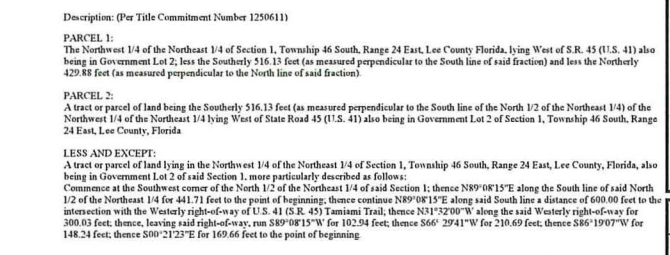
P:\2022 Projects\220802 PUGLIESE TAMAMI MULTIFAMILY - ACTIVE\01-CADD FILES\07-01 CADD ZONING EXHIBITS\220802-ZE
























SECTION 01, TOWNSHIP 46S, RANGE 24E	Prepared for: Land America, LLC
-------------------------------------	---------------------------------



DRAWN BY
D.K.C.



SURVEY LEGEND		SURVEY ABBREVIATIONS	
	FOUND NAIL & DISK	CMP	CORRUGATED METAL PIPE
	FOUND IRON ROD & CAP	CP	CORRUGATED PLASTIC PIPE
	SET 5/8" IRON ROD & CAP (LB 2610)	ED	EDGES FINISH
	SET NAIL & DISK (LB 2610)	D/E	DRAINAGE EASEMENT
	CATCH BASIN	EDF	EDGE OF PAVEMENT
	CENTERLINE	ELEV	ELEVATION
	CLEANOUT	IN	INSTRUMENT NUMBER
	ELECTRIC BOX	O/D	ODENOTES MEASURED
	FIBER OPTIC CABLE MARKER	OR	OFFICIAL RECORDS BOOK
	FIRE HYDRANT	OHV	OVERHEAD POWER LINES
	GUY ANCHOR	PL	PLATES FLAT
	IRRIGATION CONTROL VALVE	P/B	PLAT BOOK
	LIGHT POLE	P.O.B	POINT OF BEGINNING
	POWER POLE (WOOD OR CONC.)	P.O.C	POINT OF COMMENCEMENT
	SANITARY MANHOLE	PVC	POLYVINYL CHLORIDE PIPE
	STORM MANHOLE	PUE	PUBLIC UTILITY EASEMENT
	UTILITY RISER	R/W	RIGHT OF WAY
	VAULT BOX	R/C	REINFORCED CONCRETE PIPE
	WATER METER	SN	STRAP NUMBER
	WATER VALVE	SD4	STORM DRAIN NUMBER
	WELL	TOE	TOE OF SLOPE
		TOB	TOP OF BANK

1. SURVEY NOTES:

2. SURVEY BASED ON PLAT OF THE FOREST (PLAT BOOK 34, PAGES 20-22), RIGHT OF WAY MAPS FOR STATE ROAD NO. 45, RECORDED DEEDS, HISTORIC SURVEYS AND FIELD LOCATIONS. NON-CONFORMANCE AND TITLE COMMITMENT LISTED BELOW.

3. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.

4. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

5. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED, UNLESS OTHERWISE SHOWN.

6. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

7. ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.D. 88) AND BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) BENCHMARK (BM-4) STATE ROAD 45 (10201-1561).

8. THE NATIONAL FLOOD INSURANCE INFORMATION.

9. COMMUNITY NUMBER 125124

10. PANEL NUMBER 12071 02148

11. SUFFY: G

12. EFFECTIVE DATE: 08/28/2008

13. FIRM ZONE: AE

14. BASE FLOOD ELEVATION: 10' (N.A.D. 88)

15. (FIRM PANEL LISTED ABOVE SHOULD BE CONSULTED FOR VERIFICATION OF ALL FLOOD RELATED INFORMATION)

16. BEARINGS ARE BASED ON THE FLORIDA WEST STATE PLANE COORDINATE SYSTEM (ZONE 0902(NAD 83/2011)) WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. 41 (STATE ROAD NO.45) BEING S37°59'W.

17. ADDITIONAL INSTRUMENTS AND RECORDS SHOULD BE CONSULTED AND REVIEWED FOR ADDITIONAL INFORMATION.

18. ADDITIONS TO OR DELETIONS FROM SURVEY OR REPORT BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE VOID.

19. THIS IS BY LAW WITHIN THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER, COPYRIGHT 2022, ARDURA GROUP, INC., ALL RIGHTS RESERVED. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURA GROUP, INC.

20. SEPTIC TANKS AND DRAIN FIELDS WERE NOT EXPOSED AT TIME OF SURVEY. LOCATIONS, IF SHOWN HEREON, ARE BASED ON EVIDENCE ABOVE GROUND AND FIELD NOTES. NO SUBSURFACE PROBLEMS.

21. COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE FLORIDA WEST STATE PLANE COORDINATE SYSTEM (ZONE 0902(NAD 83/2011)) AND DETERMINED USING THE FDOT PERMANENT REFERENCE STATION NETWORK (PPRS).

22. NO CENTERLINES, NO HISTORICAL MONUMENTS, NO GAUGES OR GORES, PROPERTY MATHEMATICS ALL "Y" CLOSERS, AND NO EARTH MOVING WORK.

23. THIS IS AN UPDATE OF A SURVEY COMPLETED BY THIS FIRM, DATED AVE 30TH, 2022, BY DAVID KEITH CRAMER.

SCHEDULE B II NOTES TO AMERICAN LAND TITLE ASSOCIATION COMMITMENT (OF A SURVEY NATURE)
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT NUMBER 1250611
 ISSUING OFFICE FILE NUMBER 1564-075
 COMMITMENT DATE MARCH 31, 2022 at 11:00 PM

NOTES TO SCHEDULE B-II

5. RESERVATION OF OIL, GAS AND MINERAL RIGHTS (O.R. 0195, Pg. 0266)- RELEASED BY RELEASE OF OIL, GAS AND MINERAL RIGHTS RECORDED IN O.R. 232, Pg. 4740

NOTES TO LOT 161- APPROVAL, O.R. 1839, Pg. 1710)- PARCEL DESCRIBED AS PARENT PARCEL INCLUDES PARCEL 7 AND LESS PARCEL FROM OVERALL PARCEL DESCRIBED IN TITLE CO-MEMORANDUM

8. MEMORANDUM AND NOTICE OF LEASE AGREEMENT (N 2018000125310)- DESCRIPTION IN DOCUMENT DESCRIBES PARCEL 2

9. MEMORANDUM OF BILLBOARD LEASE PURCHASE AGREEMENT (N 2018000191860) DESCRIPTION IN DOCUMENT DESCRIBES PARCEL 2

CERTIFICATIONS

TO:

Land America, LLC
Old Republic National Title Insurance Company
Doug Marsh, P.A.

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 7, 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on April 30, 2025.

Date of Plat or Map: June 30th, 2022, Updated May 9, 2025

CAMERON M. HARMON (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 7483
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR
DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Digitally signed
by Cameron M
Harmon
Date: 2025.05.09
08:45:27 -04'00'



Prepared by, Record and Return to
Doug Marek, Esq.
Doug Marek, P.A.
101 Pineapple Grove Way, 2nd Floor
Delray Beach, FL 33444
561 454-1610

Parcel ID #01-46-24-00-00004.2000 &
01-46-24-00-00004.2020

CORRECTIVE
SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED is made as of the ____ day of July 2024, by GP INVESTMENTS LLC, a Florida limited liability company ("Grantor") with a post office address of 11321 Compass Point Drive, Fort Myers, FL 33908, to CLARA POINT, LLC, a Florida limited liability company ("Grantee"), with a post office address of 101 Pugliese's Way 2nd Floor, Delray Beach, FL 33444. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Lee County, Florida, as described in Exhibit A attached hereto.

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

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED BECAUSE THE SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT #2024000123880, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, INCORRECTLY STATES THE GRANTEE TO BE "CLARA POINT DEVELOPERS, LLC" RATHER THAN "CLARA POINT, LLC"

EXHIBIT A
Legal Description

PARCEL 1:

The Northwest 1/4 of the Northeast 1/4 of Section 1, Township 46 South, Range 24 East, Lee County Florida, lying West of S.R. 45 (U.S. 41) also being in Government Lot 2; less the Southerly 516.13 feet (as measured perpendicular to the South line of said fraction) and less the Northerly 429.88 feet (as measured perpendicular to the North line of said fraction).

PARCEL 2:

A tract or parcel of land being the Southerly 516.13 feet (as measured perpendicular to the South line of the North 1/2 of the Northeast 1/4) of the Northwest 1/4 of the Northeast 1/4 lying West of State Road 45 (U.S. 41) also being in Government Lot 2 of Section 1, Township 46 South, Range 24 East, Lee County, Florida.

LESS AND EXCEPT:

A tract or parcel of land lying in the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 46 South, Range 24 East, Lee County, Florida, also being in Government Lot 2 of said Section 1, more particularly described as follows:

Commence at the Southwest corner of the North 1/2 of the Northeast 1/4 of said Section 1; thence N89°08'15"E along the South line of said North 1/2 of the Northeast 1/4 for 441.71 feet to the point of beginning; thence continue N89°08'15"E along said South line a distance of 600.00 feet to the intersection with the Westerly right-of-way of U.S. 41 (S.R. 45) Tamiami Trail; thence N31°32'00"W along the said Westerly right-of-way for 300.03 feet; thence, leaving said right-of-way, run S89°08'15"W for 102.94 feet; thence S66° 29'41"W for 210.69 feet; thence S86°19'07"W for 148.24 feet; thence S00°21'23"E for 169.66 feet to the point of beginning.

IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name, and its company seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

GP INVESTMENTS, LLC, a Florida limited liability company

By: _____

Robert Goodman, Managing Member

Signed, sealed and delivered in the presence of:

Witness #1 - signature

Megan Shaw

Witness #1 - printed name

801 Venetian Pointe Dr. Ft. Myers 12 33908

Address

Witness #2 - signature

Sarah Goodman

Witness #2 - printed name

4306 Lyric Court, North Fort Myers, 33903

Address

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of July 2024 by Robert Goodman, Managing Member of GP INVESTMENTS LLC, a Florida limited liability company, who is ☒ personally known to me or ☐ who produced _____ as identification.

(Notary Seal)

Notary Public - State of Florida

Print Name: Megan Shaw

My Commission Expires: 7/25/25

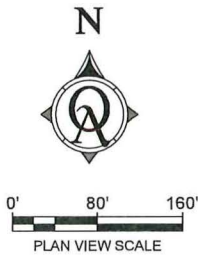


EXHIBIT M-9 AERIAL MAP



NOTES:
- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2022.

SUBJECT PROPERTY
STRAP #s
01-46-24-00-00004.2000
01-46-24-00-00004.2020



PUGLIESE TAMAMI MULTIFAMILY
AERIAL MAP
ACCESS UNDETERMINED
FORT MYERS, FL 33908

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9463

ALFRED QUATTRONE, P.E.
FL REG #52741
VALID ONLY WITH STAMPED SEAL

SAVED BY: Gabriela
SAVED ON: 3/2/23

SHEET
M9
AERIAL MAP

REV	REVISION	DATE

LETTER OF AUTHORIZATION

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as address and strap number as follows:

ADDRESS Access Undertermined (S. Tamiami Trail)

STRAP NUMBER 01-46-24-00-00004.2020, 01-46-24-00-00004.2000

The property described herein is the subject of an application for zoning or development. We hereby designate **QUATTRONE & ASSOCIATES, INC.** as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning, water management and development on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered.

 VP
Owner / Authorized Representative

David Cloran, Vice President

Printed Name

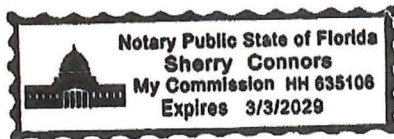
Clara Point, LLC

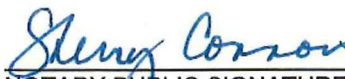
Name of Company / LLC /

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or _____ online notarization on this 1st day of MAY, 2025, by DAVID CLORAN who is personally known to me or who has produced _____ as identification.

(Affix Notary Seal)




NOTARY PUBLIC SIGNATURE ABOVE
NOTARY NAME: SHERRY CONNORS
COMMISSION NO.: HH 635106
COMMISSION EXP. DATE: 3/3/2029

US 41 Pugliese Multifamily

Lee Plan Analysis
Exhibit M12

Request

The proposed Lee Plan Map Amendment is to re-designate subject property from the Suburban Future Land Use to the Urban Community Future Land Use category. The property is located on the west side of US 41 (S. Tamiami Trail) approximately 1.0 mile north of Alico Road. The overall site is 13.20 ± acres consisting of two parcels, including straps # 01-46-24-00-00004.2020 and #01-46-24 00-00004.2020, as demonstrated in the aerial below



Existing and Surrounding Conditions

The subject property is located within the San Carlos Planning. The property is vacant and almost entirely vegetated. The two parcels are zoned Commercial (C-1). The surrounding area has been mostly developed with a mixture of Residential and Commercial uses. Future Land Use Designations zoning and current use of the adjacent parcels is identified in the table below.



	Future Land Use	Zoning	Use
Subject Property (±13.20ac)	Suburban	C-1	Vacant Commercial
North	Suburban	C-1	Best Home Services (Air Cond, Repair Svc)
East	Urban Community	C-1	RV Superstore, RV Palm (RV/Car Sales Center) Habitat for Humanity (Retail Thrift Store) PCC Tile (Retail- Tile Store)
South	Suburban	C-1	Wayne Wiles Floor Covering (Retail-Flooring Store)
West	Suburban	RM-2	Forrest County Club (M/F-SF Golf Community)

Lee Plan Consistency Narrative

Future Land Use Element

OBJECTIVE 1.1: FUTURE URBAN AND SUBURBAN AREAS. Designate areas with varying intensities on the Future Land Use Map (Map 1-A) that provide for a full range of urban activities. These designations are based upon soil conditions, historic and developing growth patterns, and existing or future availability of public facilities and services. (Ord. No. 17-13)

POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed. (Ord. No. 94- 30, 16-07, 17-13)

POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 1.1.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94-30, 02-02, 09-06, 10-10, 10-33, 16-07, 21-09)

The site is presently designated as Suburban on the FLU map and the proposed Urban Community FLUC. Both categories encourage uses that serve local



residents and commuter traffic, particularly where urban services are present and near employment centers. The area has been widely developed with residential and commercial uses since the designation of Suburban. The subject property is located adjacent to US 41 (South Tamiami Trail), access to US 41 Service Rd. to the North, and adequate existing public services and infrastructure available to support the requested change to Urban Community. Changing the property to the Urban Community future land use will provide opportunities for increased development of economic growth within an area with support capacity.

POLICY 1.6.5: The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows: 1. For each Planning District the County will maintain a parcel based database of existing land use. 2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District. 3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted. (Ord. No. 94-29, 98-09, 00-22, 07-13, 10-20, 19-13, 21-09)

The acreage allocation table shows 1,318 acres allocated for urban community

TABLE 1(b)
YEAR 2045 ALLOCATIONS

Future Land Use Category	Planning District											
	District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
Central Urban	-	656	20	-	3,113	-	7,362	-	2,225	-	-	-
Urban Community	-	978	1,318	-	863	540	17,034	-	-	115	-	-
Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	-	-	-
Outlying Suburban	1,253	438	-	-	-	502	-	-	406	-	90	-
Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	66	-	950
Commercial	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	-	3	3	-	3	-	-	-	-	-	-	-
Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
University Community	-	-	503	-	-	-	-	-	-	-	-	-
Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
General Interchange	58	-	-	-	-	-	-	8	18	-	-	20
General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
New Community	-	-	-	-	-	-	-	-	-	-	-	-
Airport	-	-	-	-	-	-	-	-	-	-	-	-
Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387
Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential	2,964	4,650	4,024	-	5,982	3,322	24,440	4,750	10,035	3,748	90	6,125
Commercial	326	774	938	-	2,012	288	900	118	1,121	19	18	72
Industrial	5	198	287	-	566	67	218	215	244	-	2	4
Non Regulatory Allocations												
Public	3,214	4,898	6,364	-	5,883	6,831	20,267	17,992	10,117	3,052	653	3,351
Active AG	5	13	5	-	-	2,780	35	12,000	90	630	4	550
Passive AG	10	-	5	-	-	70	50	2,500	250	2,000	-	2,100
Conservation	1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant	20	55	158	-	4	2,200	14,804	2,400	1,183	850	130	1,425
Total	8,221	20,374	14,114	-	14,658	29,047	61,791	81,003	24,649	10,684	2,362	14,523
Population Distribution (unincorporated Lee County)	14,322	44,132	54,615	-	76,582	13,431	162,245	17,369	110,722	5,951	741	8,653



OBJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)*

POLICY 2.1.1: *Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

POLICY 2.1.2: *New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan. (Ordinance No. 00-22)*

POLICY 2.1.5: *Residential and commercial development proposals within the vicinity of existing or proposed commodity movement facilities must demonstrate land use compatibility with these uses during the rezoning process and propose mitigation measures for adverse impacts. (Ordinance No. 99-15, 19-02)*

Objective 2.1 and implementing policy 2.1.1, 2.1.2 and 2.1.5 encourage the use of existing urban areas where services and infrastructure exist to serve new development. The requested Urban Community FLU category is a future urban area with a full range of existing urban services available directly at the subject property. This includes, but not limited to, potable water, sanitary sewer, and roadway capacity. Development in this location provides for a compact and contiguous growth pattern.

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 Section 163.3164(7), F.S.) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No. 94-30, 00-22, 17-19)*

POLICY 2.2.1: *Rezoning's and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ordinance No. 94-30, 00-22)*

The primary access to the site will be provided by US 41 (S. Tamiami Trail), a State maintained Arterial roadway. A secondary access can be provided to US 41 Service Rd., north of the property. The subject property is located within the Lee County Utilities franchise area for potable water and central sewer with adequate capacity available. Urban services are available at or near the project site. Schools, EMS, Fire, and sheriff's office services are available in the vicinity of the project consistent with objective 2.2 and policy 2.2.1 of the FLU element. Letters of adequacy of service providers are attached in the application.



POLICY 2.2.2: Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth beyond the Lee Plan's planning horizon of 2030. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and
2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and
3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of the acreage limitations contained in the Acreage Allocation Table (see Table 1(b)).

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of Future Land Use II-13 April 2024 additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Ord. No. 94-30, 98-09, 10-20, 21-09)

The applicant has analyzed public service availability and confirmed that capacity is available at the present time to serve the uses permitted by the proposed Urban Community FLU map designation. Development of the site with residential uses will not burden any existing public facilities.

OBJECTIVE 2.6: COASTAL ISSUES. Development in coastal areas is subject to the additional requirements found in the Conservation and Coastal Management Element of this plan, particularly those found under Goals 72, 73 and 101. (Ord. No. 18-28).

The property is in the Coastal High Hazard Area which restricts the option to build bonus density to site built affordable housing only. Therefore, the plan is to apply for the land use change to Urban Community via map amendment. In the Urban Community this will allow the for 22 du/acre utilizing the "Live Local Act".

OBJECTIVE 2.9: CARRYING CAPACITY. Understand the carrying capacity of the future land use map and integrate the concept into planning strategies. (Ordinance No. 07-16)

The modification is to a FLU category which permits residential uses in addition to commercial land uses is addressing the carrying capacity of the Lee Plan FLU map. Providing more residential development capacity to urban services and employment where capacity exists to accommodate this growth is consistent with good urban planning strategies.



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. (Ordinance No. 94-30, 07-15, 17-13)

STANDARD 4.1.1: WATER.

2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.
3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility
4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 62-555, FAC.

The subject property is within the Lee County Utilities potable water franchise area as depicted on Lee Plan Map 6 of the Lee Plan. Potable water will be provided from the Green Meadows Water Treatment Plant. An adequacy letter stating that this plant has adequate capacity to provide service to the proposed development is provided as part of this application.

STANDARD 4.1.2: SEWER.

2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.

The proposed development is within the Forest Utilities sewer franchise area as depicted on Lee Plan Map 7 of the Lee Plan. Wastewater treatment will be provided by the Forrest Utilities. A letter stating that this facility has adequate capacity to provide service to the proposed development has been requested.

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, 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.



The proposed land use change will have no impact on environmentally sensitive lands. Whether the site is developed with uses under the Urban Community FLU or uses currently permitted within the Suburban FLU. Efforts will be made to preserve and protect any wetlands or environmentally sensitive areas that may be encountered on site.

GOAL 5: RESIDENTIAL LAND USES. *To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types. (Ord. No. 94-30, 07-12, 21-09)*

POLICY 5.1.3: *During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities. (Ord. No. 94-30)*

There are existing commercial developments offering employment and shopping opportunities all along S. Tamiami Trail/US 41 with restaurants, businesses, and shopping centers. These uses include a Walmart (2.3 miles north), Publix, CVS pharmacy (1.9 Miles south) and Home Depot and Lowes (2.7 mile north). Rayma C Page Elementary School is 1.5± miles from the site, Three Oaks Middle School is 5.1± miles from the site and Island Park High School is 0.6± miles from the site. Lakes Park is within 2.7± miles, San Carlos Community Pool is 4.8± miles, Three Oaks Park is within 6.7± miles, and Koreshan State Park is within 6.5± miles. Lee Tran Routes 240 and 140 run along US 41 at this location with existing bus stop #1156, ±0.1 mile to the south and bus stop # 11560, ±.33 mile to the north. There are existing sidewalks on both sides of US 41, an existing bike lane, existing paved shoulder and proposed shared use path. The requested Map amendment is consistent with Policy 5.1.3

POLICY 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments. (Ord. No. 94-30, 99-15, 00-22)*

The subject property is in an area surrounded by existing residential and commercial development. The requested increase in density is consistent with the surrounding area and provides for additional infill development in an area where existing public facilities are available. Therefore, the additional units will not be destructive to the character and integrity of the residential environment. Additionally, the requested Map amendment will support a rezoning consistent with Policy 5.1.5



POLICY 5.1.6: *Maintain development regulations that require high-density, multi-family, cluster, and mixed use developments to have open space, buffering, landscaping, and recreation areas appropriate to their density and design. (Ord. No. 94-30)*

The proposed development will maintain the requirement of 40% open space, all required buffers, landscaping and recreation areas.

POLICY 5.1.7: *Maintain development regulations that require that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. These pathways must be interconnected with adjoining developments and public pathways whenever possible. Townhouses, condominiums, apartments, and other types of multi-family residential development must have directly accessible common open space. (Ord. No. 94-30, 00-22)*

The proposed project includes 40% open space, recreational area and amenities center with additional recreational facilities. Sidewalks are proposed on both sides of the internal roadway and parking areas. Pedestrian and bicycle connections to US 41. A multi-use pathway is located along US-41. All open space and amenities will be directly accessible to all residents with the development.

POLICY 5.2.4: *The site design of the proposed development must be compatible with surrounding land uses to the maximum extent possible. (Ord. No. 10-08)*

The request will ensure that the property is developed with uses similar to neighboring properties. The Urban Community land use category is adjacent to and well within a one-quarter mile distance of existing Urban Community FLU.

Impacts on surrounding land uses are minimal due to the similarity of intent and intensity of the uses. The zoning conditions and LDC requirements will adequately address any potential impacts on adjacent uses during Development Order review.

GOAL 37: LEVEL OF SERVICE (LOS) STANDARDS. *Establish and maintain specified transportation LOS standards. (Ordinance No. 98-09, 99-15, 00-08, 17-13)*

POLICY 37.1.3: *Lee County will use the most current Highway Capacity Manual, FDOT Quality Level of Service Handbook, and other best practices to calculate LOS. (Ordinance No. 98-09, 99-15, 07-09, 17-13)*

The proposed land use change will have no adverse impact on the Level of Service of the Adjacent roads. As discussed in the attached traffic analysis, the change in land use is not expected to substantially increase and will likely decrease the number of potential new trips generated by the development at buildout. The proposed development will comply with all transportation requirements of the LDC at time of zoning and development order.



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.

OBJECTIVE 59.1: Lee County will continue its efforts in developing a surface water management planning process designed to produce and maintain an up-to-date body of technical information, and, based on that information, the necessary surface water management plans, regulatory mechanisms, and facility proposals that will improve the protection of present and future uses of real property from stormwater flooding, while preserving or enhancing the environmental and natural resource values of both land and water. (Ord. No. 94-30, 00-22)

POLICY 59.1.3: Maintain floodplain regulations in accordance with the most recently adopted Flood Insurance Rate Map (FIRM) and other available sources. (Ord. No. 94-30, 07-12, 18-28)

POLICY 59.1.4: Continue to develop, update, and improve technical information, with the assistance of the USDA Natural Resources Conservation Service, United States Geological Survey, Federal Emergency Management Agency (FEMA), SFWMD, and other agencies, in order to better determine the current flooding risks associated with severe rainfall events. (Ord. No. 91-19, 94-30, 99-15, 02-02)

POLICY 59.1.9: Maintain the floodplain management plan and analyze the flooding problem in the unincorporated areas of Lee County, inventory the flood hazard area, review possible activities to remedy identified flooding problems, select appropriate alternatives, and formulate a schedule for implementation. (Ord. No. 92-35, 94-30, 00-22, 07-12, 18-28)

OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS. Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems. (Ord. No. 94-30, 00-22)

The property is within FEMA flood zone AE 11.00. This will be mitigated by placing fill that the finished floor elevation is one foot above the FEMA base flood elevation as required by Florida Building Code and Chapter 6, LDC. Prior to future development on the property, the applicant will obtain the prerequisite Environmental Resource Permit (ERP) from South Florida Water Management District, and all other applicable state agencies. The request is consistent with Policies 59.1.3, 59.1.4, 59.1.9, 61.3.2 and 61.3.5.

POLICY 95.1.3: LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS).

a. Sanitary Sewer – The site will provide Sanitary Sewer, meeting all the requirements in accordance with LDC requirements for development



- b. Potable Water** – The site will provide Potable Water, meeting all the requirements in accordance with LDC requirements for development
- c. Surface Water/Drainage Basins** – The property will include controlled discharge into the Hendry Creek system, meeting all requirements of South Florida Water Management District and Lee County at the time of development order.
- d. Parks, Recreation, and Open Space** – Any proposed development will provide all required Landscaping and Open Space as required by LDC.

GOAL 101: COASTAL AREAS. *Protect human life along with current and future development from the impacts of coastal flooding. Coastal flooding includes, but is not limited to, high tide events, storm surge, flash floods, stormwater runoff, and impacts of sea level rise. (Ord. No. 94-30, 18-28)*

POLICY 101.1.4: *Require that comprehensive plan amendments which increase density within the Coastal High Hazard Area or on islands meet one of the following criteria in accordance with § 163.3178(8), Fla. Stat.: 1. Will not result in an out of County hurricane evacuation time that exceeds 16 hours for a Category 5 storm event (Level E storm surge threat); or 2. Will maintain a 12 hour evacuation time to shelter for a Category 5 storm event (Level E storm surge threat) and ensure shelter space is available to accommodate the additional population; or 3. Will provide appropriate mitigation as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities. (Ord. No. 09-17, 16-07, 18-28, 21-09)*

- 1. Will not result in an out of County hurricane evacuation time that exceeds 16 hours for a Category 5 storm event (Level E storm surge threat); or**
- 2. Will maintain a 12-hour evacuation time to shelter for a Category 5 storm event (Level E storm surge threat) and ensure shelter space is available to accommodate the additional population; or**
- 3. Will provide appropriate mitigation as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities.**

POLICY 101.3.2: *Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities. (Ord. No. 18-28)*

Although the property has wetlands, the area is highly disturbed and of poor quality. The wetlands will be mitigated through SFWMD permit application for prior to Development Order approval. These impacts are necessary to accommodate the water quality and quantity storage requirements through SFWMD.

POLICY 101.3.4: *Encourage new residential development, as required by the LDC, to provide continuing information to residents concerning hurricane evacuation and shelters. (Ord. No. 94-30, 00-22, 07-12, 18-28)*

A Hurricane Preparedness Plan will be implemented at the time of Development order review.



POLICY 101.3.7: *Bonus density for site-built affordable housing development will be considered within the Coastal High Hazard Area. (Ord. No. 18-28)*

The proposed development will be proposing up to 290 units as permitted by the “Live Local Act” within the Urban FLU categories. The requested Urban Community FLU will allow up to 22 du/acre, at least 40% of the residential units must be affordable rental units as defined by Florida Statutes for a period of 30 years.

The applicant feels the consideration of utilizing the “Live Local Act” to increase the density in this area is good planning. The site is in the middle of a major employment area, abutted by residential development acts as an appropriate transition from commercial activity on US 41 to lower densities, has access to a major arterials roadway (with proposed new access to US 41), is within one mile of Lakes Park, has access to Lee Tran with ¼ mile of a bus stop, is serviced by all major urban services as confirmed by the letters of availability for the Lee Plan map amendment letters received. The site is perfect for higher density infill redevelopment, particularly when considering the structures will be built to modern codes and FEMA flood elevations.

POLICY 125.1.2: *New development and additions to existing development must not degrade surface and ground water quality. (Ord. No. 00-22, 18-28)*

POLICY 125.1.3: *The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems. (Ord. No. 00-22, 18-28)*

The permit process will require a water quality management plan addressing the issues in these policies. The draft plane is part of Exhibit M14

Conclusion

The Future Land Use change from Suburban to Urban Community will allow for a infill development with residential uses and supportive neighborhood commercial uses. The property is located within a mature developed area of Lee County as evidence by surrounding land use, densities, and intensities. The site is in proximately to goods, services, recreation, and public infrastructure. Flexibility in the uses for the subject site will not provide for additional intensity, nor provide any new deficiencies or impact the public health, safety or welfare, only residential density can increase with bonus density, with the change from Suburban to Urban Community. Urban Community will continue to protect the natural resources and environmental features of the property through compliance with the Land Development Code and will efficiently utilize the existing public facilities and services in the area. The change will allow continued support of residential development within an appropriate location, thereby accommodating growth in areas intended by Lee County Comprehensive Plan. This narrative confirms that the proposed request from Suburban to Urban Community is consistent with the LeePlan and Land Development Code for the future land use change.

 Quattrone &
Associates, Inc.



US 41 Pugliese Multifamily

Environmental Analysis Exhibit M13

The total site area is ± 13.20 ac which consists of undisturbed land. The site is bordered by roadways, commercial and residential development.

The existing vegetation for the property was identified as Mixed Exotic Upland Forest and Hydric Melaleuca. There is no evidence of listed species utilizing the south side of the property for habitat as most of the site has been developed/disturbed.

The change in land use from Suburban to Urban Community will not have an effect on the environmental aspects of the site. In both cases, the development intensity will be similar, indigenous preserve areas will be provided in accordance with the Land Development code, wetland impacts will be avoided in accordance with SFWMD and county requirements, and any listed species, if encountered will be addressed per local and state requirements.

16260 S Tamiami Trail

Section 1, Township 46 South, Range 24 East
Lee County, Florida

Environmental Assessment Report

May 2025

Prepared for:

**Land America, LLC
101 Pugliese's Way, Suite 200
Delray Beach, FL 33444**

Prepared by:



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

Introduction

The 13.20± acre property consists of Strap Numbers 01-46-24-00-00004.2000, and 01-46-24-00-00004.2020. The property is located in Fort Myers within a portion of Section 1, Township 46 South, Range 24 East (Exhibit A). The site is undeveloped forested uplands and wetlands infested with exotic vegetation.

Vegetation

The predominant upland and wetland vegetation associations were mapped in the field on 2024 digital color 1" = 150' scale aerial photography. The approximate property boundary was obtained from Lee County Property Appraiser and inserted into the digital aerial. The property boundaries were not staked in the field at the time of our site inspection and were, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Three vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Exhibit B depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by property and FLUCCS Code. A brief description of each FLUCCS Code is provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
450	Mixed Exotic Upland Forest	8.59
*619M	Hydric Melaleuca	4.26
740	Disturbed Land	0.35
Upland Subtotal		8.94
Wetland Subtotal		4.26
Total		13.20

* Potential jurisdictional wetland

Surrounding Land

Based on a review of the Lee County Property Appraiser's website, South Tamiami Trail borders the property to the east. The south and west edge of the property border Timberlakes Drive. The north edge is adjacent to a commercial building. See Exhibit C for the Surrounding Land Map.

Soils

The Soil Survey of Lee County, Florida depicts one soil type as occurring on the Tamiami Trail property. The soil type is considered to be non-hydric (upland) soil by the Hydric Soils of Florida Handbook. Under native conditions the soil survey describes this as typically occurring in pine flatwoods. This soils information is provided for general informational purposes and the accuracy of the soils mapping contained in the Soil Survey of Lee County, Florida has not been confirmed.

36-Immokalee-Urban land complex. This map unit consists of nearly level Immokalee fine sand and areas of Urban land. The areas of the Immokalee soil and of Urban land are so intermingled that it was not practical to map them separately at the scale used for mapping. About 55 to 75 percent of each mapped area consists of nearly level Immokalee soil or Immokalee soil that has been reworked or reshaped. Typically, the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer is light gray fine sand about 31 inches thick. The subsoil is fine sand about 33 inches thick. The upper 4 inches is black and friable, the next 6 inches is dark reddish brown, and the lower 23 inches is dark brown. The substratum is brown fine sand that extends to a depth of more than 80 inches. About 15 to 50 percent of each mapped area is Urban land. Houses, streets, driveways, buildings, and parking lots cover the surface. Areas that have been modified by grading and shaping are not as extensive in the older communities as in the newer ones. Most areas have drainage ditches that alter the depth to the seasonal high water table. In undrained areas, the water table is within 10 inches of the surface for 1 to 4 months in most years. It recedes to more than 40 inches below the surface during the dry seasons. Myakka, Pompano, and Smyrna soils make up as much as 15 percent of the land not covered by urban facilities. In a few areas, Urban land makes up as much as 70 percent of the areas or as little as 10 percent. Present land use precludes the use of this complex for cultivated crops, citrus, or improved pasture.

Please see Exhibit D for the Soils Map.

FEMA Flood Elevation Summary

In review of the effective FIRM map, Map Number 12071C0438H, Panel 0438 (Revised 11/17/2022), the property appears to be within the Coastal Floodplain Zone AE with a base flood elevation (BFE) of 11.00' NAVD. The Zone AE designation indicates the existing undeveloped site would be subject to inundation by 1-percent-annual-chance with waves less than 3 feet. The South Florida Water Management District (SFWMD) has jurisdiction over the site development with respect to stormwater management. The Finished Floor, road elevations, and perimeter berm elevations will be identified as part of the South Florida Water Management District permitting.

Please see Exhibit E for the FEMA Firmette map with project site location highlighted.

Wetlands

Areas mapped as FLUCCS Codes 619M are likely to be claimed as jurisdictional wetlands by South Florida Water Management District (SFWMD) (Exhibit F). It appears that the potential wetlands are not connected to Waters of the United States and therefore not subject to US Army Corps of Engineers (COE) regulation per the amended Sackett Decision.

The wetland area on site is very low quality (FLUCCS Codes 619) as it was excavated from uplands several years ago and is dominated by exotic vegetation. The short term effects of Hurricane Ian on the wetland communities includes loss of trees and shrubs

and stripping of leaves. Long term it is expected that invasive exotic vegetation will spread further across this habitat.

Listed Species

The property has been evaluated for the potential presence of listed species. Prior to inspecting the site, the Florida Fish and Wildlife Conservation Commission (FWC) listed species occurrence data base (updated June 2024) was reviewed to determine the known occurrences of species listed by the FWC and/or U.S. Fish and Wildlife Service (FWS) as threatened, endangered, or species of special concern or regulated by FWS in the project area. According to those databases, no species listed by either the FWS or the FWC were observed on the site during the protected species survey (Exhibit G).

This assessment focuses on identifying the federal and state listed species that potentially could be found within the various vegetative habitats on the project site (Table 2).

Table 2. Listed Species That Could Potentially Occur Onsite

FLUCCS CODE	Species Name	Status
450	none	
619M	none	
740	none	

ST – State designated Threatened

SE – State designated Endangered

FT – Federally designated Threatened

FE – Federally designated Endangered

According to the FWC listed species occurrence database the property is located within the FWS Red-cockaded Woodpecker Consultation Area. Red-cockaded woodpeckers (*Picoides borealis*) (RCW) are listed as endangered by both the FWC and the FWS. There is no RCW foraging or nesting habitat onsite.

According to the FWC listed species occurrence database the property is located within the FWS designated Core Foraging Area of a wood stork colony. The wood stork (*Myrcteria americana*) is listed as threatened by both the FWC and the FWS. In the event that a COE permit is required for the development of this project, the FWS will require that the quality of wood stork foraging habitat to be impacted is evaluated using their evaluation matrix and that suitable in-kind compensation is provided.

The Florida bonneted bat (*Eumpos floridanus*) is listed as endangered by the FWS and the FWC. The FWS has established a Consultation Area and Focal Area for this species.

The subject parcel is located within the overall Consultation Area and Focal Area. This bat typically roosts in cavities within large live or dead trees but may also roost in abandoned buildings and under bridges. Scattered dead trees containing potential cavity entrances were observed during our cursory inspection. The vast majority of these trees consist of pine tree snags in advanced stages of decay. These potential cavity entrances are primarily less than approximately two inches in diameter and are likely very shallow, not penetrating the heartwood of the snag. No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags) was observed. Therefore, the Florida bonneted bat is not likely to be adversely affected by the project.

The wetlands onsite may provide opportunistic foraging habitat for a variety of listed and non-listed wading birds. Periodic foraging by these species on-site is not likely to be a significant issue in the future potential development of the property.

16260 South Tamiami Trail

22-027

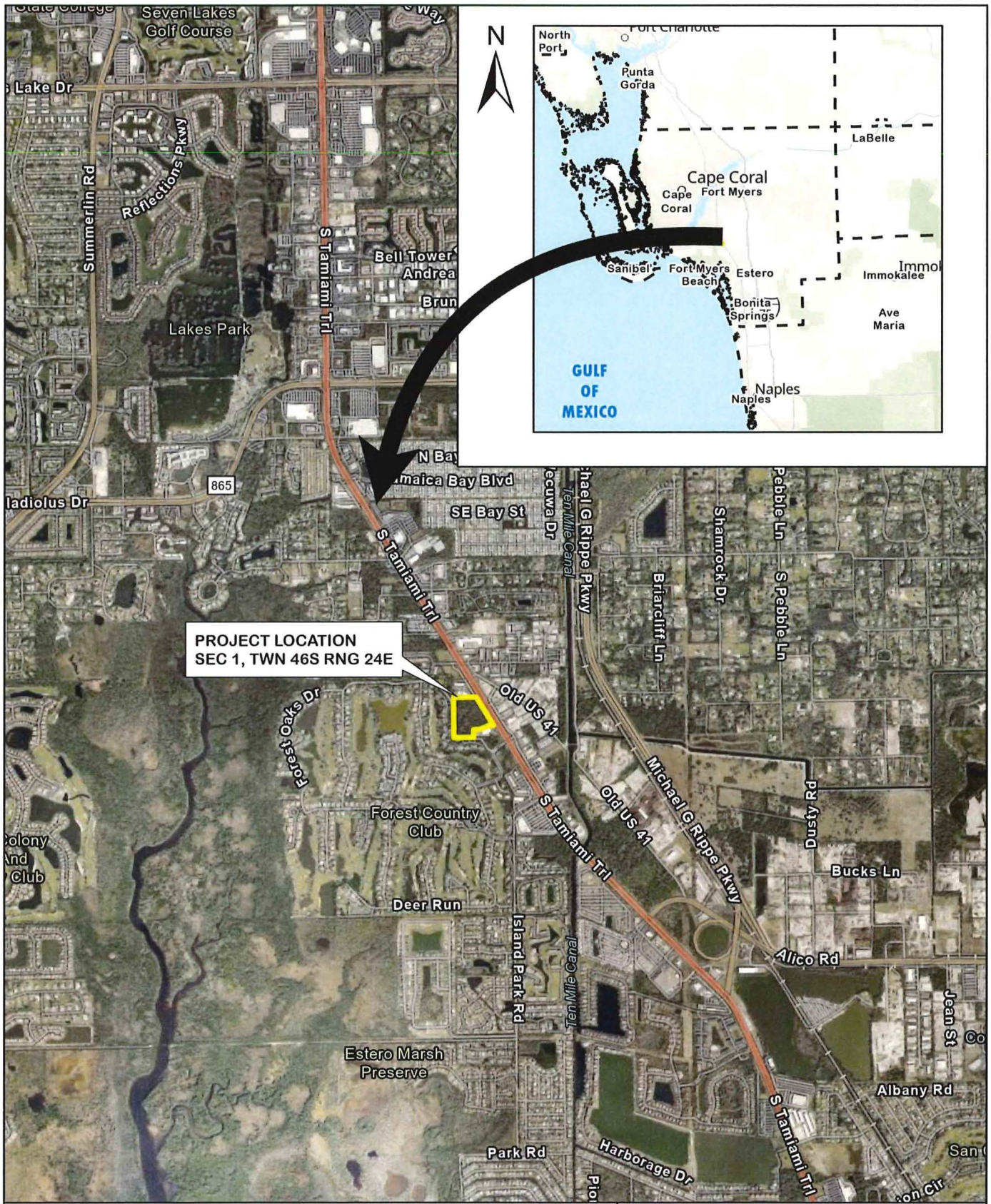


Exhibit A. Project Location Map

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

16260 South Tamiami Trail



Notes:
1. Property boundary is Surveyed and was obtained from Alta Survey, February 2023.
2. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in April 2022.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

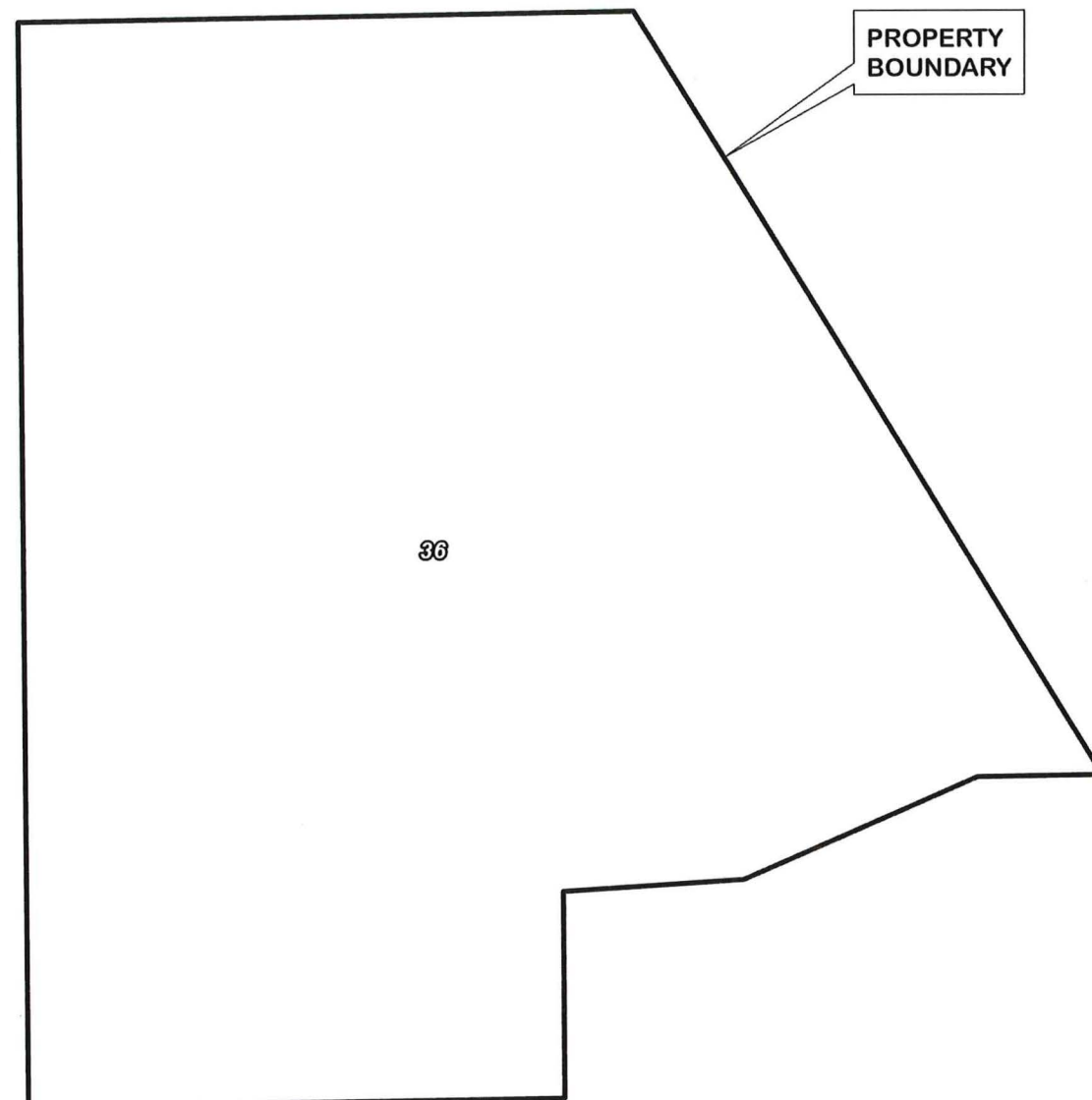
FLUCCS	Description	Acreage
450	Mixed Exotic Upland Forest	8.59 Ac.±
619M*	Hydric Melaleuca	4.26 Ac.±
740	Disturbed Land	0.35 Ac.±
Total		13.20 Ac.±
* Potential Jurisdictional Wetlands		



Exhibit C. Surrounding Lands Map

16260 South Tamiami Trail

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



PROPERTY
BOUNDARY

Soil Legend	
36	IMMOKLAE SAND-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES

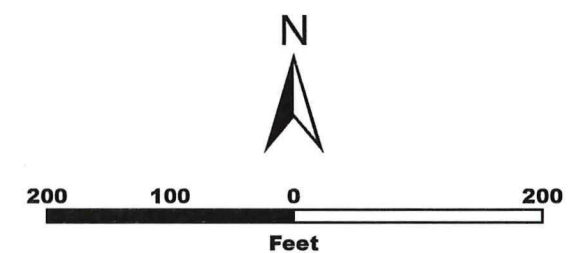
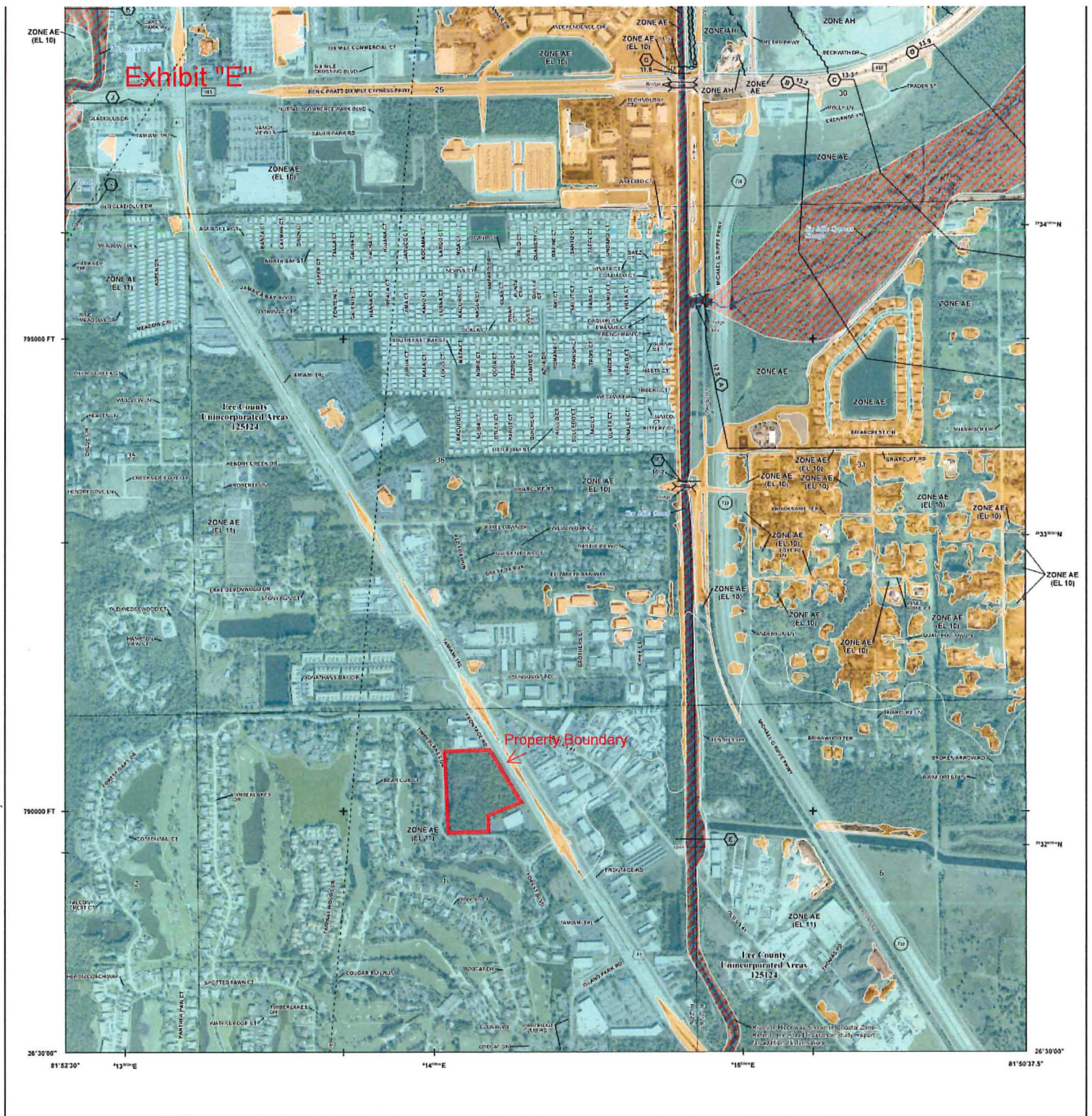


Exhibit D. Soils Map

16260 South Tamiami Trail

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



FLOOD HAZARD INFORMATION

SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE)
	With BFE or Depth Zone AE, AH, AN, VE, AR
OTHER AREAS OF FLOOD HAZARD	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
OTHER AREAS	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes, Zone X
GENERAL STRUCTURES	Area with Flood Risk due to Levee Zone D
	Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
GENERAL STRUCTURES	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation

NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historical versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP), or general product information, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-366-6271) or visit the FEMA Flood Map Service Center website at fema.gov/floodmap. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or accessed directly from the website.

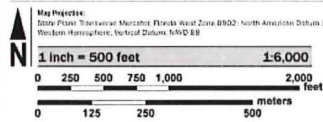
Comments regarding this map or adjacent FIRM panels must appear in a letter to the relevant panel as well as the current FIRM panel. These may be ordered directly from the Flood Map Service Center of the number listed above.

For community and county map data refer to the Flood Insurance Study Report for the jurisdiction.

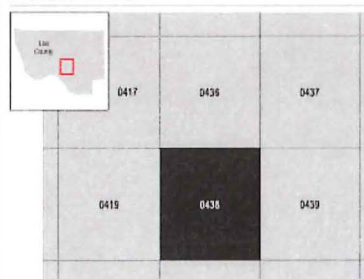
To determine flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-368-5842.

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

SCALE



PANEL LOCATOR



FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
LEE COUNTY, FLORIDA
and Incorporated Areas
PANEL 438 of 685

Panel Contains:
COMMUNITY
LEE COUNTY

NUMBER PANEL SUFFIX
125124 0438 H

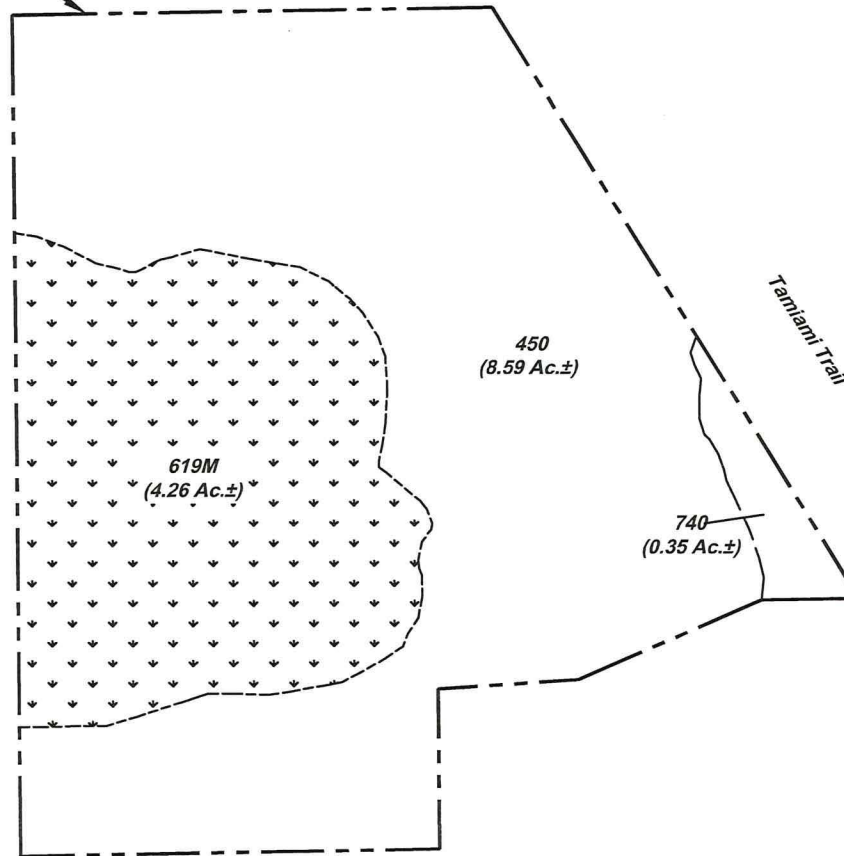


16260 South Tamiami Trail

PROPERTY
BOUNDARY

SECTION: 1
TOWNSHIP: 46S
RANGE: 24E

0 75 150
SCALE FEET



Legend:



Potential Jurisdictional Wetlands
(4.26 Ac.±)

Notes:

1. Property boundary is Surveyed and was obtained from Alta Survey, February 2023.
2. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in April 2022.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

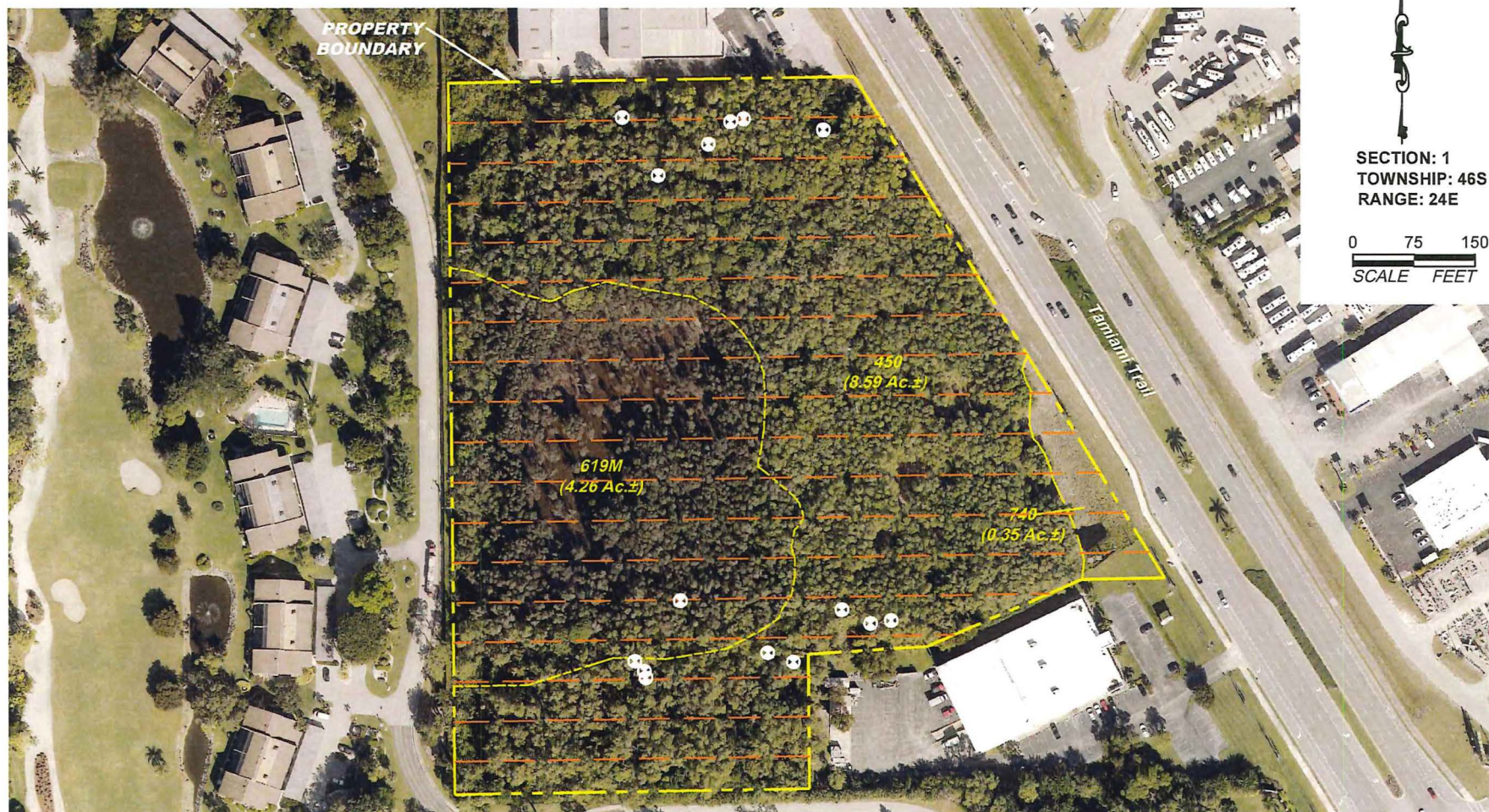
FLUCCS	Description	Acreage
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619M*	Hydric Melaleuca	4.26 Ac.±
740	Disturbed Land	0.35 Ac.±
Total		13.20 Ac.±
* Potential Jurisdictional Wetlands		

22-027

Exhibit F. Wetland Map

OWEN ENVIRONMENTAL
CONSULTING, LLC.
FORT MYERS 239-684-6007

16260 South Tamiami Trail



SECTION: 1
TOWNSHIP: 46S
RANGE: 24E

0 75 150
SCALE FEET

— Approximate Pedestrian Survey Transects

⊗ Potential FBB Cavity Snag (15)

FLUCCS	Description	Acreage
450	Mixed Exotic Upland Forest	8.59 Ac.±
619M*	Hydric Melaleuca	4.26 Ac.±
740	Disturbed Land	0.35 Ac.±
Total		13.20 Ac.±

* Potential Jurisdictional Wetlands

Notes:

1. Property boundary is Surveyed and was obtained from Alta Survey, February 2023.
2. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in April 2022.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

22-027

US 41 Pugliese Multifamily

Historical Resources Impact Analysis
Exhibit M14

Florida Master Site File

Per the Florida Master Site File, there are not any previously recorded cultural or historic resources located within 150 feet of the subject property.

Archaeological Sensitivity Map

A site \pm 360 ft Southwest of the subject property is identified as being archaeologically sensitive 2 on the Lee County Archaeological Sensitivity Map dated December 2014. See below, map depicts in lower left corner shaded light green.





US 41 Pugliese Multifamily

Existing and Future Public Facilities Impacts Analysis
Exhibit M15

Potable Water and Sanitary Sewer

The subject property is within Lee County Utilities (LCU) and Forest Utilities

The subject property is within the Lee County Utilities (LCU) potable water franchise area as depicted on Maps 4A and 4B of the Lee Plan. LCU owns and maintains existing potable water and wastewater lines along the adjacent streets. Green Meadows Treatment Plant will provide potable water service to the proposed development while Forest Utilities will provide wastewater service.

Lee County utilities have sufficient capacity to provide water service and Forest Utilities has sufficient capacity to provide sewer service at buildout for both the existing Suburban land use as well as the proposed Urban Community land use to include multi-family residential units. As similar uses could be developed in both land use categories, the difference in the expected water and sewer demand would be only due to the addition of the residential units and is summarized below.

Per F.A.C. 64E-6, residential/commercial:

Residential:

- 100 gallons per day per 1-bedroom unit (750 sf or less of building area)
- 200 gallons per day per 2-bedroom unit (751-1200 or less of building area)
- 300 gallons per day per 3-bedroom unit (1201-2250 sf or less of building area)
- 400 gallons per day per 4- bedroom unit (2251-3300 sf or less of building area)

(290) 2-bedroom multi-family residential units = 58,000 gpd. The proposed project can expect an average potable water and sanitary sewer demand of 58,000 GPD.

Water and sewer demand for the balance of the property would remain unchanged whether in the Suburban or Urban Community land use.

According to the 2024 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted with a capacity of 54.4 million gallons per day (MGPO) and is projected planned future to operate at 46.7 MGPO. Therefore, there is sufficient capacity within the existing water distribution system to serve the project at build-out.

This project is in the Forest Utilities Franchise and is not mentioned in the concurrency report. However, a letter of availability submitted with this application states Forest Utilities has sufficient capacity.



Surface Water/Drainage Basins

The existing site consists of vacant undisturbed parcels. There is an existing stormwater swale along ROW of S. Tamiami Trail. The existing stormwater runoff sheet flows generally to the south into Hendry Creek flow way. The property has permitted SFWMD with existing Master System Environmental Resource Permit # 36-00161-S Application 080804-03 serving the combined 13.20-acre parcel.

The subject site is currently in a FEMA Zone AE-EL11 per map panel 12071C0438H, which has an established base flood elevation of 11" NAVD.

The Lee Plan Policy 95.1.3 establishes regulatory standards and non-regulatory standards for public facilities and states as follows:

Stormwater Management Facilities LOS: The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding of designated evacuation routes (see Map 3J) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.

The 2024 Concurrency Report confirms that none of the evacuation routes in the studied watersheds are anticipated to be flooded for more than 24 hours, and that new developments that receive approval from the South Florida Water Management District and comply with standards in Florida Administrative Code Chapter 62- 330 will be deemed concurrent with the Lee Plan's surface water management LOS. The US41 Pugliese Multi-family project will receive approval for an Environmental Resource Permit from the South Florida Water Management District and, as such, will be consistent with the surface water management Level of Service standards of the Lee Plan.

The change in land use from Suburban to Urban Community will change the developable area. The proposed development will include a surface water management system which will provide both stormwater attenuation and water quality treatment. The surface water management system will include controlled discharge into the Hendry Creek system, meeting all requirements of South Florida Water Management District and Lee County at the time of development order.

The change in land use will have no impacts on the design or function of the surface water management system, drainage basin, discharge rates, nutrient loadings, water quality or flood zone.

Parks, Recreation and Open Space

Regional Parks:

The Lee County Public Facilities Level of Service and Concurrency Report 2024 indicates a total of 7,127 acres of existing regional parks operated by county, local, state, and federal governments within Lee County. The capacity required to meet The Lee Plan Policy 95.1.3 non-regulatory level of-service standard of 6 acres per 1,000 total seasonal county population is equal to:

945,000 [seasonal county population] X (6 acres/1,000 population) = 5,670 acres



The Bureau of Economic and Business Research (BEBR) Projections of Florida Population by County, 2025-2050, with Estimates for 2023 provided a medium projected population of 1,075,100 for Lee County in 2050. This would require 6,450 acres to meet the level of service standard. There is more than adequate existing Regional Park acreage in Lee County to meet the needs of the project.

Community Parks

The Lee County Public Facilities Level of Service and Concurrency Report 2024 indicates a total of 829.3 acres of existing community parks operated by Lee County or jointly operated with The School District of Lee County within Lee County. The capacity required to meet the Lee Plan Policy 95.1.3 non-regulatory level of-service standard of 0.8 acres per 1,000 total permanent county population is equal to:

$$389,000 \text{ [permanent unincorporated county population]} \times (0.8 \text{ ac/1,000 population}) = 311 \text{ ac}$$

The existing inventory of community parks within Lee County meets the community park level of service standard in the County for the year 2023 and will continue to do so at least through the next five years. The level of service standard increased from 743.6 acres in 2023 to 829.3 acres in 2024 which represents here is more than adequate existing Community Park acreage in Lee County to meet the needs of the project.

Public Schools

The subject property is within the South Zone, Lee Plan Policy 95.1.3 provides that Public Schools Facilities LOS standards for Elementary Schools, Middle Schools, High Schools and Special Purpose Facilities is based upon Permanent Florida Inventory School Houses (FISH) capacity and is 100% as adjusted by the School Board annually to account for measurable programmatic changes.

According to the Lee County Public Facilities Level of Service and Concurrency Report 2024, the South Zone showed an available capacity of 252 elementary school seats, 63 middle school seats, and 255 high school seats. The letter of review and recommendation has been requested from the School District of Lee County.

MEMORANDUM

TO: Mr. Chris King
Land America, LLC

FROM: Yury Bykau, P.E.
Senior Project Manager

DATE: April 29, 2025

RE: Pugliese Multifamily
Comprehensive Plan Amendment
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for approximately 13.2 acres of property located on the west side of US 41 just north of Forest Boulevard in Lee County, Florida. Based on the discussion with the Developer, approximately 13.2 of property will be subject to a Map Amendment that will change the land use designation from Suburban to Urban Community.

The transportation related impacts of the proposed Amendment to the Lee Plan were evaluated pursuant to the criteria in the application document. This included an evaluation of the long-range impact (20-year horizon) and short-range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Under the existing Suburban Future Land Use Category (FLU), approximately 13.2 acres of property can be developed with up to 79 multi-family residential dwelling units at a density of 6 dwelling units per acre.

The Applicant is proposing a Map Amendment on approximately 13.2 acres of property to change the land use designation from Suburban to Urban Community to permit up to 290 multi-family residential dwelling units at a density of 22 dwelling units per acre. **Table 1** summarizes the residential intensity that could be developed under the existing land use designation and residential intensity under the proposed land use designation.

Table 1
Land Uses
Pugliese Multifamily CPA

Existing/ Proposed	Land Use Category	Intensity
Existing	Suburban	79 Multi-Family Dwelling Units,
Proposed	Urban Community	290 Multi-Family Dwelling Units

The trip generation for the with and without amendment scenarios was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 220 (Multifamily Housing Low-Rise) was utilized for the trip generation purposes of the multi-family residential uses. **Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour and daily trip generation for the without and with the proposed amendment scenarios, respectively. The trip generation equations utilized are attached to this Memorandum for reference.

Table 2
Trip Generation
Based on Existing Land Use Category

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family Housing Low-Rise (79 Dwelling Units)	11	36	47	34	21	55	582

Table 3
Trip Generation
Based on Proposed Map Amendment

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family Housing Low-Rise (290 Dwelling Units)	27	86	113	92	53	145	1,934

Table 4 indicates the trip generation change between the proposed and existing land use category (Table 2 vs Table 3). The resultant trip change in Table 4 indicates that the trip generation will be increased in the AM and PM peak hour conditions as a result of the proposed amendment.

Table 4
Trip Generation – Resultant Trip Change (Table 2 vs Table 3)
Pugliese Multifamily CPA

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation	27	86	113	92	53	145	1,934
Existing Land Use Designation	-11	-36	-47	-34	-21	-55	-582
Resultant Trip Change	+16	+50	+66	+58	+32	+90	+1,352

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there are no programmed improvements within the vicinity of the subject site. The Lee County 2045 Highway Cost Feasible Plan is attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips in Table 3 were added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service threshold volumes were derived based on the attached *Lee County Generalized Peak Hour Directional Service Volumes* table as well as *FDOT's Generalized Peak Hour Directional Volumes Table*.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed Map Amendment. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Term Impacts Analysis (5-year horizon)

The 2024-2029 Lee County Transportation Capital Improvement Plan and the 2025-2030 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there are no programmed roadway capacity improvements in the vicinity of the subject site.

Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the additional trips shown in Table 3. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links were obtained from the most recent *Lee County Public Facilities Level of Service and Concurrency Report*.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2030 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* webpage. Based on the project traffic distribution illustrated within Table 4A, the roadway link data was analyzed for the year 2030 without the proposed amendment and year 2030 with the proposed amendment. Traffic data obtained from the aforementioned FDOT resource is attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2030 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement programs. Capacity analysis will be evaluated again at the time the project will seek a local Development Order approval.

Conclusion

The proposed Comprehensive Plan Amendment is for a property located on the west side of US 41 just north of Forest Boulevard in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum, the proposed amendment will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed amendment.

No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Amendment.

Attachments

TABLES 1A & 2A
2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - PUGLIESE MULTIFAMILY CPA

ROADWAY	ROADWAY SEGMENT	2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
		# Lanes	Roadway Designation	LOS A	LOS B	LOS C	LOS D	LOS E
				VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
US 41	N. of Daniels Pkwy	6LD	Arterial	0	0	2,478	2,814	2,814
	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	2,478	2,814	2,184
	N. of Site	6LD	Arterial	0	0	2,478	2,814	2,184
	S. of Site	6LD	Arterial	0	0	2,478	2,814	2,184
	S. of Alico Rd	6LD	Arterial	0	0	2,478	2,814	2,184
Alico Rd	E. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Gladiolus Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Summerlin Rd	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Winkler Rd	6LD	Arterial	0	400	2,840	2,940	2,940
Summerlin Rd	S. of Gladiolus Dr	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	S. of Winkler Rd	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
Six Mile Cypress Pkwy	E. of US 41	4LD	Arterial	0	0	1,596	1,900	1,900
	E. of Metro Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
Metro Pkwy	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	2,478	2,814	2,814
Cypress Lake Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Daniels Pkwy	E. of US 41	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180

- Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes Table.

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
PUGLIESE MULTIFAMILY CPA

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 145 VPH IN= 92 OUT= 53

		2045										2045 BACKGROUND PLUS PROJ			
ROADWAY	ROADWAY SEGMENT	2045	COUNTY PCS / FDOT SITE #	AADT	K-100 FACTOR	100TH HIGHEST	D	PM PK HR	PEAK DIRECTION		PROJECT	PK DIR	PEAK DIRECTION		
		FSUTMS AADT		BACKGROUND TRAFFIC		HOUR PK DIR 2-WAY VOLUME		PEAK DIRECTION	TRAFFIC VOLUMES & LOS	TRAFFIC VOLUME			VOLUMES & LOS	LOS	
US 41	N. of Daniels Pkwy	59,367	125041	59,367	0.090	5,343	0.539	NORTH	2,880	F	10%	9	2,889	F	
	N. of Six Mile Cypress Pkwy	49,304	120037	49,304	0.090	4,437	0.539	NORTH	2,392	C	25%	23	2,415	C	
	N. of Site	63,948	120025	63,948	0.090	5,755	0.539	NORTH	3,102	F	50%	46	3,148	F	
	S. of Site	62,169	120098	62,169	0.090	5,595	0.539	NORTH	3,016	F	50%	46	3,062	F	
	S. of Alico Rd	50,161	120066	50,161	0.090	4,514	0.539	NORTH	2,433	C	30%	28	2,461	C	
Alico Rd	E. of US 41	45,128	124177	45,128	0.090	4,062	0.554	WEST	2,250	C	20%	18	2,269	C	
Gladiolus Dr	W. of US 41	59,546	126046	59,546	0.090	5,359	0.554	EAST	2,969	F	15%	14	2,983	F	
	W. of Summerlin Rd	34,633	126039	34,633	0.090	3,117	0.554	WEST	1,727	C	5%	5	1,731	C	
	W. of Winkler Rd	38,658	126039	38,658	0.090	3,479	0.554	WEST	1,927	C	5%	5	1,932	C	
Summerlin Rd	S. of Gladiolus Dr	46,095	126019	46,095	0.090	4,149	0.554	NORTH	2,299	C	10%	9	2,308	C	
	S. of Winkler Rd	41,924	126019	41,924	0.090	3,773	0.554	NORTH	2,090	C	10%	9	2,099	C	
Six Mile Cypress Pkwy	E. of US 41	31,400	125054	31,400	0.090	2,826	0.554	EAST	1,566	C	10%	9	1,575	C	
	E. of Metro Pkwy	29,968	124387	29,968	0.090	2,697	0.539	EAST	1,454	C	7%	6	1,460	C	
Metro Pkwy	N. of Six Mile Cypress Pkwy	27,160	125055	27,160	0.090	2,444	0.554	SOUTH	1,354	C	3%	3	1,357	C	
Cypress Lake Dr	W. of US 41	43,755	124257	43,755	0.090	3,938	0.554	WEST	2,182	C	5%	5	2,186	C	
Daniels Pkwy	E. of US 41	51,307	126030	51,307	0.090	4,618	0.539	WEST	2,489	C	5%	5	2,494	C	

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

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

TABLE 3A
LEVEL OF SERVICE THRESHOLDS
PUGLIESE MULTIFAMILY CPA

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
				VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
US 41	N. of Daniels Pkwy	6LD	Arterial	0	0	2,478	2,814	2,814
	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	2,478	2,814	2,184
	N. of Site	6LD	Arterial	0	0	2,478	2,814	2,184
	S. of Site	6LD	Arterial	0	0	2,478	2,814	2,184
	S. of Alico Rd	6LD	Arterial	0	0	2,478	2,814	2,184
Alico Rd	E. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Gladiolus Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Summerlin Rd	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Winkler Rd	6LD	Arterial	0	400	2,840	2,940	2,940
Summerlin Rd	S. of Gladiolus Dr	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	S. of Winkler Rd	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
Six Mile Cypress Pkwy	E. of US 41	4LD	Arterial	0	0	1,596	1,900	1,900
	E. of Metro Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
Metro Pkwy	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	2,478	2,814	2,814
Cypress Lake Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Daniels Pkwy	E. of US 41	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180

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

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes Table.

TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
PUGLIESE MULTIFAMILY CPA

TOTAL PROJECT TRAFFIC AM = 113 VPH IN = 27 OUT= 86
TOTAL PROJECT TRAFFIC PM = 145 VPH IN= 92 OUT= 53

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR	2024 ADT	YRS OF GROWTH ¹	ANNUAL RATE	2023 PK HR SEASON PEAK DIR. ²	2030 PK HR PK SEASON VOLUME	LOS	V/C	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2030 BCKGRND			2030 BCKGRND		
														+ AM PROJ			+ PM PROJ		
														VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
US 41	N. of Daniels Pkwy	125041	66,000	70,000	15	2.00%	2,842	3,265	F	1.16	10%	9	9	3,273	F	1.16	3,274	F	1.16
	N. of Six Mile Cypress Pkwy	120037	53,000	54,500	15	2.00%	2,590	2,975	F	1.06	25%	22	23	2,997	F	1.06	2,998	F	1.07
	N. of Site	120025	68,500	69,500	15	2.00%	3,306	3,798	F	1.35	50%	43	46	3,841	F	1.36	3,844	F	1.37
	S. of Site	120098	60,500	62,000	15	2.00%	2,801	3,217	F	1.14	50%	43	46	3,260	F	1.16	3,263	F	1.16
	S. of Alico Rd	120066	42,500	62,500	15	2.60%	2,801	3,353	F	1.19	30%	26	28	3,379	F	1.20	3,381	F	1.20
Alico Rd	E. of US 41	124177	21,500	29,500	13	2.46%	1,170	1,387	C	0.47	20%	17	18	1,404	C	0.48	1,406	C	0.48
Gladiolus Dr	W. of US 41	126046	35,852	43,500	15	2.00%	2,330	2,676	C	0.91	15%	13	14	2,689	C	0.91	2,690	C	0.92
	W. of Summerlin Rd	126039	19,599	28,500	11	3.46%	1,193	1,514	C	0.51	5%	4	5	1,518	C	0.52	1,519	C	0.52
	W. of Winkler Rd	126039	19,599	28,500	11	3.46%	1,193	1,514	C	0.51	5%	4	5	1,518	C	0.52	1,519	C	0.52
Summerlin Rd	S. of Gladiolus Dr	126019	30,141	37,000	14	2.00%	1,781	2,046	C	0.64	10%	9	9	2,054	C	0.65	2,055	C	0.65
	S. of Winkler Rd	126019	30,141	37,000	14	2.00%	1,781	2,046	C	0.64	10%	9	9	2,054	C	0.65	2,055	C	0.65
Six Mile Cypress Pkwy	E. of US 41	125054	29,500	44,000	15	2.70%	2,109	2,542	F	1.34	10%	9	9	2,550	F	1.34	2,551	F	1.34
	E. of Metro Pkwy	124387	26,000	34,000	15	2.00%	1,630	1,872	C	0.89	7%	6	6	1,878	C	0.89	1,879	C	0.89
Metro Pkwy	N. of Six Mile Cypress Pkwy	125055	24,000	29,000	12	2.00%	1,373	1,577	C	0.56	3%	3	3	1,580	C	0.56	1,580	C	0.56
Cypress Lake Dr	W. of US 41	124257	27,500	24,000	15	2.00%	2,064	2,371	C	0.81	5%	4	5	2,375	C	0.81	2,375	C	0.81
Daniels Pkwy	E. of US 41	126030	44,040	51,500	15	2.00%	2,307	2,650	C	0.83	5%	4	5	2,654	C	0.83	2,655	C	0.83

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

2 Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2024 Lee County Public Facilities Level of Service and Concurrency Report.

**LEE COUNTY GENERALIZED
SERVICE VOLUME TABLE**

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

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

**FDOT GENERALIZED PEAK HOUR
DIRECTIONAL VOLUMES
TABLE**

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

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

Peak Hour Two-Way

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

AADT

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



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

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

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



Adjustment Factors

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

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

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

* Cannot be achieved using table input value defaults.

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

TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0066 - SR 45/US 41, SOUTHEAST OF ALICO ROAD

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2024	62500 S	N	30500	S 32000	9.00	53.90	5.00
2023	63500 F	N	31000	S 32500	9.00	53.80	5.00
2022	62500 C	N	30500	S 32000	9.00	53.70	5.00
2021	55000 C	N	27500	S 27500	9.00	53.10	5.30
2020	43500 C	N	21500	S 22000	9.00	52.80	5.80
2019	52500 C	N	26000	S 26500	9.00	53.30	4.40
2018	50500 C	N	25000	S 25500	9.00	53.30	5.10
2017	49500 C	N	24500	S 25000	9.00	53.20	4.00
2016	50000 C	N	25000	S 25000	9.00	56.20	4.60
2015	48000 C	N	24000	S 24000	9.00	54.50	4.30
2014	43000 C	N	21500	S 21500	9.00	54.60	3.50
2013	41000 C	N	20500	S 20500	9.00	59.70	4.50
2012	41000 C	N	20500	S 20500	9.00	54.30	5.10
2011	43000 C	N	21000	S 22000	9.00	55.00	3.90
2010	42500 C	N	21000	S 21500	10.32	57.60	3.60
2009	42500 C	N	21000	S 21500	10.24	54.47	4.40

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0098 - SR 45/US 41, NORTHWEST OF ISLAND PARK ROAD LC434

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2024	62000 F	N	30500	S 31500	9.00	53.90	5.30
2023	63000 C	N	31000	S 32000	9.00	53.80	5.30
2022	56500 F	N	28000	S 28500	9.00	53.70	5.00
2021	56500 C	N	28000	S 28500	9.00	53.10	5.10
2020	47000 C	N	23500	S 23500	9.00	52.80	6.00
2019	56000 C	N	28000	S 28000	9.00	53.30	4.40
2018	54000 C	N	26500	S 27500	9.00	53.30	5.30
2017	56500 C	N	29000	S 27500	9.00	53.20	3.30
2016	58500 C	N	29000	S 29500	9.00	56.20	3.30
2015	58000 C	N	29000	S 29000	9.00	54.50	3.30
2014	54000 C	N	26500	S 27500	9.00	54.60	3.50
2013	51500 C	N	25500	S 26000	9.00	59.70	4.40
2012	60500 C	N	30000	S 30500	9.00	54.30	4.30
2011	61000 C	N	30500	S 30500	9.00	55.00	4.20
2010	59500 C	N	30000	S 29500	10.32	57.60	4.00
2009	60500 C	N	31000	S 29500	10.24	54.47	3.90

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0025 - SR45/US41, S OF GLADIOLUS/SR 865/6-MI TURNOUT LC435

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	69500 F	N	34500	S 35000	9.00	53.90	5.30
2023	70500 C	N	35000	S 35500	9.00	53.80	5.30
2022	71000 C	N	35000	S 36000	9.00	53.70	5.00
2021	65500 C	N	32500	S 33000	9.00	53.10	4.70
2020	50000 C	N	25000	S 25000	9.00	52.80	5.50
2019	62500 C	N	31500	S 31000	9.00	53.30	4.30
2018	59500 F	N	29500	S 30000	9.00	53.30	4.20
2017	59500 C	N	29500	S 30000	9.00	53.20	4.20
2016	65500 C	N	33000	S 32500	9.00	56.20	4.50
2015	60500 C	N	30500	S 30000	9.00	54.50	4.70
2014	57500 F	N	29000	S 28500	9.00	54.60	4.00
2013	57500 C	N	29000	S 28500	9.00	59.70	4.00
2012	70000 C	N	35500	S 34500	9.00	54.30	4.00
2011	72000 C	N	36500	S 35500	9.00	55.00	3.90
2010	70500 C	N	35000	S 35500	10.32	57.60	4.10
2009	68500 C	N	34500	S 34000	10.24	54.47	4.60

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0037 - SR45/US41, N OF SR865/6-MI CYPRESS PKWY/CR865 LC418

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	54500 C	N 27000	S 27500	9.00	53.90	4.10
2023	53500 S	N 27000	S 26500	9.00	53.80	3.90
2022	52500 F	N 26500	S 26000	9.00	53.70	3.90
2021	52500 C	N 26500	S 26000	9.00	53.10	3.90
2020	43500 C	N 22000	S 21500	9.00	52.80	4.40
2019	52500 C	N 26500	S 26000	9.00	53.30	3.70
2018	50500 C	N 25000	S 25500	9.00	53.30	4.00
2017	48500 C	N 24000	S 24500	9.00	53.20	4.10
2016	55500 C	N 27500	S 28000	9.00	56.20	3.90
2015	54000 C	N 26500	S 27500	9.00	54.50	4.00
2014	54000 C	N 26500	S 27500	9.00	54.60	4.30
2013	50000 C	N 25000	S 25000	9.00	59.70	3.40
2012	55000 C	N 28000	S 27000	9.00	54.30	3.10
2011	55000 C	N 27500	S 27500	9.00	55.00	3.00
2010	54000 C	N 27000	S 27000	10.32	57.60	3.10
2009	53000 C	N 26500	S 26500	10.24	54.47	3.90

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5041 - SR45/US41, N OF CYPRESS LAKE DR/DANIELS PKWY LC426

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	70000	F	N 34000	S 36000	9.00	53.90	3.40
2023	71000	C	N 34500	S 36500	9.00	53.80	3.40
2022	71500	C	N 34000	S 37500	9.00	53.70	3.10
2021	63000	C	N 31500	S 31500	9.00	53.10	2.70
2020	57000	C	N 28500	S 28500	9.00	52.80	3.70
2019	61500	C	N 32000	S 29500	9.00	53.30	3.50
2018	62500	C	N 30500	S 32000	9.00	53.30	3.80
2017	68000	C	N 34500	S 33500	9.00	53.20	3.50
2016	58000	C	N 28000	S 30000	9.00	56.20	3.50
2015	63500	C	N 31500	S 32000	9.00	54.50	3.50
2014	67000	C	N 33000	S 34000	9.00	54.60	2.90
2013	65000	C	N 31500	S 33500	9.00	59.70	3.10
2012	67000	C	N 34000	S 33000	9.00	54.30	3.10
2011	64500	C	N 31500	S 33000	9.00	55.00	3.00
2010	65000	C	N 31500	S 33500	10.32	57.60	2.40
2009	66000	C	N 32500	S 33500	10.24	54.47	2.50

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4177 - ALICO ROAD, EAST OF S.R. 45 / U.S. 41

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2024	29500 F	E	15000	W 14500	9.00	55.40	11.90
2023	28500 C	E	14500	W 14000	9.00	55.40	11.90
2022	30000 C	E	15500	W 14500	9.00	53.90	11.60
2021	25000 T	E	13000	W 12000	9.00	53.50	5.10
2020	24000 S	E	12500	W 11500	9.00	53.80	9.60
2019	24000 F	E	12500	W 11500	9.00	54.90	9.60
2018	23000 C	E	12000	W 11000	9.00	55.20	9.60
2017	22500 T	E	11500	W 11000	9.00	54.90	4.40
2016	21500 S	E	11000	W 10500	9.00	54.80	8.30
2015	20500 F	E	10500	W 10000	9.00	55.50	8.30
2014	19700 C	E	10000	W 9700	9.00	55.20	8.30
2013	21500 S	E	10500	W 11000	9.00	55.00	4.00
2012	21500 F	E	10500	W 11000	9.00	55.30	4.20
2011	21500 C	E	10500	W 11000	9.00	55.20	4.20

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6046 - GLADIOLUS DR, W OF SR 45/US 41, PTMS 2046, LCPR 46

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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2024	43500 X	0	0	9.00	55.40	6.80
2023	43000 X	0	0	9.00	55.40	5.00
2022	41500 X	0	0	9.00	53.90	4.10
2021	41500 T	0	0	9.00	53.50	4.20
2020	41000 S	0	0	9.00	53.40	3.40
2019	42000 F	0	0	9.00	53.80	3.70
2018	41365 C	0	0	9.00	56.80	4.10
2017	41500 F	0	0	9.00	56.80	4.00
2016	42094 C	E 23728	W 18366	9.00	56.80	2.80
2015	40184 C	E 22830	W 17354	9.00	57.20	2.90
2014	38568 C	E 21879	W 16689	9.00	57.00	2.30
2013	37516 C	E 21240	W 16276	9.00	57.60	4.00
2012	35633 C	E 19908	W 15725	9.00	52.60	3.50
2011	39432 C	E 21173	W 18259	9.00	52.60	3.20
2010	39139 C	E 20396	W 18743	9.97	52.58	2.40
2009	35852 C	E 19866	W 15986	10.19	55.36	2.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6039 - GLADIOLUS DR, 720' W OF BASS RD, PTMS 2039, LCPR 39

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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2024	28500 X	0	0	9.00	55.40	6.80
2023	25000 X	0	0	9.00	55.40	5.00
2022	24000 X	0	0	9.00	53.90	4.10
2021	23500 T	0	0	9.00	53.50	4.20
2020	23000 S	0	0	9.00	59.30	3.40
2019	23500 F	0	0	9.00	59.60	3.70
2018	22612 C	0	0	9.00	53.30	4.10
2017	22000 X	0	0	9.00	59.80	4.00
2016	21500 E	0	0	9.00	55.70	2.80
2015	20500 E	0	0	9.00	52.80	2.90
2014	19900 F			9.00	52.80	3.70
2013	19599 C	E 9739	W 9860	9.00	52.80	3.90

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

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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6019 - SUMMERLIN RD, 1200' E OF PINE RIDGE RD, PTMS 2019, LCPR 19

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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2024	37000 X	0	0	9.00	55.40	6.40
2023	36500 X	0	0	9.00	55.40	4.80
2022	35000 X	0	0	9.00	53.90	5.40
2021	35000 T	0	0	9.00	53.50	4.50
2020	34500 S	0	0	9.00	53.40	4.30
2019	35500 F	0	0	9.00	53.80	4.10
2018	35033 C	0	0	9.00	53.30	4.80
2017	34000 F	0	0	9.00	55.20	4.70
2016	34034 C	E 16959	W 17075	9.00	55.70	4.60
2015	33656 C	E 16730	W 16926	9.00	52.30	4.70
2014	33571 C	E 16729	W 16842	9.00	52.30	4.30
2013	31791 C	E 15974	W 15817	9.00	52.30	4.30
2012	25766 C	E 12481	W 13285	9.00	52.00	3.50
2011	30026 C	E 14826	W 15200	9.00	51.90	4.60
2010	30141 C	E 14934	W 15207	11.54	51.89	3.10

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5054 - SR 865/6-MILE CYPRESS PKWY, EAST OF US 41 LC386

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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2024	44000 S	E	21000	W 23000	9.00	54.40	9.60
2023	43000 F	E	20500	W 22500	9.00	54.50	9.60
2022	40000 C	E	19000	W 21000	9.00	52.70	9.60
2021	41000 C	E	20000	W 21000	9.00	52.60	6.70
2020	32500 C	E	15500	W 17000	9.00	51.70	6.60
2019	38000 C	E	18500	W 19500	9.00	52.00	5.10
2018	36500 C	E	18000	W 18500	9.00	52.30	7.00
2017	36500 C	E	18000	W 18500	9.00	53.20	6.40
2016	36500 C	E	18500	W 18000	9.00	57.90	5.30
2015	35500 C	E	18000	W 17500	9.00	58.40	5.00
2014	33000 F	E	16500	W 16500	9.00	56.40	5.20
2013	31000 C	E	15500	W 15500	9.00	64.00	5.20
2012	33000 C	E	16500	W 16500	9.00	63.40	7.30
2011	32000 F	E	16000	W 16000	9.00	62.50	5.70
2010	33000 C	E	16500	W 16500	11.16	63.35	5.70
2009	29500 C	E	14500	W 15000	11.00	63.18	4.60

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4387 - SIX MILE CYPRESS/CR 865, E OF METRO PKWY/SR 739 LC 387

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	34000 F	E	17500	W 16500	9.00	53.90	7.60
2023	35000 C	E	18000	W 17000	9.00	53.50	7.60
2022	32500 E				9.00	54.00	7.30
2021	32500 S	E	16000	W 16500	9.00	57.00	5.10
2020	32500 F	E	16000	W 16500	9.00	52.80	5.10
2019	33500 C	E	16500	W 17000	9.00	53.30	5.10
2018	34000 C	E	17000	W 17000	9.00	53.30	5.00
2017	34500 C	E	17500	W 17000	9.00	53.20	5.00
2016	33000 S	E	16500	W 16500	9.00	56.10	6.10
2015	32000 F	E	16000	W 16000	9.00	52.00	6.10
2014	30000 C	E	15000	W 15000	9.00	52.30	6.10
2013	26500 S	E	13500	W 13000	9.00	55.70	6.80
2012	26500 F	E	13500	W 13000	9.00	52.10	6.80
2011	27500 C	E	14000	W 13500	9.00	51.60	6.80
2010	26000 S	E	13500	W 12500	10.36	54.31	4.40
2009	26000 F	E	13500	W 12500	9.94	54.56	4.40

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

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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5055 - SR739/METRO PKWY, N OF SR865/6-MI CYPRESS PKW LC337

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2024	29000 F	N	15000	S 14000	9.00	54.40	6.60
2023	28000 C	N	14500	S 13500	9.00	54.50	6.60
2022	25000 F	N	12500	S 12500	9.00	52.70	7.30
2021	24000 C	N	12000	S 12000	9.00	52.60	7.50
2020	21000 C	N	10500	S 10500	9.00	51.70	5.10
2019	24000 C	N	12500	S 11500	9.00	52.00	5.90
2018	23500 C	N	12000	S 11500	9.00	52.30	6.40
2017	23500 C	N	12000	S 11500	9.00	53.20	6.20
2016	23000 C	N	11500	S 11500	9.00	57.90	6.20
2015	21500 C	N	11000	S 10500	9.00	58.40	6.20
2014	21000 C	N	10500	S 10500	9.00	56.40	5.20
2013	29000 C	N	15000	S 14000	9.00	64.00	5.50
2012	24000 C	N	12000	S 12000	9.00	63.40	4.30
2011	8300 F	N	3700	S 4600	9.00	62.50	7.00
2010	8500 C	N	3800	S 4700	11.16	63.35	7.00
2009	9100 F	N	4200	S 4900	11.00	63.18	7.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4257 - CYPRESS LAKE DR, EAST OF SOUTH POINTE BLVD LC 257

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	24000 F	E	11500	W 12500	9.00	55.40	3.80
2023	23000 C	E	11000	W 12000	9.00	55.40	3.80
2022	28500 X		0	0	9.00	53.90	9.80
2021	27500 X		0	0	9.00	53.50	2.80
2020	26000 E		0	0	9.00	54.00	2.80
2019	26000 C	E	0	W 0	9.00	56.00	2.80
2018	23500 C	E	11000	W 12500	9.00	53.30	3.00
2017	28500 T				9.00	55.40	7.40
2016	27500 S	E	13000	W 14500	9.00	55.70	2.50
2015	26500 F	E	12500	W 14000	9.00	55.00	2.50
2014	25500 C	E	12000	W 13500	9.00	55.40	2.50
2013	27500 S	E	13500	W 14000	9.00	55.30	2.40
2012	27500 F	E	13500	W 14000	9.00	55.40	2.40
2011	28000 C	E	13500	W 14500	9.00	54.40	2.40
2010	27500 S	E	13500	W 14000	10.68	53.94	2.80
2009	27500 F	E	13500	W 14000	10.43	55.23	2.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6030 - DANIELS PKWY, 100? FT E OF PONDEROSA WY, PTMS 2030, LCPR 30

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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2024	51500 X	0	0	9.00	53.90	4.10
2023	51000 X	0	0	9.00	53.50	9.00
2022	49000 X	0	0	9.00	54.00	9.60
2021	48500 T	0	0	9.00	57.00	7.70
2020	47500 S	0	0	9.00	52.80	4.80
2019	49500 F	0	0	9.00	53.30	3.40
2018	49596 C	0	0	9.00	53.30	3.40
2017	50500 F	0	0	9.00	52.00	4.30
2016	48893 C	E 24096	W 24797	9.00	52.00	4.90
2015	47979 C	E 23545	W 24434	9.00	52.00	5.20
2014	46931 C	E 23035	W 23896	9.00	52.30	3.00
2013	45780 C	E 22521	W 23259	9.00	51.70	4.20
2012	40796 C	E 18683	W 22113	9.00	51.70	3.90
2011	43054 C	E 21269	W 21785	9.00	51.60	3.10
2010	43618 C	E 21560	W 22058	10.20	51.56	3.40
2009	44040 C	E 21818	W 22222	9.83	53.02	4.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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**LEE COUNTY PUBLIC FACILITIES
LEVEL OF SERVICE AND
CONCURRENCY REPORT**

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	384	0.45	C	404	0.47	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	428	0.43	D	479	0.48	pre-development order res development
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	481	0.49	D	506	0.51	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	547	0.55	D	575	0.58	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	547	0.55	D	637	0.64	pre-development order res development
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,170	0.59	B	1,230	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,170	0.40	B	1,298	0.44	
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,170	0.40	B	1,422	0.48	Three Oaks Distribution Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	E	2,761	0.93	E	2,902	0.98	
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,448	0.49	B	1,521	0.51	⁽⁴⁾
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN/4LN	E	1100/1960	E	853	0.78	C	1,171	0.60	⁽⁴⁾⁽⁵⁾ ; unincorporated Lee Co; Ctr Pl/Prm Aprt Pk
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	256	0.23	B	269	0.24	⁽⁴⁾
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	60	0.07	C	65	0.08	⁽⁴⁾
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	2LN	E	860	C	150	0.17	C	158	0.18	
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	655	0.37	C	709	0.40	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	1,942		2,046	1.05		2,302	1.19	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942		2,070	1.07		2,515	1.30	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,910	B	1,275	0.44	B	1,426	0.49	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	1,166	C	846	0.73	C	1,007	0.86	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	1,166	C	846	0.73	C	1,007	0.86	Bayshore Ranch/Stonehill Manor
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,548	0.77	B	1,700	0.85	Grandeza
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,548	0.77	B	1,627	0.81	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,525	0.51	B	1,603	0.53	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	B	1,041	0.53	B	1,094	0.55	unincorporated Lee County
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	314	0.37	C	451	0.52	Ibis Landing (a.k.a. Copperhead Glf Community)
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	572	0.30	C	601	0.32	⁽⁴⁾ ; constrained in city plan
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,124	0.59	C	1,181	0.62	constrained in city plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,713	0.92	C	1,800	0.97	constrained; o:d count projection (2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	2,184	0.78	C	2,295	0.82	constrained in city plan
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,144	0.77	C	2,253	0.80	constrained in city plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	868	0.43	B	912	0.45	constrained in city plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	4LD	E	2,020	B	868	0.43	B	912	0.45	constrained in city plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	C	497	0.58	C	522	0.61	
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,757	0.70	E	1,847	0.73	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	270	0.31	C	284	0.33	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	160	0.19	C	168	0.20	
03500	BROADWAY RD (ALVA)	SR 80	North RIVER RD	2LN	E	860	C	284	0.33	C	298	0.35	
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	470	0.47	D	504	0.51	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	346	0.35	C	383	0.39	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	E	718	0.73	E	976	0.99	Lee County Homes (a.k.a. Buckingham 345)
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	A	847	0.29	B	890	0.30	City of Cape Coral
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	D	724	0.64	D	761	0.67	partially located in City of Cape Coral
04200	BUS 41 (N TAMIAAMI TR, SR 739)	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	6LD	D	2,950	C	1,936	0.66	C	2,274	0.77	
04300	BUS 41 (N TAMIAAMI TR, SR 739)	PONDELLA RD	SR 78	6LD	D	2,950	C	1,936	0.66	C	2,274	0.77	
04400	BUS 41 (N TAMIAAMI TR, SR 739)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,177	0.62	C	1,406	0.74	
04500	BUS 41 (N TAMIAAMI TR, SR 739)	LITTLETON RD	US 41	4LD	D	1,900	C	682	0.36	C	846	0.45	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,073	0.77	D	3,230	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS PLANTATION RD	2LN	E	860	C	267	0.31	C	281	0.33	constrained, old count (2010)

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 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	315	0.37	C	331	0.38	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	450	0.25	C	473	0.26	⁽⁴⁾ ; Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	275	0.32	C	289	0.34	⁽⁴⁾ ; non-county maintained to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,600	0.87	E	2,733	0.92	
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,838	0.62	D	1,932	0.65	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	1,838	0.62	D	1,932	0.65	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,830	0.61	D	1,923	0.65	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	D	2,589	0.91	D	2,721	0.96	⁽⁴⁾
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,589	0.91	D	2,721	0.96	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	D	2,104	0.69	D	2,211	0.73	⁽⁴⁾
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	105	0.12	C	110	0.13	⁽⁴⁾
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	371	0.43	C	390	0.45	
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	30	0.03	C	32	0.04	⁽⁴⁾
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	971	0.51	C	1,021	0.54	
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	C	1,582	0.83	C	1,663	0.88	
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,069	0.56	C	1,124	0.59	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	1,186	0.61	C	1,246	0.64	Corkscrew Woods/Wildblue
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	D	668	0.59	F	1,412	1.24	Verdana Village RPD
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	145	0.17	C	154	0.18	⁽⁴⁾
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	505	0.59	C	531	0.62	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	366	0.43	C	385	0.45	
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,142	0.59	D	1,200	0.62	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,449	0.75	D	1,523	0.79	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,449	0.75	D	1,523	0.79	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,064	0.70	D	2,169	0.74	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,307	0.86	D	2,425	0.90	unincorporated Lee County
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,307	0.86	D	2,425	0.90	unincorporated Lee County; constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	E	2,953	0.97	F	3,108	1.02	unincorporated Lee Co; constrained; Dan Falls
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	E	2,953	0.97	F	3,104	1.02	unincorporated Lee County; constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	E	2,963	0.91	E	3,114	0.96	unincorporated Lee County
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	E	2,963	0.91	E	3,114	0.96	unincorporated Lee County
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	E	3,197	0.98	F	3,360	1.03	unincorporated Lee County
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160	F	2,304	1.07	F	2,469	1.14	unincorporated Lee County; Timber Creek RPD
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	395	0.46	C	415	0.48	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	17	0.02	C	18	0.02	⁽⁴⁾
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	D	2,069	0.78	D	2,175	0.82	
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	D	2,069	0.78	D	2,175	0.82	
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	2,069	0.78	D	2,174	0.82	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	E	2,600	0.98	F	2,733	1.03	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	D	2,041	0.73	D	2,145	0.77	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,757	0.63	C	1,847	0.66	⁽⁴⁾
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	538	0.63	D	643	0.75	Crane Landing Golf Course Community
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	30	0.03	C	32	0.04	⁽⁴⁾
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	264	0.36	A	277	0.38	⁽⁴⁾ ; constrained
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	D	648	0.89	D	681	0.94	⁽⁴⁾ ; constrained
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	D	648	0.89	D	681	0.94	⁽⁴⁾ ; constrained
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	722	1.08	F	759	1.13	⁽⁴⁾ ; constrained
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	921	0.46	B	1,092	0.55	non-county maint; T and T DR/Cyp Vw CPD

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	1,040	0.52	B	1,093	0.55	(4)
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	103	0.12	C	108	0.13	(4)
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	290	0.34	C	305	0.35	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,276	0.55	D	1,341	0.58	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,541	0.67	D	1,620	0.70	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	309	0.36	C	325	0.38	constrained
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	1,233	0.69	C	1,296	0.72	(4)
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	C	505	0.59	C	531	0.62	(4)
10900	GLADIOLUS DR	MCGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	547	0.30	C	575	0.31	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,193	0.65	C	1,254	0.68	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	C	1,193	0.43	C	1,254	0.45	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,193	0.43	C	1,254	0.45	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	C	2,330	0.84	C	2,449	0.88	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	125	0.15	C	146	0.17	(4)
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	B	1,426	0.74	B	1,545	0.80	pre-development order res development
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	742	0.73	C	799	0.78	pre-development order res development
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,120	0.60	B	1,177	0.63	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,473	0.78	B	1,548	0.82	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,433	0.76	B	1,506	0.80	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,433	0.76	B	1,506	0.80	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	291	0.34	C	306	0.36	(4)
12200	HICKORY BLVD	BONITA BEACH RD	MCLAUGHLIN BLVD	2LN	E	890	E	479	0.54	E	503	0.57	(4); constrained
12300	HICKORY BLVD	MCLAUGHLIN BLVD	MELODY LANE	2LN	E	890	E	479	0.54	E	503	0.57	(4); constrained
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	E	479	0.54	E	503	0.57	(4); constrained
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	C	473	0.47	D	497	0.49	(4)
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	C	473	0.47	D	497	0.49	(4)
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	1,960	C	473	0.24	C	518	0.26	
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	1,960	D	1,324	0.68	D	1,392	0.71	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF/BLF	D	6080/9090	D	5,453	0.90	C	6,395	0.70	
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	6,080	F	6,387	1.05	F	7,465	1.23	
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	7,080	D	6,478	0.91	F	7,435	1.05	
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	6,080	E	6,109	1.00	F	7,187	1.18	
	I-75	COLONIAL BLVD	DR MLK JR BLVD (SR 82)	6LF	D	7,080	C	5,529	0.78	D	6,217	0.88	
32300	I-75	DR MLK JR BLVD (SR 82)	LUCKETT RD	6LF	D	6,080	D	5,756	0.95	F	6,683	1.10	
32400	I-75	LUCKETT RD	SR 80	6LF	D	7,080	C	5,554	0.78	D	6,405	0.90	
32500	I-75	SR 80	SR 78	6LF	D	7,080	B	3,888	0.55	B	4,564	0.64	
32600	I-75	SR 78	COUNTY LINE	6LF	D	6,080	C	3,652	0.60	C	4,164	0.68	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	213	0.25	C	224	0.26	
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	2,814	C	2,357	0.84	F	2,957	1.05	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	2,866	C	1,743	0.61	C	2,203	0.77	Timber Creek RPD
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	2,866	C	2,330	0.81	D	2,817	0.98	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	1,942	C	1,002	0.52	C	1,247	0.64	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	4LD	D	1,942	C	770	0.40	C	950	0.49	
13500	IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,605	0.84	B	1,687	0.88	
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	B	1,211	0.63	B	1,273	0.66	City of Bonita Springs/Village of Estero
13600	IONA RD	DAVIS RD	MCGREGOR BLVD	2LN	E	860	C	426	0.50	C	468	0.54	Watrous Plantation
13700	ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	97	0.11	C	158	0.18	Coves of Estero Bay
13800	JOEL BLVD	ALEX GRAHAM BELL BLVD	18TH ST	4LN	E	2,120	B	567	0.27	B	625	0.29	

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽¹⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽¹⁾	
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	547	0.54	D	575	0.57	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	(4)
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	210	0.24	C	221	0.26	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	230	0.27	C	242	0.28	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	230	0.27	C	242	0.28	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	338	0.39	C	355	0.41	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,440	0.86	E	2,564	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,182	0.77	E	2,293	0.81	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	1,944	0.68	E	2,091	0.74	pre-development order res development
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	913	0.46	B	960	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	913	0.90	E	960	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	407	0.47	C	428	0.50	
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	714	0.83	F	895	1.04	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	D	587	0.68	D	617	0.72	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	D	570	0.66	D	599	0.70	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	364	0.41	C	416	0.47	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	320	0.37	C	336	0.39	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	(4)
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	A	980	0.50	B	1,030	0.53	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,396	0.71	B	1,467	0.75	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	815	0.42	A	857	0.44	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	815	0.42	A	857	0.44	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,900	D	1,810	0.95	F	1,961	1.03	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,900	D	1,810	0.95	F	1,961	1.03	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	775	0.69	D	842	0.75	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,866	C	1,373	0.48	C	1,618	0.56	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,275	0.67	C	1,440	0.76	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,786	0.94	F	2,118	1.11	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,786	0.94	F	2,118	1.11	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,766	0.62	C	2,252	0.79	
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	213	0.25	(4)
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	(4)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	82	0.10	C	86	0.10	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	136	0.16	C	143	0.17	
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	155	0.18	C	163	0.19	
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	B	224	0.20	B	344	0.30	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	B	224	0.20	B	358	0.31	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	135	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	(4)
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	539	0.63	D	566	0.66	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	539	0.30	D	566	0.32	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	368	0.37	C	387	0.39	

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽¹⁾	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	368	0.37	C	387	0.39	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	131	0.15	C	138	0.16	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	F	1,115	1.24	F	1,172	1.30	City of Fort Myers
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	F	947	1.05	F	995	1.11	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	⁽⁴⁾
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	1,900	C	1,306	0.69	C	1,471	0.77	
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	2,814	C	1,453	0.52	C	1,624	0.58	
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	2,814	C	1,840	0.65	C	2,030	0.72	
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,900	F	2,275	1.20	F	2,604	1.37	
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	1,942	E	1,943	1.00	F	2,277	1.17	River Hall (f.k.a. Hawks Haven)
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	1,785	C	1,457	0.82	C	1,735	0.97	
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	1,785	C	1,295	0.73	C	1,541	0.86	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	343	0.40	C	405	0.47	The Springs at Daniels Road
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	202	0.23	C	219	0.26	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	150	0.17	C	180	0.21	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	594	0.63	E	640	0.67	constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	1,900	F	1,902	1.00	F	2,312	1.22	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	1,900	D	1,637	0.86	D	1,861	0.98	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	459	0.53	C	549	0.64	Heritage Isles
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	280	0.33	C	486	0.56	Heritage Isles
21800	PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BLVD	2LN	E	860	C	280	0.33	C	294	0.34	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	317	0.37	C	333	0.39	
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	651	0.76	D	684	0.80	
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	673	0.38	C	707	0.40	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	994	0.53	B	1,045	0.55	
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,319	0.70	B	1,386	0.73	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,396	0.74	B	1,467	0.78	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	78	0.09	D	658	0.76	⁽⁴⁾ ; Brightwater RFD (f.k.a. Stoneybrook North)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	105	0.12	C	110	0.13	⁽⁴⁾
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	62	0.07	C	65	0.08	⁽⁴⁾
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	129	0.15	C	149	0.17	pre-development order res development
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	129	0.15	C	198	0.23	pre-development order res development
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	324	0.38	C	341	0.40	
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS BRIDGE	MAIN ST	2LD	D	1,900	C	1,114	0.59	C	1,208	0.64	constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	1,900	C	1,114	0.59	C	1,208	0.64	
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	1,180	C	702	0.59	C	762	0.65	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	1,180	C	702	0.59	C	762	0.65	
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	501	0.58	C	527	0.61	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	F	1,172	1.03	F	1,232	1.08	
23400	SHELL POINT BLVD	MCGREGOR BLVD	PALM ACRES	2LN	E	860	C	269	0.31	C	283	0.33	
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	1,900	F	2,109	1.11	F	2,341	1.23	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,630	0.82	B	1,713	0.86	unincorporated Lee County
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,272	0.67	B	1,434	0.75	unincorporated Lee Co; Cr Mnr RPD/Ok VIII RPD
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,200	0.63	B	1,261	0.66	incorporated Lee County
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,200	0.42	A	1,261	0.44	incorporated Lee County
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	444	0.44	C	467	0.46	
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	C	514	0.56	C	540	0.59	
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	766/1180	E	966	1.26	E	1,168	0.99	

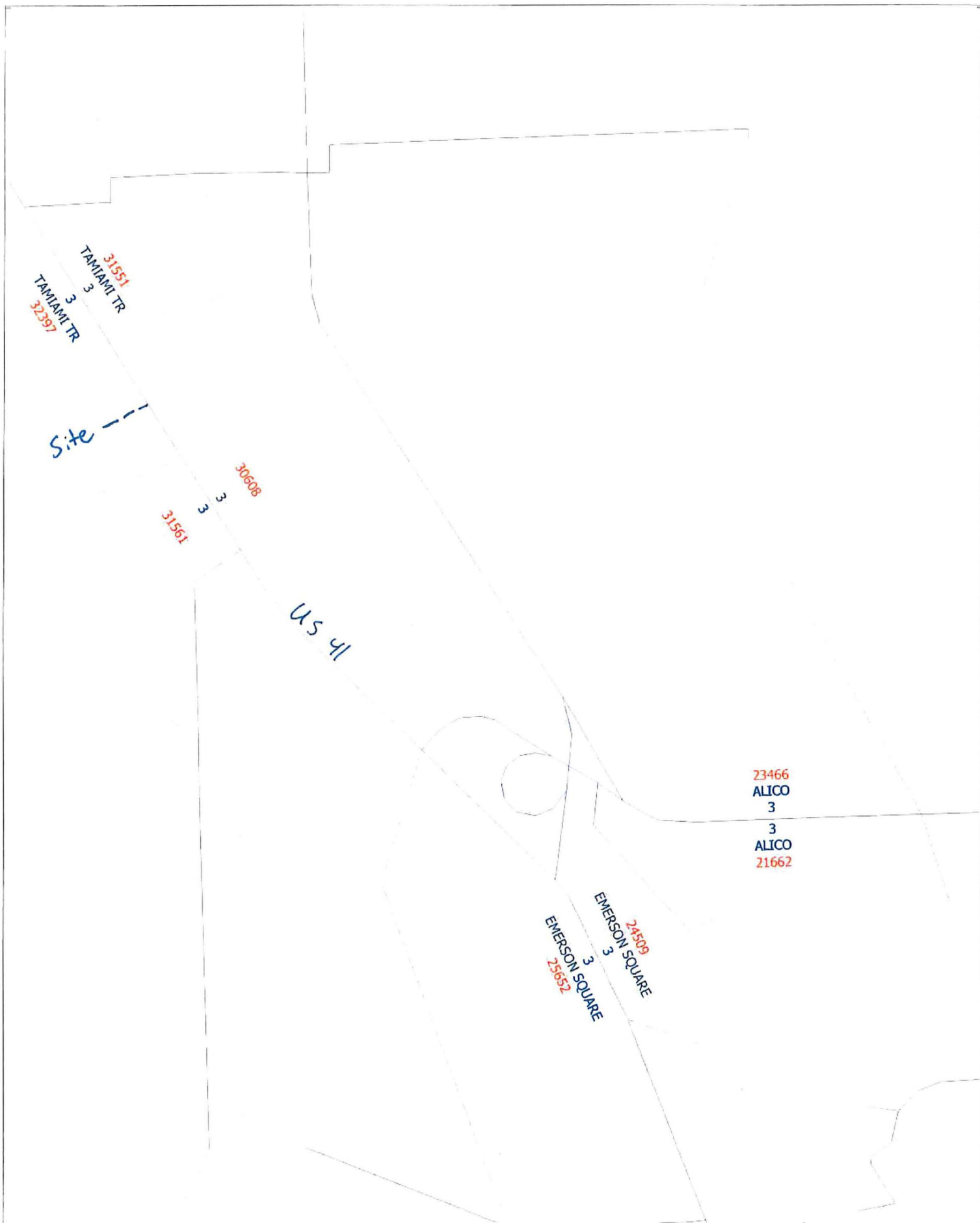
LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN/4LN	C	730/1942	E	1,068	1.46	B	1,317	0.68	Babcock MPD
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	191	0.22	C	201	0.23	⁽⁴⁾
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	329	0.31	C	410	0.39	constrained; Tr Cove at Ch Est/Turtle Cy Subd
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	D	651	0.61	D	868	0.82	constrained; Villages of Pine Island
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	573	0.54	D	602	0.57	constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	573	0.54	D	660	0.62	constrained; Bokeelia Harbor Resort
24900	SUMMERLIN RD	MCGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,197	0.60	A	1,258	0.64	unincorporated Lee County
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,197	0.60	A	1,258	0.64	unincorporated Lee County
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,621	0.85	C	1,704	0.90	unincorporated Lee County
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,858	0.65	B	1,953	0.68	unincorporated Lee County
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	2,022	0.70	B	2,125	0.74	unincorporated Lee County
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	2,022	0.70	B	2,125	0.74	unincorporated Lee County
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,197	0.66	D	1,258	0.69	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,197	0.66	D	1,258	0.69	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	45	0.05	C	53	0.06	⁽⁴⁾
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	D	544	0.54	D	572	0.57	
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	D	544	0.54	D	637	0.63	pre-development order res development
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	E	738	0.73	E	839	0.83	pre-development order res development
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	E	738	0.86	F	863	1.00	pre-development order res development
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,368	0.71	B	1,438	0.74	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	806	0.42	B	926	0.48	Villages of San Carlos DRI (Portofino Vineyards)
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	E	806	0.42	B	1,210	0.62	Alco Interchange Park DRI
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	234	0.27	C	247	0.29	
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	234	0.27	C	248	0.29	
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,033	0.52	A	1,162	0.59	⁽⁴⁾ ; unincorporated Lee County; Treeline ACP IPD
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	946	0.48	A	994	0.50	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	946	0.48	A	994	0.50	
29800	US 41 (S TAMIAAMI TR)	OLD 41	CORKSCREW RD	6LD	D	2,814	D	2,808	1.00	F	3,044	1.08	
29900	US 41 (S TAMIAAMI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	2,814	D	2,542	0.90	F	2,960	1.05	
30000	US 41 (S TAMIAAMI TR)	SANIBEL BLVD	ALICO RD	6LD	D	2,814	D	2,801	1.00	F	3,191	1.13	
30100	US 41 (S TAMIAAMI TR)	ALICO RD	ISLAND PARK RD	6LD	D	2,814	D	2,801	1.00	F	3,191	1.13	Island Park Commercial Center
30200	US 41 (S TAMIAAMI TR)	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	2,814	F	3,306	1.17	F	3,582	1.27	
30300	US 41 (S TAMIAAMI TR)	BRIARCLIFF RD	SIX MILE PKWY	6LD	D	2,814	F	3,306	1.17	F	3,582	1.27	
30400	US 41 (S TAMIAAMI TR)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	D	2,590	0.92	D	2,807	1.00	
30500	US 41 (CLEVELAND AVE)	DANIELS PKWY	COLLEGE PKWY	6LD	D	2,814	F	2,842	1.01	F	3,082	1.10	SR 739 6-In design/right-of-way programmed
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH AIRPORT RD	6LD	D	2,814	F	2,842	1.01	F	3,082	1.10	SR 739 6-In design/right-of-way programmed
30700	US 41 (CLEVELAND AVE)	SOUTH AIRPORT RD	BOY SCOUT RD	6LD	D	2,814	D	2,615	0.93	F	2,835	1.01	SR 739 6-In design/right-of-way programmed
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	6LD	D	2,814	D	2,615	0.93	F	2,835	1.01	SR 739 6-In design/right-of-way programmed
30810	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	6LD	D	2,814	D	2,615	0.93	F	2,835	1.01	
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	N. KEY DR	4LD	D	1,900	F	2,126	1.12	F	2,302	1.21	
31000	US 41 (CLEVELAND AVE)	N. KEY DR	HANCOCK B. PKWY	4LD	D	1,900	F	2,126	1.12	F	2,302	1.21	
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	4LD	D	1,900	F	2,126	1.12	F	2,302	1.21	
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	4LD	D	1,900	C	1,490	0.78	D	1,616	0.85	
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	4LD	D	1,942	C	1,490	0.77	C	1,616	0.83	Diplomat Property RPD/CPD; Merch Crssng DRI
31400	US 41 (N TAMIAAMI TR)	LITTLETON RD	BUS 41	4LD	D	1,942	C	1,427	0.73	C	1,620	0.83	Coral Bay (aka Estates at Entrada RPD/CPD)

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



2045 E+C NETWORK VOLUMES



2045 AADT VOLUMES

24531
3
24773

US 41

15828
SR-865 6-MILE CYPRESS P
2
2
SR-865 6-MILE CYPRESS P
15572

29822
GLADIOLUS DR
3
GLADIOLUS DR
29724

2045 AADT VOLUMES

19338
GLADIOLUS
3
3
GLADIOLUS
19320

17173

3

3

17460

Gladiolus Dr

Winkler Rd

22890
SUMMERLIN
3
3
SUMMERLIN
23205

20782

3

3

21142

2045 AADT VOLUMES

13710
METRO PKWY
3
13450
METRO PKWY
3

14679
Six Mile Cypress Pkwy ²/₂
15289

Michael G. Rippe Pkwy

2045 AADT VOLUMES

29354
US-41 SR-45
3
30013
US-41 SR-45
3

22180
SR-45 CYPRESS LAKE DR
3
21575
SR-45 CYPRESS LAKE DR
3

25747
SR-45 DANIELS PKWY
3
25560
SR-45 DANIELS PKWY
3

2045 AADT VOLUMES

TRIP GENERATION EQUATIONS

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

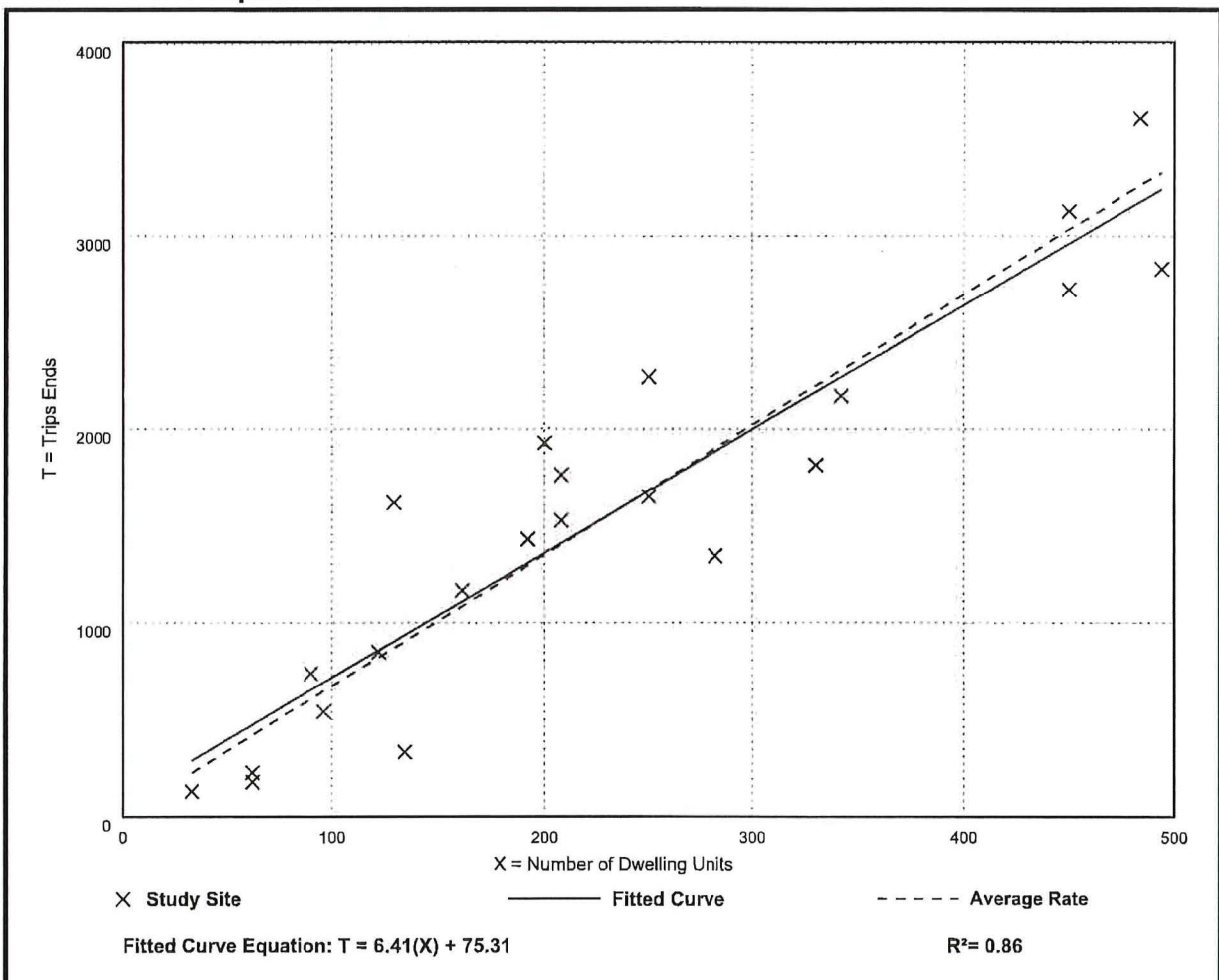
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

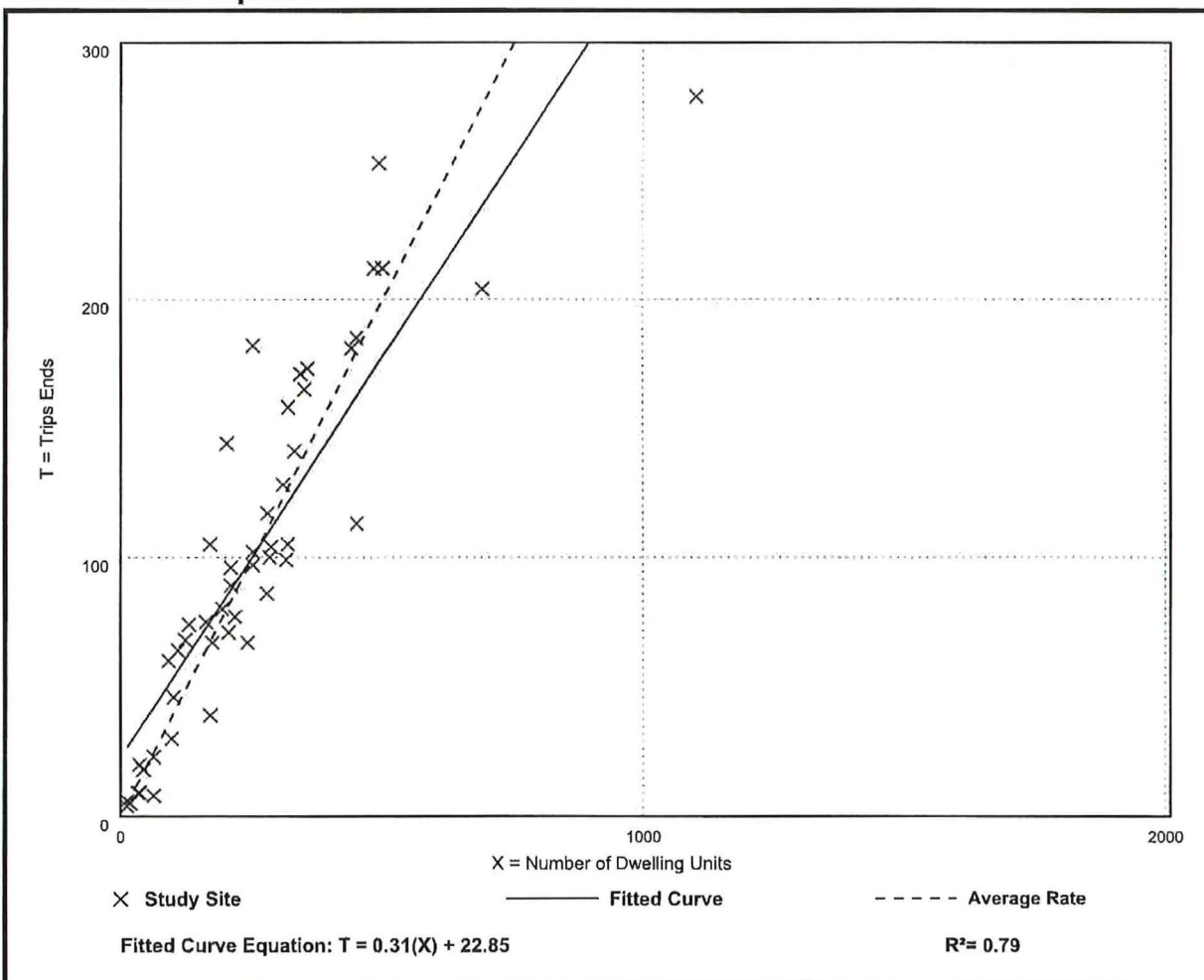
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

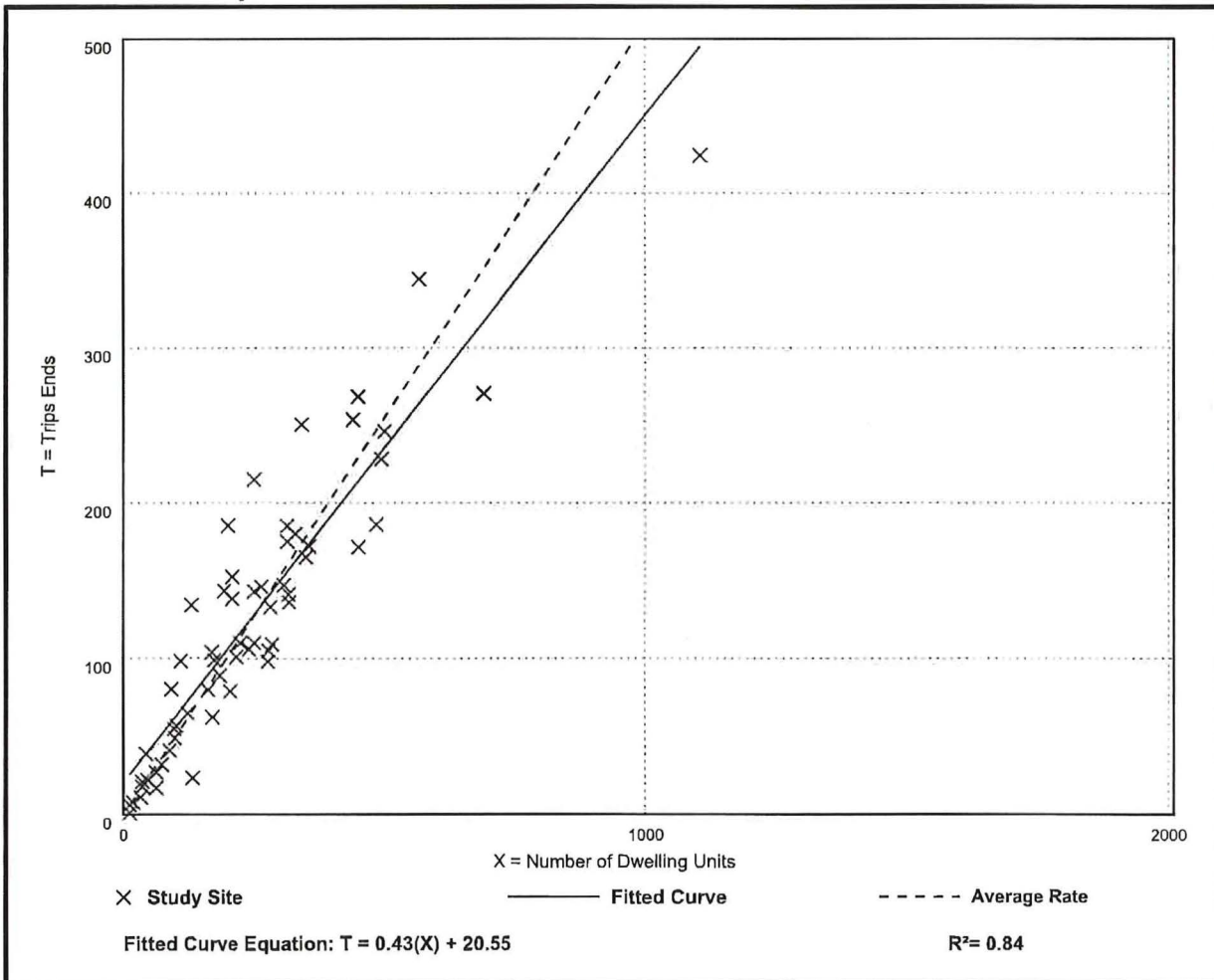
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation





BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

April 22, 2025

Via E-Mail

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Al Quattrone
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916

**RE: Potable Water Availability
Pugliese Multi-Family - apprx.
STRAP # 01-46-24-00-0004.2000; 01-46-24-00-00004.2020**

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A of the Lee County Comprehensive Land Use Plan. Potable water 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 290 multi-family residential units with an estimated flow demand of approximately 58,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

Availability of potable water 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 Green Meadows Water Treatment Plant.

The sanitary sewer service may be provided by Forest Utilities Water Reclamation Facility.

There are no reuse mains in the vicinity of these parcels.

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.

April 22, 2025

Page 2

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

Sincerely,

Ashanti Shahriyar

LEE COUNTY UTILITIES

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING



SOURCE, INC.
Engineers – Planners
FL Eng. Business #34338

James P. Elliott, P.E., President
Timothy E. Pugh, P.E., Vice President
1334 Lafayette Street
Cape Coral, FL 33904
(239) 549-2345
Fax (239) 549-6779
email: mail@source-inc.com
Visit our Website @ www.source-inc.com

April 22, 2025

RE: Wastewater Availability
Pugliese Multi Family Development, Fort Myers
STRAP Nos: 01-46-24-00-00004.2000 & 01-46-24-00-00004.2020

To whom this may concern:

The subject property is located within the Forest Utilities Franchise Area. Sanitary sewer lines are in operation near to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as lift station upgrades, force main and/or gravity main connections may be required.

As we understand, wastewater flow from the site is estimated to be 58,000 gpd. Forest Utilities presently has sufficient capacity to provide sanitary sewer service based on our understanding of the existing facilities.

Availability of 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, sanitary sewer service will be provided by Forest Utilities.

The closest FUI connection is the 8-inch gravity main located within the Timberlakes Drive SW right-of-way along the westerly side of the titled parcel.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Forest 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,
Source, Inc.
(as consultant to Forest Utilities, Inc.)

Timothy Pugh, P.E.
Vice President

Carmine Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

April 15, 2025


Sharon Hrabak
Permitting Manager
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd
Fort Myers, FL

Ms. Hrabak,

The Lee County Sheriff's Office has reviewed your letter of service availability request for a Small-Scale Comprehensive Plan Amendment for the change from the current Future Land use from Suburban to Urban Community Classification for Strap # 01-46-24-00-00004.2000; 01-46-24-00-0004.2020.

Based on the information provided in your request, the Lee County Sheriff's Office has no objections to this request. This Agency will provide law enforcement services from our 4th Precinct offices in Fort Myers.

Respectfully,


Christopher Reeves
Colonel, Patrol Bureau



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



San Carlos Park Fire Protection and Rescue Service District

19591 Ben Hill Griffin Parkway • Fort Myers, Florida 33913-8989

Emergency 911
Office 239.267.7525
Fax 239.267.7505

April 15, 2025

Mrs. Sharon Hrabak, Permitting Manager
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33916

Re : Service Availability Letter

Dear Permitting Manager Hrabak,

Thank you for this opportunity to inform you about our fire district. The San Carlos Park Fire Protection and Rescue Service District is one of 17 Special Fire Districts in Lee County. The Insurance Service Office (ISO) currently rates our department with a Property Protection Class (PPC) of 2/2X. The district consists of a 52 square mile area with 4 stations staffed 24/7 with 62 full time firefighters, which also provide non-transport Advanced Life Support (ALS) services and supported by an administrative staff.

The property in question, located on the north side of Forest Blvd, is within the jurisdiction of the San Carlos Park Fire District and is located approximately .81 miles from our station 52 located at 16901 Island Park Road, Fort Myers, FL 33908. With a response time of less than 3 minutes.

We are able to provide fire suppression and emergency medical services to the proposed development, as well as fire prevention, and public education service. If you require additional information, please do not hesitate to contact my office at (239) 267.7525. Trusting this meets with your approval, I remain,

Yours in Service,

A handwritten signature in blue ink, appearing to read "D. Cambareri", written over a horizontal line.

David Cambareri,
Fire Chief

Kevin Ruane
District One

April 15, 2025

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Quattrone Associates, Inc
Sharon Hrabak

Brian Hamman
District Four

**Pugliese Multi family
Letter of Service Availability Request**

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wesch
County Attorney

To Whom It May Concern:

Donna Marie Collins
*County Hearing
Examiner*

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

The proposed development (at Strap # 01-46-24-00-00004.2000; 01-46-24-00-00004.2020) is within one-quarter mile of a fixed-route corridor and the closest bus stop is # 11561 (South of the property along US 41). The developer must provide an 8' x 30' landing pad within the road right-of-way or dedicated easement, however, there is a sidewalk that can be considered within these dimensions.

If this development becomes a (DO) or a (LDO) type D, the developer will be required to make the improvements based on LDC 10-442. This include the installation of a bicycle storage rack. It is important to note that this requirement will be reassessed at the time of DO/LDO.

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

Sincerely,

Clarissa Marino Diaz

Clarissa Marino Diaz,
Senior Project Planner
Lee County Transit



The School District of Lee County

Joel DeGuzman CST III, Coordinator - District Planning

2855 Colonial Boulevard, Fort Myers, FL 33966

O: 239.337.8368 | **C:** 239.822.8362

April 16, 2025

Sharon Hrabak
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Boulevard
Fort Myers, Florida 33916

RE: Letter of Service Availability Request for STRAP# 01-46-24-00-00004.2000; 01-46-24-00-00004.2020

Dear Sharon Hrabak:

This letter is in response to your request for concurrency review dated April 14, 2025, for the subject property identified as STRAP# 01-46-24-00-00004.2000 and 01-46-24-00-00004.2020, in regard to educational impact. The project is located in Elementary Enrollment Zone "O"; Middle School Enrollment Zone "MM"; and High School Enrollment Zone S2. For the purposes of tracking and projecting residential development in Lee County, the property in question is located in the "San Carlos Park" Development area (this is a study area created based on residential density and availability for expansion; not a community or municipal boundary).

This development is a request for 290 residential multi-family units. With regard to the inter-local agreement for school concurrency the student generation rates are created based on the type of dwelling unit and further broken down by grade level.

In the San Carlos Park Development Area, for multi-family units, the student generation rate is 0.296 and further broken down by grade level into the following: 0.159 for elementary, 0.056 for middle and 0.081 for high. Based on these generation rates, a 290 unit multi-family development would be projected to generate approximately 46 elementary students, 16 middle school students, and 23 high school students.

Capacity in Elementary Zone "O" shows a surplus of approximately 900 seats, with no projected seat deficits in the next 10 years. Capacity in Middle School Zone "MM" shows a surplus of approximately 80 seats, with no projected seat deficits in the next 10 years. Capacity in High School Zone "S2" shows a surplus of approximately 230 seats, with no projected seat deficits in the next 10 years. It is determined that the proposed residential development will not negatively impact school concurrency for the School District of Lee County at this time or in the following 10 years.

Thank you and if I may be of further assistance, please contact me at 239-337-8368.

Respectfully,

Joel DeGuzman

Joel DeGuzman, CST III



The School District of Lee County

Joel DeGuzman CST III, Coordinator - District Planning

2855 Colonial Boulevard, Fort Myers, FL 33966

O: 239.337.8368 | **C:** 239.822.8362

District Planning
Coordinator



US 41 Pugliese Multifamily

State and Regional Policy Plan
Exhibit M19

Florida Department of Economic Opportunity - Comprehensive Plan

CONSISTENCY WITH STATE COMPREHENSIVE PLAN The State of Florida Comprehensive Plan is provided in Florida Statute Section 187.201. The applicant's request is not in conflict with any of the plan's stated goals or policies. However, the applicant's requested map change and goal of multifamily development at the subject property does further several of the stated goals and meet the intent of several specific policies:

187.201(6)-Public Safety

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

(b) *Policies:*

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

CONSISTENCY: The Lee County Sheriff's has provided a letter of service availability for this site.

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

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

CONSISTENCY: The map amendment from Suburban to Urban Community will allow development of higher density of residential on the site with access to US41. This will provide multiple evacuation options for residents on a parcel within the Coastal High Hazard Zone.

187.201(7)-Water Resources

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

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

CONSISTENCY: The site is within Lee County Utilities service area an availability letter is submitted stating LCU has sufficient capacity to provide potable and sanitary sewer service. The sites' potable water will be provided through Green Meadows Water Treatment Plant, and the Sanitary sewer service will be treated by Forest Utilities, Inc.



10. *Protect surface and groundwater quality and quantity in the state.*

CONSISTENCY: The change from Suburban to Urban Community will have no impact on the surface water or groundwater quality or quantity. In either case any proposed development will be required to adhere to all surface and groundwater policies in the LDC. This will include consistency with State surface and groundwater regulations.

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

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

(b) *Policies:*

1. *Conserve forests, wetlands, fish, marine life, and wildlife to maintain their environmental, economic, aesthetic, and recreational values.*
3. *Prohibit the destruction of endangered species and protect their habitats.*
4. *Establish an integrated regulatory program to assure the survival of endangered and threatened species within the state.*

CONSISTENCY: The subject property is undisturbed and vacant. The indigenous preserve areas will be provided in accordance with the Land Development Code. A Formal Wetland Determination will be submitted and the wetlands on the site will be protected in accordance with SFWMD and county requirements.

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

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

(b) *Policies:*

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

CONSISTENCY: The subject property is serviced by the Lee County Solid Waste Department with adequate capacity per submitted letter of adequacy.

187.201(15) *LAND USE*

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

CONSISTENCY The Delineation of jurisdictional wetlands identified on-site will be protected and subject to a field review/approval by applicable regulatory agencies. The project location provides excellent opportunity for infill development with full availability of public services and near retail and existing employment centers. The proposed development supports the growth of the community without contributing to additional sprawl.



(b)(3) Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

CONSISTENCY The subject property is in an area that is substantially developed with commercial uses providing employment opportunities to residential uses proposed on the subject property. Infill development with multifamily residential will create an opportunity for a pedestrian-focused community.

187.201(17) PUBLIC FACILITIES

(b)(1) Provide incentives for developing land in a way that maximizes the uses of existing public facilities.

CONSISTENCY The applicant has not requested any special incentives for development, only the opportunity to provide infill development in an area with existing public facilities. The surrounding area is verified to have adequate capacity remaining to accommodate the maximum potential development.

187.201(19)(b)(9) Ensure that the transportation system provides Florida's citizens and visitors with timely and efficient access to services, jobs, markets, and attractions.

CONSISTENCY The traffic analysis that was performed for this request demonstrates that no improvements are necessary to accommodate the maximum potential development allowed under Central Urban FLU.

187.201(19) TRANSPORTATION

(b)(15) Promote effective coordination among various modes of transportation in urban areas to assist urban development and redevelopment efforts.

CONSISTENCY LeeTran provides service to this area with scheduled stops along US 41 (S. Tamiami Trail). Sidewalks are already in place along US 41 (S. Tamiami Trail). At time of site planning, the multifamily development will be designed with accommodations to promote multi model opportunities.

187.201(21) ECONOMY

(a) Goal. —Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.

CONSISTENCY Locating diverse housing options in proximity to existing employment centers provides for a more stable, flexible, and sustainable economic climate. This benefits the workforce. Increasing the ability of additional residential units in the US41 (S. Tamiami Trail) area is consistent with urban planning goals placing higher density where adequate services are available, and transit friendly development is possible.



187.201(24) EMPLOYMENT

(b)(5) Ensure that the transportation system provides maximum access to jobs and markets.

CONSISTENCY The existing, roadway and sidewalk network combined with the proximity to public transportation, provides the ability for transit friendly design to maximize easy access to employment and retail needs.

Southwest Florida Regional Planning Council (SWFRPC)

ECONOMIC DEVELOPMENT ELEMENT The economic development element of the Regional Policy Plan details the economic infrastructure and growth opportunities to support the public facilities of the region. If the region "Maximizing the use of existing facilities through increased capacity can serve additional development more efficiently, without the cost of new construction (assuming the expansion can meet relevant requirements). In addition, expansion of an existing facility can encourage continued development and infill in its service area."

The requested map amendment will utilize the existing public facilities and emergency services of Lee County which, are provided by attached Letters of Availability. Therefore, the requested amendment is consistent with the overall economic development goals of the Regional Policy Plan.

Goal 1 seeks to provide a well-maintained social, health, and educational infrastructure to support business and industry in Southwest Florida by assisting local governments and state agencies in planning for future support service facilities, before the need arises.

Lee County is consistent with Goal 1 by providing a yearly concurrency report and maintaining and updated Comprehensive Plan with Capital Improvements Program. The proposed LeePlan amendment will not cause public services or facilities to fall under acceptable established Level of Service (LOS). The Regional Policy plan acknowledges that future growth and development will occur in Southwest Florida to accommodate natural population growth as well as expansion of existing businesses and/or the creation of new business.

EMERGENCY PREPAREDNESS ELEMENT The Regional Policy Plan "natural hazards include excessive rainfall, storm surge flooding, destructive winds and lightning normally cause by severe thunderstorms, hurricanes and tornadoes"

The proposed LeePlan amendment will not create any additional burden to Emergency Preparedness. At time of Development Order for any multi-family development request the applicant will meet the required Hurricane Preparedness as required by Lee County.



NATURAL RESOURCES ELEMENT The Regional Policy Plan states in the Natural Resources Element that "Southwest Florida has an abundance of natural resources that, along with a favorable climate, creates economic opportunities, recreational opportunities and a quality of life that is important to the citizens and visitors to the region. The protection of these resources creates a challenge to planners, managers and decision makers in a rapidly growing region that must utilize these resources for economic reasons and to create housing for our population."

The requested LeePlan amendment will facilitate infill development on property with no known sensitive, important, or unique environmental resources, while also supporting the rapid growth of the community through increased density allowed by the FLU change.

REGIONAL TRANSPORTATION ELEMENT The Regional Policy Plan states that "a regional transportation plan will be an integral component of the future overall regional quality of life"

The Traffic Analysis as provided demonstrates that the requested LeePlan amendment will not cause undue burden to the surrounding roadway network. Additionally, the location of proposed multifamily residential in proximity to shopping and employment centers will increase internal capture decreasing generation of US41 trips.



US 41 Pugliese Multifamily

Justification of Proposed Amendment Exhibit M20

The applicant is requesting an amendment to Lee Plan Map I, Page I Future Land Use map to add a ± 13.20 -acre site into the Urban Community Future Land Use. The subject parcels are located on the west side of US 41 (S. Tamiami Trail) approximately 1.0 mile north of Alico Road. The parcels are undisturbed vacant. The property currently is within the Suburban Future Use Category and zoned C-1.

The applicant proposes to amend the future Land Use Map of the Lee Plan to redesign approximately 13.20 acres from the Suburban Future Land Use Category to the Urban Community Future Land Use Category. The property owner(s) desires to develop a multi-family community.

Development of residential uses on the subject property represents one of the desirable and economically viable land uses in this location due to the proximity to US-41 (S. Tamiami Trail). Exhibit M5 identifies the various existing and planned land uses that abut the site.

The Lee Plan encourages development of residential areas that are heavily settled and that have the greatest range and highest levels of public services to accommodate the projected population. Documentation has been provided in the Lee Plan Analysis that the proposed request is consistent with these Policies as a result of the subject property:

- Being located along US-41 (S. Tamiami Trail).
- Having adequate infrastructure and urban services available; and
- Being consistent with Policies specifically pertaining to the Urban Community

In conclusion, the subject property meets all the locational criteria for Urban Community and commercial zoning and the proposed Map Amendment is consistent with all Goals, Policies, and Objectives of the Lee Plan.

THE LAW OFFICES OF
DOUG MAREK, P.A.

OPINION OF TITLE

With the understanding that this Opinion of Title is furnished to the Lee County Board of County Commissioners, and it is hereby certified that I have examined the public records covering the period from the beginning to the 10th day of April 2025 at the hour of 11:00 p.m. inclusive, of the following described property.

Legal Description:

PARCEL 1:

The Northwest 1/4 of the Northeast 1/4 of Section 1, Township 46 South, Range 24 East, Lee County Florida, lying West of S.R. 45 (U.S. 41) also being in Government Lot 2; less the Southerly 516.13 feet (as measured perpendicular to the South line of said fraction) and less the Northerly 429.88 feet (as measured perpendicular to the North line of said fraction).

PARCEL 2:

A tract or parcel of land being the Southerly 516.13 feet (as measured perpendicular to the South line of the North 1/2 of the Northeast 1/4) of the Northwest 1/4 of the Northeast 1/4 lying West of State Road 45 (U.S. 41) also being in Government Lot 2 of Section 1, Township 46 South, Range 24 East, Lee County, Florida.

LESS AND EXCEPT:

A tract or parcel of land lying in the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 46 South, Range 24 East, Lee County, Florida, also being in Government Lot 2 of said Section 1, more particularly described as follows:

Commence at the Southwest corner of the North 1/2 of the Northeast 1/4 of said Section 1; thence N89°08'15"E along the South line of said North 1/2 of the Northeast 1/4 for 441.71 feet to the point of beginning; thence continue N89°08'15"E along said South line a distance of 600.00 feet to the intersection with the Westerly right-of-way of U.S. 41 (S.R. 45) Tamiami Trail; thence N31°32'00"W along the said Westerly right-of-way for 300.03 feet; thence, leaving said right-of-way, run S89°08'15"W for 102.94 feet; thence S66° 29'41"W for 210.69 feet; thence S86°19'07"W for 148.24 feet; thence S00°21'23"E for 169.66 feet to the point of beginning.

I am of the opinion that on the last-mentioned date, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

Clara Point, LLC, a Florida limited liability company

Mortgages of Records: None

Title to the property is subject to the following easements: None

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the public records of Lee County, Florida, affecting the above-described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 1st day of May 2025.



Doug Marek

Florida Bar No. 035180

1564-075 9224

Sharon Hrabak

From: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>
Sent: Monday, March 6, 2023 12:23 PM
To: Sharon Hrabak
Subject: RE: Pugliese
Attachments: Template_102.pdf

EXTERNAL SENDER

Completed; no cultural resources detected
Kind regards,

Eman M. Vovsi, Ph.D. (he/him/his)
Sr. Data Base Analyst – Florida Department of State
Bureau of Historic Preservation - Florida Master Site File – Tallahassee, FL 32399-0250 – Phone:
850.245.6377 – e-mail: Eman.Vovsi@DOS.MyFlorida.com

"Due to and depending on the requested information, work load and limited staffing, it may take longer than usual to get a response. Thank you for your patience and understanding during this time."

From: Sharon Hrabak <Sharon@qainc.net>
Sent: Monday, March 6, 2023 11:58 AM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Cc: Tobias, Jennifer L. <Jennifer.Tobias@dos.myflorida.com>
Subject: Pugliese

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

To Whom it May Concern,

Can you please send us a list of any known historical resources located on Address undetermined, straps # 01-46-24-00-00004.2020 and #01-46-24 00-00004.2020?

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@gainc.net | www.gainc.net