



**LOCAL PLANNING AGENCY
ADMINISTRATION EAST BUILDING
2201 SECOND STREET, FORT MYERS, FL 33901
ROOM 118 (FIRST FLOOR)
MONDAY, AUGUST 25, 2025
9:00 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Public Forum
3. Approval of Minutes – July 28, 2025
4. Lee Plan Amendments

A. CPA2024-00006 Horizon Tamiami

Amend Lee Plan Map 1-C, Mixed Use Overlay, to add 20.2 acres of the subject property to the Mixed-Use Overlay. The property is located at the northeast corner of the intersection of Brooks Road and North Tamiami Trail in North Fort Myers.

B. CPA2025-00001 Honc 41 CPA

Amend Lee Plan Map 1-A, Future Land Use Map, to change subject property's Future Land Use from Suburban to Central Urban to allow for commercial and light industrial uses along US 41/Tamiami Trail North. The subject property is located along the west side of North Tamiami Trail, approximately 0.25 miles south of Del Prado Boulevard North.

5. Land Development Code Amendments

A. Dock and Shoreline Regulations (Boathouses and Dock Pavilions)

Sec. 26-41 (Definitions); Sec. 26-46 (Variances and Special Exceptions); Sec. 26-71 (Docking Facilities and Boat Ramps); Sec. 26-74 (Boathouses and Dock Pavilions); Sec. 34-174 (Authority to Approve Administrative Actions); Sec. 34-203 (Submittal Requirements for Administrative Action Applications); Sec. 34-622 (Use Activity Groups); and Sec. 34-1173 (Development Regulations)

6. Other Business

7. Adjournment

This meeting is open to the public. Interested parties may appear at the meeting and be heard. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Ranice Monroe, (239) 533-0255, Florida Relay Service 711, or ADArequests@leegov.com at least five business days in advance. To receive agendas by e-mail, contact jmiller@leegov.com.

CPA2025-00001

Honc 41 CPA

STAFF REPORT FOR CPA2025-00001: HONC 41 CPA



Privately Initiated Small-Scale Lee Plan Map Amendment

Recommendation:

Adopt

Applicant:

Honc Docks and Lifts, Inc.

Representatives:

Cindy Leal Brizuela, AICP
EnSite

Amended Element(s):

Future Land Use Map

Planning District:

District 19

Commissioner District:

District 4

Hearing Dates:

LPA: August 25, 2025
BoCC #1: TBD

Attachment(s):

- 1: Map Amendment
- 2: Applicant Materials

REQUEST

Amend Lee Plan Map 1-A, Future Land Use Map, to redesignate the 19.36-acre subject property to the Central Urban future land use category from the Suburban future land use category.

SUMMARY

This is a privately initiated Comprehensive Plan Amendment to the Future Land Use Map (Map 1-A), requesting to change the future land use category from Suburban to Central Urban to support a mixture of light industrial and commercial uses. The applicant has also submitted a companion rezone application, DCI2024-00014, to rezone the property from Industrial (IL) and Commercial General (CG) to Multi-Use Planned Development.

PROPERTY LOCATION

The subject property is located along the west side of North Tamiami Trail, approximately 0.25 miles south of Del Prado Boulevard North.

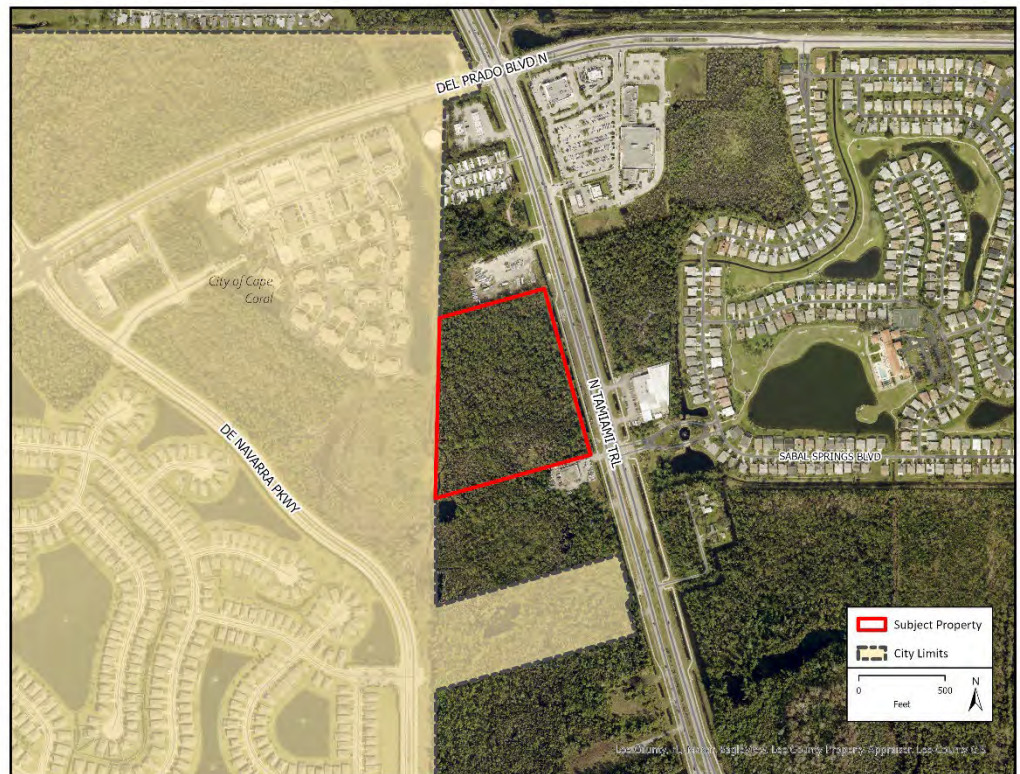


Figure 1: Aerial location of the subject property

RECOMMENDATION

Staff recommends that the Board of County Commissioners (BoCC) **adopt** the proposed amendment based on the analysis and findings provided in this staff report.

PART 1
STAFF DISCUSSION AND ANALYSIS

BACKGROUND AND REQUEST

The approximately 19.36-acre subject property is located approximately one-quarter mile south of the intersection of North Tamiami Trail and Del Prado Boulevard and consists of one parcel. The parcel is currently undeveloped. The property owner, Honc Docks and Lifts Inc., intends to create a mixed-use planned development consisting of commercial and light industrial uses by redesignating the future land use category from Suburban to Central Urban.

The subject property is located within the county's North Fort Myers Community Plan Area. Water and sewer connections are readily available at the site. The Future Land Use Map, Map 1-A, currently does not identify any wetlands on the subject property; however, the South Florida Water Management District has determined approximately 4.92 acres of the subject property are wetlands based on the methodology described in Lee Plan Objective 1.5. Therefore, these areas are considered to be within the Wetlands future land use category. The subject property is not located within the County's Coastal High Hazard Area.

The applicant has concurrently filed an application to rezone the subject property from Light Industrial (IL) and General Commercial (CG) to Mixed Use Planned Development (MPD), indicating future commercial and industrial development. The existing IL zoning includes limited uses that are consistent with the Suburban future land use category.

Future Land Use Category

The subject property is currently within the Suburban future land use category, which allows a mixture of residential and commercial uses, but specifically prohibits industrial uses. **Policy 1.1.5** describes the Suburban future land use category and is reproduced below.

POLICY 1.1.5: *The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed.*

The subject property contains wetlands, as determined by the South Florida Water Management District, that are not depicted on the Future Land Use Map. **Policy 124.1.2** of the Lee Plan describes the County's wetlands protection regulations. Any future development within the subject property that may impact wetlands or require any mitigation must first obtain approval from the South Florida Water Management District. Additionally, if any residential uses are proposed in the future, the allowed density may be impacted by the wetlands acreage.

Community Plan Area

The subject property is located within the North Fort Myers Community Plan Area, which is generally located north of the Caloosahatchee River, west of Interstate 75 (I-75), and east of the City of Cape Coral. Lee Plan Goal 30, reproduced below, describes the North Fort Myers Community Plan Area.

GOAL 30: NORTH FORT MYERS COMMUNITY PLAN. *Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources.*

Goal 30 is divided into six objectives, each with supporting policies, that address neighborhoods and housing, centers and corridors, transportation, community facilities and services, parks, recreation, & conservation, and the downtown waterfront. The subject property lies within a Corridor Overlay District and just outside a designated Neighborhood Center. **Lee Plan Policies 30.2.4 and 30.2.5** describe the areas within the Neighborhood Centers or a Commercial Corridor Overlay. The policies are reproduced below.

POLICY 30.2.4: *The following areas are designated as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development: Littleton and North Cleveland Avenue; North Tamiami Trail and Del Prado Boulevard; North Tamiami Trail and Nalle Grade Road; Hancock Bridge Parkway and Orange Grove Boulevard; North Tamiami Trail and Pine Island/Bayshore Roads; Bayshore Road and Slater Road; and Bayshore Road and Hart Road. For these areas, neighborhood-serving, mixed use development; pedestrian-friendly street, site, and Future Land Use II-97 April 2024 building designs; the incorporation of live/work, multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses are preferred.*

POLICY 30.2.5: *Certain areas along major road corridors outside designated Town Centers and Neighborhood Centers, are located within a Corridor Overlay District with provisions in the LDC requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. Within the Corridor Overlay District, deviations from landscaping, buffering, signage or architectural requirements may not be granted, unless the request meets the approval criteria for variances set forth in the LDC, Chapter 34.*

Planning District

The subject property is in the North Fort Myers Planning District (District 19). Table 1(b) in the Lee Plan displays projected allocations for the year 2045 for each Planning District. The proposed amendment to the Future Land Use Map will change the subject property's future land use category from Suburban to Central Urban. In District 19, the Suburban future land use category allocates 6,345 acres for residential development, and the Central Urban future land use category allocates 2,225 acres for residential development. District 19 also allocates 1,121 acres for commercial uses and 244 acres for industrial uses. The subject property has a total area of 19.36 acres, and the intended future development of both commercial and industrial uses is not anticipated to exceed the Planning District's allocated acreage for those uses.

Surrounding Properties

The subject property is comprised of one parcel, located on the west side of North Tamiami Trail, approximately 0.25 miles south of Del Prado Boulevard North.

TABLE 1: SURROUNDING PROPERTIES INFORMATION

	Future Land Use	Zoning	Existing Use
North	Suburban	CPD	Commercial
East	Suburban	AG-2, CPD, RPD	Commercial/Vacant
South	Suburban	C-2, AG-2	Vacant
West	Mixed Use	Residential Multi-Family Low	Vacant/Residential

The surrounding development includes a mix of commercial, residential, and agricultural zoning. The property bordering the north is a Commercial Planned Development (CPD) with auto repair services. Along the east side of North Tamiami Trail are undeveloped parcels zoned AG-2 and CPD, and a commercial parcel zoned CPD. South of the commercial parcel is the main access to Sabel Springs, a residential community zoned Residential Planned Development (RPD). South of the subject property is a golf cart retailer zoned C-2 and vacant land zoned AG-2. Directly west of the subject property is the City of Cape Coral. Additional details on the surrounding properties are provided in Table 1 above.

PROCEDURAL REQUIREMENTS

The Lee Plan is Lee County's comprehensive plan, which provides the long-term vision for development in the county. Florida Statutes require comprehensive plans to include certain topics as elements. The Lee Plan divides these elements into chapters, which are further supported by goals, objectives, standards, and policies. Lee Plan Chapter XIII, entitled Administration, section "d" addresses Amendments to the Plan. The applicable paragraph is reproduced below.

This plan, including the Future Land Use Map, may be amended in accordance with Florida Statutes and administrative procedures adopted by the Board of County Commissioners in Lee County Administrative Code 13-6. In accordance with § 163.3177(1)(f), Fla. Stat., all amendments must be based upon relevant and appropriate data and analysis.

Lee County Administrative Code 13-6 establishes procedures for amendments to the Lee Plan, including notice requirements and provisions for public participation during the amendment process. The subject application requests privately initiated map amendments to the Lee Plan, meaning it has been requested by an entity other than the County and follows the amendment process described in Florida Statutes section 163.3184. **The applicant has met the procedural requirements in AC 13-6 and Florida Statutes.**

Because the applicant is proposing a new map designation within a Community Plan Area, one public information meeting is required prior to the application being found sufficient under Lee Plan Policy 17.3.2. The applicant has provided the community presentation and meeting summary for the community meeting held at the North Fort Myers Recreation Center on July 01, 2025, at 6:00 pm. **The applicant has met the public input requirements of Lee Plan Objective 17.1.**

The 19.36-acre subject property is well below the 50-acre threshold for small-scale amendments, and no text amendments are proposed. **The proposed amendments are small-scale amendments under F.S. 163.3187**, which will require one public hearing before the Local Planning Agency for recommendation to the BOCC and one adoption hearing with the BOCC.

Small-scale development amendments may not become effective until 31 days after adoption. If challenged within 30 days after adoption, small-scale development amendments may not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance.

LEE PLAN ANALYSIS

The comprehensive plan applies to all land use decisions within the county. Where goals, objectives, standards, or policies of particular elements conflict, those conflicts will be resolved based on an analysis of the Lee Plan as a whole. The Lee Plan analysis included in this staff report considers the proposed amendments in relation to the applicable Lee Plan goals, objectives, and policies to determine overall consistency with the Lee Plan.

Lee Plan Policy 1.1.5 describes the Suburban future land use category, which generally allows a mixture of residential and commercial uses. This policy is included in full on page 2 of this report. The applicant contends that the existing Suburban future land use category is less appropriate for the subject property than the requested Central Urban future land use category. The subject property is surrounded by commercially zoned properties to the north and east. It is located in the North Fort Myers Commercial Corridor, which allows for uses that are more consistent with the Central Urban future land use category. In addition, the Central Urban future land use category is located approximately 860 feet to the south along North Tamiami Trail. North Tamiami Trail serves as an arterial roadway allowing traffic to move efficiently through the area. It should also be noted that the existing zoning on the subject property, IL (Light Industrial), allows for extremely limited uses consistent with the Suburban future land use category, which prohibits industrial uses.

The applicant is proposing to change the subject property's future land use category to Central Urban. Policy 1.1.3 describes the Central Urban future land use category and is reproduced below.

***POLICY 1.1.3:** The Central Urban future land use category can best be characterized as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasi-public, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

The subject property is in an area of the county that is experiencing growth. Public facilities are available at the site, and a variety of residential, commercial, and public uses exist around the site. The Lee Plan

encourages mixed-use development within both the North Fort Myers Community Plan area and the Central Urban future land use category. The Central Urban future land use category allows for the same uses as the Suburban category, with the addition of limited light industrial uses and the use of Bonus Density if certain criteria are met. To develop the property with light industrial uses, the applicant will be required to demonstrate compatibility through a planned development.¹ Therefore, the proposed amendment would not create incompatibility between existing uses that could not be mitigated through appropriate conditions. **The Central Urban future land use category is more consistent with the subject property's location than the Suburban future land use category.**

Objective 2.2 from the Lee Plan describes that future growth in Lee County should be concentrated in areas where public infrastructure is already in place or guaranteed, and where development can occur cohesively. The objective is reproduced below.

***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 properties around the subject site include a mixture of developed and vacant sites, and there are adequate public facilities available. Development of the site will result in a cohesive and contiguous development pattern. There are currently public facilities and services available at the site, allowing the subject property to be developed in a timely manner. **The proposed amendment would facilitate development in an area with adequate public facilities and compact development patterns, consistent with Lee Plan Objective 2.2.**

Lee Plan Goal 30 describes the North Fort Myers Community Plan Area and is reproduced on page 2 of this report. The subject property is situated in the North Fort Myers Community Plan Area, **Goal 30 of the Lee Plan**, which aims to enhance the livability and economic vitality of the area. The County seeks to achieve this goal by encouraging compact, mixed use development and revitalizing commercial corridors in the North Fort Myers Community Plan area. **The proposed map amendment facilitates the development of this site, located along the North Fort Myers Commercial Corridor, and is consistent with Goal 30, broadly, and Policies 30.2.4 and 30.2.5.**

SERVICE AVAILABILITY

Site-specific impacts to public services and the availability of services will be examined in any future development applications for construction on the impacted site. Preliminary analyses of the request are based on the “worst case scenario” for the proposed Future Land Use change.

Transportation: Lee County DOT staff reviewed the reference application. The applicant for an amendment to the Lee Plan is required to provide information for both a short-range (5 years) and long-range (20+ years) level of service (LOS) analysis. The 5-year analysis indicates US 41 from Bus 41 to Del Prado Blvd, from Pondella Rd to SR 78, Del Prado Blvd Malagrotta Cir to US 41, Littleton Rd from Corbett

¹ See Lee Plan Policies 5.1.5 and 7.1.2.

Rd to US 41, SR 78 from Corbett Rd to US 41, Bayshore Rd (SR 78) from BUS 41 to Hart Rd will operate at LOS "F" with and without the proposed change.

The Long Range 2045 Horizon LOS analysis indicates US 41 from Bus 41 to Trail Dairy Cir, from Pondella Rd to Littleton Rd, Del Prado Blvd Malagrotta Cir to US 41, Littleton Rd from Corbett Rd to US 41, SR 78 from Corbett Rd to US 41, Bayshore Rd (SR 78) from BUS 41 to Hart Rd will operate at LOS "F" with and without the proposed change.

US 41 and SR 78 (Pine Island Rd and Bayshore Rd) are arterials maintained by the State. Del Prado Blvd is an arterial, and Littleton Rd is a major collector maintained by the County.

The county roads surrounding the subject property will operate at a LOS "F" with or without the proposed amendment. Transportation concurrency is non-regulatory, as per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which states, "Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes."

Mass Transit: The letter of service availability provided by LeeTran confirms that there are no existing or planned transit services or bus stops in the area. **The proposed amendment will not negatively impact transit facilities.**

Utilities: The subject property is within the Lee County Utilities' water infrastructure, as shown on Map 4-A, and the Florida Governmental Utility Authority's sewer infrastructure. **The proposed amendment will not negatively impact public utilities and infrastructure LOS.**

Public Facilities: The applicant has provided letters of availability for Lee County Solid Waste, Lee County Sheriff's Office, Lee County EMS, Lee County Transit, and the North Fort Myers Fire Department. A letter of availability for Lee County Public Schools does not apply to the property. **The proposed amendment will not overburden public facilities in the area.**

CONCLUSIONS

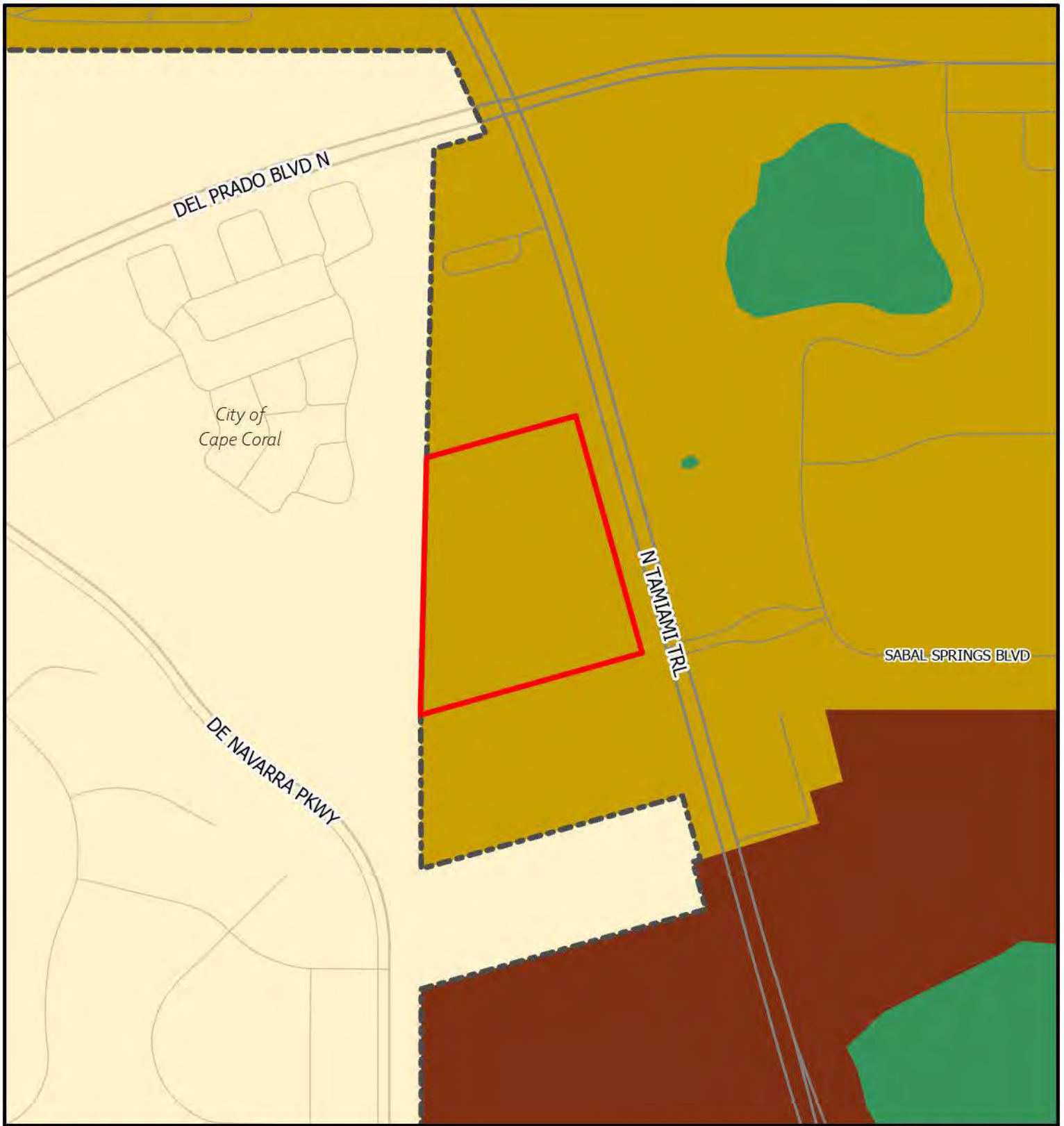
Staff has reviewed the proposed amendment and provides the following conclusions:

- The subject property is in an area of the County that's experiencing significant growth, and the property is located approximately 0.25 miles from the intersection of two major arterial roadways (Del Prado and US 41)
- Public services and infrastructure are currently available at the subject property.
- The applicant has provided all the required documentation for the proposed amendments according to AC 13-6.

For the reasons discussed in this staff report, staff recommends that the Board of County Commissioners **adopt** the proposed amendment as provided in Attachment 1.

ATTACHMENT 1

- **Map 1A Existing Future Land Use Map**
- **Map 1A Proposed Future Land Use Map**

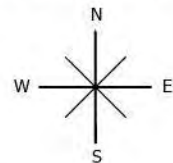


CPA2025-00001

Existing Future Land Use

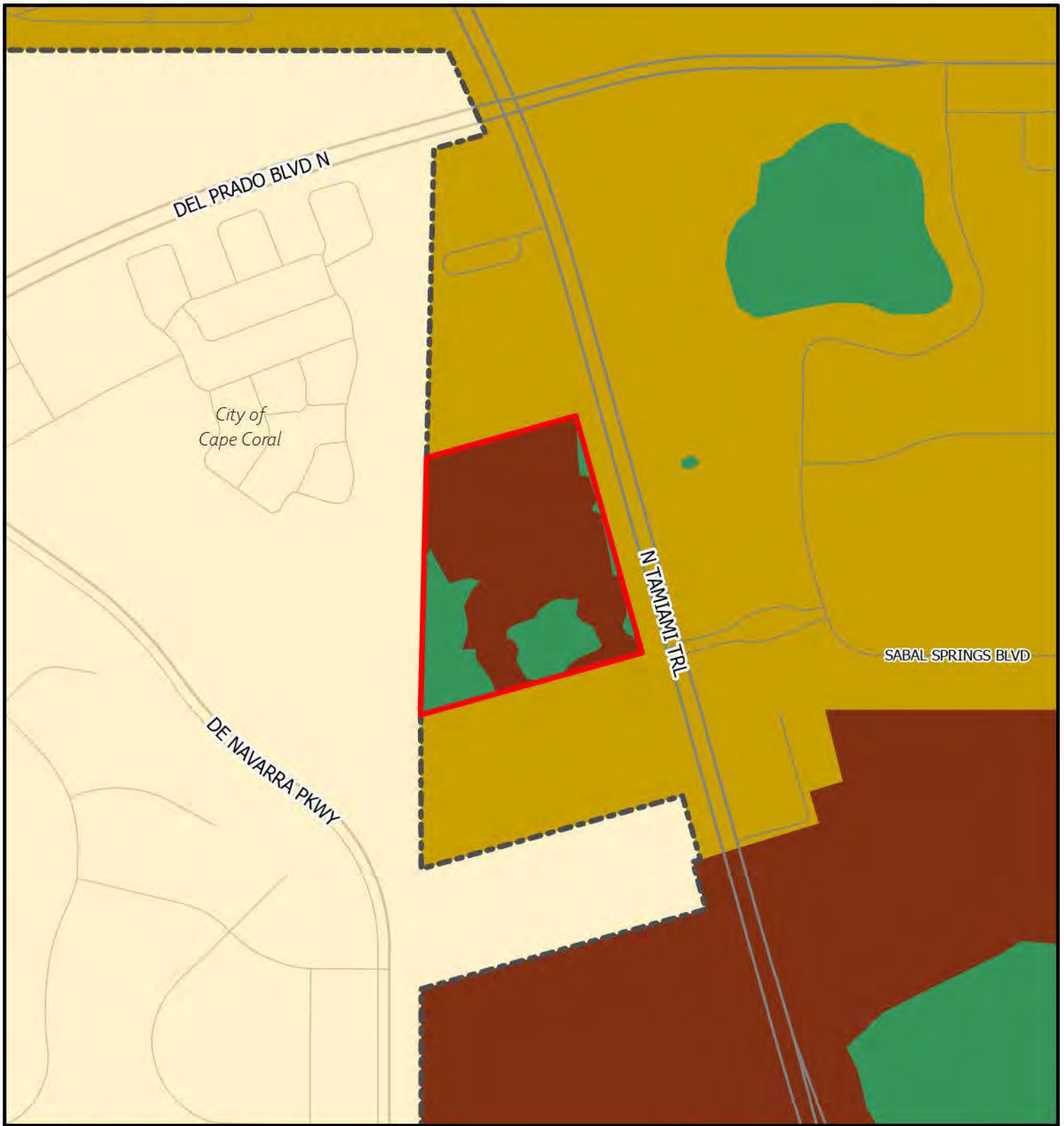


-  Subject Property
-  Central Urban
-  Suburban
-  Wetlands



0 1,000
Feet

Map Generated: July 2025

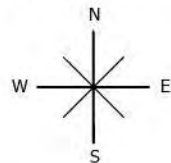


CPA2025-00001

Proposed Future Land



-  Subject Property
-  Central Urban
-  Suburban
-  Wetlands



0 1,000
Feet

Map Generated: July 2025



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Honc 41

Project Description: Amend subject property from Suburban to Central Urban to allow for industrial uses along US41/Tamiami Trail.

Map(s) to Be Amended: Map 1A - Future land use map

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

1. **Name of Applicant:** Honc Docks and Lifts, Inc.

Address: 1130 Pondella Rd #3

City, State, Zip: Cape Coral, FL 33909

Phone Number: _____

E-mail: _____

RECEIVED
AUG 14 2025

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

Address: 2401 First St

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-226-0024

E-mail: CindyL@en-site.com

COMMUNITY DEVELOPMENT

3. **Owner(s) of Record:** Honc Docks and Lifts, Inc.

Address: 1130 Pondella Rd #3

City, State, Zip: Cape Coral, FL 33909

Phone Number: _____

E-mail: _____

4. **Property Location:**

1. Site Address: 17701 N Tamiami Trail, North Fort Myers, FL 33903

2. STRAP(s): 22-43-24-01-00001.0160

5. **Property Information:**

Total Acreage of Property: 19.36

Total Acreage Included in Request: 19.36

Total Uplands: 14.44

Total Wetlands: 0 per FLU & 4.92 per JD

Current Zoning: IL: & CG

Current Future Land Use Category(ies): Suburban

Area in Each Future Land Use Category: 100%

Existing Land Use: Vacant

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

Residential Units/Density: 108

Commercial Intensity: N/A

Industrial Intensity: N/A

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

Residential Units/Density: 269

Commercial Intensity: N/A

Industrial Intensity: N/A

Public Facilities Impacts

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

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon).

Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

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

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

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

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

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

AFFIDAVIT

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

[Signature] 2-12-25
Signature of Applicant Date

Daniel Stovall
Printed Name of Applicant

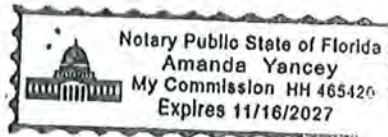
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on 2-12-25 (date) by Daniel Stovall

(name of person providing oath or affirmation), who is personally known to me or who has produced Drivers License (type of identification) as identification.

[Signature]
Signature of Notary Public

Amanda Yancey
(Name typed, printed or stamped)



**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Daniel Stovall, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 22-43-24-01-00001.0160 and is the subject of an Application for a Comprehensive Plan amendment (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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



Property Owner

Daniel Stoval
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on _____ (date) by Daniel Stoval (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public





RUOFF KELLY A
225 OLD OAK LN
JEANNETTE PA 15644

DEL PRADO CAPE CORAL DEVELOPME
23190 FASHION DR STE 202
ESTERO FL 33928

ENTRADA COMMUNITY ASSN INC
12650 WHITEHALL DR
FORT MYERS FL 33907

ENTRADA PARAMOUNT LLC
20900 NE 30TH AVE #603
AVENTURA FL 33180

ISLES OF PORTO VISTA COMMUNITY
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA COMMUNITY
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
12734 KENWOOD LN # 49
FORT MYERS FL 33907

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ISLES OF PORTO VISTA
FLORIDA SKYLINE MGMT
22163 MAJESTIC WOODS WAY
BOCA RATON FL 33428

ENTRADA COMMUNITY ASSN INC
12650 WHITEHALL DR
FORT MYERS FL 33907

HOLZINGER RICHARD TR
3405 HANCOCK BRIDGE PKWY STE A
NORTH FORT MYERS FL 33903

STOR NOW FLORIDA LLC
PO BOX 759
EAGLE ID 83616

LANCASTER JAMES
829 NORWEST RD
KINGSTON ON K7P 2N3
CANADA

GARGANO ANTHONY J TR
ANTHONY J. GARGANO, TRUSTEE
8695 COLLEGE PKWY STE 201
FORT MYERS FL 33919

17521 N TAMiami TR LLC
13323 ROSEWOOD LN
NAPLES FL 34119

KLAMNER SAMUEL TR
3970 CAPE COLE BLVD
PUNTA GORDA FL 33955

17750 N TAMiami TRAIL RE LLC
1170 PITTSFORD VICTOR RD #275
PITTSFORD NY 14534

17630 TAMiami TRAIL NFM LLC
4850 TAMiami TRL N #200
NAPLES FL 34103

NFM DEVELOPMENT LLC
17570 N TAMiami TRL STE 2
NORTH FORT MYERS FL 33903

SABAL SPRINGS HOMEOWNERS
3410 CLUBVIEW DR
NORTH FORT MYERS FL 33917

SABAL SPRINGS HOMEOWNERS ASSOC
3410 CLUBVIEW DR
NORTH FORT MYERS FL 33917

SABAL SPRINGS HOMEOWNERS ASSOC
3410 CLUBVIEW DR
NORTH FORT MYERS FL 33917

DEL PRADO HWY 41 LLC
310 STRAND ST #402
ALEXANDRIA VA 22314

PUBLIX SUPER MARKETS INC
TAX AND TREASURY
PO BOX 32018
LAKELAND FL 33802

SANDHU ROSY
20 TYLER RD
LEXINGTON MA 02420

BAIRD MIKE & GWEN
7 SOUTHHARBOUR DR
BOBCAYGEON ON K0M 1A0
CANADA

OBERCASH ALICIA
1011 NEW HOPE ST #100A
NORRISTOWN PA 19401

BYLICKI RICHARD
28 GARFIELD AVE
FARMINGDALE NY 11735

VIANEST BARBARA L/E
3947 DEL SOL LN #201
CAPE CORAL FL 33909

HALE CHRISTOPHER SCOTT
1532 US HWY 41 S 259
VENICE FL 34293

CAPE 75 LLC
2180 IMMOKALEE RD STE 313
NAPLES FL 34110

LINDNER GERALD & GRACE
3947 DEL SOL LN #204
CAPE CORAL FL 33909

MORAN PATRICIA A TR
2857 S LOWE AVE
CHICAGO IL 60616

TEXIDOR JEANETTE
3947 DEL SOL LN #302
CAPE CORAL FL 33909

OLSON JANICE J
3947 DEL SOL LN #303
CAPE CORAL FL 33909

TRUJILLO FAUSTO &
3947 DEL SOL LN #304
CAPE CORAL FL 33909

DENT JUDITH TR
3953 POMODORO CIR #101
CAPE CORAL FL 33909

FERRARA GERALDINE A
3953 POMODORO CIR #102
CAPE CORAL FL 33909

MARTIN JACKIE W & JUDITH K
3953 POMODORO CIR #103
CAPE CORAL FL 33909

LONG-CAMPBELL SHERRI LYNN +
920 NE 11TH ST
CAPE CORAL FL 33909

UNKNOWN HEIRS OF
3953 POMODORO CIR #201
CAPE CORAL FL 33909

SIMON OFFENBERG LLC
SINGER BERGER PRESS
23500 MERCANTILE RD STE A
BEACHWOOD OH 44122

WESTMOE JON & PAMELA
3953 POMODORO CIR #203
CAPE CORAL FL 33909

DWORIANYN PAUL & JESSICA
3953 POMODORO CIR #204
CAPE CORAL FL 33909

THORNTON CARL K JR
3953 POMODORO CIR #301
CAPE CORAL FL 33909

MISKOVICH LYNETTE RINGHOFFER
3953 POMODORO CIR #302
CAPE CORAL FL 33909

SHELDON JOAN
3953 POMODORO CIR #303
CAPE CORAL FL 33909

WOODY CAROL ANN
3953 POMODORO CIR #304
CAPE CORAL FL 33909

GOLDEN DAGGER LLC
1631 DEL PRADO BLVD S #300
CAPE CORAL FL 33990

ALKATIB JAMAL &
3957 POMODORO CIR #102
CAPE CORAL FL 33909

BARZ PATRICIA TR
3957 POMODORO CIR #103
CAPE CORAL FL 33909

TRACY JACQUELINE A L/E
3957 POMODORO CIR #104
CAPE CORAL FL 33909

MCGARRAH LARRY J & INA M TR
2901 VALLEY VIEW DR
SPRINGDALE AR 72762

MISHLER GAIL EVELYN TR
3957 POMODORO CIR #202
CAPE CORAL FL 33909

SHEPPARD SHIRLEY
3957 POMODORO CIR #203
CAPE CORAL FL 33909

VILJOEN CLARRY MARTIN &
PO BOX CH492 CHISIPITE HARARE
MASHONALAND
ZIMBABWE

ROJAS CARLOS A & LILIANA C
311 SE 13TH ST
CAPE CORAL FL 33990

TAX FREE STRATEGIES LLC
DAVID R BROCKWELL
1728 SW CIMARRON COURT
PALM CITY FL 34990

ISLE PROPERTY VENTURES LLC
TROY CARROTHERS
W72N1170 AUGUSTA LN
CEDARBURG WI 53012

DORAN STEPHANIE R
1448 SE 20TH ST
CAPE CORAL FL 33990

LAIER F SCOTT +
5510 SW 12TH AV
CAPE CORAL FL 33914

FRANCO LUIS A BELTRAN &
3961 POMODORO CIR #102
CAPE CORAL FL 33909

VAN HEYNEGEN DOREEN L/E
3961 POMODORO CIR #103
CAPE CORAL FL 33909

MAZZOCCHI BLAISE & MARIAN B
1116 JACKSON PL
BALDWIN NY 11510

ORTEGA LUZ
3961 POMODORO CIR #201
CAPE CORAL FL 33909

MCLAREN TERRENCE & CARLA
3961 POMODORO CIR #202
CAPE CORAL FL 33909

GOLDEN DAGGER LLC
1631 DEL PRADO BLVD #300
CAPE CORAL FL 33990

IIDC PACIFIC LLC
2401 LAKEWOOD RANCH BLVD #1213
LAKEWOOD RANCH FL 34240

SIMON OFFENBERG LLC
SINGER BERGER PRESS
19667 TURNBERRY WAY #24K
AVENTURA FL 33180

CAMM JOSEPH & CAROL
3961 POMODORO CIR UNIT 302
CAPE CORAL FL 33909

CHRISTIANO CYNTHIA L TR
3961 POMODORO CIR #303
CAPE CORAL FL 33909

RICE DAVID +
18314 HAMPTON HILLS DR
HUMBLE TX 77338

PETERSFELDT FRANCISCO JAVIER D
GABRIELE TERGIT PROMENADE 21
BERLIN 10963
GERMANY

OBERDIER LISA A
3965 POMODORO CIR #102
CAPE CORAL FL 33909

BIELECKI MARIUSZ R
777 N ASHLEY DR UNIT 2513
TAMPA FL 33602

OFT 2004 LLC
BERNARD OFFENBERG
19667 TURNBERRY WAY APT 8D
AVENTURA FL 33180

MARCHESE MARIA A TR
3965 POMODORO CIR #202
CAPE CORAL FL 33909

VANDECASTEELE JULIEN &
3965 POMODORO CIR UNIT 204
CAPE CORAL FL 33909

MCGEE MARTIN & KAREN MARIE
3965 POMODORO CIR UNIT 302
CAPE CORAL FL 33909

FREDERICO JOSEPH A SR &
43 KIPPEN DR
WILLIAMSTOWN NJ 08094

VIVIANI CHARLES JOSEPH &
1956 FORD ST
BROOKLYN NY 11229

LORITZ ANITA M &
W4242 HILLTOP DR
FOND DU LAC WI 54937

PRACHER LANNIE HELEN &
3956 POMODORO CIR #202
CAPE CORAL FL 33909

KRIEGER RONALD J & JUDITH L
3956 POMODORO CIR #204
CAPE CORAL FL 33909

KENNEDY ROBERT E &
3956 POMODORO CIR #302
CAPE CORAL FL 33909

SIMMONDS KATHI
3830 GOLF VISTA DR
LAPEER MI 48446

MURACZEWSKI DAVID
3965 POMODORO CIR #203
CAPE CORAL FL 33909

UPSHAW SHIRLEY A L/E
3965 POMODORO CIR #301
CAPE CORAL FL 33909

ARMENTEROS CACILIE D
3965 POMODORO CIR #303
CAPE CORAL FL 33909

HONAS MICHAEL A & JOANNE L L/E
3956 POMODORO CIR #101
CAPE CORAL FL 33909

XAVIER INVESTMENTS LLC
4313 BREWSTER LN
WEST PALM BEACH FL 33417

STUMPFIG REBECCA +
3956 POMODORO CIR #201
CAPE CORAL FL 33909

NEGRON DIANA
3956 POMODORO CIR #203
CAPE CORAL FL 33909

GILLELAND OWEN E III
3956 POMODORO CIR UNIT 301
CAPE CORAL FL 33909

REYES PAUL &
3956 POMODORO CIR #303
CAPE CORAL FL 33909

CHILELLI ROSINA
131 KILBURN RD S
WEST HEMPSTEAD NY 11552

KEATING JENNY +
1135 SE 16TH ST
CAPE CORAL FL 33990

SCHARMACH PATRICIA M TR
3964 POMODORO CIR #102
CAPE CORAL FL 33909

ABRAHAO NATALIA SALOMAO
932 CARLETON RD
WESTFIELD NJ 07090

COMFORT HOUSE PROPERTIES LLC
2514 GRAND CENTRAL PKWY #10
ORLANDO FL 32839

MISCHITELLI VINCENT A &
3964 POMODORO CIR #201
CAPE CORAL FL 33909

MEYERS MICHAEL T &
3964 POMODORO CIR #202
CAPE CORAL FL 33909

STILLWELL JILL ELIZABETH
3964 POMODORO CIR #203
CAPE CORAL FL 33909

GARCIA ANA L L/E
3964 POMODORO CIR #204
CAPE CORAL FL 33909

ZLOTY DANIEL
214 FERRAGINE CRESCENT
BRADFORD WEST GWILLMBURY ON L3Z 4K1
CANADA

MONGER BERTRAND
301 DU GRAND-PRE
BASSIN QC G4T 0B2
CANADA

SIMPSON SARAH T &
3964 POMODORO CIR #304
CAPE CORAL FL 33909

GONZALEZ CANDACE
3969 POMODORO CIR #101
CAPE CORAL FL 33909

TABACHNICK THOMAS T TR
533 W OLD SLEIGH LN
APPLETON WI 54913

IRVING TERRY L +
300 NE 19TH CT APT 104N
WILTON MANORS FL 33305

HARRIS STEFAN K
MEISENWEG 55
HERRENBERG BW 71083
GERMANY

ARROYO EDDIE
3969 POMODORO CIR #201
CAPE CORAL FL 33909

LISOWSKI OLGIERD & LIDIA
3969 POMODORO CIR #202
CAPE CORAL FL 33909

ALLIANCE WC LLC
703 SARATOGA DR APT 326
NAPA CA 94559

AMIES GORDON C & YVONNE J
413-38 HARBOUR ST
PORT DOVER ON N0A 1N0
CANADA

GONNELLA JOSEPH TR
3969 POMODORO CIR #301
CAPE CORAL FL 33909

TAI TAPU TEXAS LLC
PO BOX 233 TAI TAPU
CHRISTCHURCH 7645
NEW ZEALAND

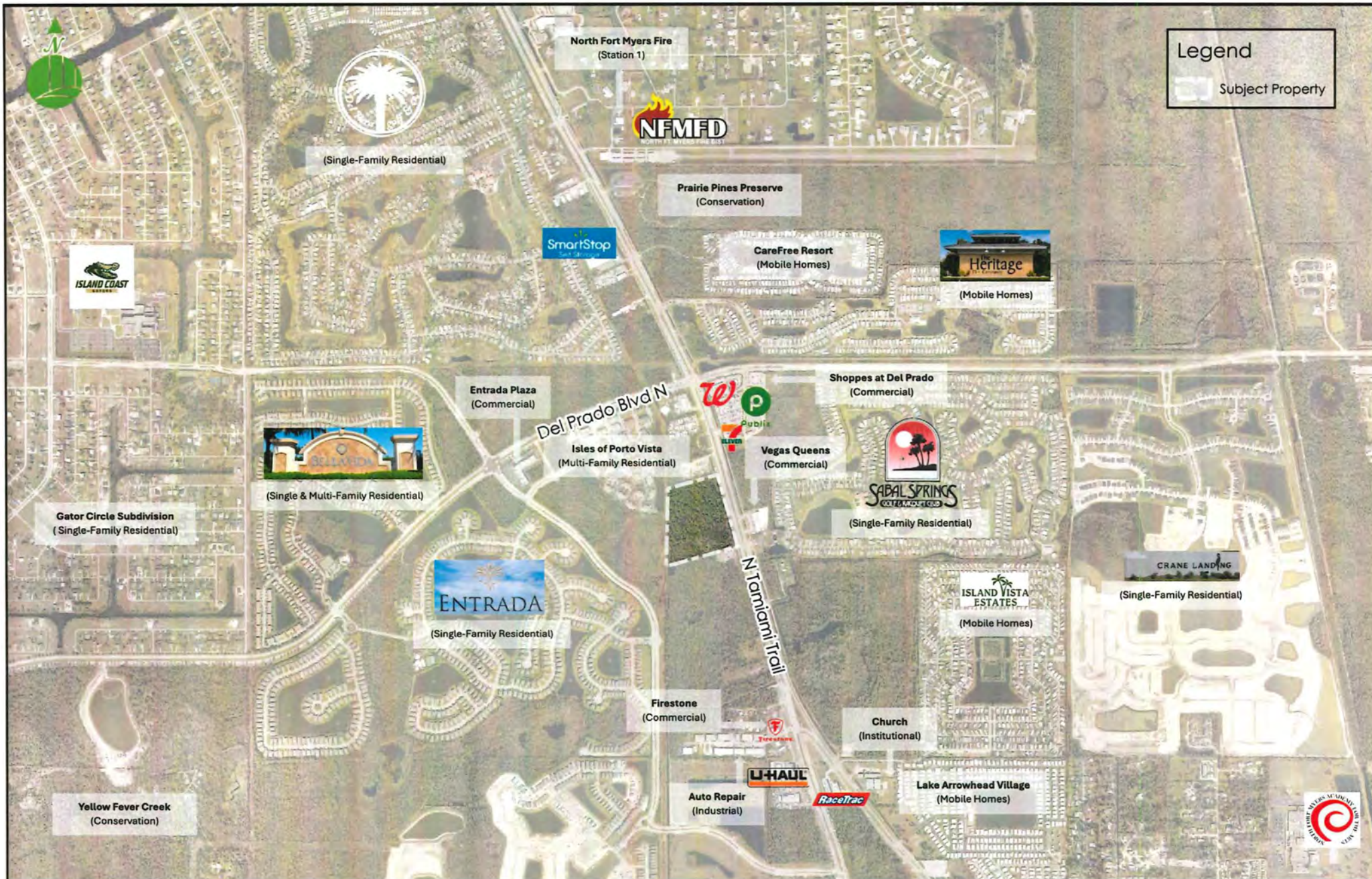
ALFAKHOURY FARIS NICOLA &
9129 MIGNONETTE ST
RANCHO CUCAMONGA CA 91701

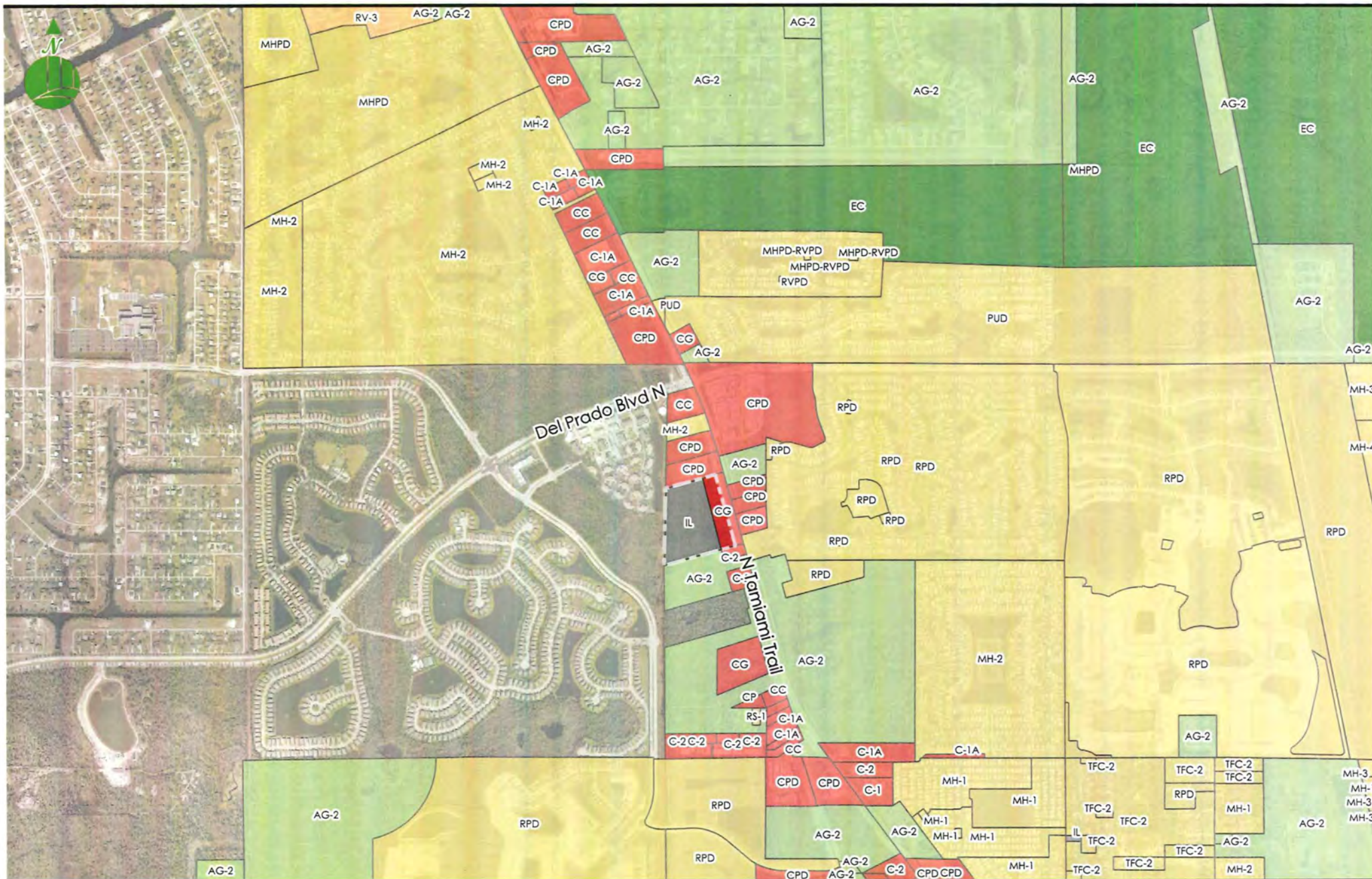
ROX VILLAS LLC
442 WEST KORTSEN ROAD 101
CASA GRANDE AZ 85122

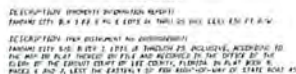


Exhibit M4 - Existing Future Land Use

Honc 41
17701 N Tamiami Trail
North Fort Myers, FL 33903





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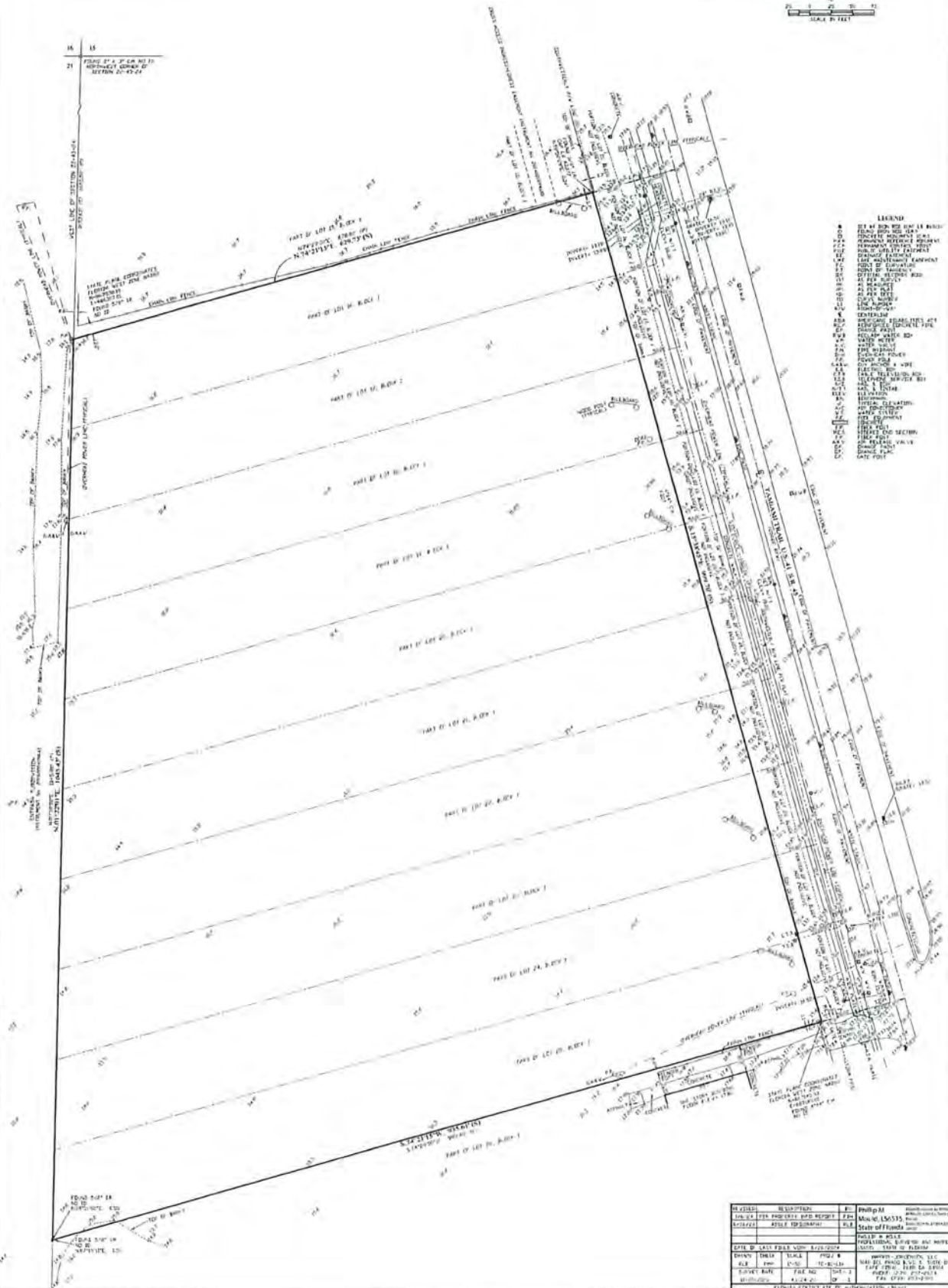
[illegible]

[illegible]

**PART OF LOTS 16 THRU 25
BLOCK 1, TAMAMI CITY**

DESCRIPTION: IMPROVED INFORMATION REPORT
TAMPA: CITY BLK 1 PM 5 PC 6 LOTS 31 THRU 35 INCL. LOTS 37H FT 8/10

DESCRIPTION: PER SURVEYOR AND PLANNING
TAMPA CITY, FLA. LOT 1, LOTS 10 THROUGH 20, INCLUSIVE, ADJACENT TO THE
MAP OF PLAT THIRTYIN IN THE AND REGISTERED IN THE OFFICE OF THE CLERK OF
THE CIRCUIT COURT OF ALA COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 1 AND 7,
ALSO THE EASTERN 1/4 OF EIGHTH-OF-WAY OF STATE ROAD #1

[illegible]

R/W
 &
 P.O.C.
 P.O.B.
 C.A.
 I/E.E.
 S.R.

LEGEND:

RIGHT-OF-WAY
 CENTERLINE
 POINT OF COMMENCEMENT
 POINT OF BEGINNING
 CROSS ACCESS EASEMENT
 INGRESS/EGRESS EASEMENT
 STATE ROAD

DRAWN: RBH	CHECK: PMM	SCALE 1"=150'	PROJ. # TC-BJ-L16
SKETCH DATE 5/14/25	FILE NO. 43-24-22	SHT.- 1 OF - 2	

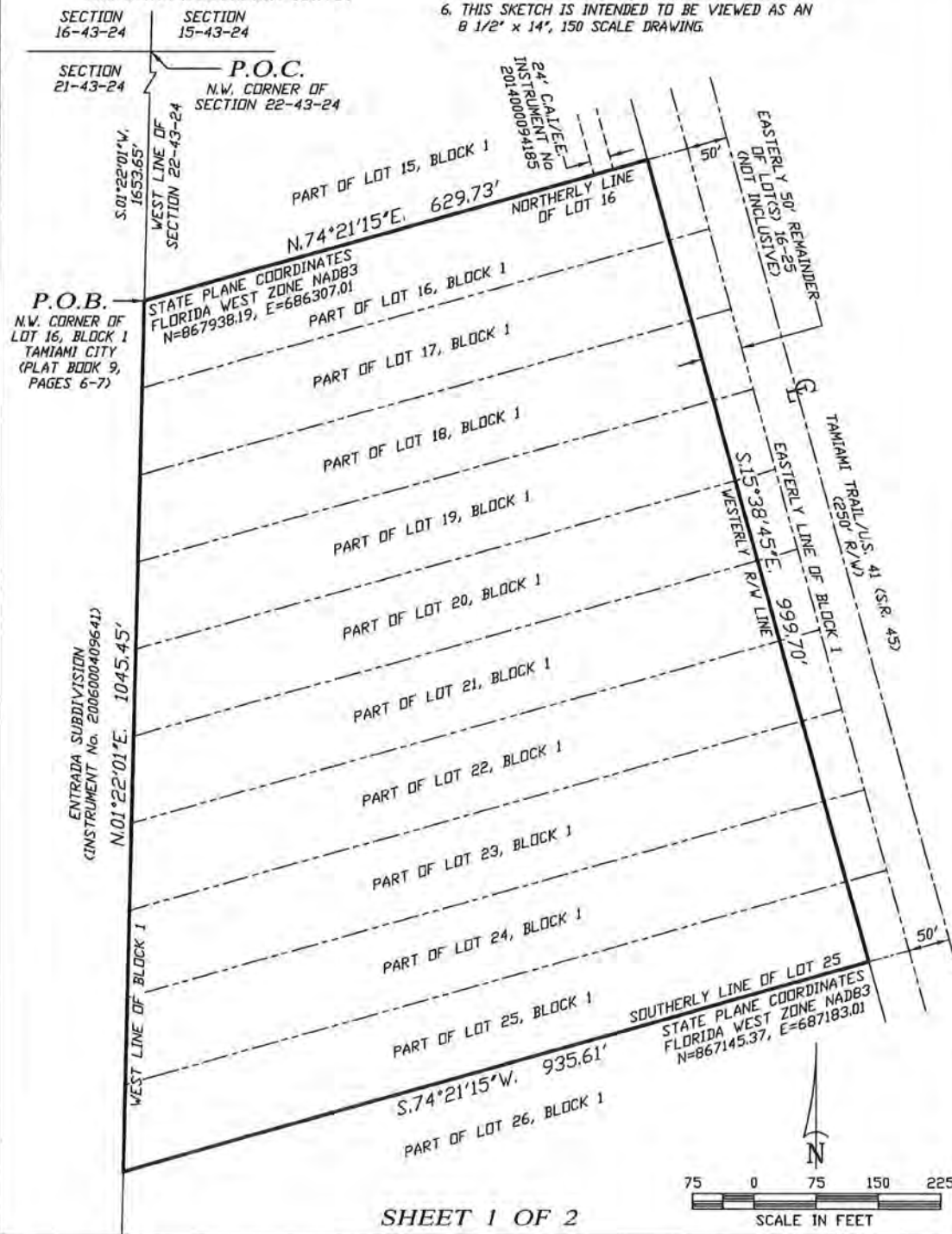
HARRIS-JORGENSEN, LLC,
 3048 DEL PRADO BLVD. S., SUITE 100
 CAPE CORAL, FLORIDA 33904
 PHONE: (239) 257-2624
 FAX: (239) 257-2921

FLORIDA CERTIFICATE OF AUTHORIZATION LB6921

SKETCH / DESCRIPTION NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE WESTERLY RIGHT-OF-WAY LINE OF TAMiami TRAIL, AS BEING S.15°38'45"E.
2. FIELD NOTES IN TAMiami CITY.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006, FS 668.50, FS 472.025, 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
6. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 150 SCALE DRAWING.

SKETCH TO ACCOMPANY DESCRIPTION
 A PARCEL OF LAND BEING A PORTION OF
 LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25,
 BLOCK 1, TAMiami CITY,
 (PLAT BOOK 9, PAGES 6-7)
 SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA
 SEE EXHIBIT "A", SHEET 2 OF 2 FOR DESCRIPTION
 THIS IS NOT A BOUNDARY SURVEY



DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25, BLOCK 1, TAMiami CITY,

(PLAT BOOK 9, PAGES 6-7)

SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

DESCRIPTION:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24 AND 25, AS RECORDED IN PLAT BOOK 9, PAGES 6 THROUGH 7, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST, THENCE RUN S.01°22'01"W. ALONG THE WEST LINE OF SAID SECTION TO THE NORTHWEST CORNER OF THE AFORESAID LOT 16, BLOCK 1, FOR 1,653.65 FEET, FOR A POINT OF BEGINNING; THENCE RUN N.74°21'15"E. ALONG THE NORTHERLY LINE OF SAID LOT 16 TO A POINT ALONG THE WESTERLY RIGHT OF WAY LINE OF TAMiami TRAIL (U.S. 41 / S.R. 45, 250.00 FEET WIDE), LYING 50.00 FEET WESTERLY OF THE EASTERLY LINE OF THE AFORESAID BLOCK 1, FOR 629.73 FEET; THENCE RUN S.15°38'45"E., 50.00 FEET WESTERLY, AS MEASURED ON A PERPENDICULAR AND PARALLEL TO SAID EASTERLY LINE OF BLOCK 1, TO A POINT ALONG THE SOUTHERLY LINE OF THE AFORESAID LOT 25, FOR 999.70 FEET; THENCE RUN S.74°21'15"W. ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF SAID BLOCK 1, BEING A POINT ALONG THE AFORESAID WEST LINE OF SECTION 22, FOR 935.61 FEET; THENCE RUN N.01°22'01"E. ALONG SAID WEST LINE OF BLOCK 1 AND SECTION 22, FOR 1045.45 FEET, TO THE POINT OF BEGINNING.

CONTAINING 782,432 SQUARE FEET OR 17.96 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE AFORESAID WEST LINE OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 24 EAST, AS BEING S.01°22'01"W.

Phillip M
Mould, LS6515,
State of Florida

Digitally signed by
Phillip M Mould,
LS6515, State of Florida
Date: 2025.05.16
08:14:25 -04'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER, LS6515
MAY 14, 2025

Prepared By and Return To:

Title Plus, LLC
Attn: Kris Unkrich
6609 Willow Park Drive, #201
Naples, FL 34109

Consideration: \$1,650,000.00
Order No.: PLUS-23-294

Property Appraiser's Parcel I.D. (folio) Number:
22-43-24-01-00001.0160

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this March 4, 2024 by Lisa T. Morrison, a married person whose address is 2040 Ellejoy Road, Seymour, TN 37865 and Jon Tyus, a married person whose post office address is 1268 Tittsworth Rd., Seymour, TN 37865 (the "Grantor"), and Hone Docks and Lifts, Inc., a Florida corporation whose post office address is 1130-3 Pondella Road, Cape Coral, FL 33909 (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Lee, State of Florida, viz:

Lots 16, 17, 18, 19, 20, 21, 22, 23, 24 and 25, Block 1, Tamiami City, according to the plat thereof as recorded in Plat Book 9, Page 6, of the Public Records of Lee County, Florida, less the Easterly 50 feet for right-of-way of State Road 45.

Grantor(s) warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Subject to encumbrances, easements and restrictions of record and taxes for 2024.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but no further or otherwise.

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

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Rita F. Johnson
Printed Name of First Witness

10227 Chapman Hwy Seymour TN
Address of First Witness

Macy Ballenger
Witness Signature

Macy Ballenger
Printed Name of Second Witness

10727 Chapman Hwy Seymour TN 37865
Address of Second Witness

[Signature]
Lisa T. Morrison

[Signature]
Jon Tyus

Grantor Address:
1268 Tittsworth Rd.
Seymour, TN 37865

STATE OF TENNESSEE

COUNTY OF Sevier

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 1st day of March, 2024, by Lisa T. Morrison, who is/are personally known to me or who has/have produced Tennessee Driver License (type of identification) as identification.

[Signature]
Notary Public
Printed Name: Rita F. Johnson
Commission # 110
My Commission Expires: 2.25.2026



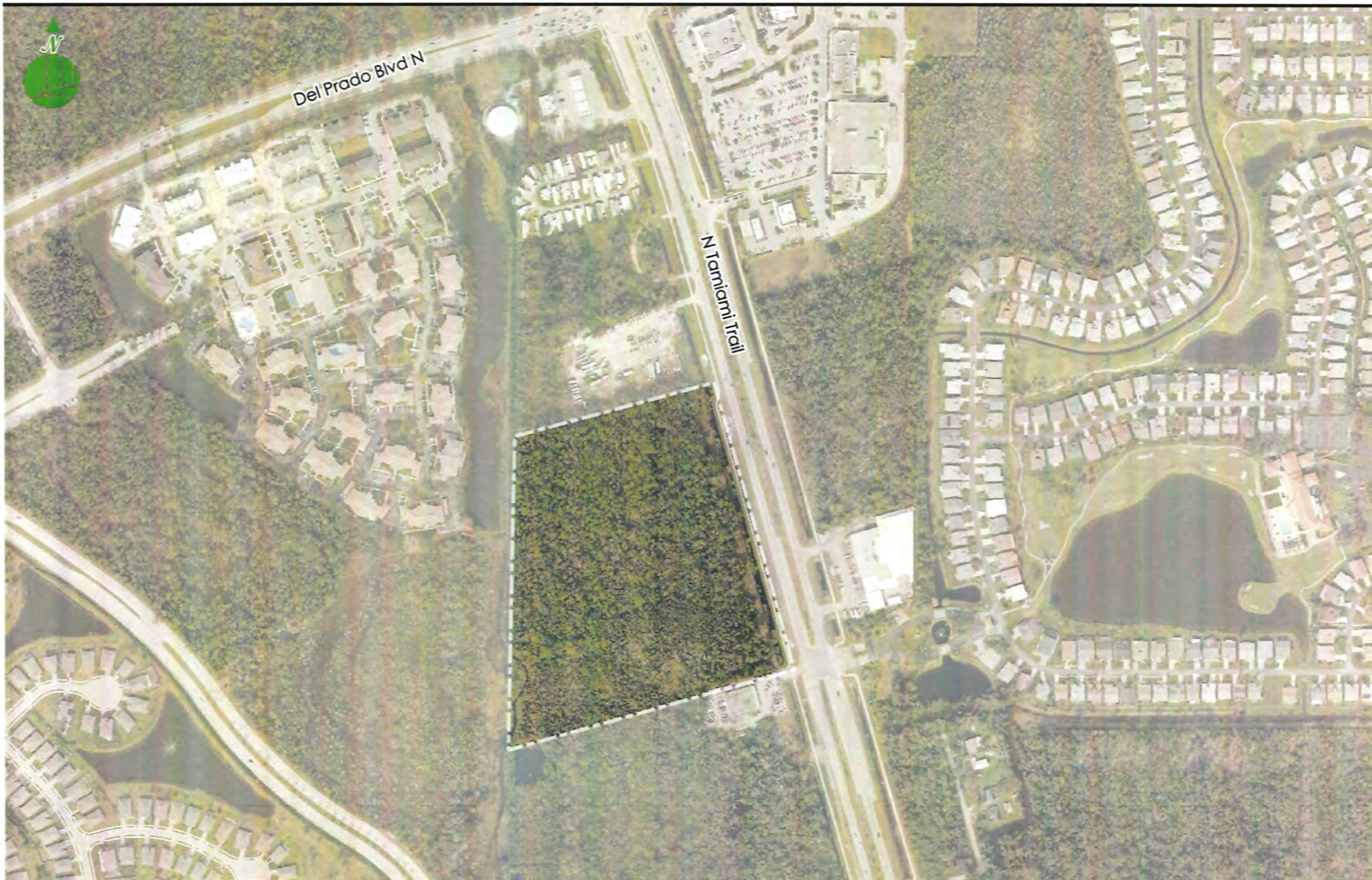
STATE OF TENNESSEE

COUNTY OF Sevier

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 1st day of March, 2024, by Jon Tyus, who is/are personally known to me or who has/have produced Tennessee Driver License (type of identification) as identification.

[Signature]
Notary Public
Printed Name: Rita F. Johnson
Commission # 110
My Commission Expires: 2.25.2026





Del Prado Blvd N

N Tamiami Trail



ensite

Exhibit M9 - Aerial

Honc 41
17701 N Tamiami Trail
North Fort Myers, FL 33903

0 200 400 FT



AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Dan Stovall (name), as owner / President (owner/title) of Howe Parks & Leisure, Inc. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

[Signature]

Signature

2-12-25

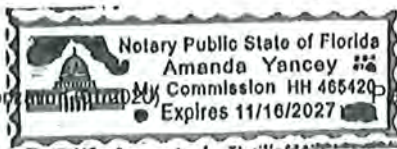
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12th day of February, 2025, by Dan Stovall (name of person providing oath or affirmation), who is personally known to me or who has produced Drivers License (type of identification) as identification.

STAMP/SEAL



Web/AffidavitofAuthor

Page 1

[Signature]
Signature of Notary Public



ensite

Exhibit M11 - Proposed Future Land Use

Honc 41
17701 N Tamiami Trail
North Fort Myers, FL 33903

I. BACKGROUND

The subject property is located at 17701 N Tamiami Trail, north of the intersection of N Tamiami Trail and Sabal Springs Blvd. The property is under one (1) STRAP (22-43-24-01-00001.0160). The zoning of the subject property is split; the segment of land adjacent to N Tamiami Trail is part of the CG zoning district whereas the remainder of the property is within the IL zoning district. The property is currently located within the Suburban future land use category.

II. REQUEST

Due to the property's location and underlying zoning districts, the Applicant is requesting that the property be redesignating to the Central Urban future land use category. The current Suburban FLU category prohibits the development of industrial uses per Lee Plan Policy 1.1.5, posing a conflict for the development of the IL-zoned portion of the site which comprises approximately 78% of the subject property.

III. LEE PLAN ANALYSIS

The proposed map amendment from Suburban to Central Urban is consistent with a number of goals, objectives, and policies outlined within the Lee Plan as well as regional and state plans as outlined below.

Policy 1.1.3: The Central Urban future land use category can best be characterized as the "urban core" of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The Lee Plan describes the Central Urban category as the most heavily settled with the highest range of public services. This category permits light industrial uses and encourages mixed-use where appropriate. The companion Planned Development zoning application is inclusive of a master concept plan which depicts the proposed development, associated with this MCP is a Schedule of Uses which

is catered to the site and further specifies the commercial and industrial development program for the property.

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

The property's location along N Tamiami Trail, a state-maintained arterial, supports Objective 2.1 by allowing for future development of the site to have readily available access to a number of utilities and services. Additionally, the subject property is located within the North Fort Myers community and abuts the City of Cape Coral, this unique location allows for residents of either community to easily traverse through N Tamiami Trail or Del Prado Blvd N, major roads in each respective community, in order to access the site.

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 subject property is currently in the Suburban future land use category which is defined as a Future Suburban area by the Lee Plan. The subject property is also surrounded by development and fits the definition of infill development per the Lee Plan. Infill projects already have public services available, making them ideal for development in terms of timing.

Goal 4: GENERAL DEVELOPMENT STANDARDS. Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources.

Objective 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

Standard 4.1.1: WATER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of

gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Fla. Admin. Code R. 62-550).

- 2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4A), then the development must be connected to that utility.**
- 3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.**
- 4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.**
- 5. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4-A), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.**
- 6. If a development lies outside any service area as described above, the developer may:**
 - request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;**
 - establish a community water system for the development; or**
 - develop at an intensity that does not require a community water system.**
- 7. Lee County Utilities may provide potable water service to properties not located within the future water service area when such potable water service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.**

As outlined in Standard 4.1.1(1) any commercial or industrial project exceeding 30,000 SF of gross floor area per parcel must connect to public water. The subject property's companion Planned Development further defines the future development parameters of the site and specifies the industrial and commercial uses proposed for the property which include industrial and commercial development in excess of 30,000 SF, therefore the subject property will be complying with this standard by connecting to public water as further supported by the Lee County Utilities Letter of Availability.

Standard 4.1.2: SEWER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.**
- 2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.**
- 3. If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.**
- 4. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, 11-16 April 2024 Future Land Use the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.**
- 5. If a development lies outside any service area as described above, the developer may:**
 - request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;**
 - establish a self-provided sanitary sewer system for the development;**
 - develop at an intensity that does not require sanitary sewer service; or**
 - if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.**
- 6. Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.**

As outlined in Standard 4.1.2(1) any commercial or industrial project generating an excess of 5,000 gallons of wastewater per day must connect to public sanitary sewer system. The subject property's companion Planned Development further defines the future development parameters of the site and specifies the industrial and commercial uses proposed for the property which include industrial and commercial development in excess of 30,000 SF, therefore the subject property will be complying with

this standard by connecting to public wastewater as further supported by the forthcoming Florida Governmental Utility Authority Letter of Availability.

Standard 4.1.4: ENVIRONMENTAL FACTORS.

- 1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.**
- 2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.**
- 3. Ensure development minimizes the need for expansion and construction of street and utility improvements.**

An environmental assessment of the site was conducted in November 2023 by Pennoni and the findings resulted in the conclusion that the property is heavily impacted by exotic vegetation. There are approximately 4.82 acres of wetlands across the 19.36-acre site and these lands feature exotic infestation with portions of the wetlands consisting solely of melaleuca or disturbed lands. The uplands on the site feature a similar range of exotic infestation; pine flatwoods are found on site but are made up of nearly 51-75% exotics and the area described as a palm hammock is made up of 26-50% exotic vegetation. Due to the absence of viable wetlands, or rare and unique uplands of high quality, the Applicant's improvement of the site will be inclusive of clearing the disturbed and exotic infested property while replanting with predominantly native vegetation for buffer areas and supplemental plantings throughout the site's designated open space.

Goal 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations within the County.

The companion rezoning is being pursued as a Planned Development which further defines the development parameters for the limited commercial uses being proposed while allowing for flexibility for future commercial tenants which would further support proximate patrons. The subject property's current split zoning allows for commercial uses to be located along the eastern portion of the site, abutting N Tamiami Trail. The site's current partial commercial zoning along the arterial was previously impacted by a right-of-way taking which has resulted in a reduced depth for the commercially zoned area. As currently configured, the site's narrow commercial zoning promotes strip commercial development. The companion planned development zoning application alters this configuration by

creating additional depth for commercial tracts, effectively creating commercial outparcels to the industrial portion of the development. This creates a gradual transition from the more intense industrial uses proposed on the western portion of the site to more service/retail-oriented commercial being proposed along the eastern portion of the site abutting N Tamiami Trail. This configuration further separates any future industrial uses from the Sabal Springs residential community to the east of N Tamiami Trail.

Objective 6.1: Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.

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

Consistent with Policy 6.1.4, the proposed project is compatible with existing and planned adjacent uses. The proposed PD rezone clarifies the location and square footage of commercial uses which would provide additional growth in the North Fort Myers community at an appropriate location. This policy also requires that the proposed commercial uses be supported by public facilities; the property has direct access onto N Tamiami Trail which is a four-lane to five-lane state-maintained arterial roadway. Additionally, the project will be supported by urban services via Lee County Utilities for potable water and FGUA for sanitary sewer as noted in the provided Letter of Availability from LCU and forthcoming Letter of Availability from FGUA.

Policy 6.1.5: Maintain land development regulations that require commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements.

Policy 6.1.5 protects the traffic-carrying capacity of roads and streets from incompatible commercial development. The companion Traffic Impact Study supports the assessment that the uses will not trigger a level of service deficiency for the adjacent road network. Alternatively, the proposed reconfiguration of uses and intensities results in a reduction in the maximum trip generation of the project via the partial conversion from commercial to industrial uses, which generally generate less trips than their retail and service-based counterparts.

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

Policy 6.1.6 requires commercial developments to “provide adequate and appropriate landscaping, open space, and buffering.” The companion MPD is inclusive of a Master Concept Plan which outlines the landscaping including open space and buffering being proposed. The project will provide appropriate landscaping, open space, and buffering as consistent with the Land Development Code at time of development order. Architectural standards are also reviewed at time of development order and are further governed by Chapter 33 regarding the North Fort Myers Commercial Corridor.

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

N Tamiami Trail features a mixture of commercial, industrial, and residential uses throughout the transportation corridor. The subject property features heavy commercial uses to the north of the site which services automobiles and appears to have an outdoor storage component based off recent aerials. Additionally, the property to the south of the site is a golf cart dealership which also features an outdoor/display component. The subject property abuts N Tamiami Trail to the east and further east are residential uses. Residential uses are also located immediately to the west of the subject property. This combination of abutting residential and commercial uses is addressed in the companion PD rezone’s Master Concept Plan. This plan further defines the project’s development program including open space, buffering, and setbacks, all of which are considered with the existing surrounding uses at the forefront. Additionally, the increased depth of the commercial tracts when compared to the existing commercially zoned portion of the site promotes the development of outparcels instead of the strip development currently supported by the narrow commercial zoning.

Policy 6.1.8: Prohibit commercial development from locating near existing or planned school areas in such a way as to jeopardize the safety of students.

Consistent with Policy 6.1.8, the subject property is not located near an existing or planned school.

Goal 7: INDUSTRIAL LAND USES. To promote opportunities for well-planned industrial development at suitable locations within the County

The companion rezoning is being pursued as a Planned Development which further defines the development parameters for the limited industrial uses being proposed. The industrial uses being proposed are visibly shielded from pass by traffic through the site’s configuration as well as buffering and landscaping. The uses being proposed are also tailored to the site as further noted in the Schedule of Uses.

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.

The industrial uses proposed are further defined by the Schedule of Uses in the companion MPD rezone. The site's location along an arterial supports the ability to easily access the site without having to traverse through residential corridors or communities. The location being proximate to Cape Coral and being located within the North Fort Myers community facilitates the commute for current and future employees who reside in either the City of Cape Coral or North Fort Myers. As described above, the mixture of surrounding adjacent uses have further defined the proposed buffers and setbacks which promote compatibility with the subject property's adjacent land uses.

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 availability of planned services and facilities have been confirmed from numerous agencies via the supporting Letters of Availability which have been provided to the County for review. These agencies include LCU for water, FGUA for sewer (forthcoming), Lee County Solid Waste, the Lee County's Sheriff's Office, the local fire department and the County's School District.

Policy 7.1.6: Maintain land development regulations that require industrial uses be adequately buffered and screened from adjacent existing or proposed residential areas so as to prevent visual blight and noise pollution.

Consistent with the LDC, buffering and screening from the adjacent residential will be achieved to address site compatibility. Additionally, due to the incorporation of commercial outparcels on the companion rezoning's Master Concept Plan, there won't be visibility to the industrial area from N Tamiami Trail given the commercial outparcels proposed between the industrial area and N Tamiami Trail.

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

The subject property's location along N Tamiami Trail, a major transportation corridor, allows for any potential associated industrial traffic to be directed through the roadway and away from local streets feeding into predominantly residential areas.

Goal 30: NORTH FORT MYERS COMMUNITY PLAN. Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources.

The subject property's location within the North Fort Myers Community will improve the economic vitality of the community; a major local business would be relocating their 6.5-acre headquarters in Cape Coral to North Fort Myers. This is an enhancement to the local economy of North Fort Myers and supports the business' growth which ultimately brings jobs to the community that currently requires North Fort Myers employees to traverse across the community via Pondella Road.

Policy 30.3.1: Encourage streetscape and landscape improvements along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard.

The property's frontage along N Tamiami Trail would traditionally require it to feature a 15-foot wide Type D right-of-way buffer along the frontage. Per LDC Table 10-416(d)(4), the Type D buffer requires a minimum of five (5) trees and a double-staggered hedge per 100 linear feet. However, Lee Plan 30.2.6 allows for developments within the Commercial Corridor Overlay (such as the proposed) to utilize the development standards for the Mixed-Use Overlay. Per LDC Sec. 10-425(f)(1) the buffer adjacent to the roadway is required to be 5-feet wide and planted with five (5) trees per 100-linear feet.

Policy 124.1.2: The County's wetlands protection regulations will be consistent with the following:

- 1. The County will not undertake an independent review at the development order stage of impacts to wetlands resulting from development in wetlands that is specifically authorized by a DEP or SFWMD dredge and fill permit or exemption.**
- 2. No development in wetlands regulated by the State of Florida may be commenced without the appropriate state agency permit or authorization. Development orders and development permits authorizing development within wetlands or lands located within the Wetlands future land use category may be issued subject to a condition that construction may not commence until issuance of the required state permits.**

3. Lee County will incorporate the terms and conditions of state permits into County permits and will prosecute violations of state regulations and permit conditions through its code enforcement procedures.
4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.
5. Mitigation banks and the issuance and use of mitigation bank credits will be permitted to the extent authorized by applicable state agencies.
6. The density on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit will be calculated at a density of one dwelling unit per 20 acres. Non-residential uses on wetlands that have been impacted, or will be impacted, in accordance with a state agency permit must be consistent with the non-residential uses permitted in the immediately adjacent, least intense, upland future land use category.

Consistent with the above policy's points one (1) through three (3), the subject property will obtain approval from South Florida Water Management District prior to any development which may impact wetlands or require any mitigation. A companion Master Concept Plan will be provided at time of Planned Development rezoning to further depict compliance with point four (4) above. The Applicant acknowledges points five (5) and six (6) – more specifically, that any non-residential land uses proposed on wetlands that have been or will be impacted will be consistent with the non-residential land uses permitted in the central urban FLU as this is proposed to be the immediately adjacent and least intense and upland category.

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

The project will obtain approval from SFWMD consistent with the requirements of local Development Order permitting. Additionally, a surface water management plan will be provided at time of Planned Development rezoning to further describe surface water flows, groundwater levels and lake levels.

**17701 N. Tamiami Trail,
North Fort Myers, Florida**

Environmental Assessment

November 2023

Prepared for:

EnSite

Prepared by:

**Pennoni Associates Inc.
4706 Chiquita Blvd. S – 200 E02
Cape Coral, FL 33914
(239) 446-7686
COlson@Pennoni.com**

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Attachments

Attachment 1: Location Map
Attachment 2: Aerial Map
Attachment 3: FLUCFCS Map
Attachment 4: Soils Map
Attachment 5: USGS Quad Map
Attachment 6: Protected Species Survey Map
Attachment 7: Eagle Buffer Zone Map
Attachment 8: National Wetlands Inventory Map

Project Purpose / Location

A due diligence site survey for a single parcel approximating 19.36 acres in North Fort Myers, Lee County with the STRAP #22-43-24-01-00001.0160, was conducted in November 2023. The parcel is west of N. Tamiami Trail and northeast of De Navarra Parkway and south of Del Prado Boulevard North. The parcels to the north and south are developed and the parcel to the west is undeveloped. The parcel is located within Section 22, Township 43 South, and Range 24 East.

Site Conditions

The parcels are located on undeveloped land in North Fort Myers (Lee County) and are a mixture of uplands and wetlands disturbed by invasive exotic plant infestations.

Vegetation Communities / FLUCFCS Codes

The cover and vegetation associations for the project area were verified and delineated using 2023 aerial photography (1" = 200") and on-site field investigations. The cover and vegetation assemblages were classified according to levels III and IV of the Florida Land Use, Cover and Forms Classification System, also known as FLUCFCS (FDOT 1999). An aerial and exhibit with FLUCFCS overlay is attached to this report. The following table outlines the FLUCFCS codes identified within the project area, followed by detailed descriptions below.

The majority (15.09 acres) of the site contains wetlands heavily impacted by nonnative invasive species. Other areas include mesic pine flatwoods, a small palm hammock and a ditch.

Table 1. FLUCFCS Codes within the Project Area

FLUCFCS Code	Description	Acreage	Federal Status	State Status
411-E3	Pine Flatwoods (Exotics 51-75%)	2.75	N	N
428-E2	Palm Hammock (Exotics 26-50%)	0.33	N	N
510	Ditch	0.72	NJD	OSW
619	Melaleuca	3.27	NJD	W
625-E3	Hydric Pine Flatwoods (Exotics 51-75%)	9.52	NJD	W
641-E2	Freshwater Marsh (Exotics 26-50%)	0.77	NJD	W
740-H	Hydric Disturbed Land	1.53	NJD	W
814	Roads	0.47	N	N

Total: 19.36 acres

LEGEND

N = Non-Wetland
NJD = Non-Jurisdictional Wetlands or Waters of the U.S.
W = Wetland
OSW = Other Surface Waters
WUS = Waters of the U.S.

FLUCFCS Code: 411-E3 Pine Flatwoods (2.75 acres)

The northwest corner of the site contains pine flatwoods invaded by invasive exotic plants. No obligate wetland plants, buttressing, nor adventitious roots were observed within this community. Dominant canopy species include slash pine (*Pinus elliottii* var *densa*), melaleuca (*Melaleuca quinquenervia*), Java plum (*Syzygium cumini*) and Brazilian pepper (*Schinus terebinthifolius*). Less dominant canopy and midstory trees include earleaf acacia (*Acacia auriculiformis*) and Australian pines (*Casuarina equisetifolia*). Mid and understory plants include saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), wax myrtle (*Myrica cerifera*), carrotwood (*Cupaniopsis anacardioides*), climbing cassia (*Senna pendula*), beauty berry (*Callicarpa americana*), caesarsweed (*Urena lobata*), bracken fern (*Pteridium aquilinum*) and chamber bitter (*Phyllanthus urinaria*). Vines include muscadine grape (*Vitis rotundifolia*), greenbrier (*Smilax* spp.), poison ivy (*Toxicodendron radicans*) and rosary pea (*Abrus precatorius*).

FLUCFCS Code: 428E2 - Palm Hammock (0.33 acres)

The palm hammock is dominated by cabbage palms (*Sabal palmetto*), over an understory of beauty berry (*Callicarpa americana*), myrsine (*Myrsine guianensis*), and woods grass (*Oplismenus*

hirtellus). Golden polypody (*Phlebodium aureum*) and shoestring fern (*Vittaria lenata*) are on the palm trunks and boots.

FLUCFCS Code: 510-Ditch (0.72 acres)

A ditch parallels US 41 but is within the property boundary. Plants within the ditch include water hyacinth (*Eichhornia crassipes*), marshweed (*Limnophila* sp.) and common reed (*Phragmites australis*).

FLUCFCS Code: 619-Melaleuca (3.27 acres)

Melaleuca occurs in the southern portion of the site and occurs almost as a pure stand. The melaleucas are buttressed and have adventitious rooting. Widely scattered native trees include buttressed slash pines and young laurel oaks. The understory is largely bare with rafted debris. Scattered plants within the midstory include Senegal date palm (*Phoenix reclinata*), salt bush (*Baccharis halimifolia*), wax myrtle and ferns.

FLUCFCS Code: 625 E2-Hydric Flatwoods (9.52 acres)

Hydric flatwoods dominate the property. The plants within this community are similar to the pine flatwoods but with more melaleuca and fewer earleaf acacia, Australian pines and Brazilian pepper. Laurel oaks (*Quercus hemisphaerica*), swamp sedge (*Cyperus ligularis*), swamp fern (*Blechnum serrulatum*) and Old-World climbing fern (*Lygodium microphyllum*) also occur.

FLUCFCS Code: 641 E2-Freshwater Marsh (0.77 acres)

The freshwater marsh is dominated by grasses including maidencane (*Panicum hemitomon*) and para grass (*Brachiaria mutica*). Other plants on the edges include pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria latifolia*), Alligator flag (*Thalia geniculata*), Carolina pony foot (*Dichondra carolinensis*), fleabane (*Erigeron* sp.), horned beakrush (*Rhynchospora inundata*) and broomsedge (*Andropogon glomeratus*).

FLUCFCS Code: 740H- Disturbed Land Hydric(1.53 acres)

A mowed area occurs between the ditch and the forested portion of the property. Vegetation is a mixture of hydric and non-hydric vegetation and includes Spanish needles (*Bidens alba*), Florida snow (*Richardia grandiflora*), chocolate weed (*Melochia corchorifolia*), Caesarweed, *Spermocoea* (*Spermocoea verticillata*), love grass (*Eragrostis* sp.), whitetop sedge (*Rhynchospora colorata*),

broomgrass (*Andropogon virginicus*), broomsedge, smut grass (*Sporobolus indicus*), torpedo grass (*Panicum repens*), guinea grass (*Megathyrsus maximum*), cogongrass (*Imperata cylindrica*) and multiple beaksedges (*Rhynchospora* spp.) and *Cyperus* sedges.

FLUCFCS Code: 814 Roads - (0.47 acres)

A small portion of the site includes US 41 and it's right of way.

Soils

The soil types that occur or occurred historically within the proposed project area was determined using the Natural Resource Conservation Service (NRCS) Geographic Information System soil layer. The site is comprised of Isles fine sand-frequently ponded (#39), Wabasso sand, limestone substratum (#42), Copeland fine sandy loam, frequently ponded (45), Cypress lake fine sand, slough (#74) and Wabasso sand, Limestone substratum-Urban land complex (#138). Both types of Wabasso sand (42 and 138) are categorized as non-hydric soils while the other three soils mapped on site are hydric. A soils map is attached to this report.

Wetlands and Other Surface Waters (OSW)

The limits of potential SFWMD and federal 404 jurisdictional wetlands have been identified in the field (see the attached FLUCFCS Map). The extent of the potential jurisdictional wetlands was established using the "Delineation of the Landward Extent of Wetlands and Surface Waters" (Chapter 62-340, Florida Administrative Code (F.A.C.) methodology. The wetland limits for the project have not yet been field verified by the SFWMD or the Florida Department of Environmental Protection (FDEP) who have assumed jurisdiction of federal 404 wetlands and Waters of the United States (WOTUS) in this area of the State of Florida. State regulatory agency personnel will have to approve the wetland limits through a jurisdictional wetland determination and therefore, the wetland limits are subject to change. A jurisdictional wetland determination can be accomplished through a Formal or Informal Jurisdictional Wetland Determination Application or through the Environmental Resource Permitting process. The site contains state jurisdictional wetlands; however, the on-site wetlands may not be considered federally jurisdictional due to their isolation and/or lack of connection to navigable waters.

Listed Species

A protected species survey was conducted on the property by Pennoni Associates Inc. environmental scientists on November 6, 2023. Meandering pedestrian transects were utilized to cover a minimum 80% coverage of the project area in accordance with methodologies outlined by the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FWC). The purpose of the survey was to identify and document the presence of listed species inhabiting the site that are regulated by the FWS and the FWC. No state or federally listed species, nor their sign, were observed on site.

No gopher tortoise (*Gopherus polyphemus*), their burrows nor scat were observed within the property limits. An updated 100% coverage gopher tortoise survey may be required within 90 days of construction. If tortoise burrows are found, a Relocation Permit from the FWC will be required prior to any impacts proposed within 25' of a potentially occupied (active and inactive) gopher tortoise burrow. Burrows must be excavated per FWC Guidelines and any recovered tortoises relocated to an approved recipient site.

The property is outside the FWS designated Florida panther (*Puma concolor coryi*) focus areas and no panthers nor their sign were observed.

Trees on the parcel were surveyed for cavities that could be utilized by the federally endangered Florida bonneted bat (*Eumops floridanus*). The Florida bonneted bat roost site survey consisted of onsite observations of dead trees and snags with hollows, crevices, loose bark, and/or cavities and the inspection of cabbage palms to the extent possible, as no red-cockaded woodpecker (*Picoides borealis*) cavity trees, bridges, overpasses or other man-made structures exist onsite that may provide suitable roosting habitat. Cavity trees were observed onsite, however no evidence of Florida bonneted bat roosting was found during the site inspection. Updated surveys may be required by the permitting agencies prior to construction. The parcel is outside of proposed designated critical habitat.

While none was observed, suitable habitat for the federally threatened Eastern indigo snake (*Drymarchon corais couperi*) is present onsite. Potential impacts to this species can be minimized through the implementation of the FWS Standard Protection Measures for the Eastern Indigo Snake.

The closest identified bald eagle (*Haliaeetus leucocephalus*) nest (LE939) is located 0.81 miles to the southwest of the property. The subject property is well outside of the 660-foot buffer zone so no impacts to bald eagles are anticipated. Historic bald eagle nest LE-045 occurred south of the property. The nest is no longer there and has been deemed abandoned by the Lee County Eagle Technical Advisory Committee. No action is needed unless a new nest is built.

No snail kites (*Rostrhamus sociabilis*) nor wood storks (*Mycteria americana*) were seen on site during the site visits. The area is within the FWS snail kite consultation area but well outside of critical habitat. Foraging opportunities occur within the ditch for both species.

The wood stork colony known as Caloosahatchee River West is within 5 miles of the project area. Because the project is located within a Core Foraging Area (CFA) of the colony, proposed impacts to wetlands will require habitat compensation within the appropriate CFA or within the service area of a Service-approved mitigation bank. The habitat compensation required will be based on a FWS Foraging Analysis protocol and must replace the foraging value, consisting of wetland enhancement or restoration matching the hydroperiod of the wetlands affected. The purchase of wetland mitigation credits for wetland impacts may be sufficient mitigation for impacts to the wood stork foraging habitat. The federally threatened wood stork is currently being reviewed for delisting, but there is no set timeline for the determination.

Suitable foraging areas for the state threatened little blue heron (*Egretta caerulea*) and tricolored heron (*Egretta tricolor*) occur on site and both species were seen foraging within the ditch south of the property during the site visit. A nesting survey may be required prior to clearing and construction.

No additional nests, dens, burrows, tracks, scat, or signs indicative of protected species use of the property were identified during the site inspections. No federally or state listed plant species were observed on site. Species seen or heard on site include red-bellied woodpecker (*Melanerpes carolinus*), Eastern phoebe (*Sayornis phoebe*), blue jay (*Cyanocitta cristata*), fish crow (*Corvus ossifragus*), Carolina wren (*Thryothorus ludivicianus*), common yellowthroat (*Geothlypis trichas*), palm warbler (*Setophaga palmarum*), northern cardinal (*Cardinalis cardinalis*), gray squirrel (*Sciurus carolinensis*), armadillo (*Dasypus novemcinctus*), brown anole (*Anolis sagrei*), white peacock (*Anartia jatrophae*), little sulphur (*Eurima lisa*) and autumn meadowhawk (*Sympetrum vicinum*). Turkey vultures (*Cathartes aura*) and osprey (*Pandion haliaetus*) were observed flying over the site.

REFERENCES

Florida Department of Transportation, 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a.

Florida Fish and Wildlife Conservation Commission, 2011. Florida's Endangered Species, Threatened Species, and Species of Special Concern.

Florida Fish and Wildlife Conservation Commission, 2017. Gopher Tortoise Permitting Guidelines.

U.S. Fish and Wildlife Service, 1995. Endangered and Threatened Wildlife and Plants.

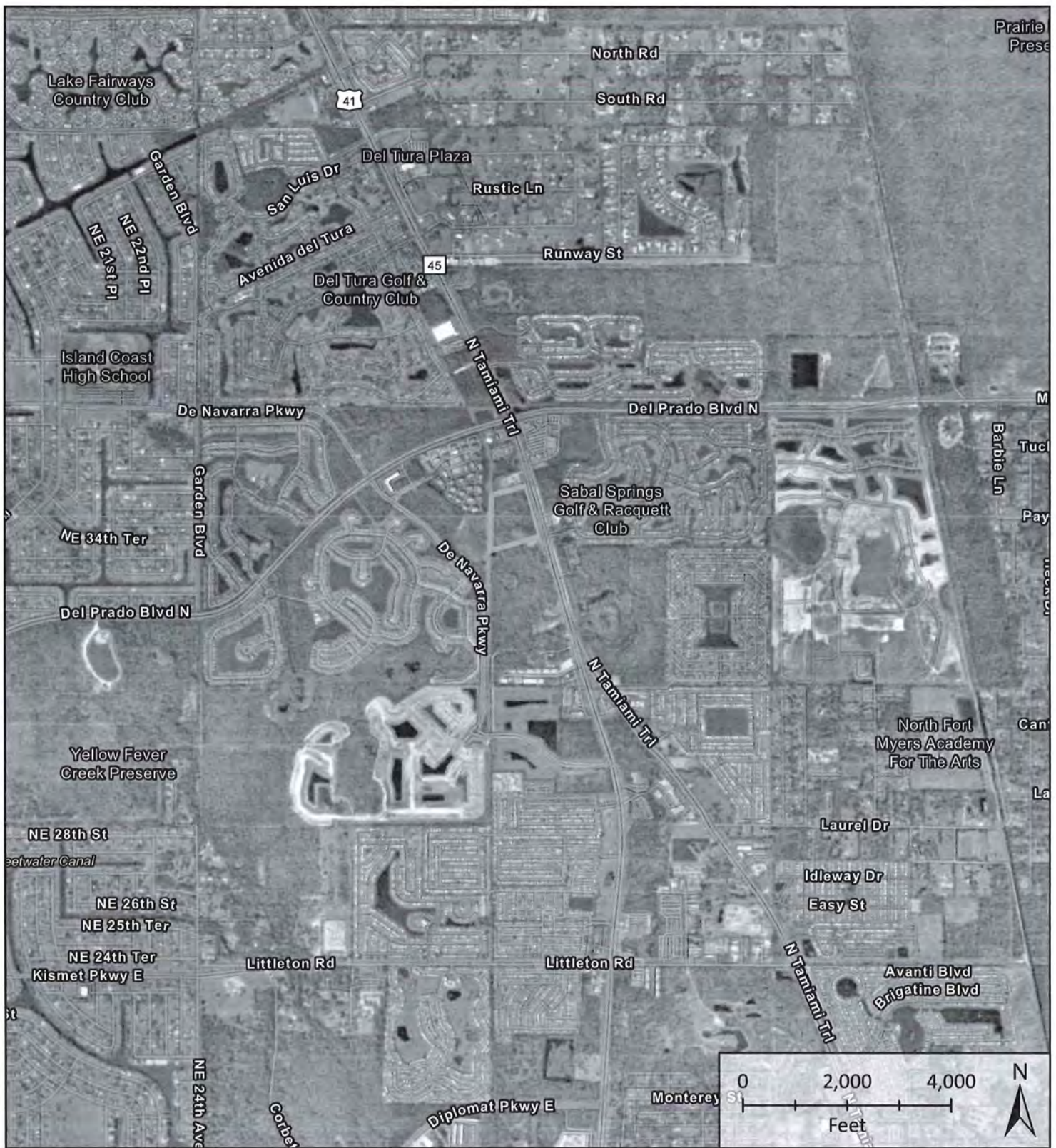
U.S. Fish and Wildlife Service, 1990. Wood Stork Habitat Management Guidelines.



U.S. Fish and Wildlife Service, 2007. Bald Eagle Monitoring Guidelines.

U.S. Fish and Wildlife Service, 2013. Standard Protection Measures for the Eastern Indigo Snake.




U.S. Fish and Wildlife Service, 2019. Florida Bonneted Bat Consultation Guidelines.

U.S. Fish and Wildlife Service, 2020. Habitat Assessment Guidelines for Florida Panther.






 PENNONI ASSOCIATES INC. 1212 Country Club Blvd, #202 Cape Coral, FL 33990 T: 239.360.3075 www.Pennoni.com	17701 N Tamiami Trail North Fort Myers, FL	 Site Outline Location Map
	Project: ENSTE23006	



 PENNONI ASSOCIATES INC. 1212 Country Club Blvd, #202 Cape Coral, FL 33990 T: 239.202.2195 www.Pennoni.com	17701 N Tamiami Trail North Fort Myers, FL	<div> <div> Lee County Parcels</div> <div> Site Outline</div> </div> <div>Aerial Map</div>
	Project: ENSTE23006	



<div><p>PENNONI ASSOCIATES INC.</p><p>4706 Chiquita Blvd S - 200-E02 Cape Coral, FL 33914 T: 239.360.3075 www.Pennoni.com</p></div>	17701 N. Tamiami Trail, North Fort Myers, FL	<table><thead><tr><th>FLUCFCS Code</th><th>Description</th><th>Acreage</th><th>Federal Status</th><th>State Status</th></tr></thead><tbody><tr><td>411-E3</td><td>Pine Flatwoods (Exotics 51-75%)</td><td>2.75</td><td>N</td><td>N</td></tr><tr><td>428-E2</td><td>Cabbage Palm Hammock (Exotics 1-25%)</td><td>0.33</td><td>N</td><td>N</td></tr><tr><td>510</td><td>Ditch</td><td>0.72</td><td>NJD</td><td>OSW</td></tr><tr><td>619</td><td>Melaleuca</td><td>3.27</td><td>NJD</td><td>W</td></tr><tr><td>625-E3</td><td>Hydric flatwoods (Exotics 51-75%)</td><td>9.52</td><td>NJD</td><td>W</td></tr><tr><td>641-E2</td><td>Freshwater Marsh (Exotics 26-50%)</td><td>0.77</td><td>NJD</td><td>W</td></tr><tr><td>740-H</td><td>Hydric Disturbed Land</td><td>1.53</td><td>NJD</td><td>W</td></tr><tr><td>814</td><td>Roads</td><td>0.47</td><td>N</td><td>N</td></tr></tbody></table>					FLUCFCS Code	Description	Acreage	Federal Status	State Status	411-E3	Pine Flatwoods (Exotics 51-75%)	2.75	N	N	428-E2	Cabbage Palm Hammock (Exotics 1-25%)	0.33	N	N	510	Ditch	0.72	NJD	OSW	619	Melaleuca	3.27	NJD	W	625-E3	Hydric flatwoods (Exotics 51-75%)	9.52	NJD	W	641-E2	Freshwater Marsh (Exotics 26-50%)	0.77	NJD	W	740-H	Hydric Disturbed Land	1.53	NJD	W	814	Roads	0.47	N	N	<p>Notes:</p> <p>1. FLUCFCS Lines estimated from 1" = 100' aerial photographs and locations are approximate.</p> <p>2. FLUCFCS per Florida land use, cover and forms classification system (FDOT 1999).</p>
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1212 Country Club Blvd, #202
 Cape Coral, FL 33990
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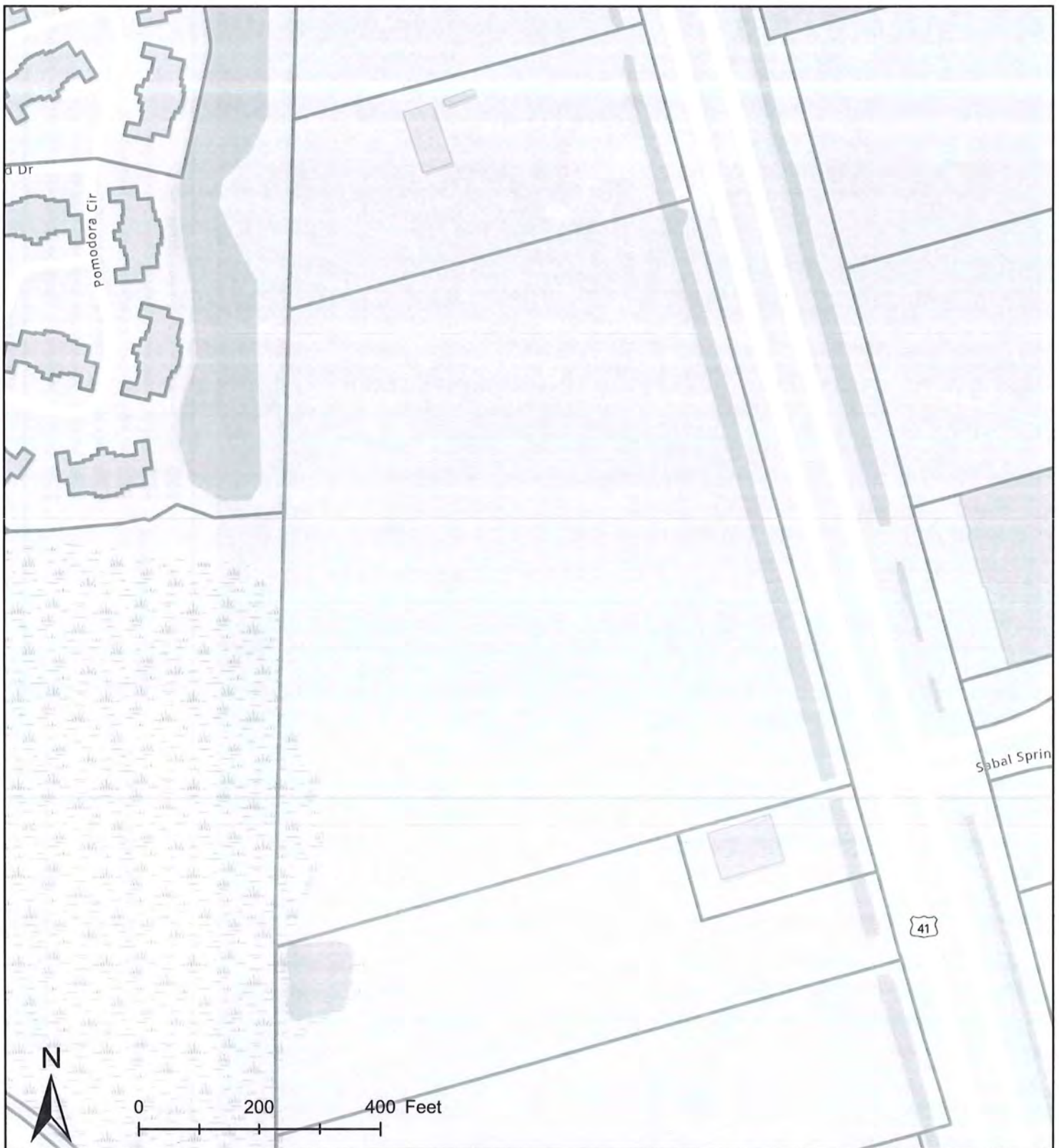
17701 N Tamiami Trail
 North Fort Myers, FL




Project: ENSTE23006

Survey Date: 11/03/2023


Site Outline	Soil #39 - Isles fine sand, frequently ponded - hydric
Lee County Parcels	Soil #42 - Wabasso sand, limestone substratum - non-hydric
	Soil #45 - Copeland fine sandy loam, frequently ponded - hydric
	Soil #74 - Cypress Lake fine sand slough - hydric
	Soil #142 - Cypress Lake fine sand, slough-Urban land complex - hydric
	Soil #138 - Wabasso sand, limestone substratum-Urban land complex - non-hydric

Soils Map

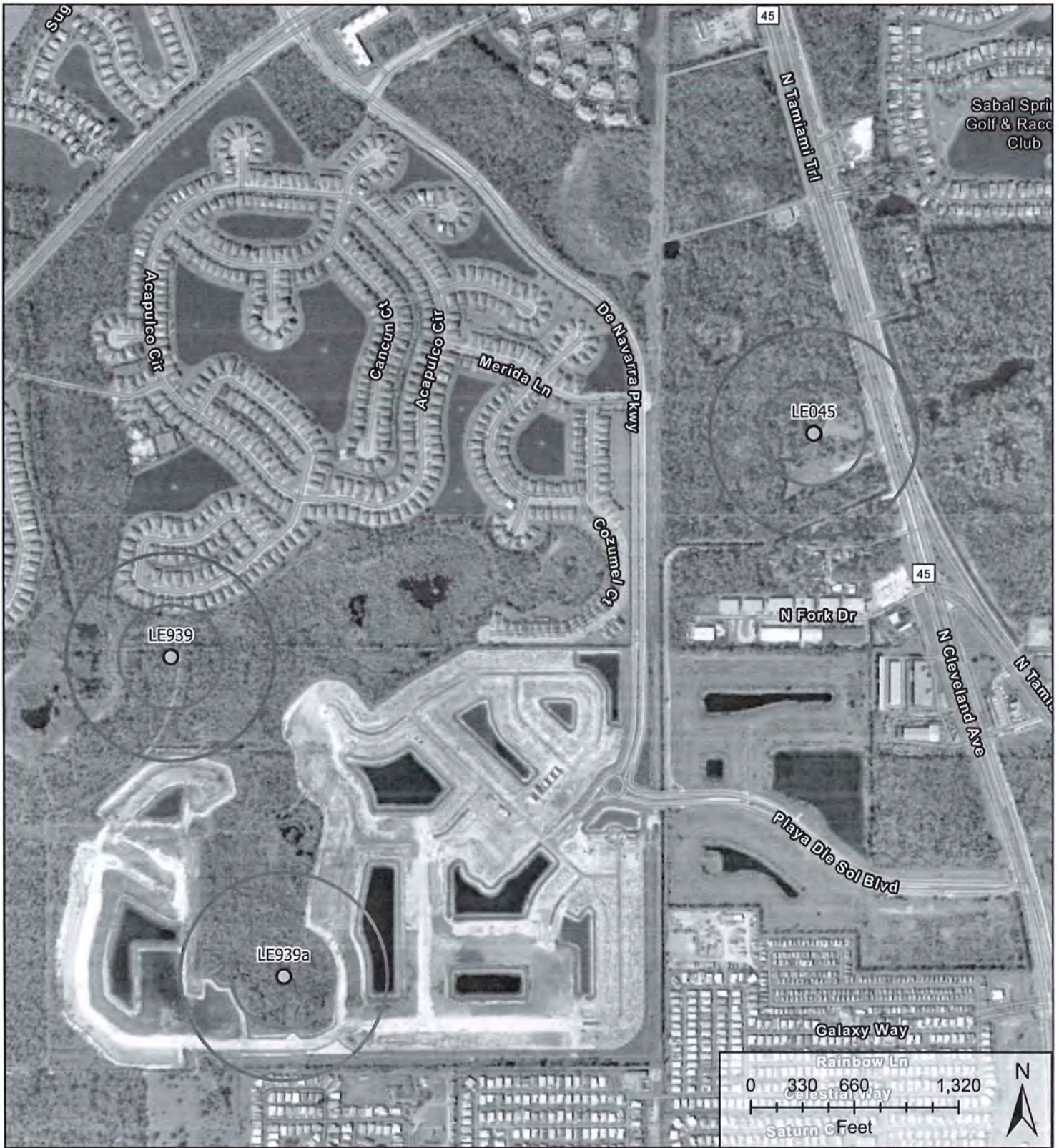







 <p>PENNONI ASSOCIATES INC. 1212 Country Club Blvd, #202 Cape Coral, FL 33990 T: 239.360.3075 www.Pennoni.com</p>	<p>17701 N Tamiami Trail North Fort Myers, FL</p>	<p>  Site Outline  Lee County Parcels </p>
	<p>Project: ENSTE23006</p>	



 PENNONI ASSOCIATES INC. 1212 Country Club Blvd, #202 Cape Coral, FL 33990 T: 239.202.2195 www.Pennoni.com	17701 N Tamiami Trl North Fort Myers, FL	<ul style="list-style-type: none"> ● Abandoned Gopher Tortoise Burrow ○ Inactive Gopher Tortoise Burrow ● Active Gopher Tortoise Burrow □ Lee County Parcels □ Site Outline
	Project: ENSTE23006	
	Authorized Agent: GTA-20-00041 and RAG-20-00009 Survey Date: 11/10/2023	

Protected Species Survey



 PENNONI ASSOCIATES INC. 1212 Country Club Blvd, #202 Cape Coral, FL 33990 T: 239.360.3075 www.Pennoni.com	17701 N Tamiami Trail North Fort Myers, FL	<div> <div></div> Site Outline <div></div> 330 ft buffer <div></div> 660 ft buffer <div></div> Bald Eagle Nest </div>
	Project: ENSTE23006	

Eagle Nest Buffer Zone Map



PENNONI ASSOCIATES INC.

1212 Country Club Blvd, #202
Cape Coral, FL 33990
T: 239.360.3075 www.Pennoni.com

17701 N Tamiami Trail
North Fort Myers, FL

Project: ENSTE23006

Survey Date: 11/03/2023

Site Outline
Lee County Parcels

Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Riverine

National Wetland Inventory Map

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



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

6/17/24, 1:10 PM

Mail - Cindy Leal - Outlook

RE: Lee County, FL request

Greenwood, Ezekiel <Ezekiel.Greenwood@dos.fl.gov>

Mon 6/17/2024 1:01 PM

To: Cindy Leal <cindyl@en-site.com>

1 attachments (711 KB)

Map.pdf

Hello,

I have completed the requested search. We have no previously recorded resources within the parcel. I have attached a PDF map for your reference. Please let me know if you need anything else.

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 850-245-6222 for project review information.

Ezekiel Greenwood

Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6315 | 1.800.847.7278 | Fax: 850.245.6339 | flheritage.com



From: Cindy Leal <cindyl@en-site.com>
Sent: Monday, June 17, 2024 12:55 PM
To: Greenwood, Ezekiel <Ezekiel.Greenwood@dos.fl.gov>
Subject: Re: Lee County, FL request

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

Thanks Ezekiel, the parcel STRAP is 22-43-24-01-00001.0160 and the address is 17701 N Tamami Trail in North Fort Myers, FL (Lee County)

An aerial map of the parcel is below:

planning | landscape architecture | engineering | urban design | sustainability

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

6/17/24, 1:10 PM

Mall - Cindy Leal - Outlook



Just trying to confirm if there are any recorded historic resources on the site itself, no buffer area.

Please let me know if you need anything else to process this request.

-Cindy

Cindy Leal Brizuela, MURP



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.

From: Greenwood, Ezekiel <Ezekiel.Greenwood@dos.fl.gov>

Sent: Monday, June 17, 2024 9:47 AM

To: Cindy Leal <cindyl@en-site.com>

Subject: RE: Lee County, FL request

Hello,

You can provide us with a parcel number and any other location information you have, including a map. Please let us know if you would like a buffer area around the parcel searched as well and what information you are looking for (site, surveys, buildings). We do not provide letters for these searches as they are just a preliminary search of our database. If correspondence is required per local ordinance, the email with the results will suffice.

6/17/24, 1:10 PM

Mall - Cindy Leal - Outlook

Ezekiel Greenwood

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



From: Cindy Leal <cindyl@en-site.com>
Sent: Monday, June 17, 2024 9:29 AM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Subject: Lee County, FL request

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

Good morning,

I need to request a FL Master Site File letter regarding a subject property in Lee County, FL. Is there a form I should be utilizing for this request or do I provide you with the local parcel number? Please let me know and I can provide ASAP.

-Cindy

Cindy Leal Brizuela, MURP



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

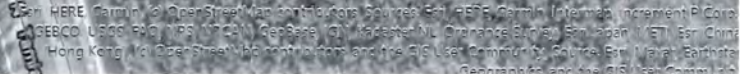
office: 239.226.0024 | cell: 305.321.8756

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



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

ABOVE EMAIL REQUEST



planning | landscape architecture | engineering | urban design | sustainability

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

239.226.0024|www.en-site.com

a. SANITARY SEWER

The below impact analysis for sanitary sewer is further supported by the provided Letter of Availability from Florida Governmental Utility Authority's response letter. The subject property is located within the Florida Governmental Utility Authority's wastewater service area and is not located within a future sewer service area per Lee Plan Map 4-B.

LEVEL OF SERVICE (PER 2024 LOS CONCURRENCY REPORT)

- Required Capacity - average 200 gallons per day per dwelling unit in service area
- Available Capacity (combined Lee County Utilities and City of Fort Myers infrastructure through inter-local agreement) - average 247 gallons per day per equivalent residential connection (ERC)

[Pending Response from FGUA LOA Application #24-129]

b. POTABLE WATER

The below impact analysis for potable water is further supported by the provided Letter of Availability depicted on the following page from Lee County Utilities. The subject property is located within the Lee County Utility's water service area and is located within a future water service area per Lee Plan Map 4-A.

LEVEL OF SERVICE (PER 2024 LOS CONCURRENCY REPORT)

- Required Capacity - average 250 gallons per day per equivalent residential connection (ERC)
- Available Capacity (Lee County Utilities infrastructure only) - average 320 gallons per day per ERC.

CALCULATIONS:

Shopping centers = .1 gpd per SF = 35,000 x .1 = 3,500 GPD

Self-storage over 200 units = 1 gpd per 2 units = 265 / 2 x 1 = 133 GPD

Per loading Bay = 100 GPD per bay = 30 bays x 100 = 3,000 GPD

Office = 100 gpd per 100 s.f. = 9,000/100 x 100 = 9,000 GPD

Total SF: 310,000

Average Estimated GPD: 15,633



BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

February 6, 2025

Via E-Mail

Cecil L. Pendergrass
District Two

Brian R. Smith

David Mulick
District Three

En-Site, Inc.

Brian Hamman
District Four

2401 First Street, Suite 201

Fort Myers, FL 33901

Mike Greenwell
District Five

RE: **Potable Water Availability**

Dave Harner, II
County Manager

Houc US 41 MPD - 17701 N. Tamiami Trail, North Fort Myers, FL 33903
STRAP # 22-43-24-01-00001.0160

Richard Wm. Wesch
County Attorney

To whom this may concern:

Donna Marie Collins
County Hearing Examiner

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

Your firm has indicated that this project will consist of four commercial units consisting of shopping center, self-storage facility, and office building with an estimated flow demand of approximately 15,633 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

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

Sanitary sewer service will be provided by Florida Governmental Utility Authority.

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

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

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



P.O. Box 395, Fort Myers, Florida 33902-0395 (239) 633-2111

lee-county.com

AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

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

Sincerely,

Ashanti Shahriyar

LEE COUNTY UTILITIES
Ashanti Shahriyar
Plan Reviewer
239-533-8531
UTILITIES ENGINEERING

c. SURFACE WATER/DRAINAGE BASINS

The subject parcel is over 10 acres in size and does have wetlands as further indicated in Exhibit M21, therefore the property is subject to the rules and regulations of the South Florida Water Management District (SFWMD) for water management needs and requirements for pre-treatment and attenuation. The project will propose a master stormwater system that will be permitted through the SFWMD. This permit will regulate the requirements of stormwater based on the final design, intensity, and land uses.

d. PARKS, RECREATION, AND OPEN SPACE

N/A - Please see companion MPD Rezoning which is being sought concurrently. No residential units are proposed within the Planned Development therefore no residences are being generated from this request.

Additionally, open space will be provided consistent with the Land Development Code's Chapter 10 and 33 as they apply to the future development of the site. Further detailed plans for open space are located on the companion MPD Rezoning's Master Concept Plan.

e. PUBLIC SCHOOLS

N/A - Please see companion MPD Rezoning which is being sought concurrently. No residential units are proposed within the Planned Development therefore no students are being generated from this request.

MEMORANDUM

TO: Mr. Brian R. Smith, P.E.
EnSite, Inc.

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

DATE: June 18, 2024

RE: 17701 N. Tamiami Trail
Strap No. 22-43-24-01-00001.0160
Comprehensive Plan Amendment
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for approximately 17.96 acres of property located at 17701 North Tamiami Trail (US 41) in Lee County, Florida. Based on the discussion with EnSite, Inc., the approximate 17.96-acre site will be subject to a Map Amendment that will change the land use designation from Suburban to Central Urban.

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

Under the existing Suburban Land Use Category (FLU), the permitted development on site was assumed to consist of up to 179,600 square feet of commercial uses based on a typical development density of 10,000 square foot per acre. The Applicant is proposing a Map Amendment on the approximate 17.96-acre site to change the land use designation from Suburban to Central Urban. The main intent of this change is to allow for industrial development on the subject property. For analysis purposes, under the Central Urban Future Land Use category the site was assumed to consist of up to 120,000 square feet of light industrial uses and up to 30,000 square feet of commercial retail uses along Pine Island Road. **Table 1** summarizes the uses/intensities that could be developed under the existing land use designation and uses/intensities assumed under the proposed land use designation.

Table 1
Land Uses
17701 N. Tamiami Trail

Existing/ Proposed	Land Use Category	Intensity
Existing	Suburban	179,600 Sq. Ft. Commercial (10,000 Sq. Ft./Acre)
Proposed	Central Urban	120,000 Sq. Ft. Industrial 30,000 Sq. Ft. Commercial

The trip generation for the with and without amendment scenarios was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 11th Edition. Land Use Code 820 (Shopping Center >150k), Land Use Code 822 (Strip Retail Plaza <40k) and Land Use Code 110 (General Light Industrial) were utilized for the trip generation purposes of the permitted/proposed uses on site. The trip generation equations utilized are attached to this Memorandum for reference.

Table 2 and **Table 3** outline the anticipated weekday AM and PM peak hour and daily trip generation based on the existing and proposed future land use categories, respectively. Both tables also incorporated a reduction in trips due to "pass-by" traffic. Consistent with historical traffic studies in Lee County, the "pass-by" rate was limited to thirty percent (30%).

Table 2
Trip Generation
Based on Existing Land Use Category
17701 N. Tamiami Trail

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (179,600 Sq. Ft.)	148	92	240	413	447	860	10,553
Less Retail Pass-by	-36	-36	-72	-129	-129	-258	-3,160
Net New Trips	112	56	168	284	318	602	7,373

Table 3
Trip Generation
Based on Proposed Land Use Category
17701 N. Tamiami Trail

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
General Light Industrial (120,000 Sq. Ft.)	75	10	85	6	40	46	502
Strip Retail Plaza (30,000 Sq. Ft.)	36	23	59	85	85	170	1,496
Total Trips	111	33	144	91	125	216	1,998
Less Retail Pass-by	-9	-9	-18	-25	-25	-50	-449
Net New Trips	102	24	126	66	100	166	1,549

Table 4 indicates the trip generation difference between the proposed and existing land use categories (Table 2 vs Table 3). The resultant trip change in Table 4 indicates that the trip generation will be decreased in the AM and PM peak hour conditions as a result of the proposed amendment. This is due to the fact that the main intent of this change is to allow for industrial development on the subject property, which is a lower traffic generator.

Table 4
Trip Generation – Resultant Trip Change (Table 2 vs Table 3)
17701 N. Tamiami Trail

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designations	102	24	126	66	100	166	1,549
Existing Land Use Designations	-112	-56	-168	-284	-318	-602	-7,373
Resultant Trip Change	-10	-32	-42	-218	-218	-436	-5,824

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 were the widening of Littleton Road to a three-lane facility from Corbett Road to US 41 and widening of Bayshore Road (SR 78) to a six-lane facility from Business 41 to Slater Road. The Lee County 2045 Highway Cost Feasible Plan map is attached to this Memorandum for reference.

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

The results of the analysis indicate that the addition of the project trips to the network will not cause any roadway links to fall below the adopted Level of Service standard for each analyzed roadway link within the study area. 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 Term Impacts Analysis (2029)

The 2021/2022-2025/2026 Lee County Transportation Capital Improvement Plan as well as the latest Cape Coral Capital Improvement Program and FDOT's 5-Year Work Program were reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site in the next five (5) years. Based on the review, Littleton Road was shown to be widened to a three-lane facility from Corbett Road to US 41. There are no other roadway capacity improvements identified on the aforementioned work programs.

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 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*. Due to lack of traffic data in the County's Concurrency Report, the existing peak hour, peak season, peak direction traffic volumes on Del Prado Boulevard segment west of US 41 as well as De Navarra Parkway were obtained by adjusting the latest AADT volumes by appropriate K and D factors.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2029 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* webpage as well as Lee County's *Traffic Count Database System* GIS webpage. Based on the project traffic distribution illustrated within Table 4A, the roadway link data was analyzed for the year 2029 without the proposed amendment and year 2029 with the

proposed amendment. Historical traffic data obtained from the FDOT's and Lee County's traffic count report are attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the project trips to the network will not cause any roadway link to fall below the adopted Level of Service standard for each analyzed roadway link within the study area. Note, there were several roadway segments that were shown to operate at a poor Level of Service in the 2029 background (without project) traffic conditions, and not as a result of the proposed amendment. Therefore, based on this analysis no modifications will be necessary to the Lee County or Cape Coral short term capital improvement programs. Capacity analysis will be evaluated again at the time the project will seek rezoning and local Development Order approvals. Additionally, 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.*"

Conclusion

The proposed Comprehensive Plan Amendment is for approximately 17.96 acres of property located at 17701 North Tamiami Trail (US 41) in Lee County, Florida. The proposed Map Amendment on the subject property will change the land use designation from Suburban to Central Urban with the intent to allow for industrial development on the subject property.

The results of the long-range and short-range link Level of Service analysis indicated that the addition of the trips as a result of the proposed request to the projected 2045 and 2029 volumes will NOT cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds, respectively.

There were several roadway segments that were shown to operate at a poor Level of Service regardless of this project. Capacity analysis will be evaluated again at the time the project will seek rezoning and local Development Order approvals. Additionally, 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.*" Therefore, no modifications are necessary to the Short-Term Capital Improvement Plan or the Long-Range Transportation Plan to support the proposed Amendment.

Attachments

TABLES 1A & 2A
2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - 17701 N. TAMiami TRAIL

ROADWAY	ROADWAY SEGMENT	2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
		# Lanes	Roadway Designation	LOS A	LOS B	LOS C	LOS D	LOS E
				VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
US 41	S. of Charlotte County	4LD	Arterial	0	1,670	2,390	2,910	3,340
	S. Trail Dairy Cir	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Del Prado Blvd	4LD	Arterial	0	0	1,785	1,942	1,942
	S. of Site	4LD	Arterial	0	0	1,785	1,942	1,942
	S. of Business 41	4LD	Arterial	0	0	1,785	1,942	1,942
	S. of Littleton Rd	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Pine Island Rd	4LD	Arterial	0	0	1,596	1,900	1,900
Business 41	S. of US 41	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Littleton Rd	4LD	Arterial	0	0	1,596	1,900	1,900
	N. of Pine Island Rd	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Pine Island Rd	6LU	Arterial	0	0	2,320	2,950	3,140
Del Prado Blvd	E. of US 41	2LU	Arterial	0	250	1,840	1,960	1,960
	W. of US 41	4LD	Arterial	0	250	1,840	1,960	1,960
	W. of De Navarra Pkwy	4LD	Arterial	0	25	1,840	1,960	1,960
Littleton Rd	W. of US 41	2LU	Collector	0	0	310	660	740
Pine Island Rd (SR 78)	W. of US 41	4LD	Arterial	0	0	1,596	1,900	1,900
Bayshore Rd (SR 78)	E. of Business 41	6LD	Arterial	0	0	2,751	2,866	2,866
De Navarra Pkwy	N. of Del Prado Blvd	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Service Volume Tables consistent with FDOT's D1 LOS report.

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
17701 N. TAMiami TRAIL

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 166 VPH IN= 66 OUT= 100

ROADWAY	ROADWAY SEGMENT	2045	COUNTY PCS /	AADT	K-100	100TH HIGHEST	D	PM PK HR	2045		PROJECT	PK DIR	2045 BACKGROUND PLUS PROJ	
		FSUTMS		BACKGROUND		HOUR PK DIR		PEAK	PEAK DIRECTION				PEAK DIRECTION	
		AADT		FDOT SITE #		TRAFFIC		FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	TRAFFIC
US 41	S. of Charlotte County	54,156	120103	54,156	0.090	4,874	0.538	SOUTH	2,622	D	20%	20	2,642	D
	S. Trail Dairy Cir	66,137	120109	66,137	0.090	5,952	0.538	NORTH	3,202	F	25%	25	3,227	F
	S. of Del Prado Blvd	41,997	120036	41,997	0.090	3,780	0.538	NORTH	2,033	F	50%	50	2,083	F
	S. of Site	44,717	120036	44,717	0.090	4,025	0.538	NORTH	2,165	F	50%	50	2,215	F
	S. of Business 41	31,979	120079	31,979	0.090	2,878	0.538	NORTH	1,548	C	25%	25	1,573	C
	S. of Littleton Rd	42,384	125029	42,384	0.090	3,815	0.538	NORTH	2,052	F	20%	20	2,072	F
	S. of Pine Island Rd	41,073	125023	41,073	0.090	3,697	0.538	NORTH	1,989	F	10%	10	1,999	F
Business 41	S. of US 41	26,182	120078	26,182	0.090	2,356	0.545	NORTH	1,284	C	25%	25	1,309	C
	S. of Littleton Rd	36,844	125027	36,844	0.090	3,316	0.545	NORTH	1,607	D	20%	20	1,827	D
	N. of Pine Island Rd	34,523	125027	34,523	0.090	3,107	0.545	NORTH	1,693	D	15%	15	1,708	D
	S. of Pine Island Rd	51,753	125043	51,753	0.090	4,658	0.545	NORTH	2,538	D	5%	5	2,543	D
Del Prado Blvd	E. of US 41	9,085	443	9,085	0.100	909	0.52	WEST	472	C	10%	10	482	C
	W. of US 41	41,866	123053	41,866	0.090	3,768	0.554	WEST	2,087	F	15%	15	2,102	F
	W. of De Navarra Pkwy	35,377	123053	35,377	0.090	3,184	0.554	WEST	1,764	C	5%	5	1,769	C
Littleton Rd	W. of US 41	25,468	316	25,468	0.100	2,547	0.52	WEST	1,324	F	5%	5	1,329	F
Pine Island Rd (SR 78)	W. of US 41	44,222	125042	44,222	0.090	3,980	0.535	WEST	2,129	F	10%	10	2,139	F
Bayshore Rd (SR 78)	E. of Business 41	67,367	125028	67,367	0.090	6,063	0.535	WEST	3,244	F	10%	10	3,254	F
De Navarra Pkwy	N. of Del Prado Blvd	10,440	120197	10,440	0.090	940	0.554	NORTH	521	D	10%	10	531	D

* The K-100 and D factors for County maintained roadways were obtained from Lee County Traffic Count Database System.
 * The K-100 and D factors for the City of Cape Coral and FDOT roadways were obtained from the FDOT Traffic Online webpage.

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
17701 N. TAMiami TRAIL**

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
				VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
US 41	S. of Charlotte County	4LD	Arterial	0	1,670	2,390	2,910	3,340
	S. Trail Dairy Cir	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Del Prado Blvd	4LD	Arterial	0	0	1,785	1,942	1,942
	S. of Site	4LD	Arterial	0	0	1,785	1,942	1,942
	S. of Business 41	4LD	Arterial	0	0	1,785	1,942	1,942
	S. of Littleton Rd	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Pine Island Rd	4LD	Arterial	0	0	1,596	1,900	1,900
Business 41	S. of US 41	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Littleton Rd	4LD	Arterial	0	0	1,596	1,900	1,900
	N. of Pine Island Rd	4LD	Arterial	0	0	1,596	1,900	1,900
	S. of Pine Island Rd	6LU	Arterial	0	0	2,320	2,950	3,140
Del Prado Blvd	E. of US 41	2LU	Arterial	0	250	1,840	1,960	1,960
	W. of US 41	4LD	Arterial	0	250	1,840	1,960	1,960
	W. of De Navarra Pkwy	4LD	Arterial	0	25	1,840	1,960	1,960
Littleton Rd	W. of US 41	2LU	Collector	0	0	310	660	740
Pine Island Rd (SR 78)	W. of US 41	4LD	Arterial	0	0	1,596	1,900	1,900
Bayshore Rd (SR 78)	E. of Business 41	4LD	Arterial	0	0	1,785	1,942	1,942
De Navarra Pkwy	N. of Del Prado Blvd	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Service Volume Tables consistent with FDOT's D1 LOS report.

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
17701 N. TAMiami TRAIL**

TOTAL PROJECT TRAFFIC AM =	126	VPH	IN =	102	OUT =	24	<u>FDOT Sta</u>	<u>K-Factor</u>	<u>D-Factor</u>
TOTAL PROJECT TRAFFIC PM =	166	VPH	IN =	66	OUT =	100	123053	0.090	0.554
							120197	0.090	0.554

	ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR BASE YR	2022 ADT	YRS OF GROWTH. ¹	ANNUAL RATE	2022		2029		PERCENT			2029			2029			
							PK HR	PK SEASON	PK HR	PK SEASON	V/C	PROJECT	AM PROJ	PM PROJ	BCKGRND		BCKGRND			
															PEAK DIR. ¹	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC
US 41		S. of Charlotte County	120103	15,700	24,500	15	3.01%	1,087	1,338	B	0.46	20%	20	20	1,358	B	0.47	1,358	B	0.47
		S. Trail Dairy Cir	120109	23,500	39,000	15	3.43%	1,087	1,377	C	0.72	25%	26	25	1,402	C	0.74	1,402	C	0.74
		S. of Del Prado Blvd	120036	22,500	36,000	15	3.18%	1,692	2,107	F	1.08	50%	51	50	2,158	F	1.11	2,157	F	1.11
		S. of Site	120036	22,500	36,000	15	3.18%	1,692	2,107	F	1.08	50%	51	50	2,158	F	1.11	2,157	F	1.11
		S. of Business 41	120079	18,800	25,000	15	2.00%	1,160	1,332	C	0.69	25%	26	25	1,358	C	0.70	1,357	C	0.70
		S. of Littleton Rd	125029	27,000	30,500	15	2.00%	1,257	1,502	C	0.79	20%	20	20	1,523	C	0.80	1,522	C	0.80
		S. of Pine Island Rd	125023	29,500	31,000	15	2.00%	1,595	1,906	F	1.00	10%	10	10	1,916	F	1.01	1,916	F	1.01
Business 41		S. of US 41	120078	8,300	13,900	15	3.50%	617	841	C	0.44	25%	26	25	866	C	0.46	866	C	0.46
		S. of Littleton Rd	125027	17,100	24,000	15	2.29%	1,186	1,453	C	0.76	20%	20	20	1,474	C	0.78	1,473	C	0.78
		N. of Pine Island Rd	125027	17,100	24,000	15	2.29%	1,186	1,453	C	0.76	15%	15	15	1,469	C	0.77	1,468	C	0.77
		S. of Pine Island Rd	125043	23,500	34,500	15	2.59%	1,494	1,881	C	0.64	5%	5	5	1,885	C	0.64	1,886	C	0.64
Del Prado Blvd		E. of US 41	443	7,800	11,100	5	7.31%	503	849	C	0.48	10%	10	10	959	C	0.49	959	C	0.49
		W. of US 41	123053	14,400	30,000	15	5.01%	1,496	2,323	F	1.19	15%	15	15	2,339	F	1.19	2,338	F	1.19
		W. of De Navarra Pkwy	123053	14,400	30,000	15	5.01%	1,496	2,323	F	1.19	5%	5	5	2,329	F	1.19	2,328	F	1.19
Littleton Rd		W. of US 41	316	7,600	12,100	5	9.75%	498	1,150	F	1.55	5%	5	5	1,155	F	1.56	1,155	F	1.56
Pine Island Rd (SR 78)		W. of US 41	125042	30,500	39,500	15	2.00%	1,823	2,179	F	1.15	10%	10	10	2,189	F	1.15	2,189	F	1.15
Bayshore Rd (SR 78)		E. of Business 41	125028	35,500	42,500	15	2.00%	1,920	2,295	F	1.18	10%	10	10	2,305	F	1.19	2,305	F	1.19
De Navarra Pkwy		N. of Del Prado Blvd	120197	2,900	6,300	8	10.18%	314	752	F	1.14	10%	10	10	762	F	1.15	762	F	1.15

1 AGR for roadways was calculated based the historical traffic data obtained from the FDOT's Florida Traffic Online webpage and Lee County Traffic Count Database System.

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

2 Due to lack of traffic data, the current peak hour peak season peak direction traffic volumes for Del Prado Blvd west of US 41 and De Navarre Pkwy north of Del Prado Blvd were obtained by adjusting the AADT by K & D factors.

**LEE COUNTY GENERALIZED
SERVICE VOLUME TABLE**

**FDOT GENERALIZED SERVICE
VOLUME TABLES**

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900



(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

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

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

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

* Cannot be achieved using table input value defaults.

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

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural &
C2-Rural)

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
 Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
 Multilane Undivided Highway without Exclusive Left Turn Adjustment: Multiply by 0.75

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

Peak Hour Two-Way

AADT



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

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

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



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

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

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

Adjustment Factors

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

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

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

* Cannot be achieved using table input value defaults.

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

**TRAFFIC DATA FROM LEE COUNTY
TRAFFIC COUNT DATABASE
SYSTEM**



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	443	MPO ID							
Type	SPOT	HPMS ID							
On NHS	No	On HPMS	No						
LRS ID		LRS Loc Pt.							
SF Group	1	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	DelPrado Blvd								
Loc On Alias									
EAST OF	US-41								
More Detail									
STATION DATA									

Directions: 2-WAY EB WB

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2023	11,100	1,101	10	52			
2022	9,600	1,025	11	56			
2020	8,800	577	7	53			
2019	7,800	860	11	57			
2018	7,800	848	11	56			

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Travel Demand Model

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
------------	------------	--------	--------	--------	--------	--------	--------	--------	--------

VOLUME COUNT

	Date	Int	Total
	Thu 1/25/2024	15	13,473
	Wed 1/24/2024	15	13,246
	Tue 1/23/2024	15	13,264
	Wed 10/25/2023	15	12,452
	Tue 10/24/2023	15	12,305
	Thu 4/13/2023	15	13,066
	Wed 4/12/2023	15	11,237
	Tue 4/11/2023	15	12,550
	Thu 4/7/2022	15	10,644
	Wed 4/6/2022	15	10,945

VOLUME TREND

Year	Annual Growth
2023	16%
2022	4%
2020	13%
2019	0%
2018	8%
2017	9%
2016	10%
2015	12%
2014	14%
2013	1%

<< < > >> 1-10 of 52
mm / dd / yyyy To Date

<< < > >> 1-10 of 15



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	316	MPO ID								
Type	SPOT	HPMS ID								
On NHS	No	On HPMS	No							
LRS ID		LRS Loc Pt.								
SF Group	2	Route Type								
AF Group		Route								
GF Group		Active	Yes							
Class Dist Grp		Category	HPMS							
Seas Clss Grp										
WIM Group										
QC Group	Default									
Funct'l Class	-	Milepost								
Located On	Littleton Rd									
Loc On Alias										
WEST OF	US-41									
More Detail										
STATION DATA										

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

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2023	12,100	1,186	10				
2021	10,000						
2019	9,500	1,010	11				
2017	8,000	770	10				
2015	7,600	721	9				

1-5 of 11

Travel Demand Model

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
------------	------------	--------	--------	--------	--------	--------	--------	--------	--------

VOLUME COUNT

Date	Int	Total
Wed 10/25/2023	15	12,650
Tue 10/24/2023	15	12,483
Thu 4/13/2023	15	14,366
Wed 4/12/2023	15	12,949
Tue 4/11/2023	15	14,304
Thu 4/8/2021	15	10,981
Wed 4/7/2021	15	11,135
Tue 4/6/2021	15	10,867
Wed 4/17/2019	15	10,801
Tue 4/16/2019	15	10,574

1-10 of 44

mm / dd / yyyy



To Date

VOLUME TREND

Year	Annual Growth
2023	10%
2021	3%
2019	9%
2017	3%
2015	10%
2013	-8%
2011	1%
2006	-5%
2005	7%
2004	13%

**TRAFFIC DATA FROM FDOT'S
FLORIDA TRAFFIC ONLINE**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0103 - SR45/US41/TAMIAMI TR, S OF CHARLOTTE COUNTY LC449

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	24500 C	N 12500	S 12000	9.00	53.80	13.90
2022	22500 F	N 11500	S 11000	9.00	53.70	12.40
2021	22500 C	N 11500	S 11000	9.00	53.10	12.40
2020	20500 C	N 10500	S 10000	9.00	52.80	11.70
2019	22500 C	N 11500	S 11000	9.00	53.30	10.10
2018	21000 C	N 10500	S 10500	9.00	53.30	9.30
2017	19400 C	N 10000	S 9400	9.00	53.20	9.80
2016	20500 C	N 10500	S 10000	9.50	56.20	9.90
2015	18800 C	N 9500	S 9300	9.50	54.50	8.60
2014	17700 C	N 9000	S 8700	9.50	54.60	9.00
2013	15700 C	N 7900	S 7800	9.50	59.70	9.60
2012	16200 C	N 8100	S 8100	9.50	54.30	9.20
2011	15500 C	N 7900	S 7600	9.50	55.00	8.70
2010	16000 C	N 8100	S 7900	10.32	57.60	8.40
2009	15000 C	N 7600	S 7400	10.24	54.47	10.70
2008	15700 C	N 7800	S 7900	10.37	58.94	8.20

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0109 - SR 45/US 41/TAMIAMI TRL, NORTH OF DEL PRADO BLVD

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	39000 C	N	19500	S 19500	9.00	53.80	12.50
2022	33000 F	N	16500	S 16500	9.00	53.70	11.00
2021	33000 C	N	16500	S 16500	9.00	53.10	11.00
2020	29000 C	N	14500	S 14500	9.00	52.80	8.90
2019	38500 C	N	19500	S 19000	9.00	53.30	7.30
2018	37000 C	N	18500	S 18500	9.00	53.30	7.50
2017	30500 C	N	15000	S 13500	9.00	53.20	8.10
2016	32000 C	N	16000	S 16000	9.00	56.20	7.60
2015	31500 C	N	16000	S 15500	9.00	54.50	6.90
2014	32500 C	N	16500	S 16000	9.00	54.60	6.40
2013	26500 C	N	13500	S 13000	9.00	59.70	7.40
2012	26500 C	N	13000	S 13500	9.00	54.30	7.50
2011	27000 C	N	13500	S 13500	9.00	55.00	7.00
2010	27500 C	N	14000	S 13500	10.32	57.60	6.60
2009	26000 C	N	13000	S 13000	10.24	54.47	6.80
2008	23500 C	N	11500	S 12000	10.37	58.94	5.20

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0036 - SR 45/US 41/TAMIAMI TRAIL, NW OF SR 739/US BUS 41

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2023	36000 F	N	18500	S	17500	9.00	53.80	11.20
2022	35000 C	N	18000	S	17000	9.00	53.70	11.20
2021	26000 C	N	13500	S	12500	9.00	53.10	9.40
2020	34000 C	N	17500	S	16500	9.00	52.80	6.90
2019	26500 C	N	13500	S	13000	9.00	53.30	7.60
2018	30500 C	N	15500	S	15000	9.00	53.30	6.70
2017	25000 C	N	13000	S	12000	9.00	53.20	6.90
2016	29000 C	N	15000	S	14000	9.00	56.20	6.50
2015	26500 C	N	13500	S	13000	9.00	54.50	6.70
2014	27500 C	N	14000	S	13500	9.00	54.60	6.30
2013	25000 C	N	12500	S	12500	9.00	59.70	6.30
2012	23000 C	N	11500	S	11500	9.00	54.30	6.20
2011	24000 C	N	12000	S	12000	9.00	55.00	6.00
2010	24500 C	N	12500	S	12000	10.32	57.60	6.50
2009	23500 C	N	12000	S	11500	10.24	54.47	6.30
2008	22500 C	N	11500	S	11000	10.37	58.94	5.30

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

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0079 - SR45/US41, SOUTH OF SR739 & N OF LITTLETON RD LC425

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	25000 F	N	12500	S 12500	9.00	53.80	6.60
2022	24000 C	N	12000	S 12000	9.00	53.70	6.60
2021	20500 C	N	10500	S 10000	9.00	53.10	6.30
2020	25000 C	N	12500	S 12500	9.00	52.80	4.90
2019	22500 C	N	11500	S 11000	9.00	53.30	4.90
2018	22500 C	N	11000	S 11500	9.00	53.30	5.40
2017	18200 C	N	9100	S 9100	9.00	53.20	5.50
2016	22000 C	N	11000	S 11000	9.00	56.20	4.70
2015	22000 C	N	11000	S 11000	9.00	54.50	4.80
2014	21000 C	N	10500	S 10500	9.00	54.60	3.80
2013	18500 C	N	9100	S 9400	9.00	59.70	5.00
2012	18500 C	N	9000	S 9500	9.00	54.30	4.80
2011	19600 C	N	9600	S 10000	9.00	55.00	5.20
2010	21000 C	N	10500	S 10500	10.32	57.60	5.20
2009	18200 C	N	9100	S 9100	10.24	54.47	4.50
2008	18800 C	N	9400	S 9400	10.37	58.94	4.80

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5029 - SR 45/US 41, N OF DIPLOMAT PKWY E LC419

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR	
2023	30500	C	N	15000	S	15500	9.00	53.80	6.50
2022	26000	F	N	12500	S	13500	9.00	53.70	6.20
2021	26000	C	N	12500	S	13500	9.00	53.10	6.20
2020	31500	C	N	15500	S	16000	9.00	52.80	4.10
2019	30000	C	N	14500	S	15500	9.00	53.30	4.70
2018	29500	C	N	14500	S	15000	9.00	53.30	4.30
2017	24000	C	N	12000	S	12000	9.00	53.20	4.90
2016	29500	C	N	14500	S	15000	9.00	56.20	4.10
2015	28500	C	N	14000	S	14500	9.00	54.50	3.90
2014	27000	C	N	13500	S	13500	9.00	54.60	3.70
2013	23500	C	N	11500	S	12000	9.00	59.70	5.30
2012	23500	C	N	11500	S	12000	9.00	54.30	4.30
2011	27500	C	N	13000	S	14500	9.00	55.00	4.00
2010	28500	C	N	13500	S	15000	10.32	57.60	4.50
2009	26000	C	N	12500	S	13500	10.24	54.47	5.20
2008	27000	C	N	13000	S	14000	10.37	58.94	3.90

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

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5023 - SR 45/US 41, NW OF CR 78A/PONDELLA RD LC431

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	31000	C	N 15500	S 15500	9.00	53.80	7.90
2022	33000	C	N 17000	S 16000	9.00	53.70	5.70
2021	30500	C	N 15500	S 15000	9.00	53.10	5.60
2020	33500	C	N 17000	S 16500	9.00	52.80	4.10
2019	30000	C	N 15500	S 14500	9.00	53.30	5.80
2018	28500	C	N 14500	S 14000	9.00	53.30	5.70
2017	29500	C	N 15500	S 14000	9.00	53.20	4.30
2016	31000	C	N 16000	S 15000	9.00	56.20	4.60
2015	31500	C	N 16500	S 15000	9.00	54.50	4.20
2014	30500	C	N 16000	S 14500	9.00	54.60	4.00
2013	30500	C	N 16000	S 14500	9.00	59.70	4.10
2012	29500	C	N 15500	S 14000	9.00	54.30	4.30
2011	30000	C	N 15500	S 14500	9.00	55.00	4.20
2010	30000	C	N 15500	S 14500	10.32	57.60	4.10
2009	27000	C	N 14000	S 13000	10.24	54.47	4.20
2008	29500	C	N 15500	S 14000	10.37	58.94	5.50

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

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0078 - SR 739/US BUS 41, NORTH OF LAUREL DRIVE LC396

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2023	13900	S	N 7300		S 6600	9.00	54.50	13.10
2022	13000	F	N 6800		S 6200	9.00	52.70	13.10
2021	12600	C	N 6600		S 6000	9.00	52.60	13.10
2020	13200	C	N 6900		S 6300	9.00	51.70	7.00
2019	11800	C	N 6100		S 5700	9.00	52.00	7.50
2018	10800	C	N 5600		S 5200	9.00	52.30	7.10
2017	10000	C	N 5300		S 4700	9.00	53.20	7.60
2016	10300	F	N 5500		S 4800	9.00	57.90	7.60
2015	9800	C	N 5200		S 4600	9.00	58.40	7.60
2014	8200	F	N 4300		S 3900	9.00	56.40	8.00
2013	7800	C	N 4100		S 3700	9.00	64.00	8.00
2012	7100	C	N 3700		S 3400	9.00	63.40	8.40
2011	7900	F	N 4100		S 3800	9.00	62.50	7.70
2010	8100	C	N 4200		S 3900	11.16	63.35	7.70
2009	7700	C	N 3900		S 3800	11.00	63.18	8.80
2008	8300	C	N 4200		S 4100	11.56	68.04	8.80

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5027 - SR 739/US BUS41, NORTH OF POWELL DRIVE LC394

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	24000	C	N 12500	S 11500	9.00	54.50	12.50
2022	25000	C	N 13000	S 12000	9.00	52.70	10.20
2021	21000	C	N 11000	S 10000	9.00	52.60	11.20
2020	21500	C	N 11000	S 10500	9.00	51.70	7.00
2019	20500	C	N 10500	S 10000	9.00	52.00	7.30
2018	18800	C	N 9600	S 9200	9.00	52.30	7.50
2017	18400	C	N 9400	S 9000	9.00	53.20	9.00
2016	18900	C	N 9700	S 9200	9.00	57.90	6.30
2015	17200	C	N 8800	S 8400	9.00	58.40	6.00
2014	17300	F	N 8800	S 8500	9.00	56.40	5.50
2013	16300	C	N 8300	S 8000	9.00	64.00	5.50
2012	13900	C	N 7100	S 6800	9.00	63.40	6.10
2011	15400	F	N 7800	S 7600	9.00	62.50	4.90
2010	15800	C	N 8000	S 7800	11.16	63.35	4.90
2009	16400	C	N 8300	S 8100	11.00	63.18	6.00
2008	17100	C	N 8600	S 8500	11.56	68.04	7.10

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5043 - SR 739/US BUS41, NORTH OF PONDELLA ROAD LC397

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	34500 C	N	18500	S 16000	9.00	54.50	8.30
2022	31500 F	N	16500	S 15000	9.00	52.70	9.60
2021	30500 C	N	16000	S 14500	9.00	52.60	7.80
2020	25500 C	N	13500	S 12000	9.00	51.70	9.20
2019	32000 C	N	16500	S 15500	9.00	52.00	5.90
2018	31000 C	N	16000	S 15000	9.00	52.30	6.10
2017	27500 C	N	14500	S 13000	9.00	53.20	6.20
2016	31000 C	N	16000	S 15000	9.00	57.90	5.60
2015	28500 C	N	14500	S 14000	9.00	58.40	6.40
2014	29500 C	N	15000	S 14500	9.00	56.40	4.90
2013	23500 F	N	13000	S 10500	9.00	64.00	4.90
2012	23500 C	N	13000	S 10500	9.00	63.40	4.90
2011	23000 F	N	12500	S 10500	9.00	62.50	5.20
2010	23500 C	N	13000	S 10500	11.16	63.35	5.20
2009	23500 C	N	13000	S 10500	11.00	63.18	5.20
2008	23500 C	N	13000	S 10500	11.56	68.04	5.40

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 3053 - DEL PRADO BLVD, N OF KISMET PKWY CC

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	30000 C	N 15000	S 15000	9.00	55.40	5.90
2022	22000 X	0	0	9.00	53.90	9.60
2021	21000 X	0	0	9.00	53.50	4.10
2020	20000 E	0	0	9.00	54.00	5.70
2019	20000 C	N 0	S 0	9.00	56.00	3.10
2018	19600 C	N 9900	S 9700	9.00	53.30	2.60
2017	19100 T			9.00	51.40	3.60
2016	18100 S	N 9000	S 9100	9.00	68.20	5.00
2015	17100 F	N 8500	S 8600	9.00	68.60	5.00
2014	16300 C	N 8100	S 8200	9.00	68.30	5.00
2013	13900 S	N 7200	S 6700	9.00	68.70	4.90
2012	14100 F	N 7300	S 6800	9.00	66.80	4.90
2011	14500 C	N 7500	S 7000	9.00	69.00	4.90
2010	14000 S	N 7000	S 7000	10.51	69.83	5.70
2009	14200 F	N 7100	S 7100	10.34	70.40	5.70
2008	14400 C	N 7200	S 7200	10.64	69.53	5.70

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5042 - SR 78, WEST OF SR 45/US 41 (LC364)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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2023	39500 F	E	19500	W	20000	9.00	53.50	8.60
2022	37500 C	E	18500	W	19000	9.00	54.00	8.60
2021	35500 C	E	17000	W	18500	9.00	57.00	8.40
2020	36500 E	E	0	W	0	9.00	54.00	6.30
2019	36000 C	E	0	W	0	9.00	56.00	7.80
2018	35500 C	E	17000	W	18500	9.00	53.30	7.20
2017	34500 C	E	16500	W	18000	9.00	53.20	7.10
2016	33000 C	E	16000	W	17000	9.00	57.10	5.80
2015	30500 C	E	14500	W	16000	9.00	56.60	5.60
2014	28000 F	E	13500	W	14500	9.00	56.60	4.70
2013	27000 C	E	13000	W	14000	9.00	57.20	4.70
2012	26000 C	E	12500	W	13500	9.00	57.10	5.40
2011	24000 F	E	11500	W	12500	9.00	56.70	5.80
2010	25000 C	E	12000	W	13000	10.19	55.56	5.80
2009	29500 C	E	14500	W	15000	9.18	58.15	5.30
2008	30500 C	E	14500	W	16000	9.84	57.71	6.60

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5028 - SR 78/BAYSHORE DR, EAST OF SR 739/US BUS 41 LC218

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	42500	C	E 21500	W 21000	9.00	53.50	6.50
2022	39500	F	E 20000	W 19500	9.00	54.00	6.50
2021	38500	C	E 19500	W 19000	9.00	57.00	6.50
2020	36000	E	E 0	W 0	9.00	54.00	6.90
2019	35000	C	E 0	W 0	9.00	56.00	6.80
2018	34000	C	E 17500	W 16500	9.00	53.30	7.10
2017	34500	C	E 17500	W 17000	9.00	53.20	6.30
2016	34500	C	E 17500	W 17000	9.00	57.10	7.10
2015	30500	C	E 15500	W 15000	9.00	56.60	7.20
2014	32500	F	E 16500	W 16000	9.00	56.60	6.00
2013	31500	C	E 16000	W 15500	9.00	57.20	6.00
2012	32000	C	E 16000	W 16000	9.00	57.10	6.40
2011	32500	F	E 17000	W 15500	9.00	56.70	5.60
2010	33500	C	E 17500	W 16000	10.19	55.56	5.60
2009	32500	C	E 16500	W 16000	9.18	58.15	5.40
2008	35500	C	E 18000	W 17500	9.84	57.71	5.80

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0197 - DE NAVARRA PKWY, N OF DEL PRADO BLVD

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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2023	6300 S	E	3200	W	3100	9.00	55.40	7.40
2022	5700 F	E	2900	W	2800	9.00	53.90	7.40
2021	5500 C	E	2800	W	2700	9.00	53.50	7.40
2020	4100 E	E	0	W	0	9.00	59.30	6.90
2019	4000 F	E		W		9.00	59.60	7.70
2018	3900 C	E	2000	W	1900	9.00	53.30	8.00
2017	3300 S	E	1700	W	1600	9.00	51.40	7.40
2016	3100 F	E	1600	W	1500	9.00	68.20	7.00
2015	2900 C	E	1500	W	1400	9.00	55.50	5.90

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

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
31500	US 41 (N TAMIAAMI TR)	BUS 41	DEL PRADO BLVD	4LD	D	1,900	D	1,692	0.89	D	1,778	0.94	
31600	US 41 (N TAMIAAMI TR)	DEL PRADO BLVD	CHARLOTTE CO. LINE	4LD	D	2,910	B	1,067	0.37	B	1,382	0.47	Tara Woods Phase III B, D & E Expansion
27200	VETERANS MEM. PKWY	SR 78	CHIQUITA	4LD	D	2,040	A	1,011	0.50	A	1,063	0.52	partially located in City of Cape Coral
27300	VETERANS MEM. PKWY	CHIQUITA	SKYLINE	4LD	D	2,040	A	1,215	0.60	A	1,277	0.63	City of Cape Coral
27400	VETERANS MEM. PKWY	SKYLINE	SANTA BARBARA BLVD	6LD	D	3,080	A	2,138	0.69	E	2,247	0.73	⁽⁴⁾ City of Cape Coral
27500	VETERANS MEM. PKWY	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	6LD	D	3,080		3,197	1.04		3,360	1.09	City of Cape Coral
27600	VETERANS MEM. PKWY	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	6LD	D	3,080	E	2,819	0.92	E	2,963	0.96	City of Cape Coral
27700	VETERANS MEM. PKWY	MIDPOINT BRDG TOLL P	McGREGOR BLVD	4LB	D	4,000	D	2,841	0.71	D	2,986	0.75	City of Fort Myers
29000	W 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	184	0.21	C	193	0.22	
29100	W 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	277	0.32	C	291	0.34	⁽⁴⁾
29200	W 12TH ST	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	C	91	0.11	C	105	0.12	old count projection (2010)
29300	W 12TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	110	0.13	C	116	0.13	old count projection (2010)
29400	W 14TH ST	SUNSHINE BLVD	RICHMOND AVE	2LN	E	860	C	57	0.07	C	60	0.07	old count projection (2010)
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	E	711	0.83		904	1.05	Classic Hills (Copperhead) Golf Community
15200	WESTGATE BLVD	GUNNERY RD	LEE BLVD	2LN	E	860	C	490	0.57	E	630	0.73	
27900	WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	291	0.32	C	306	0.34	
28000	WHISKEY CREEK DR	SAUTERN DR	McGREGOR BLVD	2LD	E	910	C	291	0.32	C	306	0.34	
28200	WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	D	707	0.82	D	752	0.87	Carlton Park
28300	WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	C	465	0.54	C	489	0.57	
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	C	294	0.19	C	309	0.20	
28500	WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	880	B	474	0.54	B	498	0.57	
28600	WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	B	474	0.54	B	498	0.57	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	E	776	0.44	E	816	0.46	
28800	WINKLER RD	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	B	389	0.49	B	408	0.51	
28900	WOODLAND BLVD	US 41	AUSTIN ST	2LN	E	860	C	272	0.32	C	286	0.33	

⁽¹⁾ level of service; ⁽²⁾ directional; vehicles/hour; ⁽³⁾ directional volume-to-capacity ratio; ⁽⁴⁾ previous years data; ⁽⁵⁾ EEPCC Study

	County-Maintained Collector Roadway - Unincorporated Lee County
	County-Maintained Collector Roadway - Incorporated Lee County
	County-Maintained Arterial Roadway - Unincorporated Lee County
	County-Maintained Arterial Roadway - Incorporated Lee County

	County-Maintained Controlled Access Arterial Facility
	County-Maintained Expressway
	State-Maintained Arterial Roadway - Unincorporated Lee County

Revised: October 26, 2023

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	430		717	1.67		777	1.81	Babcock MPD
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	199	0.23	C	209	0.24	(4)
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	311	0.29	C	409	0.39	constrained; Tr Cove at Ch Est/Turtle Cy Subd
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	311	0.29	C	487	0.46	constrained; Villages of Pine Island
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	633	0.60	C	666	0.63	constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	633	0.60	C	718	0.68	constrained; Bokeelia Harbor Resort
24900	SUMMERLIN RD	MCGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,359	0.69	A	1,429	0.72	unincorporated Lee County
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,359	0.69	A	1,429	0.72	unincorporated Lee County
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	2,043	0.68	A	2,169	0.72	unincorporated Lee County
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	2,043	0.68	A	2,148	0.72	unincorporated Lee County
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	2,043	0.68	A	2,148	0.72	unincorporated Lee County
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	E	1,627	0.86	E	1,710	0.90	unincorporated Lee County
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,879	0.65	B	1,975	0.69	unincorporated Lee County
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,970	0.68	B	2,071	0.72	unincorporated Lee County
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,970	0.68	B	2,071	0.72	unincorporated Lee County
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,185	0.65	D	1,245	0.68	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,185	0.65	D	1,245	0.68	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	45	0.05	C	53	0.06	old count
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	452	0.45	C	475	0.47	(4)
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	452	0.45	C	475	0.47	(4)
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	D	654	0.65	D	688	0.68	(4)
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	E	631	0.73	E	663	0.77	
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	E	1,425	0.73	E	1,498	0.77	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	E	797	0.41	E	903	0.47	Villages of San Carlos DRI (Portofino Vineyards)
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	E	797	0.41	E	851	0.44	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	218	0.25	C	229	0.27	
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	218	0.25	C	229	0.27	
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,033	0.52	A	1,175	0.59	unincorporated Lee County; Treeline 28 PD
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	862	0.44	A	912	0.46	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	862	0.44	A	906	0.46	
29800	US 41 (S TAMIAI TR)	OLD 41	CORKSCREW RD	6LD	D	2,814		2,851	1.01		2,996	1.06	
29900	US 41 (S TAMIAI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	2,814	C	2,368	0.84	D	2,489	0.88	
30000	US 41 (S TAMIAI TR)	SANIBEL BLVD	ALICO RD	6LD	D	2,814		3,021	1.07		3,175	1.13	
30100	US 41 (S TAMIAI TR)	ALICO RD	ISLAND PARK RD	6LD	D	2,814		2,900	1.03		3,057	1.09	Island Park Commercial Center
30200	US 41 (S TAMIAI TR)	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	2,814	D	2,731	0.97		2,870	1.02	
30300	US 41 (S TAMIAI TR)	BRIARCLIFF RD	SIX MILE PKWY	6LD	D	2,814		3,431	1.22		3,606	1.28	
30400	US 41 (S TAMIAI TR)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	D	2,537	0.90	D	2,666	0.95	
30500	US 41 (CLEVELAND AVE)	DANIELS PKWY	COLLEGE PKWY	6LD	D	2,814		3,456	1.23		3,632	1.29	SR 739 6-in design/right-of-way programmed
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH AIRPORT RD	6LD	D	2,814	C	2,441	0.87	D	2,566	0.91	SR 739 6-in design/right-of-way programmed
30700	US 41 (CLEVELAND AVE)	SOUTH AIRPORT RD	BOY SCOUT RD	6LD	D	2,814		3,045	1.08		3,200	1.14	SR 739 6-in design/right-of-way programmed
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	6LD	D	2,814	C	2,392	0.85	D	2,514	0.89	SR 739 6-in design/right-of-way programmed
30810	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	6LD	D	2,814	D	2,610	0.93	D	2,743	0.97	
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	N. KEY DR	4LD	D	1,900		2,102	1.11		2,209	1.16	
31000	US 41 (CLEVELAND AVE)	N. KEY DR	HANCOCK B. PKWY	4LD	D	1,900		2,102	1.11		2,209	1.16	
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	4LD	D	1,900		1,861	0.98		1,956	1.03	
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	4LD	D	1,900	C	1,595	0.84	D	1,676	0.88	
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	4LD	D	1,942	C	1,257	0.65	C	1,417	0.73	Diplomat Property RPD/CPD
31400	US 41 (N TAMIAI TR)	LITTLETON RD	BUS 41	4LD	D	1,942	C	1,160	0.60	C	1,279	0.66	Coral Bay (aka Estates at Entrada RPD/CPD)

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	365	0.42	C	384	0.45	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	262	0.26	C	275	0.28	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	515	0.52	D	542	0.55	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	555	0.56	D	583	0.59	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	555	0.56	D	649	0.66	pre-development order res development
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,166	0.59	B	1,225	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,166	0.39	B	1,261	0.43	
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,166	0.39	B	1,533	0.52	Three Oaks Distribution Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,618	0.88	B	2,752	0.93	⁽⁴⁾
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,448	0.49	B	1,533	0.52	⁽⁴⁾
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN/4LN	E	1,100	C	406	0.37	D	660	0.60	⁽⁴⁾⁽⁵⁾ , unincorporated Lee Co; Ctr Pl/Prm Apt 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	
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	2LN	E	860	C	152	0.18	C	160	0.19	
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	712	0.40	C	766	0.43	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	1,942	D	1,920	0.99	D	2,018	1.04	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942	D	1,944	1.00	D	2,043	1.05	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,910	B	1,215	0.42	B	1,294	0.44	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	1,166	C	776	0.67	C	816	0.70	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	1,166	C	776	0.67	C	816	0.70	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	E	1,524	0.76	E	1,615	0.81	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	E	1,524	0.76	E	1,602	0.80	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	A	1,136	0.38	A	1,221	0.41	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,136	0.57	A	1,195	0.60	unincorporated Lee County
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	336	0.39	C	529	0.62	Classic Hills (Copperhead) Golf Community
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	E	803	0.42	E	844	0.44	⁽⁴⁾ , constrained in city plan
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	E	1,417	0.75	E	1,489	0.78	constrained in city plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	E	1,456	0.78	E	1,530	0.82	constrained; old count projection (2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	E	1,921	0.69	E	2,019	0.72	constrained in city plan
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	E	2,139	0.76	E	2,248	0.80	constrained in city plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	A	655	0.32	A	688	0.34	constrained in city plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	4LD	E	2,020	A	655	0.32	A	688	0.34	constrained in city plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	695	0.81	D	730	0.85	
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,798	0.71	E	1,890	0.75	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	271	0.32	C	285	0.33	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	158	0.18	C	166	0.19	
03500	BROADWAY RD (ALVA)	SR 80	North RIVER RD	2LN	E	860	C	262	0.30	C	275	0.32	
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	487	0.49	D	511	0.52	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	358	0.36	C	392	0.40	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	E	678	0.68	E	877	0.89	Portico RPD
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	A	851	0.29	B	894	0.30	City of Cape Coral
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	571	0.50	C	600	0.53	partially located in City of Cape Coral
04200	BUS 41 (N TAMIAAMI TR, SR 739)	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	6LD	D	2,810	C	2,158	0.77	D	2,268	0.81	
04300	BUS 41 (N TAMIAAMI TR, SR 739)	PONDELLA RD	SR 78	6LD	D	2,694	C	1,494	0.55	C	1,570	0.58	
04400	BUS 41 (N TAMIAAMI TR, SR 739)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,186	0.62	C	1,246	0.66	
04500	BUS 41 (N TAMIAAMI TR, SR 739)	LITTLETON RD	US 41	4LD	D	1,900	C	617	0.32	C	648	0.34	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,097	0.77	D	3,255	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH- SEAS PLANTATION RD	2LN	E	860	D	1,069	1.24	D	1,124	1.31	constrained

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

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

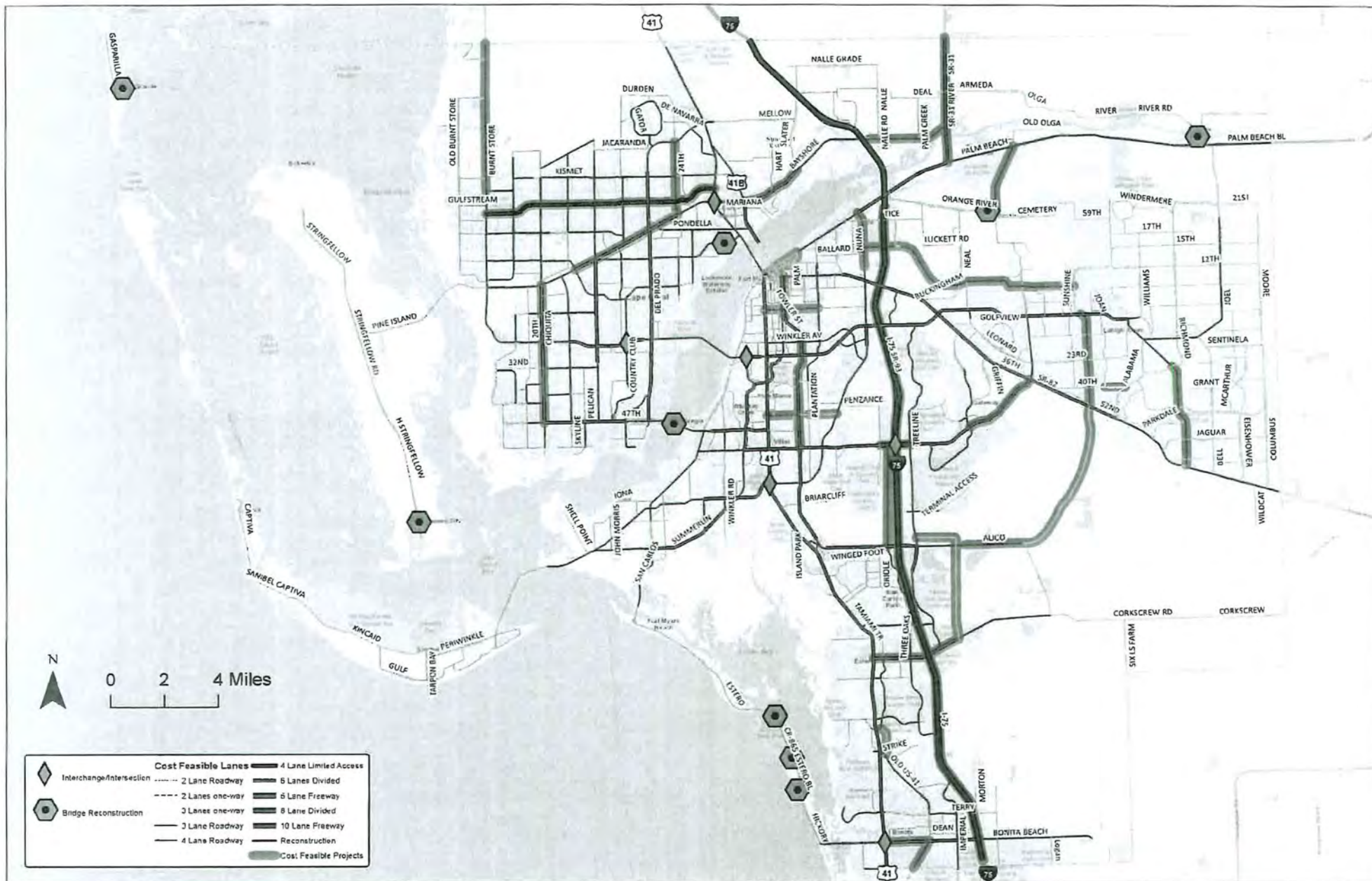
LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽¹⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	C	476	0.47	D	500	0.50	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	322	0.37	C	338	0.39	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	308	0.36	C	324	0.38	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	123	0.14	C	129	0.15	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	393	0.46	C	413	0.48	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,429	0.86	E	2,553	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,001	0.70	E	2,103	0.74	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	2,118	0.75	E	2,255	0.79	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	909	0.46	B	955	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	909	0.89	E	955	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	549	0.64	D	577	0.67	
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL B. VD	4LN	E	1,800	B	764	0.42	B	803	0.45	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	711	0.83	D	851	0.99	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	498	0.58	C	523	0.61	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	C	425	0.50	C	448	0.52	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	375	0.43	C	427	0.49	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	330	0.38	C	347	0.40	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	E	1,179	0.60	E	1,239	0.63	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	E	1,129	0.58	E	1,187	0.61	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	965	0.49	A	1,015	0.52	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	965	0.49	A	1,015	0.52	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,900	C	1,334	0.70	C	1,402	0.74	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,900	C	1,334	0.70	C	1,402	0.74	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,942	D	1,837	0.95	D	1,931	0.99	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,810	D	1,716	0.95	D	1,804	1.00	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	735	0.65	C	772	0.69	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,166	C	1,208	1.04	C	1,270	1.09	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,087	0.89	D	1,142	0.93	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	C	1,186	0.42	C	1,273	0.45	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,106	0.62	C	1,246	0.66	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,604	0.89	D	1,770	0.93	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,755	0.92	D	1,845	0.97	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,589	0.55	C	1,670	0.58	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	(4)
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	202	0.23	(4)
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	72	0.08	C	76	0.09	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	124	0.14	C	130	0.15	(4)
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	141	0.16	C	148	0.17	(4)
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	145	0.13	B	265	0.23	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	145	0.13	B	255	0.22	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	131	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	407	0.47	C	428	0.50	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	510	0.28	C	536	0.30	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	381	0.38	C	400	0.40	

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

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

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



2045 E+C NETWORK VOLUMES

TAMIAMI TR
2
27288
26868
TAMIAMI TR

TAMIAMI TR
2
33278
32859
TAMIAMI TR

DE NAVARRA
1
5280
5160
DE NAVARRA

DEL PRADO
2
18025
17352
DEL PRADO

2
21391
20475
2

2
21480
20517
2

2
4733
4352
2

DEL PRADO
1
2768
2453
1
DEL PRADO

2
22873
21844
2

Bus 41
US 41

2
15780
15199
2

2
13331
12851
2

2045 E+C Volumes & Lanes

LITTLETON RD
2
13091
12377
2
LITTLETON RD

CLEVELAND
2
21145
21239
2
CLEVELAND

US 41

Phe Island Rd

2
20617
23605
2

19689
2
21384
2

Bayshore Rd

TAMIAMI TR
2
17977
19167
2
TAMIAMI TR

Bus 41

18026
2
16497
2

3
33537
33830
3
26600
3
25153
3
TAMIAMI TR
3
MIAMI TR

TRIP GENERATION EQUATIONS

General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 37

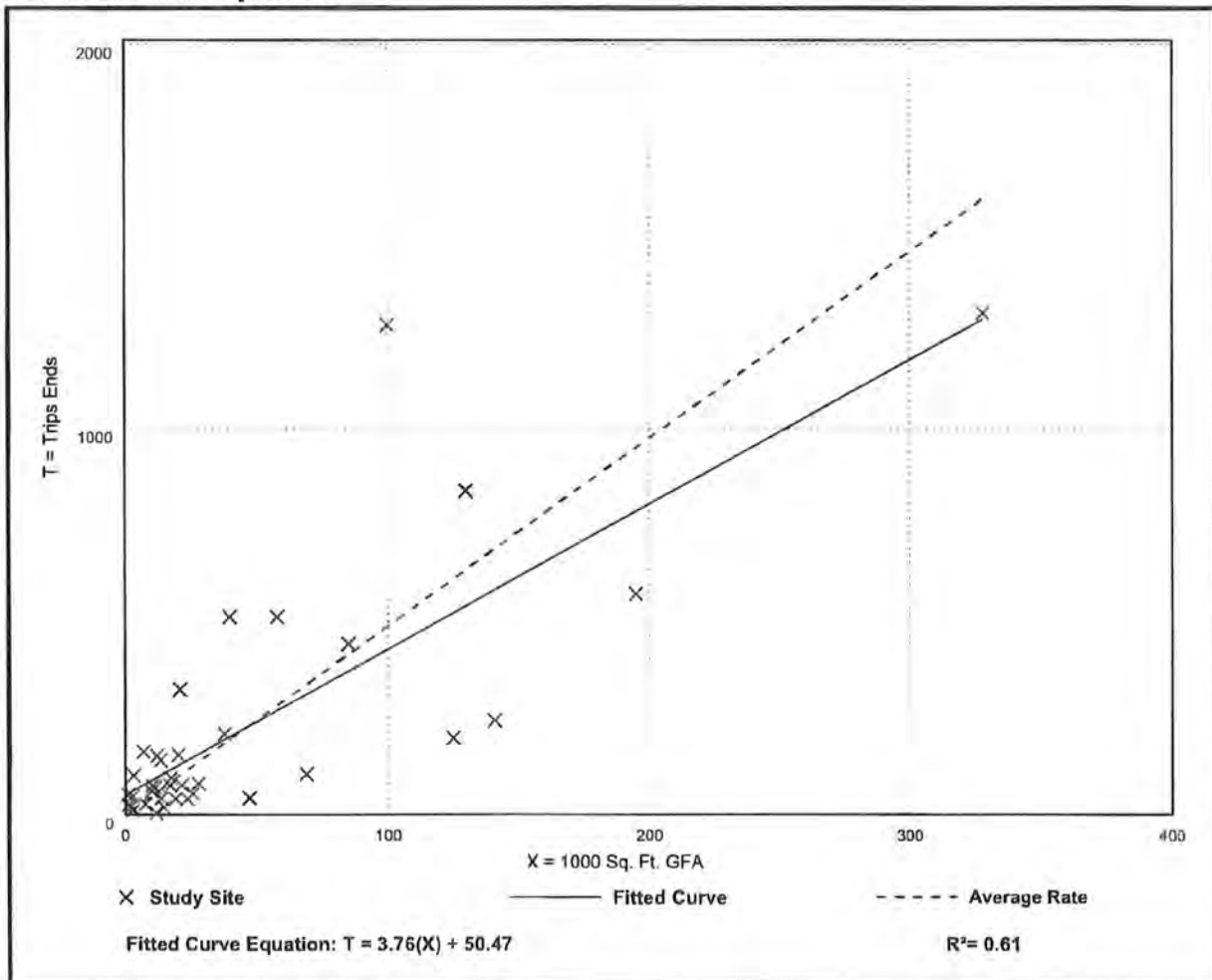
Avg. 1000 Sq. Ft. GFA: 45

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

Data Plot and Equation



General Light Industrial (110)

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: 41

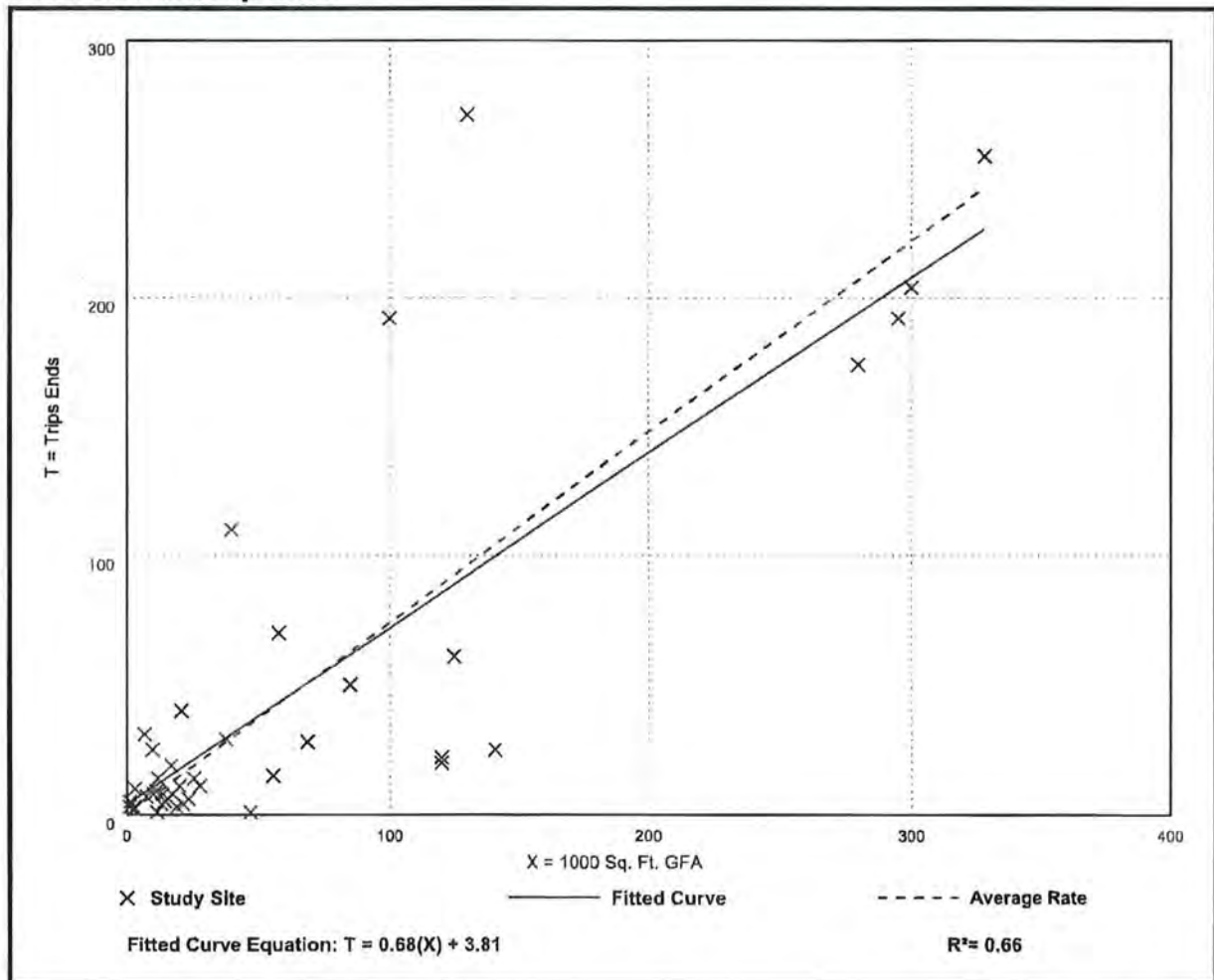
Avg. 1000 Sq. Ft. GFA: 65

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.02 - 4.46	0.61

Data Plot and Equation



General Light Industrial (110)

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: 40

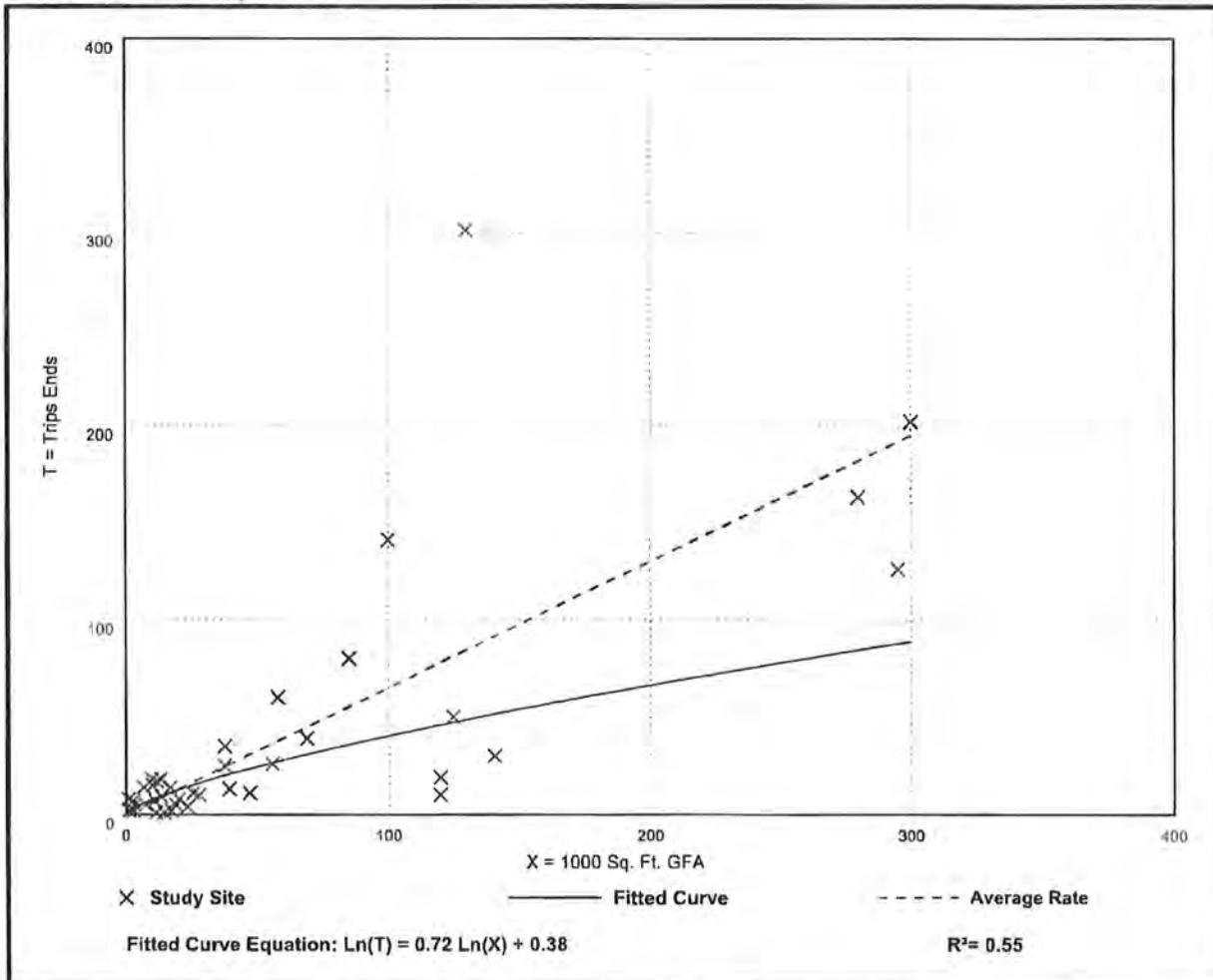
Avg. 1000 Sq. Ft. GFA: 58

Directional Distribution: 14% entering, 86% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.65	0.07 - 7.02	0.56

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 108

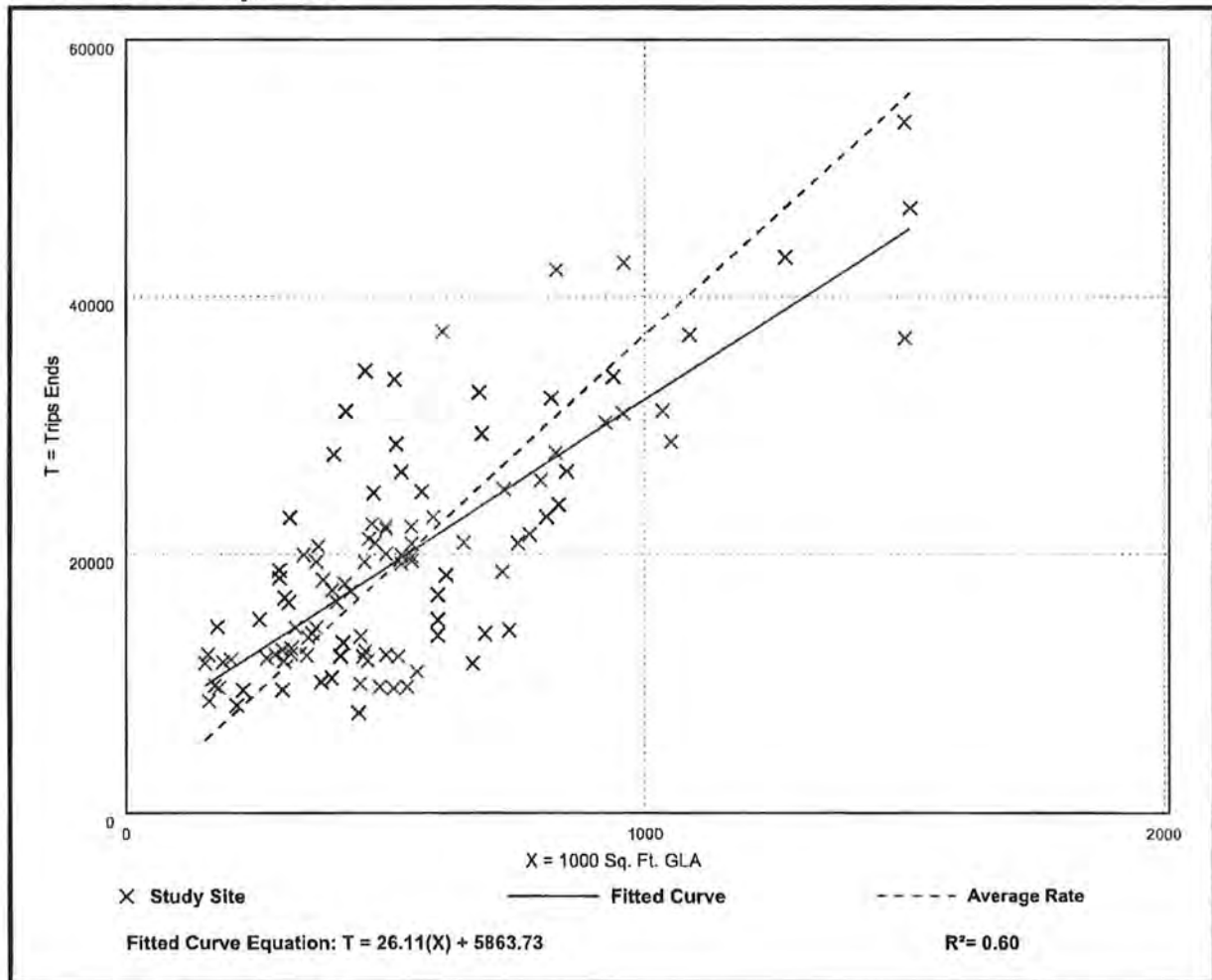
Avg. 1000 Sq. Ft. GLA: 538

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 44

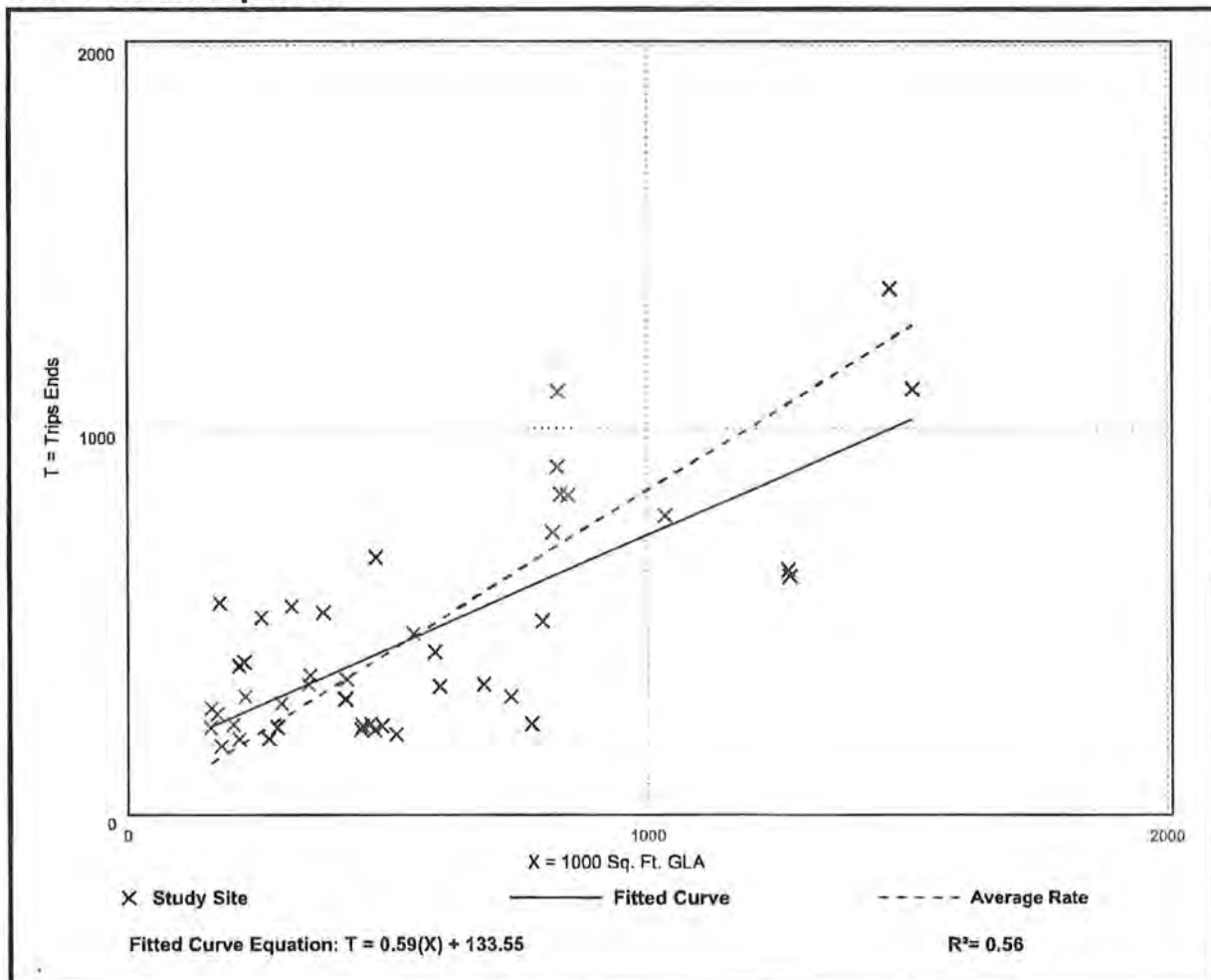
Avg. 1000 Sq. Ft. GLA: 546

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 126

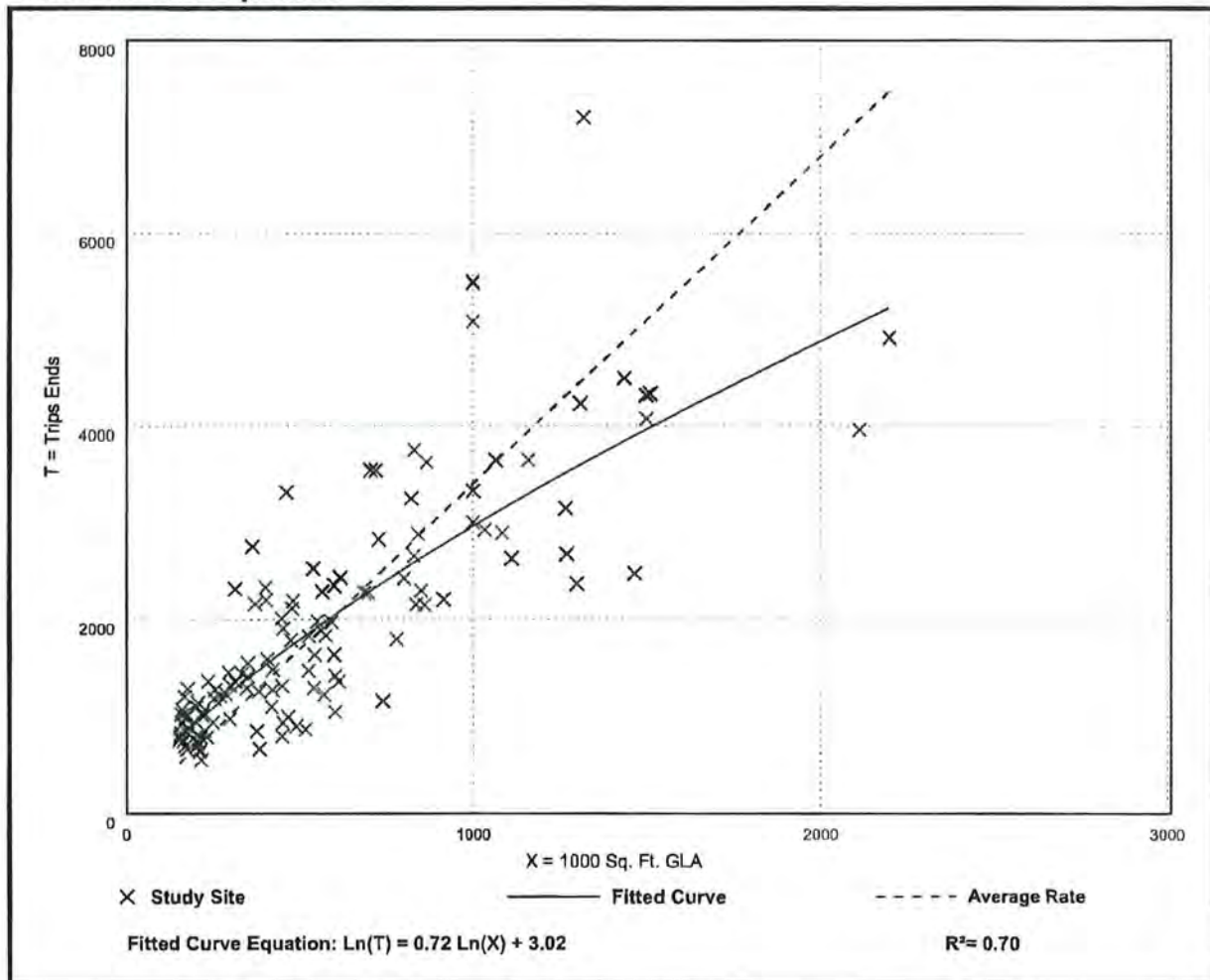
Avg. 1000 Sq. Ft. GLA: 581

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4

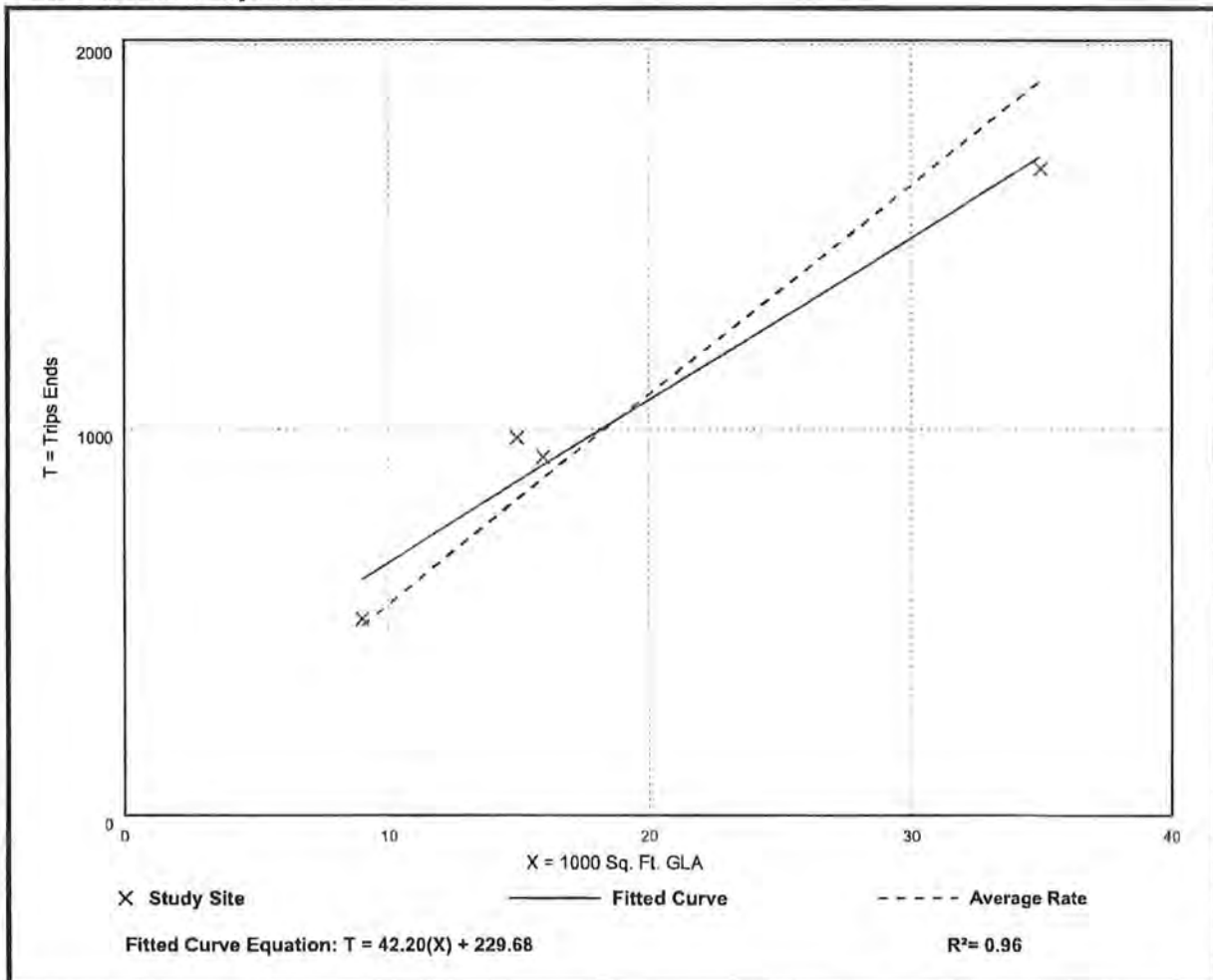
Avg. 1000 Sq. Ft. GLA: 19

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

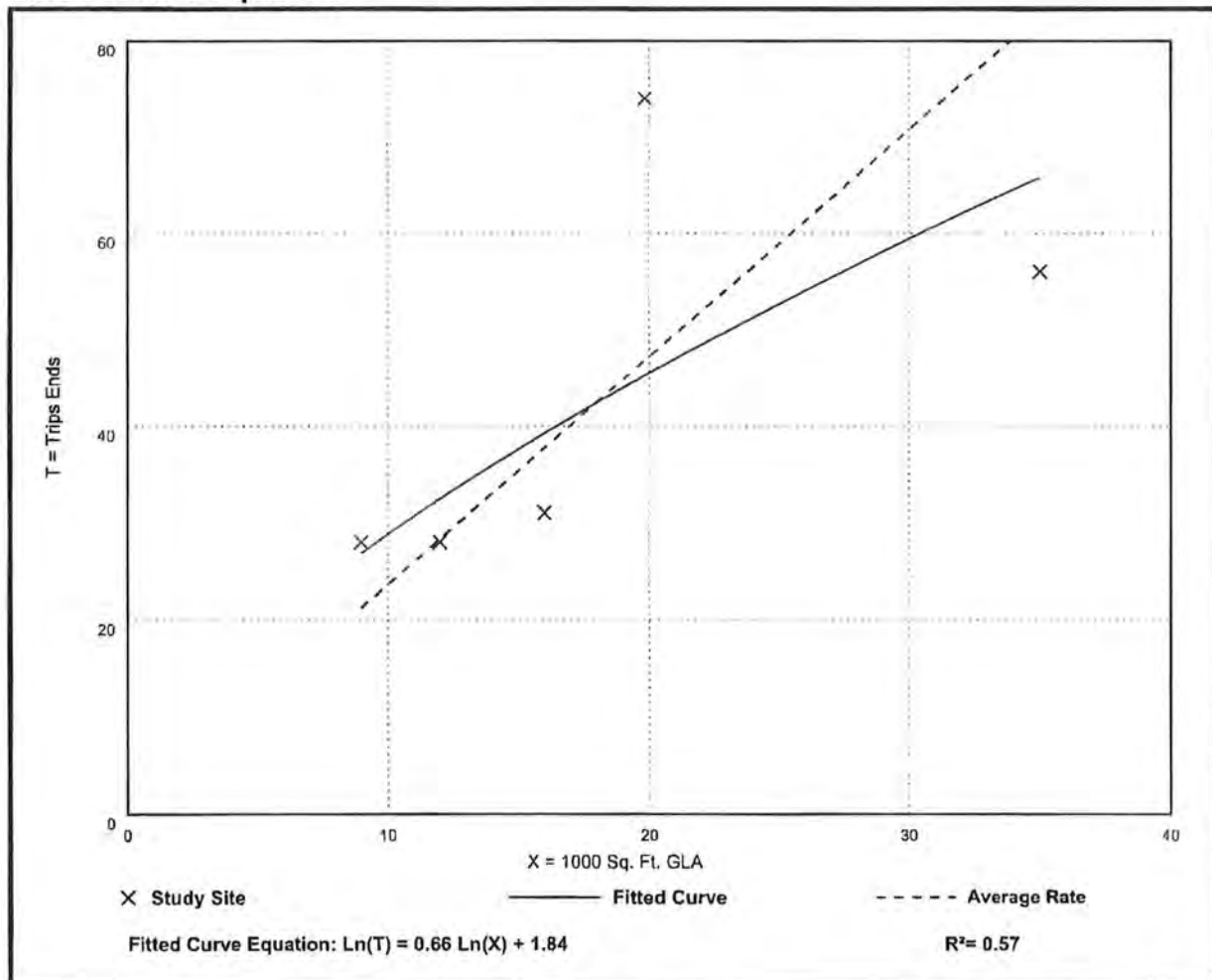
Avg. 1000 Sq. Ft. GLA: 18

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 25

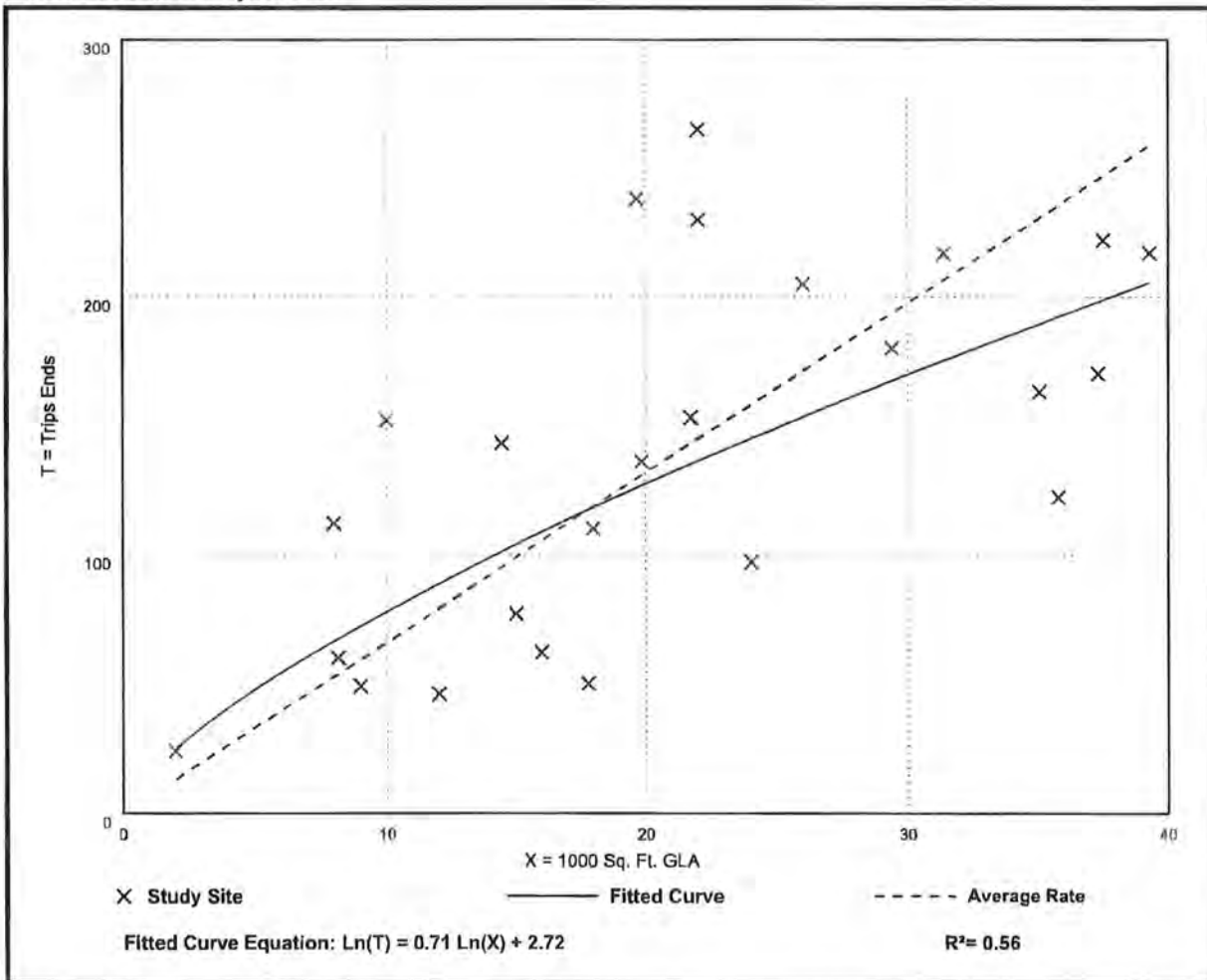
Avg. 1000 Sq. Ft. GLA: 21

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



I. EXISTING CONDITIONS

The subject property is surrounded by a range of existing and planned uses which are further described in Table 1.

	EXISTING USE	ZONING	FUTURE LAND USE	JURISDICTION
NORTH	Auto repair and service	CPD	Suburban	Lee County
EAST	Commercial/General Office	AG-2, CPD, RPD	Suburban	Lee County
SOUTH	Golf cart dealership	C-2, AG-2	Suburban	Lee County
WEST	Residential (Isles of Porto Vista)	RML	Mixed Use	Cape Coral

Table 1. Surrounding Land Uses

The subject property abuts N Tamiami Trail to the east which is a state-maintained five (5) lane arterial with a median adjacent to the property. Further east is a CPD-zoned office space, east of which is the Sabal Springs residential community. Sabal Springs is made up of 210 single-family homes and a central golf course. The community's primary entrance is Sabal Springs Blvd where it abuts N Tamiami Trail and there is a secondary point of ingress/egress located along Del Prado Blvd N.

To the north of the subject property is another CPD-zoned parcel which was approved for auto repair and servicing uses via Z-92-016. To the west of the subject property is the City of Cape Coral's Isles of Porto Vista, a residential community consisting of approximately 33 townhome buildings with an estimated 5 units per building, totaling approximately 165 residential dwelling units. It should be noted that the subject property abuts the development's buffered stormwater system, therefore no residential units directly abut the subject property due to this configuration. This community and surrounding residences are located within the City of Cape Coral's Mixed Use future land use category which allows for 25 du/AC and a FAR of 1.0 for non-residential development, this category allows for "compound use residences" and promotes vertical mixed use in appropriate locations throughout the City. To the south of the subject property is a commercial (C-2) and agricultural-zoned (AG-2) parcel located within Lee County. The current use for the parcel is a golf cart dealership.

The assortment of surrounding uses can be contributed to the parcel's location along a major transportation corridor, N Tamiami Trail, as well as the configuration of the City of Cape Coral's adjacent boundary. Amending the subject property's future land use category to the Central Urban

category is consistent with the surrounding development pattern and is more appropriate along the regional corridor which ties North Fort Myers to Cape Coral; this is due to the proximity of the subject property to the intersection of Del Prado Blvd N and N Tamiami Trail. The Central Urban category is also compatible with the City of Cape Coral's adjacent Mixed-Use category per the below comparison noted in Table 2.

FLU	MAX DENSITY	MAX INTENSITY	JURISDICTION
Suburban	6 du/AC	N/A	Lee County
Central Urban	15 du/AC	N/A	Lee County
Mixed-Use	25 du/AC	1.00 FAR	Cape Coral

Table 2. Area Comparative FLUs

The amendment of the subject property's future land use from Suburban to Central Urban is not only consistent with the surrounding FLUs and development pattern but provides a gradual transition of uses from the more intense western FLU of Mixed-Use to the lower intensity FLU of suburban.

II. FUTURE CONDITIONS

The proposed map amendment is being requested concurrent with a Mixed Use Planned Development (MPD) which further identifies the development's configuration as well as the development's intensity, are outlined in the companion Master Concept Plan. As further outlined in the Planned Development request, no residential density is being sought with this change.

As described in Exhibit M20 - Justification of Proposed Amendment, the request to amend the Future Land Use map from Suburban to Central Urban is consistent with a number of local, regional, and state policies and is further supported by the existing conditions surrounding the site. This request is being made due to the inconsistency between the existing zoning and the language in the Lee Plan which prohibits industrial development to take place within this FLU designation, regardless of the zoning district in which the property is located. The future conditions would therefore reflect the Planned Development's parameters and the Master Concept Plan's proposed configuration.

Additionally, the site's conditions are further outlined in Exhibits M15 - Public Facilities Impacts Analysis, M16 - Traffic Circulation Analysis, and Exhibit M21 - Formal JD Approval, all of which should be reviewed in tandem with the companion Planned Development and Master Concept Plan pursuant to Ch 163.3184(12) F.S.

III. CONCLUSION

The proposed map amendment is consistent with several policies set forth by the Lee Plan, the Southwest Florida Strategic Regional Policy Plan, and the State of Florida's Comprehensive Plan. The map amendment from the Suburban FLU to the Central Urban FLU would greatly enhance local economic diversity as well as promote economic stability and allow for infill development to take place at a location previously slated for industrial and commercial uses where public facilities and urban

services are capable of servicing the site.



Figure 2. Proposed Map Amendment of Subject Property



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

May 29, 2025

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Cindy C. Leal Brizuela
EnSite Incorporated
2401 First Street, Suite 201
Fort Myers, FL 33901

VIA ELECTRONIC MAIL

Re: 17701 N Tamiami Trail, Letter of Service Availability

Ms. Brizuela,

I am in receipt of your email requesting a Letter of Service Availability for a project to be located at 17701 N Tamiami Trail in North Fort Myers.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There is one ambulance located three miles from the proposed project location and two additional ambulances are located within five miles.

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

Sincerely,

Paul Di Cicco
Deputy Director – EMS Chief

Enclosure:
Copy of proposed project location map



Lee County
Southwest Florida

Board of County Commissioners

Lee County Emergency Medical Services
c/o Chief Benjamin Abes
Public Safety Director
2000 Main St #100
Fort Myers, FL 33901



Comprehensive Plan Map Amendment
Letter of Availability Request

Chief Abes,

We are writing to confirm that your agency is able to provide service to the subject property located at 17701 N Tamiami Trail, north of the intersection of N Tamiami Trail and Sabal Springs Blvd. The property is under one (1) STRAP (22-43-24-01-00001.0160) and is currently located within the Suburban future land use category. Due to the property's location and underlying zoning entitlements, the Applicant is requesting that the property be redesignating to the Central Urban future land use category. This process require verification from several service agencies that they have sufficient resources to support the change in future land use.



Figure 1. Aerial of Subject Property

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

planning | landscape architecture | engineering | urban design | sustainability

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

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



Comprehensive Plan Map Amendment
Exhibit M18 - Support Facility Letters of Determination

Fire Protection



February 5, 2025

Letter of Availability

Cindy Leal Brizuela
Ensite Engineering
2401 First St., Suite 201
Ft. Myers, FL 33901

Ms. Brizuela:

The North Fort Myers Fire Department has reviewed the information provided for the proposed project located at 17701 N. Tamiami.

The North Fort Myers Fire Department can adequately protect this property. If you have any further questions, please contact our office at 239-731-1931.

Respectfully,

Rick Jones
Fire Marshal

Law Enforcement

Carmine Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

June 20, 2024

Cindy C. Leal Brizuela
EnSite, Inc.
2401 First St., Suite 201
Fort Myers, Florida 33901


Ms. Leal Brizuela,

The Lee County Sheriff's Office has reviewed your service availability request for a property located at 17701 N. Tamiami Trail in North Fort Myers, STRAP 22-43-24-01-00001.0160.

The property is currently located within the Suburban future land use category. A request to redesignate the property to the Central Urban future land use category would not affect our ability to provide law enforcement services. Based on the information provided, the Lee County Sheriff's Office has no objections to this request.

This agency will provide law enforcement services from our 1st Precinct offices in North Fort Myers. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Crime Prevention Practitioner Heather Turco at (239) 477-1863 with any questions regarding the CPTED study.

Respectfully,


Chris Reeves
Major, Patrol Bureau



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

Solid Waste



Board of County Commissioners

Kevin Ruane
District One

June 21, 2024

Cecil L. Pendergrass
District Two

En Site

Ray Sandelli
District Three

Attn: Cindy C Leal Brizuela, Principal Planner
2401 First Street, Suite 201

Brian Hamman
District Four

Fort Myers, FL 33901

RE: HONC 41 - REQUEST FOR LETTER OF SERVICE AVAILABILITY

Mike Greenwell
District Five

Dave Harner
County Manager

Dear Ms. Brizuela:

Richard Wm. Wesch
County Attorney

The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed Central Urban future land use category, located at 17701 N Tamiami Trail, through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Donna Marie Collins
County Hearing Examiner

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

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

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

Mass Transit



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruone
District One

June 20, 2024

Cecil L. Pendergrass
District Two

Cindy Leal

Ray Sandell
District Three

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

Brian Hammon
District Four

Mike Greenwell
District Five

Re: Honc 41- 17701 N Tamiami Trail
Letter of Service Availability

Dave Horner, II
County Manager

Dear Ms. Leal,

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

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

- Subject area is not within one-quarter mile of a fixed-route corridor.
- Closest bus stop is not within one-quarter mile of a bus stop.
- The 2020 TDP does not identify the need for enhanced or additional transit services in the area.

The proposed future development does not meet the applicability outlined in Lee County Transit Land Development Code Sec. 10-442 and Sec. 10-443. The developer will not be required to connect to and improve transit facilities because planning action does not trigger the relevant Lee County Land Development Code.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0322 or ocassidy@leegov.com

Sincerely,

Olivia Cassidy
Planner
LeeTran

Public Schools

N/A - Please see companion MPD Rezoning which is being sought concurrently. No residential units are proposed within the Planned Development therefore no students are being generated from this request.

I. BACKGROUND

The subject property is located at 17701 N Tamiami Trail, north of the intersection of N Tamiami Trail and Sabal Springs Blvd. The property is under one (1) STRAP (22-43-24-01-00001.0160). The zoning of the subject property is split; the segment of land adjacent to N Tamiami Trail is part of the CG zoning district whereas the remainder of the property is within the IL zoning district. The property is currently located within the Suburban future land use category.

II. REQUEST

Due to the property's location and underlying zoning districts, the Applicant is requesting that the property be redesignating to the Central Urban future land use category. The current Suburban FLU category prohibits the development of industrial uses per Lee Plan Policy 1.1.5, posing a conflict for the development of the IL-zoned portion of the site which comprises approximately 78% of the subject property.

III. STATE AND REGIONAL PLAN ANALYSIS

The proposed map amendment from Suburban to Central Urban is consistent with a number of goals, objectives, and policies outlined within the Strategic Regional Policy Plan as well as the State Comprehensive Plan as outlined below.

Strategic Regional Policy Plan

The proposed amendment to the future land use map is also consistent with the Southwest Florida Regional Planning Council's Strategic Regional Policy Plan Volume II. Specifically, the amendment support's the **Economic Development Element** and its vision; *"Southwest Florida will attract, retain, and create quality businesses to diversify its economic base, while protecting the natural and cultural environments, to promote economic stability, greater job and educational opportunities, and higher income for its residents."*

The proposed map amendment would allow for expansion of a currently operational business located within Southwest Florida. By aggregating to the business' operational acreage, which is currently in Cape Coral and is under 7 acres, additional employment opportunities may be achieved, furthering economic diversity and stability in the region.

Goal 3: A stable regional economy based on a continuing excellent quality of life.

The proposed map amendment is consistent with this goal by supporting business and industry in a location where public services are readily available. N Tamiami Trail is a major transportation corridor for the North Fort Myers community, connecting it with the City of Fort Myers to the south and Charlotte County to the north. Improvements to sites with readily available infrastructure promote commerce, ensuring economic stability, in appropriate locations.

Goal 4: A diverse regional economy.

The amendment would allow for the expansion of both, industrial and commercial services at a location where these uses were previously programmed as noted by the underlying zoning districts.

State Comprehensive Plan

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

(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.

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

The proposed map amendment is consistent with the goal's sub-policies including; Policy 1 which encourages efficient development and promotes it in areas which will have the capacity to service new population and commerce; and, Policy 3 which promotes the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities. The proposed map amendment would effectively improve the employment opportunities of the region and would abide by the development standards of the local Land Development Code, which would promote an attractive product with appropriate architecture and landscaping, including open space and buffering, to address site-specific compatibility with proximate uses.

I. BACKGROUND

The subject property is located at 17701 N Tamiami Trail, north of the intersection of N Tamiami Trail and Sabal Springs Blvd. The property is under one (1) STRAP (22-43-24-01-00001.0160). The zoning of the subject property is split; the segment of land adjacent to N Tamiami Trail is part of the CG zoning district whereas the remainder of the property is within the IL zoning district. The property is currently located within the Suburban future land use category.

II. REQUEST

Due to the property's location and underlying zoning districts, the Applicant is requesting that the property be redesignating to the Central Urban future land use category. The current Suburban FLU category prohibits the development of industrial uses per Lee Plan Policy 1.1.5, posing a conflict for the development of the IL-zoned portion of the site which comprises approximately 78% of the subject property.



Figure 1. Aerial of Subject Property



Figure 2. Proposed Map Amendment of Subject Property

III. SURROUNDING LAND USES & COMPATIBILITY

The subject property is surrounded by a range of existing and planned uses which are further described in Table 1.

	EXISTING USE	ZONING	FUTURE LAND USE	JURISDICTION
NORTH	Auto repair and service	CPD	Suburban	Lee County
EAST	Commercial/General Office	AG-2, CPD, RPD	Suburban	Lee County
SOUTH	Golf cart dealership	C-2, AG-2	Suburban	Lee County
WEST	Residential (Isles of Porto Vista)	RML	Mixed Use	Cape Coral

Table 1. Surrounding Land Uses

The subject property abuts N Tamiami Trail to the east which is a state-maintained five (5) lane arterial with a median were adjacent to the property. Further east is a CPD-zoned office space, east of which is the Sabal Springs residential community. Sabal Springs is made up of 210 single-family homes and a central golf course. The community's primary entrance is Sabal Springs Blvd where it abuts N Tamiami Trail and there is a secondary point of ingress/egress located along Del Prado Blvd N.

To the north of the subject property is another CPD-zoned parcel which was approved for auto repair and servicing uses via Z-92-016. To the west of the subject property is the City of Cape Coral's Isles of Porto Vista, a residential community consisting of approximately 33 townhome buildings with an estimated 5 units per building, totaling approximately 165 residential dwelling units. It should be noted that the subject property abuts the development's buffered stormwater system, therefore no residential units directly abut the subject property due to this configuration. This community and surrounding residences are located within the City of Cape Coral's Mixed Use future land use category which allows for 25 du/AC and a FAR of 1.0 for non-residential development, this category allows for "compound use residences" and promotes vertical mixed use in appropriate locations throughout the City. To the south of the subject property is a commercial (C-2) and agricultural-zoned (AG-2) parcel located within Lee County. The current use for the parcel is a golf cart dealership.

The assortment of surrounding uses can be contributed to the parcel's location along a major transportation corridor, N Tamiami Trail, as well as the configuration of the City of Cape Coral's adjacent boundary. Amending the subject property's future land use category to the Central Urban category is consistent with the surrounding development pattern and is more appropriate along the regional corridor which ties North Fort Myers to Cape Coral; this is due to the proximity of the subject property to the intersection of Del Prado Blvd N and N Tamiami Trail. The Central Urban category is also compatible with the City of Cape Coral's adjacent Mixed-Use category per the below comparison noted in Table 2.

FLU	MAX DENSITY	MAX INTENSITY	JURISDICTION
Suburban	6 du/AC	N/A	Lee County
Central Urban	15 du/AC	N/A	Lee County
Mixed-Use	25 du/AC	1.00 FAR	Cape Coral

Table 2. Area Comparative FLUs

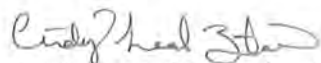
The amendment of the subject property's future land use from Suburban to Central Urban is not only consistent with the surrounding FLUs and development pattern but provides a gradual transition of uses from the more intense western FLU of Mixed-Use to the lower intensity FLU of suburban.

IV. CONCLUSION

The proposed map amendment is consistent with several policies set forth by the Lee Plan, the Southwest Florida Strategic Regional Policy Plan, and the State of Florida's Comprehensive Plan. The map amendment from the Suburban FLU to the Central Urban FLU would greatly enhance local economic diversity as well as promote economic stability and allow for infill development to take place at a location previously slated for industrial and commercial uses where public facilities and urban services are capable of servicing the site.

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: Honc Docks & Lifts
Henderson Franklin



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

December 10, 2024

** Delivered via email*

Dan Stovall *
Honc Docks and Lifts, Inc
1130-3 Pondella Road
Cape Coral, FL 33909

Subject: 17701 N. Tamiami Trail
Petition for Formal Determination of Wetlands and Surface Waters
Permit No. 36-112182-P
Application No. 240816-45230
Lee County

Your petition for a formal determination of wetlands and other surface waters is approved. This action is taken based on Chapter 373, Part IV of Florida Statutes (F.S.) and the rules in Chapters 62-330 and 62-340, Florida Administrative Code (F.A.C.). Please read this entire agency action thoroughly and understand its contents.

This action is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- All referenced Exhibits.

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance to the "Notice of Rights", we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I hereby certify that this Formal Wetland Determination and Notice of Rights have been mailed or electronically submitted to the addressee (and the persons listed on the attached distribution list) on December 5, 2024 in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (www.sfwmd.gov/regpermitting).

Sincerely,

A handwritten signature in cursive script that reads "Lisa Prather".

Lisa Prather, PWS
Section Administrator

**South Florida Water Management District
Formal Wetland Determination Permit No. 36-112182-P
Date Issued: December 10, 2024**

Project Name: 17701 N. Tamiami Trail

Petitioner: Dan Stovall
Honc Docks and Lifts, Inc
1130-3 Pondella Road
Cape Coral, FL 33909

Application No. 240816-45230

Location: Lee County, See Exhibit 1

Acres: 19.36

Expiration Date: December 10, 2029

Type: Certified Survey

Project Summary

This application is for a formal determination of the landward extent of wetlands and other surface waters (OSW), pursuant to Rule 62-330.201 Florida Administrative Code (F.A.C.), for a 19.36 acre property known as 17701 N. Tamiami Trail. The methodology used for the determination is consistent with Rule 62-340, F.A.C.

Project Site Description

The 19.36 acre property is located in Section 22, Township 43 South, Range 24 East, Lee County, Florida. More specifically, the property is located on the west side of N. Tamiami Trail, approximately 0.3 miles south of the intersection of Del Prado Boulevard and N. Tamiami Trail (U.S. 41), in North Fort Myers, Florida. A Location Map is attached as Exhibit No. 1.0. The property is surrounded by commercial businesses to the north, N. Tamiami Trail to the east, undeveloped forested land to the south and to the west. The property consists of forested uplands and wetlands. An aerial photograph depicting the inspection boundaries and wetlands is attached as Exhibit No. 2.0.

Formal Determination of Wetlands and Other Surface Waters

On August 16, 2024, the District received a request for a formal determination of the boundary of wetlands and OSW on a 19.36 acre property known as 17701 N. Tamiami Trail. The landward extent of wetlands and OSW was established by Pennoni & Associates, Inc. and field verified by Certified Wetland Evaluator (CWE) Matt Brosious on September 23, 2024. Wetlands, as defined by Subsection 373.019(27), F.S. and Rule 62-340, F.A.C., were identified on the property.

Wetlands on the property were delineated using the methods established in Rule 62-340, F.A.C.; more specifically, the wetlands were delineated using the definition of a wetland and the A, B and D tests. Wetlands delineated on the property totaled 4.92 acres. The landward extent of wetlands is depicted on the specific purpose survey, which is attached as Exhibit No. 4.0. Wetland delineation information, including wetland data forms and representative photographs of the wetland and upland areas can be found in the permit file. Wetland data forms were filled out by District staff during the September 23, 2024 field inspection.

Wetland Description:

The wetlands identified on the property totaled 4.92 acres (Exhibit Nos. 3.0 and 4.0). Wetland habitats on the property included cypress-pine-cabbage palm and freshwater marsh wetlands, with varying degrees of exotic vegetation. The wetlands were delineated using the definition of a wetland and the A, B and D tests.

Based on the National Resource Conservation Service (NRCS) data, the property contains four historically mapped hydric soils including Isles Fine Sand, Frequently Ponded (Map Unit 39), Copeland Fine Sandy Loam, Frequently Ponded (Map Unit 45), Cypress Lake Fine Sand Slough (Map Unit 74) and Cypress Lake Fine Sand Slough-Urban Land Complex (Map Unit 142). A soils map is attached as Exhibit No. 4.0. Soil pit data is included within the wetland delineation data forms, which were filled out during the September 23, 2024 field inspection by District staff.

Hydrologic Indicators observed during the delineation included water marks and elevated lichen lines. In the deeper wetlands, 3-6" of standing water was present.

This Formal Determination of Wetlands and Other Surface Waters is the District's determination of the landward extent (boundaries) of wetlands and other surface waters within the property based on the documentation submitted by the Petitioner and field application of Chapter 62-340, F.A.C. This action does not authorize any construction activities or constitute conceptual approval of any anticipated projects or activities in wetlands or other surface waters. It does not in any way establish boundaries of sovereign submerged lands, high water elevations or other elevations/boundaries.

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination upon a finding that the Petitioner has submitted inaccurate information to the District.

The Formal Wetland Determination shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and other surface waters during that period.

Distribution List

Justin Hojnacki, Pennoni Associates Inc *

Florida Department of Environmental Protection SLERC *

Lee County Property Appraiser *

Florida Department of Environmental Protection - Environmental Administrator *

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's RegPermitting website (www.sfwmd.gov/regpermitting) and searching under this application number 240816-45230.

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 Aerial With Inspection Boundary

Exhibit No. 3.0 Aerial With Wetlands

Exhibit No. 4.0 Wetland Survey

Exhibit No. 5.0 Soils Map

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request

that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.

- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401-.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

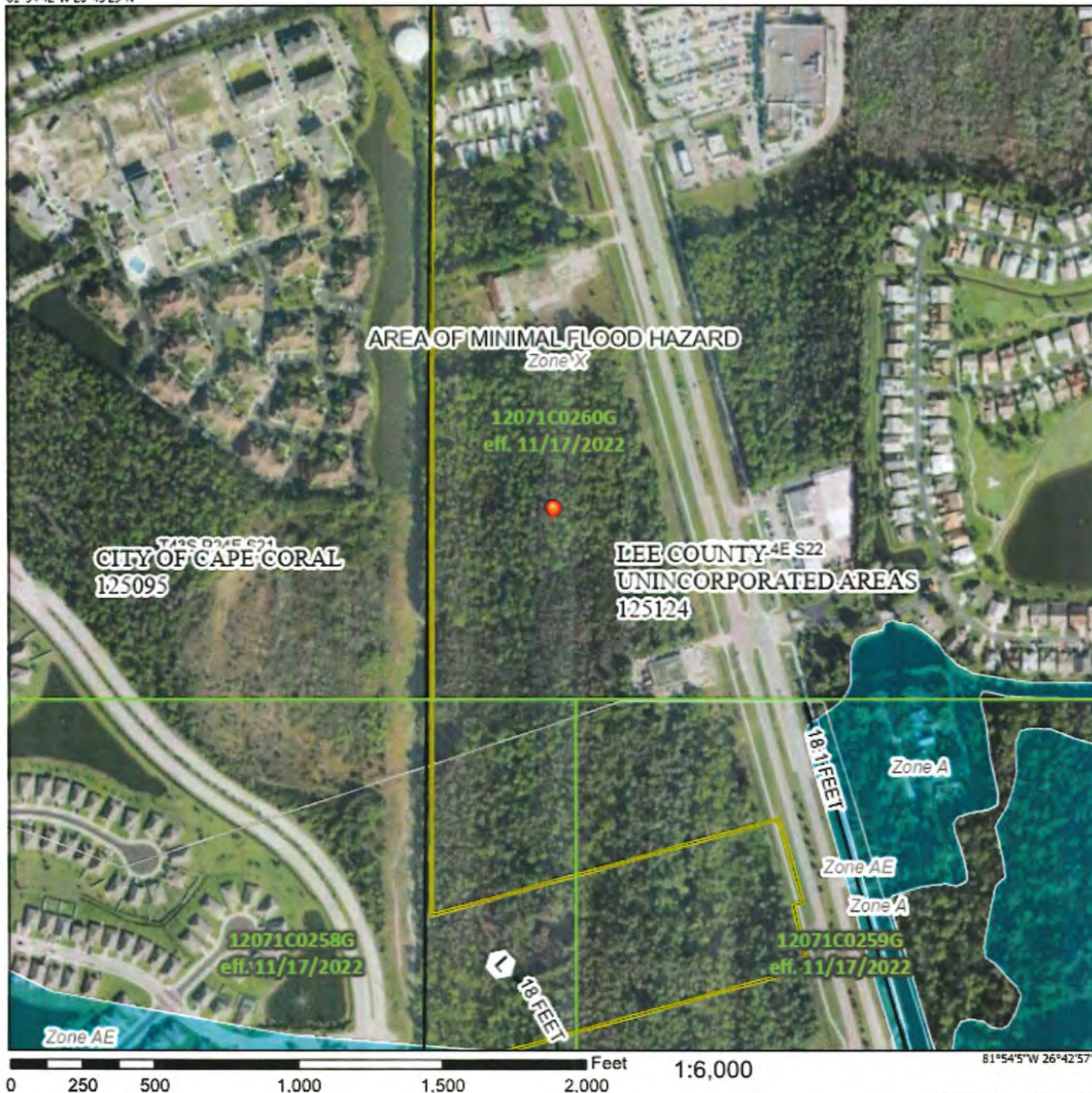
RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

National Flood Hazard Layer FIRMette



81°54'42"W 26°43'29"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard. Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone I
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone I
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/17/2023 at 10:37 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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



HONC 41
Comprehensive Plan Amendment
Community Meeting Summary

The Community Meeting before the North Fort Myers Design Review Panel began at 6 PM on July 01, 2025 at 2000 N Recreation Park Way, North Fort Myers, FL 33903 which is located within the North Fort Myers Planning Community. A presentation was given on behalf of the Applicant by Cindy Leal Brizuela, AICP, MURP - Principal Planner at EnSite, Inc., a copy of this presentation has provided in this meeting package. The presentation consisted of a general description of the subject property and the surrounding land uses as well as the Comprehensive Plan Amendment request from Suburban to Central Urban FLU and concurrent zoning request to the Mixed-Use Planned Development district. After the conclusion of the presentation, a few questions were asked by the Panel regarding the Master Concept Plan, predominantly the preservation area and surrounding zoning in North Fort Myers and Cape Coral. One community member attended and asked questions regarding the covered storage in the light manufacturing area of the Master Concept Plan. The Applicant's attorney, Mr. Richard Akin, was also present for questions. The Panel unanimously voted favorably for the comprehensive plan amendment and zoning request.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

HONC 41

**North Fort Myers
Design Review Panel**

July 1, 2025



- **Applicant:** Hone Docks & Lifts
 - +/- 17.96 AC
 - Abuts N Tamiami Trail
- **Future Land Use:** Suburban
- **Zoning:** Industrial Light (IL) and Commercial General (CG)
- **Request #1:**

to change future land use designation from Suburban to Central Urban; *Lee Plan Policy does not allow for industrial uses within the "Suburban" FLU category*
- **Request #2:**

to rezone from IL and CG to MPD (Mixed-Use Planned Development); *commercial along the frontage and industrial at the rear of the property.*



Existing Future Land Use

[Policy 1.1.5 – Suburban]

The suburban future land use category will consist of predominantly residential areas that are either on the fringe of the central urban or urban community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing greater pine island transfer of development units except in areas that. Specifically prohibit bonus density. Other forms of bonus densities are not allowed.

Proposed Future Land Use

[Policy 1.1.3 – Central Urban]

The Central Urban future land use category can best be characterized as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.

FLU Map Amendment

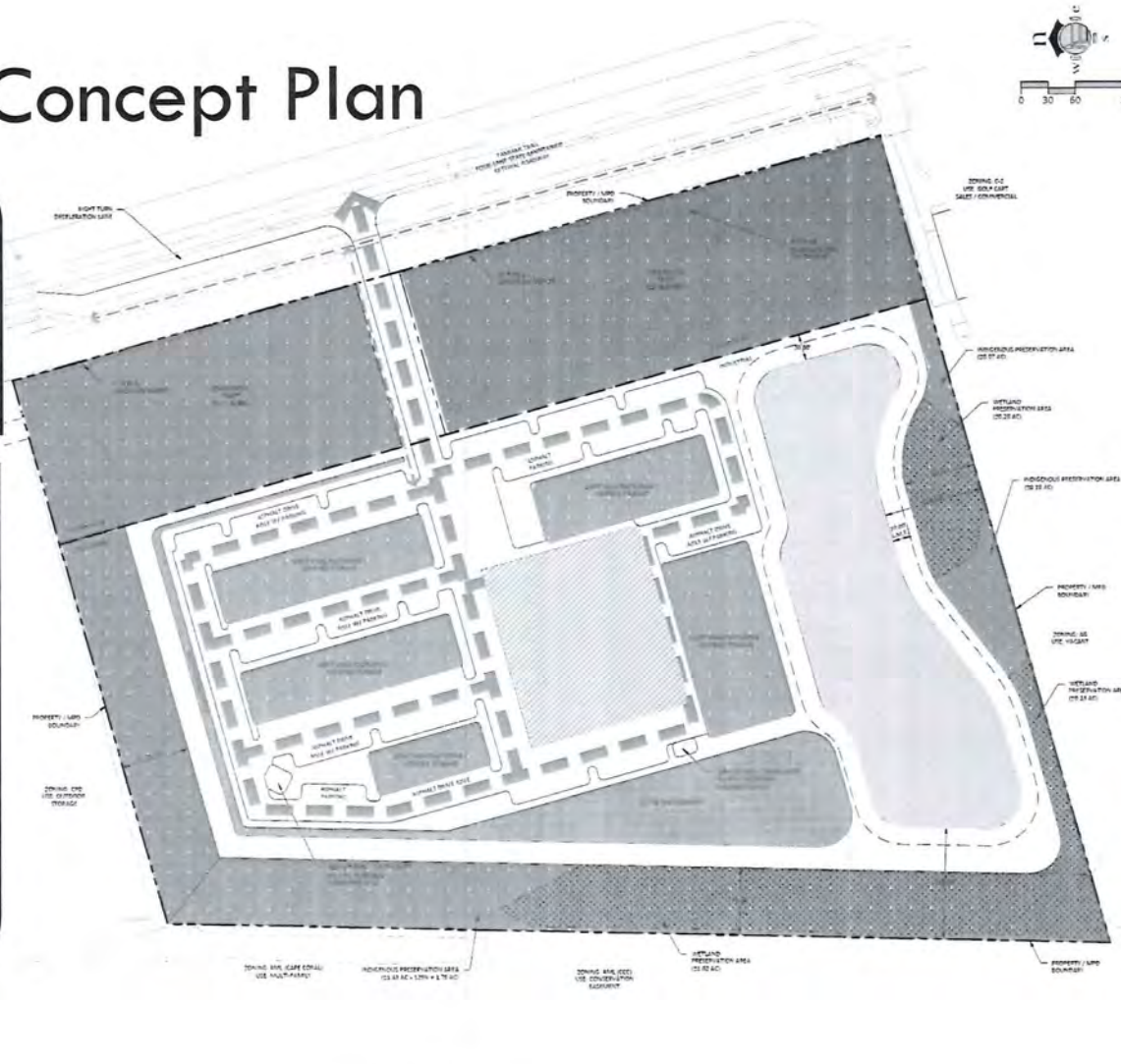
- The proposed Future Land Use map amendment would allow for light industrial uses to take place on the property.



Moving the zoning line which separates the IL & CG districts requires a rezoning.

The property's size & proposed intensity requires a planned development zoning.

The property's size & proposed intensity requires a planned development zoning.



COMPARISON	
TOTAL PROJECT AREA	117.96 AC.
TOTAL COMMERICAL SPACE	52.38 AC.
COMMERICAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	10.48 AC. *
(20% OF RETAIL OPEN SPACE INDEMNITY)	10.48 AC.
TOTAL INDUSTRIAL AREA	65.58 AC.
INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	13.12 AC.
(20% OF RETAIL OPEN SPACE INDEMNITY)	13.12 AC.
TOTAL OPEN SPACE REQUIREMENTS:	
PROVIDED OPEN SPACE	117.96 AC.
REQUIRED OPEN SPACE	23.60 AC. **
RETAINED INDEMNITY OPEN SPACE	25.28 AC.
PROVIDED INDEMNITY OPEN SPACE	13.68 AC.
OTHER	11.68 AC.

*NOTE: SOU INDOGENOUS REQUIREMENT IS MET THROUGH THE ADJACENT WETLAND RESTORATION & PRESERVATION AREA

[illegible]

NOTES:
THE PLANNED DEVELOPMENT COMPLIES OR WILL COMPLY WITH APPLICABLE PORTIONS OF LAND DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO, ARTICLE IV - PLANNED DEVELOPMENT DISTRICTS. THE INTERNAL MECHANISMS OF THE SITE, SUCH AS WATER MANAGEMENT, ARE ALSO SUBJECT TO OTHER AGENCY PERMITTING REQUIREMENT. ALL OUTDOOR LIGHTING MUST COMPLY WITH SECTION 34-625.

LEGEND:



Questions/Comments

AFFIDAVIT OF PUBLICATION

EnSite, Inc.
2401 First St, Suite 201
Fort Myers FL 33901

STATE OF WISCONSIN, COUNTY OF BROWN

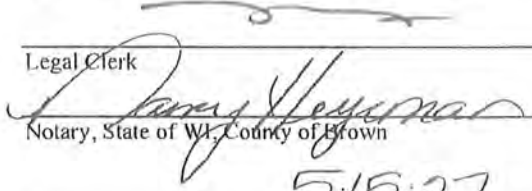
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Future Land Use Change & Rezoning Public Notice

A Public Informational Meeting will be held on July 1st at 6 PM at North Fort Myers Recreation Center, located at 2000 North Recreation Park Way, North Fort Myers, FL 33903. The meeting presentation will discuss a proposed Comprehensive Plan Amendment and a Mixed Use Planned Development (no residential units proposed) of +/- 17 acres of property. The comprehensive plan amendment is to alter the future land use from Suburban to Central Urban. The project site is identified as Lee County STRAP #22-43-24-01-00001.0160 located at 17701 N Tamiami Trail. The Applicant will be seeking project review from the NFM Design Review Panel for this effort. For more information, please contact nfmplanningpanel@gmail.com, the NFM Design Review Panel. Cindy Leal Brizuela, AICP, MURP with EnSite, Inc. and Richard Akin with Henderson Franklin will be the representatives for the Applicant.
June 16 2025
LSAR0312517