



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Project Name: Alico Tradeport – Text Amendment

Project Description: A request to amend the text in Goal 33 to allow for the development of industrial uses when developed in complimentary locations within Southeast Lee County.

State Review Process:

State Coordinated Review

Expedited State Review

Small-Scale Text*

*Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.

APPLICANT – PLEASE NOTE:

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

Once staff has determined that 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, 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) 513-8585.

RECEIVED
JUL 02 2025

COMMUNITY DEVELOPMENT

1. Name of Applicant: Various

Address: _____

City, State, Zip: _____

Phone Number: _____

E-mail: _____

2. Name of Contact: Cindy C. Leal Brizuela, AICP, MURP

Address: 2401 First Street, Suite 201

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-226-0024

E-mail: CindyL@en-site.com

3. **Property Information:** Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. Please see attached text amendment language (Exhibit T4) and Exhibit T5 which outlines the impacts of the proposed text amendment.

4a. Does the proposed change affect any of the following areas?

If located in one of the following areas, provide an analysis of the change to the affected area.

☐ Public Acquisition
[Map 1-D]

☒ Agricultural Overlay
[Map 1-G]

☐ Airport Mitigation Lands
[Map 1-D]

☐ Airport Noise Zones
[Map 1-E]

☐ Southeast Lee County Residential
Overlay [Map 2-D]

☐ Mixed Use Overlay
[Map 1-C]

☒ Community Planning Areas
[Map 2-A]

☐ Urban Reserve [Map 1-D]

☐ Water-Dependent Overlay
[Map 1-H]

☒ Private Recreational Facilities
Overlay [Map 1-F]

4b. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> N/A | <input type="checkbox"/> Bayshore [Goal 18] | <input type="checkbox"/> Boca Grande [Goal 19] | <input type="checkbox"/> Buckingham [Goal 20] |
| <input type="checkbox"/> Caloosahatchee Shores [Goal 21] | <input type="checkbox"/> Olga [Goal 22] | <input type="checkbox"/> Captiva [Goal 23] | <input type="checkbox"/> Greater Pine Island [Goal 24] |
| <input type="checkbox"/> Lehigh Acres [Goal 25] | <input type="checkbox"/> North Captiva [Goal 26] | <input type="checkbox"/> NE Lee County [Goal 27] | <input type="checkbox"/> Alva [Goal 28] |
| <input type="checkbox"/> North Olga [Goal 29] | <input type="checkbox"/> North Fort Myers [Goal 30] | <input type="checkbox"/> Page Park [Goal 31] | <input type="checkbox"/> San Carlos Island [Goal 32] |
| <input checked="" type="checkbox"/> Southeast Lee County [Goal 33] | <input type="checkbox"/> Tice [Goal 34] | | |

Public Facilities Impacts

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

1. **Traffic Circulation Analysis:** Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3-A (20-year horizon) and on the Capital Improvements Element (5-year horizon).

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**

- Sanitary Sewer
- Potable Water
- Surface Water/Drainage Basins
- Parks, Recreation, and Open Space
- Public Schools

Environmental Impacts

Provide an overall analysis of potential environmental impacts (positive and negative).

Historic Resources Impacts

Provide an overall analysis of potential historic impacts (positive and negative).

Internal Consistency with the Lee Plan

- 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.
- List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
- Describe how the proposal affects adjacent local governments and their comprehensive plans.
- List State Policy Plan goals and policies, and Strategic Regional Policy Plan goals, strategies, 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.

SUBMITTAL REQUIREMENTS

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

MINIMUM SUBMITTAL ITEMS

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Completed application (Exhibit – T1) |
| <input checked="" type="checkbox"/> | Filing Fee (Exhibit – T2) |
| <input checked="" type="checkbox"/> | Pre-Application Meeting (Exhibit – T3) |
| <input checked="" type="checkbox"/> | Proposed text changes (in strike through and underline format) (Exhibit – T4) |
| <input checked="" type="checkbox"/> | Analysis of impacts from proposed changes (Exhibit – T5) |
| <input checked="" type="checkbox"/> | Lee Plan Analysis (Exhibit – T6) |
| <input checked="" type="checkbox"/> | Environmental Impacts Analysis (Exhibit – T7) |
| <input checked="" type="checkbox"/> | Historic Resources Impacts Analysis (Exhibit – T8) |
| <input checked="" type="checkbox"/> | State Policy Plan Analysis (Exhibit – T9) |
| <input checked="" type="checkbox"/> | Strategic Regional Policy Plan Analysis (Exhibit – T10) |

Lee County
Dept. of Community Development
Planning Section
1500 Monroe Street
Fort Myers, FL 33901



Community Meeting to be scheduled.

Lee County
Dept. of Community Development
Planning Section
1500 Monroe Street
Fort Myers, FL 33901



ALICO TRADEPORT
Comprehensive Plan Text Amendment
EXHIBIT T3 - PRE-APPLICATION MEETING

The Applicants' representative met with Community Development's Long-Range Planning staff virtually on November 4, 2024 from 9 to 10 AM.

Attendees

The Applicant's team consisted of:

- Cindy Leal Brizuela, MURP (EnSite, Inc.)
- Brian Smith (EnSite, Inc.)
- Terry B. Cramer, III (Wilbur Smith)

County Staff:

- Brandon Dunn
- Joe Sarracino
- Joe Adams

GOAL 33: SOUTHEAST LEE COUNTY. Protect Southeast Lee County's natural resources through public and private acquisition and restoration efforts. Development incentives will be utilized as a mechanism to preserve, enhance, and protect natural resources, such as regional flow-ways and natural habitat corridors in the development of privately owned land. Allowable land uses will include conservation, agriculture, public facilities, low density or clustered residential, natural resource extraction operations, industrial, and private recreation facilities; allowable land uses must be compatible with protecting Southeast Lee County's environment.

POLICY 33.2.6: Industrial uses may only be permitted if incorporated into a Planned Development and located within the Tradeport future land use designation. The maximum industrial floor area that may be approved within the Southeast Lee County community plan area may not exceed 1.0 FAR. Industrial development will only be permitted in conjunction with the following requirements which are not applicable to resource extraction operations:

1. The property must have direct access to Alico Road or the Alico Road Extension
2. The property must be south of the Alico Road Connector/Extension and north of Corkscrew Road
3. The property must be a minimum of 4 acres
4. The planned development rezoning will require the following:
 - a. Provide a minimum of 30% open space;
 - b. Restore and accommodate existing and historic regional flow-ways where possible;
 - c. Restore and accommodate existing and historic groundwater levels where possible;
 - d. Restore and preserve wetlands to the maximum extent possible;
 - e. Restore and preserve indigenous upland habitats to the maximum extent possible;
 - f. Provide critical wildlife connections to adjacent conservation areas if available; and
 - g. Includes an enhanced lake management plan, that:
 - 1) Applies best management practices for fertilizers and pesticides;
 - 2) Provides erosion control and bank stabilization; and
 - 3) Establishes lake maintenance requirements.
 - h. Develop a site specific ecological and hydrological restoration plan which includes at a minimum the following: preliminary excavation and grading plans, analysis of hydrological improvements and water budget narrative, replanting plan, habitat restoration plan, success criteria, long term monitoring and maintenance;
 - i. Use of Florida Friendly Landscaping with low irrigation requirements;

- j. Irrigation and fertilizers (or other chemicals) for agricultural purposes must be entirely eliminated at time of first development order approval for row crops and no later than 5 years from first development order approval for citrus groves. If cessation of citrus groves is to be phased, a phasing plan provided at the time of zoning must demonstrate regional environmental benefits, including but not limited to regional or historic surface water and wildlife connections, occurring with the first phase of development
- 5. Protects public wells through compliance with the requirements of the Well Field Protection Ordinance

POLICY 33.2.7: Properties which are located in non-residential future land use categories may seek a Minimum Use Determination per the Administrative Code if residential structures were damaged beyond repair.

I. INTRODUCTION

The Applicant would like to request a text amendment to the Lee Plan, specifically to Goal 33 pertaining to development along Alico Road in the Southeast Lee County planning community. The request to amend Goal 33, specially to allow for the development of standalone industrial uses along the existing north/south segment of Alico Road, has language 1) protecting wetland areas, 2) requiring the restoration of historic flow-ways, and 3) other elements which enhance the planning community's overall functionality and sustainability.

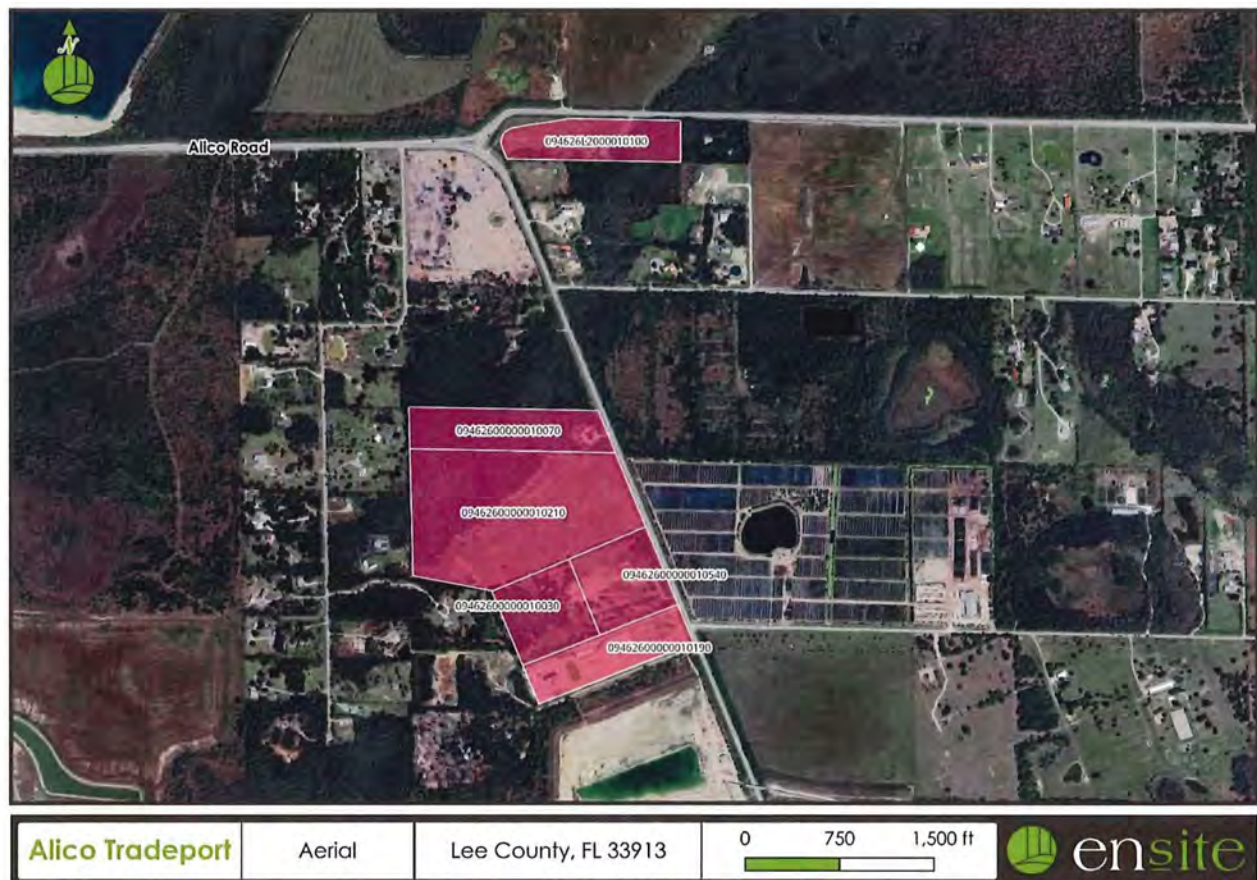


Figure 1. Aerial of Companion Map Amendment Subject Property

II. REQUEST

The draft language for the text amendment has been provided in strike-through underline format as part of this application under Exhibit T4. Much of the proposed language is already found in the Lee Plan specific to the Southeast Lee County planning community. This language can be found in Policy 33.2.4 pertaining to the EEPD Overlay. This request is being sought in conjunction with a large-scale map amendment which consists of six (6) parcels which are further identified as STRAPs; 09-46-26-L2-00001.0100, 09-46-26-00-00001.0070, 09-46-26-00-00001.0210, 09-46-26-00-00001.0540, 09-46-26-00-00001.0190, and 09-46-26-00-00001.0030. These parcels are further identified in Figure 1.

III. AFFECTED AREA ANALYSIS

- **Map 1-F: Private Recreational Facilities Overlay**

Per Lee Plan **Goal 13**, specifically **Policy 13.1.1**, "the Private Recreational Facilities Overlay shows location that are appropriate for the development of Private Recreational Facilities in the DR/GR future land use category." The entirety of the subject property, and all areas which could potentially be impacted by the text amendment, are located within the Private Recreational Facilities Overlay.

Private Recreation Facilities are defined by the Lee Plan Glossary as follows:

RECREATIONAL FACILITIES:

PRIVATE – Includes nature trails, tent camping areas, boardwalks, play areas (as defined in "Park Planning Guidelines, 3rd Edition"), horse stables and riding areas, service areas, administrative areas, ancillary uses, and golf courses (private or public use). The location of public wellheads and Aquifer Storage and Recovery facilities may be located in Private Recreational Facilities. (Ord. No. 99-16, 10-21)

Further locational requirements set forth by **Policy 13.1.1** are summarized below:

1. Located outside of those areas designated for public acquisition;
2. Located in areas characterized as predominantly impacted with agricultural, mining, or other permitted uses;
3. Located outside of areas depicted as 100 Year Flood Plains;
4. Located to minimize impacts on ecological diversity;
5. Located in areas characterized by large lot single or limited ownership patterns; and
6. Located in areas with direct access to existing roadways.

Given the locational standards required for Public Recreational Facilities, it would extend logic that these locations are different from other areas in the Southeast Lee County Planning Community. The lands, despite being characterized by large lot ownership patterns, are located outside of areas sought for public acquisition and are located outside of the 100 Year

Flood Plains. Furthermore, the above locational standards highlight that these lands have already been impacted with agricultural , mining, or other permitted uses. The entirety of the areas annotated as Private Recreational Facilities per Map 1-F, within the Southeast Lee County planning community, are located along three corridors; SR 82, Corkscrew Road, and Alico Road. Based on Figure 2, there has been ample non-recreational development across the areas annotated in **orange** which include WildBlue, The Place, and Verdana Village.

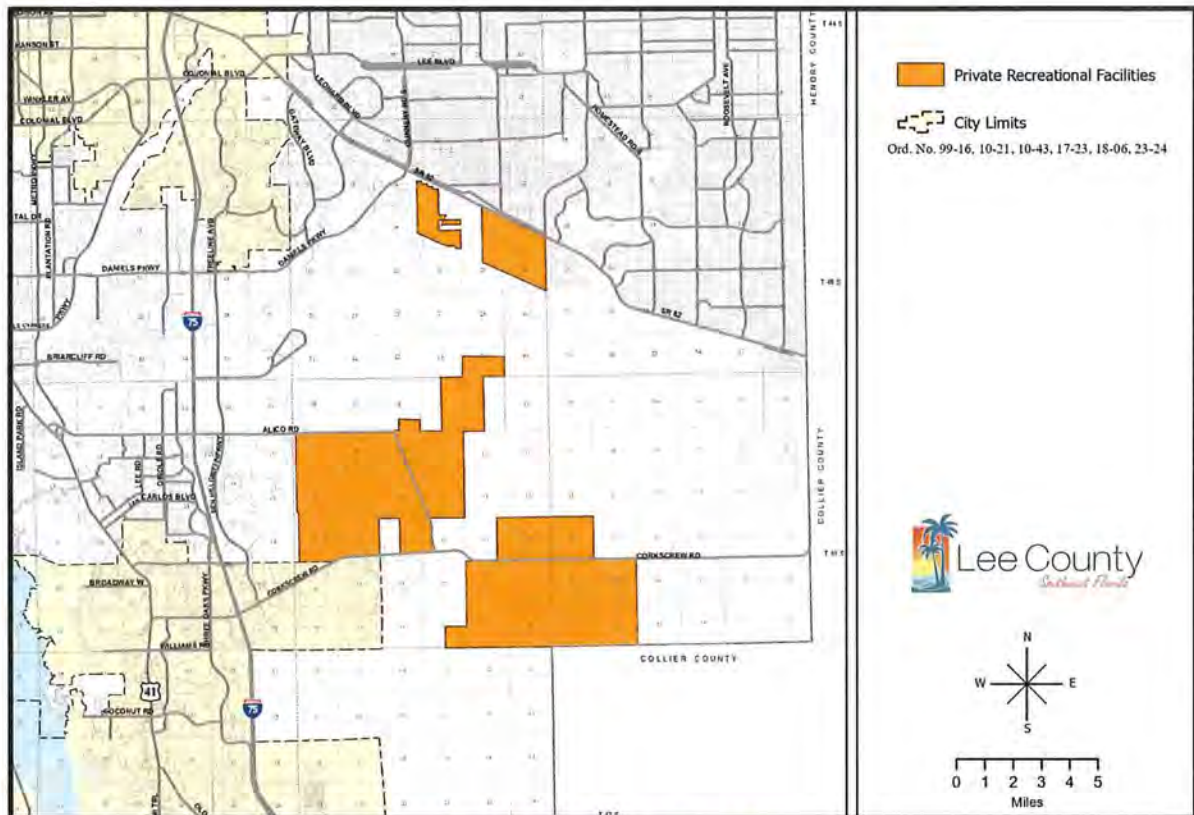


Figure 2. Snapshot of Map 1-F

No changes are proposed to Map 1-F as a result of this application. Should future Applicants choose to pursue private recreational facilities at locations already identified in Map 1-F, then they will need to apply for a planned development rezoning consistent with **Policy 13.2.1** which requires any DR/GR lands seeking this use to go through the PRFPD process.

- **Map 2-A: Community Planning Areas - Southeast Lee County**

The proposed text amendment is specific to the Southeast Lee County community. This area spans over 81,000 acres per Lee Plan Table 1(b) making it the County's largest planning community in terms of land area. Of these 81,000 acres, the companion map amendment would be applicable across only 88.6 acres generating an impacted area of approximately .001% of the planning community. The language proposed in the text amendment is tailored

to a specific corridor within the planning community, the north/south segment of Alico Road is a heavily impacted area; the roadway features an overhead conveyor to transport mining materials across local mines. As further echoed by the property's location within the Private Recreational Facilities Overlay, these lands are not only impacted but are *not* being sought for conservation purposes despite their ownership patterns. The reason for this can be seen on an aerial of the community – there are resource extraction operations, and ancillary trucking occurring throughout much of this corridor given that this segment of Alico Road bisects the West Lakes Mine.

The language proposed in the text amendment enhances the planning community's economic viability, increases Tradeport lands to support the county's various industries, and protects environmental elements such as wetlands and flow-ways. The request would also compliment the existing surrounding uses, would take into consideration the Alico Road extension being developed north of this corridor, and would promote a cohesive vision for future development in the area; protecting existing residents of the planning community from the encroachment of potentially incompatible residential and commercial uses. Southeast Lee County has several policies which apply to future development in the community, the request supports these policies as outlined in Exhibit T6 – Lee Plan Analysis.

- **Map 1-G: Agricultural Overlay**

Per Lee Plan **Policy 1.6.7**, Map 1-G depicts “existing active and passive agricultural operations in excess of 100 acres located outside of the future urban areas.” This policy poses a conflict when paired against Map 1-G, since there is one (1) parcel identified on Map 1-G which is also subject to the companion map amendment request. This parcel, STRAP No.: 09-46-26-00-00001.0210, is less than 40 acres therefore it should not have been placed within the Agricultural Overlay. Given the conflicting language between the map's highlighted areas and the policy language, we are requesting that STRAP No.: 09-46-26-00-00001.0210 be removed from Map 1-G and have provided an updated exhibit reflecting as such in the companion map amendment application.

IV. PUBLIC FACILITIES IMPACTS

- 1. Traffic Circulation Analysis** - provided under separate cover
- 2. Utilities and Urban Services**

- a. Sanitary Sewer**

Please see map amendment calculations.

- b. Potable Water**

Please see map amendment calculations.

c. Surface Water/Drainage Basins

The proposed text amendment language would require hydrologic modeling at time of planned development rezoning.

d. Parks, Recreation, and Open Space

N/A regarding Parks & Recreation (No residential units are being generated as part of this request) and 30% open space is being required for industrial developments regardless of size, well in excess of the current open space requirements for industrial projects (10% for small projects and 20% for large projects per LDC 10-415(a).

e. Public Schools

N/A (No residential units are being generated as part of this request)

V. CONCLUSION

The proposed text amendment would greatly enhance local economic diversity while protecting wetlands and restoring key hydrological functions in the Southeast Lee County community. Please don't hesitate to contact me directly at (239) 226-0024 or CindyL@En-Site.com if you should have any questions or require additional information.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

cc: Terry B. Cramer III, Esq. – Wilbur Smith

MEMORANDUM

TO: Mrs. Cindy C. Leal, AICP, MURP
EnSite, Inc.

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

DATE: June 6, 2025

RE: Alico Tradeport
Comprehensive Plan Amendment
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for six properties located along the west and east side of Alico Road just south of Green Meadow Road in Lee County, Florida. These properties include Straps #09-46-26-L2-00001.0100, #09-46-26-00-00001.0070, #09-46-26-00-00001.0210, #09-46-26-00-00001.0540, #09-46-26-00-00001.0030 and #09-46-26-00-00001.0190. Attached **Figure 1** illustrates the approximate location of the subject sites. This analysis will determine the impacts of the change in future land use designations from DR/GR and Wetlands categories to Tradeport and Wetlands categories.

The transportation related impacts of the proposed Comprehensive Plan 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.

The applicant is proposing a Map Amendment on six properties to Tradeport and Wetlands future land use categories that would allow up to a total of 2,547,824 square feet of industrial uses. **Table 1** summarizes the maximum industrial floor area intensities for each property that is requested as part of the proposed land use change.

Table 1
Land Use
Alico Tradeport CPA

| Strap # | Total Area (Acres) | Wetland FLU Area (%) | Wetland FLU Area (Acres) | Tradeport FLU Area (%) | Tradeport FLU Area (Acres) | Tradeport 1.0 FAR Intensity (Sq. Ft) |
|------------------------|--------------------|----------------------|--------------------------|------------------------|----------------------------|--------------------------------------|
| 09-46-26-L2-00001.0100 | 10.07 | 29% | 2.92 | 71% | 7.15 | 311,454 Sq. Ft. |
| 09-46-26-00-00001.0070 | 11.79 | 92% | 10.85 | 8% | 0.94 | 40,946 Sq. Ft. |
| 09-46-26-00-00001.0210 | 36.76 | 45% | 16.54 | 55% | 20.22 | 880,783 Sq. Ft. |
| 09-46-26-00-00001.0540 | 10.02 | 0% | 0.0 | 100% | 10.02 | 436,471 Sq. Ft. |
| 09-46-26-00-00001.0030 | 9.98 | 0% | 0.0 | 100% | 9.98 | 434,729 Sq. Ft. |
| 09-46-26-00-00001.0190 | 10 | 3% | 0.30 | 97% | 9.70 | 422,532 Sq. Ft. |
| Total | 88.62 | 34% | 30.13 | 66% | 58.49 | 2,547,824 Sq. Ft. |

The trip generation for the proposed industrial land uses was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11th Edition. Land Use Code 130 (Industrial Park) was utilized for the trip generation purposes of the proposed industrial uses. **Table 2** indicates the trip generation based on the proposed land use category. The trip generation equations utilized are attached to this Memorandum for reference.

Table 2
Trip Generation
Alico Tradeport CPA

| Land Use | A.M. Peak Hour | | | P.M. Peak Hour | | | Daily (2-way) |
|--|----------------|-----|-------|----------------|-----|-------|---------------|
| | In | Out | Total | In | Out | Total | |
| Industrial Park (2,547,824 Sq. Ft.) | 702 | 164 | 866 | 191 | 675 | 866 | 5,056 |

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only roadway improvements within the vicinity of the subject site shown on the 2045 Financially Feasible Plan are the widening of Alico Road to a four-lane facility from Airport Haul Road to Green Meadow Road, Airport Haul Road (new 2-lane) extension between Alico Road and Corkscrew Road as well as Alico Road (new 4-lane) extension/connector between Green Meadow Road and SR 82. 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 AM peak hour trips to be generated by additional trips in Table 2 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.

The results of the analysis indicate that the addition of the project trips to the projected 2045 volumes 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. Transportation concurrency is non-regulatory per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which provides "*Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes.*" Note, Alico Road between Ben Hill Griffin Parkway and SR 82 was projected to operate at a poor Level of Service in the 2045 background (without project traffic) conditions, or regardless of this proposed Amendment. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Range Impacts (5-year horizon)

The 2021/2022-2025/2026 Lee County Transportation Capital Improvement Plan (CIP) was reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, the widening of Corkscrew Road to a four-lane facility from Ben Hill Griffin Parkway to Alico Road, widening of Alico Road to a four-lane facility from Airport Haul Road to Green Meadow Road as well as a new Alico Road (new 2-lane) extension/connector between Green Meadow Road and SR 82 were shown to be programmed in the five-year Lee County CIP. There are no other programmed improvements to the roadway network identified in either work program within 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 latest *Lee County Traffic Count Report*. Note, the future projected 2030 background peak hour, peak season, peak direction traffic volume for the future Alico Road extension from Green Meadow Road to SR 82 was obtained from the attached *Alico Road Connector Study* prepared by McMahon Transportation Engineers & Planners. 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 resources 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. All analyzed roadway segments were shown to operate at acceptable Level of Service in 2030 both with and without the proposed Comprehensive Plan Amendment request. Therefore, based on this analysis no modifications will be necessary to the Lee County short term capital improvement programs. Capacity analysis will be evaluated again at the time individual properties seek rezoning and local Development Order approvals.

Conclusion

The proposed Map Amendment to the Lee County Comprehensive Plan would allow for industrial developments on six properties generally located along the west and east side of Alico Road just south of Green Meadow Road 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

FIGURE 1

F2412.08



TABLES 1A & 2A
2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - ALICO TRADEPORT CPA

| <u>ROADWAY</u> | <u>ROADWAY SEGMENT</u> | <u>2045 E + C NETWORK LANES</u> | | <u>GENERALIZED SERVICE VOLUMES</u> | | | | |
|---------------------|------------------------|---------------------------------|----------------------------|------------------------------------|---------------|---------------|---------------|---------------|
| | | <u># Lanes</u> | <u>Roadway Designation</u> | <u>LOS A</u> | <u>LOS B</u> | <u>LOS C</u> | <u>LOS D</u> | <u>LOS E</u> |
| | | | | <u>VOLUME</u> | <u>VOLUME</u> | <u>VOLUME</u> | <u>VOLUME</u> | <u>VOLUME</u> |
| Alico Rd | W. of Airport Haul Rd | 4LD | Controlled Access Facility | 0 | 270 | 1,970 | 2,100 | 2,100 |
| | W. of Green Meadow Rd | 4LD | Controlled Access Facility | 0 | 270 | 1,970 | 2,100 | 2,100 |
| | E. of Green Meadow Rd | 4LD | Controlled Access Facility | 0 | 270 | 1,970 | 2,100 | 2,100 |
| | N. of Corkscrew Rd | 2LU | Major Collector | 0 | 0 | 310 | 660 | 740 |
| Corkscrew Rd | E. of Alico Rd | 2LU | Uninterrupted Flow Highway | 130 | 420 | 850 | 1,210 | 1,640 |
| | W. of Alico Rd | 4LD | Arterial | 0 | 250 | 1,840 | 1,960 | 1,960 |
| Airport Haul Rd Ext | S. of Alico Rd | 2LU | Uninterrupted Flow Highway | 130 | 420 | 850 | 1,210 | 1,640 |

- 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)

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
ALICO TRADEPORT CPA

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 866 VPH IN= 702 OUT= 164

| ROADWAY | ROADWAY SEGMENT | 2045 | COUNTY CS / FDOT SITE # | AADT | K-100 FACTOR | 100TH HIGHEST | D | AM PK HR | 2045 | | PROJECT | PK DIR | 2045 BACKGROUND PLUS PROJ | |
|---------------------|-----------------------|----------------|----------------------------|-----------------------|-----------------|-----------------------------|------|-------------------|-----------------------|-----|---------|--------------------|---------------------------|-----|
| | | FSUTMS AADT | | BACKGROUND TRAFFIC | | HOUR PK DIR 2-WAY VOLUME | | PEAK DIRECTION | TRAFFIC VOLUMES & LOS | LOS | | AM PROJ TRAFFIC | TRAFFIC VOLUMES & LOS | LOS |
| Alico Rd | W. of Airport Haul Rd | 43,005 | 205 | 43,005 | 0.12 | 5,161 | 0.51 | WEST | 2,632 | F | 43% | 302 | 2,934 | F |
| | W. of Green Meadow Rd | 37,787 | 205 | 37,787 | 0.12 | 4,534 | 0.51 | WEST | 2,312 | F | 45% | 316 | 2,628 | F |
| | E. of Green Meadow Rd | 44,682 | 205 | 44,682 | 0.12 | 5,362 | 0.51 | WEST | 2,735 | F | 30% | 211 | 2,946 | F |
| | N. of Corkscrew Rd | 7,120 | 206 | 7,120 | 0.11 | 783 | 0.62 | NORTH | 485 | D | 25% | 176 | 661 | E |
| Corkscrew Rd | E. of Alico Rd | 23,755 | 250 | 23,755 | 0.10 | 2,376 | 0.68 | WEST | 1,616 | E | 2% | 14 | 1,630 | E |
| | W. of Alico Rd | 25,868 | 249 | 25,868 | 0.10 | 2,587 | 0.64 | WEST | 1,656 | C | 23% | 161 | 1,817 | C |
| Airport Haul Rd Ext | S. of Alico Rd | 14,155 | N/A | 14,155 | 0.11 | 1,557 | 0.62 | NORTH | 965 | D | 2% | 14 | 979 | D |

* The K-100 and D factors were obtained from the Lee County's Traffic Count Report.

* Due to lack of traffic data for Airport Haul Rd Extension, the K-100 and D factors from Count Station #206 (Alico Rd north of Corkscrew Rd) were assumed.

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
ALICO TRADEPORT CPA**

| <u>ROADWAY</u> | <u>ROADWAY SEGMENT</u> | <u># LANES</u> | <u>ROADWAY DESIGNATION</u> | <u>GENERALIZED SERVICE VOLUMES</u> | | | | |
|----------------|------------------------|----------------|----------------------------|------------------------------------|---------------|---------------|---------------|---------------|
| | | | | <u>LOS A</u> | <u>LOS B</u> | <u>LOS C</u> | <u>LOS D</u> | <u>LOS E</u> |
| | | | | <u>VOLUME</u> | <u>VOLUME</u> | <u>VOLUME</u> | <u>VOLUME</u> | <u>VOLUME</u> |
| Alico Rd | W. of Airport Haul Rd | 4LD | Controlled Access Facility | 0 | 270 | 1,970 | 2,100 | 2,100 |
| | W. of Green Meadow Rd | 4LD | Controlled Access Facility | 0 | 270 | 1,970 | 2,100 | 2,100 |
| | E. of Green Meadow Rd | 2LU | Controlled Access Facility | 0 | 160 | 880 | 940 | 940 |
| | N. of Corkscrew Rd | 2LU | Major Collector | 0 | 0 | 310 | 660 | 740 |
| Corkscrew Rd | E. of Alico Rd | 2LU | Uninterrupted Flow Highway | 130 | 420 | 850 | 1,210 | 1,640 |
| | W. of Alico Rd | 4LD | Arterial | 0 | 250 | 1,840 | 1,960 | 1,960 |

- Denotes the LOS Standard for each roadway segment

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

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
ALICO TRADEPORT CPA**

| | | | | | | |
|----------------------------|-----|-----|------|-----|------|-----|
| TOTAL PROJECT TRAFFIC AM = | 868 | VPH | IN = | 702 | OUT= | 164 |
| TOTAL PROJECT TRAFFIC PM = | 865 | VPH | IN= | 191 | OUT= | 675 |

| ROADWAY | ROADWAY SEGMENT | 2023 | | | | | | | | | | 2030 | | | | 2030 | | | | 2030 | | | |
|--------------|----------------------|----------------------|--------|---------|---------------------|--------|------------------------|----------------|-----------------|---------|---------|---------|---------|---------|---------|------|---------|--------|---------|-------|-----------|-----|-----------|
| | | LCDOT PCS OR BASE YR | | CURRENT | YRS OF | PK HR | | | PK HR PK SEASON | | PERCENT | | BCKGRND | | BCKGRND | | BCKGRND | | BCKGRND | | | | |
| | | | | | | ANNUAL | PK SEASON | PEAK DIRECTION | V/C | PROJECT | AM PROJ | PM PROJ | | | | | | | | | + AM PROJ | V/C | + PM PROJ |
| | | FDOT SITE # | ADT | ADT | GROWTH ¹ | RATE | PEAK DIR. ² | VOLUME | LOS | Ratio | TRAFFIC | TRAFFIC | TRAFFIC | TRAFFIC | VOLUME | LOS | Ratio | VOLUME | LOS | Ratio | | | |
| Alico Rd | W of Airport Haul Rd | 205 | 7,500 | 17,300 | 9 | 9.73% | 853 | 1,634 | C | 0.78 | 45% | 316 | 304 | 1,950 | C | 0.93 | 1,938 | C | 0.92 | | | | |
| | W of Green Meadow Rd | 205 | 7,500 | 17,300 | 9 | 9.73% | 853 | 1,634 | C | 0.78 | 45% | 316 | 304 | 1,950 | C | 0.93 | 1,938 | C | 0.92 | | | | |
| | E of Green Meadow Rd | - | - | - | - | - | - | 468 | C | 0.50 | 30% | 211 | 203 | 679 | C | 0.72 | 671 | C | 0.71 | | | | |
| | N of Corkscrew Rd | 206 | 5,300 | 6,301 | 3 | 5.94% | 256 | 383 | D | 0.58 | 25% | 176 | 169 | 559 | D | 0.76 | 552 | D | 0.75 | | | | |
| Corkscrew Rd | E of Alico Rd | 250 | 11,000 | 13,000 | 2 | 8.71% | 668 | 1,189 | D | 0.99 | 2% | 14 | 14 | 1,213 | E | 0.74 | 1,212 | E | 0.74 | | | | |
| | W of Alico Rd | 70 | 21,900 | 29,547 | 11 | 2.76% | 1,186 | 1,435 | C | 0.73 | 23% | 161 | 155 | 1,596 | C | 0.81 | 1,590 | C | 0.81 | | | | |

1 AGR for roadways was calculated based the historical traffic data obtained from 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 Concurency Report

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

c:\input5

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

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

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

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

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

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

**TRAFFIC DATA FROM
LEE COUNTY TRAFFIC COUNT
REPORT**

Updated 5/29/2024

Daily Traffic Volume (AADT)

| STREET | LOCATION | Station # | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|---------------------|-----------------------------|-----------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| A & W BULB RD | N OF GLADIOLUS DR | 215 | | 6600 | | 7100 | | 7700 | | | | 7400 |
| ALABAMA RD | N OF IMMOKALEE RD | 201 | | 6800 | | 7100 | | 6000 | | | | 10500 |
| ALABAMA RD | S OF HOMESTEAD RD | 200 | 9300 | 10300 | 11000 | | 10200 | 10700 | 7900 | | 11800 | |
| ALICO RD | E OF US 41 | 204 | 19900 | 21900 | 24100 | 22100 | 22800 | 24200 | 25600 | | | |
| ALICO RD | E OF LEE RD | 207 | | | | | | | | | | |
| ALICO RD | W OF I - 75 | 10 | 38400 | 41100 | 43600 | 44800 | 47900 | 49800 | 41900 | 49600 | 53700 | 56400 |
| ALICO RD | E OF I - 75 | 53 | 28400 | 25600 | 24300 | 24600 | 26200 | 24200 | 20200 | 26100 | 28000 | |
| ALICO RD | E OF BEN HILL GRIFFIN PKWAY | 205 | 7500 | | 8500 | | 8900 | | | | 16200 | 17300 |
| ALICO RD | N OF CORKSCREW RD | 206 | | | | | | | | | 5300 | |
| BARRETT RD | S OF PINE ISLAND RD | 509 | | | | | | | | | 3200 | 3700 |
| BASS RD | N OF SUMMERLIN RD | 216 | | 8200 | | 11500 | | 11400 | | 10600 | | |
| BAYSHORE RD (SR 78) | W OF HART RD | 104 | | 28600 | 29900 | | 30800 | 30900 | 24200 | 26800 | 27200 | 28700 |
| BAYSHORE RD (SR 78) | W OF WILLIAMSBURG DR | 64 | 21000 | 22900 | 23900 | 21900 | 26300 | 28100 | 25800 | 29200 | 30600 | 32800 |
| BELL BLVD | S OF LEELAND HEIGHTS BV | 203 | 8800 | 9600 | 9900 | 10000 | 10800 | 12300 | 12700 | | | 13400 |
| BEN HILL GRIFFIN | S OF ALICO RD | 514 | 29900 | | 22800 | | 24400 | 28400 | 21500 | 25600 | | 28900 |
| BEN HILL GRIFFIN | N OF ESTERO PKWY | 71 | 19100 | 19400 | 20800 | 21000 | 22000 | 25200 | 21000 | 25200 | 26900 | 28100 |
| BEN HILL GRIFFIN | N OF CORKSCREW RD | 517 | 19500 | 19600 | | 21200 | | 18900 | | | | 23700 |
| BETH STACEY RD | S OF HOMESTEAD RD | 220 | | 7500 | | 7500 | | 7700 | | | | |
| BONITA BEACH RD | E OF HICKORY BLVD | 132 | | | | | | | 10500 | 14300 | 14500 | 10000 |
| BONITA BEACH RD | E OF VANDERBILT RD | 7 | 24600 | 25700 | 25900 | 25600 | 25000 | 25100 | 22500 | 26000 | 23900 | 21400 |
| BONITA BEACH RD | W OF SPANISH WELLS | 131 | | | | | | | 24700 | 31800 | 32200 | 31400 |

| Updated 5/29/2024 | | | Daily Traffic Volume (AADT) | | | | | | | | | |
|-------------------|-----------------------------|-----------|-----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| STREET | LOCATION | Station # | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| CHIQUITA BLVD | N OF SW 27TH ST | 58 | 17700 | 16800 | 16700 | | | | | | | |
| COCONUT RD | W OF US 41 | 495 | | 9200 | | 10600 | | 9600 | | 8500 | | |
| COCONUT RD | E OF US 41 | 490 | | 12200 | | 15700 | | | | 12000 | | |
| COLUMBUS BLVD | N OF IMMOKALEE RD | 473 | | | | | | | | | | 3700 |
| COLLEGE PKWY | W OF SOUTH POINTE BLVD | 83 | | 38000 | 40900 | | | | | | | |
| COLLEGE PKWY | E OF WINKLER RD | 43 | 32300 | 36100 | 37600 | 37100 | 37200 | 37500 | | | 37300 | 37000 |
| COLLEGE PKWY | W OF NEW BRITTANY | 87 | | 33500 | 33300 | | | 32200 | 28900 | | 32300 | 33900 |
| COLLEGE PKWY | E OF KENWOOD LN | 237 | 26900 | | | | | | | | | |
| COLONIAL BLVD | E OF SUMMERLIN RD | 14 | 53100 | 54600 | 55600 | 55900 | 56900 | 56500 | 51100 | 57700 | 58300 | 59200 |
| COLONIAL BLVD | W OF WINKLER AVE | 78 | | 56000 | | | | | | | 52600 | 51600 |
| COLONIAL BLVD | W OF TREELINE AVE | 91 | | 45100 | 45500 | | | 48300 | 53400 | | 58300 | 59500 |
| COLONIAL BLVD | W OF IMMOKALEE RD | 246 | 39500 | 41500 | | 43000 | | | | 44500 | | |
| COLONIAL BLVD | W OF PLANTATION RD | 1606 | | | | | | | | | 57000 | 55400 |
| CORKSCREW RD | E OF US 41 | 247 | | 16600 | | 17000 | | 20000 | | 20800 | | 21100 |
| CORKSCREW RD | W OF I - 75 | 15 | 30600 | 31600 | 33400 | 34200 | 36500 | 39500 | | | 31200 | 32100 |
| CORKSCREW RD | E OF I-75 | 70 | 21900 | 22000 | 22200 | 22000 | 22900 | 20300 | 16900 | 17600 | | |
| CORKSCREW RD | E OF BEN HILL GRIFFIN PKWAY | 249 | | 15600 | | 18900 | | 20900 | | | | |
| CORKSCREW RD | W OF ALICO RD | 248 | | | | | | | | | | |
| CORKSCREW RD | E OF ALICO RD | 250 | 3100 | | 4400 | | 6700 | | | | 11000 | |
| CRYSTAL DR | E OF US 41 | 254 | 11200 | | 12300 | | 12100 | | 8200 | | 12000 | |
| CRYSTAL DR | E OF METRO PKWY | 255 | 6100 | | 6400 | | 7900 | | 5500 | | 8700 | |
| CYPRESS LAKE DR | E OF SOUTH POINTE BLVD | 81 | | 20300 | 22300 | 22300 | | 20900 | 18200 | 20000 | 20500 | 19800 |



LEE COUNTY

Traffic Count
(TCDS)

Home

Locate

Locate All

Email This

Auto-Locate: ☐

List View

All DIRs

| | | | | | | | | | | | |
|---------------------|-----------------------|--|--|---|--|--|-------------|-------------|----------------------|-----------------------------------|--|
| | Record | | | 1 | | | of 1 | Goto Record | <input type="text"/> | <input type="button" value="go"/> | |
| Location ID | 205 | | | | | | MPO ID | | | | |
| Type | SPOT | | | | | | HPMS ID | | | | |
| On NHS | No | | | | | | On HPMS | No | | | |
| LRS ID | | | | | | | LRS Loc Pt. | | | | |
| SF Group | 3 (2024) | | | | | | Route Type | | | | |
| AF Group | | | | | | | Route | | | | |
| GF Group | | | | | | | Active | Yes | | | |
| Class Dist Grp | | | | | | | Category | | | | |
| Seas Clss Grp | | | | | | | | | | | |
| WIM Group | | | | | | | | | | | |
| QC Group | Default | | | | | | | | | | |
| Funct'l Class | Tube Count, Annually | | | | | | Milepost | | | | |
| Located On | Allico Rd | | | | | | | | | | |
| Loc On Alias | | | | | | | | | | | |
| EAST OF | Ben Hill Griffin Pkwy | | | | | | | | | | |
| More Detail | | | | | | | | | | | |
| STATION DATA | | | | | | | | | | | |

Directions: 2-WAY EB WB

AADT

| Year | AADT | DHV-30 | K % | D % | PA | BC | Src |
|------|--------|--------|-----|-----|----|----|-----|
| 2024 | 20,700 | 2,443 | 12 | 51 | | | |
| 2023 | 17,300 | 1,854 | 11 | 65 | | | |
| 2022 | 16,200 | 1,644 | 10 | 52 | | | |
| 2018 | 8,800 | 973 | 11 | 52 | | | |
| 2016 | 8,500 | 877 | 10 | 57 | | | |

1-5 of 11

VOLUME COUNT

| | Date | Int | Total |
|--|---------------|-----|--------|
| | Thu 3/6/2025 | 15 | 23,152 |
| | Wed 3/5/2025 | 15 | 24,117 |
| | Tue 3/4/2025 | 15 | 23,503 |
| | Fri 3/22/2024 | 15 | 21,371 |
| | Thu 3/21/2024 | 15 | 27,264 |
| | Wed 3/20/2024 | 15 | 26,254 |
| | Tue 3/19/2024 | 15 | 24,857 |
| | Thu 2/23/2023 | 15 | 21,166 |
| | Wed 2/22/2023 | 15 | 20,854 |
| | Tue 2/21/2023 | 15 | 20,510 |

1-10 of 44
mm / dd / yyyy To Date

VOLUME TREND

| Year | Annual Growth |
|------|---------------|
| 2024 | 20% |
| 2023 | 7% |
| 2022 | 16% |
| 2018 | 2% |
| 2016 | 6% |
| 2014 | 31% |
| 2012 | -6% |
| 2006 | -52% |
| 2005 | -11% |
| 2004 | 49% |

SPEED

| Date | Int | Pace | 85th | Total |
|---------|-----|------|------|-------|
| No Data | | | | |

CLASSIFICATION

| Date | Int | Total |
|---------|-----|-------|
| No Data | | |



Traffic Count (TCDS)

Home Locate Locate All Email This Auto-Locate: ☐

List View All DIRs

| | | | | |
|----------------|-------------------------------|------|-------------|-----|
| Record | 1 | of 1 | Goto Record | go |
| Location ID | 206 | | MPO ID | |
| Type | SPOT | | HPMS ID | |
| On NHS | No | | On HPMS | No |
| LRS ID | | | LRS Loc Pt. | |
| SF Group | 3 (2024) | | Route Type | |
| AF Group | | | Route | |
| GF Group | | | Active | Yes |
| Class Dist Grp | | | Category | |
| Seas Clss Grp | | | | |
| WIM Group | | | | |
| QC Group | Default | | | |
| Funct'l Class | Tube Count, Biennial Odd Year | | Milepost | |
| Located On | Alico Rd | | | |
| Loc On Alias | | | | |
| NORTH OF | Corkscrew Rd | | | |
| More Detail ▶ | | | | |
| STATION DATA | | | | |

Directions: 2-WAY NB SB ?

AADT ?

| Year | AADT | DHV-30 | K % | D % | PA | BC | Src |
|------|-------|--------|-----|-----|----|----|-----|
| 2024 | 6,000 | 687 | 11 | 62 | | | |
| 2022 | 5,300 | 573 | 11 | | | | |
| 2006 | 2,600 | | | | | | |
| 2005 | 1,600 | | | | | | |
| 2004 | 2,000 | | | | | | |

<< < > >> 1-5 of 6

VOLUME COUNT

| | Date | Int | Total |
|--------------------------|---------------|-----|-------|
| 👁 | Thu 3/20/2025 | 15 | 6,301 |
| 👁 | Wed 3/19/2025 | 15 | 6,206 |
| 👁 | Tue 3/18/2025 | 15 | 6,576 |
| 👁 | Wed 4/3/2024 | 15 | 7,011 |
| 👁 | Tue 4/2/2024 | 15 | 7,722 |
| 👁 | Mon 4/1/2024 | 15 | 7,186 |
| 👁 | Sun 3/31/2024 | 15 | 3,003 |
| 👁 | Sat 3/30/2024 | 15 | 5,101 |
| 👁 | Fri 3/29/2024 | 15 | 7,523 |
| 👁 | Thu 3/3/2022 | 15 | 6,262 |
| 1-10 of 18 | | | |
| mm / dd / yyyy To Date | | | |

VOLUME TREND ?

| Year | Annual Growth |
|------|---------------|
| 2024 | 6% |
| 2022 | 5% |
| 2006 | 63% |
| 2005 | -20% |
| 2004 | 0% |

SPEED

| Date | Int | Pace | 85th | Total |
|---------------|-----|-------|------|-------|
| Thu 3/20/2025 | 15 | 15.55 | 50 | 6,301 |

CLASSIFICATION

| Date | Int | Total |
|---------|-----|-------|
| No Data | | |



LEE COUNTY

Traffic Count
(TCDS)[Home](#)[Locate](#)[Locate All](#)[Email This](#)[Auto-Locate:](#) ☐[List View](#)[All DIRs](#)

| | | | | | | | | | | |
|---------------------|-------------------------------|--|--|---|--|--|-------------|-------------|----------------------|----|
| | Record | | | 1 | | | of 1 | Goto Record | <input type="text"/> | go |
| Location ID | 250 | | | | | | MPO ID | | | |
| Type | SPOT | | | | | | HPMS ID | | | |
| On NHS | No | | | | | | On HPMS | No | | |
| LRS ID | | | | | | | LRS Loc Pt. | | | |
| SF Group | 6 (2024) | | | | | | Route Type | | | |
| AF Group | | | | | | | Route | | | |
| GF Group | | | | | | | Active | Yes | | |
| Class Dist Grp | | | | | | | Category | | | |
| Seas Clls Grp | | | | | | | | | | |
| WIM Group | | | | | | | | | | |
| QC Group | Default | | | | | | | | | |
| Funct'l Class | Tube Count, Biennial Odd Year | | | | | | Milepost | | | |
| Located On | Corkscrew Rd | | | | | | | | | |
| Loc On Alias | | | | | | | | | | |
| EAST OF | Allico Rd | | | | | | | | | |
| More Detail | | | | | | | | | | |
| STATION DATA | | | | | | | | | | |

Directions: [2-WAY](#) [EB](#) [WB](#)

AADT

| Year | AADT | DHV-30 | K % | D % | PA | BC | Src |
|------|--------|--------|-----|-----|----|----|-----|
| 2024 | 13,000 | 1,356 | 10 | 68 | | | |
| 2022 | 11,000 | 1,297 | 12 | | | | |
| 2018 | 6,700 | 798 | 12 | | | | |
| 2016 | 4,400 | 550 | 13 | | | | |
| 2014 | 3,109 | | | | | | |

1-5 of 11

VOLUME COUNT

| | Date | Int | Total |
|--|---------------|-----|--------|
| | Fri 3/22/2024 | 15 | 13,874 |
| | Thu 3/21/2024 | 15 | 17,186 |
| | Wed 3/20/2024 | 15 | 16,723 |
| | Tue 3/19/2024 | 15 | 16,854 |
| | Thu 3/3/2022 | 15 | 13,772 |
| | Wed 3/2/2022 | 15 | 14,272 |
| | Tue 3/1/2022 | 15 | 13,789 |
| | Thu 3/1/2018 | 15 | 8,152 |
| | Wed 2/28/2018 | 15 | 7,978 |
| | Tue 2/27/2018 | 15 | 8,219 |

1-10 of 41

mm / dd / yyyy To Date

VOLUME TREND

| Year | Annual Growth |
|------|---------------|
| 2024 | 9% |
| 2022 | 13% |
| 2018 | 23% |
| 2016 | 19% |
| 2014 | -4% |
| 2012 | -6% |
| 2006 | 14% |
| 2005 | 0% |
| 2004 | 10% |
| 2003 | 34% |

SPEED

| Date | Int | Pace | 85th | Total |
|------|-----|------|------|-------|
|------|-----|------|------|-------|

CLASSIFICATION

| Date | Int | Total |
|------|-----|-------|
|------|-----|-------|



LEE COUNTY

Traffic Count
(TCDS)

Home

Locate

Locate All

Email This

Auto-Locate: ☐

List View

All DIRs

| | | | | | | | | | |
|---------------------|-----------------------|--|--|---|-------------|-----|------|-------------|---------------------------------|
| | Record | | | 1 | | | of 1 | Goto Record | <input type="text" value="go"/> |
| Location ID | 249 | | | | MPO ID | | | | |
| Type | SPOT | | | | HPMS ID | | | | |
| On NHS | No | | | | On HPMS | No | | | |
| LRS ID | | | | | LRS Loc Pt. | | | | |
| SF Group | 6 (2024) | | | | Route Type | | | | |
| AF Group | | | | | Route | | | | |
| GF Group | | | | | Active | Yes | | | |
| Class Dist Grp | | | | | Category | | | | |
| Seas Class Grp | | | | | | | | | |
| WIM Group | | | | | | | | | |
| QC Group | Default | | | | | | | | |
| Funct'l Class | - | | | | Milepost | | | | |
| Located On | Corkscrew Rd | | | | | | | | |
| Loc On Alias | | | | | | | | | |
| EAST OF | Ben Hill Griffin Pkwy | | | | | | | | |
| More Detail | | | | | | | | | |
| STATION DATA | | | | | | | | | |

Directions: 2-WAY EB WB ?

AADT ?

| Year | AADT | DHV-30 | K % | D % | PA | BC | Src |
|------|--------|--------|-----|-----|----|----|-----|
| 2019 | 20,900 | 2,166 | 10 | 64 | | | |
| 2017 | 18,800 | 1,922 | 10 | 65 | | | |
| 2014 | 15,598 | | | | | | |
| 2013 | 13,567 | | | | | | |
| 2006 | 14,400 | | | | | | |

1-5 of 9

| VOLUME COUNT | | | |
|---------------------------------------|---------------|-----|--------|
| | Date | Int | Total |
| | Thu 2/28/2019 | 15 | 26,780 |
| | Wed 2/27/2019 | 15 | 26,321 |
| | Tue 2/26/2019 | 15 | 25,828 |
| | Thu 4/27/2017 | 15 | 22,359 |
| | Wed 4/26/2017 | 15 | 22,124 |
| | Tue 4/25/2017 | 15 | 21,998 |
| | Sun 9/21/2014 | 15 | 8,816 |
| | Sat 9/20/2014 | 15 | 10,939 |
| | Fri 9/19/2014 | 15 | 14,339 |
| | Thu 9/18/2014 | 15 | 14,484 |
| 1-10 of 40 mm / dd / yyyy To Date | | | |

VOLUME TREND ?

| Year | Annual Growth |
|------|---------------|
| 2019 | 5% |
| 2017 | 6% |
| 2014 | 15% |
| 2013 | -1% |
| 2006 | 29% |
| 2005 | -19% |
| 2004 | -20% |
| 2003 | 126% |

| SPEED | | | | |
|---------|-----|------|------|-------|
| Date | Int | Pace | 85th | Total |
| No Data | | | | |

| CLASSIFICATION | | | |
|----------------|-----|-------|--|
| Date | Int | Total | |
| No Data | | | |

**TRAFFIC DATA FROM THE LEE
COUNTY CONCURRENCY REPORT**

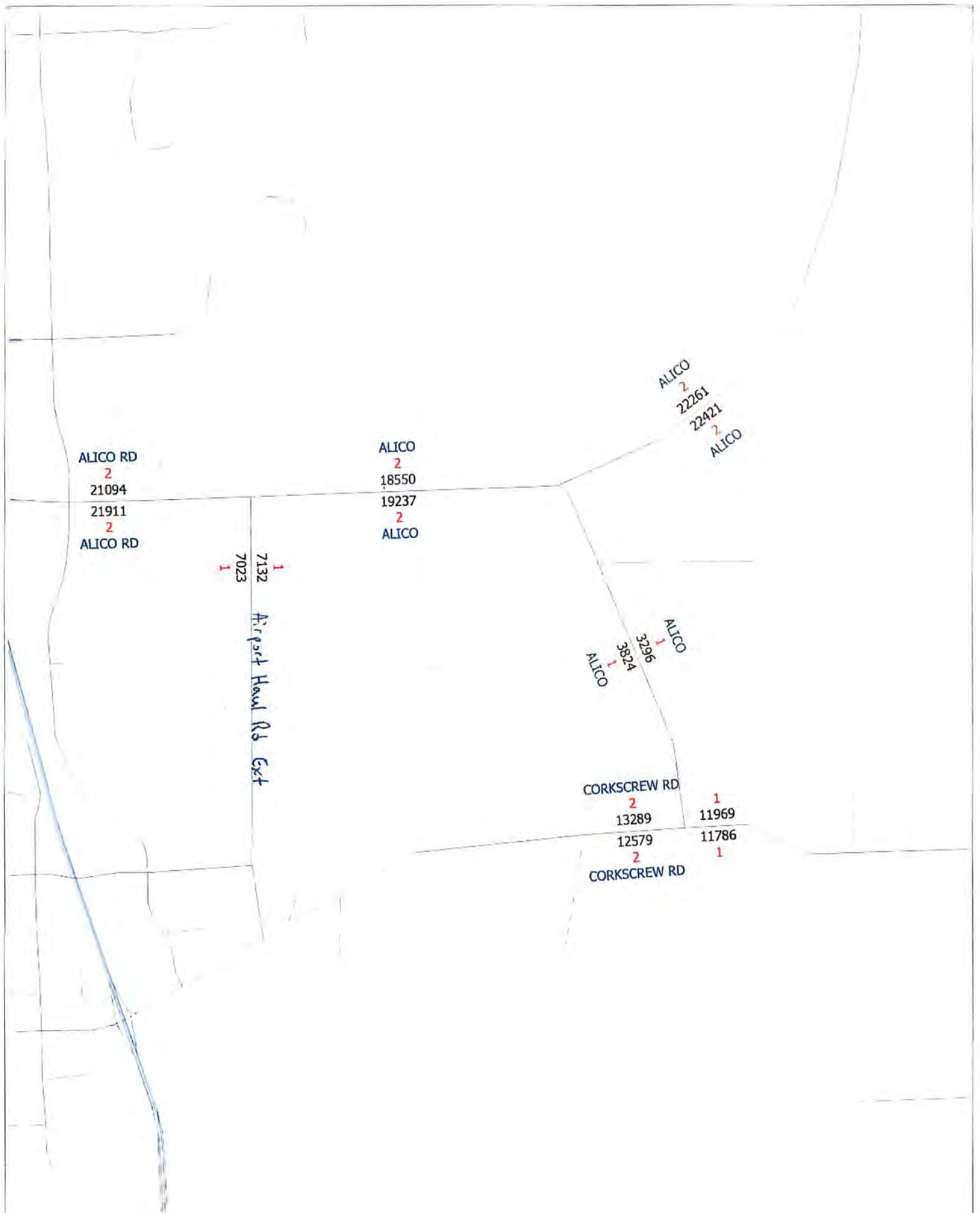
LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

| Link No. | ROAD NAME | LOCATION | | ROAD TYPE | PERFORMANCE STANDARD | | 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; old 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 UINE | 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 | D | 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 | ⁽¹⁾ |
| 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 | | 3,108 | 1.02 | unincorporated Lee Co; constrained; Daniels Falls |
| 08100 | DANIELS PKWY | PALOMINO LN | I-75 | 6LD | E | 3,040 | E | 2,953 | 0.97 | | 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 | | 3,360 | 1.03 | unincorporated Lee County |
| 08500 | DANIELS PKWY | GATEWAY BLVD | SR 82 | 4LD | E | 2,160 | | 2,304 | 1.07 | | 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 | ⁽²⁾ |
| 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 | | 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 | ⁽²⁾ |
| 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 | | 722 | 1.08 | | 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 DRI/Cyp Vw CPD |

2045 E+C NETWORK VOLUMES



2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES & VOLUMES

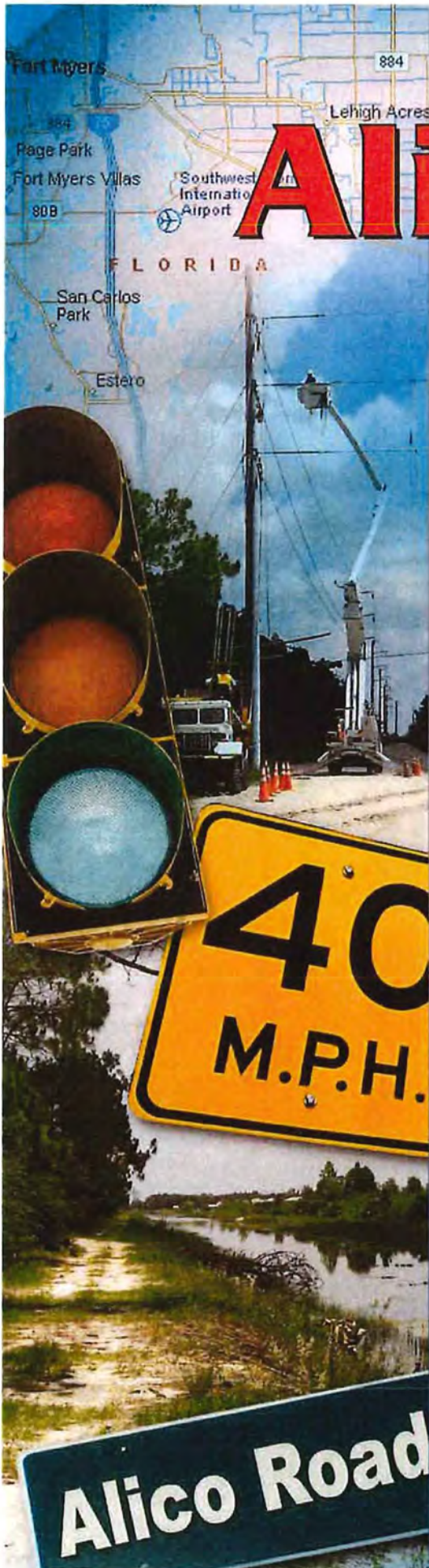
**LEE COUNTY MPO 2045 COST
FEASIBLE HIGHWAY PLAN**

LEE COUNTY CIP

SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY21/22-25/26

| PROJ. # | PROJECT NAME | DRIVER | FY 98-20 PRIOR EXP. | 20/21 BUDGET | 21/22 | 22/23 | 24/24 | 24/25 | 25/26 | 5-YEAR TOTAL | 6-10 |
|------------|---|---|---------------------------|--|---------------------------|-----------------------|-----------------------|----------------------|----------------------|-----------------|------------------------|
| | MAJOR PROJECTS | | | | | | | | | | |
| 209245 | Alico Rd. Connector/Alico Rd. to SR 82 opposite Sunshine Blvd | People-to-jobs link, Daniels Pkwy. relief NM - Core Critical | 6,180,573 ROW | 12,397,200 ROW/DES | 0 | 0 | 10,759,314 DES/CST | 0 | 0 | 10,759,314 | 108,540,155 |
| 206002 | Bicycle/Pedestrian Facilities Annual project for facilities on existing County-maintained roads <i>Specific Projects:</i> | Implementation of bike- ped plan, BPAC prior- ities, Complete Streets principals | | | | | | | | | |
| | Veterans Pkwy.SW 10th St. to Skyline Blvd | 2016 Priority #22 | | 40,500 DES/SUR | 232,850 CST/CEI | 0 | 0 | 0 | 0 | 273,350 | |
| | Veterans Pkwy.SW 3rd Pl to SW 2nd Ave | 2016 Priority #23 | | 44,910 DES/SUR | 258,225 CST/CEI | 0 | 0 | 0 | 0 | 303,135 | |
| | Hancock Bridge Pkwy Orange Grove to 4055 Hancock | 2017 Priority #4 | | | 495,000 ROW DES/SUR | 0 | 546,250 CST/CEI | 0 | 0 | 1,041,250 | |
| | Hancock Bridge Pkwy Hunter Blvd - Orange Grove | 2020 Priority #13 | | | 137,293 DES/SUR | | 789,433 CST/CEI | | | 926,726 | |
| | Plantation Daniels - Idlewild | 2019 Priority #2 | | | 0 | 1,369,367 DES/SUR | 0 | 6,846,833 | 0 | 8,216,200 | |
| | Orange River Blvd. Palm Beach Blvd. to Lorraine Dr. | 2016 Priority #4 | | | 1,354,571 DES/SUR | | 2,268,782 CST/CEI | 0 | 0 | 3,623,353 | |
| | Tice St. Sidewalk/South Side, Ortiz to SR 80 | 2015 Priority #2 | | 268,513 DES/SUR | 1,543,947 CST/CEI | 0 | 0 | 0 | 0 | 1,543,947 | |
| | Bell Blvd. SR 82 to Sunrise | 2016 Priority #3 | | | 623,080 DES/SUR/ROW | 0 | 3,557,183 CST/CEI | 0 | 0 | 4,180,263 | |
| | Bell Blvd Sunrise to Joel | 2016 Priority #3 | | | 0 | 398,688 DES/SUR | 0 | 2,290,078 CST/CEI | 0 | 2,290,078 | |
| | Westgate Blvd. East Lee -4th St | 2020 Priority #3 | | | 0 | 0 | 128,138 DES/SUR | 0 | 736,799 CST/CEI | 864,937 | |
| | Alico Rd. Sidewalk/North Side, RR Crossing to Quaker Ln | 2015 Priority #27 | | | 1,139,782 DES/SUR/ROW | 0 | 1,091,247 CST/CEI | 0 | 0 | 2,231,029 | |
| | Pine Rd. Allaire Ln to US 41 | 2016 Priority #28 | | | 0 | 0 | 135,801 DES/SUR | 780,858 CST/CEI | 0 | 916,659 | |
| | Jetport Loop Allaire Ln - US 41 | 2020 Priority #97 | | | 0 | 138,793 DES/SUR | 0 | 798,057 CST/CEI | 0 | 936,850 | |
| | Pine Ridge Rd San Carlos - Summerlin | 2020 Priority #5 | | | | | 337,511 DES/SUR | | 1,940,688 CST/CEI | 2,278,199 | |
| 205724 | Big Carlos Pass Bridge | Age Condition of bridge (Bridge Health Index) Mandated | 4,012,244 PD&E Study | 5,008,972 PD&E Study DES/CST | 45,137,536 CST/CEI | 0 | 0 | 0 | 0 | 45,137,536 | |
| 209248 | Cape Coral Bridge WB Span Replacement | Age/condition, escalating maintenance costs Mandated | 0 | 0 | 13,148,702 DES | 0 DES | 0 | 0 | 0 | 13,148,702 | 111,808,571 CST/CEI |
| TBD | Colonial Summerlin Flyover - Midpoint Bridge | Concurrency, LOS | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 137,000,000 |
| 200669 | Corkscrew Road | Reduce congestion/wait time, Improved safety | 1,825,431 DES | 24,525,823 ROW/DES/MIT | 1,000,000 ROW | 16,068,116 CST/CEI | 0 | 1,400,000 LS | 0 | 18,468,116 | 0 |

ALICO ROAD CONNECTOR STUDY
PREPARED BY MCMAHON



Alico Road **Connector Study**

**Lee County Department
of Transportation**

Lee County, Florida

Prepared by



July 2009

ALICO ROAD CONNECTOR STUDY
COMPARISON 2030 MODEL VOLUMES TWO-LANE UNDIVIDED

| ROADWAY SEGMENT | FROM | TO | NUMBER OF LANES | PSWAD ⁽¹⁾ | AADT ⁽²⁾ | K FACTOR ⁽³⁾ | DIV | D F A C T O R ⁽⁴⁾ | DIRECTIONAL LINK VOLUME (PEAK HOUR) | DIRECTIONAL CAPACITY ⁽⁵⁾ | GREATER THAN CAPACITY (Y/N) |
|-------------------|-------------------------------------|-------------------------------------|-----------------|----------------------|---------------------|-------------------------|-------|------------------------------|-------------------------------------|-------------------------------------|-----------------------------|
| SCENARIO 1 | | | | | | | | | | | |
| Alico Road | Three Oaks | I 75 | 6 | 66,333 | 10,834 | 0.091 | 5,910 | 0.52 | 2,660 | 2,920 | N |
| | I 75 | Treeline Av (Ben Hill Griffin Pkwy) | 6 | 54,127 | 49,300 | 0.126 | 6,210 | 0.53 | 3,291 | 2,920 | N |
| | Treeline Av (Ben Hill Griffin Pkwy) | Green Meadow Rd / Alico Road | 2 | 14,870 | 17,800 | 0.091 | 1,220 | 0.52 | 640 | 960 | N |
| | Green Meadow Rd / Alico Road | Corkscrew Rd | 2 | 964 | 900 | 0.091 | 80 | 0.52 | 42 | 960 | N |
| | Green Meadow Rd / Alico Road Exit | SR #2 | 2 | 10,914 | 9,900 | 0.091 | 900 | 0.52 | 496 | 960 | N |
| Treeline Avenue | Alico Road | Airport Access | 4 | 50,873 | 46,330 | 0.101 | 4,680 | 0.51 | 2,367 | 1,950 | N |
| SR 82 | Gunnery Blvd (Daniels Blvd Exit) | Sunshine Blvd S | 6 | 49,716 | 45,244 | 0.093 | 4,230 | 0.6 | 2,520 | 2,920 | N |
| | Sunshine Blvd S | Alabama Rd | 6 | 42,345 | 38,500 | 0.093 | 3,560 | 0.6 | 2,148 | 2,920 | N |
| | Alabama Rd | Homesstead Rd S | 6 | 42,210 | 38,400 | 0.093 | 3,570 | 0.6 | 2,142 | 2,920 | N |
| Sunshine Blvd S | SR #2 | Lee Blvd | 2 | 5,867 | 5,300 | 0.102 | 540 | 0.59 | 319 | 960 | N |
| Daniels Pkwy | I 75 | Treeline Av (Ben Hill Griffin Pkwy) | 6 | 95,109 | 88,600 | 0.110 | 9,520 | 0.52 | 4,956 | 2,950 | N |
| | Treeline Av (Ben Hill Griffin Pkwy) | Gateway Boulevard | 4 | 50,146 | 45,600 | 0.113 | 5,150 | 0.55 | 2,633 | 1,960 | N |
| | Gateway Boulevard | SR #2 | 4 | 19,921 | 18,100 | 0.113 | 2,050 | 0.55 | 1,128 | 1,960 | N |
| SCENARIO 2 | | | | | | | | | | | |
| Alico Road | Three Oaks | I 75 | 6 | 65,264 | 59,584 | 0.091 | 5,410 | 0.52 | 2,813 | 2,920 | N |
| | I 75 | Treeline Av (Ben Hill Griffin Pkwy) | 6 | 56,507 | 51,500 | 0.126 | 6,490 | 0.53 | 3,440 | 2,920 | N |
| | Treeline Av (Ben Hill Griffin Pkwy) | Green Meadow Rd / Alico Road | 2 | 17,977 | 16,404 | 0.091 | 1,250 | 0.52 | 775 | 960 | N |
| | Green Meadow Rd / Alico Road | Corkscrew Rd | 2 | 2,332 | 2,100 | 0.091 | 190 | 0.52 | 99 | 960 | N |
| | Green Meadow Rd / Alico Road Exit | SR #2 | 2 | 15,896 | 14,500 | 0.090 | 1,320 | 0.52 | 686 | 960 | N |
| Treeline Avenue | Alico Road | Airport Access | 4 | 51,347 | 46,700 | 0.101 | 4,720 | 0.51 | 2,407 | 1,950 | N |
| SR 82 | Gunnery Blvd (Daniels Blvd Exit) | Sunshine Blvd S | 6 | 49,053 | 45,200 | 0.093 | 4,230 | 0.6 | 2,436 | 2,920 | N |
| | Sunshine Blvd S | Alabama Rd | 6 | 45,206 | 41,100 | 0.093 | 3,820 | 0.6 | 2,292 | 2,920 | N |
| | Alabama Rd | Homesstead Rd S | 6 | 43,775 | 39,300 | 0.093 | 3,660 | 0.6 | 2,196 | 2,920 | N |
| Sunshine Blvd S | SR #2 | Lee Blvd | 2 | 8,042 | 7,300 | 0.102 | 740 | 0.59 | 437 | 960 | N |
| Daniels Pkwy | I 75 | Treeline Av (Ben Hill Griffin Pkwy) | 6 | 91,687 | 83,400 | 0.110 | 9,170 | 0.52 | 4,768 | 2,950 | N |
| | Treeline Av (Ben Hill Griffin Pkwy) | Gateway Boulevard | 4 | 47,284 | 43,000 | 0.113 | 4,660 | 0.55 | 2,673 | 1,960 | N |
| | Gateway Boulevard | SR #2 | 4 | 46,920 | 42,700 | 0.113 | 4,800 | 0.55 | 2,657 | 1,960 | N |
| SCENARIO 3 | | | | | | | | | | | |
| Alico Road | Three Oaks | I 75 | 6 | 67,136 | 61,400 | 0.091 | 5,590 | 0.52 | 2,907 | 2,920 | N |
| | I 75 | Treeline Av (Ben Hill Griffin Pkwy) | 6 | 54,492 | 49,400 | 0.126 | 6,250 | 0.53 | 3,313 | 2,920 | N |
| | Treeline Av (Ben Hill Griffin Pkwy) | Green Meadow Rd / Alico Road | 2 | 17,494 | 15,900 | 0.091 | 1,450 | 0.52 | 754 | 960 | N |
| | Green Meadow Rd / Alico Road | Corkscrew Rd | 2 | 5,062 | 4,600 | 0.091 | 420 | 0.52 | 218 | 960 | N |
| | Green Meadow Rd / Alico Road Exit | SR #2 | 2 | 13,664 | 12,400 | 0.091 | 1,120 | 0.52 | 588 | 960 | N |
| Treeline Avenue | Alico Road | Airport Access | 4 | 49,156 | 44,700 | 0.101 | 4,510 | 0.51 | 2,300 | 1,950 | N |
| SR 82 | Gunnery Blvd (Daniels Blvd Exit) | Sunshine Blvd S | 6 | 48,701 | 44,400 | 0.093 | 4,130 | 0.6 | 2,478 | 2,920 | N |
| | Sunshine Blvd S | Alabama Rd | 6 | 45,065 | 41,000 | 0.093 | 3,810 | 0.6 | 2,296 | 2,920 | N |
| | Alabama Rd | Homesstead Rd S | 6 | 42,510 | 38,700 | 0.093 | 3,630 | 0.6 | 2,160 | 2,920 | N |
| Sunshine Blvd S | SR #2 | Lee Blvd | 2 | 5,661 | 5,200 | 0.102 | 530 | 0.59 | 313 | 960 | N |
| Daniels Pkwy | I 75 | Treeline Av (Ben Hill Griffin Pkwy) | 6 | 94,319 | 85,800 | 0.110 | 9,440 | 0.52 | 4,909 | 2,950 | N |
| | Treeline Av (Ben Hill Griffin Pkwy) | Gateway Boulevard | 4 | 49,201 | 44,900 | 0.113 | 5,040 | 0.55 | 2,763 | 1,960 | N |
| | Gateway Boulevard | SR #2 | 4 | 47,546 | 43,300 | 0.113 | 4,890 | 0.55 | 2,690 | 1,960 | N |

Notes:

(1) Traffic Volumes from a validated ESUIMS

(2) Model Output Correction Factor obtained from the 2005 FDOT Peak Season Factor Category Reports = 0.91

(3) K_{adj} factor obtained from 2006 & 2007 Lee County Traffic Count Report

(4) D factor obtained from 2006 & 2007 Lee County Traffic Count Report

(5) Lee County Generalized Peak Hour Directional Service Volumes Urbanized Areas or Lee County concurrency Report June 2007

TRIP GENERATION EQUATIONS

Industrial Park (130)

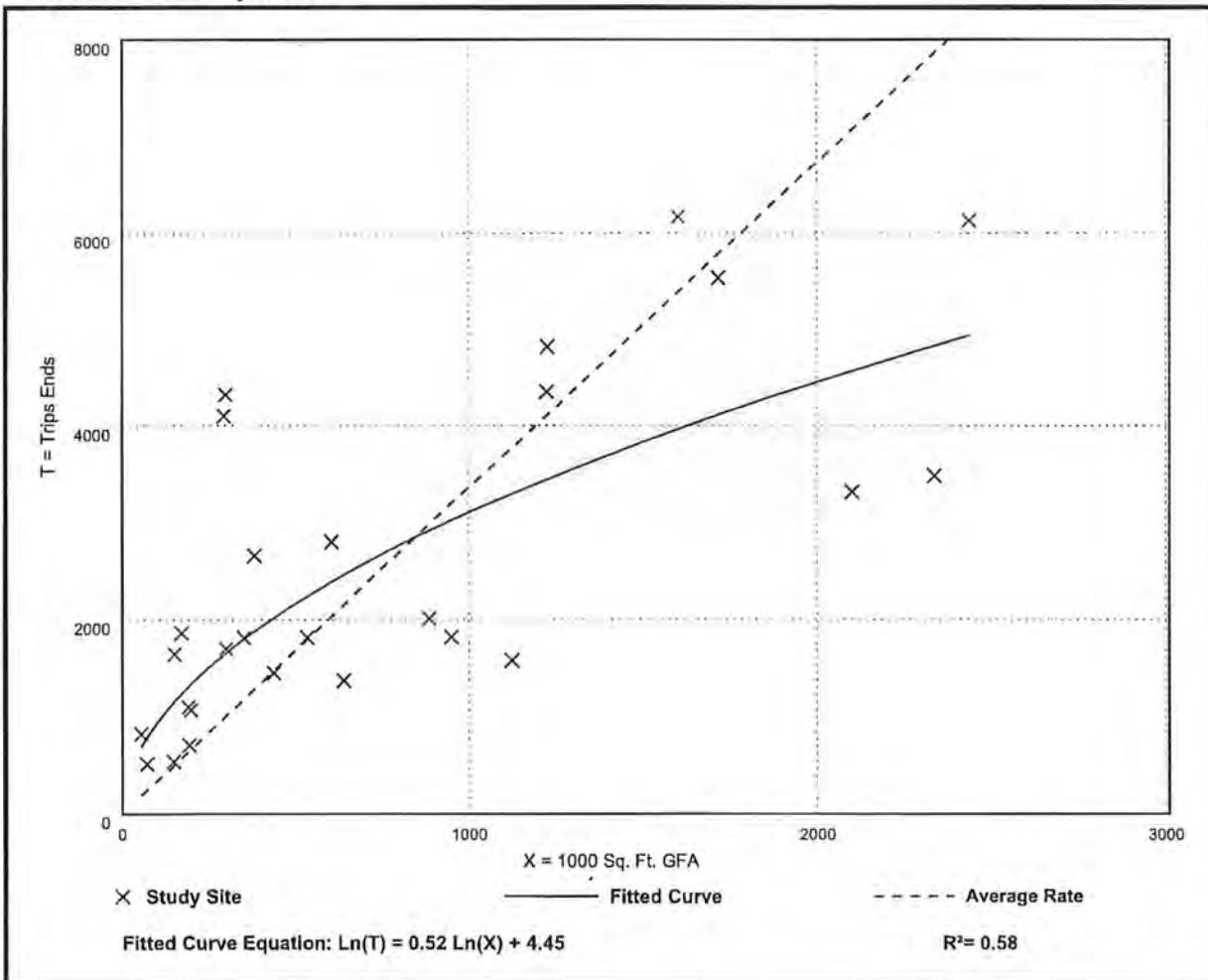
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 762
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 3.37 | 1.41 - 14.98 | 2.60 |

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 34

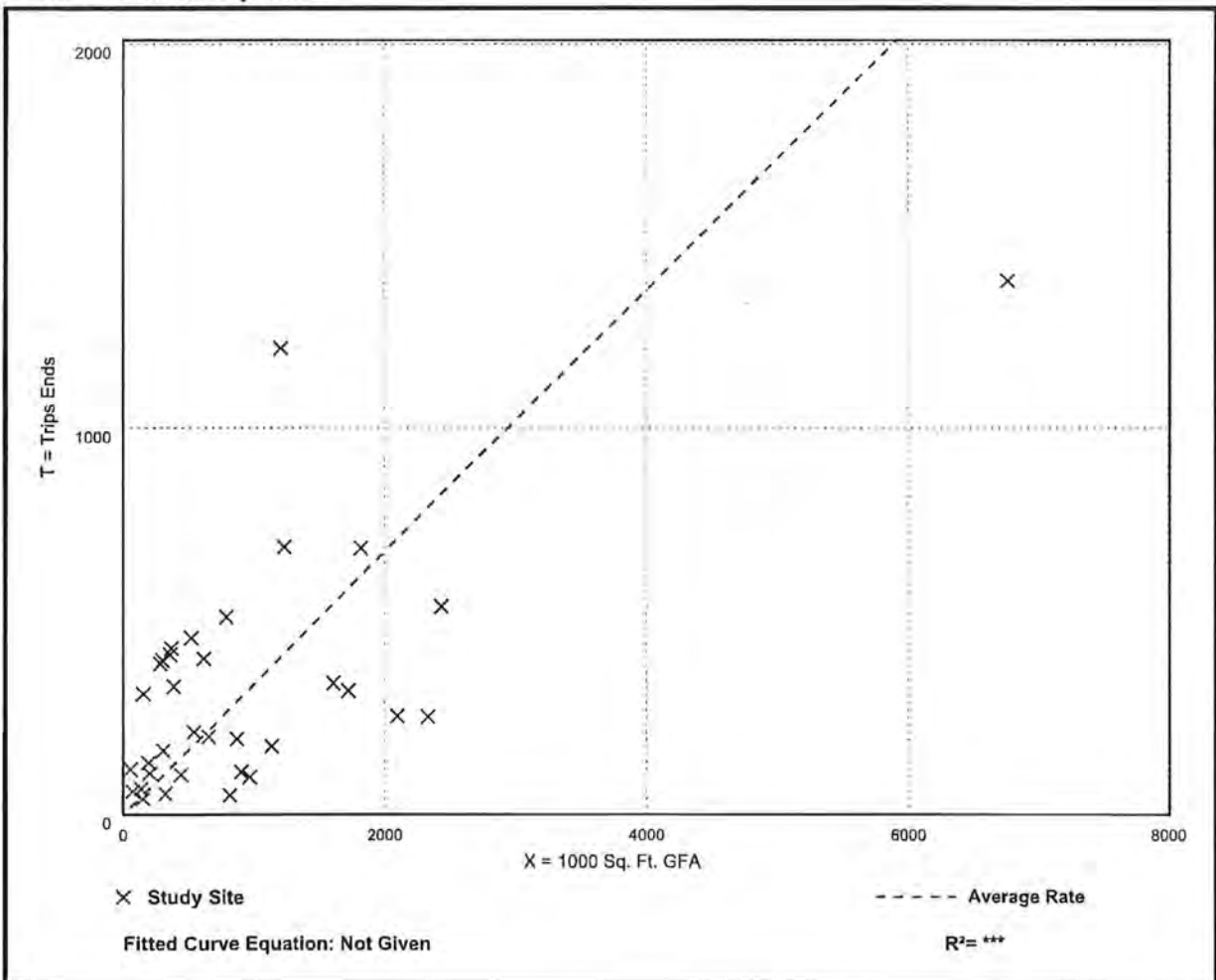
Avg. 1000 Sq. Ft. GFA: 956

Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.34 | 0.06 - 2.13 | 0.33 |

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 35

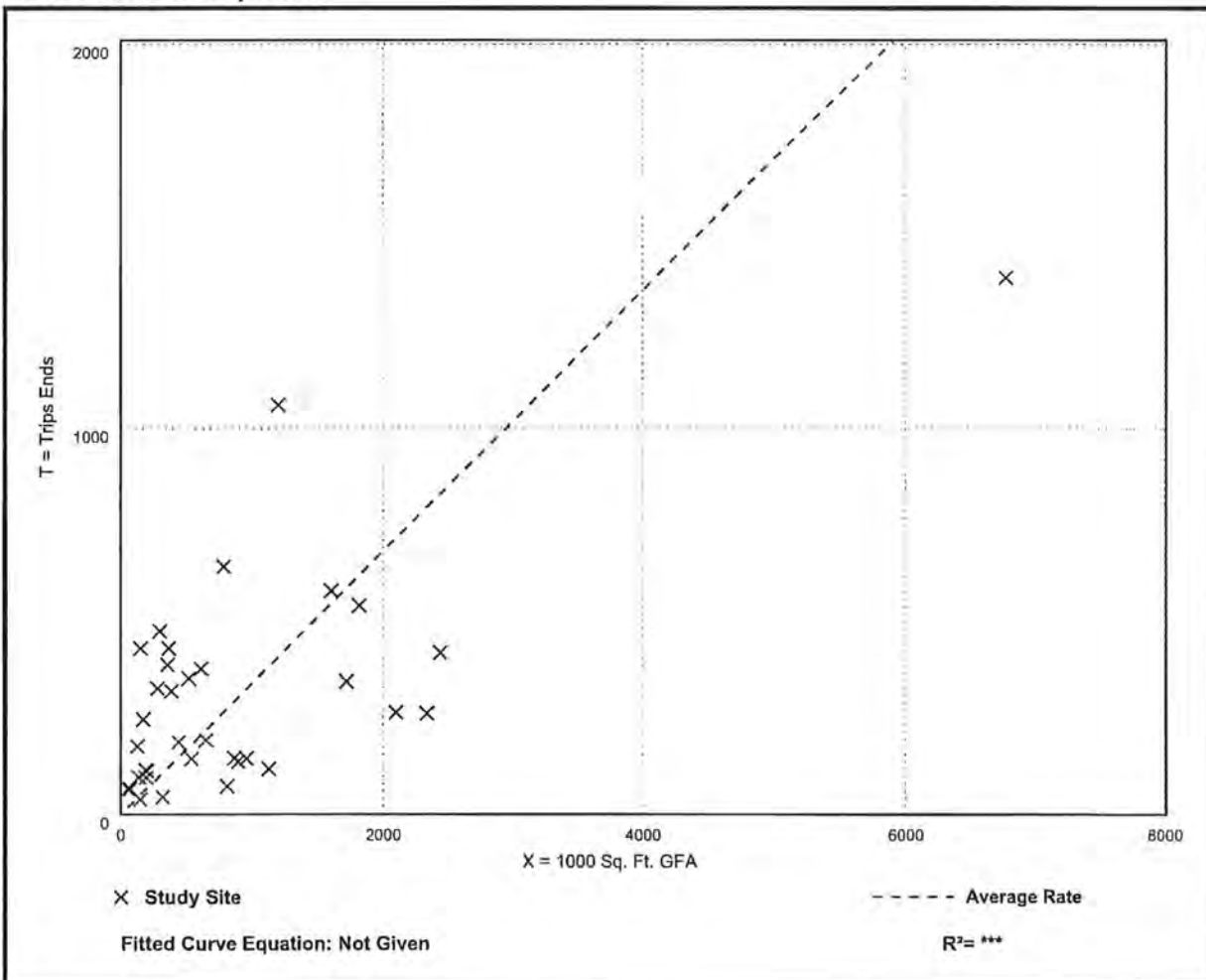
Avg. 1000 Sq. Ft. GFA: 899

Directional Distribution: 22% entering, 78% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.34 | 0.09 - 2.85 | 0.36 |

Data Plot and Equation



I. INTRODUCTION

The Applicant would like to request a text amendment to the Lee Plan, specifically to Goal 33 pertaining to development along Alico Road in the Southeast Lee County planning community. The request to amend Goal 33, specially to allow for the development of standalone industrial uses along the existing north/south segment of Alico Road, has language 1) protecting wetland areas, 2) requiring the restoration of historic flow-ways, and 3) other elements which enhance the planning community's overall functionality and sustainability.

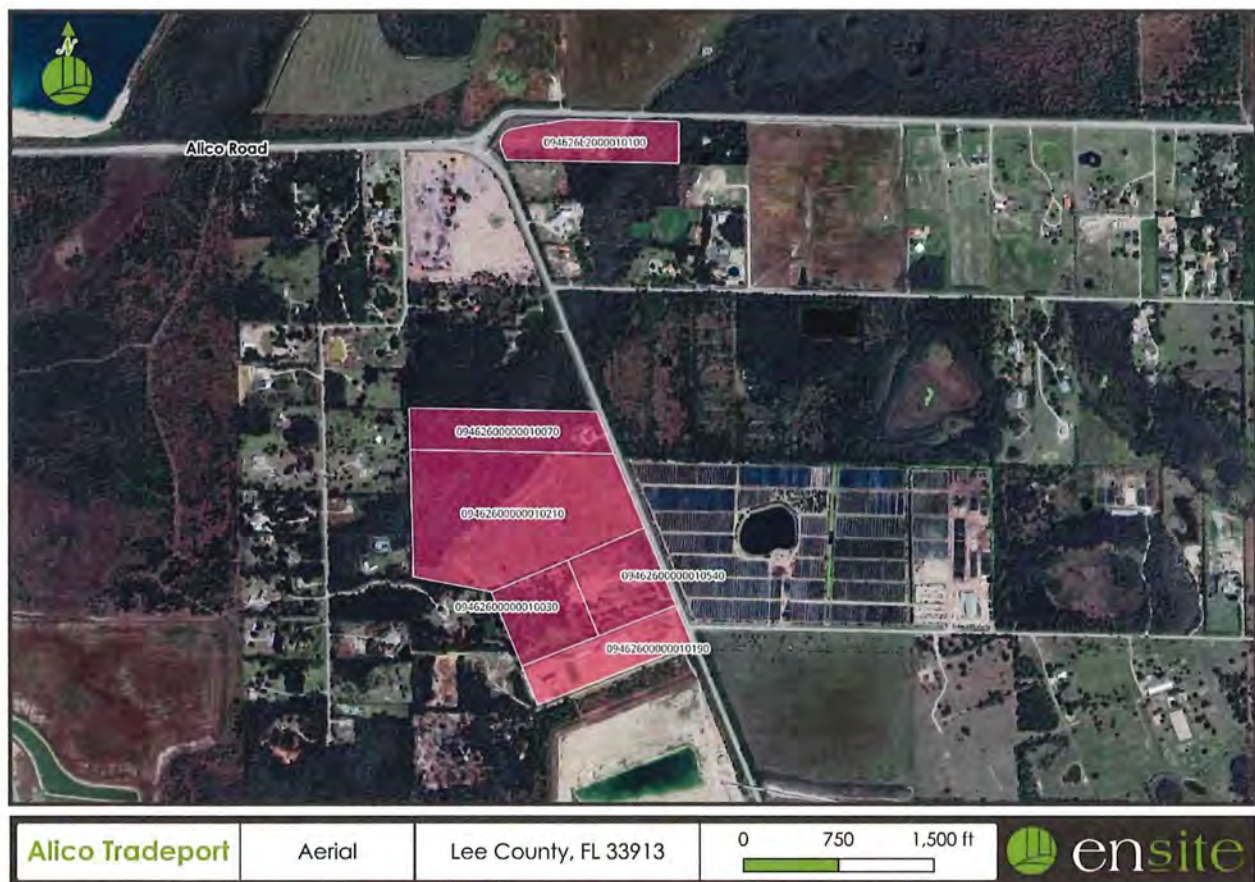


Figure 1. Aerial of Companion Map Amendment Subject Property

II. LEE PLAN ANALYSIS

The following Lee Plan goals, objectives, and policies have been analyzed for consistency with the language of the proposed text amendment.

POLICY 1.1.13: The Tradeport future land use category includes areas of commercial and industrial lands adjacent to the airport. These areas will include developments consisting of light manufacturing or assembly, data centers, warehousing, and distribution facilities; research and development activities; laboratories; ground transportation and airport-related terminals or transfer facilities; hotels/motels, meeting facilities; education and training facilities; and office uses.

Stand-alone retail commercial uses intended to support and complement the surrounding business and industrial land uses are permitted if they are approved as part of a Development of Regional Impact (DRI) or Planned Development rezoning. Stand-alone retail commercial uses are limited to 1 acre out of every 10 Tradeport and preserved wetland acres within the project. To provide an incentive to preserve upland habitat, DRIs or Planned Developments may also receive additional stand-alone retail acres at the rate of 1 additional acre out of every 10 acres of preserved and enhanced uplands within the project that protect wetlands, flow-ways or occupied listed species habitat. Ancillary retail commercial uses, related directly to the sale of products manufactured or services provided in Tradeport, are allowed if they are part of a planned development. Residential uses, other than bona fide caretaker's residences, are not permitted in this future land use category.

The proposed text amendment is consistent with Policy 1.1.13 as it pertains to light manufacturing and industrial lands in proximity to the Regional Southwest Airport. The proposed text amendment allows for industrial uses to take place in the Southeast Lee Planning Community which is adjacent to the Gateway/Airport Planning Community per Lee Plan Map 1-B. Additionally, plans to extend Alico Road through the SE Lee County Planning Community to connect with the Lehigh Acres Planning Community. The Alico Road Connector is identified in Table 3(a) of the Lee Plan (Capital Improvement Program Detail Report). The Alico Road Connector would expand daily commutes to the SE Lee County Planning Community. The proposed text amendment would allow for industrial uses to take place within SE Lee County which would function as an industrial destination for employees, reducing through traffic/travel and improving economic diversity within the community. No hotels/motels or office uses are proposed given commercial limitations in the planning community which are governed by Goal 33 which are not proposed to be amended. Additionally, the proposed text amendment would allow for the Tradeport FLU to take place within the SE Lee County Community's Alico Road Corridor, which would promote employment opportunities while prohibiting residential uses from taking place within the corridor once a companion map amendment to Tradeport is achieved.

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.

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

The proposed text amendment is consistent with Objectives 2.1 and 2.2, pertaining to the location and timing of incorporating industrial uses into the Alico Road corridor within SE Lee County. The corridor is already impacted in various areas which abut Alico Road, particularly given the existing resource extraction operations (limerock mines) throughout the community and specifically along the Alico Road corridor which features an overhead conveyer system to transport extracted materials. The existing mines have various accessory industrial uses to support mining operations. The proposed text amendment would enhance and expand the industrial opportunities within the corridor to allow for industrial uses (aside from resource extraction) to be a primary use within the corridor. The industrial uses are supported by existing and planned improvements to the corridor.

- **Access;** as proposed, the area which may be impacted by the text amendment is bisected by Alico Road which is classified as a county-maintained major collector with a speed limit of 55 MPH at this location. The north-south segment of Alico Road consists of two lanes and can support industrial levels of traffic as further detailed in the supporting traffic analysis.
- **Utilities;** the north-south segment of Alico Road, as well as much of the western portion of SE Lee County, is located within the Lee County Utilities water service area. The close proximity between the Alico Road corridor and Lee County Utilities wastewater service area will require future developments exceeding thresholds set forth by the Standard 4.1.2 of the Lee Plan under Goal 4 to connect to centralized sewer.
- **PD Zoning;** Additionally, the proposed text amendment further safeguards the public realm by requiring the planned development process be utilized in conjunction with a map amendment to Tradeport to allow for industrial uses; this affords the community and staff additional opportunities for public input and subsequent conditioning of future projects, should additional safeguards/conditioning be necessary.

OBJECTIVE 7.1: All development approvals for industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.

POLICY 7.1.2: Industrial development is encouraged in the Industrial Development, Tradeport, and Industrial Interchange future land use categories.

The proposed text amendment will support industrial development in the Tradeport future land use category when a map amendment to this FLU category is sought.

POLICY 7.1.3: Industrial land uses must be located in areas appropriate to their special needs and constraints, including, but not limited to, considerations of: topography; choice and flexibility in site selection; access by truck, air, deep water, and rail; commuter access from home-to-work trips; and utilities; greenbelt and other amenities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses. (Ord. No. 93-25, 94-30, 00-22)

POLICY 7.1.4: The timing and location of industrial development will be permitted only with the availability and adequacy of existing or planned services and facilities.

The proposed text amendment would allow for industrial uses to take place within the Tradeport FLU. A subsequent map amendment to the Tradeport FLU would be required, following a planned development rezoning (per proposed text amendment language), and finally a Development Order would be necessary before building permits are issued. Considerations listed in Policy 7.1.3. are outlined as follows and specify which stage of permitting would require documentation on each consideration;

- Topography - development order
- Choice & flexibility in site selection - map amendment
- Access - map amendment
- Utilities - map amendment
- Greenbelt & Other Amenities - map amendment and rezoning
- Air Quality - rezoning
- Water Quality - rezoning and development order

POLICY 7.1.7: Industrial development will not be permitted if it allows industrial traffic to travel through predominantly residential areas.

The existing north-south segment of Alico Road is not a residential area nor does access to it require vehicular traffic to travel through any predominantly residential areas. The area is bisected by Alico Road which is a county-maintained major collector at this segment. The area is accessible via Alico Road which has an interchange at I-75. Access to the area from the south can be sought via Corkscrew Road which also has an interchange at I-75.

POLICY 7.1.8: Lee County will discourage conversion of lands within the Tradeport and Industrial Development future land use categories to other future land use categories to ensure adequate land is available for industrial uses and other employment opportunities.

Tradeport lands are vital to the economic stability of the County as further noted in the aforementioned policy which discourages conversion out of this FLU category to non-industrial FLUs. The proposed text amendment would allow for the inclusion of this FLU category within the SE Lee County Community, further enhancing the region's economic diversity and stability.

OBJECTIVE 33.1: WATER, HABITAT, AND OTHER NATURAL RESOURCES. Protect and restore natural resources within Southeast Lee County including, but not limited to, surface and ground water, wetlands, and wildlife habitat.

POLICY 33.1.1: Large-scale ecosystem integrity in Southeast Lee County should be maintained and restored. Protection and/or restoration of land is of even higher value when it connects existing corridors and conservation areas. Restoration is also highly desirable when it can be achieved in conjunction with other uses on privately owned land including agriculture.

The proposed text amendment requires a minimum of 30% open space (per proposed Policy 33.2.6 4.a.) which allows for larger water storage and planting areas. Additionally, per the proposed text amendment's Policy 33.2.6 4.b, historic regional flow-ways must be restored or accommodated, per this same policy's section 4.c historic groundwater levels must also be restored and accommodated. Per 4.d and e; wetlands and indigenous upland habitats must also

be restored and preserved, respectively. Furthermore, per 4.f, critical wildlife connections to adjacent conservation areas must be provided where applicable. The draft text amendment provides ample environmental considerations to further safeguard the public from any potential impacts from future map amendment to the Tradeport FLU category.

POLICY 33.1.4: Restoration of critical lands in Southeast Lee County is a long-term program that will progress in phases based on available funding, land ownership, and natural resource priority. On individual sites, restoration can be carried out in stages:

- 1. Initial restoration efforts would include techniques such as filling agricultural ditches and/or establishing control structures to restore the historic water levels as much as possible without adversely impacting nearby properties.*
- 2. Future restoration efforts would include the eradication of invasive exotic vegetation and the reestablishment of appropriate native ecosystems based upon the restored hydrology.*

The proposed text amendment supports (1) above by requiring the restoration of historic ground water levels (4.c). Furthermore, proposed text amendment features conditions h-j which support above (2) by requiring a site specific ecological and hydrological restoration plan; native landscaping, and the removal of irrigation/fertilizers for agricultural purposes within a limited timeframe.

III. CONCLUSION

The proposed text amendment is consistent with several policies set forth by the Lee Plan. The text amendment would greatly enhance local economic diversity while protecting wetlands and restoring key hydrological functions in the Southeast Lee County community. Please contact me directly at (239) 226-0024 or CindyL@En-Site.com if you should have any questions or require additional information.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

cc: Terry B. Cramer III, Esq. – Wilbur Smith

Species Survey

14301 Alico Road
14700 Alico Road
14750 Alico Road
14850 Alico Road
Fort Myers, FL
33913

Prepared for

Cindy Leal Brizuela – AICP, MURP
Ensite
Suite 201
2401 First Street
Ft Myers, FL 33901

10 June 2025

Synecological Analysts® Inc.
2159 Morning Sun Ln
Naples, FL 34119

1.0 INTRODUCTION

This Species Survey Covers the four parcels referenced in the title page. We provide a separate species survey for each parcel along with a summary table of Listed Species by FLUCCS type following this page.

Since this document is likely to be consumed digitally, at least initially, a Table of Contents by Parcel is listed below.

14850 Alico Rd. Page 5

14750 Alico Rd. Page 21

14700 Alico Rd Page 36

14301 Alico Rd Page 50

ALICO RD LISTED SPECIES

| FLUCCS | Common Name | Scientific Name | Status | Observed |
|-----------------------------------|----------------------|------------------------------------|--------|----------|
| 211 - Tame Pasture | Florida panther | <i>Felis concolor coryi</i> | FE, SE | N |
| | Sandhill crane | <i>Grus canadensis</i> | FE | N |
| 616 - Inland Ponds & Waterways | American alligator | <i>Alligator mississippiensis</i> | FE (S) | N |
| | American alligator | <i>Alligator mississippiensis</i> | FE (S) | N |
| | Everglades mink | <i>Mustela vison evergladensis</i> | FE | N |
| | Little blue heron | <i>Egretta caerulea</i> | SSC | N |
| | Snowy egret | <i>Egretta thula</i> | SSC | N |
| | Tricolored heron | <i>Egretta tricolor</i> | SSC | N |
| | Reddish egret | <i>Egretta rufescens</i> | SSC | N |
| | Limpkin | <i>Aramus guarauna</i> | | N |
| | Roseate | <i>Ajaia ajaja</i> | | N |
| 621 - Cypress | American alligator | <i>Alligator mississippiensis</i> | FE (S) | N |
| | Limpkin | <i>Aramus guarauna</i> | SSC | N |
| | Florida panther | <i>Felis concolor</i> | FE | N |
| | Little blue heron | <i>Egretta caerulea</i> | SSC | N |
| | Reddish egret | <i>Egretta rufescens</i> | SSC | N |
| | Snowy egret | <i>Egretta thula</i> | SSC | N |
| | Tricolored heron | <i>Egretta tricolor</i> | SSC | N |
| | American crocodile | <i>Crocodylus acutus</i> | FE | N |
| | Roseate | <i>Ajaia ajaka</i> | FT | N |
| | Wood Stork | <i>Mycteria americana</i> | FE | N |
| | Florida bonneted bat | <i>Eumops floridanus</i> | FE | N |
| 624 - Cypress - Pine-Cabbage Palm | Limpkin | <i>Aramus guarauna</i> | SSC | N |

| | | | | |
|--|----------------------|---------------------------|-----|---|
| | Florida panther | <i>Felis concolor</i> | FE | N |
| | Little blue heron | <i>Egretta caerulea</i> | SSC | N |
| | Snowy egret | <i>Egretta thula</i> | SSC | N |
| | Tricolored heron | <i>Egretta tricolor</i> | SSC | N |
| | American crocodile | <i>Crocodylus acutus</i> | FE | N |
| | Roseate | <i>Ajaia ajaka</i> | FT | N |
| | Wood Stork | <i>Mycteria americana</i> | FE | N |
| | Florida bonneted bat | <i>Eumops floridanus</i> | FE | N |

Species Survey

14850 Alico Rd
Ft Myers, FL 33913

Table of Contents

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| 2.0 | EXISTING SITE CONDITIONS..... | Page 3 |
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| 2.2 | Vegetation and Habitat Potential..... | Page 4 |
| 2.2.1 | Uplands | Page 4 |
| 2.2.2 | Wetlands | Page 4 |
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| 3.0 | PROTECTED/LISTED SPECIES | Page 4 |
| 3.1 | Wildlife | Page 5 |
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| 5.0 | SUMMARY | Page 6 |
| 6.0 | APPENDIX A | |
| | • Soils | |
| | • Wetlands | |
| | • Location of nearest eagle nest | |

1.0 INTRODUCTION

The project presented with this application is located in Section 09, Township 46, Range 26 E in Lee County, FL and located at the SW quadrant of the Alico Rd - N. S Mallard Ln. intersection. This site is a single parcel immediately West of the Alico Rd./N. Mallard intersection. The summary information for this parcel is included in the Appendix of this report. The Alico site is bounded by a single-family home lot to the West, Alico Rd to the East, a large single-family home lot and facilities to the S. The latitude/longitude information for the center of this site is 26 degrees, 29', 01.3" N and 81 degrees 43', 01.5" W.

The project planner is:

Cindy Leal Brizuela – AICP, MURP
Ensite
Suite 201
2401 First Street
Ft Myers, FL 33901

The proposed project is to develop these parcels in such a way that they complement continued expansion of the Southwest Fl. International Airport and surrounding areas.

Synecological Analysts® (SAI) conducted an Environmental Assessment and Listed Species Survey on this site. This document responds to the Lee County requirement of an Environmental Assessment Report. We evaluated this property to determine distribution, extent, and character of vegetational communities. Habitat types, jurisdictional wetland status, potential for or presence of listed species and suitability of the on-site habitat for listed species habitat were also evaluated. Soils characteristics, distribution, and extent were determined to assist in the other evaluations. Findings and conclusions are presented in subsequent portions of this document.

2.0 EXISTING SITE CONDITIONS

The proposed development consists of one parcel. The dominant FLUCCS category for this site is FLUCCS - 221 - Horse Farm. The owners live on site, and the residential portion of this site is FLUCCS 110 - Low density residential.

2.1 Soils

This site is not edaphically complex. The Pineda - Pineda wet fine sand, 0 - 2% slopes covers approximately 85% of this parcel. A soils map may be found on the following

Soil Map-Lee County, Florida
(Huffman soil map)



Map Scale: 1:2,330 if printed on A landscape (11" x 8.5") sheet.

A

0 30 60 120 180 Meters

0 100 200 400 Feet

Map projection: Web Mercator Coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|-----------------------------|--|--------------|----------------|
| 13 | Cypress Lake fine sand, 0 to 2 percent slopes | 1.7 | 15.4% |
| 26 | Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes | 9.1 | 84.6% |
| Totals for Area of Interest | | 10.8 | 100.0% |

Page, and general descriptions of the soil are included in Appendix A. Originally, these soils occurred on drainage ways on marine terraces in tread, talf, and dip landform position on sandy and loamy marine deposits. In the Pineda fine sand, a primary characteristic of the Pineda series is that rock is absent in the upper 80 inches.

2.2 Vegetation

2.2.1 Uplands

There are two upland land use types identified on this site. These are FLUCCS 221 - Horse Farm and FLUCCS 110 - Low Density Residential. A FLUCCS map follows this page.

221 - Horse Farm - This area is a large area managed for riding/jumping/cutting of horses. The area lacks emergent vegetation at all strata because of the intense use and droughty nature of pure sand. The barn is used to board/keep/maintain many of the horses on site.

110 - Low Density Residential - This area includes the homestead of this parcel along with associated facilities.

2.2.2 Wetlands

There is one wetland community found on this site. The FLUCCS 742 Borrow Area is classified as an Other Surface Water but is not a jurisdictional wetland. It lacks any vegetational community, even at the margins.

FLUCCS 742 - Borrow Area - This farm pond is not considered Jurisdictional at either the State or Federal level.

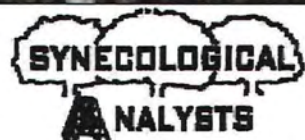
2.2.3 Habitat Potential

The combination of riding arena, barn, and residential house combine to present an area that lacks any meaningful habitat potential. The house, barn, and associated structures could be habitat for the Florida Bonneted Bat if degraded enough. A portion of this survey included evaluation of these areas for such habitat potential, for droppings, or other signs associated with this species. None were observed.

3.0 PROTECTED/LISTED SPECIES

SAI conducted species surveys on this parcel in April and May of 2024 using the Southern Biomes wandering transect method. The results of this survey are presented in this section of the report. A complete listing of potential species can be found at the following link on the Lee County website:
<http://www.leegov.com/dcd/Documents/ES/protspec/ProtectedSpeciesList.pdf>. We also include a relevant species table for this site and their typical FLUCCS preferences.

| FLUCCS Code | Description | Area (ac) |
|-------------|-------------------------|-----------|
| 110 | Low Density Residential | 2.00 |
| 221 | Horse Farm | 7.52 |
| 742 | Borrow Area | 0.39 |
| | | |
| | Total Area | 9.91 |



ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com

PROJECT: FLUCC Map
10351528

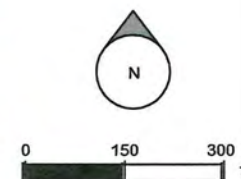
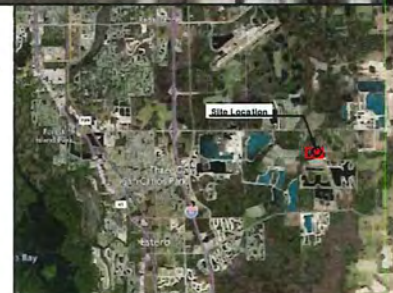
LOCATION: 14850 Alico Rd Fort Myers FL 33913

DATE: June 11, 2025

DRAWN BY: GA

LEGENDS:

- PROPERTY BOUNDARY
- FLUCCS AREA



Methodology

The entire site was field surveyed for protected species in compliance with Lee County Endangered Species Ordinance No. 89-34 using the Southern Biomes wandering transect method. Open sandy areas adjacent to the main road were checked early in the morning for tracks or other signs. Recent drone photography of the site was also reviewed with intent for observations of any items we might have overlooked during the field survey. The Transect Location Map shows survey transects of the open areas.

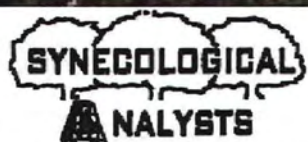
The survey was conducted by Mr. Brown Collins and Ms. Isabel Galeano. All observers have considerable experience conducting such surveys in Lee County. Mr. Collins has a B.S. in Range Science (69) and an MS in Range Science with a specialty in Plant Ecology (72). His curriculum included 24 hours of wildlife science courses and 30 hours of plant ecology. Another 12 hours included taxonomy in these areas. He was employed by the US Soil Conservation Service from 1972-74 as a Range Conservationist. He was a staff ecologist for Dames & Moore from 74-76. Most of his work assignments were out of Boca Raton and Bartow. From 1976 to 1986, he worked as a staff ecologist for Espey, Huston & Associates. He has been self-employed as a consulting ecologist since 1986. During that time, he has conducted field surveys throughout Florida for both vegetation and faunal components for many projects, ranging from small commercial tracts to phosphate mines and power plants. His first Southwest Florida project was the permitting of an Exxon drilling pad in the Big Cypress National Preserve in 1975. Other regional projects of interest include ecological surveys in conjunction with Stat 4/5 of the Everglades Restoration Project and the wetland impacts and mitigation for expansion of the Florida Gas pipeline.

Observations

Site sampling occurred in April and May of 2025. The time of survey and weather conditions are listed below.

| Date | Time (EST) | Weather |
|----------|-------------------|-----------------------------------|
| 22 April | 8:00 AM- 1:00 PM | Mid 90's - Low 80's Partly cloudy |
| 15 May | 5:00 PM - 8:00 PM | High 80's - Low 90's |

No listed plant or animal species were observed. Cattle egret and Grackle were the only wildlife observed on site during this survey. Two Snail kit were observed flying past the site, but this parcel is devoid of foraging habitat for this species. Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. The intense use of the area for horse riding, jumping, or cutting activities preclude species such as Kildeer or Burrowing owl that prefer very dry areas devoid of vegetation for nesting from using this area. The total lack of herbaceous vegetation along with intense



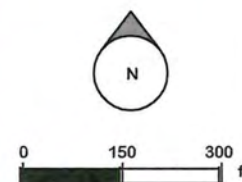
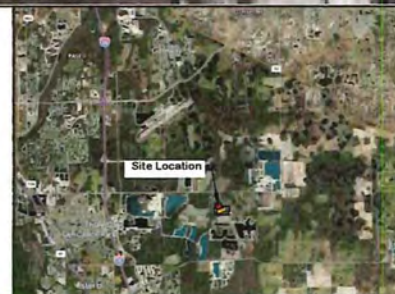
ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com

| | |
|-----------|------------------------------------|
| PROJECT: | Transect Map 10351528 |
| LOCATION: | 14850 Alico Rd Fort Myers FL 33913 |
| DATE: | June 6, 2025 |
| DRAWN BY: | GA |

LEGENDS:

- PROPERTY BOUNDARY
- SPECIES TRANSECT LINE
(100' in Open Areas)
(50' in Woody Areas)
- Dashed lines indicate wandering transects.



large animal use combine to limit the suitability of this area for Gopher tortoise.

3.1 Wildlife

No sign, calls, tracks, or other indication of listed animal species were encountered on this site beyond the Cattle egret sightings. The nearest eagle nest is over 8,000 feet from the site, well beyond the 660-foot regulatory concern distance. No impacts proposed by this project impact any critical or high-quality wildlife habitat.

Protected wildlife species lists by FLUCCS list are shown below.

| FLUCCS | Common name | Scientific name | Status | Observed Y/N |
|--------|--------------------|-----------------------------|--------|--------------|
| 742 | American alligator | Alligator mississippiensis | FSL/TA | N |
| | Everglades mink | Mustela vison evergladensis | ST | N |
| | Little blue heron | Egretta caerulea | ST | N |
| | Snowy egret | E. thula | ST | N |
| | Tricolored heron | E. tricolor | ST | N |
| | Reddish egret | E. rufescens | | N |
| | Limpkin | Aramus gaurauna | | N |
| | Roseate spoonbill | Platalea ajaja | ST | N |

* FSL = Federal/State/Local

ST = State Threatened

A = Appearance

3.2 Vegetation

No listed plant species were observed or are likely to occur on this site. As discussed in previous sections, this site does not have habitat diversity, scale, or quality to support potential listed species associated with the extant habitat types.

4.0 NATIVE VEGETATION PRESERVATION

Historic agricultural uses of this parcel have essentially removed all native vegetation from this site. Remaining native species are largely landscape plantings. Any action the county takes regarding this parcel will not significantly affect available habitat or forage for listed species.

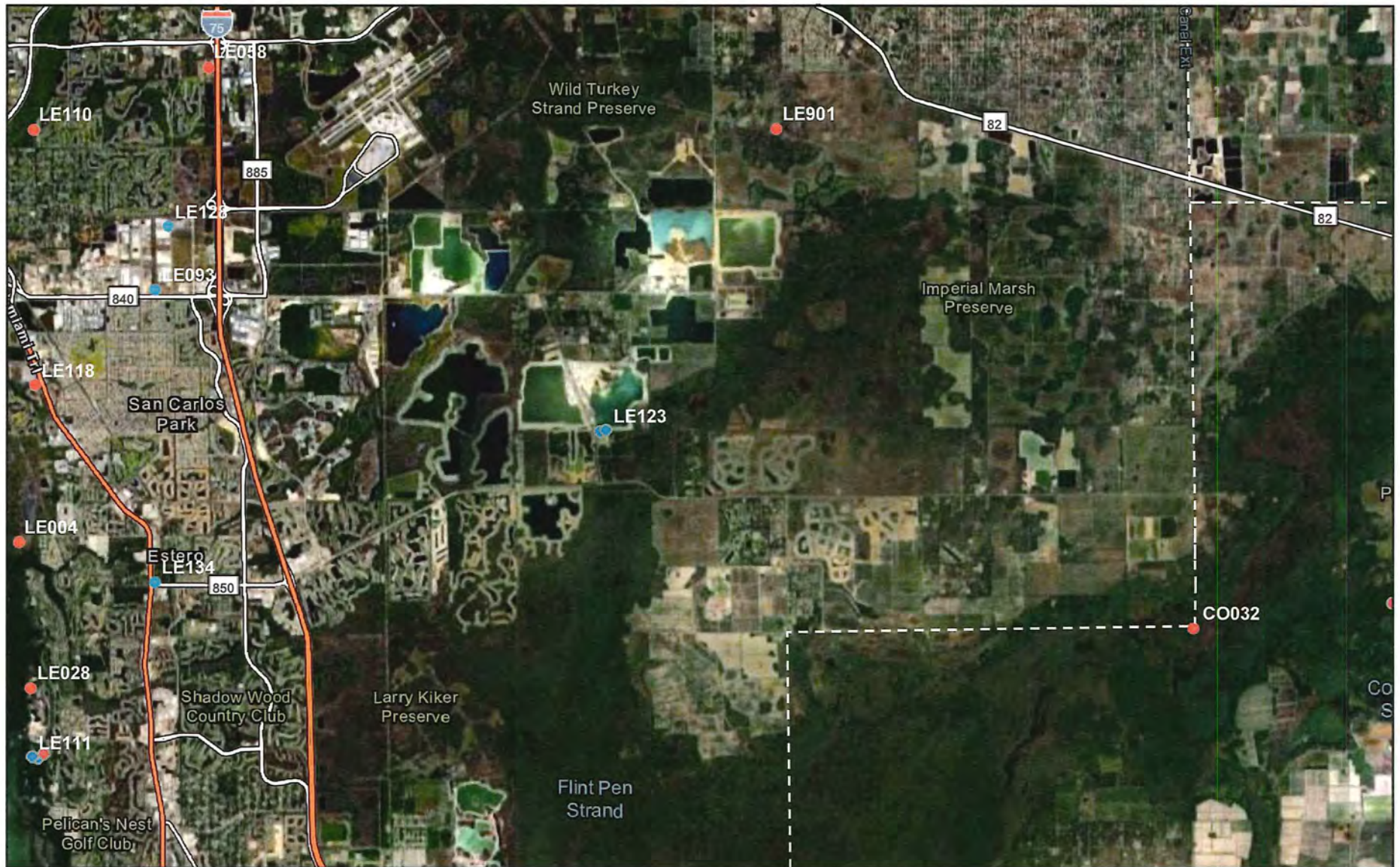
5.0 SUMMARY

Because of historic AG uses on this parcel, the majority of this site is significantly degraded in habitat quality and integrity. The impacts proposed herein are not likely to be harmful any listed species.

6.0 APPENDIX A

- Soils map
- Nearest Eagle nest
- Site Info

EagleWatch Map



6/10/2025, 12:38:57 AM

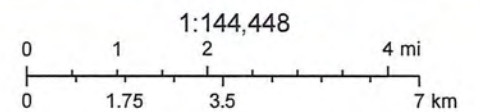
Bald Eagle Nest Locations



Audubon



unmonitored



Google, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Property Data

STRAP: 09-46-26-00-00001.0190 Folio ID: 10351528

[Hurricanes Helene/Milton Tax Roll Value Letter](#) [Hurricane Ian Tax Roll Value Letter](#)

Generated on 6/2/2025 11:39 AM

Owner Of Record - Sole Owner

[\[Change Mailing Address\]](#)

HUFFMAN JACOB R & WHITNEY M TR
FOR JACOB & WHITNEY HUFFMAN TRUST
14850 ALICO RD
FORT MYERS FL 33913

Site Address

Site Address maintained by [E911 Program Addressing](#)

14850 ALICO RD
FORT MYERS FL 33913

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



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

Property Description

Do not use for legal documents!

PARL IN S 1/2 SEC 9 TWP 46 RG 26 DESC IN OR 1237 PG 0672

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1237 and 672 for the book and page numbers.

Attributes and Location Details

| | |
|-------------------------------|---------|
| Total Bedrooms / Bathrooms | 5 / 4.0 |
| Gross Living Area | 4,520 |
| 1st Year Building on Tax Roll | 2024 |
| Historic Designation | No |

| | | | | |
|-------------------------------|-----------------|------------------|--------------|------------|
| Township | Range | Section | Block | Lot |
| 46 | 26E | 09 | | |
| Municipality | Latitude | Longitude | | |
| Lee County Unincorporated - 0 | 26.48246 | -81.71624 | | |

[View Parcel on Google Maps](#)

Image of Structure



◀ Photo Date November of 2024 ▶ ☐ View other photos

Last Inspection Date: 11/05/2024

Property Values / Exemptions / TRIM Notices

Generated on 6/2/2025 11:39 AM

| Exemption | Amount |
|--------------------------------|-----------|
| Homestead Exemption | 25,000.00 |
| Additional Homestead Exemption | 25,000.00 |

[2025 Homestead Exemption Renewal Card](#)

| TRIM Notices | Tax Year | Just | Land | Market Assessed | Capped Assessed | Exemptions | Classified Use | Taxable |
|--|------------------------|---------|---------|-----------------|-----------------|------------|----------------|---------|
| 2024 / Additional Info | 2024 (Final Value) | 774,451 | 390,000 | 774,451 | 432,207 | 50,000 | 0 | 382,207 |
| 2023 / Additional Info | 2023 (Corrected Value) | 586,814 | 313,000 | 586,814 | 430,288 | 50,000 | 0 | 380,288 |
| 2022 / Additional Info | 2022 (Final Value) | 680,540 | 304,200 | 680,540 | 376,160 | 50,000 | 0 | 326,160 |
| 2021 / Additional Info | 2021 (Final Value) | 505,148 | 295,000 | 505,148 | 365,204 | 50,000 | 0 | 315,204 |
| 2020 / Additional Info | 2020 (Final Value) | 476,436 | 260,000 | 476,436 | 360,162 | 50,000 | 0 | 310,162 |
| 2019 / Additional Info | 2019 (Final Value) | 352,065 | 250,000 | 352,065 | 352,065 | 50,000 | 0 | 302,065 |

LOCATION PINEDA

FL

Established Series

Rev. MF; GRB

11/2013

PINEDA SERIES

This very deep, nearly level, poorly drained soil is on broad low flats, hammocks, sloughs, depressions, poorly defined drainageways, and flood plains in the Southern Florida Flatwoods (MLRA 155) and to a less extent in South Central Florida Ridge (MLRA 154), Southern Florida Lowlands (MLRA 156B), Florida Everglades, and Associated Areas (MLRA 156A), North Central Florida Ridge (MLRA 138), and Eastern Gulf Coast Flatwoods (MLRA 152A). They formed in thick beds of sandy and loamy marine sediments. Near this type of location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 2 percent.

TAXONOMIC CLASS: Loamy, siliceous, active, hyperthermic Arenic Glossaqualfs

TYPICAL PEDON: Pineda fine sand, in an area of rangeland (Colors are for moist soil).

A--0 to 1 inch; black (10YR 2/1) fine sand; single grain; loose; many fine and medium roots, few coarse roots; moderately acid; clear smooth boundary. (1 to 15 inches thick)

E--1 to 5 inches; very pale brown (10YR 7/3) fine sand; single grain;

loose; many fine and medium roots; moderately acid; clear wavy boundary. (0 to 22 inches thick)

Bw1--5 to 13 inches; brownish yellow (10YR 6/8) fine sand; single grain; loose; strongly acid; clear wavy boundary.

Bw2--13 to 24 inches; reddish yellow (7.5YR 6/8) fine sand; single grain; loose; moderately acid; clear wavy boundary. (Combined thickness of the Bw horizon ranges from 6 to 30 inches)

E'--24 to 36 inches; light gray (10YR 7/2) fine sand; single grain; loose; few fine distinct brownish yellow (10YR 6/6) masses; moderately acid; abrupt irregular boundary. (0 to 15 inches thick)

B/E--36 to 54 inches; light brownish gray (2.5Y 6/2) fine sandy loam (B) with 20 percent light gray (10YR 7/2) vertical tongues or intrusions of fine sand (E) 3 to 10 inches in length and 0.5 inch to 2.0 inches in width; weak fine subangular blocky structure; slightly sticky and slightly plastic; sandy intrusions are single grain and loose; neutral; abrupt irregular boundary. (2 to 40 inches thick)

Cg--54 to 80 inches; light gray (10YR 7/1) fine sand; single grain; loose; slightly acidic.

TYPE LOCATION: Lee County, Florida. Approximately 3,320 feet north of CR-840 (Alica Rd), 300 feet south of Premiere Airport Parkway and 620 feet west of Airport Haul Road; NW 1/4; SW 1/4; Sec 6, T. 46 S., R. 26 E. Latitude 26 degrees 30 minutes 5.7 seconds N.; Longitude 81 degrees, 45 minutes, 23.6 seconds W. Datum WGS84.

RANGE IN CHARACTERISTICS: Solum thickness ranges from 40 to more than 80 inches. Limestone bedrock below a depth of 60 inches may occur in some areas. Combined thickness of the A, E, E', and Bw

Species Survey

14750 Alico Rd
Ft Myers, FL 33913

Table of Contents

| | | |
|-------|---------------------------------------|--------|
| 1.0 | INTRODUCTION..... | Page 3 |
| 2.0 | EXISTING SITE CONDITIONS..... | Page 3 |
| 2.1 | Soils | Page 4 |
| 2.2 | Vegetation and Habitat Potential..... | Page 4 |
| 2.2.1 | Uplands | Page 4 |
| 2.2.2 | Wetlands | Page 4 |
| 2.2.3 | Habitat Potential | Page 4 |
| 3.0 | PROTECTED/LISTED SPECIES | Page 5 |
| 3.1 | Wildlife | Page 6 |
| 3.2 | Vegetation | Page 7 |
| 4.0 | SUMMARY | Page 7 |
| 5.0 | APPENDIX A | |
| | • Soils | |
| | • Nearest eagle nest | |
| | • Species by FLUCCS | |
| | • Parcel information | |

1.0 INTRODUCTION

The project presented with this application is located in Section 09, Township 46, Range 26 E in Lee County, FL and located at the SW quadrant of the Alico Rd - N. S Mallard Ln. intersection. This site is a single parcel approximately 1250' North of the Alico Rd./N. Mallard intersection and is on the West side of Alico Rd. The summary information for this parcel is included in the Appendix of this report. This site is bounded by an abandoned tree nursery to the South, Alico Rd to the East, a large single-family home lot and facilities to the W, and undeveloped land to the North. The latitude/longitude information for the center of this site is 26 degrees, 29', 06.63" N and 81 degrees 43', 06.69 W.

The project planner is:

Cindy Leal Brizuela- AICP, MURP
Ensite
Suite 201
2401 First Street
Ft Myers, FL 33901

The proposed project is to develop these parcels in such a way that they complement continued expansion of the Southwest Fl. International Airport and surrounding areas.

Synecological Analysts® (SAI) conducted an Environmental Assessment and Listed Species Survey on this site. This document responds to the Lee County requirement of an Environmental Assessment Report. We evaluated this property to determine distribution, extent, and character of vegetational communities. Habitat types, jurisdictional wetland status, potential for or presence of listed species, and suitability of the on-site habitat for listed species habitat were also evaluated. Soils characteristics, distribution, and extent were determined to assist in the other evaluations. Findings and conclusions are presented in subsequent portions of this document.

2.0 EXISTING SITE CONDITIONS

The site consists of one approximately 35 ac. agricultural parcel. The uplands have been converted to pasture and the woodlands are a mix of wetlands and dense exotics. The dominant FLUCCS categories for this site is FLUCCS - 211 - Improved Pasture (Tame Pasture). There are no structures on site.

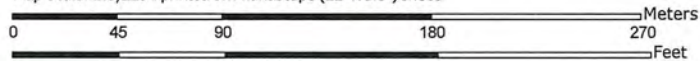
Soil Map—Lee County, Florida (Harper Mcnew one)



81° 43' 18" W



Map Scale: 1:3,120 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

81° 42' 53" W

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------------|----------------|
| 13 | Cypress Lake fine sand, 0 to 2 percent slopes | 1.7 | 15.4% |
| 26 | Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes | 9.1 | 84.6% |
| Totals for Area of Interest | | 10.8 | 100.0% |

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|-----------------------------|--|--------------|----------------|
| 13 | Cypress Lake fine sand, 0 to 2 percent slopes | 6.1 | 17.2% |
| 26 | Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes | 10.2 | 29.1% |
| 33 | Oldsmar sand, 0 to 2 percent slopes | 2.9 | 8.2% |
| 49 | Felda fine sand, frequently ponded, 0 to 1 percent slopes | 9.7 | 27.5% |
| 73 | Pineda fine sand, frequently ponded, 0 to 1 percent slopes | 6.3 | 17.9% |
| Totals for Area of Interest | | 35.2 | 100.0% |

2.1 Soils

The Pineda - Pineda wet and/or ponded fine sand, 0 - 2% slopes covers approximately 60% of this parcel. The Felda fine sand, frequently ponded 0-1% slopes cover another quarter of the site. A soils map may be found on the following page and general descriptions of the soils are included in Appendix A.

Originally, these soils occurred on drainage ways on marine terraces in tread, talf, and dip landform position on sandy and loamy marine deposits. In the Pineda fine sand, a primary characteristic of the Pineda series is that rock is absent in the upper 80 inches. Felda soils have a higher clay content (15-30%) than most fine soils in this area.

2.2 Vegetation and Habitat Potential

2.2.1 Uplands

There is one upland FLUCCS type identified on this site that is discussed individually.

FLUCCS 211 - Improved (Tame)* pasture covers a majority of this site and is characterized by Bahia and Bermuda grasses. Bahia and Bermuda grasses are primary forage components with a scattering of caespitose grasses, primarily Little bluestem and smutgrass. * Assumes genetic modification absent evolved survival abilities is an improvement.

2.2.2 Wetlands

There are three wetland communities found on this site. FLUCCS areas 624 and 621 are both likely Jurisdictional at the State Level. The FLUCCS 742 Borrow Area is classified as an Other Surface Water but is not likely a Jurisdictional wetland at the State or Federal level. It lacks an emergent vegetational community, even at the margins.

FLUCCS 624 - Pine - Cypress Slough is the second largest community on this site and is characterized by dense/essentially codominant status. Earleaf acacia comprises the vast majority of the woody exotic presence in this community. There is also a widespread, dense stand of Japanese climbing fern that occurs in this community.

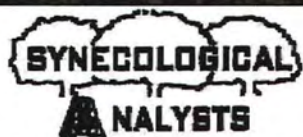
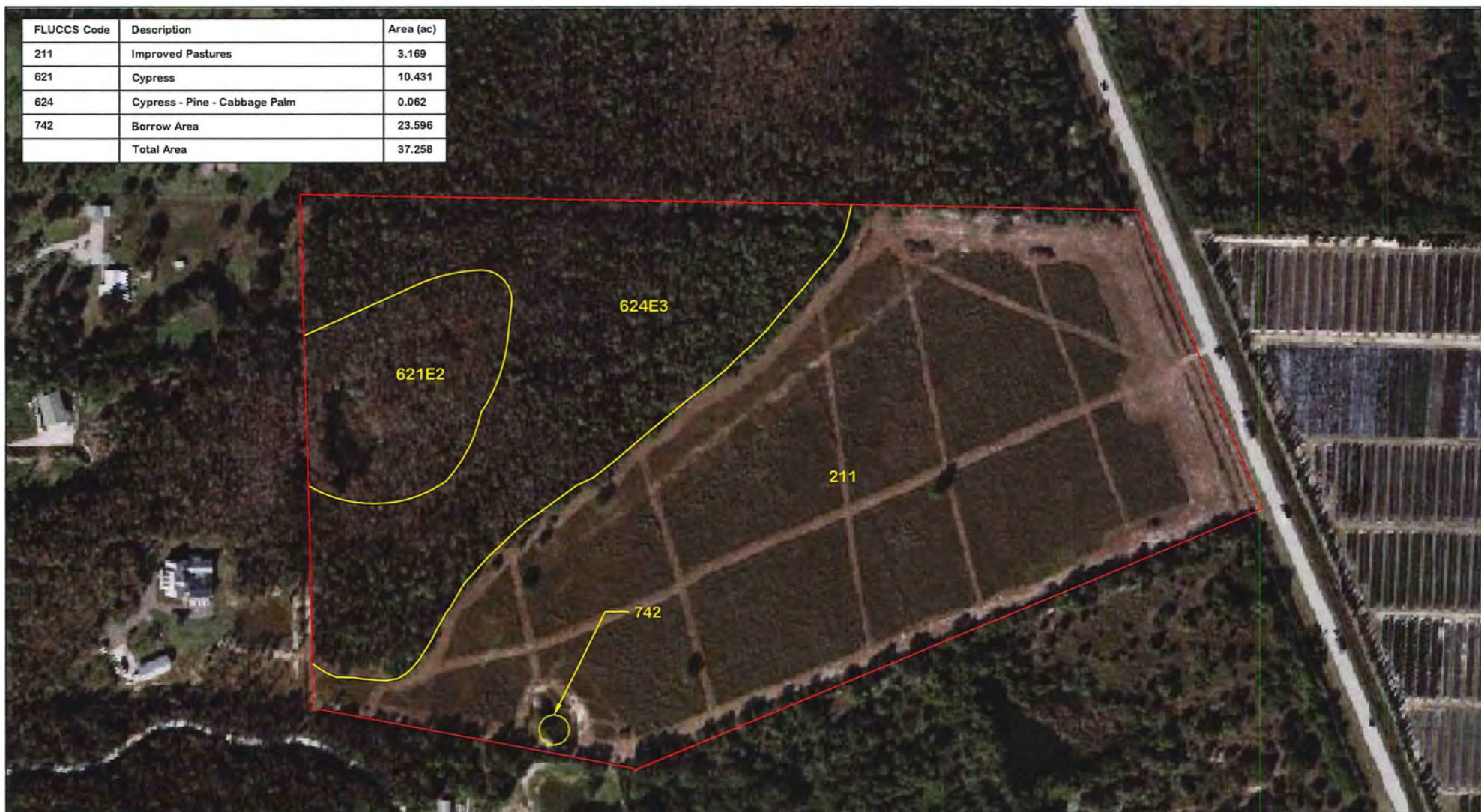
FLUCCS 621 - Cypress head is the third largest component of this site. It is characterized by mid- to large-sized cypress that are diseased at the outer margins. The smallest community found on this site is FLUCCS 742 - Borrow area that functions as a cow pond. Please refer to the FLUCCS map following this page for the distribution and extent of each community.

FLUCCS 742 - Borrow Area - This small pond was excavated to provide water for the grazing cattle.

2.2.3 Habitat Potential

The grazing area has apparently been overgrazed for decades, and the forage grasses present are less than 6' in height. This might be habitat for

| FLUCCS Code | Description | Area (ac) |
|-------------|-------------------------------|-----------|
| 211 | Improved Pastures | 3.169 |
| 621 | Cypress | 10.431 |
| 624 | Cypress - Pine - Cabbage Palm | 0.062 |
| 742 | Borrow Area | 23.596 |
| | Total Area | 37.258 |



ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com

PROJECT: FLUCCS Map
10351514

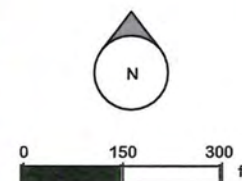
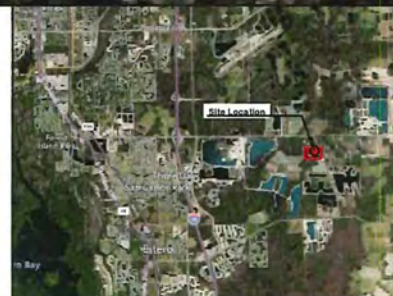
LOCATION: 14750 Alico Rd Fort Myers FL 33913

DATE: June 10, 2025

DRAWN BY: GA

LEGENDS:

- PROPERTY BOUNDARY
- FLUCCS AREA



Burrowing owls, but the lack of any similar adjacent characteristics makes isolation a problem for this species. The pasture area is bounded by a woody perimeter on three sides, allowing for predation to be a real issue for them.

The wet season water table is likely an issue for Gopher tortoise, along with lack of suitable forage. They would face the same predation that limits this area's suitability for the Burrowing owl. There are only a few very small Cabbage palm on site. Caracara seldom select nesting sites without an abundance of Cabbage palm.

The wooded portions of this site could be suitable corridors for species such as the Florida panther and Black bear, as well as suitable habitat for Bobcat/fox or other small predators. No sign of any wildlife larger than a racoon was observed on site. The northern boundary to this site has a maintained fire lane that provides an excellent area to observe crossing/use activity. None were observed beyond racoon.

One might think the wooded proximity to an open area might be suitable for the Big Cypress fox squirrel. None were observed, and no squirrel nest of any type were found during our survey. Our guess for this absence is that the dominance of non-mast producing exotics along with dense Japanese climbing fern throughout the 624 FLUCCS area preclude it as suitable habitat.

One large but still immature American Bald Eagle was observed twice flying over the site at an approximate 240-degree heading. There are no eagle nests on this site or any of the adjacent ones. The general direction of travel would line up somewhat with nest LE 123 or the location of that nest. The eagle was immature but was nearing maturity.

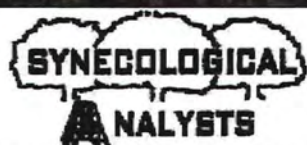
3.0 PROTECTED/LISTED SPECIES

SAI conducted species surveys on this parcel in April and May of 2024 using the Southern Biomes wandering transect method. The results of this survey are presented in this section of the report. A complete listing of potential species can be found at the following link on the Lee County website:
<http://www.leegov.com/dcd/Documents/ES/protspec/ProtectedSpeciesList.pdf>. We also include a relevant species table for this site and their typical FLUCCS preferences.

Methodology

The entire site was field surveyed for protected species in compliance with Lee County Endangered Species Ordinance No. 89-34 using the Southern Biomes wandering transect method. Open sandy areas adjacent to the main road were checked early in the morning for tracks or other signs. Recent drone photography of the site was also reviewed with intent for observations of any items we might have overlooked during the field survey. The Transect Location Map shows survey transects of the open areas.

The survey was conducted by Mr. Brown Collins and Ms. Isabel Galeano. All observers have considerable experience conducting such surveys in Lee County. Mr.



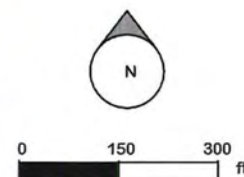
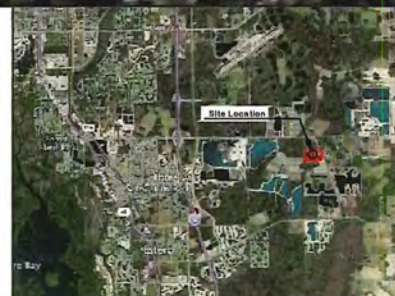
ENVIRONMENTAL EVALUATION AND ADVISORY

2159 Morning Sun Lane
NAPLES, FLORIDA 34110
PHONE: (239) 514-3998
www.synecol.com

| | |
|-----------|------------------------------------|
| PROJECT: | Transect Map 10351514 |
| LOCATION: | 14750 Alico Rd Fort Myers FL 33913 |
| DATE: | June 10, 2025 |
| DRAWN BY: | GA |

LEGENDS:

- PROPERTY BOUNDARY
- SPECIES TRANSECT LINE
(100' in Open Areas)
(50' in Woody Areas)
- Dashed line indicates wandering transects.



Collins has a B.S. in Range Science (69) and an MS in Range Science with a specialty in Plant Ecology (72). His curriculum included 24 hours of wildlife science courses and 30 hours of plant ecology. Another 12 hours included taxonomy in these areas. He was employed by the US Soil Conservation Service from 1972-74 as a Range Conservationist. He was a staff ecologist for Dames & Moore from 74-76. Most of his work assignments were out of Boca Raton and Bartow. From 1976 to 1986, he worked as a staff ecologist for Espey, Huston & Associates. He has been self-employed as a consulting ecologist since 1986. During that time, he has conducted field surveys throughout Florida for both vegetation and faunal components for many projects, ranging from small commercial tracts to phosphate mines and power plants. His first Southwest Florida project was the permitting of an Exxon drilling pad in the Big Cypress National Preserve in 1975. Other regional projects of interest include ecological surveys in conjunction with Stat 4/5 of the Everglades Restoration Project and the wetland impacts and mitigation for expansion of the Florida Gas pipeline.

Observations

Site sampling occurred in April and May of 2025. The time of survey and weather conditions are listed below.

| Date | Time (EST) | Weather |
|----------|-------------------|-----------------------------------|
| 22 April | 8:00 AM- 1:00 PM | Mid 90's - Low 80's Partly cloudy |
| 28 May | 5:00 PM - 8:00 PM | High 80's - Low 90's |
| 30 May | 5:00 PM - 8:30 PM | Mid 80's |

No listed plant or animal species were observed. Cattle egret and Grackle were the only wildlife observed on site during this survey. An immature eagle and one Scissortail Kite were observed in flight, along with a few Black vultures.

Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. The specific reasons for this were presented in the Habitat Potential portion of this document.

3.1 Wildlife

No sign, calls, tracks or other indication of listed animal species were encountered on this site beyond the Cattle egret sightings. The nearest eagle nest is over 8,000 feet from the site, well beyond the 660-foot regulatory concern distance. No impacts proposed by this project impact any critical or high-quality wildlife habitat. Protected wildlife species lists by FLUCCS list are found following the summary portion of this document.

3.2 Vegetation

No listed plant species were observed or are likely to occur on this site. As discussed in previous sections, this site does not have habitat diversity, scale, or quality to support potential listed species associated with the extant habitat types.

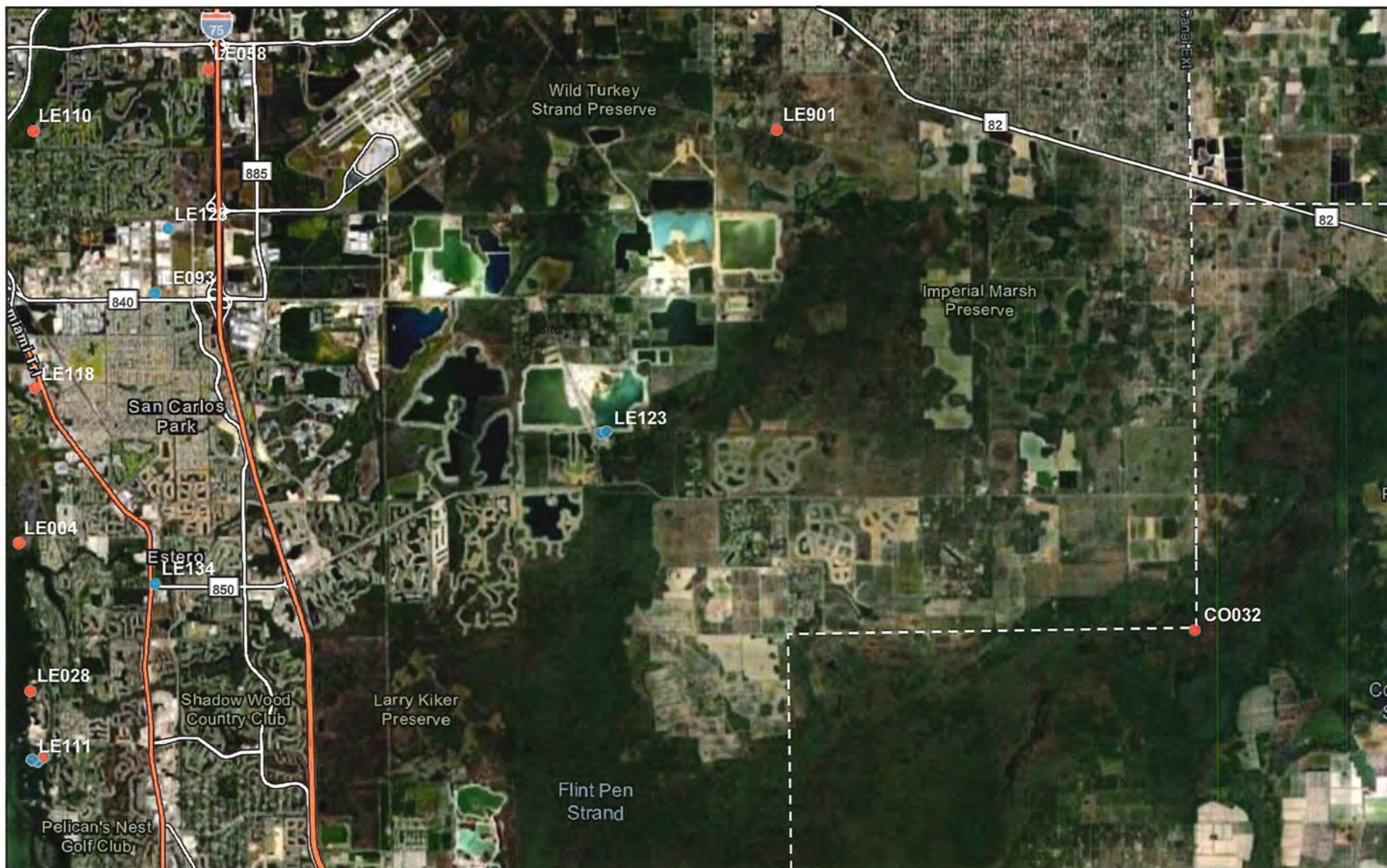
4.0 SUMMARY

Because of historic AG uses on this parcel, the majority of this site is highly degraded in habitat quality and integrity. The actions proposed herein are not likely to reduce available habitat for listed species.

5.0 APPENDIX A

- Soils map
- Nearest Eagle nest
- Site info

EagleWatch Map



6/10/2025, 12:38:57 AM

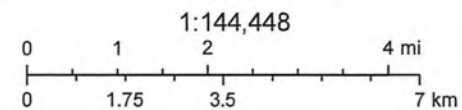
Bald Eagle Nest Locations



Audubon



unmonitored



Google, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Property Data

STRAP: 09-46-26-00-00001.0210 Folio ID: 10351530

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 6/2/2025 11:34 AM

Owner Of Record - Tenants in Common [\[Change Mailing Address\]](#)

HARPER PROPERTY HOLDINGS 3 LLC
MCNEW PROPERTY HOLDINGS 3 LLC
5571 HALIFAX AV
FORT MYERS FL 33912

Site Address

Site Address maintained by [E911 Program Addressing](#)

14750 ALICO RD
FORT MYERS FL 33913

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



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

Property Description

Do not use for legal documents!

PARL IN S 1/2 SEC 9 TWP 46RG 26 DESC IN OR 1288 PG 0893

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1288 and 893 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

| | | | | |
|-------------------------------|-----------------|------------------|--------------|------------|
| Township | Range | Section | Block | Lot |
| 46 | 26E | 09 | | |
| Municipality | Latitude | Longitude | | |
| Lee County Unincorporated - 0 | 26.48538 | -81.71817 | | |

[View Parcel on Google Maps](#)

Image of Structure



◀ Photo Date June of 2016 ▶ ☐ View other photos

Last Inspection Date: 05/01/2024

Property Values / Exemptions / TRIM Notices

Generated on 6/2/2025 11:34 AM

[Exemption](#)

[Amount](#)

Agricultural

901,953.00

| TRIM Notices | Tax Year | Just | Land | Market Assessed | Capped Assessed | Exemptions | Classified Use | Taxable |
|--|--------------------|-----------|---------|-----------------|-----------------|------------|----------------|---------|
| 2024 / Additional Info | 2024 (Final Value) | 1,453,140 | 551,187 | 551,187 | 271,859 | 0 | 901,953 | 271,859 |
| 2023 / Additional Info | 2023 (Final Value) | 868,420 | 248,208 | 248,208 | 248,208 | 0 | 620,212 | 248,208 |
| 2022 / Additional Info | 2022 (Final Value) | 633,420 | 248,843 | 248,843 | 248,843 | 0 | 384,577 | 248,843 |
| 2021 / Additional Info | 2021 (Final Value) | 633,420 | 249,994 | 249,994 | 232,362 | 0 | 383,426 | 232,362 |
| 2020 / Additional Info | 2020 (Final Value) | 558,900 | 220,453 | 220,453 | 210,678 | 0 | 338,447 | 210,678 |
| 2019 / Additional Info | 2019 (Final Value) | 547,500 | 209,053 | 209,053 | 192,803 | 0 | 338,447 | 192,803 |
| 2018 / Additional Info | 2018 (Final Value) | 456,250 | 176,741 | 176,741 | 176,741 | 0 | 279,509 | 176,741 |

Established Series
Rev. GRB-CAP-AMS
10/2018

FELDA SERIES

The Felda series consists of very deep, poorly drained, and very poorly drained soils that formed in sandy and loamy marine deposits. Felda soils are on flatwoods, low broad flats, drainageways, sloughs, depressions, and flood plains. Slopes are linear to concave and range from 0 to 2 percent. The mean annual precipitation is about 1397 millimeters (55 inches), and the mean annual temperature is about 22 degrees C (72 degrees F).

TAXONOMIC CLASS: Loamy, siliceous, superactive, hyperthermic Arenic Endoaqualfs

TYPICAL PEDON: Felda fine sand, on a linear to slightly concave native grass prairie at an elevation of about 4 meters (14 feet) above mean sea level. (Colors are for moist soil).

A--0 to 10 centimeters (0 to 4 inches); black (10YR 2/1) fine sand; single grain; loose; very friable; many fine and medium roots; slightly acid; clear smooth boundary. [8 to 20 centimeters (3 to 8 inches) thick]

Eg--10 to 89 centimeters (4 to 35 inches); light gray (10YR 7/2) fine sand; single grain; loose; many fine roots; many medium distinct light yellowish brown (10YR 6/4) masses of iron-manganese accumulation; slightly acid; abrupt wavy boundary. [43 to 81 centimeters (17 to 32 inches) thick]

Btg--89 to 109 centimeters (35 to 43 inches); light brownish gray (2.5Y 6/2) fine sandy loam; weak medium subangular blocky structure; friable; few fine roots; few faint clay films on faces of some peds; many medium distinct olive brown (2.5Y 4/4) masses of iron-manganese accumulation; neutral; gradual irregular boundary. [15 to 56 centimeters (6 to 22 inches) thick]

Cg--109 to 203 centimeters (43 to 80 inches); light brownish gray (2.5Y 6/2) fine sand; massive; loose; about 70 percent, by volume, shells and shell fragments; moderately alkaline.

TYPE LOCATION: Glades County, Florida; approximately 0.9 kilometers (0.6 miles) east of State Road 78 on Curry Island; about 1,400 feet south and 2,450 feet east of the northwest corner of Sec. 34, T. 40 S., R. 32 E.; Latitude and Longitude; 26 degrees 57 minutes 16.9 seconds north and 81 degrees 06 minutes 46.6 seconds west; WGS84.

RANGE IN CHARACTERISTICS:

Soil moisture control section: 20 to 60 centimeters (8 to 24 inches)

Solum thickness range: 76 to 203 centimeters (30 to 80 inches)

Aquic conditions: 0 to 203 centimeters (0 to 80 inches)

Depth to albic horizon: 8 to 20 centimeters (3 to 8 inches)

Depth to argillic horizon: 50 to 100 centimeters (20 to 40 inches)

Depth to endosaturation: 0 to 30 centimeters (0 to 12 inches)

Particle-size control section (weighted averages):

Clay content: 12 to 35 percent

Fine sand content: 30 to 75 percent

A or Ap horizon:

Hue: 10YR, 2.5Y, or Neutral

Species Survey

San Carlos Park Fire Protection
14700 Alico Rd
Ft Myers, FL 33913

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1.0 INTRODUCTION

The project presented with this application is located in Section 09, Township 46, Range 26 E in Lee County, FL and located 200' N of the intersection of the Alico Rd - N. Mallard Ln. intersection west of Alico Rd. The summary information for this government parcel is included in the Appendix of this report. This site is bounded by a wooded area to the North, a pasture/woodland area to the south, Alico Rd to the East and a single-family home lot to the West. The latitude/longitude information for the center of this site is 26 degrees, 29', 14.65" N and 81 degrees 43', 07.29 W.

The project planner is:

Cindy Leal Brizuela – AICP, MURP
Ensite
Suite 201
2401 First Street
Ft Myers, FL 33901

The proposed project is to position this parcel in such a way to complement continued expansion of the Southwest FL International Airport and surrounding areas.

Synecological Analysts® (SAI) conducted an Environmental Assessment and Listed Species Survey on this site. This document responds to the Lee County requirement of an Environmental Assessment Report. We evaluated this property to determine distribution, extent, and character of vegetational communities. Habitat types, jurisdictional wetland status, potential for or presence of listed species, and suitability of the on-site habitat for listed species habitat were also evaluated. Soils characteristics, distribution, and extent were determined to assist in the other evaluations. Findings and conclusions are presented in subsequent portions of this document.

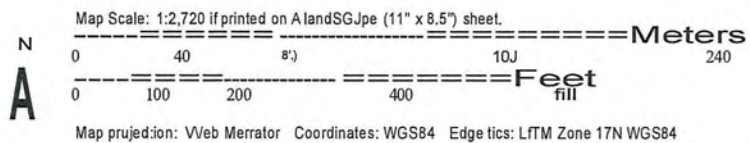
2.0 EXISTING SITE CONDITIONS

The site consists of one approximately 12 ac. parcel almost completely wooded and almost entirely wetland. Woody exotic vegetation is found throughout the site. This site has more Japanese climbing fern than any other Lee Co. site we have surveyed for wildlife. The one exception is the small spoil area near the entrance from Alico Rd. There are two rail car type heavy metal storage containers in that area.

2.1 Soils

The Felda fine sand, frequently ponded 0 - 2% slopes frequently ponded covers

Soil Map-Lee County, Florida
(San Carlos Fire Dist.)



Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------------|----------------|
| 26 | Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes | 2.1 | 15.9% |
| 33 | Oldsmar sand, 0 to 2 percent slopes | 1.0 | 7.5% |
| 49 | Felda fine sand, frequently ponded, 0 to 1 percent slopes | 6.3 | 48.3% |
| 73 | Pineda fine sand, frequently ponded, 0 to 1 percent slopes | 3.7 | 28.3% |
| Totals for Area of Interest | | 13.0 | 100.0% |

approximately 50% of this parcel. The Pineda fine sand, frequently ponded 0-1% slopes covers another quarter of the site. A soils map may be included, and general descriptions of the soils are included in Appendix A.

Originally, these soils occurred on drainage ways on marine terraces in tread, talf, and dip landform position on sandy and loamy marine deposits. In the Pineda fine sand, a primary characteristic of the Pineda series is that rock is absent in the upper 80 inches. Felda soils have a higher clay content (15-30%) than most fine soils in this area.

2.2 Vegetation and Habitat Potential

2.2.1 Uplands

There is one upland FLUCCS type identified on this site that is discussed individually.

FLUCCS 743 - Spoil area pasture covers a small area along the eastern margin of this parcel, near the entrance from Alico Rd. It consists of hard subsurface material and is nearly devoid of any vegetation. There are two storage containers that are kept out of seasonal high water by the fill. Please refer to the FLUCCS map following this page for the distribution and extent of each community.

2.2.2 Wetlands

There are two wetland communities found on this site. FLUCCS areas 624 and 621 are both likely Jurisdictional at the State Level.

FLUCCS 624 - Pine - Cypress Slough is the second largest community on this site and is characterized by dense/essentially codominant status. Earleaf acacia comprises the vast majority of the woody exotic presence in this community. There is also a widespread, dense stand of Japanese climbing fern that dominates at all but the canopy strata on this parcel.

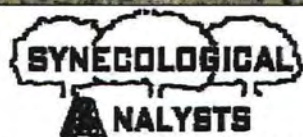
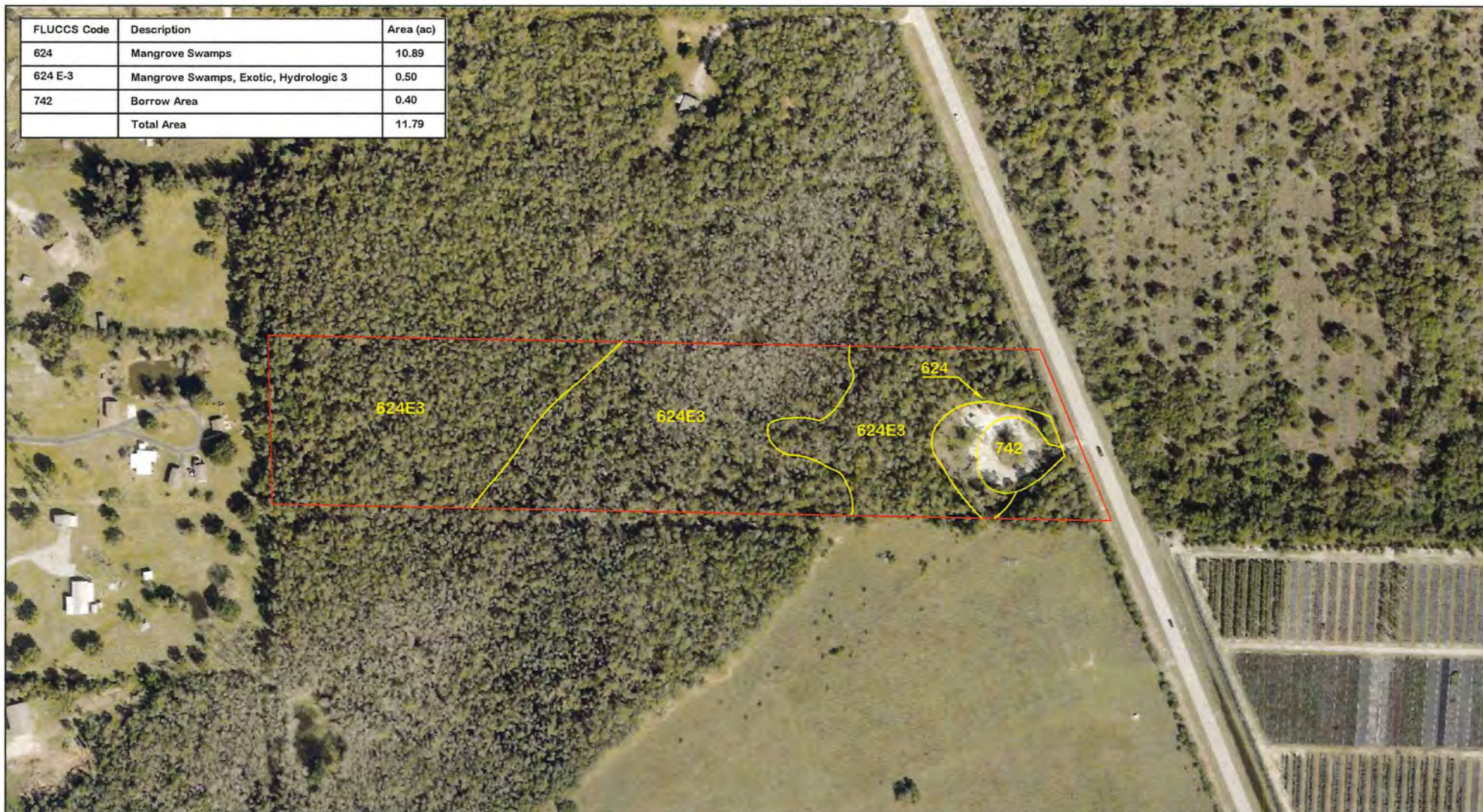
FLUCCS 621 - Cypress head is the largest component of this site. It is characterized by mid- to large-sized cypress interspersed among Slash pine and dense exotics such as Earleaf acacia and, less frequently, Melaleuca.

2.2.3 Habitat Potential

With the incredibly dense Japanese climbing fern and the wooded portions of this site, there could be suitable corridors for species such as the Florida panther and Black bear, as well as suitable habitat for Bobcat/fox or other small predators. No sign of any wildlife larger than a racoon was observed on site. The northern boundary to this site has a maintained fire lane that provides an excellent area to observe crossing/use activity. None were observed beyond racoon.

The east and south margins of this wooded area could be suitable for the Big Cypress fox squirrel if not for the dense Japanese climbing fern. Despite decent mast production

| FLUCCS Code | Description | Area (ac) |
|-------------|---------------------------------------|-----------|
| 624 | Mangrove Swamps | 10.89 |
| 624 E-3 | Mangrove Swamps, Exotic, Hydrologic 3 | 0.50 |
| 742 | Borrow Area | 0.40 |
| | Total Area | 11.79 |



ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com

PROJECT: FLUCCS Map
10351514

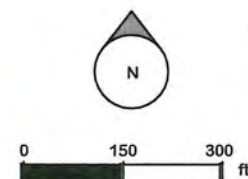
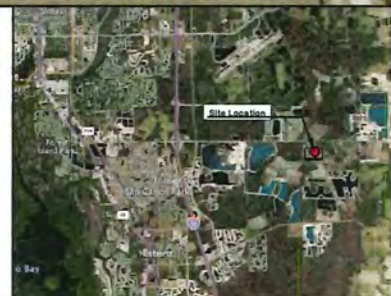
LOCATION: 14700 Alico Rd Fort Myers FL 33913

DATE: June 12, 2025

DRAWN BY: GA

LEGENDS:

- PROPERTY BOUNDARY
- FLUCCS AREA



potential on this parcel, none were observed, and no squirrel nest of any type was found during our survey. Below canopy level, there is little/no habitat potential for listed species.

3.0 PROTECTED/LISTED SPECIES

SAI conducted species surveys on this parcel in April and May of 2024 using the Southern Biomes wandering transect method. The results of this survey are presented in this section of the report. A complete listing of potential species can be found at the following link on the Lee County website:
<http://www.leegov.com/dcd/Documents/ES/protspec/ProtectedSpeciesList.pdf>. We also include a relevant species table for this site and their typical FLUCCS preferences.

Methodology

The entire site was field surveyed for protected species in compliance with Lee County Endangered Species Ordinance No. 89-34 using the Southern Biomes wandering transect method. Open sandy areas adjacent to the main road were checked early in the morning for tracks or other signs. Recent drone photography of the site was also reviewed with intent for observations of any items we might have overlooked during the field survey. The Transect Location Map shows survey transects of the open areas.

The survey was conducted by Mr. Brown Collins and Ms. Isabel Galeano. All observers have considerable experience conducting such surveys in Lee County. Mr. Collins has a B.S. in Range Science (69) and an MS in Range Science with a specialty in Plant Ecology (72). His curriculum included 24 hours of wildlife science courses and 30 hours of plant ecology. Another 12 hours included taxonomy in these areas. He was employed by the US Soil Conservation Service from 1972-74 as a Range Conservationist. He was a staff ecologist for Dames & Moore from 74-76. Most of his work assignments were out of Boca Raton and Bartow. From 1976 to 1986, he worked as a staff ecologist for Espey, Huston & Associates. He has been self-employed as a consulting ecologist since 1986. During that time, he has conducted field surveys throughout Florida for both vegetation and faunal components for many projects, ranging from small commercial tracts to phosphate mines and power plants. His first Southwest Florida project was the permitting of an Exxon drilling pad in the Big Cypress National Preserve in 1975. Other regional projects of interest include ecological surveys in conjunction with Stat 4/5 of the Everglades Restoration Project and the wetland impacts and mitigation for expansion of the Florida Gas pipeline.

Observations

Site sampling occurred in April and May of 2025. The time of survey and weather conditions are listed below.



ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com




PROJECT: Transect Map
10351514

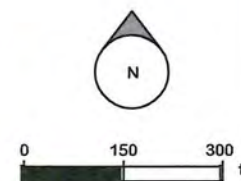
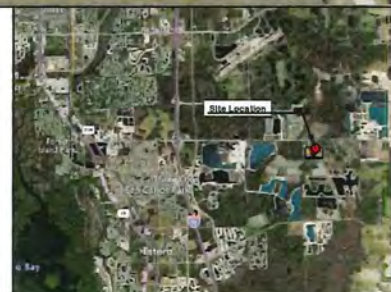
LOCATION: 14700 Alico Rd Fort Myers FL 33913

DATE: June 12, 2025

DRAWN BY: GA

LEGENDS:

-  - PROPERTY BOUNDARY
-  - SPECIES TRANSECT LINE
(100' in Open Areas)
(50' in Woody Areas)
-  - Dashed line indicates wandering transects.



| Date | Time (EST) | Weather |
|----------|-------------------|-----------------------------------|
| 16 April | 8:00 AM – 1:00 PM | Mid 90's - Low 80's Partly cloudy |
| 28 April | 5:00 PM - 8:00 PM | High 80's - Low 90's |
| 3 May | 5:00 PM - 8:30 PM | Mid 80's |

No listed plant or animal species were observed, and no evidence of suitable habitat was observed. Observation ability is limited in many areas of the site because of the dense exotic vegetation. The spoil area consists of dense/rocky fill, unsuitable for Gopher tortoise and is surrounded by wetlands.

Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. The specific reasons for this were presented in the Habitat Potential portion of this document.

3.1 Wildlife

No sign, calls, tracks, or other indication of listed animal species were encountered on this site beyond the Cattle egret sightings. The nearest eagle nest is over 8,000 feet from the site, well beyond the 660-foot regulatory concern distance. No impacts proposed by this project impact any critical or high-quality wildlife habitat. Protected wildlife species lists by FLUCCS list are found following the summary portion of this document.

3.2 Vegetation

No listed plant species were observed or are likely to occur on this site. As discussed in previous sections, this site does not have habitat diversity, scale, or quality to support potential listed species associated with the extant habitat types.

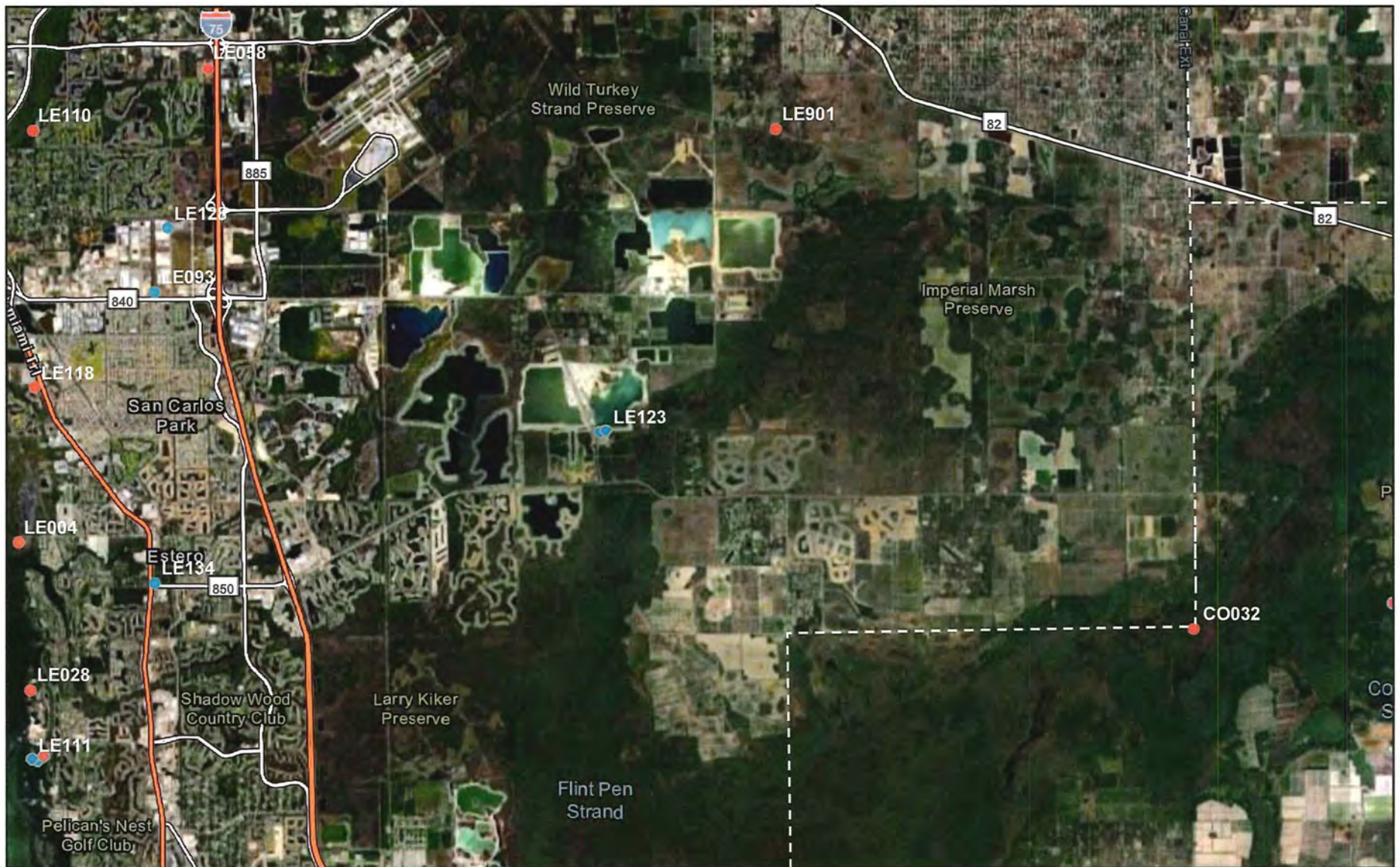
4.0 SUMMARY

Because of exotic dominance in the canopy, shrub and herbaceous strata by both woody and climbing exotic species this site is highly degraded in habitat quality and integrity. The actions proposed by this submittal are not likely to reduce available habitat for listed species.

5.0 APPENDIX A

- Soils map
- Nearest Eagle nest
- Site info

EagleWatch Map



6/10/2025, 12:38:57 AM

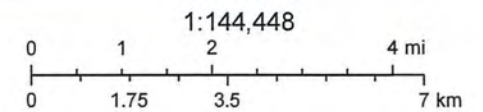
Bald Eagle Nest Locations



Audubon



unmonitored



Google, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Property Data

STRAP: 09-46-26-00-00001.0070 Folio ID: 10351514

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 6/2/2025 11:37 AM

Owner Of Record - Sole Owner

[\(Change Mailing Address\)](#)

SAN CARLOS PARK FIRE PROTECTIO
19591 BEN HILL GRIFFIN PKWY
FORT MYERS FL 33913



Site Address

Site Address maintained by [E911 Program Addressing](#)

14700 ALICO RD
FORT MYERS FL 33913

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



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

Property Description

Do not use for legal documents!

S1/2 OF S1/2 OF SE1/4 OF NW1/4 + S1/2 OF S1/2 OF SW 1/4 OF NE1/4
W OF ALICO RD

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

| | | | | |
|-------------------------------|-----------------|------------------|--------------|------------|
| Township | Range | Section | Block | Lot |
| 46 | 26E | 09 | | |
| Municipality | Latitude | Longitude | | |
| Lee County Unincorporated - 0 | 26.48733 | -81.71854 | | |

[View Parcel on Google Maps](#)

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 6/2/2025 11:37 AM

Exemption

Amount

Local Government

320,143.00

| TRIM Notices | Tax Year | Just | Land | Market Assessed | Capped Assessed | Exemptions | Classified Use | Taxable |
|--|--------------------|---------|---------|-----------------|-----------------|------------|----------------|---------|
| 2024 / Additional Info | 2024 (Final Value) | 459,810 | 459,810 | 459,810 | 320,143 | 320,143 | 0 | 0 |
| 2023 / Additional Info | 2023 (Final Value) | 336,015 | 336,015 | 336,015 | 291,039 | 291,039 | 0 | 0 |
| 2022 / Additional Info | 2022 (Final Value) | 336,015 | 336,015 | 336,015 | 264,581 | 264,581 | 0 | 0 |
| 2021 / Additional Info | 2021 (Final Value) | 336,015 | 336,015 | 336,015 | 240,528 | 240,528 | 0 | 0 |
| 2020 / Additional Info | 2020 (Final Value) | 294,750 | 294,750 | 294,750 | 218,662 | 218,662 | 0 | 0 |
| 2019 / Additional Info | 2019 (Final Value) | 296,250 | 296,250 | 296,250 | 198,784 | 198,784 | 0 | 0 |
| 2018 / Additional Info | 2018 (Final Value) | 180,713 | 180,713 | 180,713 | 180,713 | 180,713 | 0 | 0 |
| 2017 / Additional Info | 2017 (Final Value) | 180,713 | 180,713 | 180,713 | 164,822 | 164,822 | 0 | 0 |

Established Series
Rev. GRB-CAP-AMS
10/2018

FELDA SERIES

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A or Ap horizon:

Hue: 10YR, 2.5Y, or Neutral

Species Survey

14301 Alico Rd
Ft Myers, FL 33913

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| 2.2.3 | Habitat Potential | Page 5 |
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| 4.0 | NATIVE VEGETATION PRESERVATION | Page 7 |
| 5.0 | SUMMARY | Page 7 |
| 6.0 | APPENDIX A | |
| | • Soils | |
| | • Wetlands | |
| | • Location of nearest eagle nest | |

1.0 INTRODUCTION

The parcel discussed herein is located in Section 09, Township 46, Range 26 E in Lee County, FL and located at the SE quadrant of the Alico Rd - Green Meadows Rd. intersection. The summary information for this parcel is included in the Appendix of this report. This site is bounded by Green Meadows Rd. to the north, Alico Rd. To the west, a wooded wetland area to the east and wetlands and wooded uplands to the south. The latitude/longitude information for the center of this site is 26 degrees, 29', 37.07" N and 81 degrees 43', 02.57 W.

The developer of this project is:

Harper Property Holdings 3 LLC
McNew Property Holdings 3 LLC
14850 Alico Rd
Ft Myers, FL 33913

The project planner is:

Cindy Leal Brizuela – AICP, MURP
Ensite
Suite 201
2401 First Street
Ft Myers, FL 33901

The proposed project is to develop these parcels in such a way that they complement continued expansion of the Southwest Fl. International Airport and surrounding areas.

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2.0 EXISTING SITE CONDITIONS

The site consists of one approximately 35 ac. agricultural parcel. The uplands have been converted to pasture and the woodlands are a mix of wetlands and dense exotics. The dominant FLUCCS category for this site is FLUCCS - 211 - Improved Pasture (Tame Pasture). There are no structures on site.

2.1 Soils

The Oldsmar sand, 0 - 2% slopes covers approximately 50% of this parcel. The

Soil Map—Lee County, Florida
(Harper McNew N)



Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| 12 | Felda fine sand, 0 to 2 percent slopes | 2.6 | 21.7% |
| 26 | Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes | 0.4 | 3.4% |
| 33 | Oldsmar sand, 0 to 2 percent slopes | 5.1 | 42.8% |
| 34 | Malabar fine sand, 0 to 2 percent slopes | 1.7 | 14.1% |
| 49 | Felda fine sand, frequently ponded, 0 to 1 percent slopes | 2.1 | 18.0% |
| Totals for Area of Interest | | 11.9 | 100.0% |

remainder of the site is comprised of a diverse mix of soil series, given the size of this parcel. Sand, frequently ponded 0-1% slopes covers another quarter of the site. This series evolved from sandy marine sediments overlying loamy materials and is found on flatwoods, low board flats, and depressions on marine terraces. A soils map may be found on the following page, and general descriptions are included in Appendix A.

2.2 Vegetation and Habitat Potential

2.2.1 Uplands

There are upland FLUCCS types on this site that are discussed individually.

FLUCCS 190 - Open Land - This area has been used as home sites for two houses in the past. There are remnants of this presence found here, but this area has little function beyond the Open Land category.

FLUCCS 211 - Improved pasture covers a majority of this site and is characterized by Bahia and Bermuda grasses. There is an abandoned road bisecting this FLUCCS, but point is degraded to the point that it functions as pasture also.

FLUCCS 438 - Mixed hardwoods - This area comprised is of species, such as both Live and Laurel Oak, Mahogany, Earleaf acacia, and a variety of hardwood species, likely remnants of homes once found in the portion of the site.

2.2.2 Wetlands

There are three wetland communities found on this site. All are likely Jurisdictional at the State and Federal Level.

FLUCCS 560 - Slough Waters - This is a relatively deep pond along the western margin of the adjacent Cypress slough. It is identified as Slough waters because there is little evidence to indicate it was mechanically excavated. Scour areas along the outer margin of slough areas is not uncommon.

FLUCCS 616 - Inland Ponds and Sloughs - This has been a long-time component of this slough. It was cleared decades ago but has regained much of its original identity despite the presence of some exotics. It is a mix of Willow, herbaceous wetland vegetation, Maple, and Cypress. There is an exotic presence of Brazilian pepper and Melaleuca.

FLUCCS 621 - Cypress head is the largest wetland component of this site. It is characterized by mature cypress with decent vigor.

2.2.3 Habitat Potential - The 211 grazing area has been used for sod previously and overgrazed since that point. This might be habitat for Burrowing owl, but the lack of any similar adjacent characteristics makes isolation a problem for this species. The pasture area is bounded by a woody perimeter on two sides and large open areas on the other

| FLUCCS Code | Description | Area (ac) |
|-------------|--------------------------|-----------|
| 190 | Open Land | 0.32 |
| 211 | Improved Pastures | 5.89 |
| 438 E-4 | Mixed Hardwood-Pine | 0.59 |
| 560 | Slough Waters | 0.44 |
| 616 | Inland Ponds and Sloughs | 0.42 |
| 621 | Cypress | 2.32 |
| | Total Area | 9.98 |



ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com

PROJECT: FLUCC Map
10626753

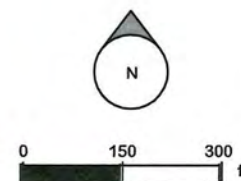
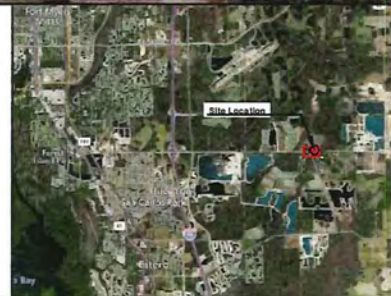
LOCATION: 14301 Alico Rd Fort Myers FL 33913

DATE: June 11, 2025

DRAWN BY: GA

LEGENDS:

- PROPERTY BOUNDARY
- FLUCCS AREA



two sides, allowing for predation to be a real issue for them. Gopher tortoise would face issues with occasional but persistent inundation for significant periods. The roads make this less than optimal for Florida panther habitat, and no evidence of cavity trees or guano was observed relative to the Florida bonneted bat.

The wet season water table is likely an issue for Gopher tortoise along with lack of suitable forage. They would face the same predation that limits this area's suitability for the Burrowing owl. There are only a few very small Cabbage palm on site. Caracara seldom select nesting sites without an abundance of Cabbage palm.

The wooded portions of this site could be suitable corridors for species such as the Florida panther and Black bear, as well as suitable habitat for Bobcat/fox or other small predators. No sign of any wildlife larger than a racoon was observed on site.

One might think the wooded proximity to an open area might be suitable for the Big Cypress fox squirrel. None were observed, and no nests were found during our survey.

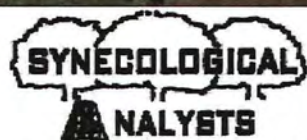
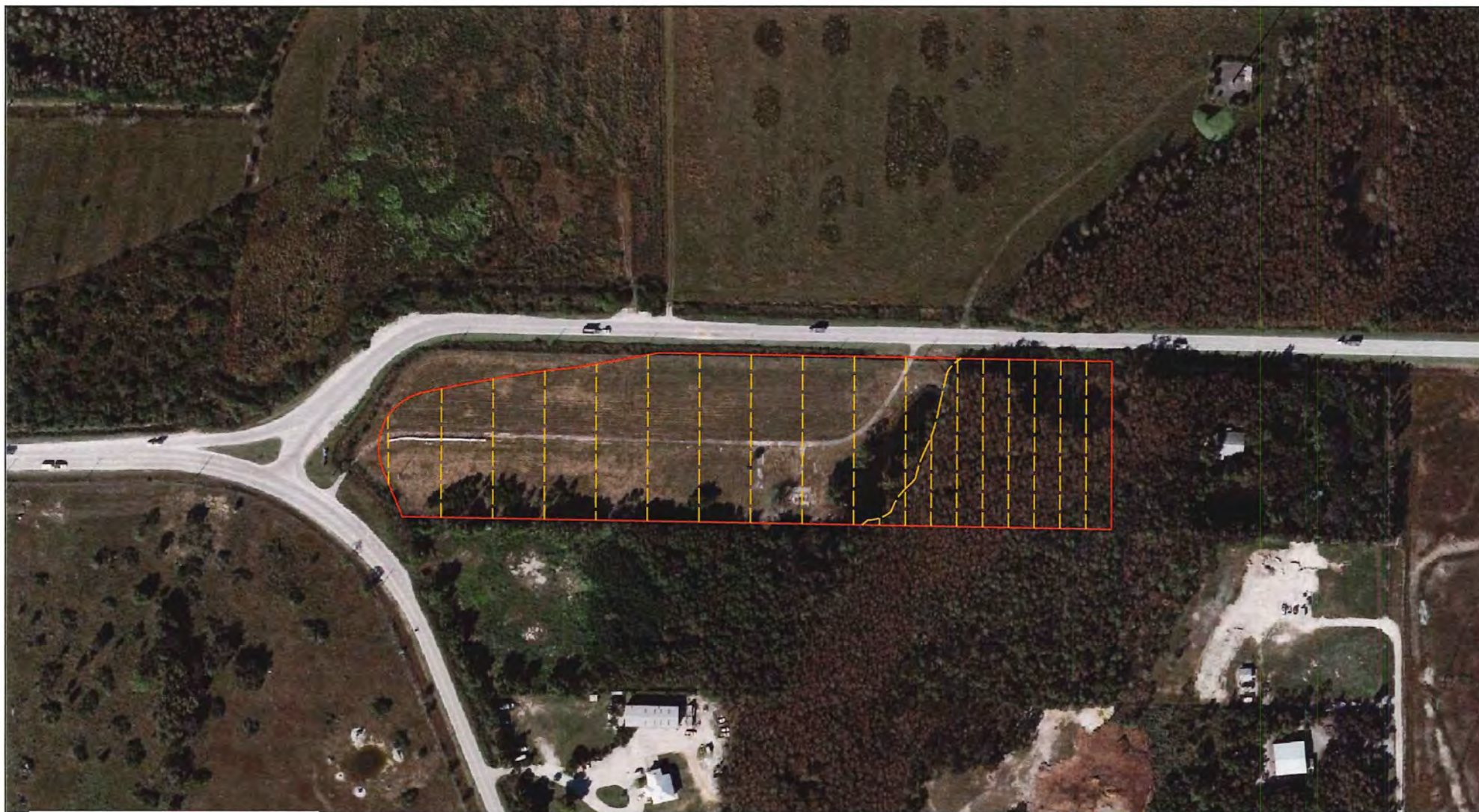
3.0 PROTECTED/LISTED SPECIES

SAI conducted species surveys on this parcel in April and May of 2024 using the Southern Biomes wandering transect method. The results of this survey are presented in this section of the report. A complete listing of potential species can be found at the following link on the Lee County website:
<http://www.leegov.com/dcd/Documents/ES/protspec/ProtectedSpeciesList.pdf>. We also include a relevant species table for this site and their typical FLUCCS preferences.

Methodology

The entire site was field surveyed for protected species in compliance with Lee County Endangered Species Ordinance No. 89-34 using the Southern Biomes wandering transect method. Open sandy areas adjacent to the main road were checked early in the morning for tracks or other signs. Recent drone photography of the site was also reviewed with intent for observations of any items we might have overlooked during the field survey.

The Transect Location Map shows survey transects. The survey was conducted by Mr. Brown Collins and Ms. Isabel Galeano. All observers have considerable experience conducting such surveys in Lee County. Mr. Collins has a B.S. in Range Science (69) and a MS in Range Science with a specialty in Plant Ecology (72). His curriculum included 24 hours of wildlife science courses and 30 hours of plant ecology. Another 12 hours included taxonomy in these areas. He was employed by the US Soil Conservation Service from 1972-74 as a Range Conservationist. He was a staff ecologist for Dames & Moore from 74-76. Most of his work assignments were out of Boca Raton and Bartow. From 1976 to 1986, he worked as a staff ecologist for Espey, Huston & Associates. He has been self-employed as a consulting ecologist since 1986. During that time, he has conducted field surveys throughout Florida for both vegetation and faunal components for many projects, ranging from small commercial



ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
www.synecol.com

PROJECT: Transect Map
10626753

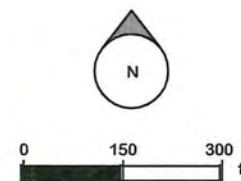
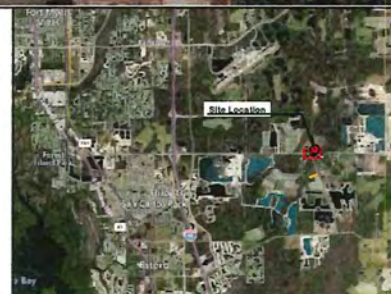
LOCATION: 14301 Alico Rd Fort Myers FL 33913

DATE: June 11, 2025

DRAWN BY: GA

LEGENDS:

- PROPERTY BOUNDARY
- SPECIES TRANSECT LINE
(100' in Open Areas)
(50' in Woody Areas)
- Dashed line indicates wandering transects.



tracts to phosphate mines and power plants. His first Southwest Florida project was the permitting of an Exxon drilling pad in the Big Cypress National Preserve in 1975. Other regional projects of interest include ecological surveys in conjunction with Stat 4/5 of the Everglades Restoration Project and the wetland impacts and mitigation for expansion of the Florida Gas pipeline.

Observations

Site sampling occurred in April and May of 2025. The time of survey and weather conditions are listed below. These are the transect cruising days. The Perch tree was observed twice weekly for presence/absence of the immature eagle. It was last observed on the 26th of May.

| Date | Time (EST) | Weather |
|----------|--------------------|-----------------------------------|
| 22 April | 8:00 AM - 1:00 PM | Mid 90's - Low 80's Partly cloudy |
| 25 April | 5:00 PM - 8:00 PM | High 80's - Low 90's |
| 2 May | 7:00 AM - 11:00 AM | High 70's - Low 80's |
| 15 May | 6:00 PM - 8:30 PM | High 80's |

Beyond the eagle and Black vultures, the only observed species of interest was along the margins of the FLUCCS 560 area as its seasonal drying occurred. A wide variety of wading birds, including Wood stork, various herons, and ibis, were observed. As the pond water level lowered, the wading birds were absent, but Black vultures came by the dozens.

The wetland portions of the site were abundant with both listed and non-listed species. Upland portions of the site were almost completely devoid of observed wildlife. This is surprising, given the relative abundance of mast from the oaks on site. There was evidence of wild hog rooting, likely during darkness since none were observed by us. Perhaps, this accounts for what could be a reduced mast crop for native species.

3.1 Wildlife

The sightings reported in the preceding section summarize our observations of wildlife on this site. We observed an immature American Bald Eagle repeatedly on this site in what appeared to be using a mature Slash pine as a Perch tree near the FLUCCS 560 area. This location is identified on the Transect figure.

We observed this bird for hours. When departing this tree, it generally departed to the Southwest at approximately a 240-degree heading. We searched this and adjacent parcels for evidence of an eagle nest, but found none. The Audubon site or the predecessor FWC site have no evidence of any nearby. This bird was last observed in late May. No sightings since then, and Black vultures have been present in numbers

as the eagle was absent and the depressional area dried up. A representative photo of this bird is shown below.



3.2 Vegetation

No listed plant species were observed in any of the resident FLUCCS communities.

4.0 PRESERVATION OF NATURAL VEGETATION

The Cypress slough associated FLUCCS are of relatively high quality, and it is unlikely wetland regulatory authorities will allow significant encroachment into these areas. Beyond them, there are no extant plant communities on site that do not reflect a heavy human footprint over time.

5.0 SUMMARY

The wetland portions of this site are generally vigorous and structurally sound. The FLUCCS 616 area has been cleared in the past but appears to be recovering through succession, consistent with the fill placed there long ago. The pasture area is useful as forage but is poor habitat for most species. The on-site woody trees have a decent mast capability, but surrounding land uses apparently limit its attractiveness for wildlife.

APPENDIX A

- Site Info
- Eagle Nest
- Soils Info

Property Data

STRAP: 09-46-26-L2-00001.0100 Folio ID: 10626753

[Hurricanes Helene/Milton Tax Roll Value Letter](#) [Hurricane Ian Tax Roll Value Letter](#)

Generated on 6/2/2025 11:40 AM

Owner Of Record - Tenants in Common

[\[Change Mailing Address\]](#)

HARPER PROPERTY HOLDINGS 3 LLC
MCNEW PROPERTY HOLDINGS 3 LLC
5571 HALIFAX AVE
FORT MYERS FL 33912

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



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

Site Address

Site Address maintained by [E911 Program Addressing](#)

14301 ALICO RD
FORT MYERS FL 33913

Property Description

Do not use for legal documents!

PARL IN N 1/2 SEC 9 TWP 46 RG 26 DESC IN OR 1279 PG 1460 LESS
INSTRUMENT 2024000024450

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

Township

46

Municipality

Lee County Unincorporated - L (Newer
Subdivisions)

Range Section Block Lot

26E 09

Latitude Longitude

[View Parcel on Google Maps](#)

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 6/2/2025 11:40 AM

| Exemption | Amount |
|--------------|------------|
| Agricultural | 274,105.00 |

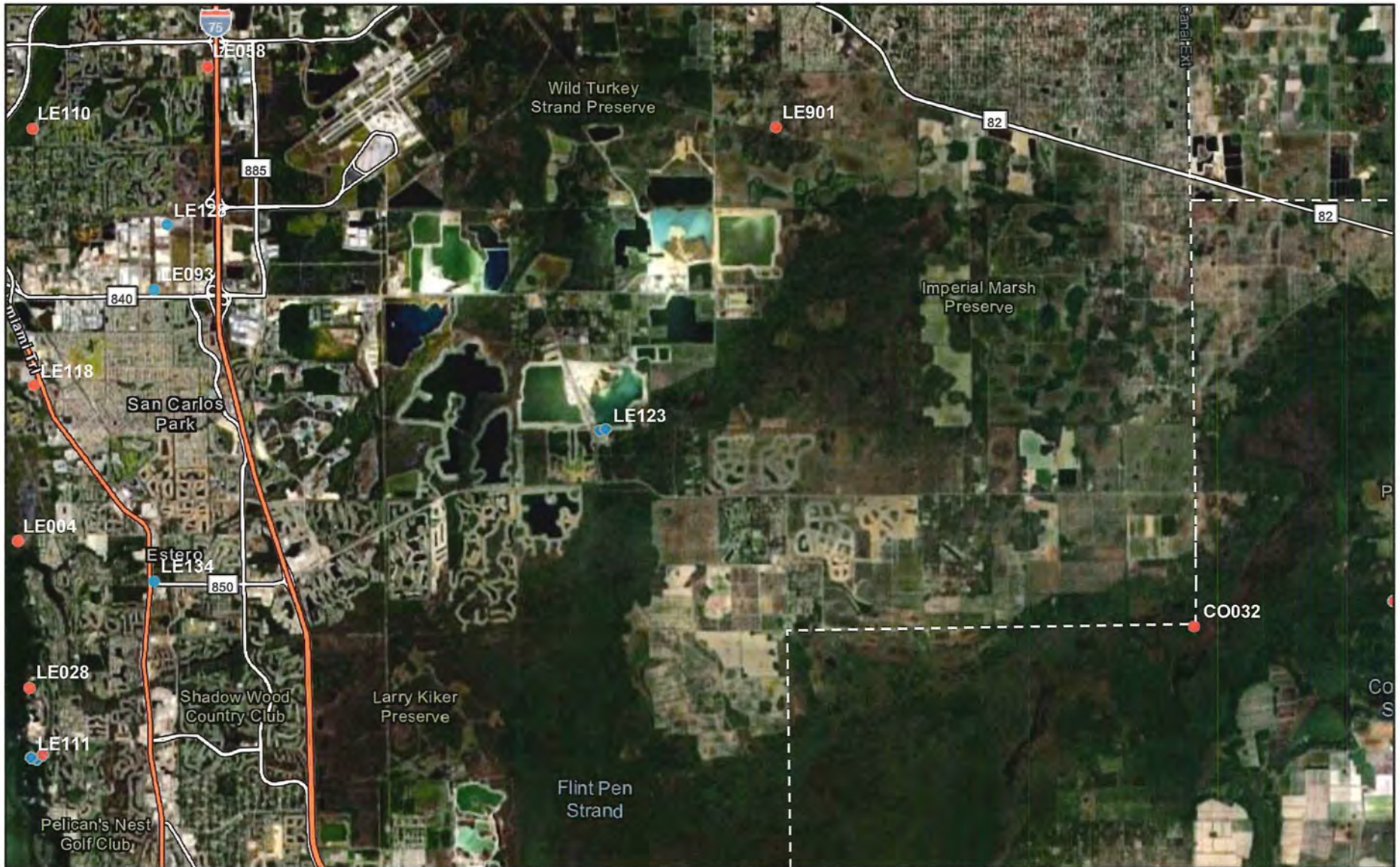
| TRIM Notices | Tax Year | Just | Land | Market Assessed | Capped Assessed | Exemptions | Classified Use | Taxable |
|--|--------------------|---------|---------|-----------------|-----------------|------------|----------------|---------|
| 2024 / Additional Info | 2024 (Final Value) | 389,610 | 115,505 | 115,505 | 14,775 | 0 | 274,105 | 14,775 |

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

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

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

EagleWatch Map



6/10/2025, 12:38:57 AM

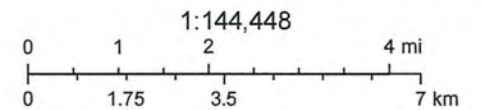
Bald Eagle Nest Locations



Audubon



unmonitored



Google, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

LOCATION OLDSMAR

FL

Established Series

Rev. AGH-CAP-AMS

09/2017

OLDSMAR SERIES

The Oldsmar series consists of very deep, poorly drained, and very poorly drained soils that formed in sandy marine sediments overlying loamy materials. Oldsmar soils are on flatwoods, low broad flats, and depressions on marine terraces. Slopes are linear to concave and range from 0 to 2 percent. The mean annual precipitation is about 1397 millimeters (55 inches), and the mean annual temperature is about 23 degrees C. (72 degrees F).

TAXONOMIC CLASS: Sandy, siliceous, hyperthermic Alfie Arenic Alaquods

TYPICAL PEDON: Oldsmar sand, in a citrus grove at an elevation of about 6.4 meters (21 feet) above mean sea level. (Colors are for moist soil).

A--0 to 15 centimeters (0 to 6 inches); very dark gray (10YR 3/1) sand; weak fine granular structure; very friable; many fine roots, common medium roots; strongly acid; clear smooth boundary. [8 to 20 centimeters (3 to 8 inches) thick]

E1--15 to 81 centimeters (6 to 32 inches); light gray (10YR 7/1) sand; single grain; loose; common medium roots; strongly acid; clear wavy

boundary.

E2--81 to 97 centimeters (32 to 38 inches); grayish brown (10YR 5/2) sand; single grain; loose; common medium distinct very dark grayish brown (10YR 3/2) organic bodies; very strongly acid; clear wavy boundary. [Combined thickness of the E horizons ranges from 68 to 102 centimeters (27 to 40 inches) thick]

Bh1--97 to 102 centimeters (38 to 40 inches); black (10YR 2/1) sand; single grain; loose; sand grains are well coated with organic matter; very strongly acid; clear wavy boundary.

Bh2--102 to 127 centimeters (40 to 50 inches); dark reddish brown (5YR 3/2) sand; single grain; loose; very strongly acid; clear wavy boundary. [Combined thickness of the Bh horizons ranges from 15 to 46 centimeters (6 to 18 inches) thick]

Btg1--127 to 178 centimeters (50 to 70 inches); dark grayish brown (10YR 4/2) sandy clay loam; massive in place, parts to weak fine subangular blocky structure; friable; sand grains are coated and bridged with clay; slightly acid; clear wavy boundary.

Btg2--178 to 203 centimeters (70 to 80 inches); olive gray (5Y 5/2) sandy clay loam; massive in place, parts to weak fine subangular blocky structure; friable; sand grains are coated and bridged with clay; common medium distinct grayish brown (10YR 5/2) areas of iron depletions; slightly alkaline.

TYPE LOCATION: Hendry County, Florida; approximately 0.65 kilometers (0.40 miles) north of Florida State Highway 80 and 0.16 kilometers (0.1 miles) west of Florida Highway 78A; about 195 meters (640 feet) south and 160 meters (520 feet) west of the northeast corner of Sec. 28, T. 43 S., R. 28 E.; Latitude and Longitude; 26 degrees 42 minutes 56.46 seconds, north and 81 degrees 31 minutes 10.63

Lee County
Dept. of Community Development
Long-Range Planning
1500 Monroe Street
Fort Myers, FL 33901



ALICO TRADEPORT
Comprehensive Plan Text Amendment
Exhibit T8 - Historic Resources Impacts Analysis

AS OUTLINED IN THE SUPPORTING EMAIL DOCUMENTED BELOW, NO HISTORICAL RESOURCES ARE LOCATED WITHIN THE SUBJECT PROPERTY.

RE: Alico Tradeport - Master Site File Request

From Fowler, Christopher G. <Christopher.Fowler@doh.fl.gov>
Date Wed 4/16/2025 10:28 AM
To Cindy Leal <cindyl@en-site.com>

1 attachment (5 MB)
map.pdf;

Good morning,

I searched the parcels you indicated. There were no previously recorded resources in the search area. I attached a map for your reference. Please note, there have not been any cultural resource surveys conducted in the area. Let me know if you have any questions. Have a great day.

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

Kind regards,

Chris Fowler

Assistant Supervisor | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6327 | 1.800.847.7278 | Fax: 850.245.6439 | flheritage.com



From: Cindy Leal <cindyl@en-site.com>
Sent: Wednesday, April 16, 2025 10:02 AM
To: FMSFILE <FMSFILE@doh.fl.gov>
Cc: Brian Smith <brians@en-site.com>
Subject: Alico Tradeport - Master Site File Request

EMAIL RECEIVED FROM EXTERNAL SOURCE

planning | landscape architecture | engineering | urban design | sustainability

2401 First Street, Suite 201 | Fort Myers, Florida 33901
239.226.0024 | www.en-site.com

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

Good morning,

I am writing to request a Master Site File review of property located in Lee County, FL under the STRAPs/parcel numbers; 09-46-26-L2-00001.0100, 09-46-26-00-00001.0070, 09-46-26-00-00001.0210, 09-46-26-00-00001.0540, 09-46-26-00-00001.0190, and 09-46-26-00-00001.0030.

I have attached a map of the property as well to facilitate your review. Please let me know if you need anything else to process this request.

-Cindy

Cindy C. Leal Brizuela, AICP, MURP

Principal Planner



2401 First Street, Suite 201 | Fort Myers, FL 33901

office: 239.226.0024 | cell: 305.321.8756

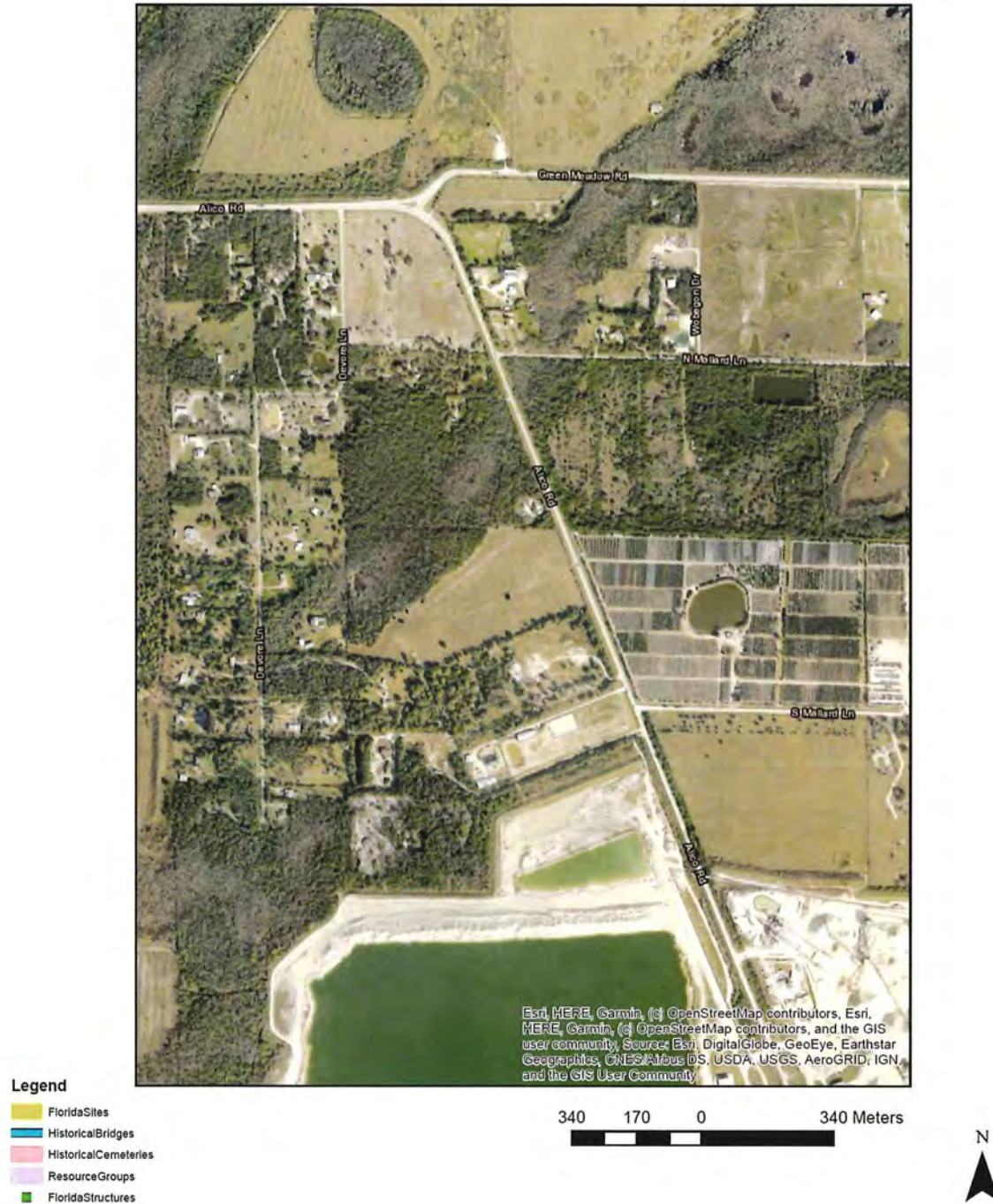
Cindyl@en-site.com | www.en-site.com



Think Green. Please consider the environment before printing this e-mail.

THE BELOW IMAGE WAS PROVIDED AS AN ATTACHMENT FROM THE DIVISION OF HISTORIAL
RESOURCES IN REFERENCE TO ABOVE EMAIL REQUEST

Date: 4/16/2025



I. INTRODUCTION

The Applicant would like to request a text amendment to the Lee Plan, specifically to Goal 33 pertaining to development along Alico Road in the Southeast Lee County planning community. The request to amend Goal 33, specially to allow for the development of standalone industrial uses along the existing north/south segment of Alico Road, has language 1) protecting wetland areas, 2) requiring the restoration of historic flow-ways, and 3) other elements which enhance the planning community's overall functionality and sustainability.

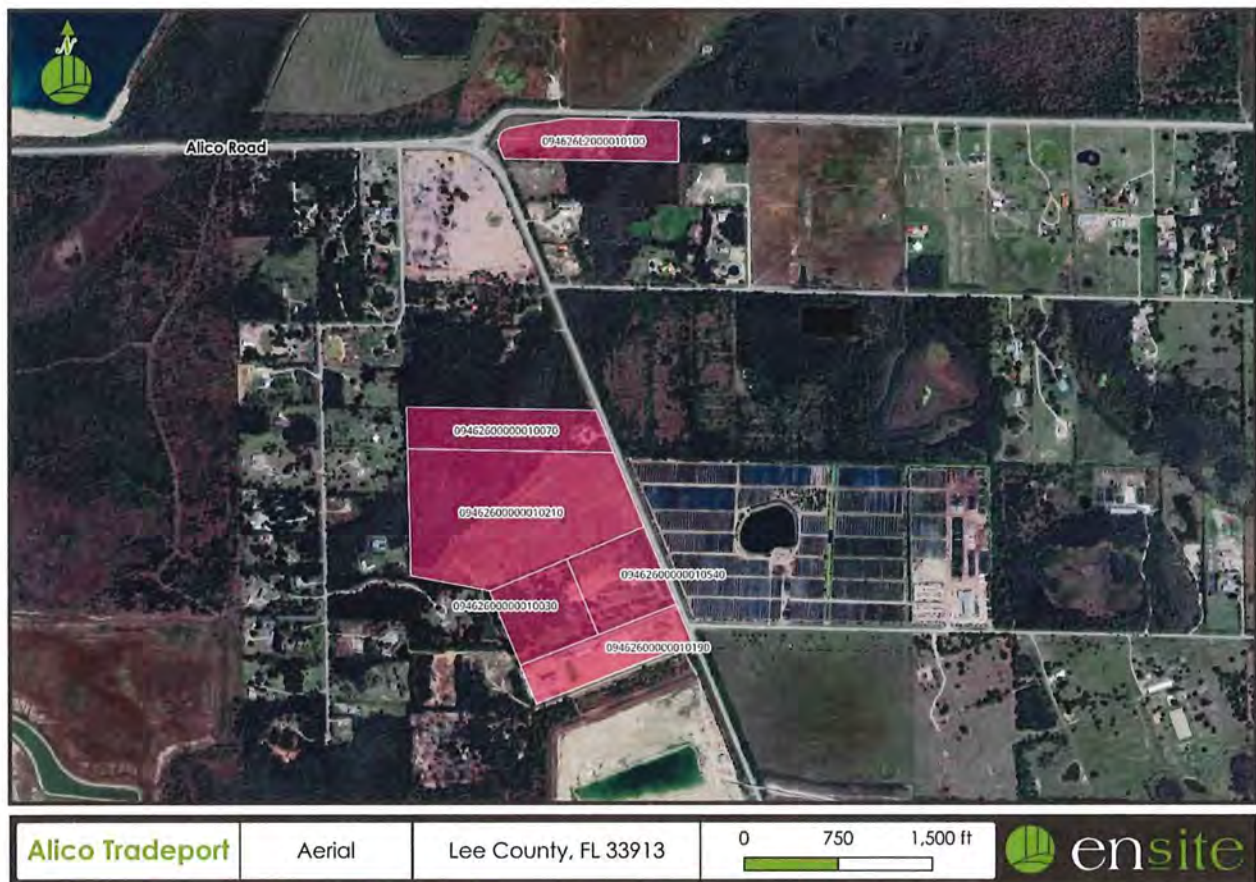


Figure 1. Aerial of Companion Map Amendment Subject Property

II. STATE PLAN ANALYSIS

At the state level, the proposed text amendment is consistent with the State of Florida Comprehensive Plan found in F.S. 187.201, specifically the Land Use section; the following Lee Plan goals, objectives,

and policies have been analyzed for consistency with the language of the proposed text amendment.

(15)(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.

Policy 1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.

The proposed text amendment enhances the natural environment and preserves natural resources by directed development towards an impacted area which was previously identified as a traditional industrial corridor due to existing resource extraction operations on either side of the major collector bisecting the corridor. Furthermore the proposed text amendment would allow for efficient development to occur in an area which has the capacity to serve as an employment center, enhancing the economic diversity of the corridor and promoting a destination point due to the upcoming expansion of the Alico Road Connector.

III. CONCLUSION

The proposed text amendment is consistent with several policies set forth by the State of Florida's Comprehensive Plan. The text amendment would greatly enhance local economic diversity while protecting wetlands and restoring key hydrological functions in the Southeast Lee County community. Please contact me directly at (239) 226-0024 or CindyL@En-Site.com if you should have any questions or require additional information.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

cc: Terry B. Cramer III, Esq. - Wilbur Smith