Lee County
Dept. of Community Development
Zoning Section c/o Elizabeth Workman
1500 Monroe Street
Fort Myers, FL 33901

ensite

BETSY PKWY
Mixed Use Planned Development
RESPONSE LETTER #2

Please accept the responses below to your letter dated July 21, 2025 regarding the comments for Betsy Parkway MPD (DCI2025-00003).

Zoning

1. There is an inconsistency between the industrial uses proposed in the Schedule of Uses and the building configuration and depiction on the Master Concept Plan. The applicant needs to reduce the level of detail on the Master Concept Plan to remove buildings and depict the intensity levels within the industrial portion or depict the detail showing the display areas, warehouse bay doors, open storage, etc.

RESPONSE: The Schedule of Uses is inclusive of potential uses for the site which the proposed Master Concept Plan does not depict. The current configuration of the MCP allows for a wide range of uses, however, not all uses on the Schedule of Uses are anticipated to take place simultaneously during a single period of time of the project's life.

2. The response letter indicates that the intense uses such as repair will be centrally located but the MCP does not specify where repair is proposed. Staff is concerned about stormwater pollution from the outdoor storage, carwash, boatyard, repair uses, processing plant, and lawn and garden (chemicals). The industrial portion of the MCP may need to be further bisected to depict the more intense light industrial uses to the southwest abutting the industrial park and the warehouse type of uses to the north abutting the TFC-2 property. Compatibility between onsite and offsite uses as well as environmental compatibility must be justified in the Lee Plan analysis with the MCP used as the supporting document.

RESPONSE: The Schedule of Uses has been modified to reduce some of the proposed uses, however, the repair use – along with others referenced above – would require stormwater to be retained and filtered prior to runoff. This is consistent with the requirements of the SFWMD's ERP permitting which will take place concurrent with a future Development Order request.

Development Services

3. Please provide a written description of the surface water management plan per LDC 34-373(b)(1). Staff could not locate this document in the resubmittal.

RESPONSE: Please see attached Surface Water Management Plan.

Natural Resources

4. The FLUCCS Map delineates water conveyances through the property. Please detail whether these convey offsite flows and how flows will be maintained, if applicable.

RESPONSE: No water conveyance is depicted on/through the property on the FLUCCS maps.

5. Please provide a draft Water Quality Monitoring Plan to demonstrate compliance with Lee Plan policy 125.1.4.

RESPONSE: Since no specified uses and their intensities have been assigned at this time, the applicability of 125.1.4 plays a role at the time of development order, in which a use or uses are specified along with their intensities. Once determined that the "potential of lowering existing water quality below state and federal water quality standards" is triggered, the Water Quality Monitoring Plan is provided. This would also be conducted concurrent to an ERP through the SFWMD.

Environmental Sciences

6. The revised FLUCCS map does not appear to accurately reflect site conditions. Staff completed a site inspection and cannot confirm FLUCCS types shown on the revised FLUCCS map with what was identified during the site inspection by staff. Revise the FLUCCS map to match site conditions.

RESPONSE: Please see revised Environmental Report.

7. Revise the FLUCCS map to include the exotic descriptor (e-values) for the site.

RESPONSE: Please see revised Environmental Report.

8. Staff did not identify native trees as described by the FLUCCS map in the areas being claimed for indigenous open space. Revise the FLUCCS map to accurately reflect site conditions.

RESPONSE: Please see revised Environmental Report.

9. The area identified as FLUCCS 8146, as seen through lidar imaging and the site inspection by staff, appears to drain water off site to the adjacent aquatic preserve. Revise the FLUCCS to match site conditions.

RESPONSE: Please see revised Environmental Report.

10. Staff are concerned that the extent of wetlands and surface waters is not fully depicted on the FLUCCS map. Staff recommend the following condition, "developer may not commence construction on development impacting wetlands until issuance of required permits. Development activity must comply with state wetland permits and applicable local development permits. If the State does not approve wetland impacts or if the State wetland permits are not consistent with proposed wetland impacts reflected in County development permits, then developer must amend local development permit approvals to be consistent with State wetland permits or applicable Lee Plan and LDC regulations regarding development within wetland."

RESPONSE: The Applicant is in agreement with staff; the condition clarifying development procedures should be added to the staff report/proposed zoning resolution.

DOT

11. Currently the site has one ingress and one egress access, the MCP shows both access points as ingress and egress.

RESPONSE: The current site only features formal entry/exit along its dual driveway on Pine Island Road. This configuration is proposed to be maintained. The access point on Betsy Parkway is proposed to be ingress/egress consistent with the LDC's requirements, specifically, LDC Sec. 10-291(3) which requires that commercial/industrial developments over 10 acres provide two (2) forms of ingress or egress for the development.

12. Demonstrate the motor vehicle connections on Pine Island Rd. and Betsy Pkwy shown on the plans are in compliance with LDC Section 10-285 (Connection Separation). The connection separation distances, measured edge to edge, must be determined on both sides of the roadway for undivided roadways. Existing and approved access points must be depicted on both sides of the road along the project frontage and to the nearest access point beyond the project frontage in each direction. (The justification provided does not meet code.)

RESPONSE: The existing access points are shown on the MCP, consistent with the LDC and the

measuring criteria outlined in Section 10-285.

13. Per Lee Plan Policy 12.3.5: Commercial developments must provide interconnection opportunities with adjacent uses to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including but not limited to, bike paths and pedestrian access ways. (Ord. No. 09-15, 18-18) Please demonstrate cross access on the MCP demonstrating compliance. {The parcel to the east is zoned CS-1, interconnect opportunities will be required, please provide.}

RESPONSE: Please see attached revised MCP.

14. Staff request a meeting with the applicant prior to resubmittal to discuss the project.

RESPONSE: A meeting between the Applicant and Staff took place on August 29, 2025.

TIS

15. A 40% pass-by rate was used for commercial uses in the TIS, but Lee County only accepts a maximum 30% pass-by rate. A revision is required.

RESPONSE: A revised TIS is being prepared and will be provided to staff at a later date.

16. The applicant needs to provide information regarding the traffic/directional splits entering and exiting the proposed project at the proposed access points (on Pine Island Rd and Betsy Pkwy) with AM and PM conditions.

RESPONSE: A revised TIS is being prepared and will be provided to staff at a later date.

17. The service volumes (capacity) at LOS "C" on Pine Island Rd is 380 and on Stringfellow Rd is 570, not 800.

RESPONSE: A revised TIS is being prepared and will be provided to staff at a later date.

18. The roadway segments studied shall be broken into: (1). Pine Island Rd from Stringfellow Rd to Site; (2). Pine Island Rd from Site to East; (3). Stringfellow Rd from Pine Island Rd to North; (4). Stringfellow Rd from Pine Island Rd to South.

RESPONSE: A revised TIS is being prepared and will be provided to staff at a later date.

19. Since the project's trip generation is more 100 trips per hour, the information of intersection Level

of Service (LOS) analysis for the project's entrances on Pine Island Rd and the intersection of Pine Island Rd/Stringfellow Rd must be provided for review.

RESPONSE: A revised TIS is being prepared and will be provided to staff at a later date.

Please contact me directly at (239) 226-0024 or if you should have any questions or require additional information.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

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

Enclosures:

1. Updated Environmental Report
2. Updated TIS
3. Updated MCP
4. Surface Water Management Plan
5. Updated Schedule of Uses
6. Updated Schedule of Deviations
7. Community Meeting Summary
8. Ad Publication
9. Ad Affidavit
10. Community Presentation

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BETSY PKWY

Mixed Use Planned Development

Schedule of Uses

Commercial Tract

Accessory uses and structures
Administrative Offices
Animals:
- Clinic or kennel
- Control center (including Humane Society)

ATM
Bait and tackle shop
Banks and financial establishments, all groups
Boats:
- Boat parts store
- Boat sales

Broadcast studio, commercial radio and television
Building materials sales
Business services, all groups
Caretaker's residence
Car wash
Clothing stores, general
Clubs:
- Fraternal, membership organization
- Private

Contractors and builders, all groups
Convenience food and beverage store
Day care center, child, adult
Drive through facility for any permitted use
Drugstore, pharmacy
Entrance gates and gatehouse
Emergency operations center
Essential services
Excavation
- Water retention

Fences, walls
Gift and souvenir shop
Hardware store
Healthcare facilities,
- Group I
- Group II

Hobby, toy and game shops
Hospice
Household and office furnishings, all groups
Insurance companies
Lawn and garden supple stores
Medical office
Mobile home dealers
Nonstore retailers, all groups
Package store
Paint, glass, and wallpaper
Parking lot:
- Accessory
- Temporary

Personal services, all groups

Pet services
Pet shop
Pharmacy
Plant nursery
Post office
Printing and publishing
Real estate sales office
Recreation facilities, commercial
    Group I
    Group III
    Group IV
Rental or leasing establishment, all groups
Repair shops,
    Group I
    Group II
    Group III
Restaurant, fast food
Restaurants, all groups
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Schools:
    Commercial
Signs in accordance with Ch 30
Specialty retail shops, all groups
Studios
Temporary uses
Theater, indoor or outdoor (drive-in)
Used merchandise stores, all groups
Variety store

Industrial Tract
Accessory uses and structures
Administrative Offices
ATM
Automobile repair and service, all groups
Automobile service station
Boats:
    Boat parts store
    Boat repair and service
    Boatyard
Building materials sales
Business services
    Group II
Cleaning and maintenance services
Cold storage, pre-cooling warehouse and processing plant
Computer and data processing services
Contractors and builders, all groups
Drive through facility for any permitted use
Entrance gates and gatehouse
Emergency operations center
Essential services
Excavation
    Water retention
Factory outlets (point of manufacture only)
Farm equipment, sales, storage, rental or service
Fences, walls
Freight and cargo handling establishments
Parcel and express services
Parking lot:
    Accessory

- Temporary
- Processing or packaging of agricultural or fish products
- Processing and warehousing
- Recycling facility
- Rental or leasing establishment, all groups
- Repair shops, all groups
- Research and development laboratories
  - Group I
  - Group IV
- Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises
- Signs in accordance with Ch 30
- Storage:
  - Indoor
  - Open Storage
- Transportation services,
  - Group II
- Vehicle and equipment dealers, all groups
- Warehouse
  - High cube
  - Hybrid
  - Mini-warehouse
  - Private
  - Public
- Wholesale establishments,
  - Group I
  - Group III
  - Group IV

PINE ISLAND ROAD & BETSY PARKWAY – 23± ACRES

UPDATED ENVIRONMENTAL ASSESSMENT & PRELIMINARY SPECIES SURVEY REPORT

Lee County STRAP #'s 28-44-22-00-00014.0000 & 28-44-22-00-00024.0000

May 2025
Updated September 2025

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Introduction

An environmental assessment and preliminary species survey was conducted on the Pine Island Road & Betsy Parkway property on August 13, 2024. The 23.50± acre property is located in Section 28, Township 44S, and Range 22E, of Lee County, Florida. More specifically, the site is located south of Pine Island Road, east of Stringfellow Road, and north and east of Betsy Parkway on Pine Island, Florida. Please see the attached Project Location Map (Exhibit A).

The purpose of this assessment was to identify the potential for either U.S. Army Corps of Engineers (ACOE) Department of Environmental Protection (DEP), and/or South Florida Water Management District (SFWMD) jurisdictional wetlands. The site was also assessed to determine the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Listed (endangered, threatened, etc.) species are regulated by the US Fish & Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). Specific attention was paid toward that of locating any gopher tortoise (*Gopherus polyphemus*), as well as locating any potential fox squirrel (*Sciurus niger*) nests, Florida bonneted bat (*Eumops floridanus*) cavity trees, and any Audubon's crested caracara (*Caracara plancus audubonii*) or bald eagle (*Haliaeetus leucocephalus*) nests.

The project's surrounding land uses are a mixture of residential homes, commercial and industrial developments, undeveloped vacant land, and forested land. The survey was conducted throughout the day; the temperatures were in the mid-upper 80's to low 90's, with light breezes, and partly cloudy to mostly cloudy skies.

Background

The ACOE, DEP, and the SFWMD are the agencies that regulate development activities in wetlands. To be considered wetlands by the ACOE, DEP, and/or SFWMD, the area should exhibit wetland hydrology, contain wetland vegetation, and have hydric soils. For an area to be considered wetlands, a site should have hydric soils, wetland hydrology, and wetland vegetation present. The property was reviewed for indicators of these parameters.

Hydric soils are identified by certain characteristics that are unique to wetland soils. Wetland hydrology is normally present if the soil is saturated or inundated for a period of time; typically from May through November; the rainy season in Southwest Florida. In the absence of visual signs of saturation or inundation, the regulatory agencies typically use hydrologic indicators such as adventitious rooting, lichen lines, or algal matting as method of guidance. If the majority of the shrubs/plants that are present are those that are adapted to saturated soil conditions, it's likely wetland vegetation.

The FWS and FWC are the primary agencies that review potential impacts to listed species. The FWS reviews potential impacts and provides comments to the ACOE and DEP during the permitting process, while the FWC provides comments to the SFWMD. In general, the wildlife agency concerns need to be addressed in order for the permits to be authorized by the ACOE, DEP, and/or the SFWMD.

Existing Site Conditions

Boundary – The project boundary was obtained from the Lee County parcel data and is assumed to be approximately 23.50± acres.

Soils - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). These mappings are general in nature but can provide a certain level of information about the site as to the possible extent of wetland area. The agencies commonly use these mappings as justification for certain wetland/upland determinations. According to these mappings, the parcel is underlain by Immokalee sand (NRCS #28; non-hydric) and Boca fine sand, tidal (NRCS #57; hydric). Immokalee sand soil is considered non-hydric at both the local and national levels. Please see the attached NRCS Soils Map (Exhibit D).

Vegetation Descriptions – Vegetation is one parameter used in determining the presence of uplands or wetlands; these community mappings will generally reflect what a specific area could be considered by the regulatory agencies. We identified approximately 3.74± acres of wetlands and 0.39± acres of "other surface water" communities on-site, during the initial site assessment.

While on-site, generalized community delineations are hand-drawn on an aerial defining the different vegetation associations on-site. These general delineations were based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (FDOT 1999). Please see the attached FLUCFCS Map with Aerial (Exhibit B) and FLUCFCS Map without Aerial (Exhibit C). Listed below are the vegetation communities and land-uses identified on the site.

FLUCFCS Codes & Community Descriptions

> *Uplands*
> *The following community areas have been designated as upland habitats. Uplands are any area that does not qualify as a wetland because the associated hydrologic regime is not sufficiently wet enough to elicit development of vegetation, soils, and/or hydrologic characteristics associated with wetlands.*

FLUCFCS 140 Commercial – 1.00± Acres

This commercial property is occupied by a stand-along commercial building with associated parking spaces and green-space. has been cleared commercial and is comprised of a concrete pad with vinyl fencing. This community occupies approximately 1.00± acres of the site. This community would be considered uplands by regulatory agencies.

FLUCFCS 310 E2 Herbaceous (Exotics 24-49%) – 0.21± Acres

This upland habitat type occupies approximately 0.21± acres. The canopy is mostly open with scattered slash pine *(Pinus elliottii),* live oak (*Quercus virginiana*), melaleuca *(Melaleuca quinquenervia),* and earleaf acacia *(Acacia auriculiformis).* The sub-canopy is also mostly open with scattered Brazilian pepper (*Schinus terebinthifolius*), downy rose myrtle (*Rhodomyrtus tomentosa*), tar flower (*Bejaria racemosa*), wax myrtle (*Myrica cerifera*), rusty lyonia *(Lyonia ferruginea),* and cabbage palm *(Sabal palmetto).* The groundcover includes scattered saw palmetto *(Seranoa repens),* with false buttonweed (*Spermacoce floridan*), yellow-eyed grass (*Xyris* floridana), Spanish needle (*Bidens alba*), tickseed (*Coreopsis floridana*), ragweed (*Ambrosia artemisiifolia*), finger grass (*Eustachys floridana*), cogon grass (*Imperata cylindrical*), muhly grass (*Muhlenbergia capillaris*), broomsedge (*Andropogon virginicus*), dollar weed (*Hydrocotyle umbellata),* frog fruit (*Phyla nodiflora*), bahia grass (*Paspalum notatum*), and St. Augustine grass (*Stenotaphrum secundatum*), with other various opportunistic weedy species. Commonly observed vines include grapevine *(Vitis munsoniana),* greenbriar *(Smilax* spp.), poison ivy *(Toxicodendron radicans),* and creeping oxeye *(Sphagneticola trilobata).* This community should be considered uplands by the regulatory agencies.

FLUCFCS 411 E4 Pine Flatwoods (Exotics >75%) – 7.19± Acres

This upland community type occupies approximately 7.19± acres of the property. The canopy is similar to the community above; however, it contains exotic species such as downy rose myrtle (*Rhodomyrtus tomentosa*), melaleuca (*Melaleuca quinquenervia*), and Brazilian pepper (*Schinus terebinthifolia*) occupying > 75% of the habitat composition. The canopy contains slash pine *(Pinus elliottii)* with scattered live oak *(Quercus virginiana)* and melaleuca (*Melaleuca quinquenervia*). The subcanopy is dominated by downy rose myrtle (*Rhodomyrtus tomentosa*), with cabbage palm *(Sabal palmetto),* Brazilian pepper *(Schinus terebinthifolius),* wax myrtle *(Myrica cerifera),* tar flower (*Bejaria racemosa*), and rusty lyonia *(Lyonia ferruginea).* The ground cover is dominated by saw palmetto *(Seranoa repens),* with caesar weed (*Urena lobata*), pennyroyal *(Piloblephis rigida),* pawpaw *(Asimina* sp.), cocoa plum (*Chrysobalanus icaco*), and false buttonweed *(Spermacoce verticillata),* with various other opportunistic weedy species. Commonly observed vines include grapevine *(Vitis munsoniana),* greenbriar *(Smilax* spp.), and poison ivy *(Toxicodendron radicans).* This community would be considered uplands by the regulatory agencies.

FLUCFCS 420 E3 Upland Hardwoods (Exotics 50-74%) – 1.01± Acres

This upland community type occupies approximately 1.01± acres of the property with exotic species such as downy rose myrtle (*Rhodomyrtus tomentosa*), melaleuca (*Melaleuca quinquenervia*), and Brazilian pepper (*Schinus terebinthifolia*) occupying 50-74% of the habitat composition. The canopy consists of live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), melaleuca *(Melaleuca quinquenervia),* earleaf acacia *(Acacia auriculiformis),* downy rose myrtle (*Rhodomyrtus tomentosa*), and cabbage palm (*Sabal palmetto*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea guinensis*), and beauty-berry (*Callicarpa americana*). The ground cover includes scattered saw palmetto (*Serenoa repens*), with caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), hairy beggar-ticks (*Bidens alba*), broom sedge *(Andropogon virginicus),* false buttonweed (*Spermacoce verticillata*), chocolate weed *(Melochia corchorifolia),* bahia grass (*Paspalum notatum*), and other various opportunistic weedy species. Commonly observed vines include grapevine (*Vitis rotundifolia)*, greenbriar *(Smilax* spp.), Virginia creeper (*Parthenocissus quinquefolia*), and creeping oxeye *(Sphagneticola trilobata).* This community would be considered uplands by the regulatory agencies.

FLUCFCS 430 E4 Mixed Uplands (Exotics >75%) – 5.78± Acres

This upland community type occupies approximately 5.78± acres of the property. The canopy contains slash pine (*Pinus elliottii*), melaleuca *(Melaleuca quinquenervia),* Australian pine (*Casuarina equisetifolia*), live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), earleaf acacia (*Acacia auriculiformis*), and java plum (*Syzygium cumini*) with widely scattered cypress (*Taxodium distichum*). The sub-canopy contains cabbage palm (*Sabal palmetto*), beauty-berry (*Callicarpa americana*), buckthorn (*Sideroxylon celastrinum*), wax myrtle *(Myrica cerifera)*, myrsine (*Rapanea guinensis*), and Brazilian pepper (*Schinus terebinthifolius*). The ground cover includes scattered saw palmetto (*Serenoa repens*), with coco plum *(Chrysobalanus icaco),* dog fennel (*Eupatorium capillifolium*), caesar weed (*Urena lobata*), false buttonweed *(Spermacoce verticillata),* and other opportunistic weedy species. Commonly observed vines include grapevine (*Vitis rotundifolia*), poison ivy (*Toxicodendron radicans*), greenbriar (*Smilax sp.)*, and creeping oxeye *(Sphagneticola trilobata).* This community would be considered uplands by the regulatory agencies. This community would be considered uplands by the regulatory agencies.

FLUCFCS 437 Australian Pine – 2.43± Acres

This upland community type occupies approximately 2.43± acres of the property. The canopy is dominated by Australian pine (*Casuarina equisetifolia*) with scattered live oak (*Quercus virginiana*), slash pine *(Pinus elliottii)*, java plum (*Syzygium cumini*), and. melaleuca *(Melaleuca quinquenervia).* The sub-canopy contains wax myrtle

(*Myrica cerifera*), Brazilian pepper (*Schinus terebinthifolius*), and cabbage palm *(Sabal palmetto).* The ground cover contains saw palmetto *(Seranoa repens),* caesar weed (*Urena lobata*), penny royal (*Piloblephis rigida*), broom sedge *(Andropogon virginicus),* false buttonweed *(Spermacoce verticillata),* cogon grass (*Imperata cylindrica*), and bahia grass (*Paspalum notatum*), with other opportunistic weedy species. Commonly observed vines include grapevine *(Vitis munsoniana),* greenbriar *(Smilax* spp.), poison ivy *(Toxicodendron radicans),* and creeping oxeye *(Sphagneticola trilobata).* This community should be considered uplands by the regulatory agencies.

FLUCFCS 740 Disturbed Lands – 1.75± Acres

This upland community type occupies approximately 1.75± acres of the property. This community is found along the central southern boundary and was previously occupied by a homeless camp. The canopy is mostly open with scattered and slash pine (*Pinus elliotti*). The sub-canopy is also mostly open with scattered Brazilian pepper (*Schinus terebinthifolius*), melaleuca *(Melaleuca quinquenervia),* earleaf acacia *(Acacia auriculiformis),* and cabbage palm (*Sabal palmetto).* The ground cover includes saw palmetto *(Seranoa repens),* broomsedge (*Andropogon virginicus*), Spanish needle (*Bidens pilosa*), dog fennel (*Eupatorium capillifolium*), false buttonweed (*Spermacoce verticillata*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), creeping ox-eye (*Wedelia chinensis*), sandspur (*Cenchrus echinatus*), St. Augustine grass (*Stenotaphrum secundatum*) and bahia grass (*Paspalum notatum*), with various other opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.),* grapevine (*Vitis rotundifolia),* Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*). This community would be considered uplands by the regulatory agencies.

Wetlands

The following community areas have been designated as wetland habitats. Wetlands are any areas that under normal circumstances have hydrophytic vegetation, hydric soils, and wetland hydrology.

FLUCFCS 619 Exotic Wetlands – 0.14± Acres

This wetland community type occupies approximately 0.14± acres of the property. The canopy is dominated by melaleuca *(Melaleuca quinquenervia),* with scattered slash pine *(Pinus elliottii),* and laurel oak *(Quercus laurifolia).* The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper *(Schinus terebinthifolius),* myrsine *(Rapanea punctata),* and wax myrtle *(Myrica cerifera).* The ground cover vegetation includes swamp fern *(Blechnum serrulatum),* rosy camphorweed (*Pluchea rosea),* and flatsedge *(Cyperus ligularis),* with other various grasses and sedges. Commonly observed vines include greenbriar (*Smilax sp.).* This community does contain some transitional wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

FLUCFCS 642 E2 Salt Marsh (Exotics 25-49%) – 3.35± Acres

This wetland community type occupies approximately 3.35± acres of the property. The canopy contains melaleuca (*Melaleuca quinquenervia*) and Australian pine (*Casuarina equisetifolia*), with slash pine (*Pinus elliottii*), and laurel oak (*Quercus laurifolia*). The sub-canopy is dominated by cabbage palm (*Sabal palmetto*), with scattered buttonwood (*Conocarpus erectus*), Brazilian pepper (*Schinus terebinthifolius*), myrsine (*Rapanea punctata*), wax myrtle (*Myrica cerifera*), buckthorn (*Rhamnus cathartica*) and saltbush (*Baccharis halimifolia).* Groundcover included knotted spikerush (*Juncus nodosus*), sea oxeye daisy (*Borrichia frutescens*), saltgrass (*Distichlis spicata*), southern sea blite (*Suaeda linearis*), perennial glasswort (*Salicornia ambigua*), Christmas berry (*Lycium carolinianum*), sand cordgrass (*Sporobolus bakeri*), Gulf Coast spikerush (*Eleocharis cellulosa*), marsh fimbry (*Fimbristylis castanea*), salt marsh glory (*ipomoea sagittata*), seaside goldenrod (*Solidago sempervirens*), saltwort (*Batis maritima*), and St. Augustine grass (*Stenotaphrum secundatum*), with other various grasses and sedges. Commonly observed vines include coinvine (*Dalbergia ecastaphyllum*), love-vine (*Cassytha filiformis*), and greenbriar (*Smilax spp.*). This community does contain some transitional wetland vegetation, advantageous rooting,

water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community would be considered wetlands by the regulatory agencies.

FLUCFCS 740H Hydric Disturbed Lands – 0.25± Acres

This disturbed wetland habitat type occupies 0.25± acres of the property and was found along the eastern portion of the property. The canopy vegetation includes melaleuca *(Melaleuca quinquenervia)* with scattered slash pine *(Pinus elliottii).* The sub-canopy contains Brazilian pepper *(Schinus terebinthifolius),* with scattered cabbage palm *(Sabal palmetto),* climbing cassia (*Senna pendula*), primrose willow (*Ludwigia peruviana*), and saltbush (*Baccharis halimifolia)*. The ground cover contains broom sedge *(Andropogon virginicus),* false buttonweed *(Spermacoce verticillata),* Spanish needle (*Bidens alba*), ragweed (*Ambrosia artemisiifolia*), yellow-eyed grass (*Xyris floridana*), and torpedo grass (*Panicum repens*), with various other opportunistic weedy species. Commonly observed vines include grapevine *(Vitis munsoniana),* greenbriar *(Smilax* spp.), pepper vine (*Ampelopsis arborea*), and climbing hempvine (*Mikania scandens*). This community does contain wetland vegetation, advantageous rooting, water line staining, and algal matting, as well as other signs in this community that would be classified as wetlands. This community could be considered wetlands by the regulatory agencies.

Other Surface Waters (OSW)

The following community area has been designated as other surface waters. Surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially.

FLUCFCS 510 Swale/Ditch – 0.39± Acres

This "other surface water" (OSW) community occupies approximately 0.39± acres and consists of a swale/ditch located on-site. The canopy is mostly open with scattered Australian pine (*Casuarina equisetifolia*), slash pine *(Pinus elliottii)*, and melaleuca *(Melaleuca quinquenervia)* along the edges. The sub-canopy is dominated by Brazilian pepper (*Schinus terebinthifolius*), with scattered Carolina willow (*Salix caroliniana*), primrose willow (*Ludwigia peruviana*), wax myrtle (*Myrica cerifera*), and saltbush (*Baccharis halimifolia*) along the edges. The ground cover contains cat-tail (*Typha latifolia*), swamp fern *(Blechnum serrulatum),* yellow-eyed grass (*Xyris floridana*), water hyssop (*Bacopa monnieri*), maidencane (*Panicum hemitomon*), white-top sedge (*Dichromena colorata*), water hyacinth *(Eichhornia crassipes),* beak rush (*Rhynchospora spp.*), dotted smartweed *(Polygonum punctatum),* spikerush *(Eleocharis spp.),* flatsedge (*Cyperus ligularis*), and torpedo grass *(Panicum repens).* This community was artificially created and would be considered "other surface waters" by the regulatory agencies.

Table 1. FLUCFCS Community Table

FLUCFCS Code	Community Description	Habitat Type	Acres
140	Commercial	Upland	1.00± Ac.
310 E2	Herbaceous (Exotics 25-49%)	Upland	0.21± Ac.
411 E4	Pine Flatwoods (Exotics >75%)	Upland	7.19± Ac.
420 E3	Upland Hardwoods (Exotics 50-74%)	Upland	1.01± Ac.
430 E4	Mixed Uplands (Exotics >75%)	Upland	5.78± Ac.
437	Australian Pine	Upland	2.43± Ac.
510	Ditch/Swale	OSW	0.39± Ac.
619	Exotic Wetlands	Wetland	0.14± Ac.
620 E4	Mixed Wetland Forest (Exotics >75%)	Wetland	3.35± Ac.
740	Disturbed Lands	Upland	1.75± Ac.
740H	Hydric Disturbed Lands	Wetland	0.25± Ac.
Total			**23.50± Ac.**

Mitigation Discussion

Generally, the ACOE and/or DEP does not regulate isolated wetlands or excavation in wetlands where there is only incidental fall back of fill material; the ACOE or DEP do not have jurisdiction over isolated wetlands. In making the determination on whether the wetlands are isolated, the ACOE and DEP considers if water leaves the site, (i.e. ditches) or whether the wetlands are completely contained on-site or extend off-site. If the wetlands extend off-site, they will more than likely assert jurisdiction. Currently, the ACOE and DEP position on most all wetlands is that one of them has jurisdiction; the ACOE regulates navigable waters whereas the DEP regulates both navigable waters and adjacent wetlands. However, the agencies would not make this determination until a Joint Environmental Resource Permit (ERP) and Dredge & Fill Permit (D&F) application is received.

The SFWMD does not require mitigation for impacts to isolated wetlands not used by listed (protected) species that are less than 0.50± acres in size. Impacts to wetlands greater than 0.50± acres or those utilized by protected species would require mitigation. With the ACOE and DEP, impacts to wetlands that are less than 0.50± acres, the activity can usually be processed as a Nationwide Permit application. For projects with greater than 0.50± acres of impacts, the application will be processed as an Individual Permit application. This involves a public notice process and coordination with other federal agencies such as the EPA and the FWS.

There are three steps that are required to be addressed when requesting an ERP permit with the SFWMD and/or the DEP for impacts to regulated wetlands:

1) Avoidance (i.e. can these wetland impacts be completely avoided)
2) Minimization (i.e. can the amount of wetland impact be reduced while maintaining a feasible project)
3) Mitigation (i.e. the loss of wetland function must be replaced)

It should be noted that avoidance and minimization must first be substantiated, before mitigation will be considered by the agencies. When wetlands are proposed to be impacted, the impacts cannot result in any loss of wetland function. In order to prevent net loss in wetland function, wetland mitigation must be provided. Mitigation is a way to off-set impacts to natural resources such as wetlands and may consist of wetland enhancement, wetland creation, wetland preservation, upland compensation, or off-site mitigation. Mitigation costs usually increase with the quantity of proposed impacts. The actual amount of mitigation required would be finalized during the Environmental Resource Permit review process with the SFWMD, ACOE, and DEP.

There are two main categories of wetland mitigation, onsite or off-site. On-site mitigation would include preserving a portion of the on-site wetlands, treating and removing the exotics, potentially providing supplemental plantings, and placing the preserve areas under a Conservation Easement. Preserve areas are required to be maintained in perpetuity. Off-site mitigation requires the purchase of wetland credits at an approved mitigation bank within the service area of the site. Currently, credits at Little Pine Island Mitigation Bank are going for approximately $225,000 to $275,000 per credit, depending on whether those credits needed are for herbaceous or forested and freshwater or saltwater.

Species Survey Results

During our field survey for protected species on the property, we did not observe any protected species or signs thereof. There were no gopher tortoise (*Gopherus polyphemus*) and/or burrowing owl (*Athene cunicularia floridana*) burrows identified. There were several other burrows, believed to belong to that of the eastern nine-banded armadillo (*Dasypus novemcinctus*), that were identified; there was no evidence that these burrows were being used by gopher tortoises. There were no other protected species or signs thereof observed; there were no nest-like structures or tree cavities noted while conducting the protected species survey on-site. Prior to Hurricane Ian, there was a bald eagle's nest LE-081 located on-site in one of the Australian pine trees; however, that tree fell during

the storm and the eagles have not been back since. You can see the previous location of this nest on the attached Protected Species Map (Exhibit E).

There were several non-listed species identified while conducting the protected species survey, among those were several mourning doves (*Zenaida macroura*), an eastern cottontail rabbit (*Sylvilagus floridanus*), and a black racer (*Coluber constrictor*). The various listed species that may occur in the FLUCFCS communities on-site have been tabulated on the attached table.

Summary & Discussion

Due to the abundance of exotic species, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide much habitat for any other protected species. Community locations were drawn using non-rectified aerial images with approximate property boundaries; hence their location, aerial extent, and acreage is approximate. Before any detailed site planning, it is recommended that the flagged wetland lines are surveyed by professional land surveyor and approved by the regulatory agencies.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. The on-site conditions can vary throughout the year; therefore, the findings of this survey were based upon the site conditions at the time of the inspection. It is not possible for BearPaws Environmental Consulting to guarantee the outcome of such determinations; therefore, the conclusions of this report are preliminary in nature and would require a full review by the appropriate regulatory agencies.

The information contained and the work performed as part of this initial assessment, conforms to the standards and generally accepted practices in the environmental field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the client and their consultants, together with information gathered in the course of the study. No other guarantee, expressed or implied, is made.

Table 2: Listed Species by Habitat with Current Status

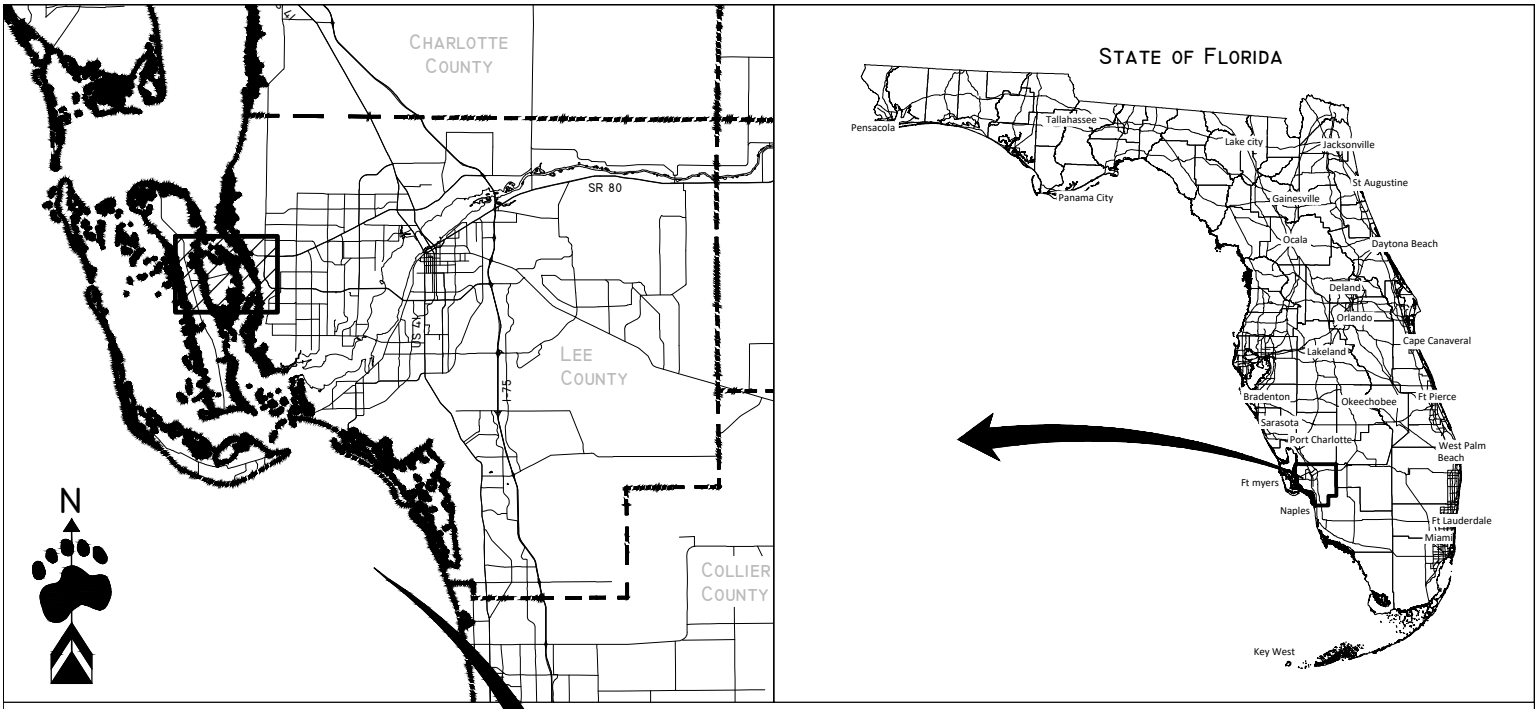
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Observed	Percent Coverage	USDA	FDA&CS	FWS	FWC
140	Commercial	N/A	*N/A*	--	90	--	--	--	140
310	Herbaceous	Florida sandhill crane	*Grus canadensis pratensis*	--	90	--	--	--	T
		Gopher tortoise	*Gopherus polyphemus*	--	90	--	--	T	T
		Burrowing owl	*Athene cunicularia floridana*	--	90	--	--	--	SSC
411	Pine Flatwoods	Beautiful paw-paw	*Deeringothamnus pulchellus*	--	75	E	E	E	--
		Big cypress fox squirrel	*Sciurus niger avicennia*	--	75	--	--	--	SSC
		Eastern indigo snake	*Drymarchon corais couperi*	--	75	--	--	T	T
		Fakahatchee burmannia	*Burmannia flava*	--	75	--	E	--	--
		Florida black bear	*Ursus americanus floridanus*	--	75	--	--	SAT	T
		Florida coontie	*Zamia floridana*	--	75	--	C	--	--
		Gopher frog	*Rana areolata*	--	75	--	--	--	SSC
		Gopher tortoise	*Gopherus polyphemus*	--	75	--	--	T	T
		Red-cockaded woodpecker	*Picoides borealis*	--	75	--	--	E	SSC
		Satinleaf	*Chrysophyllum olivaeforme*	--	75	--	T	--	--
		Southeastern American Kestrel	*Falco sparverius paulus*	--	75	--	--	--	T
420/430	Mixed Upland Hardwood Forest	Audubon's crested caracara	*Polyborus plancus audubonii*	--	80	--	--	T	T
		Eastern indigo snake	*Drymarchon corais couperi*	--	80	--	--	T	T
		Florida black bear	*Ursus americanus floridanus*	--	80	--	--	SAT	T
		Hand adder's tongue fern	*Ophioglossum palmatum*	--	80	--	E	--	--
		Simpson's stopper	*Myrcianthes fragrans var. simpsonii*	--	80	--	T	--	--
		Gopher tortoise	*Gopherus polyphemus*	--	80	--	--	T	T
437	Australian Pine	N/A	*N/A*	--	90	--	--	--	--
510	Small Pond	American alligator	*Alligator mississipiensis*	--	90	--	--	SAT	SSC
		Everglades mink	*Mustela vison evergladensis*	--	90	--	--	--	T
		Limpkin	*Aramus guarauna*	--	90	--	--	--	SSC
		Little blue heron	*Egretta caerulea*	--	90	--	--	--	SSC
		Reddish egret	*Egretta rufescens*	--	90	--	--	--	SSC
		Roseate spoonbill	*Ajaia ajaja*	--	90	--	--	--	SSC
		Snowy egret	*Egretta thula*	--	90	--	--	--	SSC
		Tricolored heron	*Egretta tricolor*	--	90	--	--	--	SSC
619	Melaleuca	N/A	*N/A*	--	90	--	--	--	--
620	Mixed Wetland Forest	Florida black bear	*Ursus americanus floridanus*	--	80	--	--	SAT	T
		Limpkin	*Aramus guarauna*	--	80	--	--	--	SSC
		Little blue heron	*Egretta caerulea*	--	80	--	--	--	SSC
		Snowy egret	*Egretta thula*	--	80	--	--	--	SSC
		Tricolored heron	*Egretta tricolor*	--	80	--	--	--	SSC
		Tricolored heron	*Egretta tricolor*	--	80	--	--	--	SSC
740	Disturbed Lands	Gopher tortoise	*Gopherus polyphemus*	--	80	--	--	T	T
740H	Hydric Disturbed Lands	N/A	*N/A*	--	90	--	--	--	--

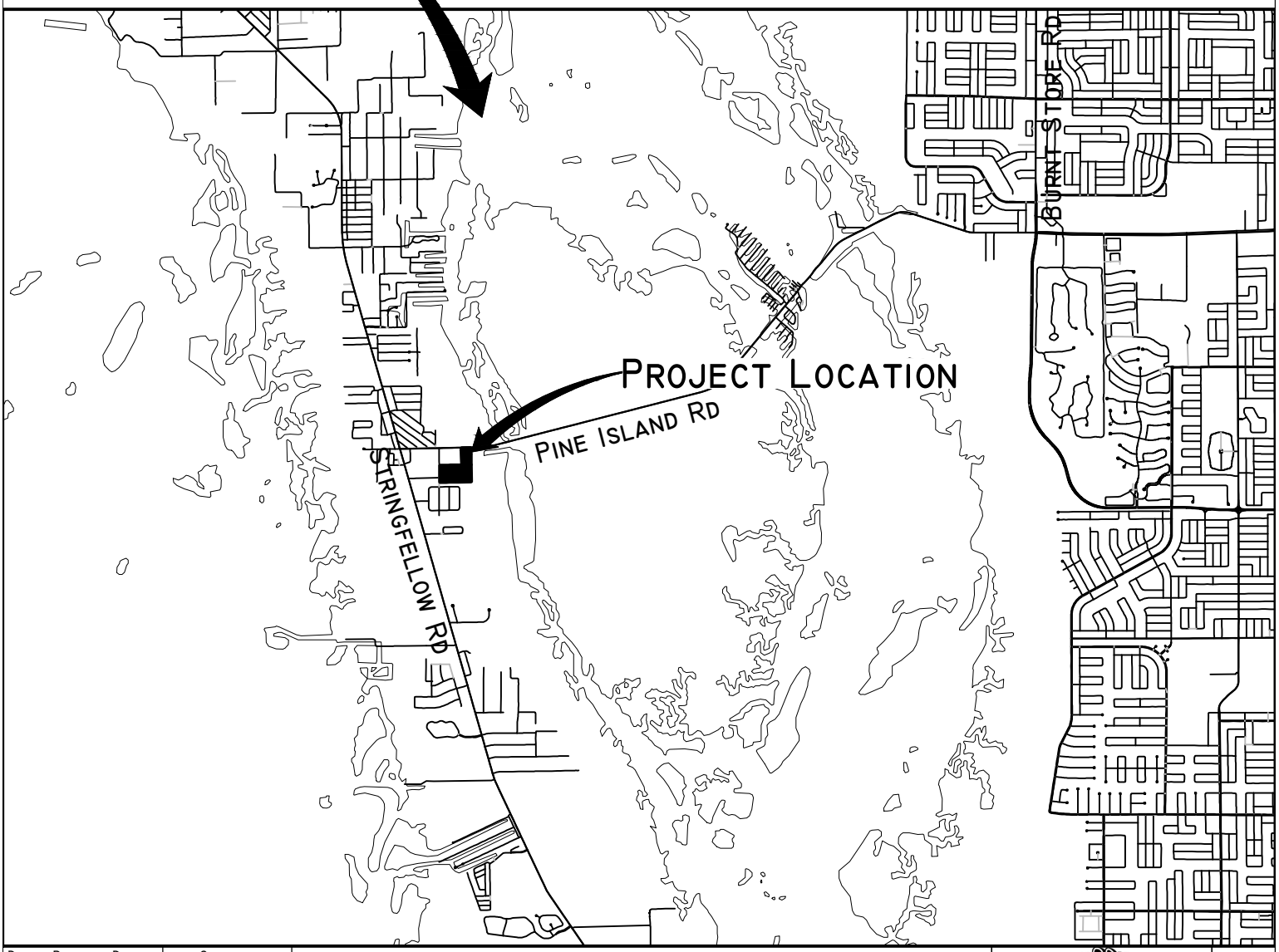
C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community.

EXHIBIT A

Project Location Map





Drawn By: BWS	Date: 5/21/25	Category: Location
Job Number:		Scale: NTS
S/T/R: 28/44S/22E		County: Lee

Pine Island Road & Betsy Parkway

Location Map

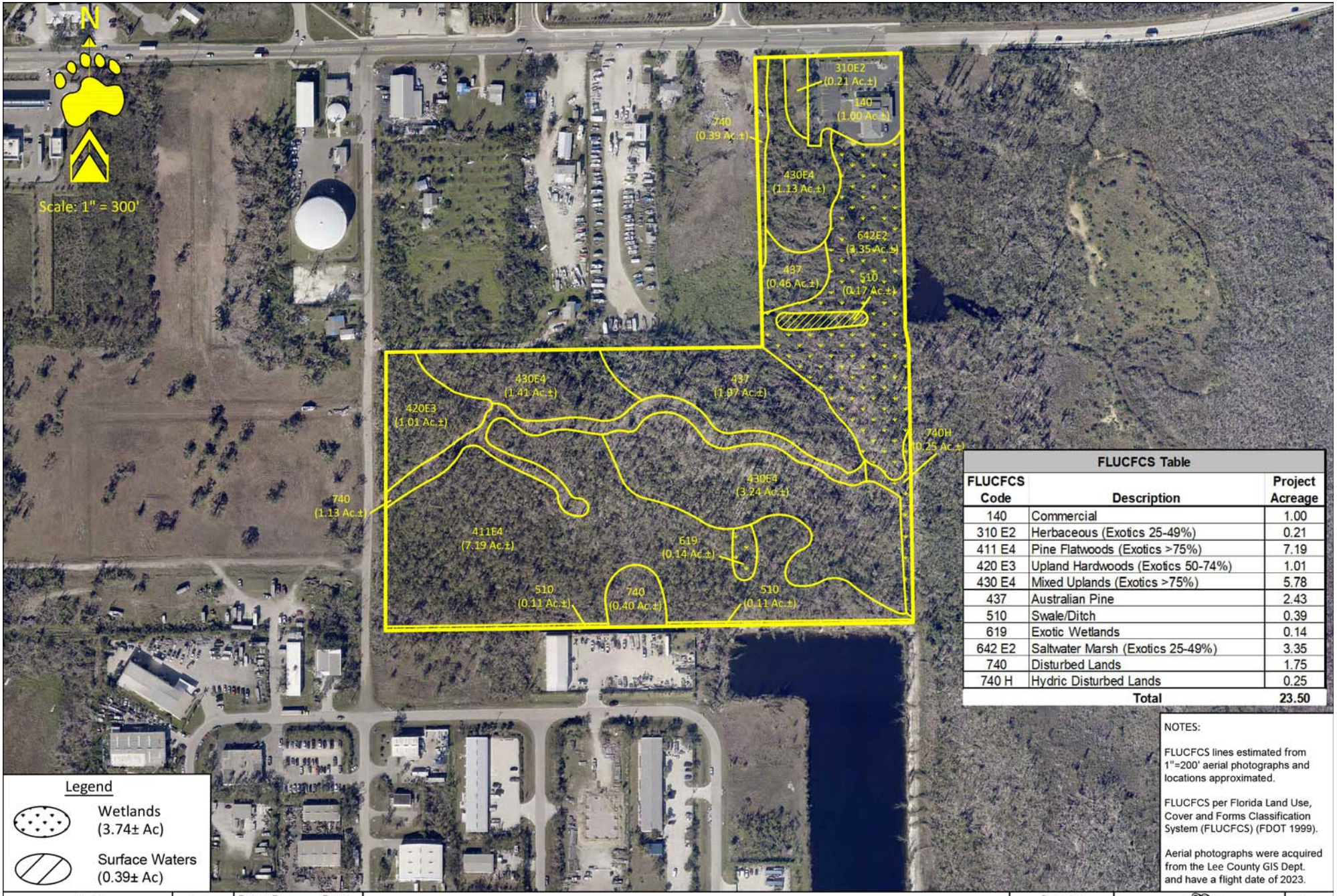
BEARPAWS ENVIRONMENTAL CONSULTING
1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 BEARPAWS.ENV.CONSULTING@GMAIL.COM

Page

Exhibit

EXHIBIT B

FLUCFCS Map with Aerial



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
140	Commercial	1.00
310 E2	Herbaceous (Exotics 25-49%)	0.21
411 E4	Pine Flatwoods (Exotics >75%)	7.19
420 E3	Upland Hardwoods (Exotics 50-74%)	1.01
430 E4	Mixed Uplands (Exotics >75%)	5.78
437	Australian Pine	2.43
510	Swale/Ditch	0.39
619	Exotic Wetlands	0.14
642 E2	Saltwater Marsh (Exotics 25-49%)	3.35
740	Disturbed Lands	1.75
740 H	Hydric Disturbed Lands	0.25
	Total	23.50

Legend

Wetlands (3.74± Ac)

Surface Waters (0.39± Ac)

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of 2023.

Revisions	Date:

Drawn By: BWS Date: 8/19/25

Job Number

S/T/R 28/44S/22E

Pine Island Road & Betsy Parkway

Aerial FLUCFCS Map

Category: FLUCFCS

Scale: 1" = 300'

County: Lee

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Page -

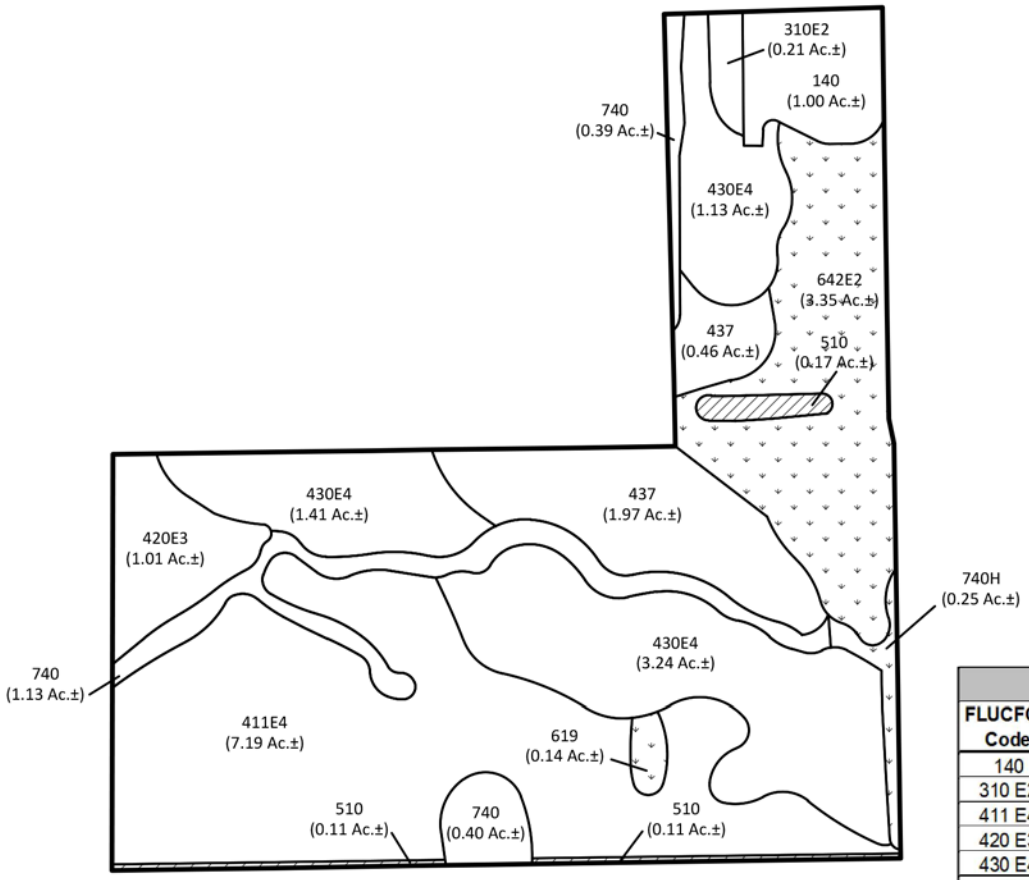
Exhibit -

EXHIBIT C

FLUCFCS Map

N

Scale: 1" = 300'



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
140	Commercial	1.00
310 E2	Herbaceous (Exotics 25-49%)	0.21
411 E4	Pine Flatwoods (Exotics >75%)	7.19
420 E3	Upland Hardwoods (Exotics 50-74%)	1.01
430 E4	Mixed Uplands (Exotics >75%)	5.78
437	Australian Pine	2.43
510	Swale/Ditch	0.39
619	Exotic Wetlands	0.14
642 E2	Saltwater Marsh (Exotics 25-49%)	3.35
740	Disturbed Lands	1.75
740 H	Hydric Disturbed Lands	0.25
	Total	**23.50**

Legend

Wetlands
(3.74± Ac)

Surface Waters
(0.39± Ac)

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Revisions	Date:	Drawn By:	Date:	Pine Island Road & Betsy Parkway	Category	Page
		BWS	8/19/25		FLUCFCS	-
		Job Number		FLUCFCS Map	Scale: 1" = 300'	Exhibit
		S/T/R			County	-
		28/44S/22E			Lee	

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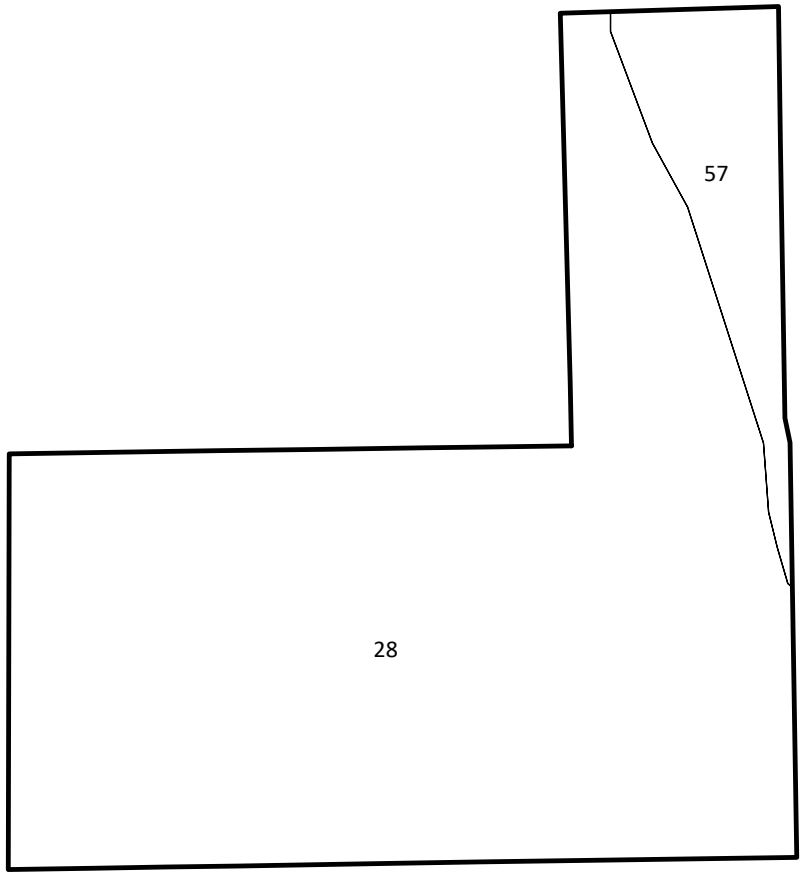
EXHIBIT D

NRCS Soils Map

N

Scale: 1" = 300'



NRCS Soils Table		
Soils No.	Name	Hydric
28	Immokalee Sand	No
57	Boca Fine Sand, Tidal	Yes

NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By:	Date:	Pine Island Road & Betsy Parkway	Category	Page
		BWS	5/21/25		Soils	-
		Job Number		Soils Map	Scale: 1" = 300'	Exhibit
		S/T/R			County	-
		28/44S/22E			Lee	

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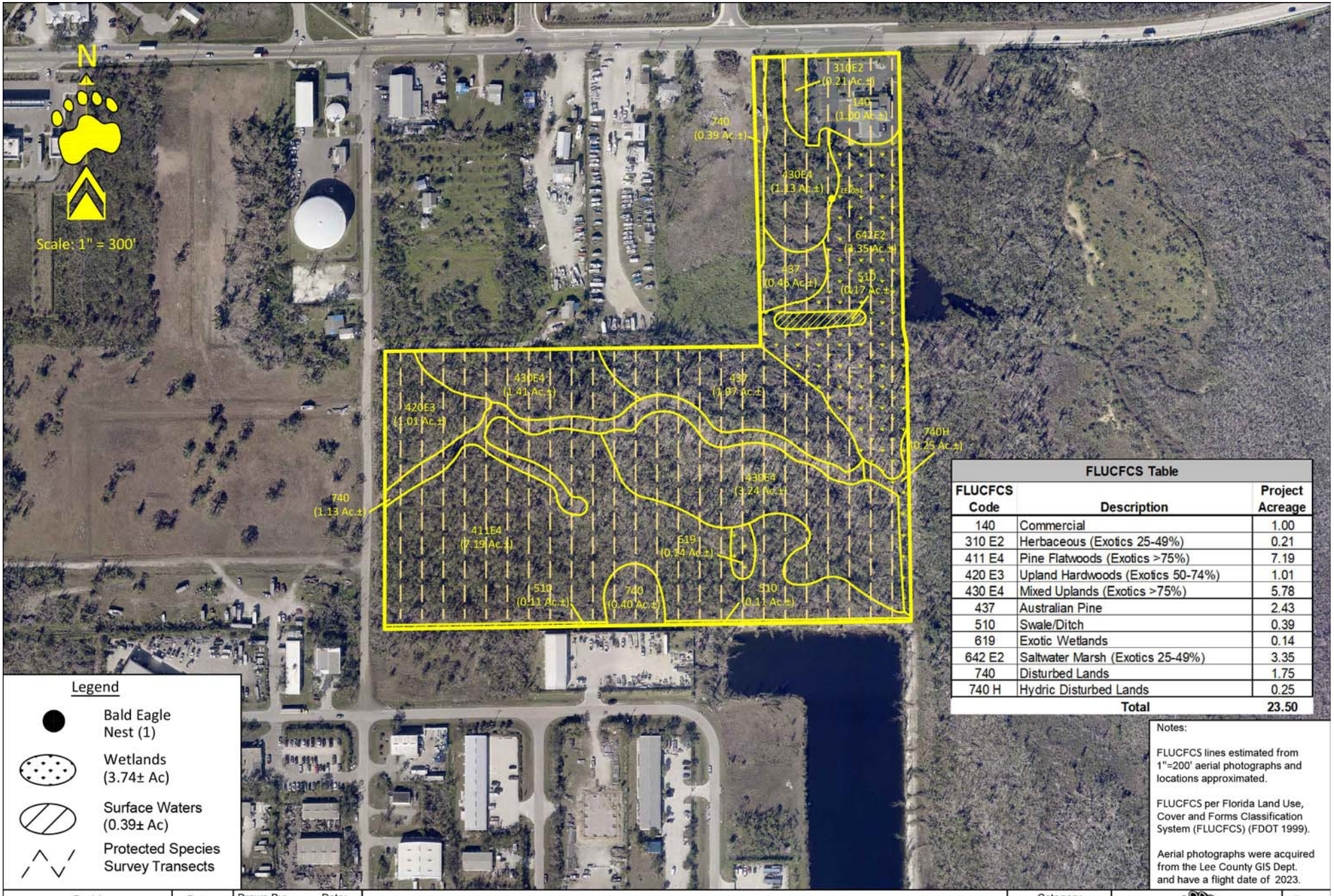
EXHIBIT E

Protected Species Survey Map



FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
140	Commercial	1.00
310 E2	Herbaceous (Exotics 25-49%)	0.21
411 E4	Pine Flatwoods (Exotics >75%)	7.19
420 E3	Upland Hardwoods (Exotics 50-74%)	1.01
430 E4	Mixed Uplands (Exotics >75%)	5.78
437	Australian Pine	2.43
510	Swale/Ditch	0.39
619	Exotic Wetlands	0.14
642 E2	Saltwater Marsh (Exotics 25-49%)	3.35
740	Disturbed Lands	1.75
740 H	Hydric Disturbed Lands	0.25
	Total	23.50

Legend

- Bald Eagle Nest (1)
- Wetlands (3.74± Ac)
- Surface Waters (0.39± Ac)
- Protected Species Survey Transects

Notes:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired from the Lee County GIS Dept. and have a flight date of 2023.

Revisions	Date:

Drawn By: BWS Date: 8/19/25

Job Number

S/T/R 28/44S/22E

Pine Island Road & Betsy Parkway

Aerial PSS Map

Category: PSS

Scale: 1" = 300'

County: Lee

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Page -

Exhibit -

Prepared by: Planning Analytics, LLC

Betsy Parkway Traffic Impact Statement

August 27, 2025

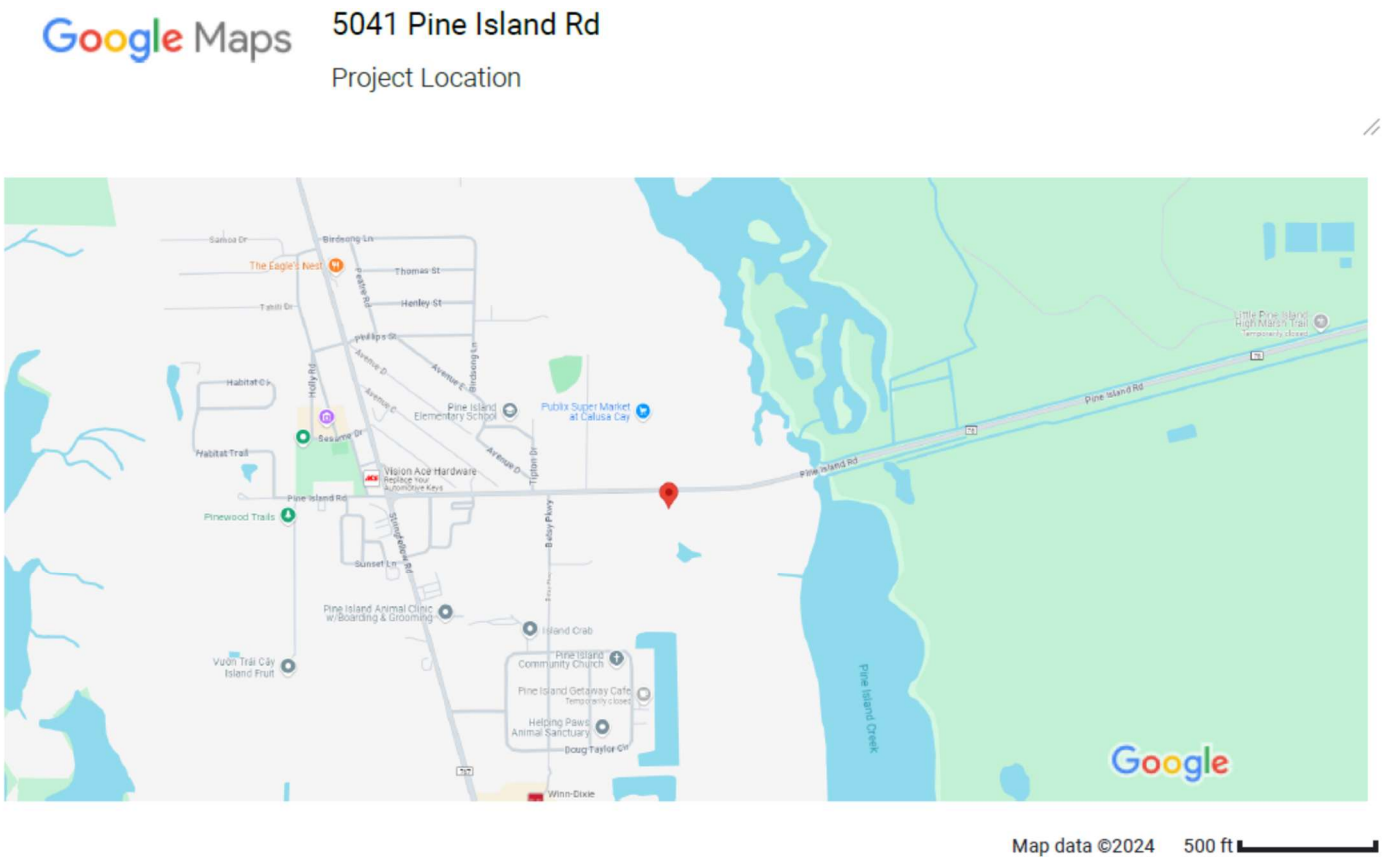
Lily Wu
Transportation Engineer
Lee County
Community Development
239.533.8355

Regarding: Traffic Impact Statement
Strap Numbers: 28-44-22-00-00014.0000 & 28-44-22-00-00024.0000
Address: 5041 Pine Island Road, Bokeelia, FL 33922

Introduction/Background

The Applicant is proposing to rezone two parcels of land. The rezoning will allow for development of the site primarily with outdoor storage (up to 250,000 square feet) and a possible commercial shopping plaza (40,000 square feet). The estimated duration of construction is two (2) years. The project is located generally southeast of Pine Island Road and Betsy Parkway. This project consists of two Parcel strap numbers: 28-44-22-00-00014.0000 & 28-44-22-00-00024.0000. Based upon a review of the Lee County Property Appraiser's website, Parcel # 28-44-22-00-00014.0000 consists of 4.60 +/- acres of land and Parcel # 28-44-22-00-00024.0000 consists of 20 +/- acres of land. Based upon a survey obtained by the Applicant, the total area of the two parcels subject to this petition is 23.96 +/- acres. These parcels are located in unincorporated Lee County, Florida. The project location is shown in Figure 1.

Figure 1. – Project Location



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The Applicant has filed a petition to rezone the two parcels of land from C-1A and AG-2 to CPD. Based upon the request of Lee County Transportation review staff, the following Institute of Transportation Engineers (ITE) land use codes were selected to evaluate the potential trip generation associated with the future development of this parcel: Land Use Code (130) and Land Use Code (821). Land Use Code (130) is the ITE code for Industrial Park and Land Use Code (821) is the ITE code for Shopping Plaza.

Trip Generation

The trip generation estimates will be based on the trip generation rates contained in the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The trip generation calculations for the proposed expansion are presented in Table 1, 2 and 3 below.

Table 1 - Daily Trip Generation Estimates

ITE Land-Use Category	ITE Land Use Code	Independent Variable	Average Rate	Fitted Curve Equation	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
										2-Way	In	Out	2-Way	In	Out
Proposed Land Use															
Industrial Park	130	1,000 Sq. Ft.	3.37	Ln(T) = 0.52 Ln(X) + 4.45	250	1,512	756	756	0	0	0	0	1,512	756	756
Shopping Plaza (40-150k)	821	1,000 Sq. Ft.	67.52	NA	40	2,701	1,350	1,350	0	0	0	0	2,701	1,350	1,350
Total						4,213	2,106	2,106					4,213	2,106	2,106

*The average rate was used to calculate the trip generation for LUC 821 as the fitted curve was not available.

Table 2 - AM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land Use Code	Independent Variable	Average Rate	Fitted Curve Equation	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
										2-Way	In	Out	2-Way	In	Out
Proposed Land Use															
Industrial Park	130	1,000 Sq. Ft.	0.34	NA	250	85	69	16	0	0	0	0	85	69	16
Shopping Plaza (40-150k)	821	1,000 Sq. Ft.	1.73	NA	40	69	43	26	0	0	0	0	69	43	26
Total						154	112	42					154	112	42

*The average rate was used to calculate the trip generation for both LUC 130 and LUC 821 as the fitted curve was not available for either land use code.

Table 3 - PM Peak Hour Trip Generation Estimates

ITE Land-Use Category	ITE Land Use Code	Independent Variable	Average Rate	Fitted Curve Equation	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
										2-Way	In	Out	2-Way	In	Out
Proposed Land Use															
Industrial Park	130	1,000 Sq. Ft.	0.34	NA	250	85	19	66	0	0	0	0	85	19	66
Shopping Plaza (40-150k)	821	1,000 Sq. Ft.	5.19	NA	40	208	100	108	30%	62	30	32.4	145	70	76
Total						293	118	174					230	88	142

*The average rate was used to calculate the trip generation for both LUC 130 and LUC 821 as the fitted curve was not available for either land use code.
**Although the ITE Pass-by Capture Rate for LUC 821 is 40% in the PM Peak-Hour, Lee County only accepts a 30% Pass-by Capture rate. The 30% Pass-by Capture rate was applied.

Internal Capture/Pass-by Capture/Diverted Trips

Consideration was given to Pass-by Capture and documentation is provided in the Appendix of this report. No consideration will be given to Internal Capture or Diverted Trips as a part of the analysis for this project.

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DCI2025-00003 Lee County Additional Info Dated 10-09-2025

Trip Distribution/Assignment

The project proposes the use of existing access connections on Pine Island Road. The project also proposes a connection on Betsy Parkway. Both connections will allow for a full range of turning movements. For the purposes of this analysis, most project traffic will be assigned to Pine Island Road. The segment of Pine Island Road is constrained. Total project trips are divided into entering and exiting movements based upon ITE data for this land use code (see Table 3 above).

A manual trip distribution was performed by evaluating land uses in the project vicinity. It was determined through that evaluation that there is likely a 60/40 split in trips on Pine Island Road. 60 percent of trips are anticipated to come from and return to the west and 40 percent of trips are anticipated to come from and return to the east. For Stringfellow Road, the assumed split is 50/50. 50 percent of trips are anticipated to come from and return to the north and 50 percent of trips are anticipated to come from and return to the south.

Table 4 below provides the highest net-new directional project volumes based upon the trip generation tables above. As Lee County requires a directional analysis, the analyst used the highest directional traffic volume which is anticipated to be the exiting traffic (142 trips). Of the 142 exiting trips, a very high percentage of trips are anticipated to exit on Pine Island Road. For the purposes of this analysis, the Analyst assumed 90 percent of exiting trips will exit to Pine Island Road (127.8 trips) and 10 percent of trips are anticipated to exit to Betsy Parkway (14.2 trips) and ultimately travel to Stringfellow Road. Of the trips assigned to Pine Island Road, 60 percent are anticipated to exit to the west (64 trips) and 40 percent are anticipated to exit to the east (64 trips). Of the trips assigned to Stringfellow Road, 50 percent are anticipated to exit and travel to the north (7 trips) and 50 percent are anticipated to exit and travel to the south (7 trips).

Table 4 below provides the anticipated Net-New Project Traffic Distribution on the adjacent roadways.

Table 4 - Net-New Project Traffic Distribution/Assignment (PM Peak-Hour)

Roadway	Segment	Lanes (Type)	Adopted LOS	Project Trip Distribution	Project Trips (Directional)
First-Impacted Thoroughfare					
Pine Island Rd	Stringfellow Rd to Burnt Store Rd	2(U)	E	90%	128
Stringfellow Rd	Berkshire Rd to Pine Island Rd	2(U)	E	10%	14

Table 4a below provides the anticipated Gross Project Traffic Distribution on adjacent roadways.

Table 4a - Gross Project Traffic Distribution/Assignment Directional PM Peak-Hour

Roadway	Segment	Eastbound		Westbound		Northbound		Southbound		Total	
		Entering	Exiting	Entering	Exiting	Entering	Exiting	Entering	Exiting	Entering	Exiting
Pine Island Rd	Stringfellow Rd to Project Driveway	64	0	0	94	0	0	0	0	64	94
Pine Island Rd	Project Driveway to Burnt Store Rd	0	63	43	0	0	0	0	0	43	63
Stringfellow Rd	Pine Island Rd to Pineland Rd	0	0	0	0	0	9	6	0	6	9
Stringfellow Rd	Pine Island Rd to Berkshire Rd	0	0	0	0	6	0	0	9	6	9
Total		64	63	43	94	6	9	6	9	118	174

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Figure 2 below provides the anticipated gross PM Peak-Hour project turning movement volumes at the junction of Pine Island Rd & Project Driveway.

Figure 2. Gross PM Peak-Hour Project Traffic – Pine Island Rd & Project Driveway

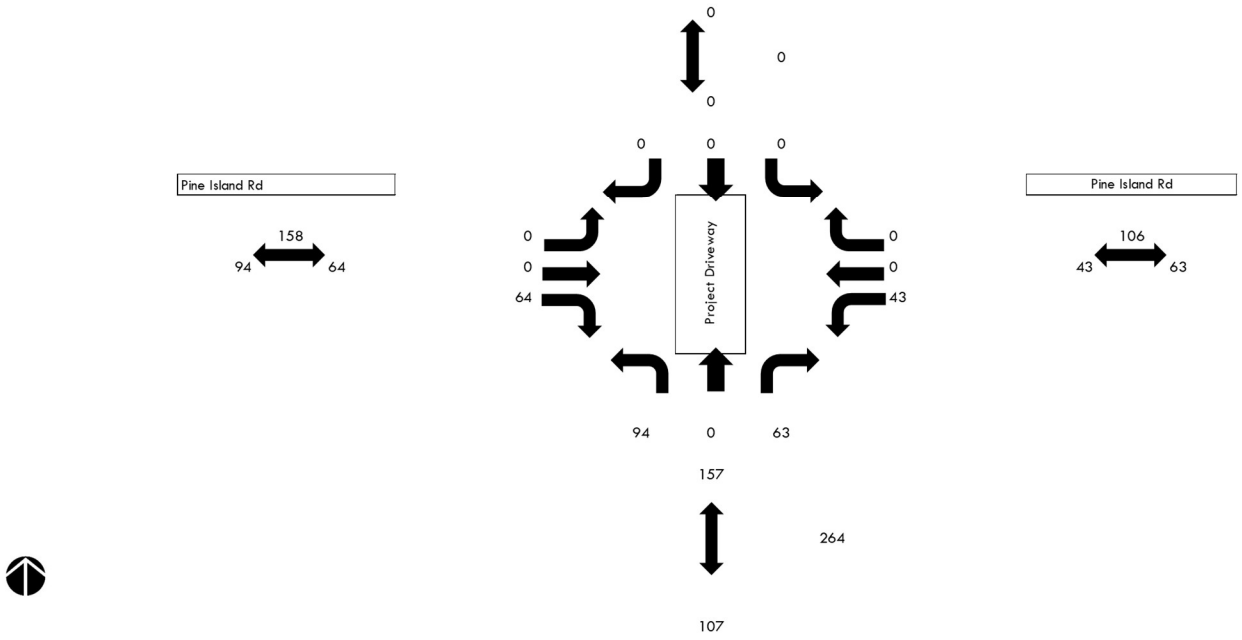
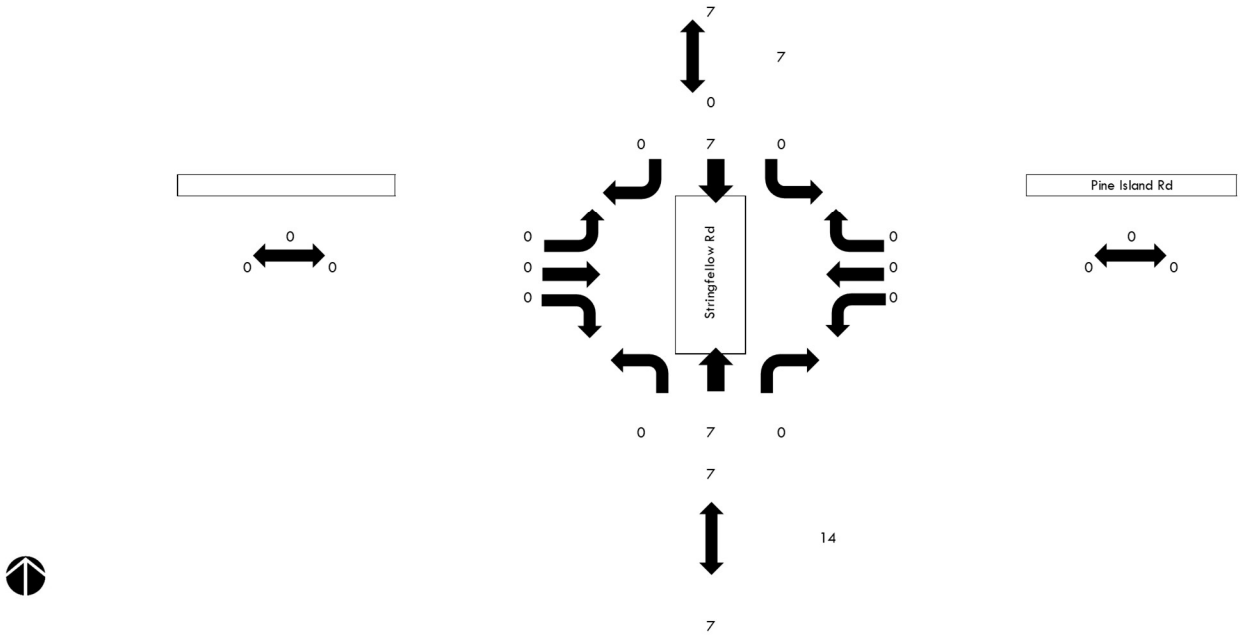


Figure 3 below provides the anticipated gross PM Peak-Hour project turning movement volumes at the junction of Pine Island Rd & Stringfellow Rd.

Figure 3. Gross PM Peak-Hour Project Traffic – Pine Island Rd & Stringfellow Rd



Budgeted Improvements

Based upon a review of the Lee County Capital Improvements Program, Lee County does not have any budgeted transportation related improvements programmed within the project vicinity. Based upon a review of the FDOT District 1 5-Year Work Program, there are two programmed improvements for Pine Island Road. A bike/trail path is proposed for highways/preliminary engineering in the years 2025 and 2026. A roundabout is proposed for construction in the year 2025. Support documentation for these two projects has been attached to this report.

Impacted Area

In accordance with AC-13-17 of the Lee County Administrative Code, the study area shall include each thoroughfare roadway segment for which project traffic is estimated to equal or exceed ten (10) percent of the road segment's level of service C service volume. The test for this threshold shall be based on the 2024 Lee County Public Facilities Level of Service and Concurrency Report (see Appendix). Table 5 below illustrates the project traffic as a percentage of the PM Peak-Hour service volumes at a level of service "C".

Table 5 - Determination of Significance Ten (10) Percent (PM Peak-Hour)

Roadway	Segment	Lanes (Type)	Maximum Directional Service Volume Capacity at LOS C	Project Trip Distribution	Project Trips (Directional)	Project Traffic % of LOS C Srv Vol Capacity	Significance Threshold	Significant Impact
First-Impacted Thoroughfare								
Pine Island Rd	Stringfellow Rd to Burnt Store Rd	2(U)	380	90%	128	33.6%	>=10%	yes
Stringfellow Rd	Berkshire Rd to Pine Island Rd	2(U)	380	10%	14	3.7%	<=10%	no
Second-Impacted Thoroughfare Facilities Downstream								
Pine Island Rd	Burnt Store Road to Chiquita Blvd	4(D)	1,840	52%	66	3.6%	<=10%	no
Burnt Store Rd	Pine Island Rd to Van Buren Pkwy	4(D)	1,840	23%	29	1.6%	<=10%	no
Veterans Pkwy	Pine Island Rd to Surfside Blvd	4(D)	1,840	25%	32	1.7%	<=10%	no
Stringfellow Rd	Pine Island Rd to Berkshire Rd	2(D)	380	18%	30	7.8%	<=10%	no
Stringfellow Rd	Pineland Rd to Pine Island Rd	2(D)	380	16%	27	7.1%	<=10%	no

As shown in Table 5, the development's traffic does appear to exceed the ten (10) percent significance threshold on the first-impacted thoroughfare roadway segment.

The study area will include the following roadway segments:

Study Segments	Project Impact
• Pine Island Rd from Stringfellow Rd to Burnt Store Rd	33.6%
• Stringfellow Rd from Berkshire Rd to Pine Island Rd	3.7%

*The segment of Stringfellow Rd will be included in the study area due to it being a first-impacted roadway segment and not due to the percent significance of impact.

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Level of Service Analysis

Existing Conditions

Table 6 below contains the roadway data used to evaluate the existing roadway level of service.

Table 6 - Existing Roadway Segment Level of Service Analysis (PM Peak-Hour)

Roadway	Segment	Lanes (Type)	Maximum Directional Service Volume Capacity at LOS E	Peak-Hour Ex. Vol (Directional)	Existing V/C Ratio
First-Impacted Thoroughfare					
Pine Island Rd	Stringfellow Rd to Burnt Store Rd	2(U)	950	594	0.63
Stringfellow Rd	Berkshire Rd to Pine Island Rd	2(U)	1,060	651	0.61

Based upon the table above, the adopted Level of Service of the analyzed facilities is not exceeded under the current traffic conditions.

Future Background Conditions

Table 7 below contains the roadway data used to evaluate the future background roadway level of service. Data in the 2023 Lee County Public Facilities Level of Service and Concurrency Report was used to estimate the future background traffic conditions in 2027.

Table 7 - Future Background Roadway Segment Level of Service Analysis (PM Peak-Hour)

Roadway	Segment	Lanes (Type)	Maximum Directional Service Volume Capacity at LOS E	Peak-Hour Ex. Vol (Directional)	Future Peak-Hour Vol (2027)	Future V/C Ratio	Exceeds LOS (Y/N)
First-Impacted Thoroughfare							
Pine Island Rd	Stringfellow Rd to Burnt Store Rd	2(U)	950	594	707	0.74	N
Stringfellow Rd	Berkshire Rd to Pine Island Rd	2(U)	1,060	651	707	0.67	N

Based upon the table above, the adopted Level of Service of the analyzed facilities is not anticipated to be exceeded under future background traffic conditions.

Future Total Traffic Conditions with Project Traffic

Table 8 below contains the roadway data used to evaluate the future total traffic conditions with project traffic roadway level of service. PM Peak-Hour project traffic was added to the future background conditions.

Table 8 - Future Total Traffic Roadway Segment Level of Service Analysis (PM Peak-Hour)

Roadway	Segment	Lanes (Type)	Maximum Directional Service Volume Capacity at LOS E	Peak-Hour Ex. Vol (Directional)	Future Background Peak-Hour Directional Vol (3 yr)	Project Traffic (Directional)	Future Total Traffic (Directional)	Future V/C Ratio	Exceeds LOS (Y/N)
First-Impacted Thoroughfare									
Pine Island Rd	Stringfellow Rd to Burnt Store Rd	2(U)	950	594	707	128	835	0.88	N
Stringfellow Rd	Berkshire Rd to Pine Island Rd	2(U)	1,060	651	707	14	721	0.68	N

As illustrated by Table 8, the proposed project is not anticipated to create a failing condition for the links analyzed in the study area.

Access

The project is anticipated to take access via existing connections to Pine Island Road as well as a proposed connection to Betsy Parkway. The Applicant will work with Lee County regarding final access locations and future ROW needs if any.

The anticipated access movements are provided below in Table 9.

Table 9 - Access Movements PM Peak-Hour

	Northbound			Eastbound			Southbound			Westbound		
Movement	**L**	**T**	**R**	**L**	**T**	**R**	**L**	**T**	**R**	**L**	**T**	**R**
Pine Island Road Driveway	94	0	63	0	0	64	0	0	0	43	0	0
Betsy Pkwy Driveway	0	0	6	0	0	0	6	0	0	9	0	9

Access Recommendations

Pine Island Road Access

The recommendations included in this report are based on an aerial review of the site using Google Earth Aerial imagery, the maximum potential development allowed by the proposed zoning district, Lee County 2024 Link-Level Service Volumes and LOS tables, FDOT Traffic Online Data, the posted speed limit of the roadway, and estimated project traffic based upon ITE Trip Generation 11th Edition. The analyst performed the following warrant analyses:

1) Based upon a review of NCHRP 457, a right-turn lane does not appear to be warranted.
2) Based upon a review of NCHRP 457, a left-turn lane may be warranted under the maximum proposed development potential.

Traffic Volumes Used in the Analysis

The Analyst used FDOT Traffic Online data obtained from the following website: https://tdaappsprod.dot.state.fl.us/fto/.

Based upon the 2024 Annual Average Daily Traffic Report, the segment of Pine Island Road has an AADT of 13,500 vehicles. No directional split was provided. The analyst assumed a 50/50 split of the daily traffic. Thus, it is assumed that 6,750 vehicles travel east daily and 6,750 vehicles travel west daily. Applying the Peak-Hour or "K" Factor yields a directional peak-hour volume of 641 vehicles (6,750 * 0.095 = 641.25). Thus, the analyst assumed 641 vehicles traveling east and 641 vehicles traveling west on Pine Island Road during Peak-Hour conditions.

Right-turn Lane Analysis

Based upon the access movements assumed in Table 9 and NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide published by the Transportation Research Board in 2001, the project does appear to require a right-turn lane at the project driveway. The graphic provided in the Appendix of this report shows that a right turn lane does appear to be warranted for the proposed project under maximum development potentials at the project driveway. It should be noted that Pine Island Road is a constrained facility. A right-turn lane analysis should be conducted in the future based upon the proposed site plan application.

Left-turn Lane Analysis

Based upon the access movements assumed in Table 9 and NCHRP Report 457: Evaluating Intersection Improvements:

An Engineering Study Guide published by the Transportation Research Board in 2001, the project does appear to require a left-turn lane at the project driveway under the maximum proposed development potential. The graphic provided in the Appendix of this report shows that a left turn lane appears to be warranted under the maximum proposed development potential for the proposed project at the project driveway. It should be noted that Pine Island Road is a constrained facility. A right-turn lane analysis should be conducted in the future based upon the proposed site plan application.

Betsy Parkway Access

Due to the fact that there is no posted speed limit on this facility and Lee County maintenance ends approximately 680 feet south of the intersection with Pine Island Road, no lane warrants were conducted for this facility. The Applicant does not propose any improvements to this facility.

Signalized Intersection Analysis

Lee County DOT staff requested the Applicant to evaluate the intersection of Pine Island Road and Stringfellow Road. The Applicant respectfully requests Lee County DOT staff to consider this intersection as constrained. Improvements at this intersection are not possible due to constrained roadway conditions. The Applicant can provide turning movement counts and Synchro Software analysis of the intersection at the time of site plan application if requested by Lee County DOT staff.

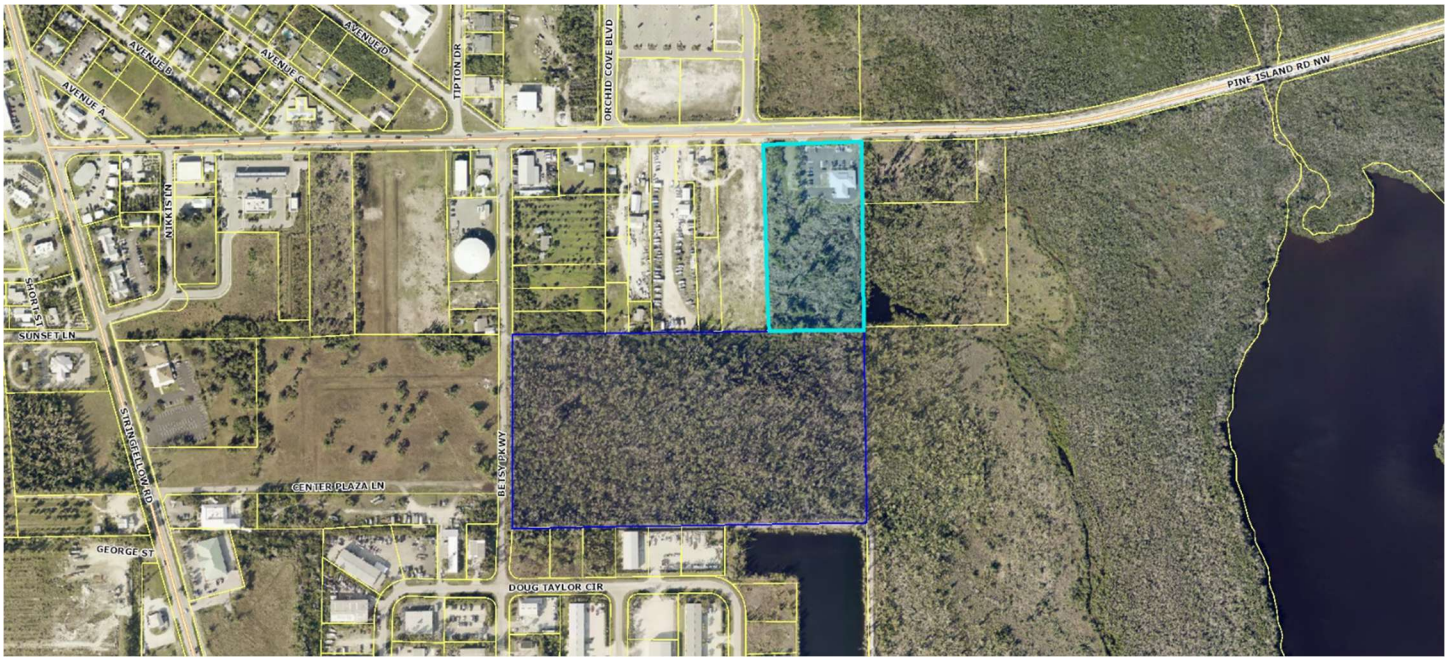
Multi-Modal Transportation

Bicycle lanes do not exist immediately adjacent to the site. Sidewalks do not exist immediately adjacent to the site. The site is not located along a LeeTran bus route.

Conclusion

This development is not projected to create adverse transportation impacts on the impacted thoroughfare roadway analyzed in this Traffic Impact Statement. As this Traffic Impact Statement (TIS) was prepared to support a rezoning petition, the TIS evaluated maximum development potential of the site for the proposed zoning designation. Although it is possible that a left-turn lane and a right-turn lane may be warranted at the project driveway on Pine Island Road based upon the maximum development potential of the zoning district, the Applicant will be required to submit another traffic analysis ay the time of site development. Turn lane warrants will be conducted at the time of that submittal based upon the proposed development type and magnitude. At the time of site development, the Applicant can collect turning movement counts and conduct Synchro Software analysis at the intersection of Pine Island Road and Stringfellow Road if requested by Lee County DOT staff. It is acknowledged that the Applicant will need to work with the Lee DOT staff on future ROW needs and proposed connections to Betsy Parkway during the review process.

Site Location Aerial



Support Documentation

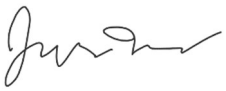
The following is a list of support documentation that has been included as a part of the Traffic Impact Statement submittal.

1. Lee County Property Appraiser Property Record Cards
2. ITE Trip Generation LUC 130 Daily
3. ITE Trip Generation LUC 130 AM Peak-Hour
4. ITE Trip Generation LUC 130 PM Peak-Hour
5. ITE Trip Generation LUC 821 Daily
6. ITE Trip Generation LUC 821 AM Peak-Hour
7. ITE Trip Generation LUC 821 PM Peak-Hour
8. ITE Pass-by Capture Support Documentation
9. Master Concept Plan
10. Lee County Link-Level Service Volumes and LOS Table for Pine Island Road
11. Lee County Link-Level Service Volumes and LOS Table for Stringfellow Road
12. Lee County Capital Improvement Program Detail Report
13. FDOT District 1 5-Year Program Sheet for Pine Island Road Bike/Trail Improvement
14. FDOT District 1 5-Year Program Sheet for Roundabout at Pine Island Road and Stringfellow
15. LeeTran Route Map
16. 2024 FDOT Annual Average Daily Traffic Report
17. NCHRP 457 Right-Turn Lane Warrant – Pine Island Road
18. NCHRP 457 Left-Turn Lane Warrant – Pine Island Road

Signature Sheet and Disclaimer

This Traffic Impact Statement (TIS) was completed by Planning Analytics, LLC. The trip generation estimates utilized in this TIS are based upon Trip Generation published by the Institute of Transportation Engineers. The analysis conducted in this TIS is based upon the 2024 Lee County Public Facilities Level of Service and Concurrency Report. Every effort has been taken to produce this report consistent with the requirements outlined in the Traffic Impact Statement Guidelines provided in AC-13-17 of the Lee County Administrative Code. Any intersection and/or site related design features must be accepted and approved by Lee County staff prior to construction.

Respectfully submitted by,



Jason Utley, AICP
Project Manager
Planning Analytics, LLC
richardjasonutley@hotmail.com
941.258.5061

LEE COUNTY PROPERTY APPRAISER
GENERATED ON 6/27/2024 9:31 AM

Current Working Values

SITE ADDRESS
5041 PINE ISLAND RD NW

OWNER'S NAME
PI DAZE LLC

OWNER'S ADDRESS
12290 METRO PKWY
FORT MYERS FL 33966

PROPERTY DESCRIPTION
PARL IN N1/2 OF NE 1/4 OF
SE 1/4 AS DESC IN
OR 1279 PG 0939

DOR CODE 19 - PROFESSIONAL BUILDING
NBHD CODE 51-301.0 PINE ISLAND

BUILDING CHARACTERISTICS

ELEMENT	CODE	TYPE / DESCRIPTION / VALUE
STORIES	1.0	
BEDROOMS	0	
BATHROOMS	0	
EXTERIOR WALL	12	CEDAR OR REDWOOD S
EXTERIOR WALL	0	NONE
ROOF STRUCTURE	4	WOOD TRUSS
ROOF COVER	3	ASPHALT OR COMPOSITION
INTERIOR WALL	5	DRYWALL
INTERIOR WALL	0	NONE
INTERIOR FLOOR	14	CARPET
INTERIOR FLOOR	11	CERAMIC CLAY TILE
HEATING FUEL	4	ELECTRIC
HEATING TYPE	4	FORCED AIR-DUCTED
AC TYPE	3	CENTRAL
QUALITY	3.0000	AVERAGE
UNITS IN BUILDING	UNITS	1.00

BUILDING SUBAREA DETAIL

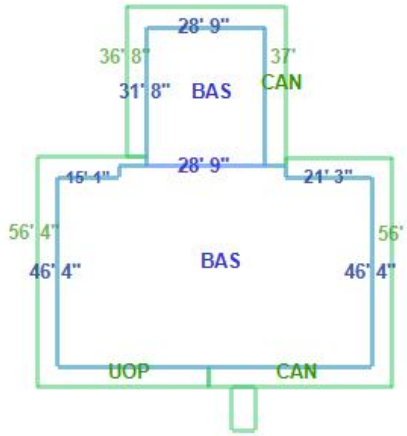
AREA TYPE	YEAR BUILT	GROSS AREA	PCT BASE	ADJ AREA	CAP	COST
BASE	1978	3,676	100	3,676		459,704
BASE	2017	978	100	978		122,304
CANOPY	1978	1,101	30	331		41,393
UNFINISHED OPEN PORCH	1978	618	20	124		15,507
TOTALS		**6,373**		**5,109**		**638,909**

FOLIO ID: **10015431** STRAP: **28-44-22-00-00014.0000**
CARD **1** of **1**

STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAINING WORTH	COST VALUE
1.07	**169.38**	**181.24**	**5,109**	**925,955**	**69%**	**638,909**

IMP TYPE **52 - Medical Office** MODEL **5 - OFFICE/MEDICAL**

FLOOR 1



EXTRA FEATURES

LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST
1	BLK TOP	BLACK TOP - IMPROVED	0.00	0.00	12662.00	4.00	1.00	L	1993	2.00	0.60	-	30,389
2	PVMT C	PAVEMENT - CONCRETE	30.00	12.00	360.00	5.51	1.00	L	1978	1.00	0.60	-	1,190
3	BLK TOP	BLACK TOP - IMPROVED	0.00	0.00	14216.00	4.00	1.00	L	1993	2.00	0.60	-	34,118
4	SLAB	SLAB - CONCRETE	0.00	0.00	144.00	6.93	1.00	L	1993	2.00	0.60	-	599

TOTAL OF EXTRA FEATURE VALUES **66,296**

LAND

LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES
1	1900	PROF BLDG	C1A	0	0	1.00	1.00	0	2.53	200,508.00	SF	1.00	-	JF

TOTAL OF LAND LINE VALUES **507,285**

BOOK/PAGE OR INSTRUMENT	DATE	TYPE INST	OVR CODE	V I	SALE PRICE
2024000102888	4/10/2024	01	01	I	1,800,000
2014000233889	11/11/2014	01	37	I	300,000
2014000233838	11/4/2014	12	12	I	168,000
1279/939	6/1/1978	01	01	I	50,100

VALUE SUMMARY	Current Values	2023
BUILDING COST VALUE	638,909	629,650
BUILDING EXTRA FEATURES	*	*
LAND EXTRA FEATURES	66,296	56,294
LAND VALUE	507,285	507,285
COST APPROACH VALUE	1,212,490	1,193,229
INCOME APPROACH VALUE	1,231,070	1,231,070
SALES APPROACH VALUE	1,226,964	1,231,070
MARKET VALUE	1,226,964	1,231,070

LEE COUNTY PROPERTY APPRAISER
GENERATED ON 6/27/2024 9:25 AM

Current Working Values

SITE ADDRESS
10300 BETSY PKWY

OWNER'S NAME
POLOTTO JOSEPH TR

OWNER'S ADDRESS
PO BOX 56
MATLACHA FL 33993

PROPERTY DESCRIPTION
S 1/2 OF NE 1/4 OF SE 1/4
LESS RD R/W

DOR CODE 00 - VACANT RESIDENTIAL
NBHD CODE 05-002.0 PINE ISLAND OPEN LANDS SOUTH

BUILDING CHARACTERISTICS

ELEMENT	CODE	TYPE / DESCRIPTION / VALUE

BUILDING SUBAREA DETAIL

AREA TYPE	YEAR BUILT	GROSS AREA	PCT BASE	ADJ AREA	CAP	COST

FOLIO ID: **10015447** STRAP: **28-44-22-00-00024.0000**
CARD **1** of **1**

STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAINING WORTH	COST VALUE

EXTRA FEATURES

LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST

TOTAL OF EXTRA FEATURE VALUES

LAND

LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES
1	0	VAC RES	AG-2	0	0	1.00	1.00	0	15,961.00	20.00	AC	1.00	-	AVM

TOTAL OF LAND LINE VALUES **319,220**

BOOK/PAGE OR INSTRUMENT	DATE	TYPE INST	OVR CODE	V I	SALE PRICE
2023000362132	10/16/2023	01	01	V	1,100,000
1388/463	11/1/1979	06	06	V	36,000

VALUE SUMMARY	Current Values	2023
BUILDING COST VALUE	*	*
BUILDING EXTRA FEATURES	*	*
LAND EXTRA FEATURES	*	*
LAND VALUE	319,220	319,220
COST APPROACH VALUE	319,220	319,220
INCOME APPROACH VALUE	*	*
SALES APPROACH VALUE	445,579	319,227
MARKET VALUE	445,579	319,227

Industrial Park
(130)

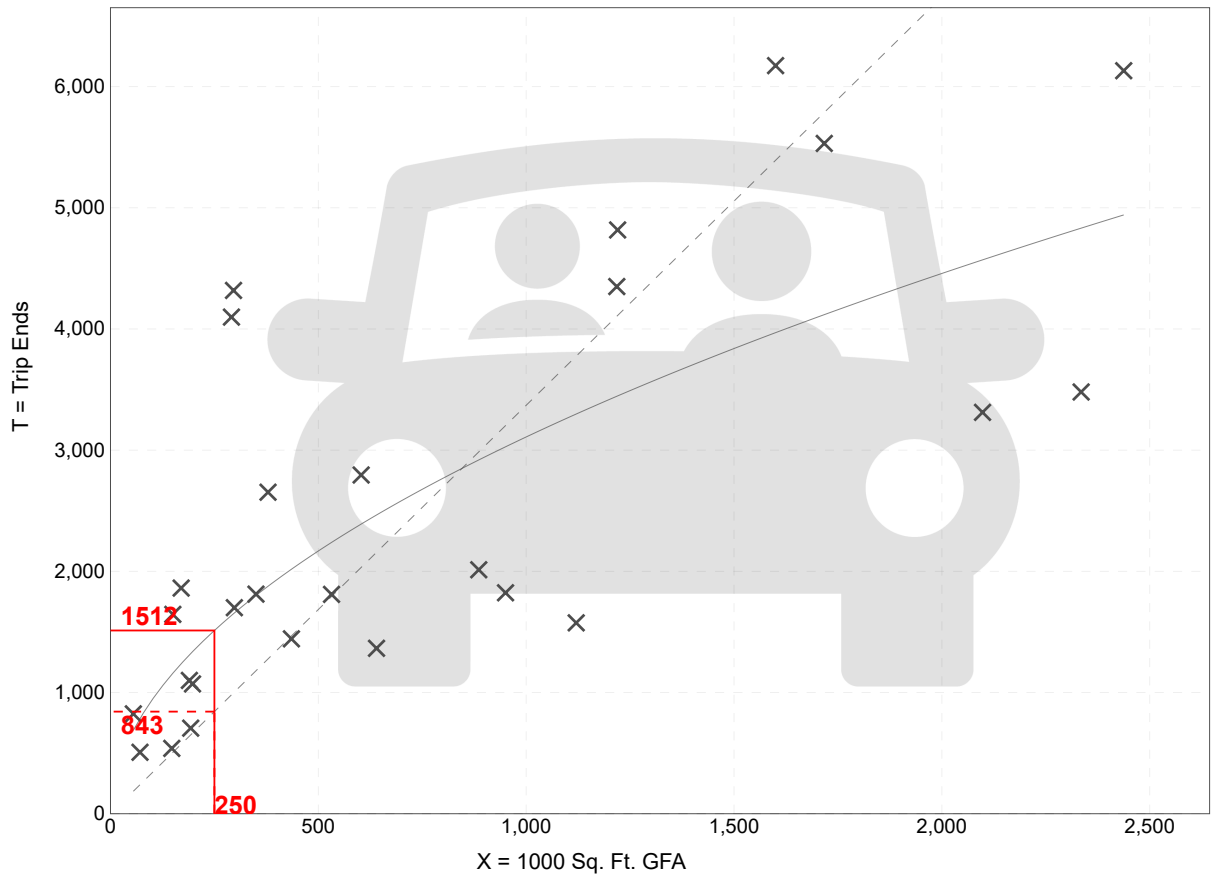
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.52 Ln(X) + 4.45 **R^2= 0.58**

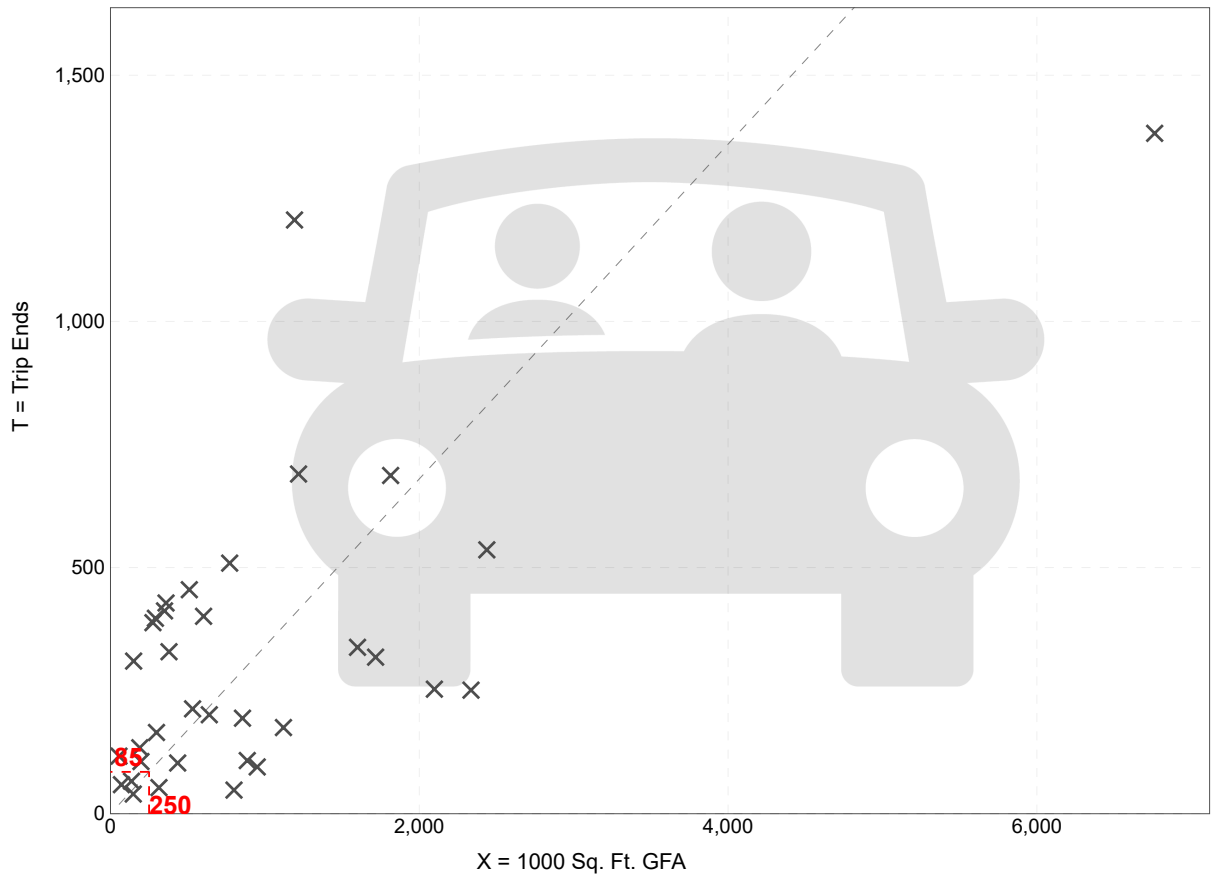
Industrial Park
(130)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 34
Avg. 1000 Sq. Ft. GFA: 956
Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

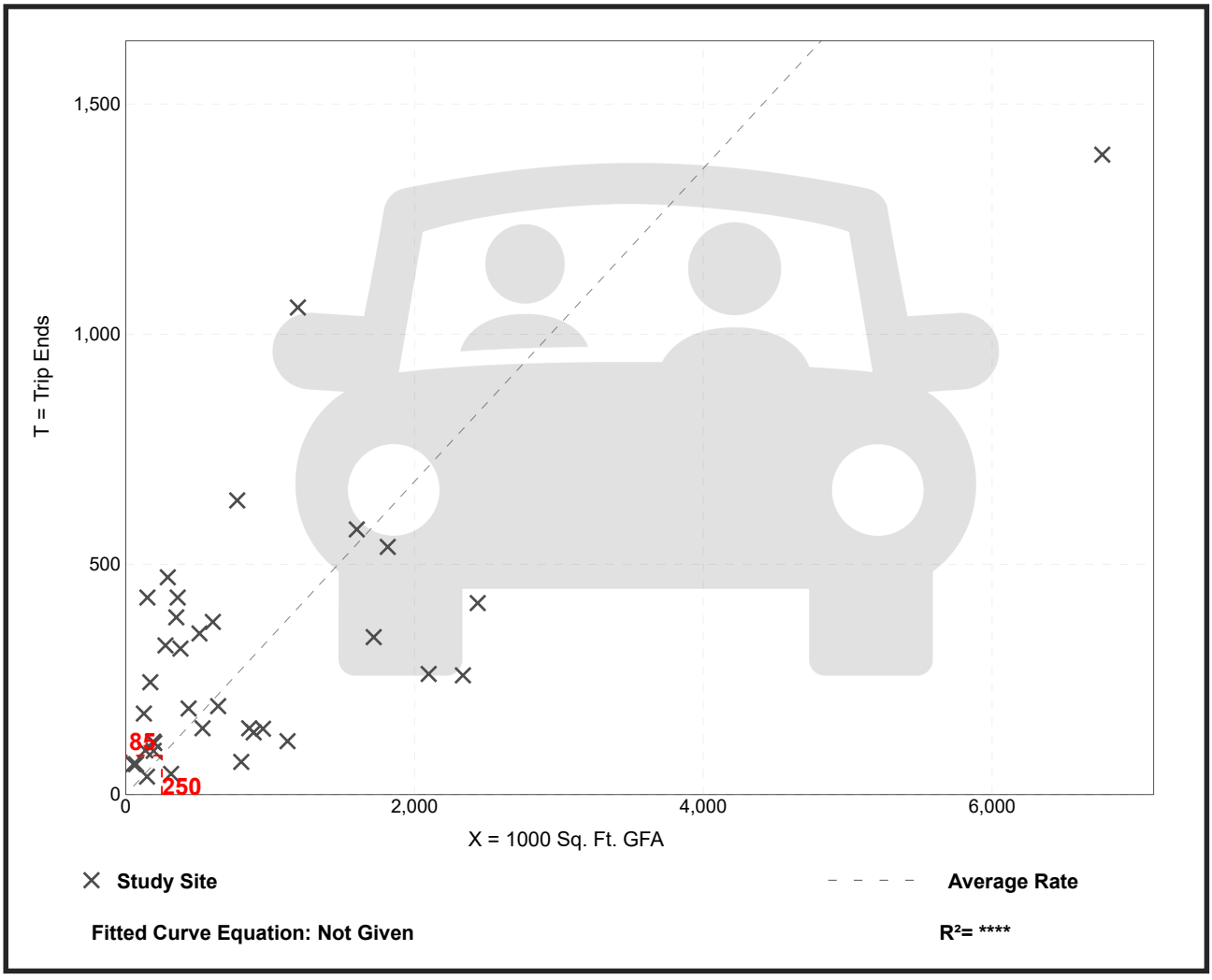
Industrial Park
(130)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 35
Avg. 1000 Sq. Ft. GFA: 899
Directional Distribution: 22% entering, 78% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - No (821)

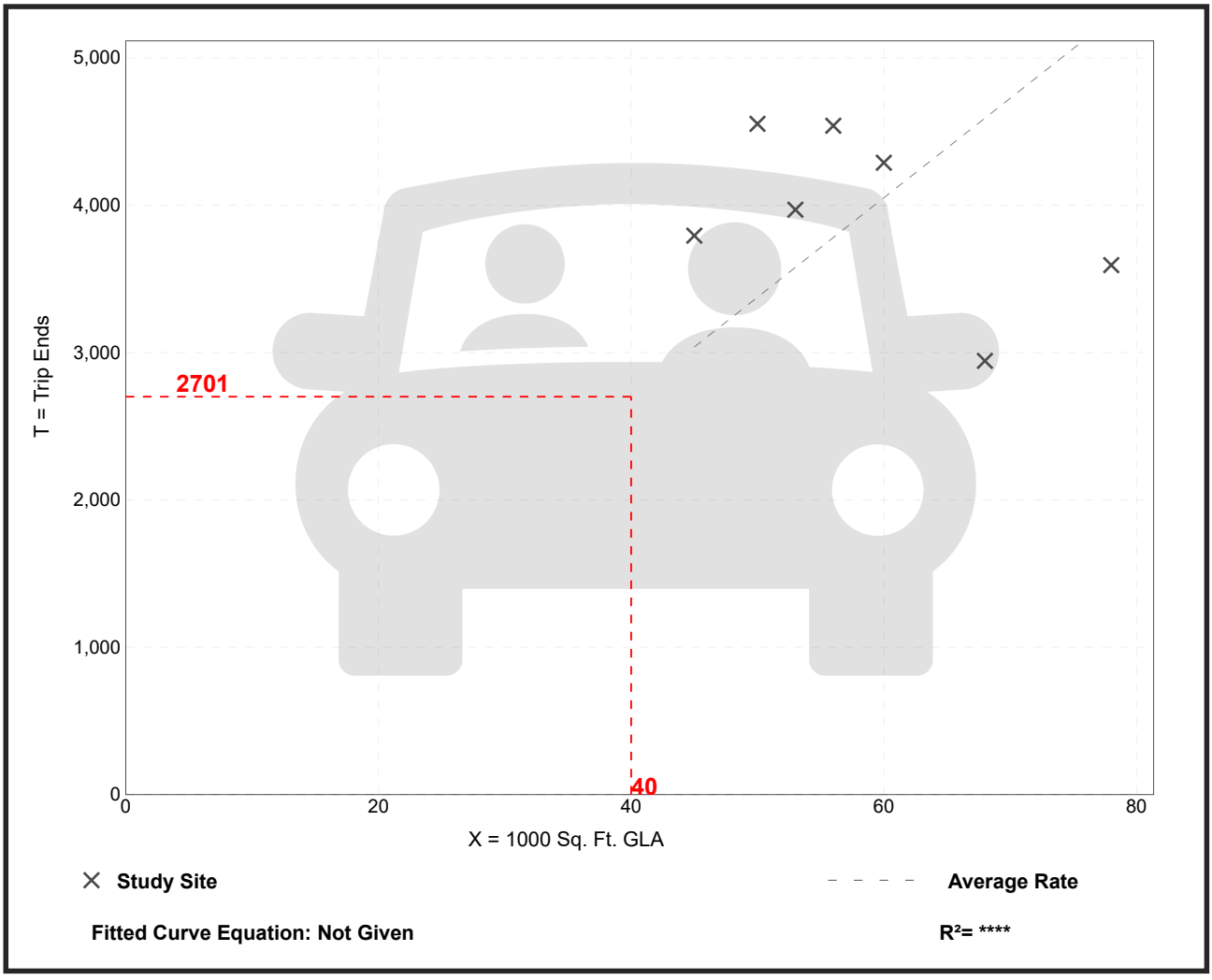
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 7
Avg. 1000 Sq. Ft. GLA: 59
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
67.52	43.29 - 91.06	19.25

Data Plot and Equation



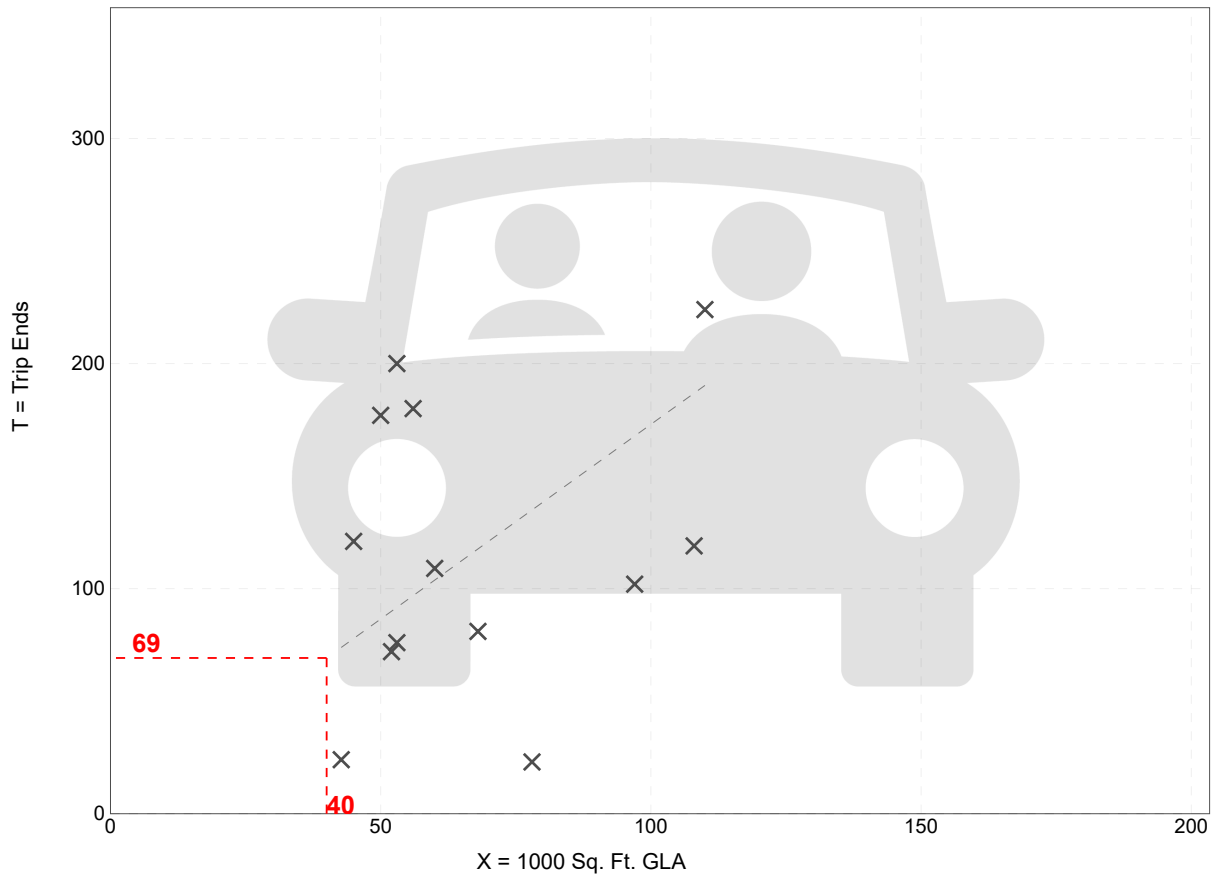
Shopping Plaza (40-150k) - Supermarket - No (821)

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: 13
Avg. 1000 Sq. Ft. GLA: 67
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
1.73	0.29 - 3.77	1.06

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

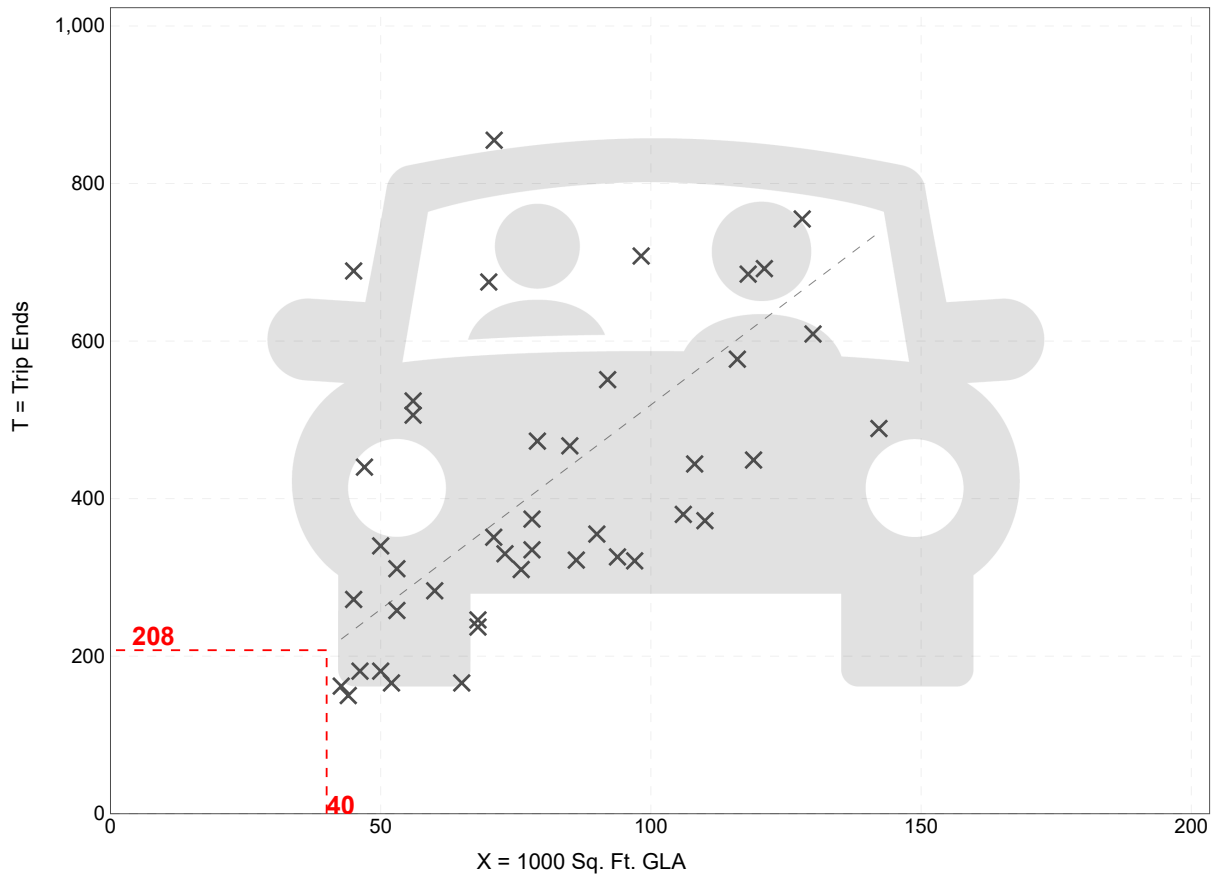
Shopping Plaza (40-150k) - Supermarket - No (821)

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: 42
Avg. 1000 Sq. Ft. GLA: 79
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
5.19	2.55 - 15.31	2.28

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

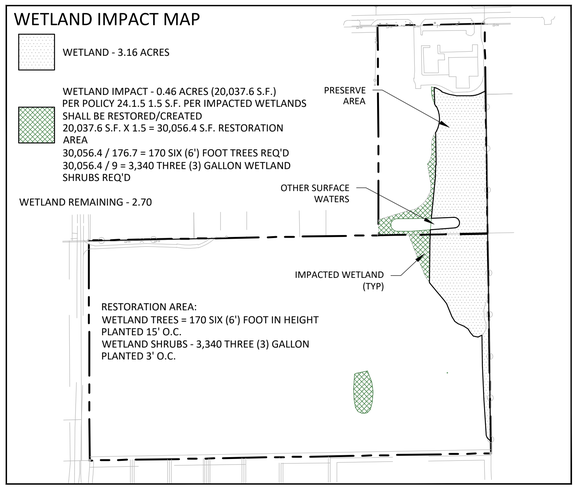
GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

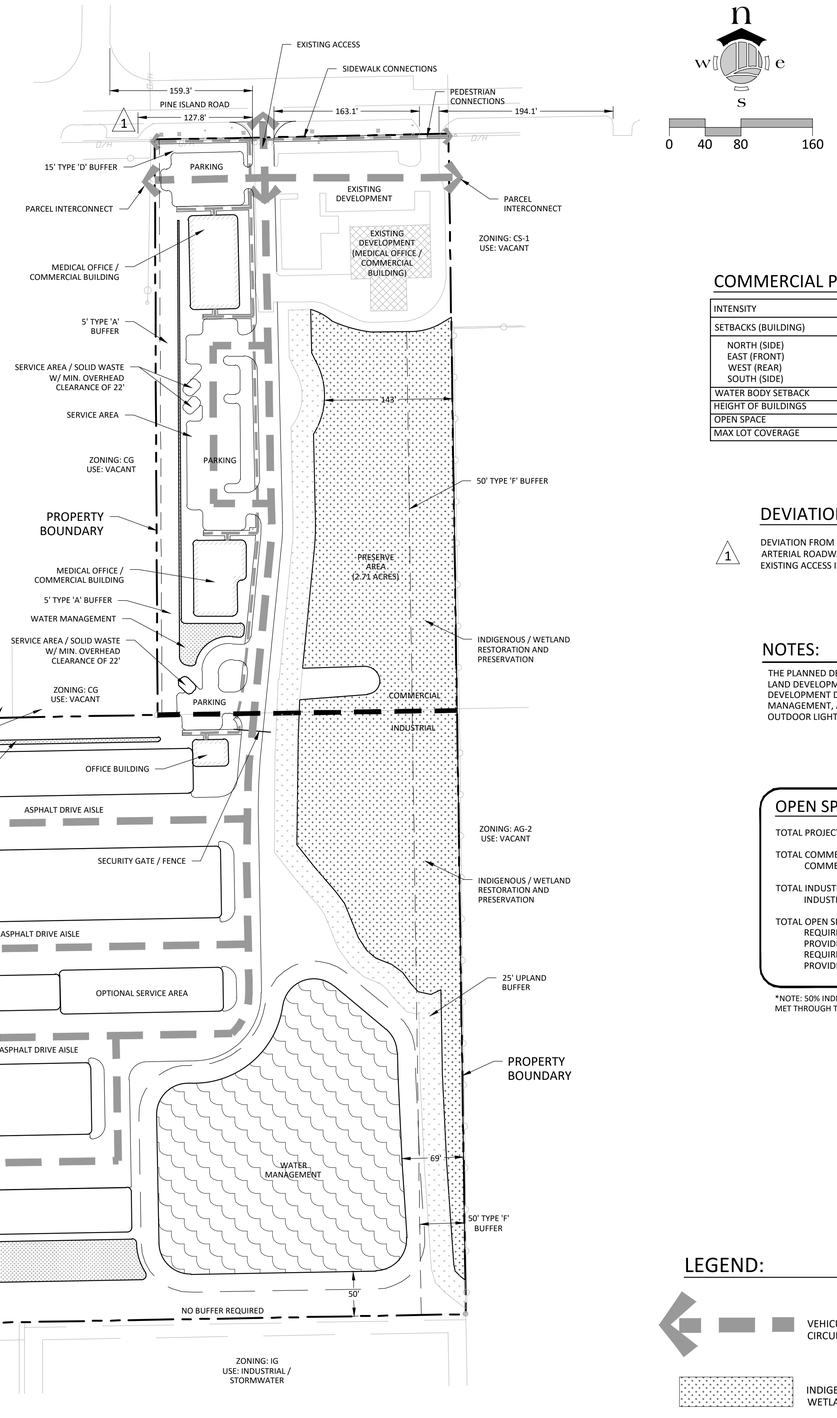
WETLAND IMPACT MAP

WETLAND - 3.16 ACRES

WETLAND IMPACT - 0.46 ACRES (20,037.6 S.F.)
PER POLICY 24.1.5 1.5 S.F. PER IMPACTED WETLANDS SHALL BE RESTORED/CREATED
20,037.6 S.F. X 1.5 = 30,056.4 S.F. RESTORATION AREA
30,056.4 / 176.7 = 170 SIX (6') FOOT TREES REQ'D
30,056.4 / 9 = 3,340 THREE (3) GALLON WETLAND SHRUBS REQ'D

WETLAND REMAINING - 2.70





n w e s

0 40 80 160

COMMERCIAL PORTION

INTENSITY	40,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	25'
EAST (FRONT)	25'
WEST (REAR)	25'
SOUTH (SIDE)	N/A
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	30%
MAX LOT COVERAGE	40%

INDUSTRIAL PORTION

INTENSITY	250,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	20'
EAST (FRONT)	20'
WEST (REAR)	25'
SOUTH (SIDE)	20'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

DEVIATIONS

1 DEVIATION FROM LDC 10-285, WHICH REQUIRES A CONNECTION SEPARATION OF 440 ALONG A PRINCIPAL ARTERIAL ROADWAY TO ALLOW 127' AT THE CLOSEST POINT OF SEPARATION. THIS WILL MEMORIALIZE THE EXISTING ACCESS INTO THE PARCEL.

NOTES:

THE PLANNED DEVELOPMENT COMPLIES OR WILL COMPLY WITH ALL 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.

OPEN SPACE CALCULATIONS:

TOTAL PROJECT AREA	±23.97 AC.
TOTAL COMMERCIAL AREA	±4.90 AC.
COMMERCIAL OPEN SPACE REQUIREMENT (30% OF TOTAL):	±1.47 AC.
TOTAL INDUSTRIAL AREA:	±19.07 AC.
INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	±3.81 AC.
TOTAL OPEN SPACE REQUIREMENTS:	
REQUIRED OPEN SPACE	±5.28 AC
PROVIDED OPEN SPACE	±5.28 AC
REQUIRED INDIGENOUS OPEN SPACE	±2.64 AC
PROVIDED INDIGENOUS OPEN SPACE	±2.71 AC*

*NOTE: 50% INDIGENOUS REQUIREMENT FOR BOTH THE COMMERCIAL AND INDUSTRIAL AREA IS MET THROUGH THE INDIGENOUS/WETLAND RESTORATION & PRESERVATION AREA

LEGEND:

- VEHICULAR / PARKING CIRCULATION
- PEDESTRIAN CONNECTION
- INDIGENOUS PRESERVATION / WETLANDS
- WATER MANAGEMENT / PRE-TREATMENT
- WATER MANAGEMENT
- EXISTING STRUCTURE

ensite
2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374

JOE POLOTTO
MATLACHA, FL
CLIENT NAME AND ADDRESS

POLOTTO MPD
LEE COUNTY, FL
PROJECT NAME AND LOCATION

NO.	REVISION	DATE
R1	PER COUNTY COMMENTS	05-30-25
R2	PER COUNTY COMMENTS	08-25-25

REVISIONS DESCRIPTION

DATE:	09-24-24
PROJECT NO.	1466-01
FILE NO.	
SCALE:	AS SHOWN

MASTER CONCEPT PLAN
SHEET TITLE

MCP-01
SHEET NUMBER

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS[1]	CAPACITY[2]	LOS[1]	VOLUME[2]	V/C[3]	LOS[1]	VOLUME[2]	V/C[3]	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	368	0.37	C	387	0.39	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	131	0.15	C	138	0.16	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	F	1,115	1.24	F	1,172	1.30	City of Fort Myers
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	F	947	1.05	F	995	1.11	partially located in City of Fort Myers
19800	ORTIZ AVE	LUCKETT RD	SR 80	2LN	E	900	B	374	0.42	B	393	0.44	[4]
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	1,900	C	1,306	0.69	C	1,471	0.77	
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	2,814	C	1,453	0.52	C	1,624	0.58	
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	2,814	C	1,840	0.65	C	2,030	0.72	
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,900	F	2,275	1.20	F	2,604	1.37	
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	1,942	E	1,943	1.00	F	2,277	1.17	River Hall (f.k.a. Hawks Haven)
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	1,785	C	1,457	0.82	C	1,735	0.97	
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	1,785	C	1,295	0.73	C	1,541	0.86	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	343	0.40	C	405	0.47	The Springs at Daniels Road
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	202	0.23	C	219	0.26	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	150	0.17	C	180	0.21	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	594	0.63	E	640	0.67	constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	1,900	F	1,902	1.00	F	2,312	1.22	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	1,900	D	1,637	0.86	D	1,861	0.98	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	459	0.53	C	549	0.64	Heritage Isles
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	280	0.33	C	486	0.56	Heritage Isles
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	280	0.33	C	294	0.34	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	317	0.37	C	333	0.39	
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	651	0.76	D	684	0.80	
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	673	0.38	C	707	0.40	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	994	0.53	B	1,045	0.55	
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,319	0.70	B	1,386	0.73	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,396	0.74	B	1,467	0.78	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	78	0.09	D	658	0.76	[4]; Brightwater RPD (f.k.a. Stoneybrook North)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	105	0.12	C	110	0.13	[4]
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	62	0.07	C	65	0.08	[4]
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	129	0.15	C	149	0.17	pre-development order res development
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	129	0.15	C	198	0.23	pre-development order res development
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	324	0.38	C	341	0.40	
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS BRIDGE	MAIN ST	2LD	D	1,900	C	1,114	0.59	C	1,208	0.64	constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	1,900	C	1,114	0.59	C	1,208	0.64	
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	1,180	C	702	0.59	C	762	0.65	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	1,180	C	702	0.59	C	762	0.65	
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	501	0.58	C	527	0.61	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	F	1,172	1.03	F	1,232	1.08	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	269	0.31	C	283	0.33	
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	1,900	F	2,109	1.11	F	2,341	1.23	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,630	0.82	B	1,713	0.86	unincorporated Lee County
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,272	0.67	B	1,434	0.75	unincorporated Lee Co; Cr Mnr RPD/Ok Vill RPD
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,200	0.63	B	1,261	0.66	incorporated Lee County
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,200	0.42	A	1,261	0.44	incorporated Lee County
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	444	0.44	C	467	0.46	
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	C	514	0.56	C	540	0.59	
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	766/1180	E	966	1.26	E	1,168	0.99	

DCI2025-00003 Lee County
Additional Info Dated 10-09-2025

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

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

DCI2025-00003 Lee County
Additional Info Dated 10-09-2025

Table 3(a) - Capital Improvement Program Detail Report FY23/24-FY27/28

Final 8/15/23

Responsible Department	Project Title	Project #	Fund	Code	Total Spent thru FY 21/22	FY 22/23 Adopted Budget	FY 22/23 Amended Budget	FY 23/24 Proposed Budget	FY 24/25 Proposed Budget	FY 25/26 Proposed Budget	FY26/27 Proposed Budget	FY27/28 Proposed Budget	Five Year Project Total	Years 6-10	Total Project
Community Development						**5,105,215**	**5,506,943**								**5,506,943**
	Wild Turkey Strand					5,004,630	5,406,358								5,406,358
Community Development	Wild Turkey Strand	20500948730	48730	E		2,502,315	2,703,179								2,703,179
Community Development	Wild Turkey Strand	20500930700	30700	GT		2,502,315	2,703,179								2,703,179
	Bob Janes Gopher Tortoise CIP					100,585	100,585								100,585
Community Development	Bob Janes Gopher Tortoise CIP	20077148730	48730	E		20,117	20,117								20,117
Community Development	Bob Janes Gopher Tortoise CIP	20077130700	30700	GT		20,117	20,117								20,117
Community Development	Bob Janes Gopher Tortoise CIP	20077140132	40132	E		20,117	20,117								20,117
Community Development	Bob Janes Gopher Tortoise CIP	20077138653	38653	I		20,117	20,117								20,117
Community Development	Bob Janes Gopher Tortoise CIP	20077130100	30100	GF-CIP		20,117	20,117								20,117
County Lands					**341,753,923**	**25,000**	**379,750**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**125,000**		**342,258,673**
County Lands	Conservation 2020	20880030103	30103	CONS	341,753,923	25,000	379,750	25,000	25,000	25,000	25,000	25,000	125,000		342,258,673
Innovation and Tech					**2,617,897**			**1,000,000**					**1,000,000**		**3,617,897**
Innovation and Tech	Fiber Optic Expand/Refresh	20887351500	51500	IT	2,617,897			1,000,000					1,000,000		3,617,897
Library					**3,688,877**	**10,453,903**	**15,520,697**	**57,500**					**57,500**		**19,267,074**
Library	Exterior Shade Structure	20073634800	34800	L	549,635	100,000	970,365	57,500					57,500		1,577,500
Library	Library Admin Relocation	20071234800	34800	L	1,730,256		500,000								2,230,256
Library	Riverdale Library Renovations	20070634800	34800	L	1,408,903		2,696,429								4,105,332
Library	South Cty Regional Renovations	20070734800	34800	L	83	10,353,903	11,353,903								11,353,986
Natural Resources					**10,358,677**	**5,360,266**	**20,095,128**	**5,562,103**	**10,334,150**	**17,141,500**	**15,862,790**	**16,631,640**	**65,532,183**	**100,000**	**96,085,988**
Natural Resources	Alico Rd. Drainage Imp	20072830100	30100	GF-CIP	5,500		110,470		5,582,150				5,582,150		5,698,120
Natural Resources	Bob Janes Restoration Project	20859930100	30100	GF-CIP	432,242		867,758	1,560,103					1,560,103		2,860,103
Natural Resources	Brantley-Dover Canal Impr	20073730100	30100	GF-CIP	12,825	212,000	349,175								362,000
Natural Resources	Caloosahatchee Canal L-3 Rehab	20860030100	30100	GF-CIP	66,448		133,552								200,000
Natural Resources	Caloosahatchee TMDL Compl	20858830100	30100	GF-CIP	2,570,386	400,000	714,348	400,000	400,000	400,000	400,000	400,000	2,000,000		5,284,734
Natural Resources	Canal H-7 Drainage Improvement	20071330100	30100	GF-CIP	173,657	130,000	217,434								391,091
Natural Resources	Crew Flint Pen Hydrologic Restoration	20077230100	30100	GF-CIP		500,000	500,000			5,000,000			5,000,000		5,500,000
Natural Resources	Deep Lagoon Hydro Presv Rest	20851730100	30100	GF-CIP	249,703		1,476,713			2,000,000			2,000,000		3,726,416
Natural Resources	EMWCD-Infrastructure Rep Grant	21072730100	30100	G	3,083,395		4,035,898								7,119,293
Natural Resources	Flood Remediation	20064830100	30100	GF-CIP	623,770		3,103,413							100,000	3,827,183
Natural Resources	Industrial Park Berm Improv	20071430100	30100	GF-CIP	158,880		3,654								162,534
Natural Resources	Kiker Preserve Berm	20073830100	30100	G,GF-CIP	153,688		572,609	750,000	750,000	6,000,000	6,000,000	7,800,000	21,300,000		22,026,297
Natural Resources	Lakes Park Phase III	20070930100	30100	GF-CIP	431,687	1,325,000	1,747,313	2,200,000					2,200,000		4,379,000
Natural Resources	Palm Creek Filter Marsh	20076130100	30100	GF-CIP	154,983		200,162		1,500,000				1,500,000		1,855,145
	Powell Creek/Old Bridge Park				1,050,230		399,770								1,450,000
Natural Resources	Powell Creek/Old Bridge Park	20860130100	30100	GF-CIP	285,155		390,845								676,000
Natural Resources	Powell Creek/Old Bridge Park	22860130100	30100	G	765,075		8,925								774,000
Natural Resources	Six Mile Cypress Slough South	20073930100	30100	GF-CIP		500,000	800,000			1,400,000			1,400,000		2,200,000
	Sunniland/9 Mile Run Drainage				135,479		1,164,522	652,000					652,000		1,952,001
Natural Resources	Sunniland/9 Mile Run Drainage	20855730100	30100	GF-CIP	135,479		864,522	652,000					652,000		1,652,001
Natural Resources	Sunniland/9 Mile Run Drainage	22855730100	30100	G			300,000								300,000
Natural Resources	Yellow Fever Crk Chain Imp	20850930100	30100	GF-CIP	1,055,804		405,071								1,460,875
Natural Resources	Ten Mile Canal South	20075530100	30100	GF-CIP		2,293,266	3,293,266		2,102,000	2,341,500	9,462,790	8,431,640	22,337,930		25,631,196
Parks and Recreation					**5,604,072**	**10,602,150**	**32,730,619**	**14,143,573**	**5,449,425**	**10,200,000**	**75,000**	**600,000**	**30,467,998**		**68,802,689**
	Able Canal Pathway				857,547		269,378	9,513,423					9,513,423		10,640,348
Parks and Recreation	Able Canal Pathway	20215438700	38700	I	255,622		244,378	4,150,773					4,150,773		4,650,773
Parks and Recreation	Able Canal Pathway	20215438652	38652	I	-			1,000,000					1,000,000		1,000,000
Parks and Recreation	Able Canal Pathway	21215430100	30100	G	601,925		25,000	4,362,650					4,362,650		4,989,575
	Big Carlos Pass Park							**120,000**	**850,000**				**970,000**		**970,000**
Parks and Recreation	**Big Carlos Pass Park**	**20079538700**	**38700**	**I**				**120,000**					**120,000**		**120,000**
Parks and Recreation	**Big Carlos Pass Park**	**20079530114**	**30114**	**T**					**850,000**				**850,000**		**850,000**
	Boca Grande Dog Park				670,339		430,660								1,100,999

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Final 8/15/23

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Parks and Recreation	Boca Grande Dog Park	20071838651	38651	I	670,339		80,660								750,999
Parks and Recreation	Boca Grande Dog Park	20071830100	30100	GF-CIP			350,000								350,000
Parks and Recreation	Boca Grande Tennis and Pickleball	20077830100	30100	GF-CIP		85,000	85,000	40,500	1,049,425				1,089,925		1,174,925
Parks and Recreation	**Hammond Stadium Light Poles**	**20078730102**	**30102**	**T**				**2,500,000**					**2,500,000**		**2,500,000**
Parks and Recreation	Larry Kiker Preserve	20071930114	30114	T	600,393		5,399,607		1,300,000	3,200,000			4,500,000		10,500,000
Parks and Recreation	Lavender's Landing Improvements	20073030100	30100	GF-CIP		200,000	200,000		575,000				575,000		775,000
	Lehigh Community Park Expansion				2,985,089	4,200,000	14,456,949								17,442,038
Parks and Recreation	Lehigh Community Park Expansion	20065138652	38652	I	2,985,089	3,000,000	7,497,136								10,482,225
Parks and Recreation	Lehigh Community Park Expansion	20065138700	38700	I		1,200,000	6,959,813								6,959,813
Parks and Recreation	NFM Shuffleboard Shade	20076430100	30100	GF-CIP	33,871	950,000	1,566,130								1,600,001
Parks and Recreation	Pine Island Dog Park	not assigned	38651	I							75,000	600,000	675,000		675,000
Parks and Recreation	Player Development Complex	20926030102	30102	T	239,127	1,350,000	4,184,874								4,424,001
Parks and Recreation	Rutenburg Park Improvements	20073338653	38653	I	66,524	1,790,000	2,023,476								2,090,000
Parks and Recreation	Schandler Hall Skate Park	20073438652	38652	I	1,700		273,300	142,500					142,500		417,500
Parks and Recreation	Shade Structures Parks & Playgrounds	20076330100	30100	GF-CIP	40,375	1,827,150	3,613,925	1,827,150					1,827,150		5,481,450
Parks and Recreation	Telegraph Creek Kayak Launch	20067038700	38700	I	109,107	200,000	227,320		275,000				275,000		611,427
Parks and Recreation	Trail System Expansion	200735		T					1,400,000	7,000,000			8,400,000		8,400,000
Public Safety					**20,881,861**	**3,311,801**	**68,319,664**	**6,539,696**	**4,035,696**				**10,575,392**		**99,776,917**
Public Safety	East Station	20077530100	30100	GF-CIP		96,000	96,000	1,500,000					1,500,000		1,596,000
Public Safety	**Cardiac Monitor Replacement**	**20078830100**	**30100**	**GF-CIP**				**2,100,000**					**2,100,000**		**2,100,000**
Public Safety	CDBG-MIT Hertz-Alico	21131030100	30100	GF-CIP			7,346,415								7,346,415
	EOC Expansion				1,395,633		45,604,190								46,999,823
Public Safety	EOC Expansion	20066430100	30100	GF-CIP	1,395,633		15,439,112								16,834,745
Public Safety	EOC Expansion	22066430100	30100	G			13,707,160								13,707,160
Public Safety	EOC Expansion	11129500100	00100	G			16,457,918								16,457,918
Public Safety	Fire Station Alerting	20077330100	30100	GF-CIP		315,000	315,000	250,000	250,000				500,000		815,000
	GCN Radio Replacement System				13,470,225		529,774								13,999,999
Public Safety	GCN Radio Replacement System	20066530100	30100	GF-CIP	7,815,059		184,940								7,999,999
Public Safety	GCN Radio Replacement System	20066552000	52000	GCN	5,655,166		344,834								6,000,000
	HMGP - Generators				506,063		7,988,177								8,494,240
Public Safety	HMGP - Generators	21071618200	18200	H	505,681		5,893,161								6,398,842
Public Safety	HMGP - Generators	20071630100	30100	GF-CIP	299		679,915								680,214
Public Safety	HMGP - Generators	20071618200	18200	H	83		1,415,101								1,415,184
Public Safety	Next Generation E911	20074115200	15200	EM	3,164,713	423,105	1,032,275								4,196,988
Public Safety	North Station	20077730100	30100	GF-CIP		96,000	96,000		3,096,000				3,096,000		3,192,000
Public Safety	PS/LCSO CAD Hardware	20074330100	30100	GF-CIP		189,696	1,770,833	189,696	189,696				379,392		2,150,225
Public Safety	PS/LCSO CAD System	20074230100	30100	GF-CIP	2,345,228										2,345,228
	South Central Station					96,000	1,126,000	1,500,000					1,500,000		2,626,000
Public Safety	South Central Station	20077430100	30100	GF-CIP		96,000	96,000	1,500,000					1,500,000		1,596,000
Public Safety	South Central Station	20077438900	38900	I			1,030,000								1,030,000
	Southeast Station					2,096,000	2,415,000	1,000,000	500,000				1,500,000		3,915,000
Public Safety	Southeast Station	20077630100	30100	GF-CIP		2,096,000	2,096,000	1,000,000	500,000				1,500,000		3,596,000
Public Safety	Southeast Station	20077638900	38900	I			319,000								319,000
Solid Waste					**2,073,079**	**18,888,840**	**36,126,180**	**23,814,600**	**40,904,100**	**41,513,500**	**6,096,800**	**10,900,000**	**123,229,000**		**161,428,259**
Solid Waste	**Ash Monofill Sideslope Closure**	**not assigned**	**40132**	**E**						**1,568,000**	**4,056,000**		**5,624,000**		**5,624,000**
Solid Waste	Buckingham Resource Area	20075140132	40132	E		330,000	330,000	770,000					770,000		1,100,000
Solid Waste	Buckingham Scale Improvements	20068040132	40132	E	105,471		559,529								665,000
Solid Waste	**Class I Phase IV Update**	**not assigned**	**40132**	**E**							**2,000,000**	**10,900,000**	**12,900,000**		**12,900,000**
Solid Waste	Compost Facility & Well Imprvmnt	20065740132	40132	E	570,341		185,659								756,000
Solid Waste	Hendry Cnty Transfer Station	20062440132	40132	E	190,857	700,000	3,834,144	6,400,000					6,400,000		10,425,001
Solid Waste	Landfill Class I Update	20095640132	40132	E	679,558	6,000,000	12,234,615								12,914,173
Solid Waste	Landfill Class III Update	20071540132	40132	E		400,000	400,000	2,400,000	2,168,000	9,567,000			14,135,000		14,535,000

Lee County Southwest Florida

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Final 8/15/23

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Solid Waste	Landfill Gas Collection System	20093640132	40132	E	5,479	1,300,000	1,400,000								1,405,479
Solid Waste	Lee County Compost Facility	20075240132	40132	E	47,013	1,400,000	2,152,987	4,800,000					4,800,000		7,000,000
Solid Waste	Lee Hendry Landfill Connectivity	20075340132	40132	E			476,000								476,000
Solid Waste	Material Recovery Facility	20075440132	40132	E	5,900	7,620,000	9,114,100	9,222,000	38,544,400	30,181,400			77,947,800		87,067,800
Solid Waste	Parts and Equipment Storage	20095540132	40132	E	53,981		837,000								890,981
Solid Waste	Recycling Facilities	20076840132	40132	E		904,000	904,000								904,000
Solid Waste	Umbrella-Buckingham Upgrades	20068140132	40132	E	126,498		134,504	190,800					190,800		451,802
Solid Waste	Umbrella-Generators-mult sites	20068340132	40132	E	34,930		341,070								376,000
Solid Waste	Umbrella-Mechanical Systems	20068440132	40132	E	235,657	30,900	93,043	31,800	32,700	33,600	40,800		138,900		467,600
Solid Waste	Umbrella-Scales	20068540132	40132	E		203,940	325,940		159,000	163,500			322,500		648,440
Solid Waste	WTE Facilities Hardening	21076540132	40132	G	17,394		2,803,589								2,820,983
Transit					**3,778,647**	**3,260,182**	**11,292,864**	**535,000**	**535,000**	**535,000**	**535,000**	**535,000**	**2,675,000**		**17,746,511**
	ADA & Passenger Amenities				71,104		637,499	535,000	535,000	535,000	535,000	535,000	2,675,000		3,383,603
Transit	ADA & Passenger Amenities	20886448640	48640	G			67,499	35,000	35,000	35,000	35,000	35,000	175,000		242,499
Transit	ADA & Passenger Amenities	21886448640	48640	G	71,104		570,000	500,000	500,000	500,000	500,000	500,000	2,500,000		3,141,104
Transit	Lehigh Acres Park & Ride	21072448640	48640	G	165,575	2,860,182	5,974,872								6,140,447
Transit	NFM Super Stop	21077048640	48640	G		400,000	400,000								400,000
	South Park&Ride Trsf Stations				3,541,968		4,280,493								7,822,461
Transit	South Park&Ride Trsf Stations	20889448640	48640	G	900,306		520,153								1,420,459
Transit	South Park&Ride Trsf Stations	21889448640	48640	G	2,641,662		3,760,340								6,402,002
Transportation					**79,554,215**	**119,124,107**	**358,555,482**	**18,762,118**	**71,928,332**	**59,277,176**	**236,743,460**	**94,390,864**	**481,101,950**	**462,191,764**	**1,381,403,411**
	Alico Road Connector				5,865,862	10,759,314	20,125,037	4,547,555	13,000,000	55,682,342		92,000,000	165,229,897	39,272,804	230,493,600
Transportation	Alico Road Connector	20924530700	30700	GT	2,800	6,759,314	14,647,212			27,682,342		40,000,000	67,682,342	39,272,804	121,605,158
Transportation	Alico Road Connector	20924538825	38825	I	5,863,062	4,000,000	5,477,825	4,547,555		8,000,000		6,000,000	18,547,555		29,888,442
Transportation	Alico Road Connector	20924538823	38823	I					13,000,000	20,000,000		16,000,000	49,000,000		49,000,000
Transportation	Alico Road Connector	20924530720	30720	ST								30,000,000	30,000,000		30,000,000
	Bicycle/Pedestrian Facilities				23,377,364	2,003,160	8,793,098	2,003,160	6,570,350	2,694,834	11,363,460	1,490,864	24,122,668		56,293,130
Transportation	Bicycle/Pedestrian Facilities	20600238821	38821	I			132,218								132,218
Transportation	Bicycle/Pedestrian Facilities	20600238822	38822	I	1,327,896	495,000	2,217,292	495,000	271,073	546,250	1,549,506		2,861,829		6,407,017
Transportation	Bicycle/Pedestrian Facilities	20600238823	38823	I	2,209,051		2,272,437				245,575		245,575		4,727,063
Transportation	Bicycle/Pedestrian Facilities	20600238824	38824	I	1,420,661	138,793	327,096		337,511	259,280	1,940,688	1,490,864	4,028,343		5,776,100
Transportation	Bicycle/Pedestrian Facilities	20600238825	38825	I	116,359		1,278,119	138,793	135,801	1,889,304	780,858		2,944,756		4,339,234
Transportation	Bicycle/Pedestrian Facilities	20600230700	30700	GT	18,303,397	1,369,367	2,565,936	1,369,367	5,825,965		6,846,833		14,042,165		34,911,498
	Big Carlos Pass Bridge Replace				6,090,725		97,859,141								103,949,866
Transportation	Big Carlos Pass Bridge Replace	20572430700	30700	GT			486,435								486,435
Transportation	Big Carlos Pass Bridge Replace	20572430720	30720	ST	6,090,725		13,131,560								19,222,285
Transportation	Big Carlos Pass Bridge Replace	20572430721	30721	ST			11,000,000								11,000,000
Transportation	Big Carlos Pass Bridge Replace	20572431203	31203	D			25,000,000								25,000,000
Transportation	Big Carlos Pass Bridge Replace	11129500100	00100	G			48,241,146								48,241,146
Transportation	Cape Coral Bdg WP Span Repl	20924830721	30721	ST	1,161,114	3,119,516	18,307,104				224,480,000		224,480,000		243,948,218
Transportation	Midpoint Bridge	20076930721	30721	D,ST		15,473,314	15,473,314							279,931,305	295,404,619
	Corkscrew Road				16,564,044	26,180,139	38,498,960	4,999,575					4,999,575		60,062,579
Transportation	Corkscrew Road	20066930100	30100	GF-CIP	5,560,738		378,446								5,939,184
Transportation	Corkscrew Road	20066930700	30700	CONT.GT	6,454,233		8,156,602	4,999,575					4,999,575		19,610,410
Transportation	Corkscrew Road	20066931203	31203	D		26,180,139	28,180,139								28,180,139
Transportation	Corkscrew Road	22066930700	30700	G	1,585,408		747,438								2,332,846
Transportation	Corkscrew Road	20066938825	38825	I	2,963,665		1,036,335								4,000,000
	Gateway/Griffin Roundabout				470,702		9,133,960								9,604,662
Transportation	Gateway/Griffin Roundabout	20067138823	38823	I	215,862		3,004,138								3,220,000
Transportation	Gateway/Griffin Roundabout	20067130700	30700	GT	254,840		1,329,822								1,584,662
Transportation	Gateway/Griffin Roundabout	2006731203	31203	D			4,800,000								4,800,000
Transportation	Hickory Bridge Replacement	20508330720	30720	ST		8,188,912	8,188,912		4,770,011				4,770,011	99,351,742	112,310,665

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Final 8/15/23

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Transportation	Lee Blvd Traffic Signals	20063730700	30700	GT	752,930		682,200								1,435,130
	Ortiz 4L/Colonial-MLK				1,885,450		33,368,279								35,253,729
Transportation	Ortiz 4L/Colonial - MLK	20061338823	38823	I	1,885,450		19,630,897								21,516,347
Transportation	Ortiz 4L/Colonial - MLK	20061331203	31203	D			11,562,382								11,562,382
Transportation	Ortiz 4L/Colonial - MLK	22061330700	30700	G			2,175,000								2,175,000
	Ortiz Ave MLK to Luckett				2,383,017	4,242,273	4,796,696							43,635,913	50,815,626
Transportation	Ortiz Ave MLK to Luckett	20407230700	30700	GT		4,242,273	4,242,273							43,635,913	47,878,186
Transportation	Ortiz Ave MLK to Luckett	20407238823	38823	I	2,383,017		554,423								2,937,440
Transportation	Signal System ATMS Upgrade	20675930700	30700	GT	7,504,288	750,000	1,637,045	750,000	750,000	750,000	750,000	750,000	3,750,000		12,891,333
	Three Oaks Extension North				12,842,258	35,257,479	87,965,148	6,311,828	46,687,971				52,999,799		153,807,205
Transportation	Three Oaks Extension North	20405330700	30700	GT	10,305,056		46,507,669	6,311,828	10,687,971				16,999,799		73,812,524
Transportation	Three Oaks Extension North	20405331203	31203	D		35,257,479	30,457,479								30,457,479
Transportation	Three Oaks Extension North	20405338823	38823	I	2,077,537		1,000,000		25,000,000				25,000,000		28,077,537
Transportation	Three Oaks Extension North	20405338824	38824	I	459,665		10,000,000		11,000,000				11,000,000		21,459,665
	Toll Interoperability				656,461	150,000	476,588	150,000	150,000	150,000	150,000	150,000	750,000		1,883,049
Transportation	Toll Interoperability	20581842133	42133	ST	106,668	30,000	99,414	30,000	30,000	30,000	30,000	30,000	150,000		356,082
Transportation	Toll Interoperability	20581842135	42135	ST	549,793	120,000	377,174	120,000	120,000	120,000	120,000	120,000	600,000		1,526,967
	Toll System Replacement					13,000,000	13,250,000								13,250,000
Transportation	Toll System Replacement	20061542133	42133	ST		2,600,000	2,650,000								2,650,000
Transportation	Toll System Replacement	20061542135	42135	ST		10,400,000	10,600,000								10,600,000
Utilities					**118,364,528**	**80,435,440**	**180,320,600**	**74,838,250**	**151,855,000**	**164,065,000**	**115,065,000**	**64,115,000**	**568,938,250**	**68,165,000**	**935,788,378**
Utilities	Alico Road Connector - LCDOT	20079348730	48730	E				2,000,000	2,000,000				4,000,000		4,000,000
Utilities	Ben Hill Griffin FM Improve S	20733448713	48713	E	423,820	3,136,440	3,662,620	3,800,000					3,800,000		7,886,440
Utilities	Big Carlos Pass	20074448730	48730	E		1,500,000	1,500,000	763,250					763,250		2,263,250
Utilities	CFM Flow Diversion	20074648713	48713	E			700,000	335,000					335,000		1,035,000
Utilities	Replacement	20762248720	48720	E	1,415,493	500,000	6,236,706	500,000					500,000		8,152,199
Utilities	Corkscrew Road Widening	20067548730	48730	E	5,246,930	3,400,000	6,379,152	5,570,000	7,000,000				12,570,000		24,196,082
Utilities	Cybersecurity Risk Assessment	20078048730	48730	E		750,000	750,000	1,350,000					1,350,000		2,100,000
Utilities	Relocation - FDOT	not assigned	48730	E					3,000,000				3,000,000		3,000,000
Utilities	DOT Proj Utility Relocations	20741648730	48730	E	4,159,190	500,000	2,583,800		500,000	500,000	500,000	500,000	2,000,000	2,000,000	10,742,990
Utilities	Electrical Equip Upgrd&Repl	20742948730	48730	E	6,029,359	210,000	932,546	820,000	650,000	410,000	235,000	235,000	2,350,000	1,025,000	10,336,905
Utilities	FGCU Sewer	20730448730	48730	E	911,794		119,259	50,000	250,000				300,000		1,331,053
Utilities	FGCU Water	20719748730	48730	E	1,642,578		81,380	50,000	255,000				305,000		2,028,958
Utilities	Fiesta Village Swr Coll Sys Im	20729348713	48713	E	157,305		2,508,294								2,665,599
Utilities	Fiesta Village WWTP Deep Well	20925148730	48730	D,E	10,307,108	7,800,000	11,615,988						-		21,923,096
Utilities	Fiesta Village WWTP Rm Upgrd	20061648730	48730	E	8,343,505	3,020,000	1,819,818	500,000					500,000		10,663,323
Utilities	FMB Belt Press Replacement	20067648730	48730	E,G	272,591	3,000,000	3,135,351	2,000,000					2,000,000		5,407,942
Utilities	FMB Deep Injection Well #2	20061748730	48730	E	3,828,713		7,920,382						-		11,749,095
Utilities	FMB Filter Controls Upgrade	20074848720	48720	E		580,000	580,000						-		580,000
Utilities	FMB Main Switchgear Repl	20062648720	48720	E,G	95,628	2,500,000	2,929,373	6,525,000					6,525,000		9,550,001
	FMB WRF Capacity Restoration Project				474,015	2,000,000	2,225,985	3,000,000	41,000,000	46,000,000	46,000,000	40,000,000	176,000,000	31,000,000	209,700,000
Utilities	FMB WRF Capacity Restoration Project	20061948713	48713	E		2,000,000	2,000,000								2,000,000
Utilities	FMB WRF Capacity Restoration Project	20061948730	48730	E	474,015		225,985	3,000,000	41,000,000	46,000,000	46,000,000	40,000,000	176,000,000	31,000,000	207,700,000
Utilities	**Generator Replacements (FEMA)**	**20079248730**	**48730**	E					**2,300,000**				**2,300,000**		**2,300,000**
Utilities	Green Meadows 2nd Deep Inj	20746148730	48730	E		500,000	500,000	1,400,000	7,000,000	7,500,000			15,900,000		16,400,000
Utilities	**Hancock Bridge Sidewalk Utility**	**20078948730**	**48730**	E				**1,100,000**					1,100,000		**1,100,000**
Utilities	Lazy Days Water Main Replaceme	20065548720	48720	E	1,164,765	319,000	377,714								1,542,479
Utilities	LCU Generator Replace/Improve	20744448730	48730	E	2,425,201	660,000	1,375,325	50,000	200,000	50,000	50,000	50,000	400,000	250,000	4,450,526
Utilities	Littleton Road Widening - LCDOT	20078248730	48730	E		500,000	500,000	1,100,000					1,100,000		1,600,000
Utilities	**LT LS Recovery and Harden (FEMA)**	**20079048720**	**48720**	E				**500,000**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**	**12,500,000**		**12,500,000**
Utilities	**LS 5507 & Force Main Replace(FEMA)**	**20079148730**	**48730**	E				**1,000,000**	**2,000,000**				**3,000,000**		**3,000,000**
Utilities	Master Pump Station 6600 Upgrd	20063848730	48730	E	358,295	800,000	986,705	910,000	-				910,000		2,255,000

Table 3(a) - Capital Improvement Program Detail Report FY23/24-FY27/28

Final 8/15/23

Responsible Department	Project Title	Project #	Fund	Code	Total Spent thru FY 21/22	FY 22/23 Adopted Budget	FY 22/23 Amended Budget	FY 23/24 Proposed Budget	FY 24/25 Proposed Budget	FY 25/26 Proposed Budget	FY26/27 Proposed Budget	FY27/28 Proposed Budget	Five Year Project Total	Years 6-10	Total Project
Utilities	Metro Pkwy - FDOT	20078348730	48730	E		500,000	500,000		500,000	6,500,000			7,000,000		7,500,000
	NLC WTP Expansion to 15 MGD				3,943,735	18,500,000	32,356,265	4,000,000	10,000,000				14,000,000		50,300,000
Utilities	NLC WTP Expansion to 15 MGD	20063348712	48712	E,D	3,943,735	10,000,000	23,856,265								27,800,000
Utilities	NLC WTP Expansion to 15 MGD	20063348730	48730	E,D		8,500,000	8,500,000	4,000,000	10,000,000				14,000,000		22,500,000
Utilities	NLC WTP RO Pump Upgrades	not assigned	48730	E								1,000,000		8,000,000	8,000,000
	NLC WTP Wellfield Expansion to				11,598,091		19,770,084	3,725,000	8,500,000	7,225,000			19,450,000		50,818,175
Utilities	NLC WTP Wellfield Expansion to	20761948712	48712	E	10,189,076		17,570,084	3,725,000	2,500,000				6,225,000		33,984,160
Utilities	NLC WTP Wellfield Expansion to	20761948730	48730	E	1,409,015		2,200,000		6,000,000	7,225,000			13,225,000		16,834,015
Utilities	North-South WM-SR 80	20062848730	48730	E	661,352		550,000								1,211,352
Utilities	Operations Building Replacement	20745448730	48730	E	2,453,314		480,940								2,934,254
Utilities	Ortiz Av FM-SR 82 to Colonial	20065648720	48720	E	178,769		2,458,160	1,000,000					1,000,000		3,636,929
Utilities	Ortiz Utility Relocation MLK-SR80	20075048730	48730	E			500,000		2,000,000	4,000,000			6,000,000		6,500,000
Utilities	Pine Island WWTP Deep Bed Sand Filt	20746548730	48730	E	-	470,000	470,000		1,600,000				1,600,000		2,070,000
Utilities	Remote Telemetry Replacement	20762348730	48730	E	5,054,049		2,557,464								7,611,513
Utilities	RSW Trans Line-Ben Hill/Treeln	20719348712	48712	E	2,796,524	4,400,000	6,370,262	2,400,000					2,400,000		11,566,786
Utilities	SE Force Mains	20067348730	48730	E		500,000	500,000	3,000,000	6,500,000	12,000,000	10,000,000	1,000,000	32,500,000		33,000,000
	SE Wellfield Expansion					500,000	2,050,000	1,600,000	3,500,000	10,500,000	4,000,000	1,500,000	21,100,000	20,000,000	43,150,000
Utilities	SE Wellfield Expansion	20078148712	48712	E		500,000	1,300,000	1,600,000	3,500,000	3,500,000	4,000,000	1,500,000	14,100,000	20,000,000	35,400,000
Utilities	SE Wellfield Expansion	20078148730	48730	E			750,000			7,000,000			7,000,000		7,750,000
Utilities	Secondary Contain for Chemical Tanks	20745648730	48730	E	351,570	270,000	420,000		1,320,000				1,320,000		2,091,570
	SEWRF-SE Water Reclaim Fac				2,341,451	1,750,000	3,106,830	7,000,000	32,500,000	55,000,000	48,200,000	15,000,000	157,700,000		163,148,281
Utilities	SEWRF-SE Water Reclaim Fac	20746748713	48713	E	2,341,451	1,750,000	3,106,830	7,000,000	9,000,000	5,000,000			21,000,000		26,448,281
Utilities	SEWRF-SE Water Reclaim Fac	20746748730	48730	E					23,500,000	50,000,000	48,200,000	15,000,000	136,700,000		136,700,000
Utilities	Summerlin Rd 20" FM Replacemen	20065348730	48730	E	3,960,452		7,578,550								11,539,002
Utilities	Three Oaks Second DIW	20078548730	48730	E		500,000	500,000	1,300,000	7,500,000	7,500,000			16,300,000		16,800,000
Utilities	Three Oaks WRF Expansion	20072348713	48713	E	3,706,982	16,700,000	28,193,018	9,300,000	3,000,000				12,300,000		44,200,000
Utilities	Tice Area WM Replacement	20063948730	48730	E	1,024,313	650,000	2,298,953						-		3,323,266
Utilities	US 41 WM Replacements	20067848730	48730	E	150,390		374,611	3,015,000					3,015,000		3,540,001
Utilities	US41 S WM Replacement (IslPk/JonBay)	20078648720	48720	E		250,000	250,000	40,000	1,600,000				1,640,000		1,890,000
Utilities	Wastewater System Improvements	20722948730	48730	E	4,925,861	350,000	780,144	700,000	700,000	700,000	350,000	350,000	2,800,000	1,050,000	9,556,005
Utilities	Wastewater Treatment Plant Imp	20713848730	48730	E	6,907,306	195,000	391,795	2,275,000	450,000	650,000	950,000	450,000	4,775,000	1,500,000	13,574,101
Utilities	Water System Improvements	20709448730	48730	E	9,052,921	1,750,000	2,877,608	650,000	650,000	650,000	650,000	650,000	3,250,000	1,950,000	17,130,529
Utilities	Water Treatment Plt Improv	20726848730	48730	E	6,783,100	95,000	1,548,025	380,000	250,000	750,000	1,000,000	250,000	2,630,000	1,000,000	11,961,125
Utilities	Well Redevelop/Upgrd&Rebuild	20714948720	48720	E	4,440,831	130,000	303,476	130,000	130,000	130,000	130,000	130,000	650,000	390,000	5,784,307
Utilities	Wells D25&S25 Relocation/Repla	20065248730	48730	E		1,250,000	1,850,000								1,850,000
Utilities	Winkler Rd. Watermain Improvements	20927048712	48712	E	717,058		806,192	1,000,000					1,000,000		2,523,250
Utilities	Wtr/Swr Line Reloc-3 Oaks	20742648730	48730	E	60,170		1,057,825		2,000,000	1,000,000			3,000,000		4,117,995
	Grand Total				**588,675,777**	**256,566,904**	**728,847,927**	**145,277,840**	**285,066,703**	**292,757,176**	**374,403,050**	**187,197,504**	**1,283,702,273**	**530,456,764**	**3,131,682,741**

Code Legend	
A=Advalorem	GF-CIP= General Fund Capital Imp
BP=BP	GT=Gas Tax
CONS= Conservation 2020	H=All Hazards
CONT=Contribution	I=Impact Fees
D=Debt	IT=Innovation and Technology
E=Enterprise	L= Library Advalorem
E-911= E-911 Operations	ST=Surplus Tolls
G=Grant	T=Tourist Development Tax
GIF=Growth Inc Fund	

Reconciling Items	
Grand Total	145,277,840
Utilities Loan	(23,410,000)
System Balance 8/15/23	121,867,840

FDOT Emergency Travel Alert: For information on the current situation, please visit the following page - Alerts.

Florida Department of

TRANSPORTATION

Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 9/7/2024 1:2

Five Year Work Program

Selection Criteria	
District 01	**2025-2029 AD**
Lee County	**Item Number:**436926-2

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: NON-INTRASTATE OFF STATE HIWAYDistrict 01 - Lee County
Description: PINE ISLAND RD FROM STRINGFELLOW RD TO VETERANS PKWY
Type of Work: BIKE PATH/TRAIL View Scheduled Activities
Item Number: 436926-2
Length: 5.466 View Map of Item

Project Detail

Fiscal Year:	**2025**	**2026**	**2027**	**2028**	**2029**
Highways/Preliminary Engineering					
Amount:	$1,001	$3,500,000			

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 323

View Contact Information for Office of Work Program and Budget

Application Home: Work Program
Office Home: Office of Work Program and Budget

FDOT Emergency Travel Alert: For information on the current situation, please visit the following page - Alerts.

Florida Department of

TRANSPORTATION

Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 9/7/2024 1:2

Five Year Work Program

Selection Criteria	
District 01	**2025-2029 AD**
Lee County	**Item Number:**452833-1

Display current records in a Report Style
Display current records in an Excel Document

Project Summary

Transportation System: NON-INTRASTATE OFF STATE HIWAYDistrict 01 - Lee County
Description: PINE ISLAND ROAD - STRINGFELLOW ROAD TRAFFIC CIRCLE
Type of Work: ROUNDABOUT View Scheduled Activities
Item Number: 452833-1
Length: 0.220 View Map of Item

Project Detail

Fiscal Year:	**2025**	**2026**	**2027**	**2028**	**2029**
Highways/Construction					
Amount:	$2,800,000				

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 323

View Contact Information for Office of Work Program and Budget

Application Home: Work Program
Office Home: Office of Work Program and Budget

DCI2025-00003 Lee County

Additional Info Dated 10-09-2025

LeeTran SYSTEM MAP

Diagrama del Sistema
Kat Sistèm



Routes / Rutas / Wout yo

- 5 Edison Mall/Forum
- 10 Edison Mall/Michigan Ave. & Marsh Ave.
- 15 Rosa Parks/Tice
- 20 Palm Beach Blvd. & Marsh Ave./Rosa Parks
- 30 S. Fort Myers Transfer Station/Camelot Isles
- 40 Cape Transfer Ctr./Coralwood Mall
- 50 RSW Airport/Beach Park & Ride
- 60 Gulf Coast Town Ctr. Circulator
- 70 Rosa Parks/Cape Transfer Ctr.
- 80 Edison Mall/S. Fort Myers Transfer Station
- 100 Rosa Parks/Old Olga Rd. & Cristabol St.
- 110 Edison Mall/Plaza Dr. & Homestead Rd.
- 120 Edison Mall/Cape Transfer Ctr.
- 130 Edison Mall/Beach Park & Ride
- 140 Merchants Crossing/S. Fort Myers Transfer Station
- 240 Coconut Point Mall/S. Fort Myers Transfer Station
- 410 Bowditch Park/Lovers Key
- 490 Beach Park & Ride/Times Square
- 515 Homestead Plaza Dr./Joel & 12th
- 590 Merchants Crossing Circulator
- 595 Merchants Crossing/Pondella Rd. Circulator
- 600 Coconut Point/Creekside Transfer Point

Downtown Trolleys Available Seasonally
(See detailed map below)

Downtown Trolleys Available Seasonally

ULTRA On Demand Transit
A service provided by LeeTran

Lehigh Acres Ultra Service Area Zone

Bonita Springs Ultra Service Area Zone



Map Symbols - Símbolos del Mapa

- Bus Route / Línea de Autobús
- Select Trips Only / Viajes Seleccionados
- Route Direction / Dirección de Línea
- CAT Collier Area Transit Route / Línea de Tránsito del Área Collier
- Sunday Only Route
- A.M. or P.M. Express Route
- Seasonal Beach Tram Available November-April
- Transfer Locations / Lugares de transferencia
- Interline Locations / Interlínea de transferencia

Interlined routes allow riders to continue on to their destination without transferring buses.

Las rutas interlineadas permiten a los pasajeros continuar hacia su destino sin trasbordo de buses.

Wout entèlije pèmèt pasaje yo kontinye sou destinasyon yo san transfere otobis yo.

- Publix
- Clinic/Hospital / Hospital
- Beach Park & Ride / Parqueo público
- College/University / Universidad
- Shopping Center / Centro comercial
- Library / Biblioteca
- Place of Interest / Lugar de interés







LEGEND

- Rosa Parks Transfer Station
- Blue Line Route
- Gold Line Route
- Transfer Points
- Points of Interest
- Parks
- Publix

RideLeeTran.com

FLORIDA DEPARTMENT OF TRANSPORTATION
2024 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 12 LEE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
5214		I-75 RAMP BETWEEN ALICO RD INTERCHANGE AND AIRPO	N 24000	0	24000	C	9.0	99.9W	13.7A
5215		I-75 NB ON RAMP AT AIRPORT INTERCHANGE	N 4500	0	4500	C	9.0	99.9W	0.9A
5216		I-75 SOUTHBOUND OFF RAMP FOR AIRPORT INTERCHANGE	S 5200	0	5200	C	9.0	99.9W	1.5A
5217		I-75 SOUTHBOUND ON-RAMP FROM AIRPORT INTERCHANGE	W 7200	0	7200	C	9.0	99.9W	2.0A
5218		LEE TRAN BLVD	E 1700	W 650	2350	C	9.0	53.7F	6.7A
5219		I-75 NB FRONTAGE ROAD SOUTH OF ALICO	N 17000	0	17000	C	9.0	99.9W	6.3A
5220		I-75 NB FRONTAGE ROAD NORTH OF AIRPORT	N 22500	0	22500	C	9.0	99.9W	12.8A
5221		I-75 SB FRONTAGE ROAD SOUTH OF ALICO	S 16500	0	16500	C	9.0	99.9W	8.8A
5222		I-75 SB FRONTAGE ROAD BETWEEN ALICO RD AND AIRPO	S 26500	0	26500	C	9.0	99.9W	11.1A
5223		I-75 SB FRONTAGE ROAD NORTH OF AIRPORT EXIT	S 24500	0	24500	C	9.0	99.9W	12.0A
5224		I-75 NB OFF RAMP TO AIRPORT	N 6700	0	6700	C	9.0	99.9W	1.9A
6001	T	US 41, 200' N OF NORTH KEY DRIVE, PTMS 31, LCPR	0E	0E	46000	X	9.0	53.9F	3.7F
6002	T	DEL PRADO BLVD, 200' N OF CORNWALLIS PKWY, PTMS	0E	0E	42500	X	9.0	53.9F	6.8F
6003	T	CR78/PINE ISLAND RD, W OF MATLACHA PASS, PTMS 02	0E	0E	13500	X	9.5	55.4F	7.7F
6005	T	SR 80/PALM BEACH BLVD, 0.25 MI W OF SR 31. PTMS	0E	0E	36500	X	9.0	55.0F	15.4F
6006	T	HOMESTEAD ROAD, 200' S OF WESTMINSTER ST PTMS	0E	0E	29000	X	9.0	55.4F	15.4F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	40
Major-road volume (one direction), veh/h:	642
Right-turn volume, veh/h:	64

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	45
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	

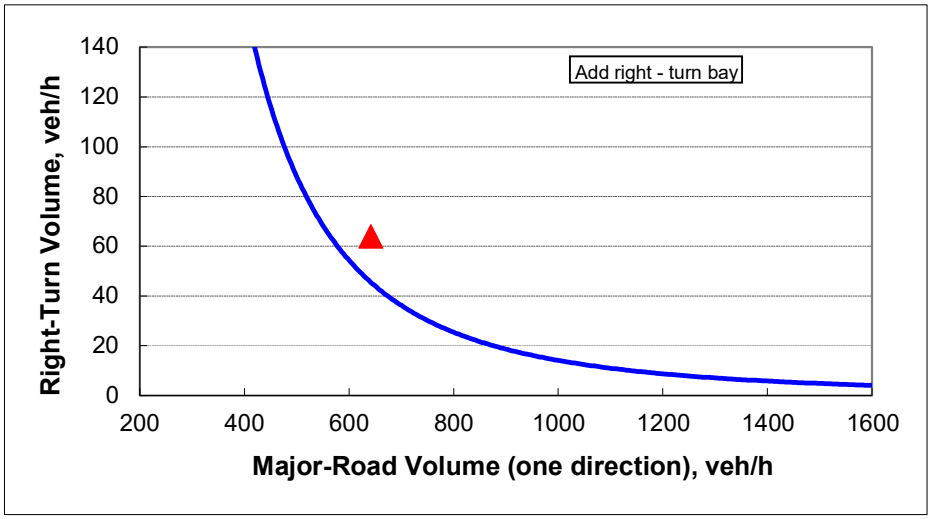


Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

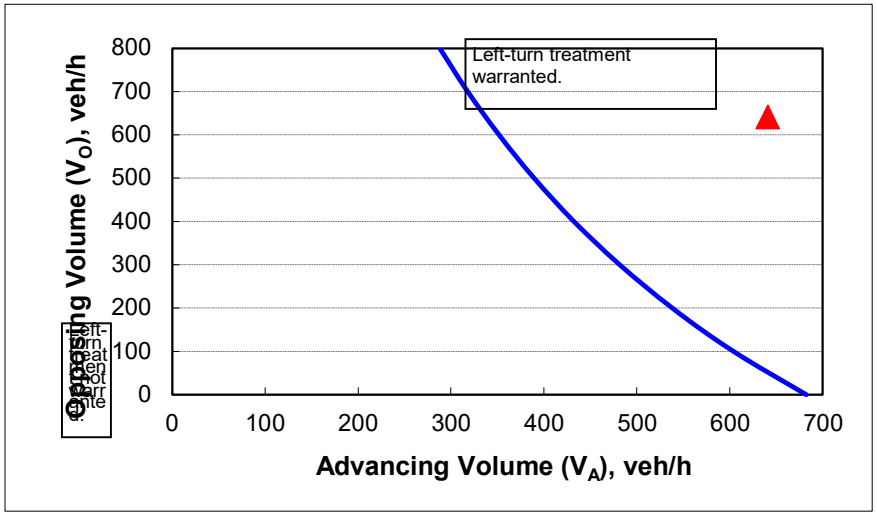
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	40
Percent of left-turns in advancing volume (V_A), %:	7%
Advancing volume (V_A), veh/h:	641
Opposing volume (V_O), veh/h:	641

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	337
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Lee County
Dept. of Community Development
Zoning Section c/o Elizabeth Workman
1500 Monroe Street
Fort Myers, FL 33901

ensite

BETSY PKWY
Mixed Use Planned Development
STORMWATER MANAGEMENT NARRATIVE

a. *The runoff characteristics of the property in its existing state;*

According to LIDAR information, the current site ranges in elevation from +/-2.0' to 5.0' in elevation. The site generally sheet flows towards the east, which is where the existing wetlands exist on the site, which is adjacent to Lee County owned lands. The existing wetlands are depicted on the environmental assessment report.

b. *In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained;*

The site will have a master water management system proposed, which will consist of various treatment and water management techniques. These techniques will ensure that the project will meet the requirements of the South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) requirements. Any site that has existing wetlands, is over 10 acres in size with 2 acres or more of impervious is required to be submitted to the SFWMD for the master water management permit. The site may utilize open swales, detention areas, surface water lake, sub-surface storage, structures, and pipes to achieve the required pre-treatment and attenuation of the site. Final discharge of stormwater will typically be through a control structure with discharge likely to occur to the east within the existing wetlands.

Currently there is minimal off-site sheet flow coming onto the subject property from the surrounding properties, therefore when the master system is designed with the required perimeter berm, there is no adverse effects to the surrounding properties.

c. *The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance;*

As previously mentioned, the site may include various systems for stormwater management and treatment areas. Each may be utilized to treat and storm stormwater prior to discharge into the exiting wetlands or other approved area that will except stormwater discharge. This is required per SFWMD requirements.

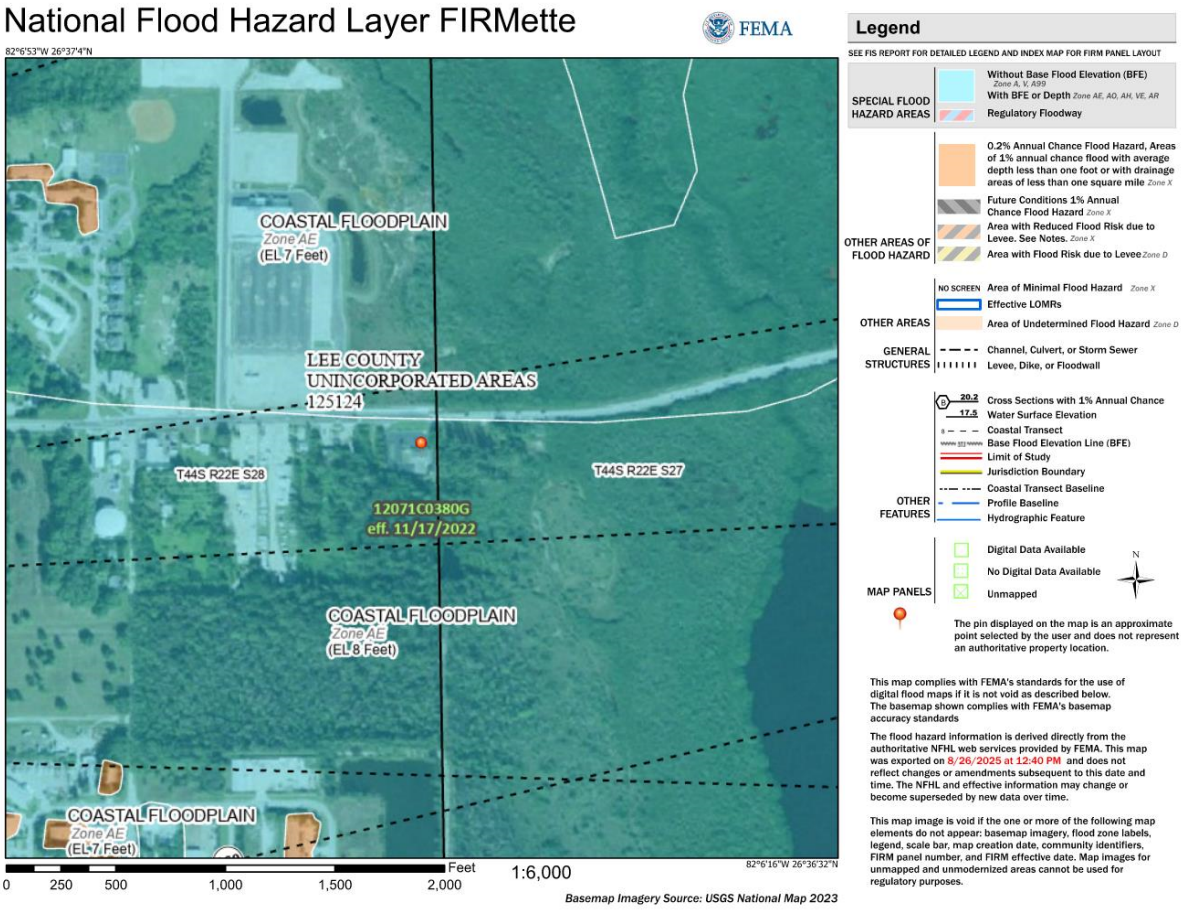
d. *How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate;*

The site is proposing to retain a majority of the existing wetlands that exist on the subject property along the western property line. Per the proposed MCP, the only impact to the

wetlands is approximately 0.46 acres and is primarily for vehicular connections in the property and the elimination of one (1) isolated wetland in the site. The required 25' upland buffer westward of the existing wetland will also be provided. This would allow for a greater preservation of existing features on the site. A project like this will utilize the seasonal wet season water table as a baseline and the required stormwater calculations will provide the required design elevations of the features on the property, in conjunction with the existing FEMA elevations on the site. The project is located within Zone AE 8.

e. *If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.*

The site is within 100-year flood zones AE 8. Any habitable floor will be required to be at that minimum elevation or higher as required. These are the minimum elevations established by FEMA. This lessens the chances of flooding of structures.



Lee County
Dept. of Community Development
Zoning Section c/o Beth Workman
1500 Monroe Street
Fort Myers, FL 33901

BETSY PKWY
Mixed Use Planned Development
Community Meeting Summary

The Community Meeting before the Greater Pine Island Civic Association began at 6:30 PM on August 5th. It took place at the First Baptist Church of Pine Island at 5363 Ridgewood Dr, Bokeelia, FL 33922. A presentation was given on behalf of the Applicant by Cindy Leal Brizuela, AICP, MURP – Principal Planner at EnSite, Inc. The Applicant's attorney, Mr. Terry B. Cramer III, Esq. was also present for questions. The presentation consisted of a general description of the subject property and the surrounding land uses, as well as the Mixed Use Planned Development request including the proposed intensity and uses along with an overview of the Master Concept Plan; the Applicant is proposing rezone the two (2) parcels that make up the subject property from C-1A and AG-2 to Mixed-Use Planned Development. The Applicant intends for the subject property to allow storage uses, as well as general commercial and industrial uses.

During the meeting, the community had questions regarding the property's visibility from Pine Island Road, the demand for industrial storage uses on Pine Island, and overall development that inhibits the potential for preserve. All but one of the attendees voted unfavorably for the rezone request. Community concerns are taken into consideration in the following steps of development. The visibility concern has already been addressed, as the request to rezone the entire property to MPD supports the Applicant's desire to develop the northern property abutting Pine Island Road as commercial and the southern parcel abutting Betsy Parkway as industrial. Given the flag shaped nature of the proposed MPD, and the buffering and landscaping that is proposed to be included on the site, the industrial development will not be seen from Pine Island Road. Furthermore, the Development Order will require elevations to address building appearance and massing. Additionally, there was concern from a neighboring property owner with similar plans for open storage who voiced that there is not enough demand for a similar development to take place in proximity to her property. Should market conditions change, a diverse Schedule of Uses has been proposed to ensure successful continuous use of the property.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

PUBLIC NOTICE:

A Public Informational Meeting will be held on August 5th at 6:30 PM at the First Baptist Church of Pine Island, located at 5363 Ave. D, Bokeelia, 33922.

The meeting presentation will discuss a proposed Mixed Use Planned Development Rezoning for +/23.96 acres of property. The project site is identified with two (2) Lee County STRAPs: #28-44-22-00-00024.0000 and #28-44-22-00-00014.0000 located at 10300 Betsy Pkwy and 5041 Pine Island Road NW. The Applicant will be seeking approval from the Greater Pine Island Civic Association for this effort.

For more information, please contact info@gpica.org, the Greater Pine Island Civic Association. Cindy Leal Brizuela, AICP, MURP & Terry B. Cramer III, Esq. will be the representatives for the Applicant.

NOTICE NOTICE NOTICE

PINE ISLAND EAGLE
PUBLISHED WEEKLY
LEE COUNTY, FLA
Affidavit of Publication
State of Florida
County of Lee

Before the undersigned authority personally appeared Cecilia Yndart who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Pine Island Eagle newspaper, published at Lee County, Florida that the attached copy of advertisement, being a Display Ad 2x4.75, in the matter of Public Notice, published in said newspaper in the issues of July 23, 2025. Affiant further says that the said Pine Island Eagle is a newspaper published at Lee County, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, weekly, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.

SWORN TO AND SUBSCRIBED before me this
July 23, 2025
Notary Public

SUSAN M. DATO
Notary Public - State of Florida
Commission # HH 346957
My Comm. Expires Jan 21, 2027
Bonded through National Notary Assn.

NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

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NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

DCI2025-00003 Lee County
Additional Info Dated 10-09-2025



Mixed-Use Planned Development

Betsy Parkway MPD

Greater Pine Island Civic Association

August 5, 2025

ensite

FORT MYERS WS EST. 1970

Project location





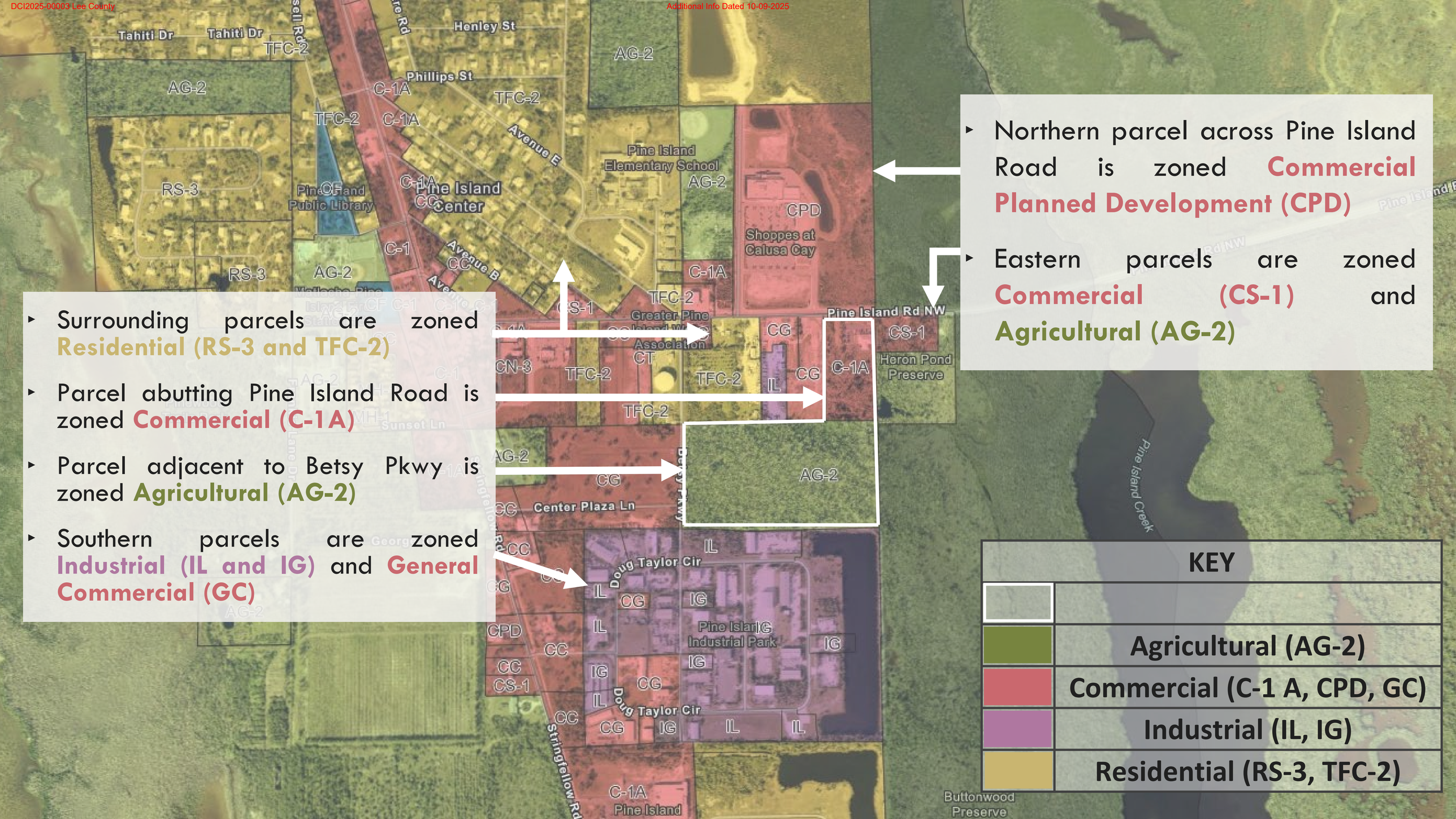
- **± 23.96 AC Total**
- Abuts Pine Island Road to the North and Betsy Pkwy to the South
- **Existing Zoning:** AG-2 & C-1A
- **Proposed Zoning:** Mixed-Use Planned Development (MPD)
- **Proposed rezone would achieve:**
  - ±40,000 SF total **Commercial Area**
  - ±250,000 SF total **Industrial Area**
  - ±5.28 AC Total **Open Space**
  - ±2.17 AC **Indigenous Open Space**

ensite

Betsy Pkwy MPD Rezone

10300 Betsy Pkwy &
5041 Pine Island Road NW
Pine Island, FL 33956

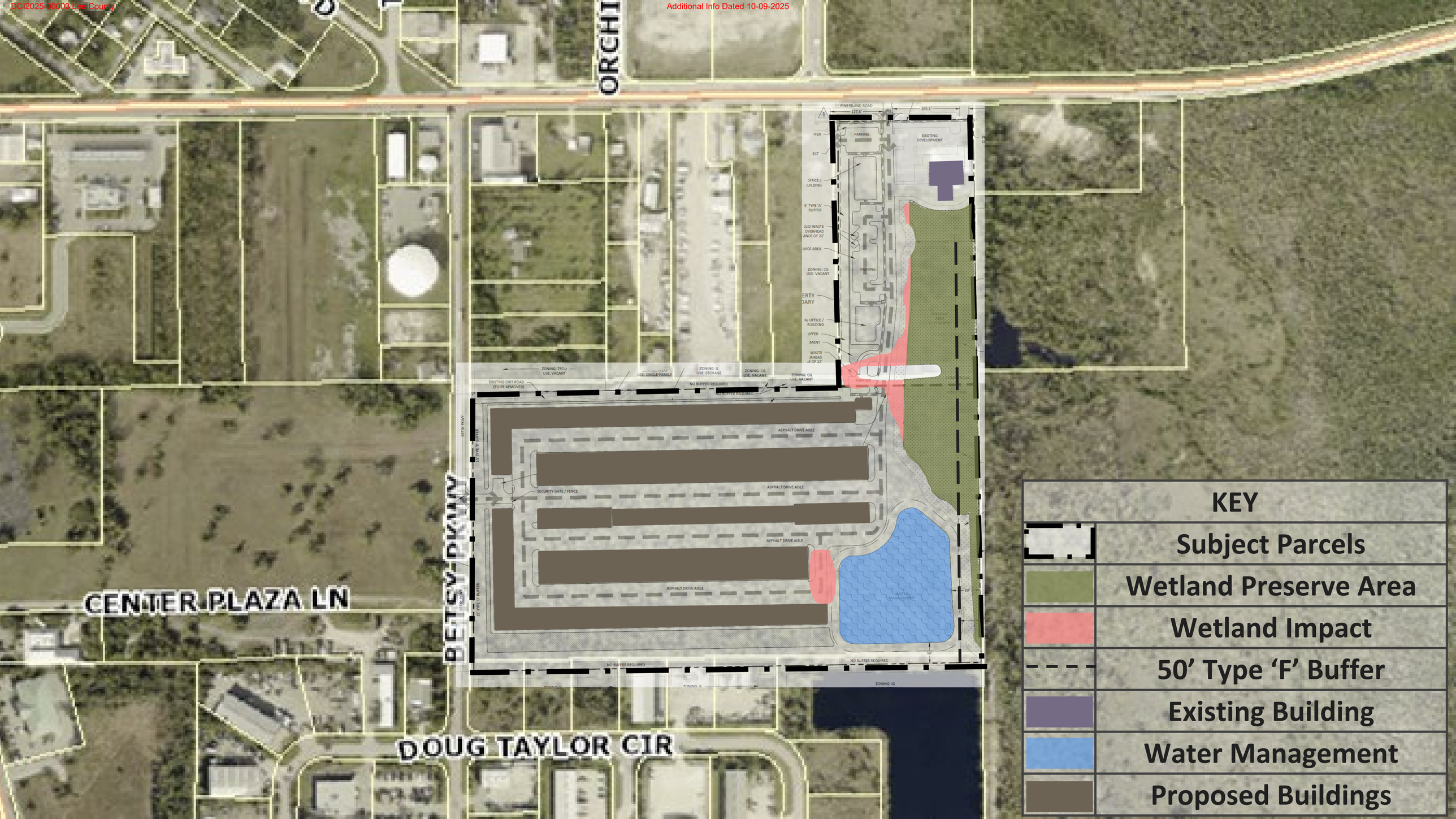
0 200 400 FT



- Surrounding parcels are zoned **Residential (RS-3 and TFC-2)**
- Parcel abutting Pine Island Road is zoned **Commercial (C-1A)**
- Parcel adjacent to Betsy Pkwy is zoned **Agricultural (AG-2)**
- Southern parcels are zoned **Industrial (IL and IG)** and **General Commercial (GC)**

- Northern parcel across Pine Island Road is zoned **Commercial Planned Development (CPD)**
- Eastern parcels are zoned **Commercial (CS-1)** and **Agricultural (AG-2)**

KEY
Agricultural (AG-2)
Commercial (C-1 A, CPD, GC)
Industrial (IL, IG)
Residential (RS-3, TFC-2)


ORCHI
PINE ISLAND ROAD
127.6'
163.1'
PARKING
EXISTING DEVELOPMENT
ZONING: CG
USE: VACANT
ZONING: TFC-2
USE: VACANT
ZONING: IL
USE: STORAGE
ZONING: CG
USE: VACANT
ZONING: CG
USE: VACANT
EXISTING DIRT ROAD
(TO BE REMOVED)
NO BUFFER REQUIRED
ASPHALT DRIVE AISLE
ASPHALT DRIVE AISLE
ASPHALT DRIVE AISLE
ASPHALT DRIVE AISLE
SECURITY GATE / FENCE
BETSY PKWY
15' TYPE 'D' BUFFER
WATER MANAGEMENT
50'
NO BUFFER REQUIRED
NO BUFFER REQUIRED
ZONING: IG
CENTER PLAZA LN
DOUG TAYLOR CIR
KEY
Subject Parcels
Wetland Preserve Area
Wetland Impact
50’ Type ‘F’ Buffer
Existing Building
Water Management
Proposed Buildings

Permitted Uses in MPD: Commercial Tract

[Mixed-Use Planned Development]

Accessory uses and structures
Administrative Offices
Clinic or kennel
Control center (including Humane Society)
ATM
Bait and tackle shop
Banks and financial establishments, all groups
Boat parts store
Boat sales
Broadcast studio, commercial radio and television
Building materials sales
Business services, all groups
Caretaker's residence
Car wash
Clothing stores, general
Fraternal, membership organization
Private
Contractors and builders, all groups
Convenience food and beverage store
Day care center, child, adult
Drive through facility for any permitted use
Drugstore, pharmacy
Entrance gates and gatehouse
Emergency operations center
Essential services
Excavation
Water retention
Fences, walls
Gift and souvenir shop
Hardware store
Healthcare facilities, Group I
Group II
Hobby, toy and game shops
Hospice
Household and office furnishings, all groups
Insurance companies
Lawn and garden supple stores
Medical office
Mobile home dealers
Non-store retailers, all groups
Package store
Paint, glass, and wallpaper
Parking lot:
Accessory
Temporary
Personal services, all groups
Pet services
Pet shop
Pharmacy
Plant nursery
Post office
Printing and publishing
Real estate sales office
Recreation facilities, commercial
Group I
Group III
Group IV
Rental or leasing establishment, all groups
Repair shops, Group I
Group II
Group III
Restaurant, fast food
Restaurants, all groups
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Schools:
Commercial
Signs in accordance with Ch 30
Specialty retail shops, all groups
Studios
Temporary uses
Theater, indoor or outdoor (drive-in)
Used merchandise stores, all groups
Variety store

Permitted Uses in MPD: Industrial Tract

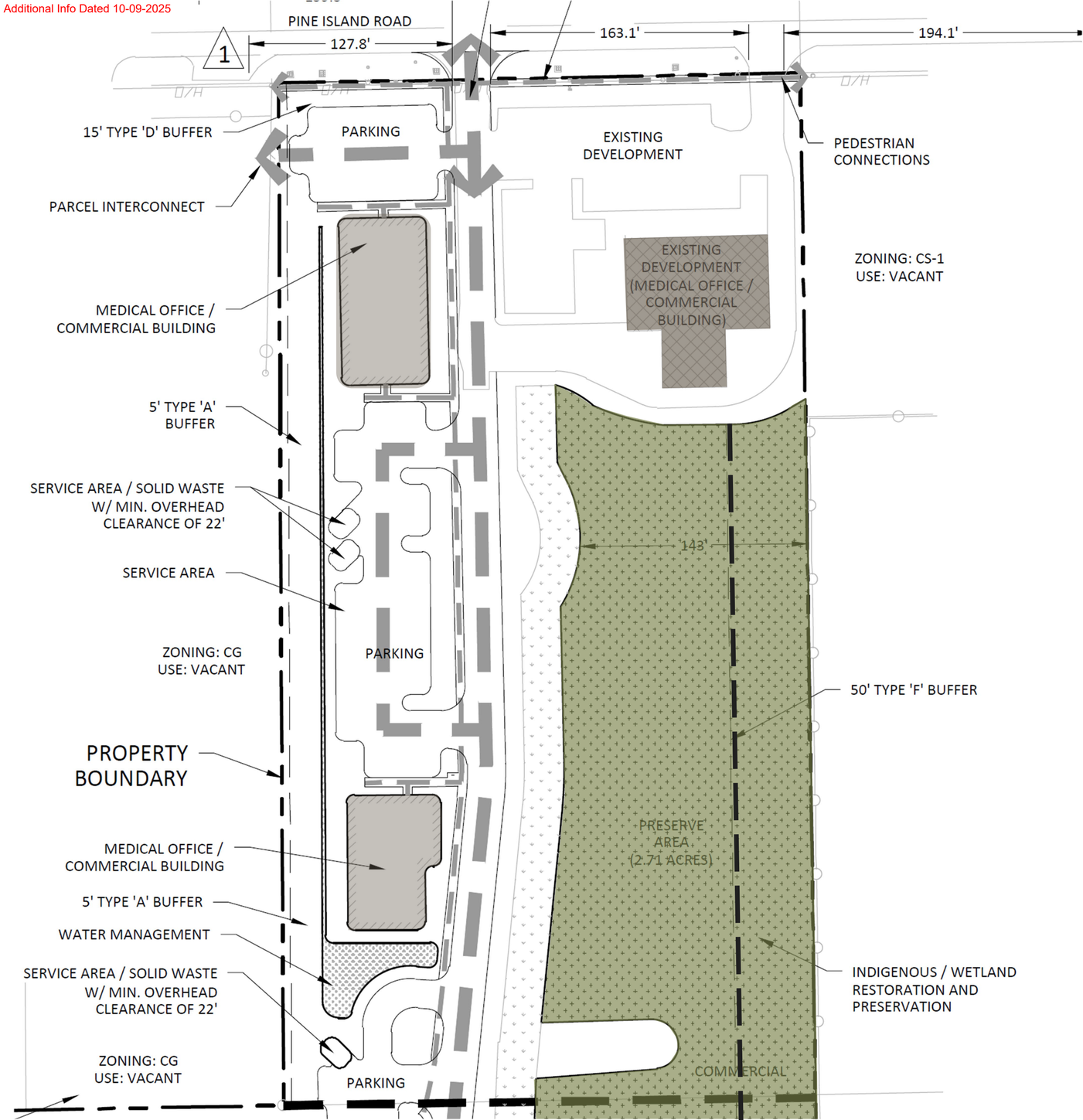
[Mixed-Use Planned Development]

Accessory uses and structures
Administrative Offices
ATM
Automobile repair and service, all groups
Automobile service station
Boat parts store
Boat repair and service
Boatyard
Building materials sales
Business services
Group II
Cleaning and maintenance services
Cold storage, pre-cooling warehouse and processing plant
Computer and data processing services
Contractors and builders, all groups
Drive through facility for any permitted use
Entrance gates and gatehouse
Emergency operations center
Essential services
Excavation
Water retention
Factory outlets (point of manufacture only)
Farm equipment, sales, storage, rental or service
Fences, walls
Freight and cargo handling establishments
Parcel and express services
Parking lot:
Accessory
Temporary
Processing or packaging or agricultural or fish products
Processing and warehousing
Recycling facility
Rental or leasing establishment, all groups
Repair shops, all groups
Research and development laboratories
Group I
Group IV
Retail and wholesale sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Signs in accordance with Ch 30
Storage:
Indoor
Open Storage
Transportation services,
Group II
Vehicle and equipment dealers, all groups
Warehouse
High cube
Hybrid
Mini-warehouse
Private
Public
Wholesale establishments,
Group I
Group III
Group IV

Commercial Tract

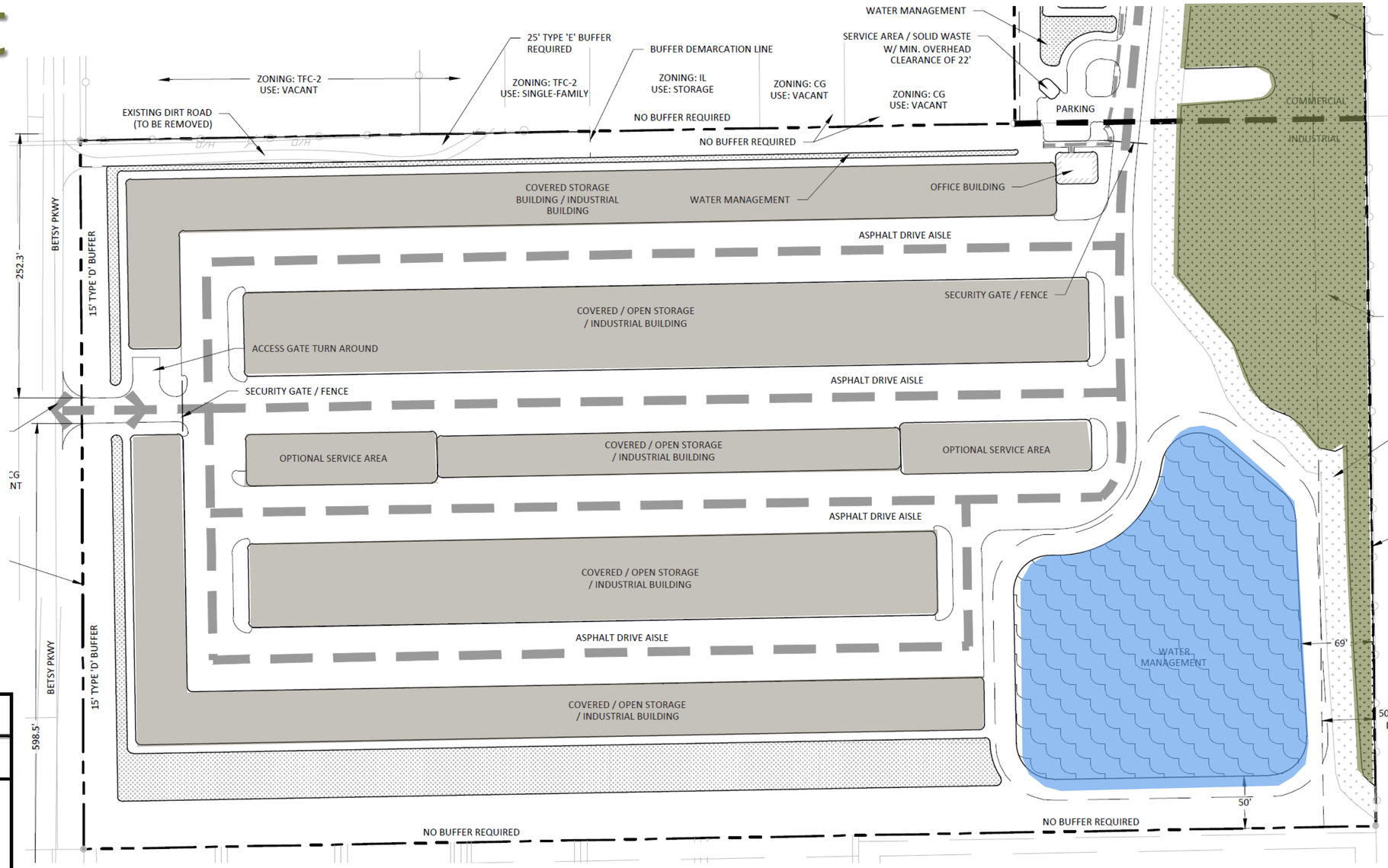
- **40,000 SF of Commercial Proposed (Total)**
  - **4,654 SF Existing Medical Office/Commercial**
- **Proposed uses include medical/professional office or range of commercial retail**

INTENSITY	40,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE) EAST (FRONT) WEST (REAR) SOUTH (SIDE)	25' 25' 25' N/A
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	30%
MAX LOT COVERAGE	40%



Industrial Tract

- **250,000 SF of Industrial Proposed (Total)**
- **Proposed uses include open and closed storage**



INDUSTRIAL PORTION

INTENSITY	250,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE) EAST (FRONT) WEST (REAR) SOUTH (SIDE)	20' 20' 25' 20'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

Lee Plan Consistency

The project is consistent with **Policy 1.1.4**, which describes the Urban Community Future land use category.

The project is also consistent with **Objectives 2.1 and 2.2**, where urban services are available and can support additional commercial and industrial uses.

Development is consistent with **Objective 4.1**, which outlines water, sewer, and environmental standards. The property will be serviced by the Greater Pine Island Water Association and Lee County Utilities. The site will also be improved by the removal of exotic vegetation and the planting of native vegetation.

Lee Plan Consistency

The project is consistent with **Goal 6**, which outlines Commercial Land Uses, as well as **Goal 7**, which outlines Industrial Land Uses.

Consistent with **Goal 24, the Greater Pine Island Community Plan**, the project does not increase residential uses, and the proposed Schedule of Uses meets the needs of the community, enhances local business, and promotes a diverse local economy.

The project is consistent with **Policy 101**, which describes development requirements within the Coastal High Hazard Area.

Lee Plan Consistency

The project is also consistent with **Policy 123.2.10**, where development adjacent to preserves must be designed to protect these areas.

Objective 125.1 details water quality standards and protections for this development area, and **Objective 126.1** details water supplies and natural water system features management. The project is consistent with both objectives.



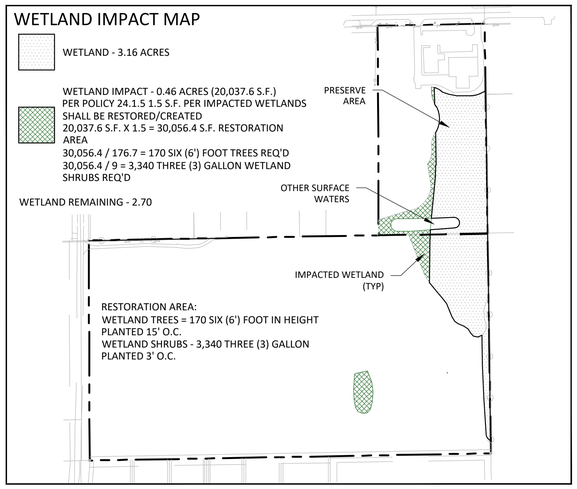
Questions & Comments

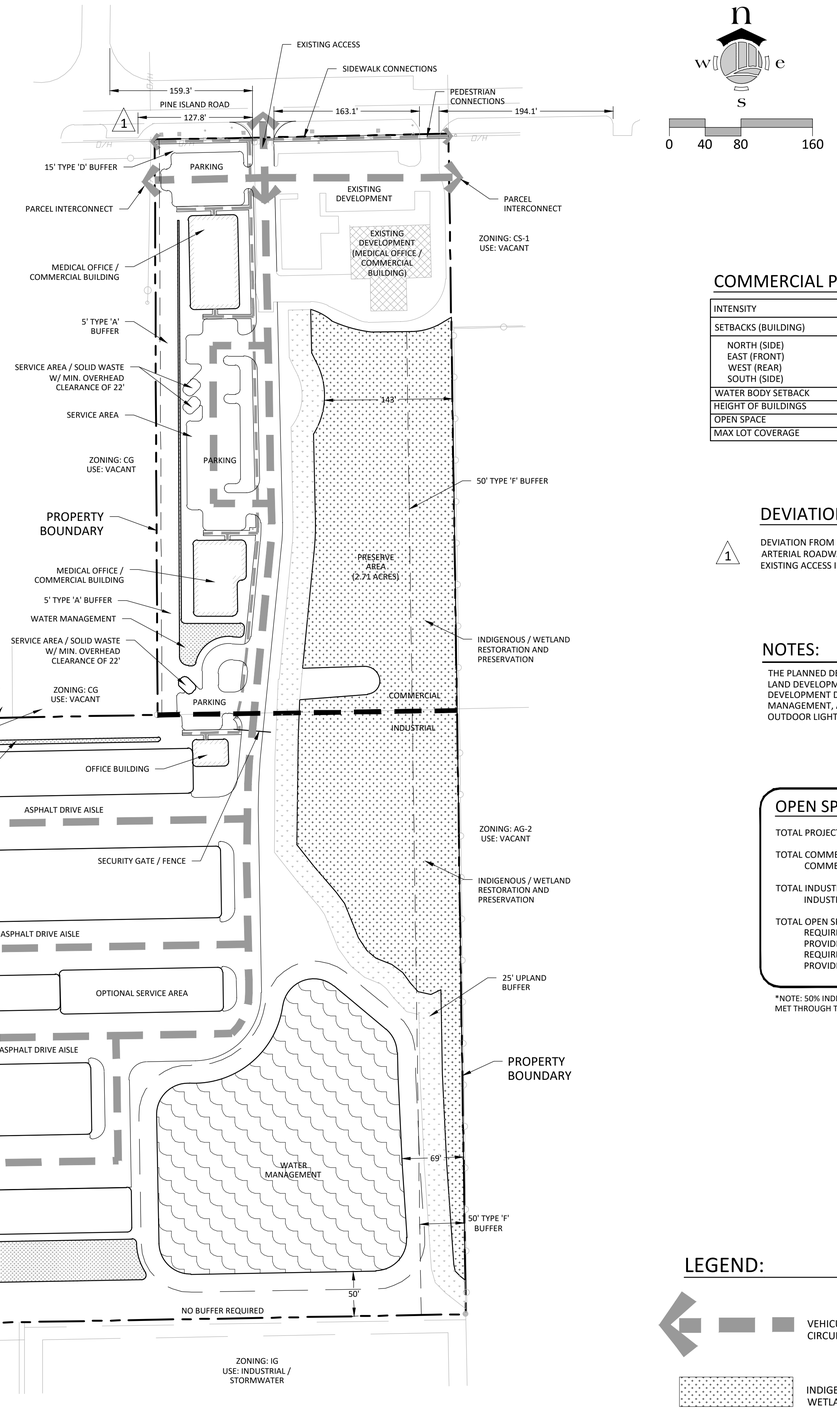
WETLAND IMPACT MAP

WETLAND - 3.16 ACRES

WETLAND IMPACT - 0.46 ACRES (20,037.6 S.F.)
PER POLICY 24.1.5 1.5 S.F. PER IMPACTED WETLANDS SHALL BE RESTORED/CREATED
20,037.6 S.F. X 1.5 = 30,056.4 S.F. RESTORATION AREA
30,056.4 / 176.7 = 170 SIX (6') FOOT TREES REQ'D
30,056.4 / 9 = 3,340 THREE (3) GALLON WETLAND SHRUBS REQ'D

WETLAND REMAINING - 2.70





n w e s

0 40 80 160

COMMERCIAL PORTION

INTENSITY	40,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	25'
EAST (FRONT)	25'
WEST (REAR)	25'
SOUTH (SIDE)	N/A
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	35'
OPEN SPACE	30%
MAX LOT COVERAGE	40%

INDUSTRIAL PORTION

INTENSITY	250,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	20'
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DEVIATIONS

1 DEVIATION FROM LDC 10-285, WHICH REQUIRES A CONNECTION SEPARATION OF 440 ALONG A PRINCIPAL ARTERIAL ROADWAY TO ALLOW 127' AT THE CLOSEST POINT OF SEPARATION. THIS WILL MEMORIALIZE THE EXISTING ACCESS INTO THE PARCEL.

NOTES:

THE PLANNED DEVELOPMENT COMPLIES OR WILL COMPLY WITH ALL 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.

OPEN SPACE CALCULATIONS:

TOTAL PROJECT AREA	±23.97 AC.
TOTAL COMMERCIAL AREA	±4.90 AC.
COMMERCIAL OPEN SPACE REQUIREMENT (30% OF TOTAL):	±1.47 AC.
TOTAL INDUSTRIAL AREA:	±19.07 AC.
INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	±3.81 AC.
TOTAL OPEN SPACE REQUIREMENTS:	
REQUIRED OPEN SPACE	±5.28 AC
PROVIDED OPEN SPACE	±5.28 AC
REQUIRED INDIGENOUS OPEN SPACE	±2.64 AC
PROVIDED INDIGENOUS OPEN SPACE	±2.71 AC*

*NOTE: 50% INDIGENOUS REQUIREMENT FOR BOTH THE COMMERCIAL AND INDUSTRIAL AREA IS MET THROUGH THE INDIGENOUS/WETLAND RESTORATION & PRESERVATION AREA

LEGEND:

- VEHICULAR / PARKING CIRCULATION
- PEDESTRIAN CONNECTION
- INDIGENOUS PRESERVATION / WETLANDS
- WATER MANAGEMENT / PRE-TREATMENT
- WATER MANAGEMENT
- EXISTING STRUCTURE

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2401 FIRST STREET, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-0024
EB-26544 CA-LC26000374

JOE POLOTTO
MATLACHA, FL
CLIENT NAME AND ADDRESS

POLOTTO MPD
LEE COUNTY, FL
PROJECT NAME AND LOCATION

NO.	REVISION	DATE
R1	PER COUNTY COMMENTS	05-30-25
R2	PER COUNTY COMMENTS	08-25-25

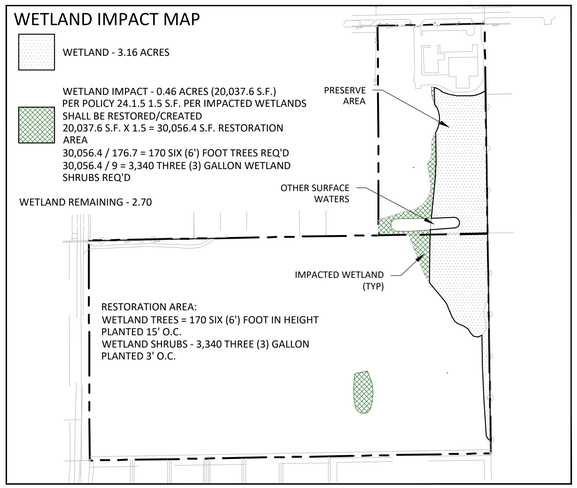
REVISIONS DESCRIPTION

DATE:	09-24-24
PROJECT NO.	1466-01
FILE NO.	
SCALE:	AS SHOWN

MASTER CONCEPT PLAN
SHEET TITLE

MCP-01
SHEET NUMBER

WETLAND IMPACT MAP



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LEGEND: (OPEN SPACE)

- VEHICULAR / PARKING CIRCULATION
- PEDESTRIAN CONNECTION
- INDIGENOUS PRESERVATION / WETLANDS
- WATER MANAGEMENT / PRE-TREATMENT
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CLIENT NAME AND ADDRESS

POLOTTO MPD
LEE COUNTY, FL
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DATE:	09-24-24
PROJECT NO.	1466-01
FILE NO.	
SCALE:	AS SHOWN

OPEN SPACE PLAN
SHEET TITLE

MCP-02
SHEET NUMBER