



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: SR82 Freeman CPA

Project Description: Comprehensive Plan map amendments to add the property to the Tradeport future land use category, amend Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services, and amend Table 1(b) to allocate acreage to the Tradeport future land use category in Southeast Lee County Planning Community. The CPA will be accompanied by a request to rezone the 186.5 +/- acres from AG-2 to Mixed-Use Planned Development (MPD) to allow for 1,750,000 sf of commercial, office, hotel, and light industrial uses.

Map(s) to Be Amended: Lee Plan Map 1-A, Maps 4-A and 4-B

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

1. Name of Applicant: Brian Freeman of Brian Scott Holdings, Inc.

Address: 4245 Fowler Street

City, State, Zip: Fort Myers, Florida 33901

Phone Number: 239-226-4236 E-mail: bfreeman@thefreemanlawfirm.com

2. Name of Contact: Fred Drovdlc, AICP

Address: RVi Planning and Landscape Architecture, 1514 Broadway, Suite 201

City, State, Zip: Fort Myers, FL 39901

Phone Number: 239-318-6707 E-mail: fdrovdlc@rviplanning.com

3. Owner(s) of Record: Brian Freeman of Brian Scott Holdings, Inc., and BJ Holdings of Fort Myers, LLC

Address: 4245 Fowler Street

City, State, Zip: Fort Myers, Florida 33901

Phone Number: 239-226-4236 E-mail: bfreeman@thefreemanlawfirm.com

4. Property Location:

1. Site Address: 17700 and 17800 State Road 82 and access undetermined

2. STRAP(s): 13-45-26-00-00001.002A, 13-45-26-00-00001.0020, 24-45-26-00-00001.2000, 24-45-26-00-00001.3000, and 24-45-26-00-00001.8000

5. Property Information:

Total Acreage of Property: 186.5 Total Acreage Included in Request: 186.5

Total Uplands: 99.23 Total Wetlands: 78.67 Current Zoning: AG-2

Current Future Land Use Category(ies): DR/GR and Conservation Wetland

Area in Each Future Land Use Category: DRGR 37.9%, Conservation Wetland 62.1%

Existing Land Use: undeveloped vacant land

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

Residential Units/Density: 16 Commercial Intensity: 0 Industrial Intensity: 0

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 0 Commercial Intensity: 500,000 sf Industrial Intensity: 1,250,000 sf

Public Facilities Impacts

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

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

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

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

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

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

AFFIDAVIT

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

Signature of Applicant Date

Brian Freeman
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

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

Signature of Notary Public

(Name typed, printed or stamped)

BONA FIDE AGRICULTURAL USES AT TIME OF ZONING APPLICATION

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, on this _____ day of _____, 2025, personally appeared Brian S. Freeman as Managing Member of **Brian Scott Holdings, Inc, and BJ Holdings of Fort Myers, LLC** who, after first being duly sworn, deposes and says as follows:

1. He is an authorized representative of the Incorporated and Limited Liability Company that owns the Property described and shown in Exhibit "A" attached hereto and incorporated herein by reference and identified as STRAP numbers: 13-45-26-00-00001.002A, 13-45-26-00-00001.0020, 24-45-26-00-00001.2000, 24-45-26-00-00001.3000, and 24-45-26-00-00001.8000.
2. That the above-described Property has an existing bona fide agricultural use and agricultural exemption issued by the Lee County Property Appraiser's Office which was in existence at the time the zoning application for this project was filed.
3. The specific agricultural activity occurring on the Property is cattle grazing over the entire property described in Exhibit "A".

FURTHER AFFIANT SAYETH NAUGHT.

Brian Scott Holdings, Inc, and BJ Holdings of Fort Myers, LLC

Signature _____

Date _____

8/11/25

Brian S. Freeman
Print Name

Managing Member
Title

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 11th day of August, 2025, by Brian S. Freeman (name of person providing oath or affirmation) who is personally known to me or who has produced _____ (type of identification) as identification.

(SEAL)



Carmen Torres
Signature of Notary Public

Carmen Torres
Printed name of Notary Public

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Brian Freeman of Brian Scott Holdings, INC. and BJ Holdings Of Fort Myers, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 17700-17800 State Road 82 And Access Undetermined, Fort Myers, FL 33913 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

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

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


Property Owner

Brian Freeman
Print Name


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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on August 14, 2025 (date) by Brian Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL




Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

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

I, Brian Freeman (name), as Managing Member (owner/title) of Brian Scott Holdings, INC. and BJ Holdings Of Fort Myers, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

Signature

8/11/25

Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 11th day of August, 2022, by Brian S. Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public

Buffer: 500 Date: 7/11/2025 12:00:00 A List Size: 149

FolioId	STRAP	OwnerName	OwnerName2	MailAddress	MailCity	MailState	MailZip	SiteNumbe	SiteStreet	SiteCity	SiteZip	Legal
10349977	13-45-26-00-00001.0020	FREEMAN BRIAN S TR		4245 FOWLER ST	FORT MYERS	FL	33901	17800	STATE ROAD 82	FORT MYERS	33913	THAT PART OF W 1/2 OF E<CR>1/2 OF SEC 13 SOUTH OF SR<CR>82 LESS PARL 1.002A
10349978	13-45-26-00-00001.002A	FREEMAN BRIAN S TR		4245 FOWLER ST	FORT MYERS	FL	33901	17700	STATE ROAD 82	FORT MYERS	33913	W 1/2 OF W 1/2 OF SE 1/4<CR>LYING S OF SR 82
10351336	24-45-26-00-00001.2000	BRIAN SCOTT HOLDINGS INC	FREEMAN LAW FIRM	4245 FOWLER ST	FORT MYERS	FL	33901		ACCESS UNDETERMINED	FORT MYERS		NW 1/4 OF NE 1/4 OF<CR>SEC 24 TWN 45 RGE 26
10351337	24-45-26-00-00001.3000	BRIAN SCOTT HOLDINGS INC	FREEMAN LAW FIRM	4245 FOWLER ST	FORT MYERS	FL	33901		ACCESS UNDETERMINED	FORT MYERS		THE N 1/2 OF S 1/2 OF NE<CR>1/4 OF SEC
10351366	24-45-26-00-00001.8000	BJ HOLDINGS OF FORT MYERS LLC		4245 FOWLER ST	FORT MYERS	FL	33901		ACCESS UNDETERMINED	FORT MYERS		N1/2 OF N1/2 OF N1/2 OF SE<CR>1/4+S1/2 OF S1/2OF NE1/4<CR>OF NE1/4 LES 1.801THRU803
10349979	13-45-26-00-00001.0030	DANTE FENA M +		1911 NE 164TH ST	NORTH MIAMI BEACH	FL	33162	17900	STATE ROAD 82	FORT MYERS	33913	E 1/2 OF SE 1/4<CR>S OF RD<CR>LESS S 1025 FT
10349980	13-45-26-00-00001.003A	PAZMINO RENE ALEJANDRO		17880 JAYNE CT	FORT MYERS	FL	33913	17881	JAYNE CT	FORT MYERS	33913	S1024FT OF E 1/2 OF SE 1/4<CR>LESS PARLS 1.3B THRU 1.3D+<CR>1.300 + 1.301
10349982	13-45-26-00-00001.003C	PAZMINO RENE ALEJANDRO		17880 JAYNE CT	FORT MYERS	FL	33913	17880	JAYNE CT	FORT MYERS	33913	S512.5FT OF W425FT OF<CR>E850FT OF SE1/4 OF SE1/4
10349984	13-45-26-00-00001.3000	CRUZ JOSE G PINEDA +		17800 JAYNE CT	FORT MYERS	FL	33913	17800	JAYNE CT	FORT MYERS	33913	PARL IN SE 1/4 OF SE 1/4<CR>DESC IN OR 1770 PG 3581<CR>AKA PARL 42
10349985	13-45-26-00-00001.3010	BOBBS CHRISTOPHER C SR &		17801 JAYNE CT	FORT MYERS	FL	33913	17801	JAYNE CT	FORT MYERS	33913	PARL IN SE 1/4 OF SE 1/4<CR>DESC IN OR 1770 PG 3579<CR>AKA PARL 41
10577324	13-45-26-L1-00002.0000	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134		RIGHT OF WAY	LEHIGH ACRES		100' STRIP OF LAND LYING IN<CR>SEC 13 TWN 45 R 26 N OF SR 82 +<CR>S OF MEADOW RD + LYING BETWEEN<CR>LEHIGH ACRES REPLAT SEC 13<
10350527	13-45-26-L1-06048.0010	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1818	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 48 PB 26 PG 215<CR>LOT 1
10350528	13-45-26-L1-06048.0020	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1820	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 48 PB 26 PG 215<CR>LOT 2
10350516	13-45-26-L2-06047.0010	HERNANDEZ TANIA		12338 NW 98TH CT	HIALEAH GARDENS	FL	33018	1835	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 47 PB 26 PG 215<CR>LOT 1
10350517	13-45-26-L2-06047.0020	ZARZA ANTONIO GONZALEZ		231 HOBMAIL DR	NORTH FORT MYERS	FL	33903	1831	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 47 PG 26 PG 215<CR>LOT 2
10350518	13-45-26-L2-06047.0030	HUYNH PHONG PHU		11459 GARDEN CRESS TRL	ROYAL PALM BEACH	FL	33411	2715	54TH ST SW	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 47 PB 26 PG 215<CR>LOT 3
10350519	13-45-26-L2-06047.0040	HRK REAL ESTATE INC	ALLURE ACCOUNTIN	3665 BONITA BEACH RD #3	BONITA SPRINGS	FL	34134	2711	54TH ST SW	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 47 PB 26 PG 215<CR>LOT 4
10350526	13-45-26-L2-06047.0110	NIPPER KAREN J TR		801 LAKELAND AVE	NAPLES	FL	34110	1839	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 47 PB 26 PG 215<CR>LOT 11
10350529	13-45-26-L2-06048.0030	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1822	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 48 PB 26 PG 215<CR>LOT 3
10350530	13-45-26-L2-06048.0040	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1824	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 48 PB 26 PG 215<CR>LOT 4
10350531	13-45-26-L2-06048.0050	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1826	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 48 PB 26 PG 215<CR>LOT 5
10350532	13-45-26-L2-06048.0060	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1828	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 48 PB 26 PG 215<CR>LOT 6
10350533	13-45-26-L2-06048.0070	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1830	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 48 PB 26 PG 215<CR>LOT 7
10350534	13-45-26-L2-06048.0080	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1832	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 48 PB 26 PG 215<CR>LOT 8
10350535	13-45-26-L2-06048.0090	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1834	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 48 PB 26 PG 215<CR>LOT 9
10350556	13-45-26-L2-06050.0010	ABELLO JOSE VLADIMIR TR		11290 NW 61ST ST	DORAL	FL	33178	2617	55TH ST SW	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 50 PB 15 PG 99<CR>LOT 1
10547392	13-45-26-L3-00002.0010	M & A PETRO INC		13056 VALE WOOD DR	NAPLES	FL	34119		ACCESS UNDETERMINED	FORT MYERS	33976	100 FT STRIP OF LAND LYING<CR>N OF SR 82 IN SECTION 13-45-26<CR>AS DESC IN INST#2007000315230
10577325	13-45-26-L3-00002.0020	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134		RIGHT OF WAY	LEHIGH ACRES		100' STRIP OF LAND IN 13-45-26<CR>LYING N OF SR 82 + S OF <CR>LEHIGH ACRES REPLAT SEC 13<CR>BLK 51 LTS 13 + 14 + PT OF 57TH ST SW<CR>
10350536	13-45-26-L3-06048.0100	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1836	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 48 PB 26 PG 215<CR>LOT 10
10350537	13-45-26-L3-06048.0110	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1838	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 48 PB 26 PG 215<CR>LOT 11
10350538	13-45-26-L3-06048.0120	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1840	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 48 PB 26 PG 215<CR>LOT 12
10350569	13-45-26-L3-06050.0140	EAGLE HOME BUILDERS LLC		1634 SE 47TH ST #9	CAPE CORAL	FL	33904	2608	56TH ST SW	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 50 PB 15 PG 99<CR>LOT 14
10350570	13-45-26-L3-06050.0150	CRUZ JOSE & RIOS DELIA E		2601 56TH ST SW	LEHIGH ACRES	FL	33976	1905	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 50 PB 15 PG 99<CR>LOT 15
10350571	13-45-26-L3-06051.0010	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1900	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 51 PB 26 PG 215<CR>LOT 1
10350572	13-45-26-L3-06051.0020	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1902	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 51 PB 15 PG 99<CR>LOT 2
10350573	13-45-26-L3-06051.0030	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1904	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 51 PB 15 PG 99<CR>LOT 3
10350574	13-45-26-L3-06051.0040	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1906	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 51 PB 15 PG 99<CR>LOT 4
10350575	13-45-26-L3-06051.0050	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1908	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 51 PB 15 PG 99<CR>LOT 5
10350576	13-45-26-L3-06051.0060	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1910	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 51 PB 15 PG 99<CR>LOT 6
10350577	13-45-26-L3-06051.0070	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1912	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 51 PB 15 PG 99<CR>LOT 7
10350578	13-45-26-L3-06051.0080	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1914	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 51 PB 15 PG 99<CR>LOT 8
10350579	13-45-26-L3-06051.0090	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1916	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 51 PB 26 PG 215<CR>LOT 9
10350580	13-45-26-L3-06051.0100	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1918	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 51 PB 26 PG 215<CR>LOT 10
10577326	13-45-26-L3-06051.0110	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134		ACCESS UNDETERMINED	LEHIGH ACRES		LEHIGH ACRES UNIT 6<CR>BLK 51 PB 26 PG 215<CR>LOT 11 + W 12' OF LOT 12
10350583	13-45-26-L3-06051.0130	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1924	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 51 PB 26 PG 215<CR>LOT 13
10350584	13-45-26-L3-06051.0140	CAPITAL INTERNATIONAL INC		395 ALHAMBRA CIR #200	CORAL GABLES	FL	33134	1926	MEADOW RD	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 51 PB 26 PG 215<CR>LOT 14
10350585	13-45-26-L3-06052.0010	CRUZ JOSE & RIOS DELIA E		2601 56TH ST SW	LEHIGH ACRES	FL	33976	2601	56TH ST SW	LEHIGH ACRES	33976	LEHIGH ACRES UNIT 6<CR>BLK 52 PB 15 PG 99<CR>LOT 1
10577327	13-45-26-L3-U3379.3800	STATE OF FL DOT		PO BOX 1249	BARTOW	FL	33831		RIGHT OF WAY	LEHIGH ACRES		PAR IN SEC 13 TWN 45 R 26<CR>TAKEN FOR R.O.W. PT DESC<CR>IN INST# 2016000191784
10632210	13-45-26-L4-00001.0010	LEE COUNTY DIST SCHOOL BOARD		2855 COLONIAL BLVD	FORT MYERS	FL	33966	17250	STATE ROAD 82	FORT MYERS	33913	W 1/2 OF SEC13 LYING S OF <CR>HIGHWAY 82<CR>LESS AS DESC IN INST# 2024000288714
10437922	24-45-26-00-00001.001B	ZIEGLER MICHAEL J + JENNIFER K		17431 WILLOW BROOK LN	FORT MYERS	FL	33913	17431	WILLOW BROOK LN	FORT MYERS	33913	E 1/2 OF THE E 1/2 OF THE<CR>N 1/2 OF THE SE 1/4 OF THE<CR>NW 1/4 AKA TR 408<CR>WILLOWBROOK FARMS
10351322	24-45-26-00-00001.1020	PEREZ ANICETO & ALEXANDRA		13040 MULLINS LN	FORT MYERS	FL	33913	13040	MULLINS LN	FORT MYERS	33913	E 1/2 OF THE W 1/2<CR>OF N 1/2 OF THE NE 1/4<CR>OF THE NE 1/4
10351324	24-45-26-00-00001.1040	PARKER CHRISTINE		13060 MULLINS LN	FORT MYERS	FL	33913	13060	MULLINS LN	FORT MYERS	33913	W 1/2 OF W 1/2 OF N 1/2 OF<CR>NE 1/4 OF NE 1/4 DESC IN<CR>OR 1643 PG 1535
10351326	24-45-26-00-00001.1060	CORTEZ ROGELIO + MARIA SANCHEZ		1916 VALLEY BROOK DR	DALTON	GA	30720	17350	WILLOW BROOK LN	FORT MYERS	33913	W1/2 OF SE1/4 OFSE1/4<CR>OF NW1/4
10351329	24-45-26-00-00001.1080	PEDDIBHOTLA INDU & LAVANYA		613 MANASSAS GAP PL	CARY	NC	27519	17430	WILLOW BROOK LN	FORT MYERS	33913	E 1/2 OF SE 1/4 OF SE 1/4<CR>OF NW 1/4<CR>AKA TR 416
10351332	24-45-26-00-00001.1110	MON NONTIA +		114 ESMOND ST	FORT WAYNE	IN	46806	17351	WILLOW BROOK LN	FORT MYERS	33913	W1/2 OF E1/2 OF N1/2 OF<CR>SE1/4 OF NW1/4AKA TR 407<CR>WILLOWBROOK FARMS
10351345	24-45-26-00-00001.6020	LEE BINTHIA A		13191 SLEEPY HOLLOW LN	FORT MYERS	FL	33913	13191	SLEEPY HOLLOW LN	FORT MYERS	33913	E 1/2 OF SE 1/4 OF NE 1/4<CR>OF NW 1/4
10351348	24-45-26-00-00001.6050	COLIN BALTAZAR PEREZNEGRO		3919 BELMONT ST	FORT MYERS	FL	33916	13205	SLEEPY HOLLOW LN	FORT MYERS	33913	W 1/2 OF SE 1/4 OF NE 1/4<CR>OF NW 1/4
10351355	24-45-26-00-00001.6120	BATISTA RAFAEL ANGEL VIVO		13180 SLEEPY HOLLOW LN	FORT MYERS	FL	33913	13180	SLEEPY HOLLOW LN	FORT MYERS	33913	W 1/2 OF NE 1/4 OF NE 1/4<CR>OF NW 1/4
10351356	24-45-26-00-00001.6130	DELL BRANDAN T+		13160 SLEEPY HOLLOW LN	FORT MYERS	FL	33913	13160	SLEEPY HOLLOW LN	FORT MYERS	33913	E 1/2 OF NE 1/4 OF NE 1/4<CR>OF NW 1/4
10351367	24-45-26-00-00001.8010	MATT REAL PROPERTY LLC		20475 LARIAT LN	NORTH FORT MYERS	FL	33917	17481	WILLOW BROOK LN	FORT MYERS	33913	N 1/2 OF SW 1/4 OF SW 1/4<CR>OF NE 1/4 OF SEC 24<CR>AKA LT 24 WILLOWBROOK FRMS
10351368	24-45-26-00-00001.8020	BOESENBERG BRANDON CRAIG +		17491 WILLOW BROOK LN	FORT MYERS	FL	33913	17491	WILLOW BROOK LN	FORT MYERS	33913	S1/2 OF SW 1/4 OF SW 1/4<CR>OF NE 1/4 AKA LT 121<CR>WILLOWBROOK FARMS
10351369	24-45-26-00-00001.8030	HARBORD JOHN		PO BOX 1132	LEHIGH ACRES	FL	33970	17501	WILLOW BROOK LN	FORT MYERS	33913	THE N1/2 OF THE NW1/4 OF<CR>NW1/4 OF THE SE 1/4 AKA<CR>LT 120 WILLOWBROOK FARMS
10351386	24-45-26-00-00002.3000	COOPER MARGARET ELLEN L/E		13021 MULLINS LN	FORT MYERS	FL	33913	13021	MULLINS LN	FORT MYERS	33913	W 1/2 OF E 1/2 OF S 1/2<CR>OF NE 1/4 OF NE 1/4 AKA<CR>TR 611 WILLOWBROOK FARMS
10351387	24-45-26-00-00002.3010	PEREZ ANICETO		13041 MULLINS LN	FORT MYERS	FL	33913	13041	MULLINS LN	FORT MYERS	33913	E 1/2 OF SW 1/4 OF NE 1/4<CR>OF NE 1/4
10351388	24-45-26-00-00002.3020	PIZANA MIRIAM C		PO BOX 999	LEHIGH ACRES	FL	33970	13001	MULLINS LN	FORT MYERS	33913	E 1/2 OF SE 1/4 OF NE 1/4<CR>OF NE 1/4

10444032	24-45-26-00-00002.3030	JAMES STACY E	13061 MULLINS LN	FORT MYERS	FL	33913	13061 MULLINS LN	FORT MYERS	33913 W 1/2 OF W 1/2 OF S 1/2	<CR>OF NE 1/4 OF NE 1/4	<CR>AKA LOT 609 WILLOWBROOK FARMS
10351397	24-45-26-00-00003.2000	JF REAL ESTATE VENTURES LLC	28120 HUNTERS RIDGE BLVD #5	BONITA SPRINGS	FL	34135	ACCESS UNDETERMINED	FORT MYERS	W 1/3 OF E 1/2 OF S 3/4 OF	<CR>NW 1/4 OF SE 1/4	
10351399	24-45-26-00-00003.2020	JUNAPER ASSOCIATES LLC	28120 HUNTERS RIDGE BLVD #5	BONITA SPRINGS	FL	34135	ACCESS UNDETERMINED	FORT MYERS	W 1/2 OF E 1/3 OF S 3/4	<CR>OF NW 1/4 OF SE 1/4	
10351400	24-45-26-00-00003.2030	JUNAPER ASSOCIATES	28120 HUNTERS RIDGE BLVD #5	BONITA SPRINGS	FL	34135	ACCESS UNDETERMINED	FORT MYERS	W 1/2 OF W 1/3 OF S 3/4	<CR>OF NE 1/4 OF SE 1/4	
10351401	24-45-26-00-00003.2040	JUNAPER ASSOCIATES LLC	28120 HUNTERS RIDGE BLVD #5	BONITA SPRINGS	FL	34135	ACCESS UNDETERMINED	FORT MYERS	E 1/3 OF W 1/2 OF S 3/4	<CR>OF NE 1/4 OF SE 1/4	
10351402	24-45-26-00-00003.2050	JUNAPER ASSOCIATES LLC	28120 HUNTERS RIDGE BLVD #5	BONITA SPRINGS	FL	34135	ACCESS UNDETERMINED	FORT MYERS	W 1/2 OF E 1/3 OF S 3/4	<CR>OF NE 1/4 OF SE 1/4	
10351403	24-45-26-00-00003.2060	MARTINEZ FLORES ADRIAN	11611 SHAWNEE RD	FORT MYERS	FL	33913	17610 KENTARA WAY	FORT MYERS	33913 S 1/2 OF THE NW 1/4 OF	<CR>NW 1/4 OF THE SE 1/4	<CR>AKA LT 119 WILLOWBROOK FRM
10351404	24-45-26-00-00003.2070	MANTILLA JOSE +	17590 KENTARA WAY	FORT MYERS	FL	33913	17590 KENTARA WAY	FORT MYERS	33913 N 1/2 OF SW 1/4 OF NW 1/4	<CR>OF THE SE 1/4	
10556798	24-45-26-00-00003.2080	JF REAL ESTATE VENTURES LLC	28120 HUNTERS RIDGE BLVD #5	BONITA SPRINGS	FL	34135	ACCESS UNDETERMINED	FORT MYERS	33913 E 1/2 OF E 1/3 OF S 3/4 OF	<CR>NE 1/4 OF SE 1/4	
10556799	24-45-26-00-00003.2090	JF REAL ESTATE VENTURES LLC	28120 HUNTERS RIDGE BLVD #5	BONITA SPRINGS	FL	34135	ACCESS UNDETERMINED	FORT MYERS	33913 W 1/3 OF E 1/2 OF S 3/4 OF	<CR>NE 1/4 OF SE 1/4	
10556800	24-45-26-00-00003.2100	JF REAL ESTATE VENTURES LLC	28120 HUNTERS RIDGE BLVD #5	BONITA SPRINGS	FL	34135	ACCESS UNDETERMINED	FORT MYERS	33913 E 1/2 OF W 1/3 OF S 3/4 OF	<CR>NE 1/4 OF SE 1/4	
10556801	24-45-26-00-00003.2110	JF REAL ESTATE VENTURES LLC	28120 HUNTERS RIDGE BLVD #5	BONITA SPRINGS	FL	34135	ACCESS UNDETERMINED	FORT MYERS	33913 E 1/2 OF E 1/3 OF S 3/4 OF	<CR>NW 1/4 OF SE 1/4	
10420194	19-45-27-L1-46159.0110	PERALTA CESAR & KARISSA	806 UKA LN	FORT MYERS	FL	33913	806 UKA LN	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 159 PB 27 PG 133	<CR>LOT 11
10420195	19-45-27-L1-46159.0120	NORMIL WILDA TR	812 WOODRIDGE CIR	FORT MYERS	FL	33913	812 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 159 PB 27 PG 133	<CR>LOT 12
10420196	19-45-27-L1-46159.0130	CHRISTIAN PUBLIC SERVICE INC	100 S AVENUE C	MOUNDRIDGE	KS	67107	814 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 159 PB 27 PG 133	<CR>LOT 13
10420197	19-45-27-L1-46159.0140	BENJAMIN OMAR & JOMALIN	816 WOODRIDGE CIR	FORT MYERS	FL	33913	816 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 159 PB 27 PG 133	<CR>LOT 14
10420198	19-45-27-L1-46159.0150	ROMERO ARIOLBIS MATOS &	818 WOODRIDGE CIR	FORT MYERS	FL	33913	818 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 159 PB 27 PG 133	<CR>LOT 15
10420199	19-45-27-L1-46159.0160	MAJOR COINAGE HOLDINGS INC	822 LYSTRA AVE	FORT MYERS	FL	33913	820 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 159 PB 27 PG 133	<CR>LOT 16
10420200	19-45-27-L1-46159.0170	TOLEDANO TELESFORO TORRES &	822 WOODRIDGE CIR	FORT MYERS	FL	33913	822 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 159 PB 27 PG 133	<CR>LOT 17
10420201	19-45-27-L1-46159.0180	NEBUNO MARIA-ELENA L/E	824 WOODRIDGE CIR	FORT MYERS	FL	33913	824 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 159 PB 27 PG 133	<CR>LOT 18
10420202	19-45-27-L1-46159.0190	EBANKS EARLKEVIOUS &	826 WOODRIDGE CIR	FORT MYERS	FL	33913	826 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 159 PB 27 PG 133	<CR>LOT 19
10420203	19-45-27-L1-46159.0200	LGI HOMES FLORIDA LLC	1450 LAKE ROBBINS DR #430	THE WOODLANDS	TX	77380	828 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 159 PB 27 PG 133	<CR>LOT 20
10420204	19-45-27-L1-46160.0010	CASTANO JOSE DANIEL	829 WOODRIDGE CIR	FORT MYERS	FL	33913	829 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 1
10420205	19-45-27-L1-46160.0020	LOPEZ JUAN L GARCIA &	827 WOODRIDGE CIR	FORT MYERS	FL	33913	827 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 2
10420206	19-45-27-L1-46160.0030	JAMES BRUCE JR	825 WOODRIDGE CIR	FORT MYERS	FL	33913	825 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 3
10420207	19-45-27-L1-46160.0040	MARTINEZ JOSE GUADALUPE &	823 WOODRIDGE CIR	FORT MYERS	FL	33913	823 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 4
10420208	19-45-27-L1-46160.0050	CHARLES EMMANUEL &	821 WOODRIDGE CIR	FORT MYERS	FL	33913	821 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 5
10420209	19-45-27-L1-46160.0060	HERNANDEZ JUAN	819 WOODRIDGE CIR	FORT MYERS	FL	33913	819 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 6
10420210	19-45-27-L1-46160.0070	DAY BRENDA L	817 WOODRIDGE CIR	FORT MYERS	FL	33913	817 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 7
10420211	19-45-27-L1-46160.0080	LUMENE GUY MARIE MARIOT &	815 WOODRIDGE CIR	FORT MYERS	FL	33913	815 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 8
10420212	19-45-27-L1-46160.0090	CASKEY DEANNA	809 WOODRIDGE CIR	FORT MYERS	FL	33913	809 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 9
10420216	19-45-27-L1-46160.0130	HERRERA GERARDO RODRIGUEZ &	110 BLACKSTONE DR	FORT MYERS	FL	33913	110 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 13
10420217	19-45-27-L1-46160.0140	LONEY SYDONEY A	13761 D SW 84TH ST	MIAMI	FL	33183	112 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 14
10420218	19-45-27-L1-46160.0150	GONZALEZ MAMERTO	114 BLACKSTONE DR	FORT MYERS	FL	33913	114 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 15
10420219	19-45-27-L1-46160.0160	RIVAS WALTER RAMIRO	116 BLACKSTONE DR	FORT MYERS	FL	33913	116 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 16
10420220	19-45-27-L1-46160.0170	BOELK SETH TAYLOR	118 BLACKSTONE DR	FORT MYERS	FL	33913	118 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 17
10420221	19-45-27-L1-46160.0180	MAYAN ODALYS	120 BLACKSTONE DR	FORT MYERS	FL	33913	120 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 46	<CR>BLK 160 PB 27 PG 133	<CR>LOT 18
10420446	19-45-27-L1-58214.0010	GERMAIN MARGALIE	8242 SILVER BIRCH WAY	LEHIGH ACRES	FL	33971	122 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 1
10420447	19-45-27-L1-58214.0020	PATRAM MARIO M L & LILIA M	8160 LIRIOPE LOOP	LEHIGH ACRES	FL	33972	124 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 2
10420448	19-45-27-L1-58214.0030	GUZMAN ANTONIO & VIRGINIA	126 BLACKSTONE DR	FORT MYERS	FL	33913	126 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 3
10420449	19-45-27-L1-58214.0040	SOLIS SYLVESTER & HERMINIA	128 BLACKSTONE DR	FORT MYERS	FL	33913	128 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 4
10420450	19-45-27-L1-58214.0050	WHITE COREY	130 BLACKSTONE DR	FORT MYERS	FL	33913	130 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 5
10420451	19-45-27-L1-58214.0060	KRAMER JASON R & MIRIA O	132 BLACKSTONE DR	FORT MYERS	FL	33913	132 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 6
10420452	19-45-27-L1-58214.0070	EMBARQ FLORIDA INC	1025 ELDORADO BLVD	BROOMFIELD	CO	80021	134 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 7
10420453	19-45-27-L1-58214.0080	CAMPBELL FLOYD & JUANITA	136 BLACKSTONE DR	FORT MYERS	FL	33913	136 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 8
10420454	19-45-27-L1-58214.0090	MUCHA MELISSA &	845 WOODRIDGE CIR	FORT MYERS	FL	33913	845 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 9
10420455	19-45-27-L1-58214.0100	PERKINS DONALD R &	843 WOODRIDGE CIR	FORT MYERS	FL	33913	843 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 10
10420456	19-45-27-L1-58214.0110	PROGRESS RESIDENTIAL BORROWER	PO BOX 4090	SCOTTSDALE	AZ	85261	841 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 11
10420457	19-45-27-L1-58214.0120	LAWSON SIDNEY R & CAROLE L	839 WOODRIDGE CIR	FORT MYERS	FL	33913	839 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 12
10420458	19-45-27-L1-58214.0130	GRIMSLEY URIAH & NATASHA	837 WOODRIDGE CIR	FORT MYERS	FL	33913	837 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 13
10420459	19-45-27-L1-58214.0140	VYCCAMET CA INC	1931 WANDA AVE N	LEHIGH ACRES	FL	33971	835 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 14
10420460	19-45-27-L1-58214.0150	REVEAU ANDRE +	833 WOODRIDGE CIR	FORT MYERS	FL	33913	833 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 15
10420461	19-45-27-L1-58214.0160	GUNTER JACK CURTIS & REGINA	831 WOODRIDGE CIR	FORT MYERS	FL	33913	831 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 214 PB 27 PG 145	<CR>LOT 16
10420462	19-45-27-L1-58215.0010	SETWYN EUGENE J & SHAROL A	S3114 STATE ROAD 136	REEDSBURG	WI	53959	830 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 215 PB 27 PG 145	<CR>LOT 1
10613955	19-45-27-L1-58215.0020	SHAKIBAIE NAZANIN	1750 N BAYSHORE DR # 3008	MIAMI	FL	33132	832 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 215 PB 27 PG 145	<CR>LOTS 2
10613956	19-45-27-L1-58215.0030	GEORGESON KEVIN J &	834 WOODRIDGE CIR	FORT MYERS	FL	33913	834 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 215 PB 27 PG 145	<CR>LOTS 3
10420465	19-45-27-L1-58215.0040	LEMUS TORRES ESTEFANY	836 WOODRIDGE CIR	FORT MYERS	FL	33913	836 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 215 PB 27 PG 145	<CR>LOT 4
10420466	19-45-27-L1-58215.0050	ANOFILS ECNER +	838 WOODRIDGE CIR	FORT MYERS	FL	33913	838 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 215 PB 27 PG 145	<CR>LOT 5
10420467	19-45-27-L1-58215.0060	SMITH JOSEPH	840 WOODRIDGE CIR	FORT MYERS	FL	33913	840 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 215 PB 27 PG 145	<CR>LOT 6
10420468	19-45-27-L1-58215.0070	JOHNSON ANGELA	842 WOODRIDGE CIR	FORT MYERS	FL	33913	842 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 215 PB 27 PG 145	<CR>LOT 7
10420469	19-45-27-L1-58215.0080	WEITHOENER HELGA	844 WOODRIDGE CIR	FORT MYERS	FL	33913	844 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 215 PB 27 PG 145	<CR>LOT 8
10420470	19-45-27-L1-58215.0090	RODRIGUEZ MARIA FATIMA	846 WOODRIDGE CIR	FORT MYERS	FL	33913	846 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 215 PB 27 PG 145	<CR>LOT 9
10420471	19-45-27-L1-58215.0100	MIRAGLIOTTA PETER A &	848 WOODRIDGE CIR	FORT MYERS	FL	33913	848 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 215 PB 27 PG 145	<CR>LOT 10
10420472	19-45-27-L1-58215.0110	ESCAMILLA BRANDON KABAT	850 WOODRIDGE CIR	FORT MYERS	FL	33913	850 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 215 PB 27 PG 145	<CR>LOT 11
10420473	19-45-27-L1-58215.0120	STEWART LONNIE & ALPHONSINE	852 WOODRIDGE CIR	FORT MYERS	FL	33913	852 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 215 PB 27 PG 145	<CR>LOT 12
10420474	19-45-27-L1-58215.0130	SUMMERS JOLENE BRITTANY	854 WOODRIDGE CR	FORT MYERS	FL	33913	854 WOODRIDGE CIR	FORT MYERS	33913 MIRROR LAKES UNIT 58	<CR>BLK 215 PB 27 PG 145	<CR>LOT 13
10420501	19-45-27-L										

10420502	19-45-27-L4-58218.0020	GUTIERREZ LARRY & IRMA	828 YOUNGREEN DR	FORT MYERS	FL	33913	828 YOUNGREEN DR	FORT MYERS	33913 MIRROR LAKES UNIT 58<CR>BLK 218 PB 27 PG 145<CR>LOT 2
10420503	19-45-27-L4-58218.0030	KOVAL JUSTIN & HOWARD KYLE	826 YOUNGREEN DR	FORT MYERS	FL	33913	826 YOUNGREEN DR	FORT MYERS	33913 MIRROR LAKES UNIT 58<CR>BLK 218 PB 27 PG 145<CR>LOT 3
10420504	19-45-27-L4-58218.0040	ROMERO LUIS RAMIREZ &	824 YOUNGREEN DR	FORT MYERS	FL	33913	824 YOUNGREEN DR	FORT MYERS	33913 MIRROR LAKES UNIT 58<CR>BLK 218 PB 27 PG 145<CR>LOT 4
10420505	19-45-27-L4-58218.0050	URBINA MARIO	913 S 18TH ST LOT 64	OXFORD	MS	38655	822 YOUNGREEN DR	FORT MYERS	33913 MIRROR LAKES UNIT 58<CR>BLK 218 PB 27 PG 145<CR>LOT 5
10420514	19-45-27-L4-59219.0070	NIEVES MARISOL +	842 YOUNGREEN DR	FORT MYERS	FL	33913	842 YOUNGREEN DR	FORT MYERS	33913 MIRROR LAKES UNIT 59<CR>BLK 219 PB 27 PG 146<CR>LOT 7
10420516	19-45-27-L4-59219.0090	WILLIAMS KACELYN +	838 YOUNGREEN DR	FORT MYERS	FL	33913	838 YOUNGREEN DR	FORT MYERS	33913 MIRROR LAKES UNIT 59<CR>BLK 219 PB 27 PG 146<CR>LOT 9
10420517	19-45-27-L4-59219.0100	MANZANARES CASTILLON VIRGINIA	836 YOUNGREEN DR	FORT MYERS	FL	33913	836 YOUNGREEN DR	FORT MYERS	33913 MIRROR LAKES UNIT 59<CR>BLK 219 PB 27 PG 146<CR>LOT 10
10420518	19-45-27-L4-59219.0110	BENNETT ANTHONY & KAREN	834 YOUNGREEN DR	FORT MYERS	FL	33913	834 YOUNGREEN DR	FORT MYERS	33913 MIRROR LAKES UNIT 59<CR>BLK 219 PB 27 PG 146<CR>LOT 11
10420519	19-45-27-L4-59219.0120	PANTOJA SALVADOR &	832 YOUNGREEN DR	FORT MYERS	FL	33913	832 YOUNGREEN DR	FORT MYERS	33913 MIRROR LAKES UNIT 59<CR>BLK 219 PB 27 PG 146<CR>LOT 12
10420520	19-45-27-L4-59220.0010	CAVENDER CASEY & MIKAELA TR	833 YOUNGREEN DR	FORT MYERS	FL	33913	833 YOUNGREEN DR	FORT MYERS	33913 MIRROR LAKES UNIT 59<CR>BLK 220 PB 27 PG 146<CR>LOT 1
10420521	19-45-27-L4-59220.0020	LOPEZ JUAN CANO	835 YOUNGREEN DR	FORT MYERS	FL	33913	835 YOUNGREEN DR	FORT MYERS	33913 MIRROR LAKES UNIT 59<CR>BLK 220 PB 27 PG 146<CR>LOT 2
10420522	19-45-27-L4-59220.0030	SARVATE SIMA	1310 GALLANT CT	PICKERING	ON	L1W 3W	837 YOUNGREEN DR	FORT MYERS	33913 MIRROR LAKES UNIT 59<CR>BLK 220 PB 27 PG 146<CR>LOT 3
10420523	19-45-27-L4-59220.0040	TU LENG +	839 YOUNGREEN DR	FORT MYERS	FL	33913	839 YOUNGREEN DR	FORT MYERS	33913 MIRROR LAKES UNIT 59<CR>BLK 220 PB 27 PG 146<CR>LOT 4
10420524	19-45-27-L4-59220.0050	LOUIS JEUNE BETTY	841 YOUNGREEN DR	FORT MYERS	FL	33913	841 YOUNGREEN DR	FORT MYERS	33913 MIRROR LAKES UNIT 59<CR>BLK 220 PB 27 PG 146<CR>LOT 5
10420541	19-45-27-L4-59220.0220	ET-4 LP	1170 KANE CONCOURSE #400	BAY HARBOR ISLANDS	FL	33154	148 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 59<CR>BLK 220 PB 27 PG 146<CR>LOT 22
10420542	19-45-27-L4-59220.0230	ET-4 LP	1170 KANE CONCOURSE #400	BAY HARBOR ISLANDS	FL	33154	146 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 59<CR>BLK 220 PB 27 PG 146<CR>LOT 23
10420543	19-45-27-L4-59220.0240	LGI HOMES - FLORIDA LLC	1450 LAKE ROBBINS DR #430	THE WOODLANDS	TX	77380	144 BLACKSTONE DR	FORT MYERS	33913 MIRROR LAKES UNIT 59<CR>BLK 220 PB 27 PG 146<CR>LOT 24

DANTE FENA M +
1911 NE 164TH ST
NORTH MIAMI BEACH FL 33162

PAZMINO RENE ALEJANDRO
17880 JAYNE CT
FORT MYERS FL 33913

PAZMINO RENE ALEJANDRO
17880 JAYNE CT
FORT MYERS FL 33913

CRUZ JOSE G PINEDA +
17800 JAYNE CT
FORT MYERS FL 33913

BOBBS CHRISTOPHER C SR &
17801 JAYNE CT
FORT MYERS FL 33913

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR #200
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR #200
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR #200
CORAL GABLES FL 33134

HERNANDEZ TANIA
12338 NW 98TH CT
HIALEAH GARDENS FL 33018

ZARZA ANTONIO GONZALEZ
231 HOBMAIL DR
NORTH FORT MYERS FL 33903

HUYNH PHONG PHU
11459 GARDEN CRESS TRL
ROYAL PALM BEACH FL 33411

HRK REAL ESTATE INC
ALLURE ACCOUNTING INC
3665 BONITA BEACH RD #3
BONITA SPRINGS FL 34134

NIPPER KAREN J TR
801 LAKELAND AVE
NAPLES FL 34110

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR #200
CORAL GABLES FL 33134

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CORAL GABLES FL 33134

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CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR #200
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR #200
CORAL GABLES FL 33134

ABELLO JOSE VLADIMIR TR
11290 NW 61ST ST
DORAL FL 33178

M & A PETRO INC
13056 VALE WOOD DR
NAPLES FL 34119

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR #200
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR #200
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR #200
CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR #200
CORAL GABLES FL 33134

EAGLE HOME BUILDERS LLC
1634 SE 47TH ST #9
CAPE CORAL FL 33904

CRUZ JOSE & RIOS DELIA E
2601 56TH ST SW
LEHIGH ACRES FL 33976

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR #200
CORAL GABLES FL 33134

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395 ALHAMBRA CIR #200
CORAL GABLES FL 33134

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CORAL GABLES FL 33134

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CORAL GABLES FL 33134

CAPITAL INTERNATIONAL INC
395 ALHAMBRA CIR #200
CORAL GABLES FL 33134

CRUZ JOSE & RIOS DELIA E
2601 56TH ST SW
LEHIGH ACRES FL 33976

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

LEE COUNTY DIST SCHOOL BOARD
2855 COLONIAL BLVD
FORT MYERS FL 33966

ZIEGLER MICHAEL J + JENNIFER K
17431 WILLOW BROOK LN
FORT MYERS FL 33913

PEREZ ANICETO & ALEXANDRA
13040 MULLINS LN
FORT MYERS FL 33913

PARKER CHRISTINE
13060 MULLINS LN
FORT MYERS FL 33913

CORTEZ ROGELIO + MARIA SANCHEZ
1916 VALLEY BROOK DR
DALTON GA 30720

PEDDIBHOTLA INDU & LAVANYA
613 MANASSAS GAP PL
CARY NC 27519

MON NONTA +
114 ESMOND ST
FORT WAYNE IN 46806

LEE CYNTHIA A
13191 SLEEPY HOLLOW LN
FORT MYERS FL 33913

COLIN BALTAZAR PEREZNEGRON
3919 BELMONT ST
FORT MYERS FL 33916

BATISTA RAFAEL ANGEL VIVO
13180 SLEEPY HOLLOW LN
FORT MYERS FL 33913

DELL BRANDAN T +
13160 SLEEPY HOLLOW LN
FORT MYERS FL 33913

MATT REAL PROPERTY LLC
20475 LARIAT LN
NORTH FORT MYERS FL 33917

BOESENBERG BRANDON CRAIG +
17491 WILLOW BROOK LN
FORT MYERS FL 33913

HARBORD JOHN
PO BOX 1132
LEHIGH ACRES FL 33970

COOPER MARGARET ELLEN L/E
13021 MULLINS LN
FORT MYERS FL 33913

PEREZ ANICETO
13041 MULLINS LN
FORT MYERS FL 33913

PIZANA MIRIAM C
PO BOX 999
LEHIGH ACRES FL 33970

JAMES STACY E
13061 MULLINS LN
FORT MYERS FL 33913

JF REAL ESTATE VENTURES LLC
28120 HUNTERS RIDGE BLVD #5
BONITA SPRINGS FL 34135

JUNAPER ASSOCIATES LLC
28120 HUNTERS RIDGE BLVD #5
BONITA SPRINGS FL 34135

JUNAPER ASSOCIATES
28120 HUNTERS RIDGE BLVD #5
BONITA SPRINGS FL 34135

JUNAPER ASSOCIATES LLC
28120 HUNTERS RIDGE BLVD #5
BONITA SPRINGS FL 34135

JUNAPER ASSOCIATES LLC
28120 HUNTERS RIDGE BLVD #5
BONITA SPRINGS FL 34135

MARTINEZ FLORES ADRIAN
11611 SHAWNEE RD
FORT MYERS FL 33913

MANTILLA JOSE +
17590 KENTARA WAY
FORT MYERS FL 33913

JF REAL ESTATE VENTURES LLC
28120 HUNTERS RIDGE BLVD #5
BONITA SPRINGS FL 34135

JF REAL ESTATE VENTURES LLC
28120 HUNTERS RIDGE BLVD #5
BONITA SPRINGS FL 34135

JF REAL ESTATE VENTURES LLC
28120 HUNTERS RIDGE BLVD #5
BONITA SPRINGS FL 34135

JF REAL ESTATE VENTURES LLC
28120 HUNTERS RIDGE BLVD #5
BONITA SPRINGS FL 34135

PERALTA CESAR & KARISSA
806 UKA LN
FORT MYERS FL 33913

NORMIL WILDA TR
812 WOODRIDGE CIR
FORT MYERS FL 33913

CHRISTIAN PUBLIC SERVICE INC
100 S AVENUE C
MOUNDRIDGE KS 67107

BENJAMIN OMAR & JOMALIN
816 WOODRIDGE CIR
FORT MYERS FL 33913

ROMERO ARIOLBIS MATOS &
818 WOODRIDGE CIR
FORT MYERS FL 33913

MAJOR COINAGE HOLDINGS INC
822 LYSTRA AVE
FORT MYERS FL 33913

TOLEDANO TELESFORO TORRES &
822 WOODRIDGE CIR
FORT MYERS FL 33913

NELSON MARIA-ELENA L/E
824 WOODRIDGE CIR
FORT MYERS FL 33913

EBANKS EARLKEVIOUS &
826 WOODRIDGE CIR
FORT MYERS FL 33913

LGI HOMES FLORIDA LLC
1450 LAKE ROBBINS DR #430
THE WOODLANDS TX 77380

CASTANO JOSE DANIEL
829 WOODRIDGE CIR
FORT MYERS FL 33913

LOPEZ JUAN L GARCIA &
827 WOODRIDGE CIR
FORT MYERS FL 33913

JAMES BRUCE JR
825 WOODRIDGE CIR
FORT MYERS FL 33913

MARTINEZ JOSE GUADALUPE &
823 WOODRIDGE CIR
FORT MYERS FL 33913

CHARLES EMMANUEL &
821 WOODRIDGE CIR
FORT MYERS FL 33913

HERNANDEZ JUAN
819 WOODRIDGE CIR
FORT MYERS FL 33913

DAY BRENDA L
817 WOODRIDGE CIR
FORT MYERS FL 33913

LUMENE GUY MARIE MARIOT &
815 WOODRIDGE CIR
FORT MYERS FL 33913

CASKEY DEANNA
809 WOODRIDGE CIR
FORT MYERS FL 33913

HERRERA GERARDO RODRIGUEZ &
110 BLACKSTONE DR
FORT MYERS FL 33913

LONEY SYDONEY A
13761 D SW 84TH ST
MIAMI FL 33183

GONZALEZ MAMERTO
114 BLACKSTONE DR
FORT MYERS FL 33913

RIVAS WALTER RAMIRO
116 BLACKSTONE DR
FORT MYERS FL 33913

BOELK SETH TAYLOR
118 BLACKSTONE DR
FORT MYERS FL 33913

MAYAN ODALYS
120 BLACKSTONE DR
FORT MYERS FL 33913

GERMAIN MARGALIE
8242 SILVER BIRCH WAY
LEHIGH ACRES FL 33971

PATRAM MARIO M L & LILIA M
8160 LIRIOPE LOOP
LEHIGH ACRES FL 33972

GUZMAN ANTONIO & VIRGINIA
126 BLACKSTONE DR
FORT MYERS FL 33913

SOLIS SYLVESTER & HERMINIA
128 BLACKSTONE DR
FORT MYERS FL 33913

WHITE COREY
130 BLACKSTONE DR
FORT MYERS FL 33913

KRAMER JASON R & MIRIA O
132 BLACKSTONE DR
FORT MYERS FL 33913

EMBARQ FLORIDA INC
PROPERTY TAX DEPT
1025 ELDORADO BLVD
BROOMFIELD CO 80021

CAMPBELL FLOYD & JUANITA
136 BLACKSTONE DR
FORT MYERS FL 33913

MUCHA MELISSA &
845 WOODRIDGE CIR
FORT MYERS FL 33913

PERKINS DONALD R &
843 WOODRIDGE CIR
FORT MYERS FL 33913

PROGRESS RESIDENTIAL BORROWER
PO BOX 4090
SCOTTSDALE AZ 85261

LAWSON SIDNEY R & CAROLE L
839 WOODRIDGE CIR
FORT MYERS FL 33913

GRIMSLEY URIAH & NATASHA
837 WOODRIDGE CIR
FORT MYERS FL 33913

VYCCAMET CA INC
1931 WANDA AVE N
LEHIGH ACRES FL 33971

REVEAU ANDRE +
833 WOODRIDGE CIR
FORT MYERS FL 33913

GUNTER JACK CURTIS & REGINA
831 WOODRIDGE CIR
FORT MYERS FL 33913

SETWYN EUGENE J & SHAROL A
S3114 STATE ROAD 136
REEDSBURG WI 53959

SHAKIBAIE NAZANIN
1750 N BAYSHORE DR # 3008
MIAMI FL 33132

GEORGESON KEVIN J &
834 WOODRIDGE CIR
FORT MYERS FL 33913

LEMUS TORRES ESTEFANY
836 WOODRIDGE CIR
FORT MYERS FL 33913

ANOFILS ECNER +
838 WOODRIDGE CIR
FORT MYERS FL 33913

SMITH JOSEPH
840 WOODRIDGE CIR
FORT MYERS FL 33913

JOHNSON ANGELA
842 WOODRIDGE CIR
FORT MYERS FL 33913

WEITHOENER HELGA
844 WOODRIDGE CIR
FORT MYERS FL 33913

RODRIGUEZ MARIA FATIMA
846 WOODRIDGE CIR
FORT MYERS FL 33913

MIRAGLIOTTA PETER A &
848 WOODRIDGE CIR
FORT MYERS FL 33913

ESCAMILLA BRANDON KABAT
850 WOODRIDGE CIR
FORT MYERS FL 33913

STEWART LONNIE & ALPHONSINE
852 WOODRIDGE CIR
FORT MYERS FL 33913

SUMMERS JOLENE BRITTANY
854 WOODRIDGE CR
FORT MYERS FL 33913

INDERJEET KOWSILIA
830 YOUNGREEN DR
FORT MYERS FL 33913

GUTIERREZ LARRY & IRMA
828 YOUNGREEN DR
FORT MYERS FL 33913

KOVAL JUSTIN & HOWARD KYLE
826 YOUNGREEN DR
FORT MYERS FL 33913

ROMERO LUIS RAMIREZ &
824 YOUNGREEN DR
FORT MYERS FL 33913

URBINA MARIO
913 S 18TH ST LOT 64
OXFORD MS 38655

NIEVES MARISOL +
842 YOUNGREEN DR
FORT MYERS FL 33913

WILLIAMS KACELYN +
838 YOUNGREEN DR
FORT MYERS FL 33913

MANZANARES CASTILLON VIRGINIA
836 YOUNGREEN DR
FORT MYERS FL 33913

BENNETT ANTHONY & KAREN
834 YOUNGREEN DR
FORT MYERS FL 33913

PANTOJA SALVADOR &
832 YOUNGREEN DR
FORT MYERS FL 33913

CAVENDER CASEY & MIKAELA TR
833 YOUNGREEN DR
FORT MYERS FL 33913

LOPEZ JUAN CANO
835 YOUNGREEN DR
FORT MYERS FL 33913

SARVATE SIMA
1310 GALLANT CT
PICKERING ON L1W 3W7
CANADA

TU LENG +
839 YOUNGREEN DR
FORT MYERS FL 33913

LOUIS JEUNE BETTY
841 YOUNGREEN DR
FORT MYERS FL 33913

ET-4 LP
1170 KANE CONCOURSE #400
BAY HARBOR ISLANDS FL 33154

ET-4 LP
1170 KANE CONCOURSE #400
BAY HARBOR ISLANDS FL 33154

LGI HOMES - FLORIDA LLC
1450 LAKE ROBBINS DR #430
THE WOODLANDS TX 77380



GREEN MEADOW RD

COZY BEAR LN

SLEEPY HOLLOW LN

WILLOW BROOK LN

KENTARA WAY

44
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0010

00001
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00001
0020

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2000

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3000

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8000

53 54
00001 00001
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52 51
00001 00001
0050 0020

50 49
00001 00001
1140 001B

48 49
00001 00001
1000 1020

55 00001 0010
56 00001 0020
57 00001 0030
58 00003 0060

60 62 63 72 04 71 05 70 66 09
00002 20000 20211 020 312 1000 4020 5020 5020 0020

5 00001 3010

4 00001 3000

47 00001 1040

61 00002 3030

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00001 3010

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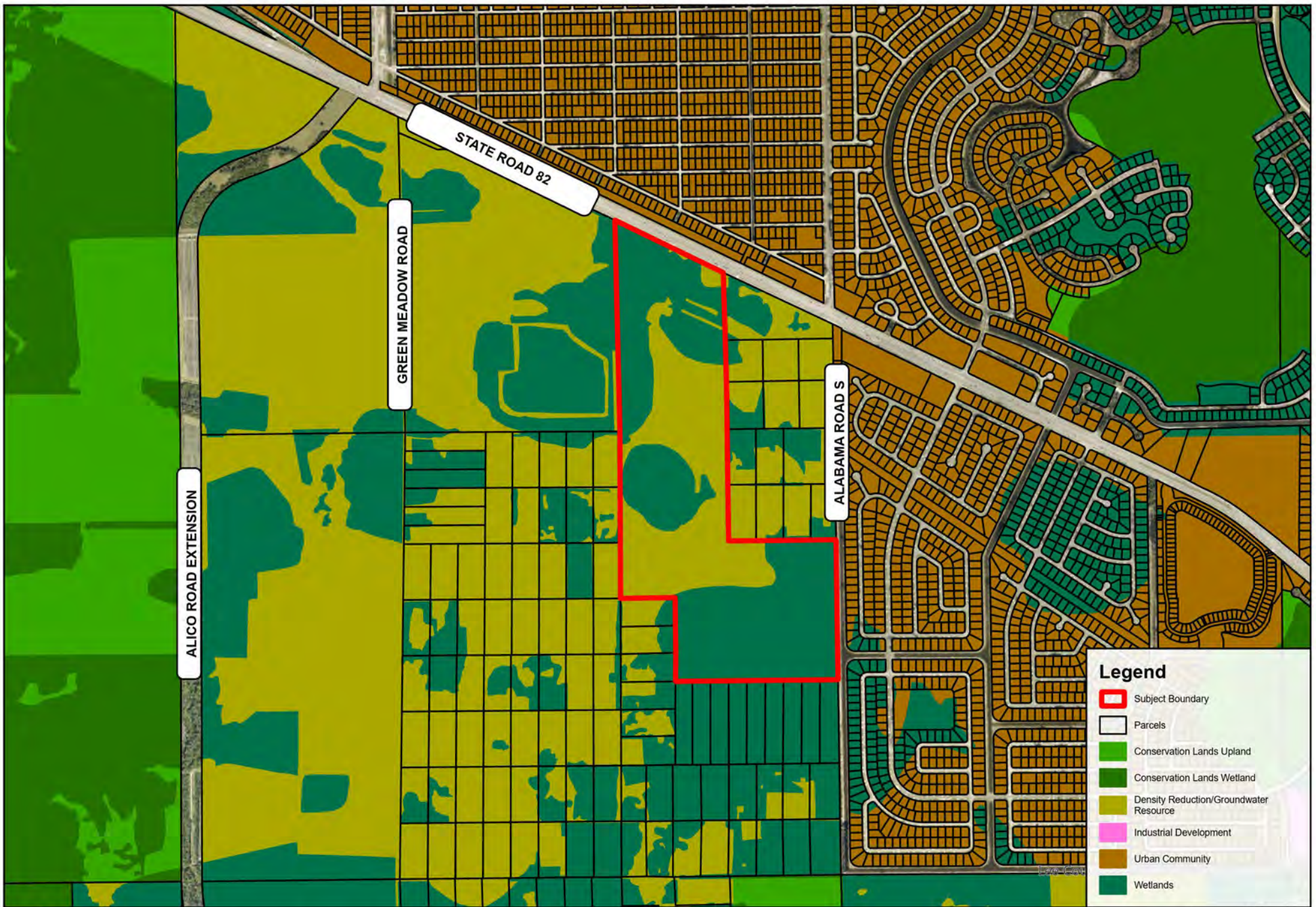
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00002 20000 20211 020 312 1000 4020 5020 5020 0020

1/2 mile

WWW.EEPC

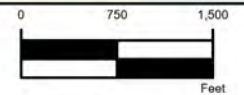
MANAGED BY



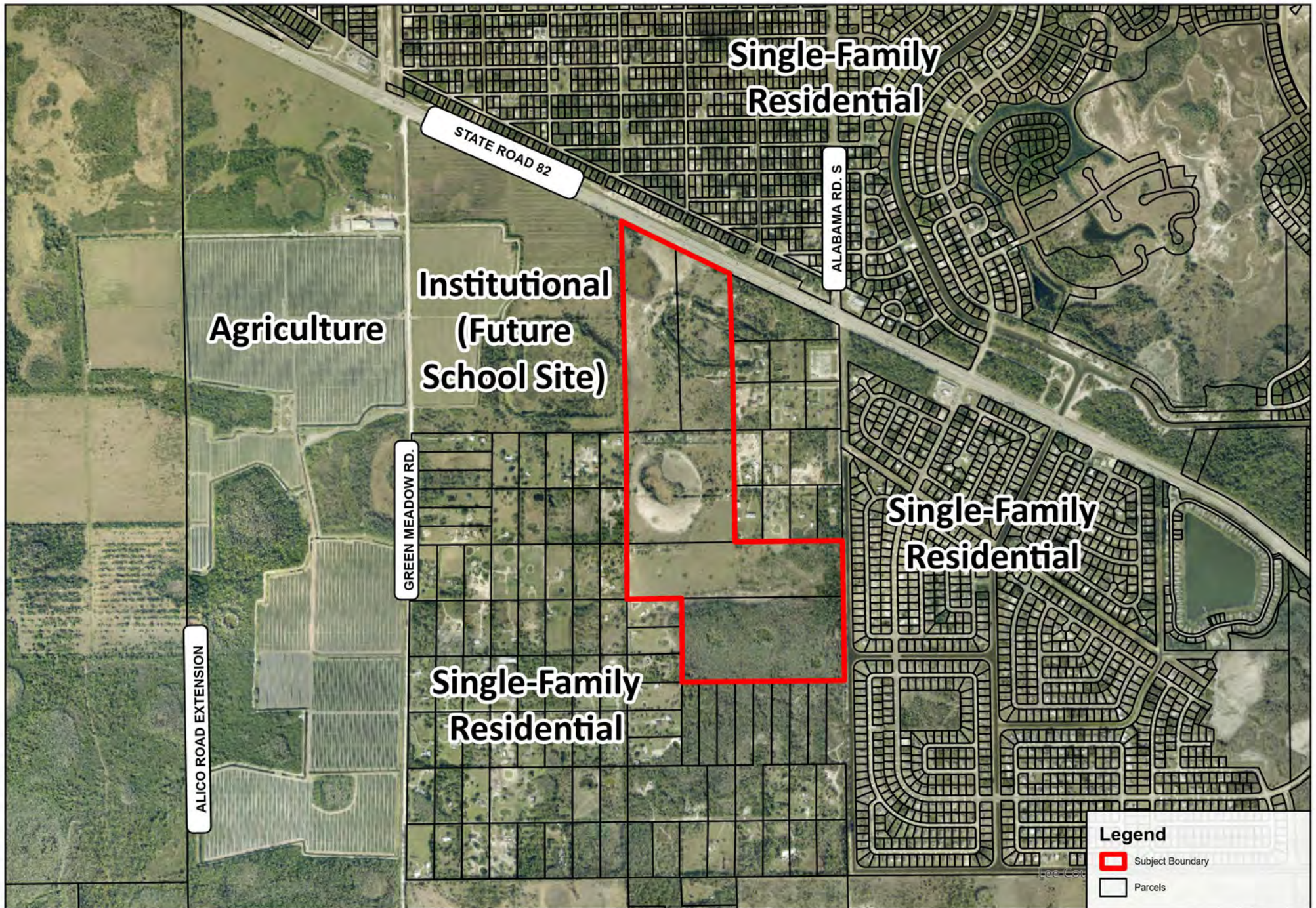
8725 Penderly Pl
 Suite 101
 Bradenton, FL
 Tel: 941.379.8400
 www.rvplanning.com

SR82 FREEMAN PARCELS • EXISTING FUTURE LAND USE MAP

- 📍 Lee County
- 📅 7/8/2025
- # 24008461
- 👤 Brian Freeman



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

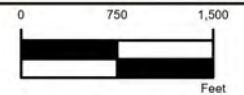


SR82 FREEMAN PARCEL • SURROUNDING LAND USES MAP

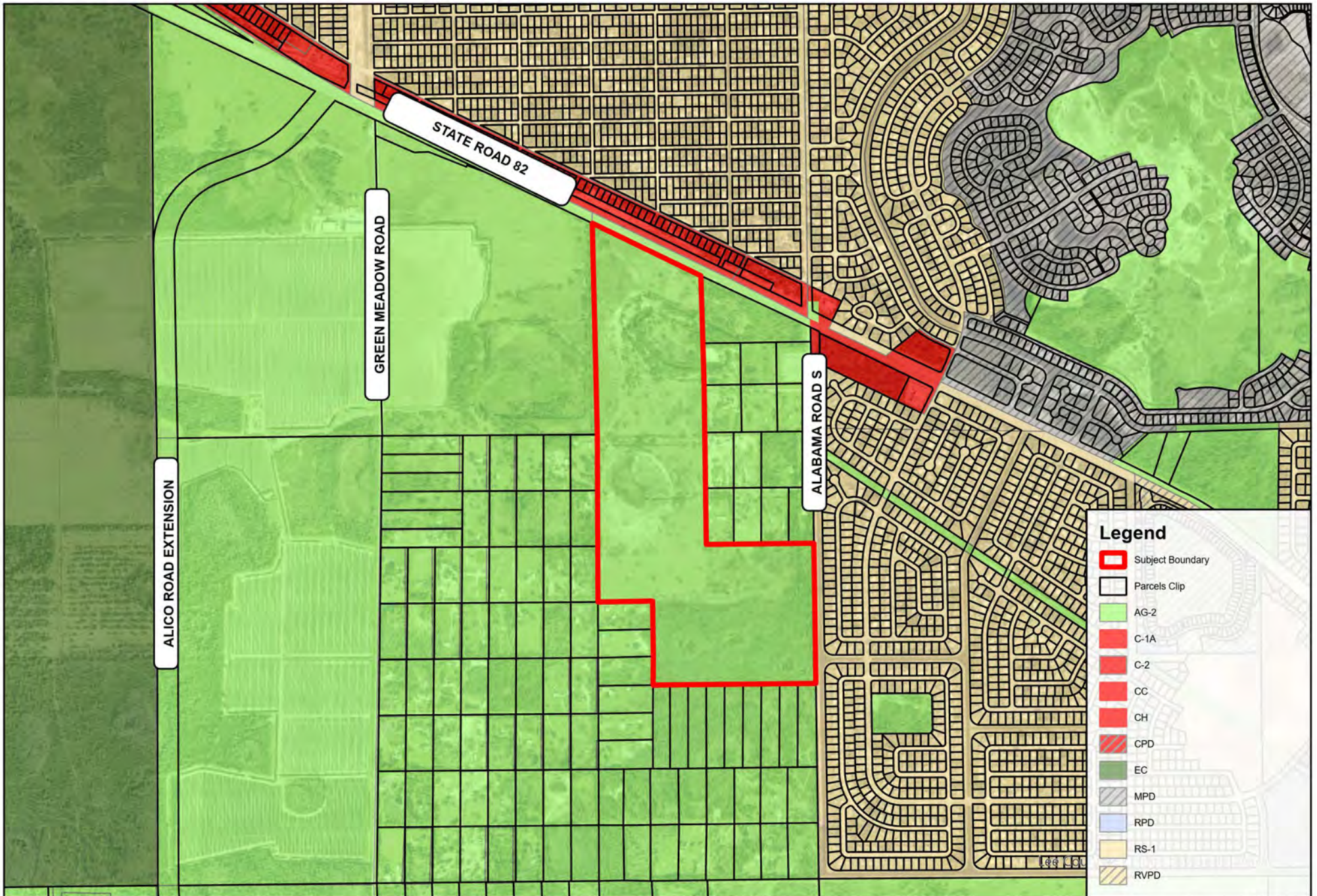
- 📍 Lee County
- 📅 10/21/2025
- # 24008461
- 👤 Brian Freeman



8725 Penderly Pl
Suite 101
Bradenton, FL
Tel: 941.379.8400
www.rviplanning.com



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



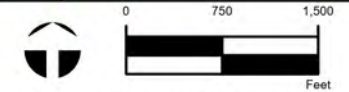
- Legend**
- Subject Boundary
 - Parcels Clip
 - AG-2
 - C-1A
 - C-2
 - CC
 - CH
 - CPD
 - EC
 - MPD
 - RPD
 - RS-1
 - RVPD

SR82 FREEMAN PARCELS • EXISTING ZONING MAP

- Lee County
- 7/8/2025
- # 24008461
- Brian Freeman

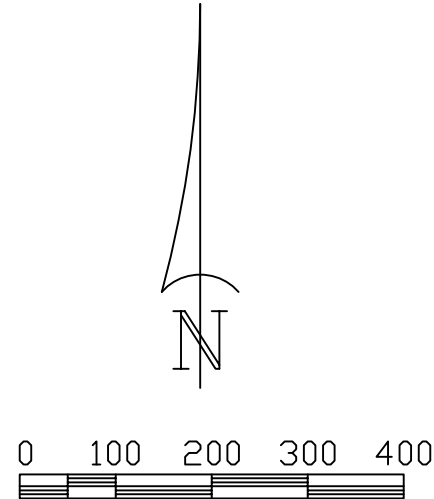
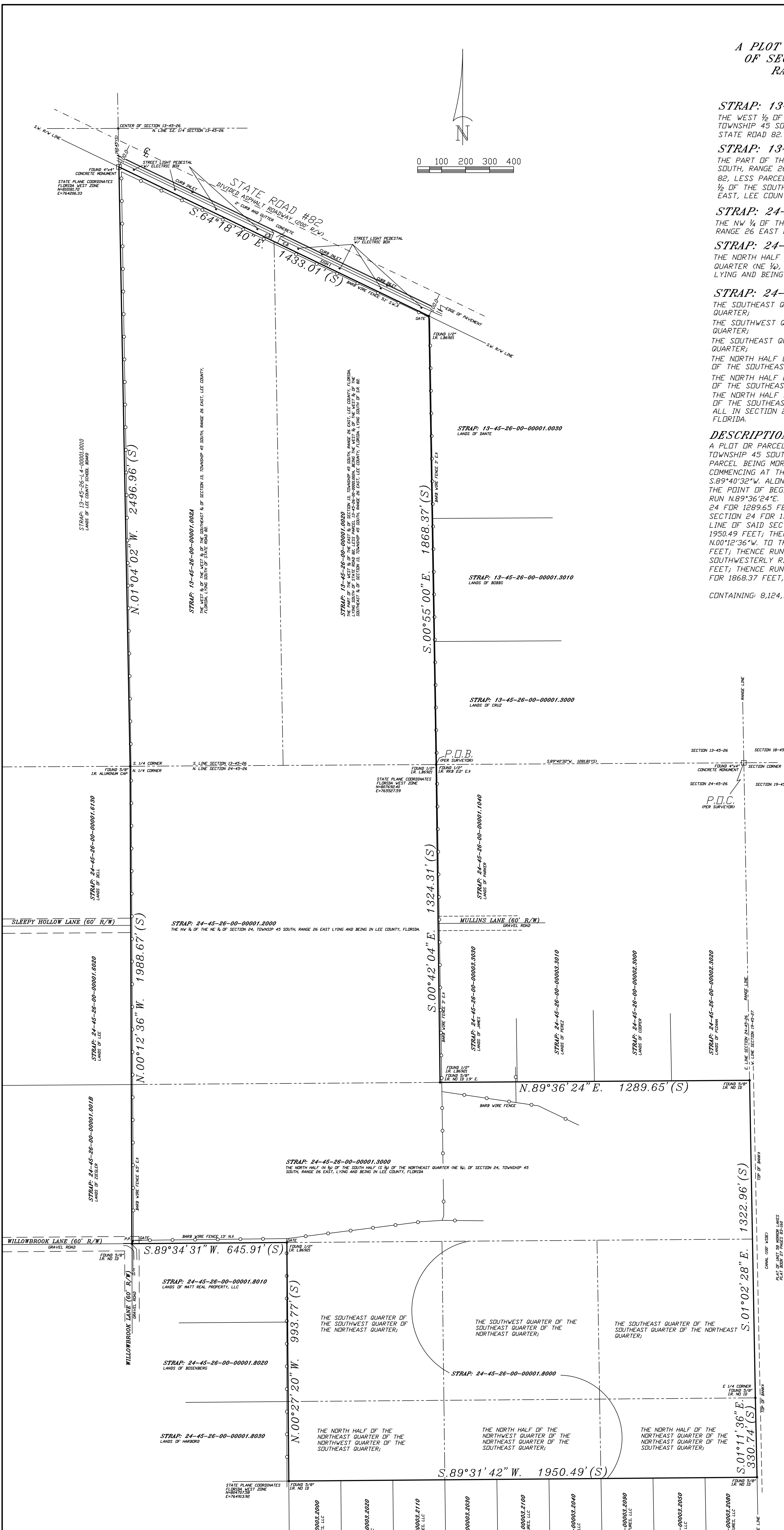


8725 Penderly Pl
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 Tel: 941.379.8400
 www.rviplanning.com



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA



STRAP: 13-45-26-00-00001.002A

THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 82.

STRAP: 13-45-26-00-00001.0020

THE PART OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 82, LESS PARCEL 13-45-26-00-00001.002A, BEING THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, LYING SOUTH OF S.R. 82.

STRAP: 24-45-26-00-00001.2000

THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 26 EAST LYING AND BEING IN LEE COUNTY, FLORIDA.

STRAP: 24-45-26-00-00001.3000

THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LYING AND BEING IN LEE COUNTY, FLORIDA.

STRAP: 24-45-26-00-00001.8000

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
 THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;
 THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;
 THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
 THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
 THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
 ALL IN SECTION 24, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA.

DESCRIPTION PER SURVEYOR:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, THENCE RUN S.89°40'32\"/>

CONTAINING: 8,124,715.5 SQ. FT., OR 186.5 ACRES±.

LEGEND:

- SET #4 IRON ROD (CAP LS #6515)
- FOUND IRON ROD (I.R.)
- CONCRETE MONUMENT (C.M.)
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- LAKE MAINTENANCE EASEMENT
- POINT OF CURVATURE
- POINT OF TANGENCY
- OFFICIAL RECORDS BOOK
- (S) AS PER SURVEY
- (M) AS MEASURED
- (P) AS PER PLAT
- (D) AS PER DEED
- (I) CURVE NUMBER
- LI LINE NUMBER
- R/W RIGHT-OF-WAY
- ⊥ CENTERLINE
- R.W.B. RECLAIM WATER BOX
- W.M. WATER METER
- W.V. WATER VALVE
- F.H. FIRE HYDRANT
- O/H OVERHEAD POWER
- P.P. POWER POLE
- G.A.&W. GUY ANCHOR & WIRE
- E.B. ELECTRIC BOX
- N/D NAIL & DISK
- N/T.T. NAIL & TINTAB
- ELEV. ELEVATION
- B.M. BENCHMARK
- ⊙ TYPICAL ELEVATION
- A/C AIR CONDITIONER
- W.S. WATER SYSTEM
- P.E. POOL EQUIPMENT
- CONCRETE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE SOUTH LINE OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING S.89°40'32\"/>

FLOOD INFORMATION:
 COMMUNITY NUMBER: 125124
 PANEL NUMBER: 0475
 SUFFIX: F
 MAP NUMBER: 12071C0475F
 EFFECTIVE DATE: 8-28-2008
 FLOOD ZONE: "X"
 ELEVATION: **NOT DETERMINED**

REVISED	DESCRIPTION	BY

DATE OF LAST FIELD WORK: 9-12-2025	PHILLIP M. MOULD PROFESSIONAL SURVEYOR AND MAPPER LS6515 - STATE OF FLORIDA
DRAWN: CJ	PHILLIP M. MOULD 8180 GULL LANE FORT MYERS, FL 33967 239-645-1548 PHILLIPMOULD@DLIVE.COM
CHECKED: CJ	SCALE: 1"=200'
SURVEY DATE: 9-12-2025	FILE NO.: 44-25-22
	SHT. - 1
	DF - 1

SKETCH TO ACCOMPANY DESCRIPTION
 A PLOT OR PARCEL OF LAND LYING IN
 A PORTION OF SECTIONS 13 AND 24,
 TOWNSHIP 45 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA

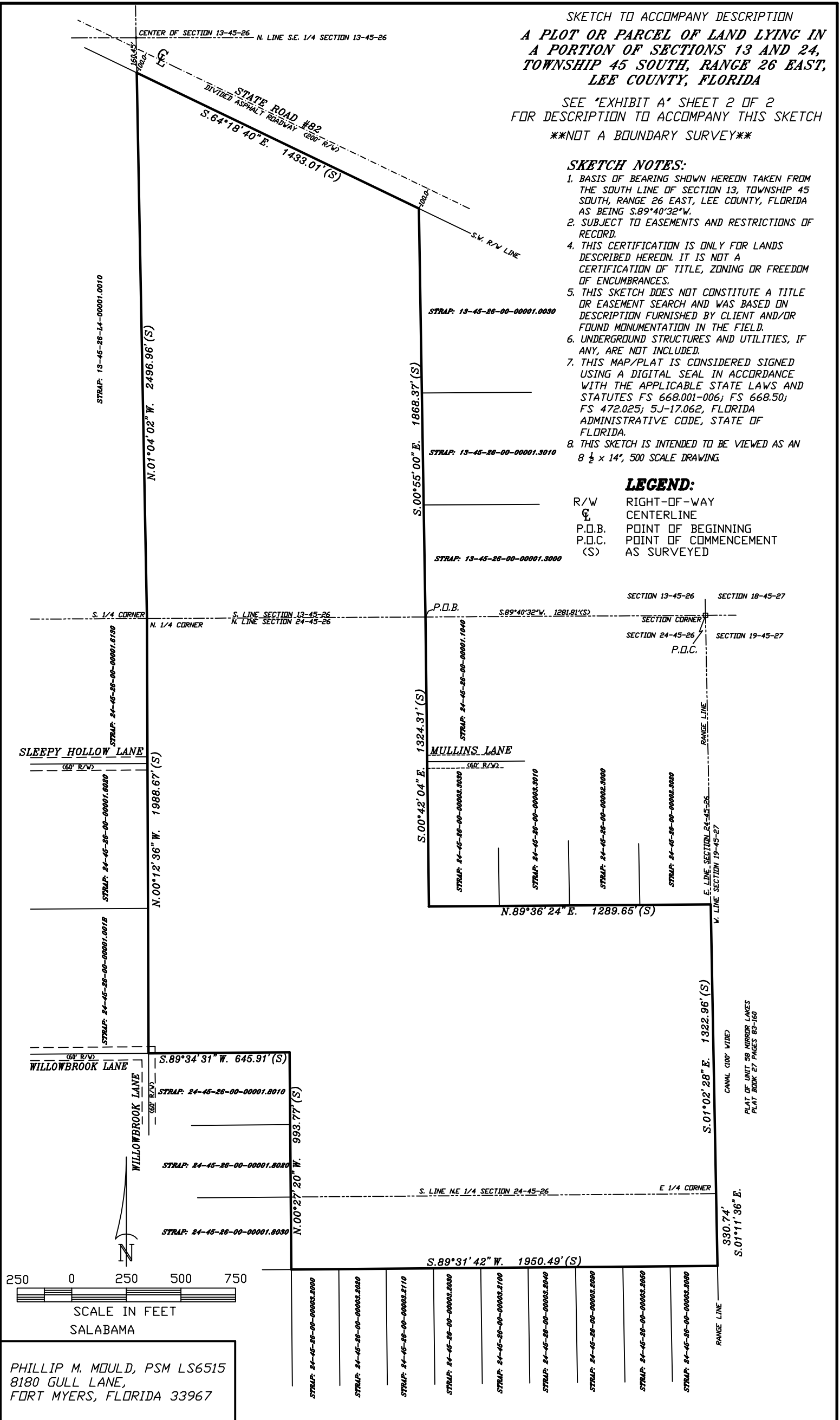
SEE "EXHIBIT A" SHEET 2 OF 2
 FOR DESCRIPTION TO ACCOMPANY THIS SKETCH
 NOT A BOUNDARY SURVEY

SKETCH NOTES:

1. BASIS OF BEARING SHOWN HEREDON TAKEN FROM THE SOUTH LINE OF SECTION 13, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA AS BEING S.89°40'32"W.
2. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREDON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2 x 14", 500 SCALE DRAWING.

LEGEND:

- R/W RIGHT-OF-WAY
 CL CENTERLINE
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 (S) AS SURVEYED



PHILLIP M. MOULD, PSM LS6515
 8180 GULL LANE,
 FORT MYERS, FLORIDA 33967

*A PLOT OR PARCEL OF LAND LYING IN
A PORTION OF SECTIONS 13 AND 24,
TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE
COUNTY, FLORIDA*

SEE SHEET 1 OF 2
FOR SKETCH TO ACCOMPANY THIS DESCRIPTION

DESCRIPTION:

A PLOT OR PARCEL OF LAND LYING IN A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, THENCE RUN S.89°40'32"W. ALONG THE NORTH LINE SAID SECTION 24 FOR 1281.81 FEET, TO THE POINT OF BEGINNING; THENCE RUN S.00°42'04"E. FOR 1324.31 FEET; THENCE RUN N.89°36'24"E. TO A POINT LYING ALONG THE EAST LINE OF SAID SECTION 24 FOR 1289.65 FEET; THENCE RUN S.01°02'28"E. TO THE EAST QUARTER SAID SECTION 24 FOR 1322.96 FEET; THENCE RUN S.01°11'36"E. ALONG THE EAST LINE OF SAID SECTION 24 330.74 FEET; THENCE RUN S.89°31'42"W. FOR 1950.49 FEET; THENCE RUN N.00°27'20"W. FOR 993.77 FEET; THENCE RUN N.00°12'36"W. TO THE NORTH QUARTER CORNER SAID SECTION 24, FOR 1988.67 FEET; THENCE RUN N.01°04'02"W. TO A POINT LYING ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 82 (SR82) FOR 2496.96 FEET; THENCE RUN S.64°18'40"E. ALONG SAID SOUTHWESTERLY RIGHT OF WAY OF STATE ROAD 82 (SR82) FOR 1433.01 FEET; THENCE RUN S.00°55'00"E. FOR 1868.37 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 8,124,715.5 SQ. FT., OR 186.5 ACRES±.

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA
9-18-2025

SALABAMA

PHILLIP M. MOULD PSM LS6515
8180 GULL LANE
FORT MYERS, FL. 33967
(239)-645-1348

Prepared By:
The Freeman Law Firm, P.A.
4245 Fowler Street
Fort Myers, Florida 33901

Quit Claim Deed

Property Appraiser's Parcel Identification No. 13-45-26-00-00001.002A

This Quit Claim Deed, Executed this 9th day of April, 2013.

By: **BJ Holdings of Fort Myers, LLC**

To: **Jeffrey B. Freeman, Trustee**

Whose address is 4245 Fowler Street, Fort Myers, Florida 33901

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being in the County of Lee, State of Florida as described as follows:

The West 1/2 of the West 1/2 of the Southeast 1/4 of Section 13, Township 45 South, Range 26 East, Lee County, Florida lying South of State Road 82.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR CONTIGUOUS THERETO.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of :

Jessie Drum
Witness Signature as to First Party

Jeannie Drum
Printed Name

Joyce Herndon
Witness Signature as to First Party

Joyce Herndon

Brian Freeman
Brian Freeman, Managing Member for BJ Holdings of Fort Myers, LLC

Brian Freeman
Printed Name

4245 Fowler St.
Post Office Address

Fort Myers, FL 33901

Printed Name

Witness Signature as to Co-First Party (if any)

Signature of Co-First Party (if any)

Printed Name

Printed Name

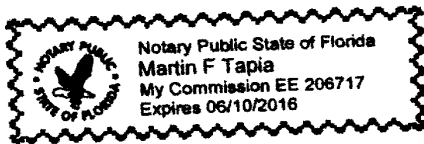
Witness Signature as to Co-First Party (if any)

Post Office Address

Printed Name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 9th day of April,
20 13, by BRIAN S. FREEMAN, who is personally known to me or has
produced _____ as identification and who did/did not take an oath.



[Signature]
Signature of Notary

MARTIN F. TAPIA
Printed Name

(SEAL)

Prepared By:
The Freeman Law Firm, P.A.
4245 Fowler Street
Fort Myers, Florida 33901

Quit Claim Deed

Property Appraiser's Parcel Identification No. 13-45-26-00-00001.0020

This Quit Claim Deed, Executed this 9th day of April, 2013,

By: BJ Holdings of Fort Myers, LLC

To: Jeffrey B. Freeman, Trustee

Whose address is 4245 Fowler Street, Fort Myers, Florida 33901

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being in the County of Lee, State of Florida as described as follows:

The part of the West 1/2 of the East 1/2 of of Section 13, Township 45 South, Range 26 East, Lee County, Florida lying South of State Road 82, less Parcel 13-45-26-00-00001.002A, being the West 1/2 of the West 1/2 of the Southeast 1/4 of Section 13, Township 45 South, Range 26 east, Lee County, Florida, lying South of S.R. 82.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR CONTIGUOUS THERETO.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of :

Jannie Drum
Witness Signature as to First Party

Jannie Drum
Printed Name

Joyce Herndon
Witness Signature as to First Party

Joyce Herndon

Brian Freeman

Brian Freeman, Managing Member for BJ Holdings of Fort Myers, LLC

Brian Freeman
Printed Name

4245 Fowler St.
Post Office Address

Fort Myers, FL 33901

Printed Name

Witness Signature as to Co-First Party (if any)

Signature of Co-First Party (if any)

Printed Name

Printed Name

Witness Signature as to Co-First Party (if any)

Post Office Address

Printed Name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 9th day of April,
2013, by BRIAN S. FREEMAN, who is personally known to me or has
produced _____ as identification and who did/did not take an oath.



[Signature]
Signature of Notary
MARTIN F. TAPIA
Printed Name

(SEAL)



THIS INSTRUMENT PREPARED BY:
 S. SCOTT CHOOS, ESQ.
 15600 S.W. 288th Street
 Suite 312
 Homestead, Florida 33033

INSTR # 5999979
 Official Records BK 04085 PG 0413
 RECORDED 10/07/2003 03:27:25 PM
 CHARLIE GREEN, CLERK OF COURT
 LEE COUNTY
 RECORDING FEE 6.00
 DEED DOC 210.00
 DEPUTY CLERK K Cartwright

WARRANTY DEED

THIS INDENTURE, Made this 19th day of May, 2003, BETWEEN

ELLEN ROSS MONARCH f/k/a ELLEN ROSS,
 whose post office address is 75-415 St Andrews Court, Indian Wells California 92210,
 of the County of RIVERSIDE, State of California, grantor*, and

BRIAN SCOTT HOLDINGS, INC., a Florida corporation,
 whose post office address is 25435 Loblolly Bay Road, S.W., LaBelle, FL 33935
 of the County of Lee, State of Florida, grantee*,

WITNESSETH, That said grantor, for and in consideration of the sum of TEN and 00/00 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

The NW 1/4 of the NE 1/4 of Section 24, Township 45 South, Range 26 East, lying and being in Lee County, Florida.

FOLIO NO: 24-45-26-00-00001.2000

The subject property is not the homestead of the grantor or contiguous to the homestead of the grantor, who resides at 75-415 Anderews Court, Indian Wells, California 92210.

Subject to taxes for the year 2003 and subsequent years, zoning ordinances, restrictions, easements and limitations of record.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
 in our presence:

Print SUSAN M. ORTEGA

ELLEN ROSS MONARCH

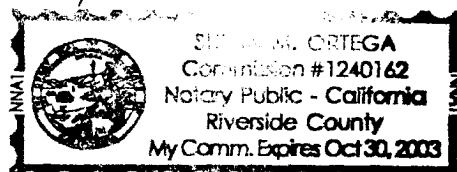
Print RON HIBBS

STATE OF CALIFORNIA
 COUNTY OF Riverside

The foregoing instrument was acknowledged before me this 19th day of May, 2003, by ELLEN ROSS MONARCH f/k/a ELLEN ROSS, a ~~an~~ remarried widow, who () is personally known to me () has produced Ca driver license as identification and who did take an oath.

NOTARY PUBLIC

My Commission Expires: 10-30-03





175.00
10.00
185.00

INSTR # 6490064
OR BK 04467 Pg 4739; (1pg)
RECORDED 10/18/2004 01:27:21 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 10.00
DEED DOC 175.00
DEPUTY CLERK P Johnston

Prepared by and return to:
Stephen E. Dalton, Esq.
PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, FL 33901
239-334-2195
File Number: **65662.100B**
Will Call No.: 18

Parcel Identification No. **24-45-26-00-00001.3000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 4th day of ~~September~~ ^{October}, 2004 between **William L. Lucas**, whose post office address is **1807B Pennsylvania Avenue, Charleston, WV 25302** of the County of **Kanawha**, State of **West Virginia**, grantor*, and **Brian Scott Holdings, Inc.**, a Florida corporation, whose post office address is **25435 Loblolly Bay Road, LaBelle, FL 33935** of the County of **Hendry**, State of **Florida**, grantee*;

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida**, to-wit:

An undivided 25% interest in the North half (N 1/2) of the South half (S 1/2) of the Northeast quarter (NE 1/4) of Section 24, Township 45 South, Range 26 East, lying and being in Lee County, Florida.

Grantor, by this Deed, conveys all his interest in the above property.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor resides in Charleston, West Virginia. The land being conveyed is vacant land.

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mark A. Sodd
Witness Name: _____
Drew E. Carpenter
Witness Name: _____

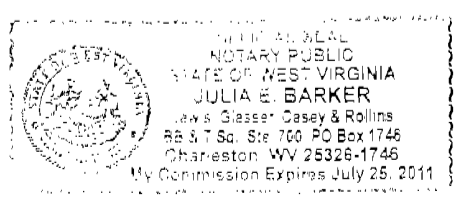
William L. Lucas (Seal)
William L. Lucas

State of West Virginia
County of Kanawha

The foregoing instrument was acknowledged before me this 4th day of ~~September~~ ^{October}, 2004 by William L. Lucas, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Julia E. Barker
Notary Public
Printed Name: Julia E. Barker
My Commission Expires: July 25, 2011



DoubleTime®

PREPARED BY AND RETURN TO:
Craig S. Pearlman
Killgore Pearlman Stamp Ornstein &
Squires
P.O. Box 1913
Orlando, FL 32801

QUIT CLAIM DEED

THIS INDENTURE, made this 28 day of JANUARY, 2015, between Real Value Properties, Inc., a Florida corporation, of P.O. Box 947869, Maitland, FL 32794, party of the first part, and BJ Holdings of Fort Myers, LLC, of 4245 Fowler Street, Fort Myers, FL 33901, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in Lee County, Florida, to wit:

That certain property lying and being in Sections 13 and 24, Township 45 South, Range 26 East, Lee County, Florida, as particularly described on Exhibit A hereto and made a part hereof.

Parcel ID # 24-45-26-00-00001.8000
Folio ID: 10351366

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

AND this property is not the homestead of the party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed in the presence of:

Michelle Byrne
Michelle Byrne
Type or print name of witness

Steve Lambert
STEVE LAMBERT
Type or print name of witness

David R. Rasmussen
David R. Rasmussen, President
Real Value Properties, Inc.

Address:
P.O. Box 947869
Maitland, FL 32794

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 29 day of January, 2015, by David R. Rasmussen, President of Real Value Properties, Inc., who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.



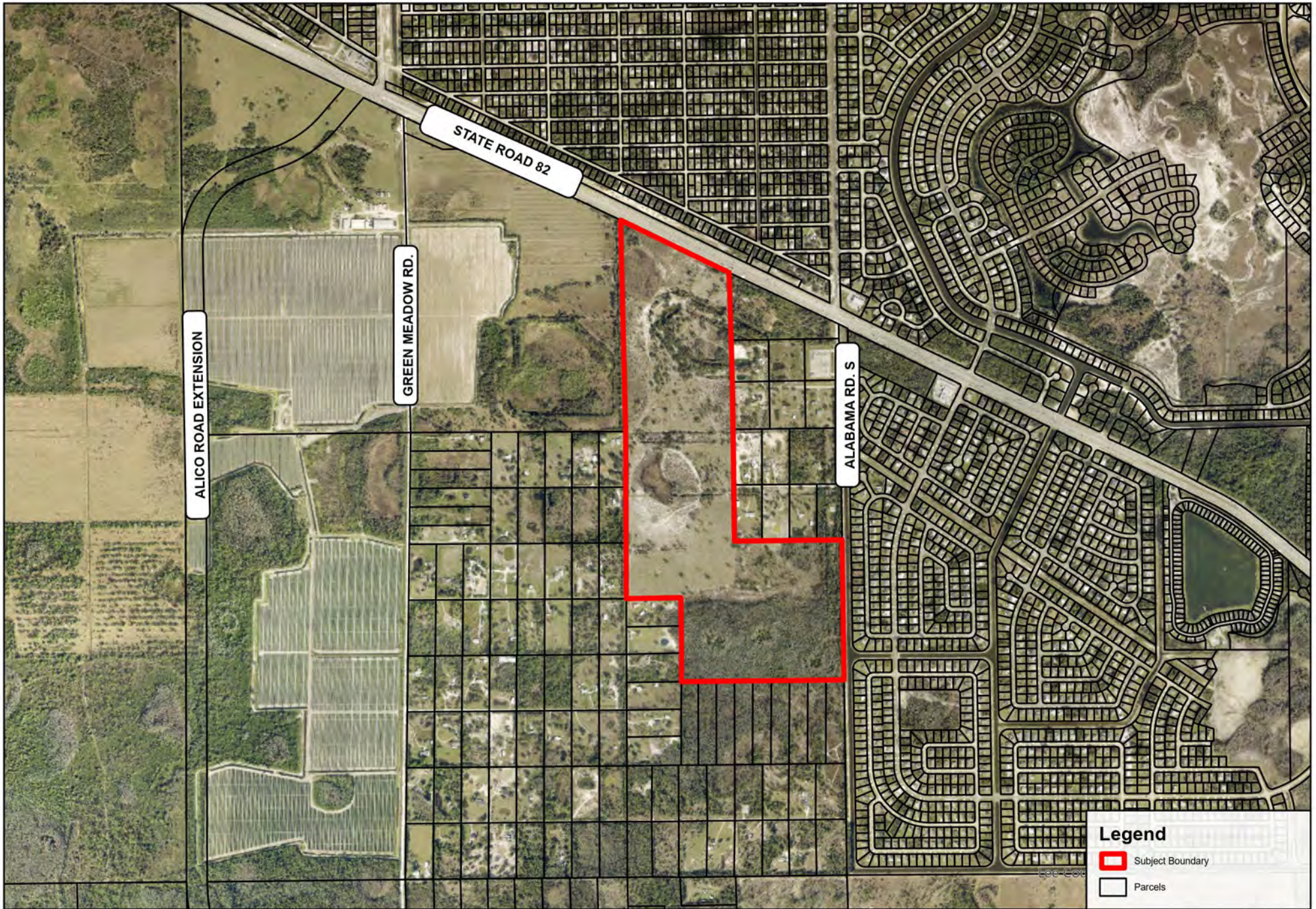
NOTARY PUBLIC:

SIGN: Robin A Forman-Davila
PRINT: Robin A Forman-Davila
State of Florida at Large
My Commission Expires:
Commission No./Serial No: EE 095990

N.B. This deed has been prepared at the Grantor's request without examination or legal opinion of title.





Exhibit A

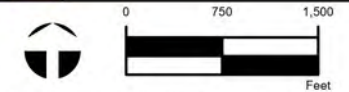
RG
The Southeast quarter of the Southeast quarter of the Northeast quarter; the Southwest quarter of the Southeast quarter of the Northeast quarter; the Southeast quarter of the Southwest quarter of the Northeast quarter; the North half of the Northeast quarter of the Northwest quarter of the Southeast quarter; the North half of the Northwest quarter of the Northeast quarter of the Southeast quarter; and the North half of the Northeast quarter of the Northeast quarter of the Southeast quarter; All in Section 24, Township 45 South, Range 26 East, Lee County, Florida.



8725 Pendency Pl
 Suite 101
 Bradenton, FL
 Tel: 941.379.8400
 www.rviplanning.com

SR82 FREEMAN PARCEL • AERIAL MAP

-  Lee County
-  7/8/2025
-  # 24008461
-  Brian Freeman



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

AFFIDAVIT OF AUTHORIZATION

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

I, Brian Freeman (name), as Managing Member (owner/title) of BRIAN SCOTT HOLDINGS, INC, and BJ HOLDINGS OF FORT MYERS, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

Signature

Date

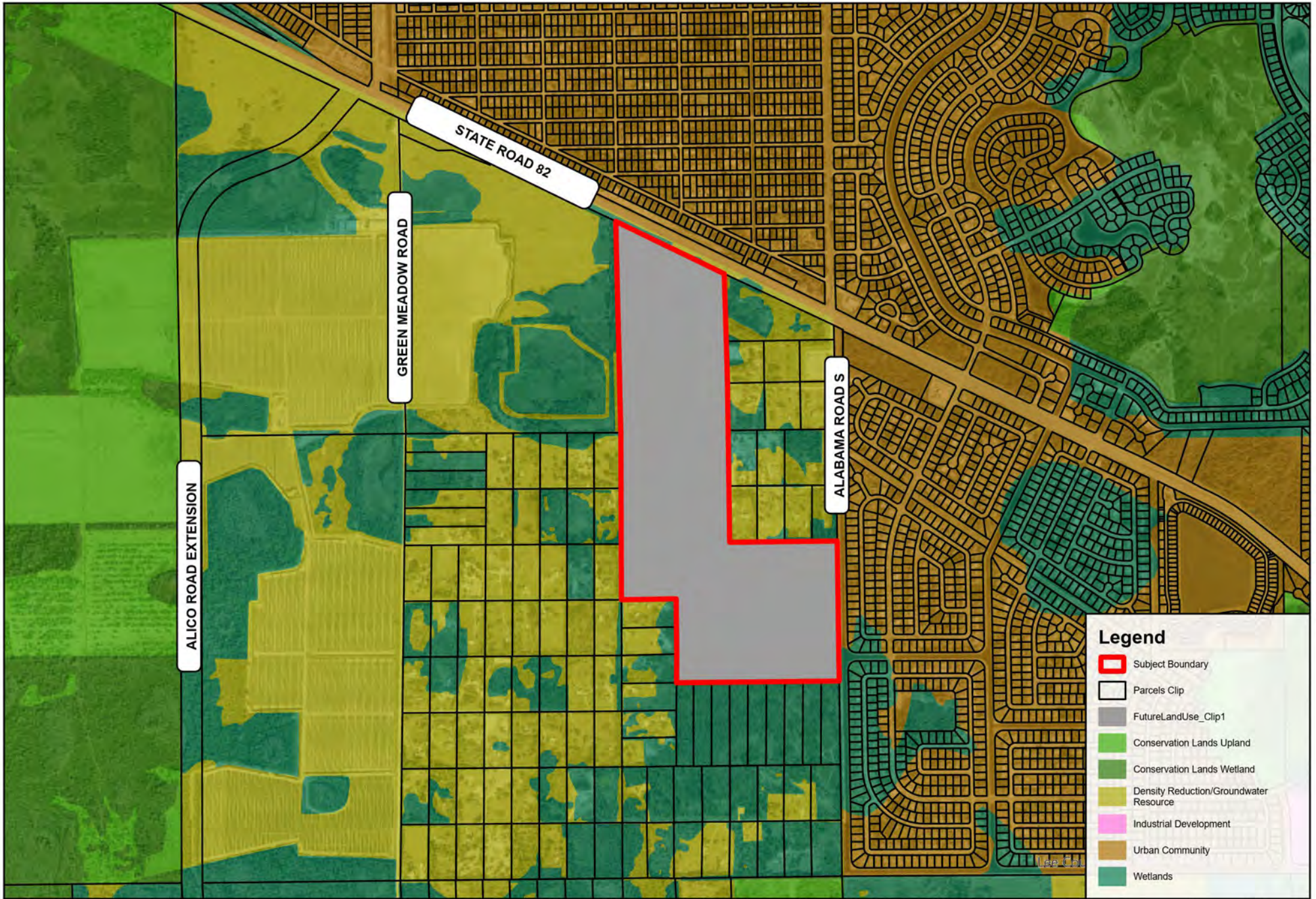
*******NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED**

**STATE OF FLORIDA
COUNTY OF LEE**





The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 2022, by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

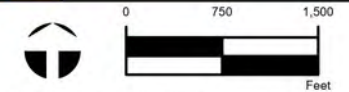


SR82 FREEMAN PARCELS • PROPOSED FUTURE LAND USE MAP

 Lee County
 7/8/2025
 # 24008461
 Brian Freeman

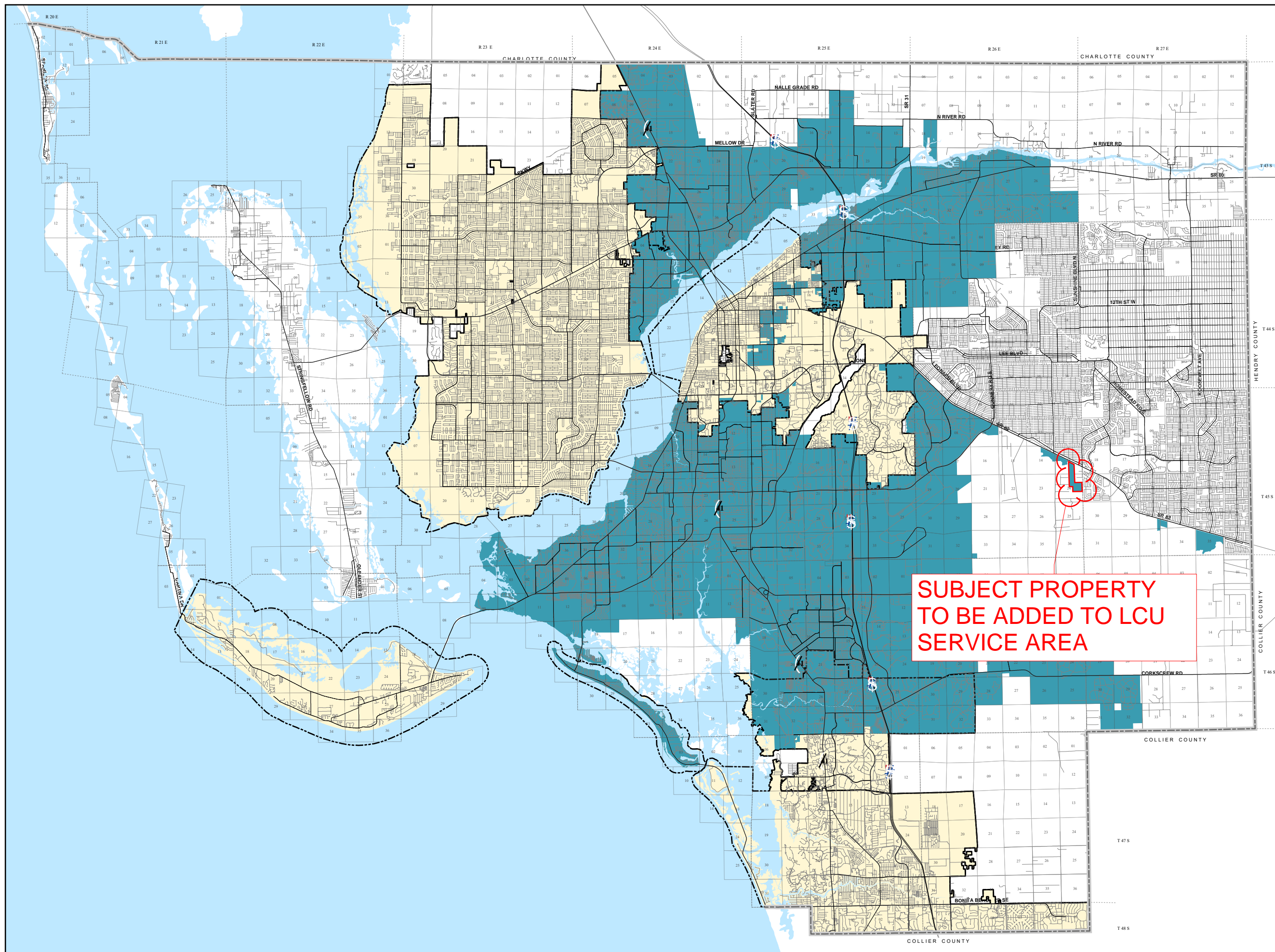


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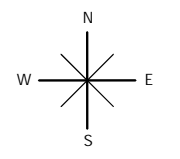
LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS



**SUBJECT PROPERTY
TO BE ADDED TO LCU
SERVICE AREA**

-  Future Water Service Areas
-  City Limits

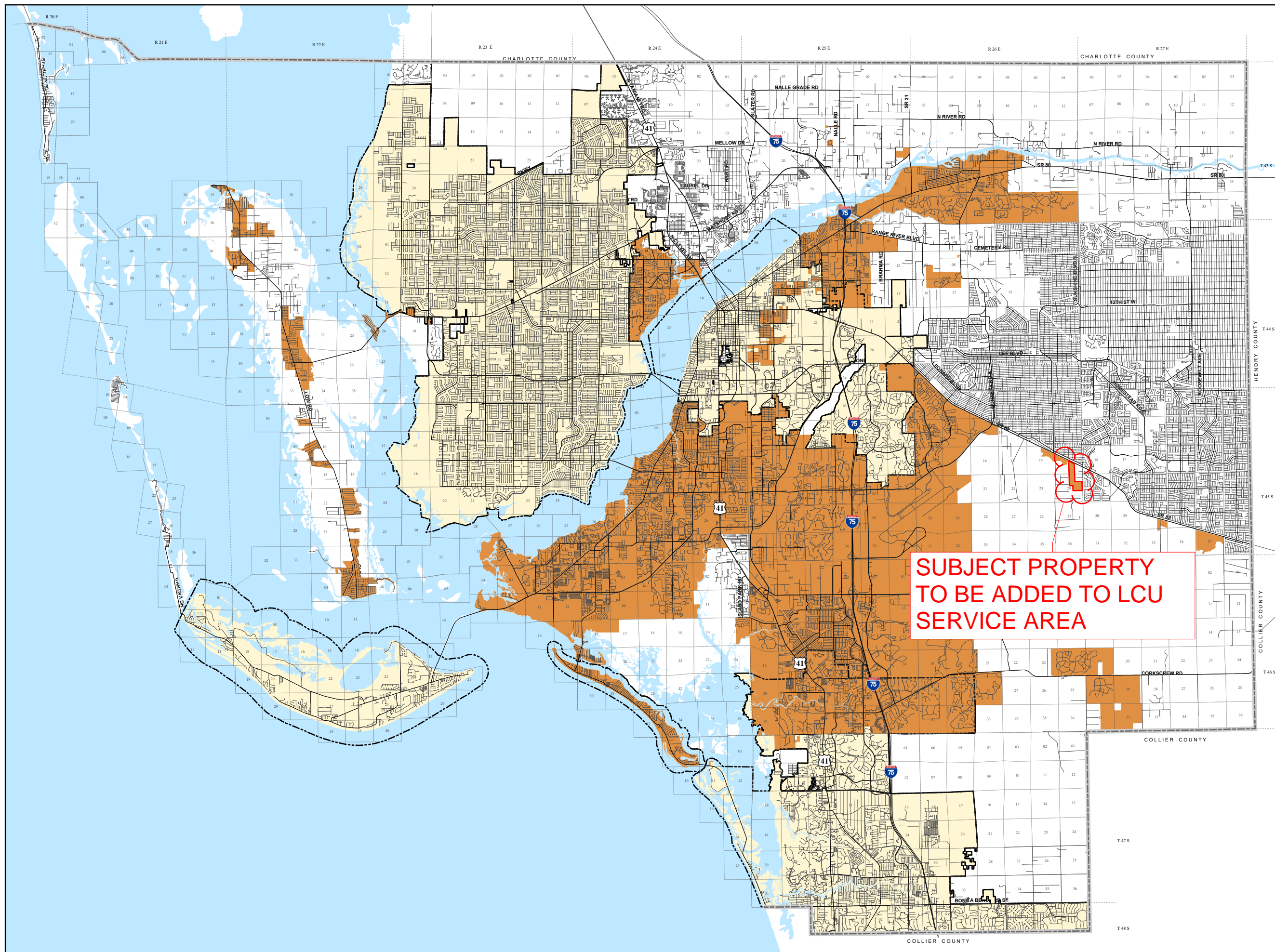
Ord. No. 89-02, 00-22, 03-19, 10-06, 10-40, 10-43, 12-24, 13-16, 14-21, 15-13, 15-14, 17-06, 17-23, 19-10, 19-25, 21-09, 22-25




Map Generated: January 2023
City limits current to date of map generation

Lee Plan Map 4-A

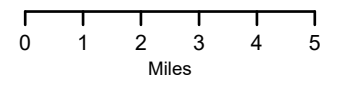
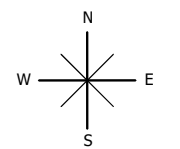
LEE COUNTY UTILITIES FUTURE SEWER SERVICE AREAS



 Future Sewer Service Areas

 City Limits

Ord. No. 89-02, 00-22, 03-19, 10-07, 10-40, 10-43, 13-16, 12-24, 14-21, 15-13, 15-14, 17-06, 17-23, 19-25



Map Generated: November 2021
City limits current to date of map generation

Lee Plan Map 4-B

I. REQUEST

Brian Freeman of Brian Scott Holdings, Inc. and BJ Holdings of Fort Myers, LLC (“Applicant”) is requesting a Large-Scale Comprehensive Plan Amendment to amend:

- Future Land Use Map 1-A to move the property from the Wetlands and DR/GR Future Land Use Category (FLUC) to the Tradeport FLUC.
- The Sewer and Water Franchise Area Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) franchise service area.
- Table 1(b) to allocate acreage to the Tradeport future land use category in Southeast Lee County Planning Community.

The CPA will be accompanied by a request to rezone the 186.5+/- acres from AG-2 to MPD to allow for 1,750,000 sf of commercial, office (medical office limited to 75,000 sf), hotel (250 rooms), and light industrial uses.

II. PROPERTY HISTORY

The Property is located south of State Road 82 and roughly three miles east of Daniels Parkway and SR 82 intersection, on the south side of SR 82 between Sunshine Blvd. and Alabama Road, in unincorporated Lee County, Florida. The Property is located within the Southeast Lee County Community Area. The Property is currently undeveloped on vacant land. Access is provided from State Road 82.



The map amendment will be accompanied by a requested MPD Rezone petition. The proposal will allow for a development of with a maximum of 1,750,000 sf of Commercial, Office, Hotel, and light industrial uses.

III. EXISTING CONDITIONS

The site has a long history of agricultural exemption and is mostly cleared serving as pasture. The 186.5-acre parcel has 78.67 acres of field located flagged wetlands most of which occupy the

southern third of the site. The exact area of the wetlands will be more precisely be measured during South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP). At that point the wetlands and additional acreage will be placed in a conservation easement according to EEPKO policies.

The property is in the Density Reduction/Groundwater Resource (DR/GR) and Wetlands Future Land Use Category. The site is within the Southeast Lee County Planning District, part of the Estero River Watershed and in the secondary Panther Habitat Zone. It is not within the Coastal High Hazard Area (CHHA) or an Evacuation Zone nor in any special areas or overlay districts.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Urban Community	C-2 RS-1	Vacant Commercial Single-Family Residential
SOUTH	DR/GR & Wetlands	AG-2	Single-Family Residential, Vacant Land
EAST	DR/GR & Wetlands	AG-2	Single-Family Residential, Vacant Ag Land
WEST	DR/GR & Wetlands	AG-2	Single-Family Residential, Vacant Protected Lands

The limited range of uses in the surrounding area is in the table above. To the west it abuts Lee County School Board lands and large scale single-family residential lots. To the east it abuts Anole Canal and Mirror Lakes Subdivision. To the north it abuts State Road 82 right-of-way and across the road are commercial and residential lots. Finally, to the south is large scale single-family residential lots and vacant land.

The site has access to significant urban levels services including fire, EMS, police, parks, public schools, and solid waste. On the other hand, it is not served by mass transit and pedestrian sidewalks, and shared use paths are existing fronting the property along State Road 82. Also, the property is not located within the Lee County Utilities Future service area, as identified on Maps 4-A (water) and 4-B (sewer), but is requesting to be added with the intention to connect to centralized potable water and sanitary sewer infrastructure along State Road 82 that will be extended as part of this project. The applicant will be requesting to amend Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services.

III. PROPOSED DEVELOPMENT

The proposed Mixed-Use Planned Development (MPD) will consist of 1,750,000 sf of commercial, office (medical office limited to 75,000 sf), hotel (250 rooms), and light industrial uses. The development is designed with a centrally located main entrance on SR82 that extends as a spine road to the proposed buildings laid out in the MCP. The southern third of the property, a spot in the middle, and a spot west of the proposed access point are wetland that will be connected to restoration areas and a lake system with open space and conservation areas at a minimum of 50% of the property.

There are several areas will serve a larger environmental context by preserving 87%, or 68.83 acres of the total 78.67 acres of wetlands on the site.

Access is proposed centrally to the property onto State Road 82.

An enhanced 30-foot minimum buffer along State Road 82 frontage is proposed. A 30-foot perimeter buffer and 15-foot minimum 25-foot average wetland buffer are also being proposed.

IV. PUBLIC INFRASTRUCTURE

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development.

- Lee County Utilities (LCU) is the closest provider. In a letter received August 6, 2025, from LCU they state, "...this project will consist of three commercial units and one industrial unit with an estimated flow demand of approximately 104,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above. Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer". It is noted that the subject properties are not located within Lee County Utilities (LCU) Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan but is requested to be added as part of the CPA. The developer will incur all costs associated with extending utilities to the site.
- The site offers direct access to State Road 82, a county maintained arterial roadway. The site has a singular vehicular ingress and egress point for residents. The roadway has an acceptable level of service to support the requested development according to the Traffic Impact Statement by TR Transportation.
- The site is within the Lehigh Acres Fire District. Letters of capacity availability was received on August 11, 2025, stating "Please consider this communication as official documentation confirming that the Lehigh Acres Fire Control and Rescue District is equipped to provide Fire Protection and EMS Transport Services for the parcels listed below, which are located within out Fire District's boundaries."
- The site is within the Lee County Sheriff's District. Letters of capacity availability was received on September 9, 2025, stating "Based on the information provided in your request, the Lee County Sherrif's Office has no objections to this request. This Agency will provide law enforcement services from out 2nd Precinct offices in Lehigh Acres."
- The site is within the Lee County Solid Waste District Area. Letters of capacity availability was received on August 12, 2025, stating "The Lee County Solid Waste Department is capable of providing solid waste collection service for the planned project consisting of 1,750,000 sf of commercial, office, hotel, and light industrial uses and a Large-Scale Comprehensive Plan Map Amendment located at 1770 and 17800 State Road 82 through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities."

VI. LEE PLAN COMPLIANCE

The following is an analysis of the Comprehensive Plan Amendment, and the companion Mixed-Use Planned Development (MPD), meets consistency with goals, objectives and policies of the Lee County Comprehensive Plan (Lee Plan).

Other policies within the Lee Plan are analyzed in later sections showing compliance with the following:

- 1.4.5, 1.4.6, 1.1.13, 2.1, 2.2, 2.2.1, 2.3.1, 2.3.2, 4.1.1, 4.1.2, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 6.1.8, 6.1.9, 6.1.10, 6.1.11, 54.1.6, 61.1.1, 61.3.6, 125.1.2, 125.1.3, and 125.1.4.

POLICY 1.4.5: The Density Reduction/Groundwater Resource (DR/GR) future land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed.

1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels utilizing hydrologic modeling, the incorporation of increased storage capacity, and inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels must be submitted as part of the rezoning application and updated, if necessary, as part of the mining development order application.

The requested uses to a mixed use planned development rezoning requires a land use change to the Tradeport FLUC. The change requires that we show not impacts to ground water quality consistent with the requirements of the DR/GR. In a report by David Brown of Respec, the modelling presented shows the project will maintain surface and groundwater levels at their historic levels and increased storage capacity. The modeling shows that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site.

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

Stand-alone retail commercial uses intended to support and complement the surrounding business and industrial land uses are permitted if they are approved as part of a Development of Regional Impact (DRI) or Planned Development rezoning. Stand-alone retail commercial uses are limited to 1 acre out of every 10 Tradeport and preserved wetland acres within the project. To provide an incentive to preserve upland habitat, DRIs or Planned Developments may also receive additional stand-alone retail acres at the rate of 1 additional acre out of every 10 acres of preserved and enhanced uplands within the

project that protect wetlands, flow-ways or occupied listed species habitat. Ancillary retail commercial uses, related directly to the sale of products manufactured or services provided in Tradeport, are allowed if they are part of a planned development. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category. (Ord. No. 94-30, 02-02, 03-04, 04-16, 03-02, 09-06, 10-14, 10-20, 10-37, 18-05, 19-02, 19-13, 21-09, 23-08).

The subject property currently has a Future Land Use designation of DR/GR and Wetlands. The Comprehensive Plan Amendment (CPA) request is to change the designation to Tradeport to better align with the proposed uses outlined in the Mixed-use Planned Development (MPD) rezoning. The Tradeport category supports light industrial, distribution, office, retail, and commercial uses, which are consistent with the applicant's development vision. Tradeport also has protections for environmentally sensitive areas by limiting uses, which can be further accomplished through the limited schedule of uses requested in the MPD. This coordinated CPA and MPD process ensures consistency with Policy 1.1.13 and facilitates the missing non-residential employment-generating uses in the area.

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

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

The Comprehensive Plan Amendment supports a compact and contiguous development pattern consistent with Objectives 2.1 and 2.2 by directing growth to a strategically located site adjacent to Lehigh Acres, where urban services and roadway infrastructure are already in place. While the property is not currently within the Lee County Utilities (LCU) service area as shown on Maps 4-A and 4-B, the extension of centralized potable water and sanitary sewer infrastructure along State Road 82 is planned, continuing service already extended to the nearby school site and logically expanding to serve this project as an abutting property. This ensures efficient use of land and resources while minimizing unnecessary infrastructure expansion. The Applicant has provided letters of availability and a detailed analysis confirming that adequate public facilities and services—including fire, police, EMS, and solid waste—are available to support the development, ensuring consistency with Florida Statutes and Lee County's Concurrency Management Ordinance. The location and proposed use efficiently utilize existing infrastructure while supplying needed services and employment opportunities to a densely populated area, aligning with Lee County's growth management objectives.

POLICY 2.2.1: Rezoning’s and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

The road network in the region has been constructed to support residential communities and commercial development that are dependent on access to major transportation networks. State Road 82 connects to I-75 and the future Alico Road connector to the west, and to the east State Road 29 providing ample access for all users.

Lee County Utilities (LCU) is the closest provider. In a letter received August 6, 2025, from LCU they state, “The subject property is not located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not in place but are proposed.” The companion CPA case requested the extension of the LCU franchise area to this property and that connection to the future lines be made with LCU capacities determined at the time of local development order.

The site offers direct access to State Road 82, a county maintained arterial roadway. The site has a singular vehicular ingress and egress point for residents. The roadway has an acceptable level of service to support the requested development according to the Traffic Impact Statement by TR Transportation.

The site is within the Lehigh Acres Fire District. Letters of capacity availability was received on August 11, 2025, stating “Please consider this communication as official documentation confirming that the Lehigh Acres Fire Control and Rescue District is equipped to provide Fire Protection and EMS Transport Services for the parcels listed below, which are located within out Fire District’s boundaries.”

The site is within the Lee County Sheriff’s District. Letters of capacity availability was received on September 9, 2025, stating “Based on the information provided in your request, the Lee County Sherrif’s Office has no objections to this request. This Agency will provide law enforcement services from out 2nd Precinct offices in Lehigh Acres.”

The site is within the Lee County Solid Waste District Area. Letters of capacity availability was received on August 12, 2025, stating “The Lee County Solid Waste Department is capable of providing solid waste collection service for the planned project consisting of 1,750,000 sf of Commercial, Office, Hotel, and light industrial uses and a Large-Scale Comprehensive Plan Map Amendment located at 1770 and 17800 State Road 82 through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.”

In the companion MPD zoning the proposed Master Concept plan is designed to increase compatibility with surrounding areas and enhance the natural environmental features of the region through the provision of expansive preserve areas and significant distances between residential lots and the project boundaries.

As a result, the proposed development is completely internalized from surrounding development. Finally, buffering, maximum building heights, and development standards are similar to other planned developments approved in the Southeast Lee County Community Area.

POLICY 2.3.1: All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres as described in Policy 54.1.9 and all land in the DR/GR land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources, and will assess whether the proposed land uses would cause any significant impact on present or future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change. (Ord. No. 92-47, 94-30, 00-22, 02-02, 14-10, 18-05)

The Applicant has reviewed Policy 54.1.9 and recognizes the importance of protecting groundwater and potable water resources within the DR/GR. The proposed amendment includes plans to connect to centralized Lee County Utilities (LCU) potable water and sanitary sewer systems once utility lines are extended to the future high school along State Road 82. In the interim, the project will utilize on-site well and septic systems designed and permitted in accordance with applicable health and environmental standards, ensuring safe and temporary operation until LCU service becomes available. Additionally, approximately 87% of on-site wetlands will be preserved, and comprehensive stormwater management and conservation areas will be implemented to prevent any significant adverse impacts to present or future water resources.

POLICY 2.3.2: Future Land Use Map amendments to the existing DR/GR areas south of SR 82 east of I-75, excluding areas designated by the Port Authority as needed for airport expansion, which increase the current allowable density or intensity of land use will be discouraged by the County. It is Lee County's policy not to approve further urban designations there for the same reasons that supported its 1990 decision to establish this category. In addition to satisfying the requirements in Ch. 163, Part II, Fla. Stat., the Strategic Regional Policy Plan, the State Comprehensive Plan, and all of the criteria in the Lee Plan, applicants seeking such an amendment must:

- 1. analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; and,**
- 2. identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan. Since regional water suppliers cannot obtain permits consistent with the planning time frame of the Lee Plan, water sources do not have to be currently permitted and available, but they must be reasonably capable of being permitted; and,**
- 3. present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources; and,**
- 4. supply data and analysis specifically addressing urban sprawl.**

During the transmittal and adoption process, the Board of County Commissioners must review the application for all these analytical requirements and make a finding that the amendment complies with all of them. (Ord. No. 97-05, 16-01, 18-05)

The Applicant acknowledges the County's policy discouraging increases in density or intensity within the DR/GR areas south of SR 82 and east of I-75 and understands the need

to demonstrate compliance with the requirements outlined in this policy. The proposed amendment from DR/GR and Wetlands to Tradeport is supported by data showing that potable water and sanitary sewer services will ultimately be provided by Lee County Utilities (LCU) once lines are extended to the future high school along SR 82, with interim service provided by on-site well and septic systems permitted to meet health and environmental standards. The project preserves approximately 87% of existing wetlands, integrates stormwater management and conservation areas, and does not rely on consumptive water withdrawals for irrigation, ensuring no significant harm to present or future water resources. Furthermore, the proposed Tradeport designation represents an employment-based development located along a major arterial corridor, consistent with the County's efforts to direct growth away from dispersed residential patterns and prevent urban sprawl.

GOAL 4

OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order. (Ord. No. 17-13)

STANDARD 4.1.1: WATER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a “community” water system as that is defined by Fla. Admin. Code R. 62-550).**

The proposed project is a mixed-use development that does not include any residential development. The development will be well over the 30,000 square feet of non-residential gross leasable floor area and therefore will be required to connect to a public system or provide its own for the development, which is not the intent. The CPA request is to be added to the Lee County Utilities franchise service areas for sewer and water and then connect to LCU for sewer and water. The development will be in compliance with the level of service standards required by Lee County as determined at the time of local development order.

- 2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4- A), then the development must be connected to that utility.**

The project is not located within the Lee County Utilities Future service area, as identified on Maps 4-A (water) and 4-B (sewer), but is requesting to be added with the intention to connect to centralized potable water and sanitary sewer infrastructure along State Road 82 that will be extended as part of this project.

- 3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.**

In a letter received August 7, 2025, from LCU they state, “The subject properties are not located within Lee County Utilities (LCU) Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not in operation adjacent to the properties mentioned above. The CPA request is to be added to the Lee County Utilities franchise service areas for sewer and water and then connect to LCU for

sewer and water. The development will be in compliance with the level of service standards required by Lee County as determined at the time of local development order.

4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Fla. Admin. Code R. 62-555.

The Applicant agrees to extend water lines to the new development and will be required to ensure ample flow to support fire flow levels adhering to the domestic service requirement by Fla. Admin. Code R. 62-555 at the time of local development order.

5. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 4-A), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.

The development is not yet in the LCU franchise service area; however, the franchise area has been extended to the school district property abutting to the west. The CPA request is to amend Maps 4-A to extend and be included in Lee County Utilities franchise area. The developer will be required to connect to public services and fund the necessary extensions per being in the franchise area, as part of the MPD zoning request, and by state statute based on the daily gallons per day usage rates likely being over 5,000 gallons per day for the proposed retail, commercial and industrial uses, and finally by the fact that the development will contain over 30,000 square feet of gross leasable floor area.

6. If a development lies outside any service area as described above, the developer may:

- **request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;**
- **establish a community water system for the development; or**
- **develop at an intensity that does not require a community water system.**

The development is not yet in the LCU franchise service area; however, the franchise area is extended to the school district property abutting to the west. The CPA request is to amend Maps 4-A to extend and be included in Lee County Utilities franchise area and then connect to public services.

7. Lee County Utilities may provide potable water service to properties not located within the future water service area when such potable water service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources.

As stated, the CPA is requesting to be included in the franchise area for LCU. It is a logical extension of the area that was extended to the property to the west which will be a Lee County Schools campus.

STANDARD 4.1.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

As stated for water, the development will be well over the 30,000 square feet of non-residential gross leasable floor area and therefore will be required to connect to a public system or provide its own for the development, which is not the intent. The CPA request is to be added to the Lee County Utilities franchise service areas for sewer and water and then connect to LCU for sewer and water. The development will be in compliance with the level of service standards required by Lee County.

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

The development is not yet in the LCU franchise service area; however, the franchise area has been extended to the school district property abutting to the west. The CPA request is to amend Maps 4-B to extend and be included in Lee County Utilities franchise area. The developer will be required to connect to public services and fund the necessary extensions. If capacity were to not exist, which has not been the case in Lee County, the developer would be required to provide their own services.

- 3. If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.**

In a letter received August 7, 2025, from LCU they state, "The subject properties are not located within Lee County Utilities (LCU) Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not in operation adjacent to the properties mentioned above. The request to connect of LCU service area will be in compliance with the level of service standards required by Lee County.

- 4. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.**

The development is not yet in the LCU franchise service area; however, the franchise area has been extended to the school district property abutting to the west. The CPA request is to amend Maps 4-B to extend and be included in Lee County Utilities franchise area. The developer will be required to connect to public services and fund the necessary extensions and will require a letter of service capacity at time of local development order. If capacity were to not exist, which has not been the case in Lee County, the developer would be required to provide their own services.

- 5. If a development lies outside any service area as described above, the developer may:**

- request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;
- establish a self-provided sanitary sewer system for the development;
- develop at an intensity that does not require sanitary sewer service; or
- if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Fla. Admin. Code R. 64E-6 may be utilized, contingent on approval by all relevant authorities.

The development is not yet in the LCU franchise service area; however, the franchise area is extended to the school district property abutting to the west. The CPA request is to amend Maps 4-B to extend and be included in Lee County Utilities franchise area and then connect to public services.

6. Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County’s natural resources.

As stated above in the water section, the CPA is requesting to be included in the franchise area for LCU. It is a logical extension of the area that was extended to the property to the west which will be a Lee County Schools campus.

POLICY 54.1.2: In developing and implementing local landscape regulations including the preservation, reforestation, and wetlands restoration requirements, preference will be given to native species which are adapted to the region's climatic regime.

The site is currently undeveloped and contains 78.67 acres of wetlands that will be maintained and preserving 68.83 acres during development. This is an effort to contribute to indigenous restoration that connects regional sensitive environmental lands

POLICY 54.1.6: Maintain development regulations that require new development to connect to a reuse water system if a system is near the development and has sufficient capacity.

In a letter from LCU, The project is not located within the Lee County Utilities Future service area, as identified on Maps 4-A (water) and 4-B (sewer), but is requesting to be added with the intention to connect to centralized potable water and sanitary sewer infrastructure along State Road 82 that will be extended as part of this project.

POLICY 61.1.1: Lee County recognizes that all fresh waters are a resource to be managed and allocated wisely and will support allocations of the resource on the basis 1) of ensuring that sufficient water is available to maintain or restore valued natural systems, and 2) of assigning to any specified use or user the lowest quality freshwater compatible with that use, consistent with financial and technical constraints.

The Applicant will obtain an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD). A master drainage system and preserved wetland areas are proposed with this request. These elements will be established through the ERP and subsequent development orders and are designed in compliance with this policy.

OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS. *Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems.*

POLICY 61.3.6: Require developments to provide surface water management systems, acceptable programs for operation and maintenance, and post-development runoff conditions that reflect the natural surface water flow rate, direction, quality, hydroperiod, and drainage basin.

The surface water system will also be required to obtain an ERP from the South Florida Water Management District at the time of DO. The proposed amendment will not impact existing infrastructure in the area, including roadways, schools, and EMS.

POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality.

The surface water system will also be required to obtain an ERP from the South Florida Water Management District at the time of DO. The proposed amendment will not impact existing infrastructure in the area, including roadways, schools, and EMS.

POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.

The surface water system will also be required to obtain an ERP from the South Florida Water Management District at the time of DO.

Policy 125.1.4 Developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data.

A water quality monitoring program will take place as required by the SFWMD and ERP as modified.

IX. CONCLUSION

The proposed SR82 Freeman Comprehensive Plan Map Amendment requests the property to the Tradeport future land use category and to the sewer and water service franchise areas of Lee County Utilities. The approval offers the opportunity to provide commercial retail, office, a hotel, and industrial uses for the residences of the State Road 82 corridor.

There is also a proposed SR82 Freeman MPD companion rezone application, which is a master-planned mixed-use development and is preserving 68.83 acres of the total 78.67 acres of wetland on the site in indigenous restoration that connects regional sensitive environmental lands. The development is designed to meet the criteria for the Lee County LDC and Lee County Comprehensive plan while providing a mixed-use development in the growing SR 82 corridor.

FREEMAN SR 82 – 186.52± ACRES

ENVIRONMENTAL ASSESSMENT REPORT

*Lee County STRAP #s: 13-45-26-00-00001.002A, 13-45-26-00-00001.0020, 24-45-26-00-00001.2000,
24-45-26-00-00001.3000, & 24-45-26-00-00001.8000*

September 2025

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Introduction

There have been numerous site inspections conducted on the Freeman SR 82 property over the last several years. The most recent environmental assessment was conducted on April 30, 2025. The 186.52± acre site is located in Sections 13 & 24, Township 45S, and Range 26E, of Lee County, Florida. More specifically, the site is located immediately south of SR 82, east of Green Meadow Road, and west of Alabama Road South, in Fort Myers, 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).

The project's surrounding land uses are a mixture of residential homes, undeveloped vacant land, forested land, and agricultural land. The surveys were conducted in the mid-morning to early afternoon; the temperatures were in the upper 80's to low 90's, with light breezes, and partly cloudy skies.

Background

The SFWMD, ACOE, and DEP are the agencies that regulate development activities in wetlands. To be considered wetlands by the SFWMD, ACOE, and/or DEP, 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 most 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 for the permits to be authorized by the SFWMD, ACOE, and/or DEP.

Existing Site Conditions

Boundary – The project boundary was obtained from Atwell and is assumed to be approximately 186.52± 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 Pompano Fine Sand (NRCS #10; hydric), Myakka Fine Sand (NRCS #11; non-hydric), Valkaria Fine Sand (NRCS #14; hydric), Gator Muck, Frequently Ponded (NRCS #19, hydric), Pompano Fine Sand, Frequently Ponded (NRCS #27; hydric),

Oldsmar Sand (NRCS #33; non-hydric), Malabar Fine Sand (NRCS #34; hydric), Malabar Fine Sand, Frequently Pondered (NRCS #44; hydric), Floridana Sand, Frequently Pondered (NRCS #51; hydric), and Malabar Fine Sand (NRCS #63; non-hydric). 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. There were approximately 78.67± acres of wetlands and 8.62± acres of “other surface water” communities on-site, during this 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 211 Improved Pasture – 79.50± Acres

This upland community type occupies approximately 79.50± acres. The canopy is mostly open with widely scattered slash pine (*Pinus elliotti*), live oak (*Quercus virginiana*), melaleuca (*Melaleuca quinquenervia*), and earleaf acacia (*Acacia auriculiformis*). The sub-canopy is also mostly open with scattered cabbage palm (*Sabal palmetto*), and Brazilian pepper (*Schinus terebinthifolius*). The groundcover is dominated by bahia grass (*Paspalum notatum*) with rosy camphorweed (*Pluchea rosea*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), dollarweed (*Hydrocotyle umbellata*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), tickseed (*Coreopsis floridana*), frog fruit (*Phyla nodiflora*), smutgrass (*Sporobolus sp.*), false buttonweed (*Spermacoce verticillata*), three-awn grass (*Aristida purpurea*), flattop goldenrod (*Euthamia caroliniana*), and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.*), grapevine (*Vitis rotundifolia*), and peppervine (*Ampelopsis arborea*). This community should be considered uplands by regulatory agencies.

FLUCFCS 213 Woodland Pasture – 5.22± Acres

This upland habitat type occupies the approximately 5.22± acres of the property. The canopy is contains live oak (*Quercus virginiana*), with scattered Australian pine (*Casuarina equisetifolia*), slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy includes cabbage palm (*Sabal palmetto*), and Brazilian pepper (*Schinus terebinthifolius*). Ground cover contains scattered saw palmetto (*Serenoa repens*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), smutgrass (*Sporobolus sp.*), false buttonweed (*Spermacoce verticillata*), three-awn grass (*Aristida purpurea*), flattop goldenrod (*Euthamia caroliniana*), and other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax sp.*), and grapevine (*Vitis rotundifolia*). This community would be considered uplands by the regulatory agencies.

FLUCFCS 427 Live Oak – 1.25± Acres

This upland habitat type occupies approximately 1.25± acres of the property. The canopy consists of live oak (*Quercus virginiana*). The sub-canopy contains cabbage palm (*Sabal palmetto*) and Brazilian pepper (*Schinus terebinthifolius*). The ground cover is mostly open with scattered Spanish needle (*Bidens alba*), false buttonweed (*Spermacoce floridan*), caesar weed (*Urena lobata*), ragweed (*Ambrosia artemisiifolia*), broomsedge (*Andropogon virginicus*), and bahia grass (*Paspalum notatum*), with various other opportunistic weedy species. Commonly observed vines include grapevine (*Vitis munsoniana*) and greenbriar (*Smilax* spp.). This community would be considered uplands by the regulatory agencies.

FLUCFCS 743 B Berm – 3.88± Acres

This upland community type is a spoil pile comprised of fill material and occupies approximately 3.88± acres of the property. The canopy and sub-canopy is mostly open with widely scattered slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), and Brazilian pepper (*Schinus terebinthifolius*). The ground cover is dominated by saw palmetto (*Serenoa repens*), with broomsedge (*Andropogon virginicus*), Spanish needle (*Bidens pilosa*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), and caesar weed (*Urena lobata*), with other various opportunistic weedy species. Commonly observed vines include greenbriar (*Smilax* sp.), and grapevine (*Vitis rotundifolia*). This community would be considered uplands by the regulatory agencies.

FLUCFCS 743 S Spoil – 9.38± Acres

This upland habitat type occupies 9.38± acres of the property. The canopy contains slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains cabbage palm (*Sabal palmetto*) and Brazilian pepper (*Schinus terebinthifolius*). The ground cover is dominated by bahia grass (*Paspalum notatum*) with ragweed (*Ambrosia artemisiifolia*) dog fennel (*Eupatorium capillifolium*), and other opportunistic weedy species. Commonly observed vines include grapevine (*Vitis munsoniana*) and greenbriar (*Smilax* spp.). 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 Wetland Hardwoods – 6.65± Acres

This wetland community type occupies approximately 6.65± acres of the property. The canopy is dominated by melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains Brazilian pepper (*Schinus terebinthifolius*) cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), myrsine (*Myrsine guianensis*), saltbush (*Baccharis halimifolia*), Carolina willow (*Salix caroliniana*), and primrose willow (*Ludwigia peruviana*). The ground cover contains yellow-eyed grass (*Xyris floridana*), nutsedge (*Cyperus* sp.), rosy camphorweed (*Pluchea rosea*), dollar weed (*Hydrocotyle umbellata*), little blue maidencane (*Amphicarpum muhlenbergianum*), frog fruit (*Phyla nodiflora*), false buttonweed (*Spermacoce verticillata*), torpedo grass (*Panicum repens*), tickseed (*Coreopsis floridana*), cat-tail (*Typha latifolia*), maidencane (*Panicum hemitomon*), cogon grass (*Imperata cylindrica*), and white-top sedge (*Rhynchospora colorata*), with other various grasses and sedges. This community does contain wetland vegetation, 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 621 Cypress Wetland – 23.07± Acres

This wetland community type occupies approximately 23.07± acres of the property. The canopy is dominated by bald cypress (*Taxodium distichum*), with scattered melaleuca (*Melaleuca quinquenervia*) and laurel oak (*Quercus laurifolia*). The sub-canopy vegetation includes Brazilian pepper (*Schinus terebinthifolius*), buttonbush (*Cephalanthus occidentalis*), climbing cassia (*Senna pendula*), and dahoon holly (*Ilex cassine*). The ground cover is dominated by swamp fern (*Blechnum serrulatum*), swamp lily (*Crinum americanum*), and royal fern (*Osmunda regalis*). Commonly observed vines include greenbriar (*Smilax* spp.) and Japanese climbing fern (*Lygodium japonicum*). 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 624 Cypress – Pine – Cabbage Palm – 10.78± Acres

This wetland community type occupies approximately 10.78± acres of the property. The canopy contains bald cypress (*Taxodium distichum*), and slash pine (*Pinus elliottii*), with scattered melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), myrsine (*Rapanea punctata*), wax myrtle (*Myrica cerifera*), primrose willow (*Ludwigia peruviana*), saltbush (*Baccharis halimifolia*), buckthorn (*Sideroxylon celastrinum*), climbing cassia (*Senna pendula*), and buttonbush (*Cephalanthus occidentalis*). The ground cover vegetation includes swamp fern (*Blechnum serrulatum*), yellow-eyed grass (*Xyris floridana*), rosy camphorweed (*Pluchea rosea*), dollarweed (*Hydrocotyle umbellata*), torpedo grass (*Panicum repens*), St. Johns wort (*Hypericum perforatum*), mermaid weed (*Proserpinaca palustris*), water hyssop (*Bacopa monnieri*), and flatsedge (*Cyperus ligularis*). Commonly observed vines include Japanese climbing fern (*Lygodium japonicum*), climbing hempvine (*Mikania scandens*), 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 630 Mixed Wetland Forest – 1.07± Acres

This wetland community type occupies approximately 1.07± acres of the property. The canopy contains slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), and melaleuca (*Melaleuca quinquenervia*), with widely scattered bald cypress (*Taxodium distichum*). The sub-canopy contains cabbage palm (*Sabal palmetto*), with scattered Brazilian pepper (*Schinus terebinthifolius*), myrsine (*Rapanea punctata*), climbing cassia (*Senna pendula*), wax myrtle (*Myrica cerifera*), and saltbush (*Baccharis halimifolia*). The ground cover vegetation includes swamp fern (*Blechnum serrulatum*), black needlerush (*Juncus roemerianus*), beakrush (*Cyperus* sp.), yellow-eyed grass (*Xyris floridana*), sawgrass (*Cladium jamaicense*), leather fern (*Acrostichum daneifolium*), rosy camphorweed (*Pluchea rosea*), cocoa plum (*Chrysobalanus icaco*), dollarweed (*Hydrocotyle umbellata*), and flatsedge (*Cyperus ligularis*). Commonly observed vines include grapevine (*Vitis rotundifolia*), Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), 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 641 Freshwater Marsh – 21.06± Acres

This wetland area occupies approximately 21.06± acres of the property. The canopy is mostly open with scattered Carolina willow (*Salix caroliniana*), and melaleuca (*Melaleuca quinquenervia*). The sub-canopy contains primrose willow (*Ludwigia peruviana*), with saltbush (*Baccharis halimifolia*), wax myrtle (*Myrica cerifera*), and Brazilian pepper (*Schinus terebinthifolius*) along the edges. The ground cover includes torpedo grass (*Panicum repens*),

swamp fern (*Blechnum serrulatum*), fire flag (*Thalia geniculata*), yellow-eyed grass (*Xyris floridana*), rosy camphorweed (*Pluchea rosea*), sand cordgrass (*Spartina sp.*), mermaid-weed (*Proserpinaca palustris*), asiatic pennywort (*Centella asiatica*), dollar weed (*Hydrocotyle umbellata*), frog fruit (*Phyla nodiflora*), maidencane (*Panicum hemitomon*), mock bishop's weed (*Ptilimnium capillaceum*), and white-top sedge (*Rhynchospora colorata*), with other various grasses and sedges. 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 643 Wet Prairie – 11.63± Acres

This wetland habitat occupies approximately 11.63± acres of the property. The canopy is mostly absent with scattered melaleuca (*Melaleuca quinquenervia*), bald cypress (*Taxodium distichum*), and slash pine (*Pinus elliottii*). The sub-canopy contains scattered cabbage palm (*Sabal Palmetto*), wax myrtle (*Myrica cerifera*), Carolina willow (*Salix caroliniana*), primrose willow (*Ludwigia peruviana*), myrsine (*Rapanea punctata*), and Brazilian pepper (*Schinus terebinthifolius*) along the perimeter of the wetland. The ground cover includes asiatic pennywort (*Centella asiatica*), spikerush (*Eleocharis interstincta*), smart weed (*Polygonum hydropiperoides*), yellow-eyed grass (*Xyris floridana*), pickerel weed (*Pontederia cordata*), arrowhead (*Sagittaria latifolia*), torpedo grass (*Panicum repens*), white-top sedge (*Rhynchospora colorata*), maidencane (*Panicum hemitomon*), corkwood (*Leitneria floridana*), mermaid weed (*Proserpinaca pectinata*), and water hyssop (*Bacopa monnieri*). Commonly observed vines include 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 would be considered wetlands by the regulatory agencies.

FLUCFCS 740H Disturbed Lands (Hydric) – 4.41± Acres

This disturbed wetland habitat type occupies approximately 4.41± acres of the property. Exotic species such as melaleuca (*Melaleuca quinquenervia*), primrose willow (*Ludwigia peruviana*), and torpedo grass (*Panicum repens*), occupy a good portion of this community. The canopy and sub-canopy is mostly open with scattered Brazilian pepper (*Schinus terebinthifolius*) and melaleuca (*Melaleuca quinquenervia*) saplings, with primrose willow (*Ludwigia peruviana*), and wax myrtle (*Myrica cerifera*). The ground cover includes torpedo grass (*Panicum repens*), yellow-eyed grass (*Xyris floridana*), rosy camphorweed (*Pluchea rosea*), sand cordgrass (*Spartina sp.*), dog fennel (*Eupatorium capillifolium*), little blue maidencane (*Amphicarpum muhlenbergianum*), tickseed (*Coreopsis floridana*), asiatic pennywort (*Centella asiatica*), dollar weed (*Hydrocotyle umbellata*), frog fruit (*Phyla nodiflora*), maidencane (*Panicum hemitomon*), mock bishop's weed (*Ptilimnium capillaceum*), white-top sedge (*Rhynchospora colorata*), and cogon grass (*Imperata cylindrica*), with other various grasses and sedges.

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 500 Cow Pond – 0.08± Acres

This "other surface water" (OSW) community occupies approximately 0.08± acres of the property and consists of shallow cow ponds. The canopy and sub-canopy is open. The ground cover includes asiatic pennywort (*Centella asiatica*), spikerush (*Eleocharis interstincta*), smart weed (*Polygonum hydropiperoides*), water hyacinth (*Eichhornia crassipes*), torpedo grass (*Panicum repens*), maidencane (*Panicum hemitomon*), mermaid weed (*Proserpinaca pectinata*), and water hyssop (*Bacopa monnieri*). This community would be considered "other surface waters" by the regulatory agencies.

FLUCFCS 510 Ditch – 8.54± Acres

This habitat type occupies approximately 8.54± acres of the property. The canopy is mostly open with scattered Carolina willow (*Salix caroliniana*) along the edges. is open. The sub-canopy contains scattered Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), and saltbush (*Baccharis halimifolia*) along the edges. The ground cover contains cat-tail (*Typha latifolia*), giant leather fern (*Acrostichum daneifolium*), maidencane (*Panicum hemitomon*), water hyacinth (*Eichhornia crassipes*), torpedo grass (*Panicum repens*), and spikerush (*Eleocharis spp.*). 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
211	Improved Pasture	Upland	79.50± Ac.
213	Woodland Pasture	Upland	5.22± Ac.
427	Live Oak	Upland	1.25± Ac.
500	Cow Pond	OSW	0.08± Ac.
510	Ditch	OSW	8.54± Ac.
619	Exotic Wetland Hardwoods	Wetland	6.65± Ac.
621	Cypress Wetlands	Wetland	23.07± Ac.
624	Cypress – Pine – Cabbage Palm	Wetland	10.78± Ac.
630	Wetland Forested Mixed	Wetland	1.07± Ac.
641	Freshwater Marsh	Wetland	21.06± Ac.
643	Wet Prairie	Wetland	11.63± Ac.
740H	Disturbed Lands (Hydric)	Wetland	4.41± Ac.
743B	Berm	Upland	3.88± Ac.
743S	Spoil	Upland	9.38± Ac.
Total			186.52± Ac.

Potential Listed Species

There were no gopher tortoise (*Gopherus polyphemus*) burrows identified on-site; there were burrows believed to belong to that of the eastern nine-banded armadillo (*Dasypus novemcinctus*), that were identified, but not flagged in the field. It would be recommended that a formal protected species survey be conducted on-site prior to any site development in order to confirm the presence or absence of any other protected species on the property.

Based on a review of the vegetative communities and wildlife databases available, there is potential for the following listed species to utilize this property. The list below includes species that are typically found in these FLUCFCS community types or potentially utilize the site for foraging.

Crested Caracara (*Caracara cheriway*)

The property is located within the USFWS consultation area for the crested caracara (*Caracara cheriway*). There are no documented occurrences of crested caracara within the vicinity of the property; however, the property does contain suitable nesting habitat for the crested caracara. Consultation with the FWCC and/or the USFWS for crested caracara is not anticipated. The crested caracara is a state and federally listed threatened species. There were no species observed during this preliminary assessment.

Florida Bonneted Bat (*Eumops floridanus*)

The property is located within the USFWS consultation area for the Florida bonneted bat (*Eumops floridanus*) (FBB). The property does contain potential FBB roosting and foraging habitat. If impacts to FBB roosting or foraging habitat are proposed, consultation with the FWCC and/or the USFWS may be required. The FBB is a state and federally listed endangered species. There were no species observed during this preliminary assessment.

Florida Panther (*Puma concolor coryi*)

Historically, Florida panthers occurred throughout the state in all terrestrial habitats. At present, their range appears to include mainly the southern one-third of the state. In addition, remaining populations are small and probably declining. Suitable habitat on the site can be found in the forested wetlands and prairie communities on the property. There were no species observed during this preliminary assessment.

Florida Black Bear (*Ursus americanus floridanus*)

Black Bears inhabit thickets and vine-choked bays, swamps, and forests in Florida. These areas usually include dense cover that is considered nearly impenetrable. Suitable habitat on the project site includes the forested upland and wetlands on-site. There were no species observed during this preliminary assessment.

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)

Big cypress Fox squirrels occur in open pinelands, cypress strands and coastal broadleaf tropical hammocks. It appears to be most abundant in mature pinelands having an open understory relatively free of brush and palmetto. The forested uplands, as well as shrub and forested wetland communities provide suitable habitat for this species. There were no species observed during this assessment.

Bald Eagle (*Haliaeetus leucocephalus*)

Bald Eagles are usually found near riparian habitats, nesting in the proximity of water bodies where they feed along the shore or over open water. Some pairs nest far from open water on tree islands, in marshes, or in dry prairies with small marshes and ponds. A few marginally suitable nesting areas are present on this property. According to the Audubon Florida Eagle Watch Public Nest Map, the nearest documented nest is LE-135, about 1.3 miles to the west-northwest of the property. This nest is outside of both the 330-foot and 660-foot buffer zones. There were no species observed during this preliminary assessment.

Wading Birds

Little blue herons (*Egretta caerulea*), tri-colored herons (*Egretta tricolor*), snowy egrets (*Egretta thula*), black crowned night herons (*Nycticorax nycticorax*), great blue herons (*Ardea herodias*), white ibis (*Eudocimus albus*), as well as unlisted herons and egrets, have similar biological requirements. They occur in shallow freshwater, brackish and saltwater habitats. Nesting is usually in colonies located in woody shrubs associated with aquatic habitats. Feeding takes place in mixed flocks in shallow marshes, on edges of swamps or ponds, in flooded ditches and/or along stream banks. There was no evidence of nesting observed during this preliminary assessment.

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, on-site 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.

Summary & Discussion

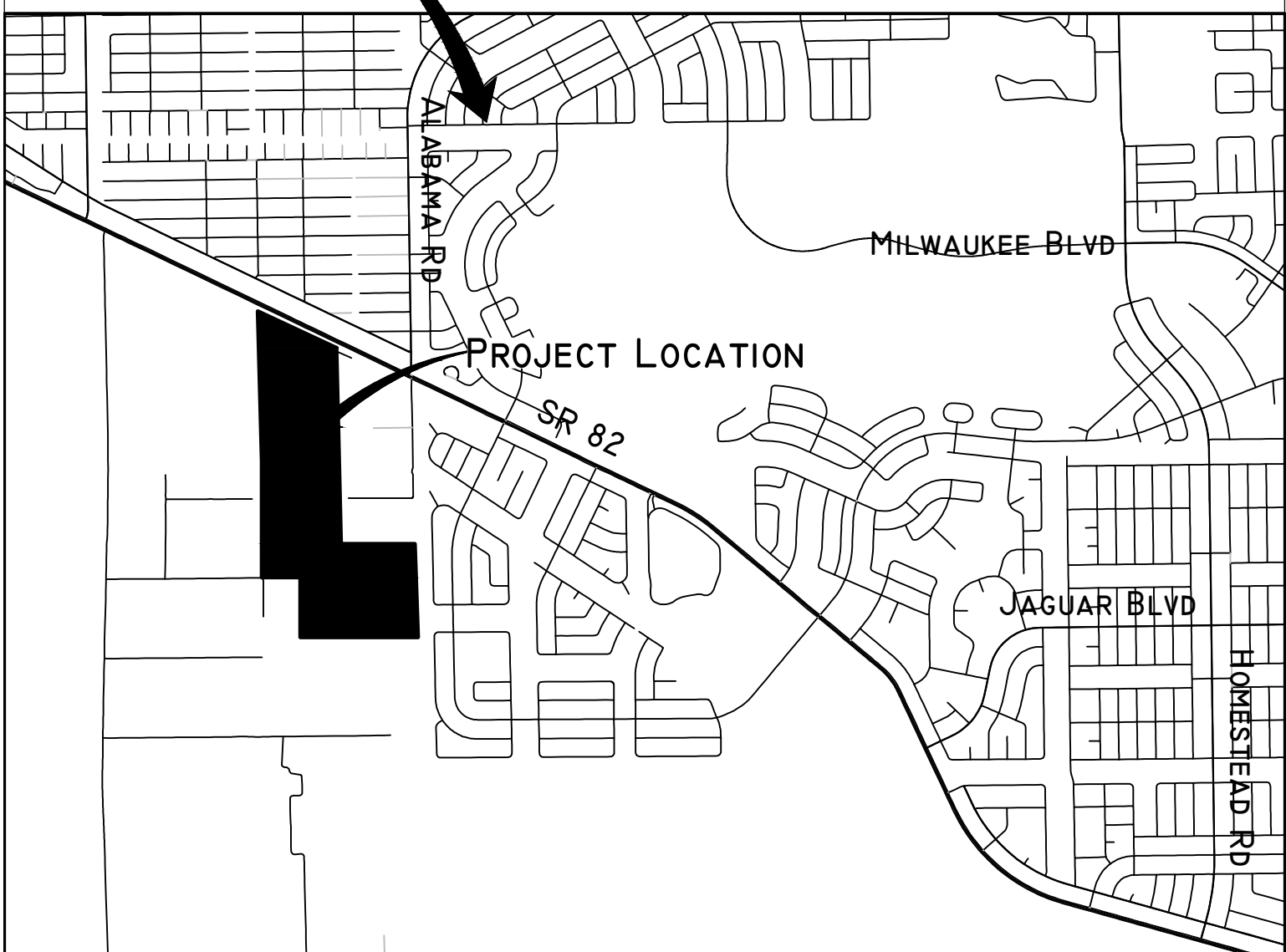
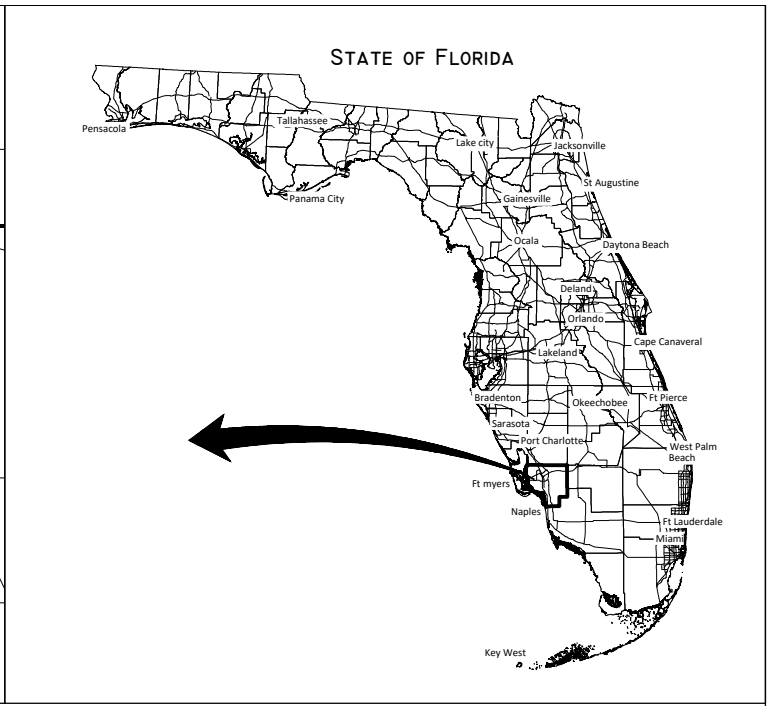
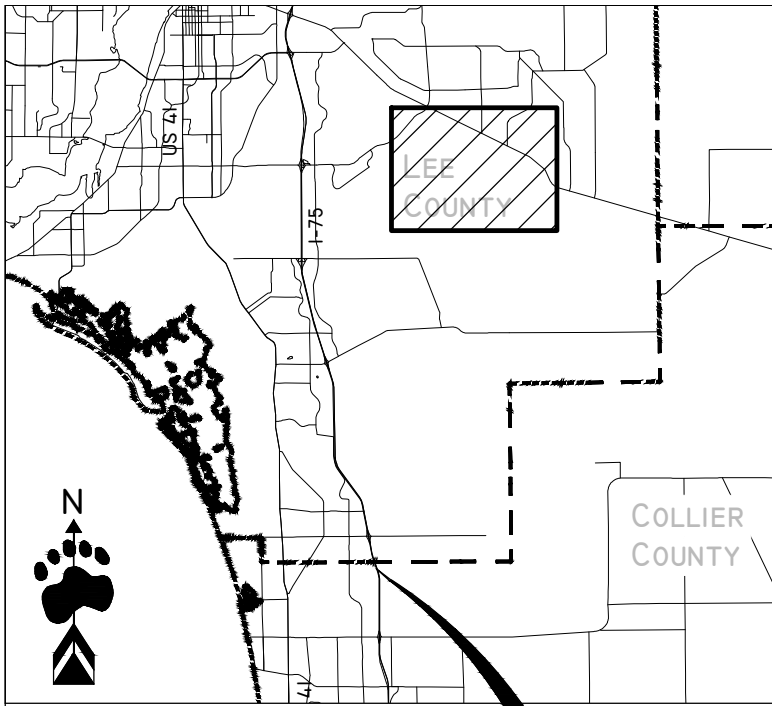
Due to the disturbed nature of the site, the surrounding land uses, and busy roadways, it is unlikely that this site supports or would provide habitat for protected species. A formal protected species survey would be required in order to confirm the presence or absence of protected species. Community locations were drawn using non-rectified aerial images; hence their location, aerial extent, and acreage is approximate.

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.

EXHIBIT A

Project Location Map



DRAWN BY:	DATE:	CATEGORY
BWS	5/2/25	LOCATION
JOB NUMBER		SCALE:
		NTS
S/T/R		COUNTY
13/45S/26E		LEE

Freeman SR 82 Property

Location Map

BEARPAWS
ENVIRONMENTAL CONSULTING

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PAGE

EXHIBIT

EXHIBIT B

FLUCFCS Map with Aerial



Scale: 1" = 1000'

FLUCFCS Table		
FLUCFCS Code	Description	Project Acreage
211	Improved Pasture	79.50
213	Woodland Pasture	5.22
427	Live Oak	1.25
500	Cow Pond	0.08
510	Ditch	8.54
619	Exotic Wetland Hardwoods	6.65
621	Cypress Wetland	23.07
624	Cypress - Pine - Cabbage Palm	10.78
630	Wetland Forested Mixed	1.07
641	Freshwater Marsh	21.06
643	Wet Prairie	11.63
740 H	Disturbed Lands (Hydric)	4.41
743 B	Berm	3.88
743 S	Spoil Area	9.38
Total		186.52

Legend	
	Wetlands (78.67± Ac)
	Surface Waters (8.62± Ac)

Revisions	Date:	Drawn By:	Date:
		BWS	9/28/25
		Job Number	
		S/T/R	
		13/45S/26E	

Freeman SR 82 Property

Aerial FLUCFCS Map

Category	FLUCFCS
Scale:	1" = 1000'
County	Lee

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Page	-
Exhibit	-

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 2025.

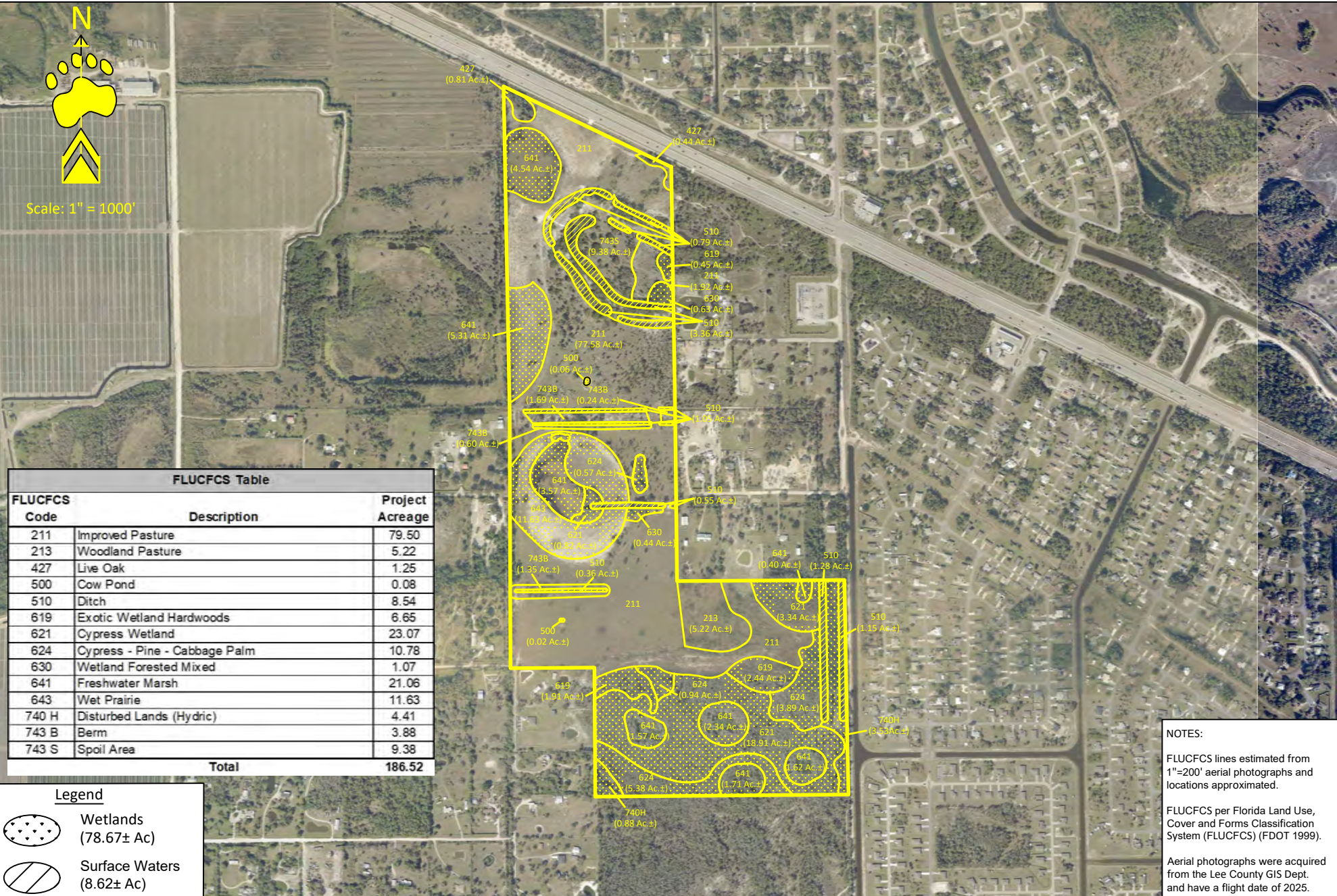


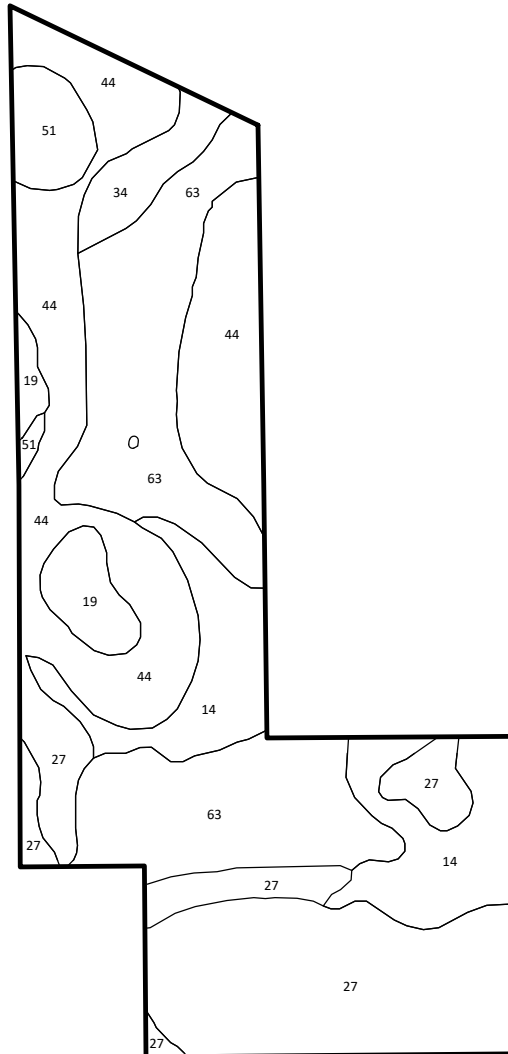
EXHIBIT C

FLUCFCS Map

EXHIBIT D
NRCS Soils Map




Scale: 1" = 1000'



NRCS Soils Table		
Soils No.	Name	Hydric
10	Pompano Fine Sand, 0 To 2 Percent Slopes	Yes
11	Myakka Fine Sand, 0 To 2 Percent Slopes	No
14	Valkaria Fine Sand, 0 To 2 Percent Slopes	Yes
19	Gator Muck, Frequently Ponded, 0 To 1 Percent Slopes	Yes
27	Pompano Fine Sand, Frequently Ponded, 0 To 1 Percent Slopes	Yes
33	Oldsmar Sand, 0 To 2 Percent Slopes	No
34	Malabar Fine Sand, 0 To 2 Percent Slopes	Yes
44	Malabar Fine Sand, Frequently Ponded, 0 To 1 Percent Slopes	Yes
51	Floridana Sand, Frequently Ponded, 0 To 2 Percent Slopes	Yes
63	Malabar Fine Sand, High, 0 To 2 Percent Slopes	No

NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By: BWS Job Number	Date: 9/28/25	<h2>Freeman SR 82 Property</h2> <h3>Soils Map</h3>	Category: Soils		Page: -
		S/T/R			Scale: 1" = 1000'		Exhibit
		13/45S/26E			County: Lee		-

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CHARACTERIZATION OF GROUND AND SURFACE WATER RESOURCES

**BRIAN FREEMAN, TRUSTEE FOR THE JEFFREY B. FREEMAN TRUST, AND
BRIAN SCOTT HOLDINGS, INC. — FREEMAN PROPERTY**

LEE COUNTY FLORIDA



PREPARED BY

David Brown, P.G.

RESPEC

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OCTOBER 22, 2025

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Figure 2	Lee County Future Land Use
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Figure 8	SFWMD FLUCCS Classifications
Figure 9	LiDAR Imagery
Figure 10	NWI Inventory
Figure 11	Conceptual Site Plan
Figure 12	Proposed Surface Water Sampling Locations
Figure 13	Proposed Irrigation Facility Locations

APPENDICES

Appendix A	Deep Lake Aeration Device
Appendix B	Blaney Criddle Irrigation Demands

EXECUTIVE SUMMARY

The owners of the subject property, Brian Freeman, Trustee for the Jeffrey B. Freeman Trust, and Brian Scott Holdings, Inc., propose to develop a commercial project on what will herein be referred to as the “Freeman Property.” The property is located south of State Highway 82 (Immokalee Road) and west of Alabama Road South, approximately ten miles east of Interstate 75 in Lee County, Florida, and encompasses approximately 187 acres.

A prominent feature of the northern portion of the property is a raised earthen berm constructed for World War II military training exercises. This triangular berm, occupying approximately 15 acres (about 8 percent of the site), significantly alters the natural hydrology of the northern section by disrupting predevelopment surface-water flow patterns. Similar historic military features are common along the south side of State Highway 82 and are easily identifiable in aerial imagery.

Based on the Florida Land Use and Cover Classification System (FLUCCS) mapping from the South Florida Water Management District (SFWMD), approximately 92.5 acres (roughly 50 percent) of the site are classified as improved pasture. Historic aerial photography indicates that much of this area was intensively drained to support past agricultural activities both on and adjacent to the site. Numerous ditches and swales traverse the central and southern portions of the property, reflecting extensive hydrologic modification. These features also facilitated the drainage of historic wetlands, including a large circular wetland in the south-central portion that has been bisected by an east–west drainage ditch, contributing to the site’s highly disturbed condition. Remaining natural communities identified by the SFWMD include pine and oak forest, palmetto prairie, hydric pine, wet prairie, and cypress heads. Despite these significant alterations, the property lies within Lee County’s Density Reduction/Groundwater Resource (DR/GR) area.

Given the extent of previous disturbance, the proposed development presents an opportunity to restore hydrologic connections and enhance surface water communication with the surrounding DR/GR lands to the south. The stormwater management system will be designed to reestablish historic flow patterns, allowing seasonal high surface waters to move toward the southeastern portion of the property, consistent with predevelopment drainage conditions. The military training berm will be removed, and the reclaimed area will be integrated into the site plan.

In alignment with the project’s hydrologic restoration goals, the proposed irrigation system will utilize surface water stored within dedicated stormwater–irrigation supply ponds (wet detention areas) to offset groundwater use. The recycling and reuse of stormwater will not only reduce reliance on groundwater for irrigation but also enhance overall water quality through natural settling and filtration processes. These same ponds will also promote recharge to the underlying aquifer systems, providing additional benefits to the DR/GR area.

The irrigation system will be designed to seasonally supplement stored surface water with groundwater on an as-needed basis, thereby reducing overall groundwater demand while maintaining irrigation reliability. Pre- and post-construction monitoring will be conducted to evaluate hydrologic performance, water quality improvements, and system efficiency. Collectively, these measures advance hydrologic restoration, water conservation, and resource protection consistent with the policies and objectives of



the Lee Plan, establishing a robust framework for groundwater and surface-water protection within the DR/GR.

1.0 INTRODUCTION

The owners of the subject property, Brian Freeman, Trustee for the Jeffrey B. Freeman Trust, and Brian Scott Holdings, Inc., propose to develop a commercial project on land located east of Daniels Parkway and south of State Highway 82 (Immokalee Road), approximately ten miles east of Interstate 75 in Lee County, Florida. The site lies within Sections 13 and 24, Township 45 South, Range 26 East, and encompasses approximately 186.83 acres.

According to the SFWMD, approximately 92.5 acres (about 50 percent) of the property are classified as improved pasture, while the remaining areas consist of pine and oak forest, palmetto prairie, hydric pine, wet prairie, and cypress heads.

During World War II, the northern portion of the site was used as a military training facility, resulting in the construction of a triangular bermed area located south of State Highway 82. In addition, the property has been utilized for agricultural purposes since the early 1970s, when an extensive network of farm ditches was installed to support drainage and cultivation. The combination of military-related construction and historic agricultural activities has led to the property's highly disturbed condition and altered hydrology observed today.

As shown in **Figure 1**, and despite the site's substantial hydrologic alteration, the property is located within Lee County's DR/GR land-use category. As illustrated in **Figure 2**, the County has identified two resource classifications on the site: (1) DR/GR, corresponding primarily to the improved pasture areas, and (2) wetlands. This mapping does not fully reflect the extent of historic hydrologic disturbance that has occurred onsite. Nevertheless, the property's disturbed condition presents a unique opportunity to enhance and restore its hydrologic function through thoughtful site planning and design.

In accordance with The Lee Plan, proposed developments within the DR/GR must demonstrate the protection, preservation, and enhancement of both groundwater resources and environmental systems, including wetlands. The designation of "Groundwater Resource" within this land-use category underscores the importance of safeguarding the County's Aquifer Systems (i.e., the Water Table and Sandstone Aquifers), which provide a critical existing and future drinking water supply. The proposed commercial development, together with the resource management objectives outlined herein, provides an opportunity for the property to contribute to the ongoing restoration and hydrologic reclamation of the DR/GR.

2.0 PROPERTY SETTING

Prior to agricultural development, the subject property was predominantly characterized as open rangeland and pine flatwoods, interspersed with shallow freshwater forested/shrub wetlands and emergent wetland areas. As shown in **Figure 3**, the property is situated within the Estero River sub-

watershed of the DR/GR, with surface water flows generally directed southwest toward the Lee County coastline.

The earliest available aerial imagery, dating to 1944 and shown in **Figure 4**, illustrates the triangular berm associated with the military training facility and indicates the presence of semi-connected wetland features in the northwest portion of the site. A large circular wetland in the south-central portion of the property remained undisturbed at that time. By 1958, as shown in **Figure 5**, the site remained largely unaltered, although farming activities were beginning to expand, with cultivated fields north of the property, now part of Lehigh Acres, approaching the site boundaries. Agricultural use of the area increased substantially in the early 1970s, particularly along the site's eastern boundary, which bordered large-scale row crop operations. To facilitate drainage of adjacent farm fields, three large east-west ditches were excavated, including one that completely bisected the south-central circular wetland. These ditches interrupted historic surface water flow paths, a modification clearly visible in the 1970 aerial imagery provided as **Figure 6**.

By 1995, the cumulative effects of agricultural ditching and drainage were clearly evident across the site. Parallel north-south ditches had been constructed along the southeastern boundary, extending into the adjacent forested wetland system to the south. A gridwork of row crop drainage furrows is also apparent in the south-central portion of the property. Collectively, these modifications—superimposed on the site since the early 1940s, have substantially altered natural hydrology, effectively disconnecting the property from its historical contributions to surrounding DR/GR lands. **Figure 7**, a January 1995 aerial photograph, clearly illustrates the extent and collective impact of these agricultural alterations.

Drainage features such as those described above are typical of agricultural operations in south Florida, as they facilitate the removal of excess surface water, thereby extending the growing season and enabling cultivation of crops sensitive to saturated soils. However, these hydrologic alterations can also promote the establishment and spread of exotic and nuisance plant species. Areas most heavily impacted by historic farming activities are classified as cropland and pastureland according to the FLUCCS, as shown in **Figure 8** (SFWMD data). Onsite inspections indicate that a significant portion of these areas are currently dominated by exotic and nuisance vegetation, further reflecting the altered hydrologic and ecological condition of the property.

The aggregate extent of disturbance and drainage is further evident in LiDAR imagery. As shown in **Figure 9**, the site generally exhibits relatively flat topography, with the highest elevation of approximately 37.5 feet NAVD88 occurring at the top of the military berm immediately south of Highway 82. The lowest elevations, around 25 feet NAVD88, occur within depressional wetland areas, drainage ditches, and the borrow pits used to construct the military berm. The Digital Elevation Model (DEM) derived from Lee County LiDAR data illustrates the gradual southeastward topographic gradient and highlights the agricultural drainage ditches and furrows traversing the site.

Although no detailed flood maps are available for the project site, the Federal Emergency Management Agency (FEMA) National Flood Hazard Map indicates that the property lies within Flood Zone X, which is defined as an area of minimal flood hazard. Wetlands on the site are identified by the National Wetland Inventory (NWI) and include areas northwest and west of the military berm, the circular south-central wetland, and the forested wetland in the southern portion of the property. These NWI-designated wetlands are illustrated in **Figure 10**.

3.0 EXISTING GROUNDWATER RESOURCES

There are three (3) principal aquifer systems underlying the subject property: 1) the unconfined Surficial Aquifer System (SAS), 2) the confined Intermediate Aquifer System (IAS), and 3) the confined Floridan Aquifer System (FAS). Please note that, in order to simplify the nomenclature used in this report, the colloquial term "Water Table Aquifer" will be used interchangeably to describe the SAS, and the term "Sandstone Aquifer" will be used to describe the upper producing unit of the IAS. In central Lee County, groundwater quality decreases rapidly with depth and potable supplies generally occur at depths of less than 300 feet below land surface (bls). Below these depths, groundwater becomes highly mineralized, saline, and is typically artesian. Consequently, groundwater is primarily withdrawn from depths shallower than 300 feet bls.

Suitable water quality and quantity for agricultural or commercial irrigation at the project location is available from both the Water Table and Sandstone Aquifers. However, based on the hydrogeology in the vicinity of the property, the overall yield of the Water Table Aquifer is considered low and may only be acceptable for low volume livestock watering. Therefore, the confined Sandstone Aquifer has been utilized locally.

3.1 SURFICIAL AQUIFER SYSTEM

The unconfined SAS (Water Table Aquifer) originates at land surface, with its uppermost portion composed of approximately 8 to 17 feet of unconsolidated surficial deposits consisting of gray to dark-brown, fine-grained silty quartz sand with minor shell content. Below these surficial sands, the Tamiami Formation includes the Ochopee and Buckingham Limestone Members, as well as the Pinecrest Sand Member of the Tamiami Formation (Green, Campbell, and Scott, 1990). Uneven upper contacts of limestones are associated with the Tamiami Formation.

Where present onsite, the sands and marls of the Tamiami Formation extend from approximately 17 to 30 feet bls, which is significantly thinner than the Formation's vertical extent found throughout the DR/GR areas located to the south and southeast (Johnson, 1986). Further indication of the differences of the geology onsite as compared to DR/GR areas located to the south and southeast is the lack of nearby active mining operations which excavate the thicker sequences of the upper Tamiami Formation's limestone. These observations support the aforementioned contrast of the relatively thin nature of both the Tamiami Formation and the Water Table Aquifer at the project location as compared to the bulk of the DR/GR.

The limestones of the Tamiami Formation can serve as a major regional source of groundwater supply in Lee County due to its shallow depth and high transmissivity. Historically, agricultural operations and other water users have taken advantage of the ease with which water supplies can be developed in the near-surface Tamiami Formation when thick limestones are present. However, due to its relatively thin vertical extent onsite, groundwater withdrawals from the unconfined Water Table Aquifer are more likely to have a greater impact on wetlands and existing legal users than withdrawals from deeper sources. The proposed groundwater withdrawals for irrigation will be from the deeper, confined Sandstone Aquifer,



which is not expected to impact Water Table Aquifer water levels and environmental systems and therefore provide protection to the shallow water resources within the DR/GR.

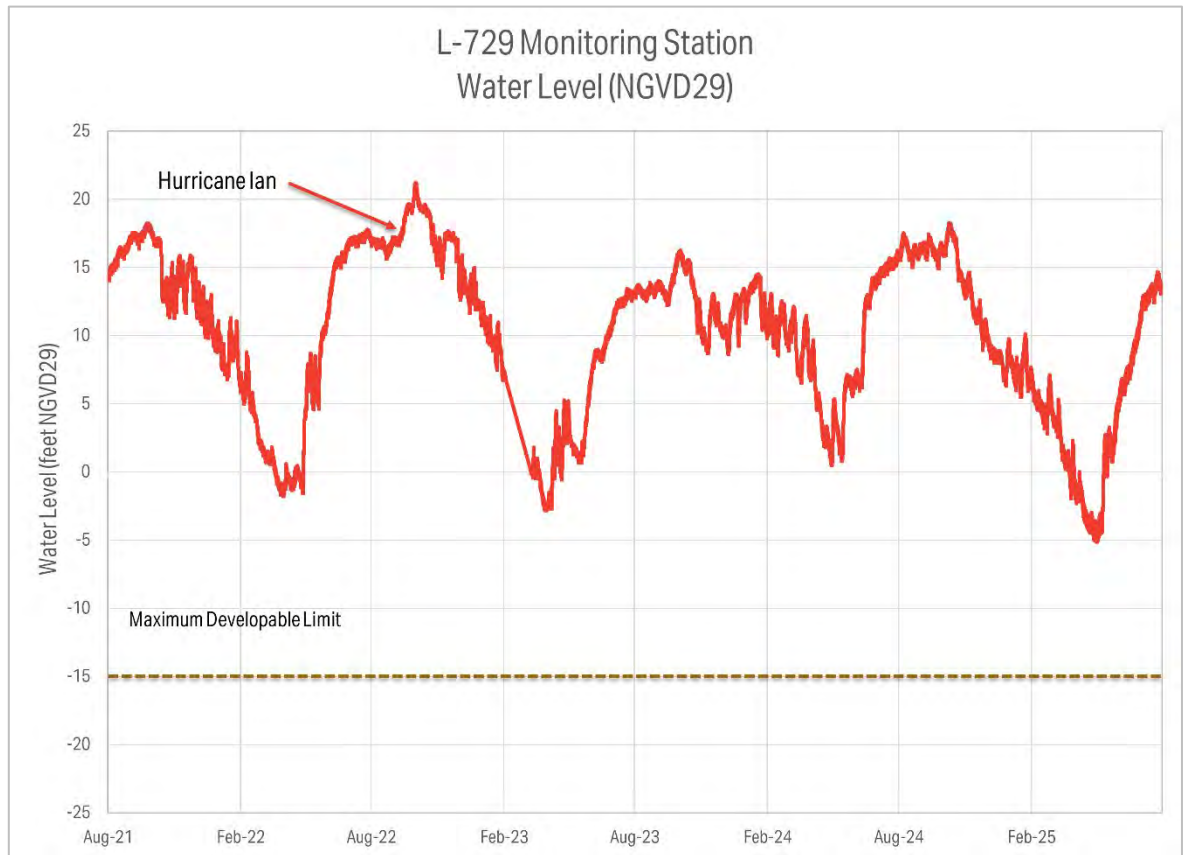
The Lee Plan's DR/GR Land Use Category also includes areas that have been designated as important recharge areas for the shallow Water table Aquifer. The reported recharge rate to the SAS is estimated to be between one and ten inches per year (Krulik, Giese, 1995). However, given the existing onsite drainage ditches, the opportunity for recharge to the underlying SAS at the project location is considered relatively low.

3.2 INTERMEDIATE AQUIFER SYSTEM

Immediately beneath the Tamiami Formation are relatively thick sequences of low-permeability clayey sediments that separate the Water Table Aquifer from the underlying Sandstone Aquifer. Based on well construction reports and geological logs near the project site, the top of the Sandstone Aquifer occurs at a depth of approximately 70 feet bls (McMillon and Anderson, 2016). The thickness of the sandstone unit is highly variable, ranging from approximately 30 to 230 feet. Locally, the producing zone of the Sandstone Aquifer occurs roughly between 70 and 120 feet bls. The SFWMD monitoring station L-729, which monitors the Sandstone Aquifer, has a screened interval from 81 to 110 feet bls. A plot of the L-729 average daily water levels from August 2021 through July 2025 is shown below.

Monitoring well L-729 is maintained by the United States Geological Survey (USGS) and is located approximately 1,200 feet northeast of the property. The Sandstone Aquifer is predominantly composed of clastic sediments, including sandy limestone, cemented quartz sands (sandstone), and dolomitic and calcareous sands, associated with the Peace River Formation of the Hawthorn Group (Johnson, 1986). Because low-permeability sediments separate the Sandstone Aquifer from the overlying Water Table Aquifer, groundwater withdrawals from the Sandstone Aquifer are unlikely to cause significant drawdown in the Water Table Aquifer. Consequently, the SFWMD prefers that new supply wells be completed in the Sandstone Aquifer to minimize potential impacts on wetlands. Records indicate that most private domestic supply wells in Lehigh Acres are completed into the Sandstone Aquifer.

According to the SFWMD's Lower West Coast Regional Water Supply Plan Update (2022), water levels in the Sandstone Aquifer have shown a declining trend while still exhibiting typical seasonal variations. At monitoring well L-729, the amplitude of seasonal water level fluctuations increased, beginning around 2001 and has continued through the present, with a slight overall decrease in water levels. Over the past 15 years, the lowest groundwater elevations at L-729 have approached within approximately 10 feet of the Maximum Developable Limit (MDL) of -15 feet NGVD29 during severe droughts, but this threshold has never been exceeded. L-729 is situated immediately south of hundreds of residential drinking water wells tapping the Sandstone Aquifer, and the high density of these wells strongly influences local water levels, which can drop to approximately 35 feet bls during low periods. Given the historical trends at L-729, the project's proposed use of recycled stormwater for irrigation is anticipated to help safeguard water levels at this important monitoring location.



L-729 Daily Average Sandstone Aquifer Water Levels (August 2021 through July 2025)

4.0 HYDROLOGIC RESTORATION

Given the extensive hydrologic alterations that have historically occurred onsite, the proposed commercial development presents a strategic opportunity to restore and enhance the natural hydrologic connectivity of the property, thereby reestablishing functional interactions with the broader DR/GR area. The engineered stormwater management system is designed to emulate pre-development hydroperiods, capturing, conveying, and attenuating surface water flows to minimize offsite impacts while promoting groundwater recharge. Concurrently, targeted wetland restoration activities, including enhancement of native wetland vegetation, will reinstate the site's natural water retention and filtration functions. The systematic removal of nuisance and exotic plant species will further support hydrologic function by improving surface water flow, reducing evapotranspiration from invasive species, and allowing native flora to stabilize soil and enhance groundwater-surface water interactions. Collectively, these measures are expected to significantly enhance the site's hydrologic character, restore ecological functionality, and integrate the property into the regional water balance and DR/GR hydrologic network. The proposed commercial site plan is included as **Figure 11**. As shown, several large stormwater management lakes (wet detention areas) are proposed.

5.0 ENHANCED LAKE MANAGEMENT PRACTICES

To ensure the long-term protection and sustainability of water resources within the DR/GR, the following suite of site-specific management practices is proposed for the commercial development. It is essential to recognize that as the project transitions through the construction phase, partial construction, and ultimately reaches full post-construction operation, the associated Best Management Practices (BMPs) must be adaptively implemented and refined to correspond with each stage, thereby maintaining continuous protection of surface water and groundwater resources. The proposed framework incorporates a combination of hydrologic, ecological, and operational measures designed to minimize impacts, enhance water quality, and support regional groundwater-surface water interactions.

Specific measures include restrictions on the use of motorized vessels within the project's stormwater management lakes to prevent sediment resuspension, erosion, and nutrient redistribution, thereby preserving lake water quality and aquatic habitat integrity. Additionally, a detailed Enhanced Lake Management Plan (ELMP) is included below that addresses sediment control, vegetative management, and nutrient reduction strategies. Collectively, these measures establish a robust, stage-specific framework to safeguard and sustain the hydrologic and ecological functions of the DR/GR. It is important to note that the subject property is not within a Wellfield Protection Zone.

5.1 CONSTRUCTION BEST MANAGEMENT PRACTICES

During construction of the proposed development, the greatest potential for impacts is associated with increased turbidity and/or potential spills of fuels/oils (hydrocarbons), otherwise known as Volatile Organic Compounds (VOCs) used to power earthmoving equipment, etc. The developer/owner will ultimately be responsible for maintaining compliance with applicable BMPs. The site's general contractor shall also be responsible in assuring that each contractor or subcontractor evaluates their respective work areas before construction is initiated to determine if site conditions pose specific problems for the safe and secure handling of any regulated substances. When obtained, the SFWMD Environmental Resource Permit (ERP) will also have requirements to safeguard water resources during construction.

5.2 POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

After the development's stormwater management system is completed, the primary focus of the BMPs will be to maintain the quality of the lakes (i.e., wet detention areas) since all internal runoff will be routed to these features for treatment. It is also anticipated that the developer/owner will be responsible for the perpetual operation and maintenance of all aspects of the stormwater management system, including the lakes. Responsibilities will also include maintaining all stormwater conveyance features and lake level control components or outfalls.

5.3 DEEP LAKE MANAGEMENT

As shown in **Figure 11**, there are several stormwater detention lakes, all of which are proposed to be deeper than 12 feet in depth. In accordance with Lee County Land Development Code Section 10-329(d)(3), these lakes are therefore designated as “deep lakes” and are subject to specific criteria.

Based on Lee County Code, the proposed deep lakes will satisfy the following criteria:

1. The stormwater detention deep lakes will not exceed a maximum water depth of 20 feet and will not penetrate any continuous impervious layer of soil or rock.
2. A destratification (i.e., aeration) system will be installed in any lake that exceeds a 12-foot water depth. Documentation that the proposed destratification system is adequately sized and designed for each lake deeper than 12 feet will be submitted to Lee County for approval. An example of a deep lake aeration device is provided as **Appendix A**.
3. Native shade trees, meeting the specifications of Lee County Land Development Code Section 10-420 will be planted around each deep lake perimeter, at approximately one tree per 100 feet of lake shoreline measured at the detention lake’s water level control elevation. Trees and other plants may be grouped or clustered together around the lake perimeter.
4. The deep lake management techniques, including operation of the destratification system, will be maintained for the life of the lake and will be recorded in the development’s covenants in accordance with the County Attorney’s office.
5. A post-construction bathymetric survey verifying each deep lake’s finished water depth, sealed by a professional surveyor and mapper, will be submitted to Lee County for approval.

5.4 OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM

Proper stormwater lake maintenance is a critical component of surface water resource protection and long-term hydrologic functionality. The developer/owner will assume perpetual responsibility for the removal of all nuisance and exotic vegetation from the stormwater management system. Lakes will undergo annual inspections, during which any prohibited vegetation will be removed using manual (hand-clearing) methods or appropriate chemical treatments. Only aquatic-approved chemical compounds will be utilized, and all herbicide and algaecide applications will be performed in strict accordance with manufacturer specifications by a licensed professional applicator who meets all applicable Lee County requirements. All applicable local, state, and federal regulations will be observed to ensure compliance and minimize environmental impacts.

Fertilizer application on all irrigated areas will adhere strictly to Lee County’s Fertilizer Ordinance. Individuals applying fertilizers must possess the required limited certification under Florida Statute (F.S.) 482.1562 before applying any compounds. Fertilizer formulations and application rates will comply fully with local regulatory requirements to prevent nutrient overloading and downstream water quality degradation.

The application of pesticides, herbicides, and fungicides on common areas will also be performed exclusively by licensed professional applicators, in accordance with manufacturer specifications, and in compliance with all local, state, and federal guidelines. Such treatments will be applied only in response

to documented pest, disease, or invasive species issues, and only at the rates and frequencies recommended by the manufacturer. Preventative, broad-spectrum applications of pesticides, herbicides, or fungicides will be strictly prohibited, ensuring that chemical usage is targeted, environmentally responsible, and protective of both aquatic and terrestrial resources within the development.

5.5 WATER QUALITY MANAGEMENT PRACTICES

In 1990, the Florida Department of Environmental Protection (FDEP) developed and implemented the Water Resource Implementation Rule, codified as Chapter 62-40 of the Florida Administrative Code (FAC). This rule establishes the regulatory framework and implementation guidelines for the State's stormwater management program under Section 62-40.431. As stated in Ch. 62-40.431(2)(a), "The primary goals of the state's stormwater management program are to maintain, to the maximum extent practicable, during and after construction and development, the pre-development stormwater characteristics of a site; to reduce stream channel erosion, pollution, siltation, sedimentation and flooding; to reduce stormwater pollutant loadings discharged to waters to preserve or restore designated uses..."

The criteria outlined in Chapter 62-40, as applied through the SFWMD ERP program, provide reasonable assurance that the surface water resources of the DR/GR will be adequately protected and maintained. By maintaining surface water systems, concomitant protection is afforded to shallow groundwater resources, particularly since the proposed stormwater management system lakes will be excavated to depths extending below the local water table. This interaction between surface and groundwater enhances groundwater recharge, thereby improving the hydrologic function and overall water resource sustainability within the DR/GR. If requested, supplemental information detailing water quality maintenance practices for the stormwater management system can be provided with the first Development Order (DO) application.

To further safeguard the resource, a single baseline surface water quality sampling event is proposed for the onsite central wetland area prior to the commencement of any construction activities. This background sampling event will provide a reference condition against which post-construction water quality can be evaluated and will include analysis for the following analytes:

- / Chlorophyll A (mg/m³)
- / Total Kjeldahl Nitrogen (mg/L)
- / Ammonia (mg/L)
- / Nitrate (mg/L)
- / Total Phosphorus (mg/L)

Field parameters to be measured during sampling include:

- / Turbidity (NTUs)
- / Water Depth (feet bls)
- / Specific Conductance (µs/cm)



- / pH (SU)
- / Dissolved Oxygen (mg/L)
- / Temperature (°C)

An annual surface water monitoring program is proposed with samples collected once per year during the wet season (June through September). The program will begin with a single baseline sampling event, to be collected at the south-central wetland followed by repeat sampling events over a period of five (5) consecutive years. All sampling will target the same analytes established during the baseline event, providing a consistent and comparable dataset for evaluating temporal trends in water quality and the effectiveness of the site's stormwater and wetland management practices. Additionally, two (2) of the proposed stormwater management lakes will be sampled during the wet season to assess water quality conditions and verify compliance with applicable water quality standards. These lakes, together with the central wetland sampling location, are identified on **Figure 12**. The data collected through this program will support ongoing assessment of the stormwater management system's performance, including nutrient retention, sediment control, and the protection and enhancement of both surface water and groundwater resources within the DR/GR.

6.0 PROPOSED IRRIGATION SUPPLIES

A review of existing reclaimed water infrastructure indicates that no such pipelines are located in proximity to the property. Consequently, all irrigation demands will be met primarily using surface water captured in onsite stormwater management lakes, with seasonal augmentation from groundwater on an as-needed basis. The conceptual site layout includes several stormwater management lakes, designed to capture, store, and reuse stormwater for irrigation, thereby reducing reliance on groundwater resources. During periods of prolonged drought, however, surface water availability within the lakes may be limited. In such instances, lake levels are proposed to be minimally supplemented using groundwater from the Sandstone Aquifer. Based on the most recent engineering schematics, approximately 12.41 acres of common areas will require irrigation, and it is estimated that up to two (2) Sandstone Aquifer wells may be needed to augment surface water supplies during dry periods.

An analysis of irrigation requirements was performed using the SFWMD modified Blaney-Criddle irrigation allocation spreadsheet. As shown in **Appendix B**, the 12.41 acres of landscape will require an annual allocation of 15.94 million gallons (or 43,669 gallons per day). These quantities are proposed to be roughly split (halved) by the two proposed irrigation pumping facilities indicated on **Figure 13**.

The combined use of surface and groundwater for irrigation is expected to optimize water resource conservation, ensuring that groundwater withdrawals are minimized whenever sufficient surface water is available. This integrated approach enhances the project's sustainability and contributes to the long-term protection and resilience of the area's natural water resources.

7.0 CONCLUSION

The proposed Commercial Planned Development represents a significant opportunity to restore and enhance a property that has been extensively disturbed and hydrologically compromised. The development incorporates a multifaceted water resource management strategy, prioritizing the protection, preservation, and enhancement of both surface and groundwater systems within the designated DR/GR area. Key components include engineered stormwater management infrastructure, targeted retention and detention systems, and systematic removal of exotic and nuisance vegetation, collectively designed to restore natural hydrologic connectivity, promote aquifer recharge, and improve downstream water quality. The integrated approach aligns with applicable regional water management objectives, including maintenance of wetland function and compliance with DR/GR policies, and demonstrates a proactive commitment to sustainable land use practices. Overall, the project is anticipated to substantially improve ecological function, enhance hydrologic resilience, and provide long-term environmental benefits on a property historically characterized by significant hydrologic alteration.



8.0 REFERENCES

- Green, R. C., Campbell, K. M., and Scott, T. M., 1990, *Core Drilling project: Lee, Hendry and Collier Counties: FGS Open-File Report 37*, FGS.
- Johnson, R. A., 1986, *Shallow Stratigraphic Core Tests on File at the Florida Geological Survey: FGS Information Circular 103*, FGS.
- Krulik, R. K., Giese, G. L., 1995, *Recharge to the surficial aquifer system in Lee and Hendry counties, Florida*, United States Geological Survey (USGS), SFWMD.
- McMillon, C., and Anderson, S., 2016, *Sandstone Aquifer at Lehigh Acres Maximum Developable Limits: Technical Publication WS-38*, SFWMD.
- SFWMD, 2022, *2022 Lower West Coast Water Supply Plan Update*, SFWMD.



FIGURES



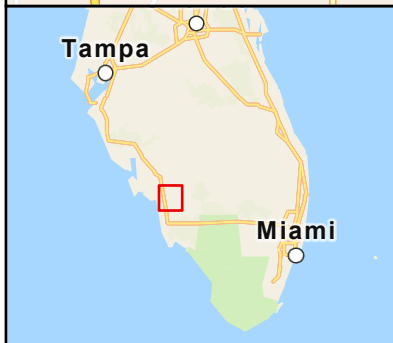
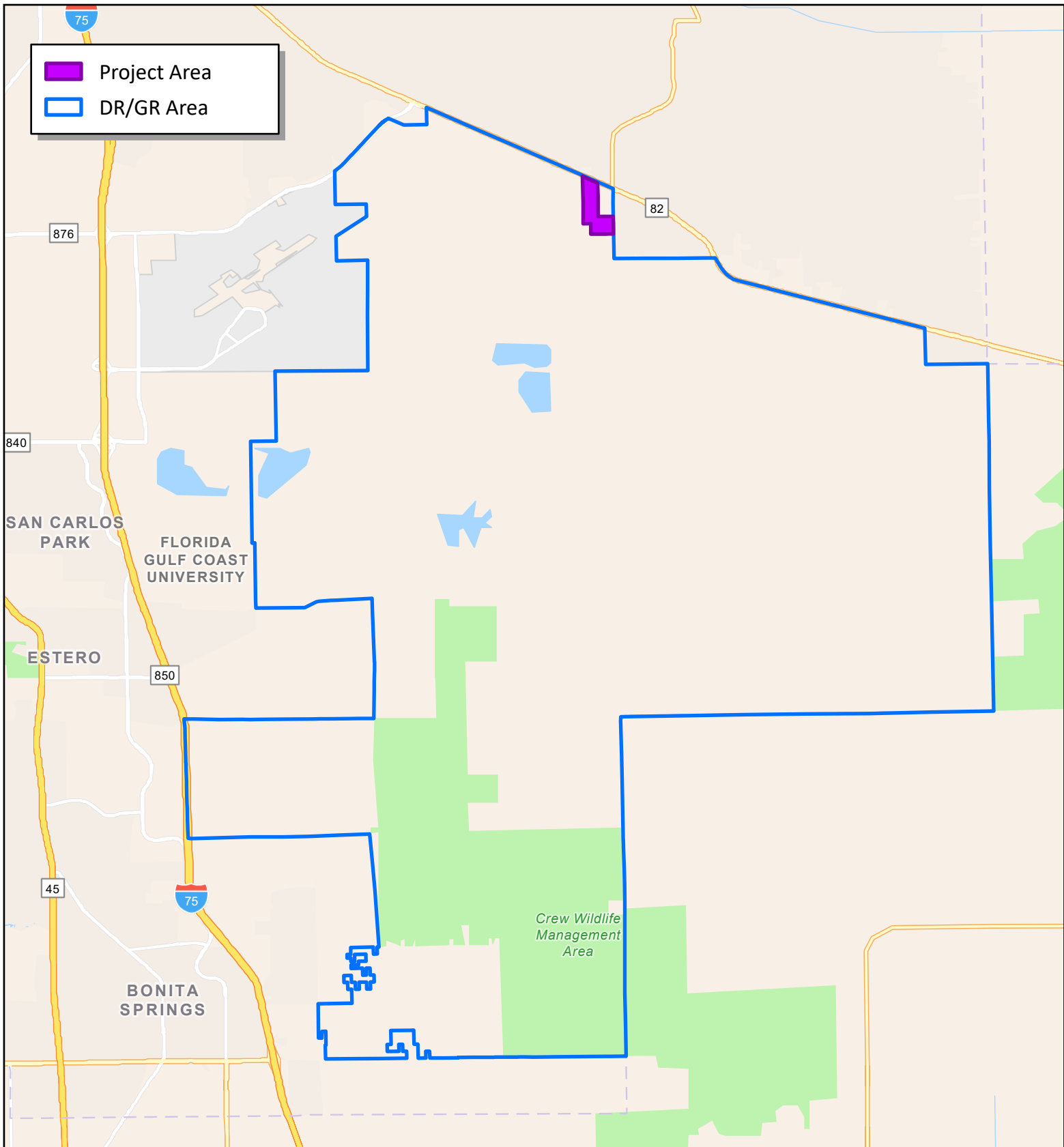


Figure 1
 Southeast Lee County DR/GR Special Planning Area
 Freeman Property
 Lee County, Florida

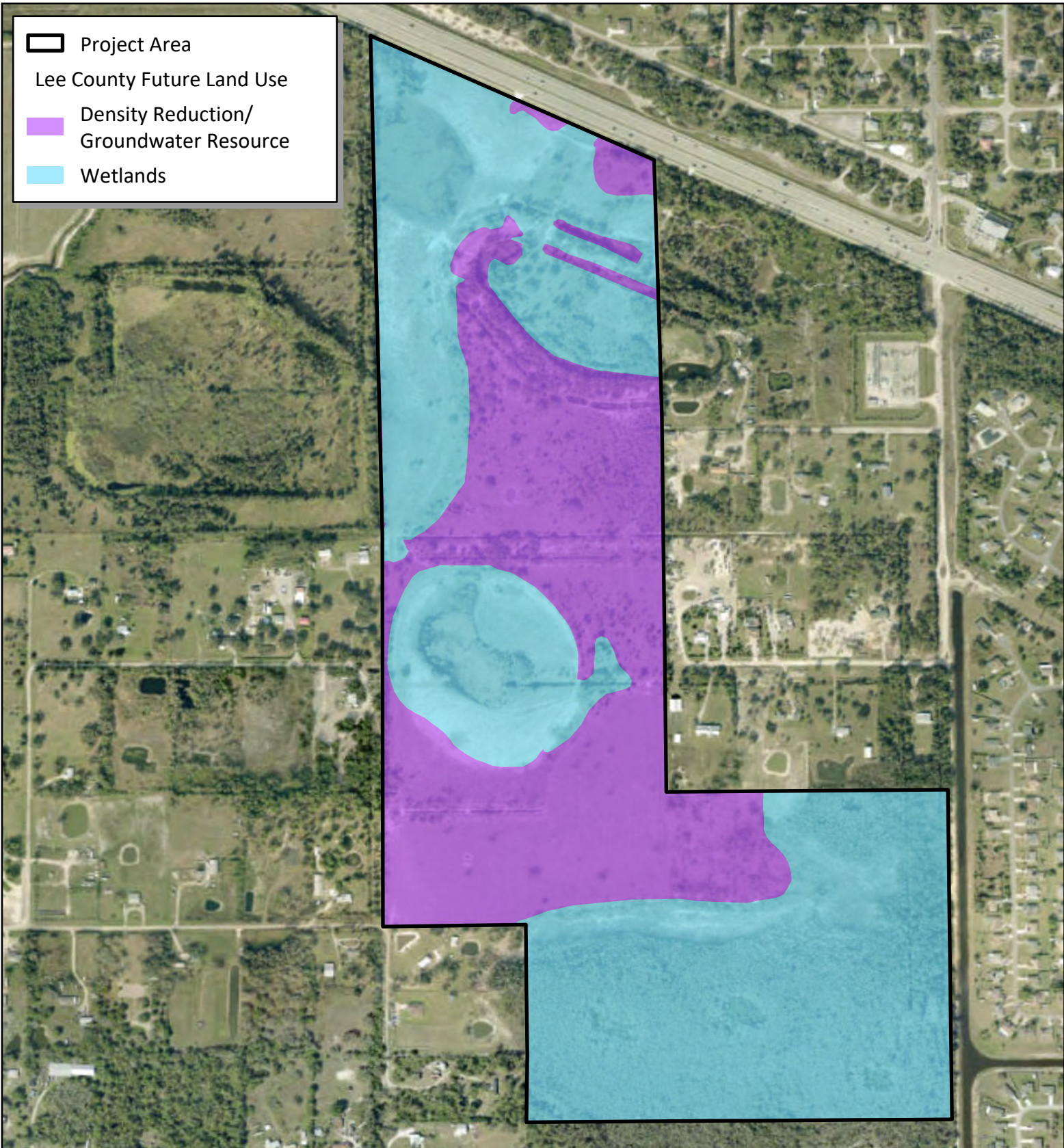
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Image: Esri Imagery, Lee County

N

 0 0.75 1.5 3 Mi
 Scale: 1:150,000


09/17/2025



 Project Area
 Lee County Future Land Use
 Density Reduction/
 Groundwater Resource
 Wetlands



Figure 2
 Lee County Future Land Use
 Freeman Property
 Lee County, Florida


 0 150 300 600 Feet
 Scale: 1:8,000

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Image: Lee County, Esri Imagery



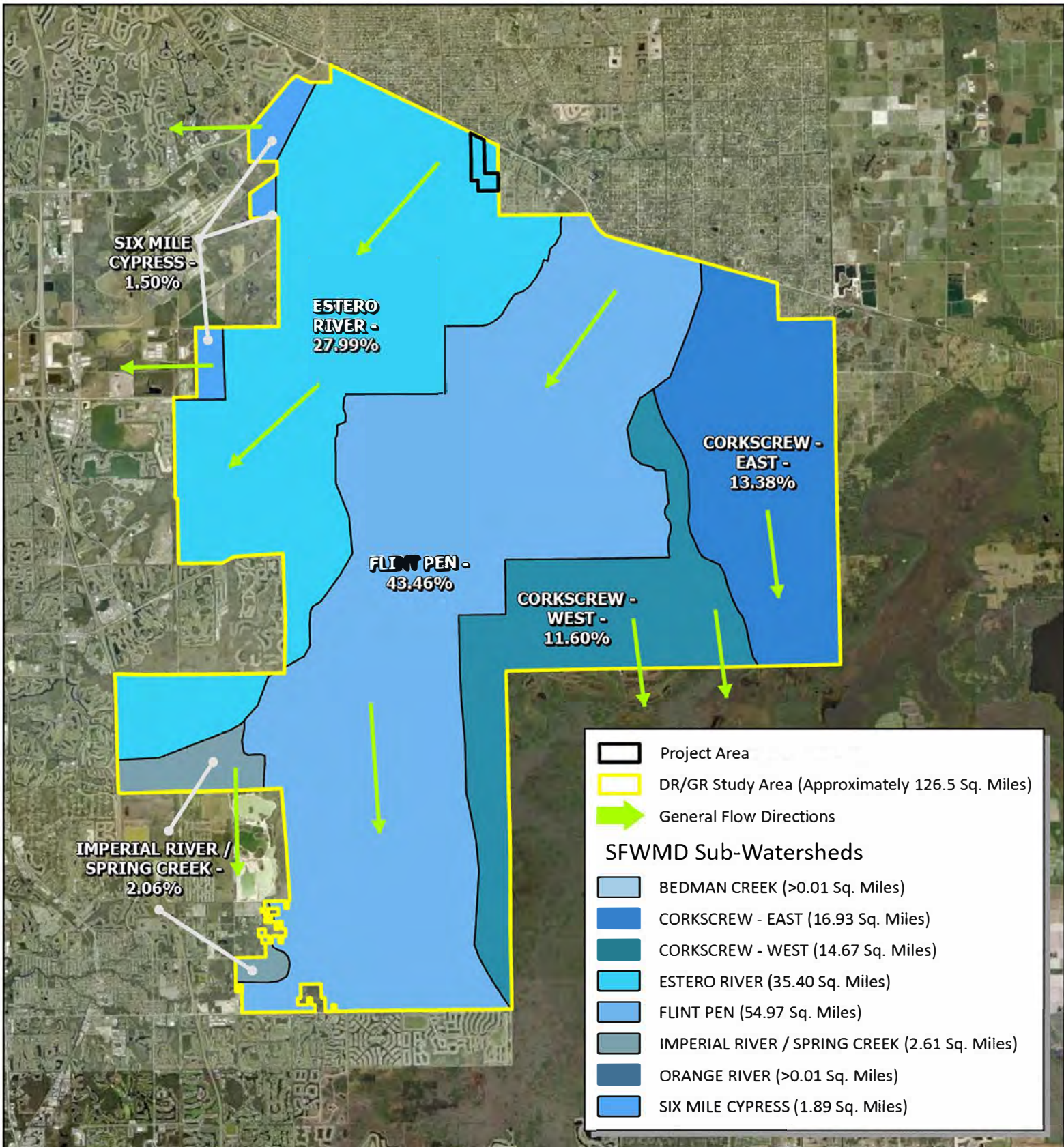
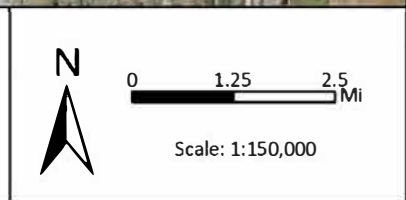


Figure 3
 SFWMD Sub-Watersheds Within DR/GR
 Freeman Property
 Lee County, Florida



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Image: Esri Imagery

07/09/2025





Project Area

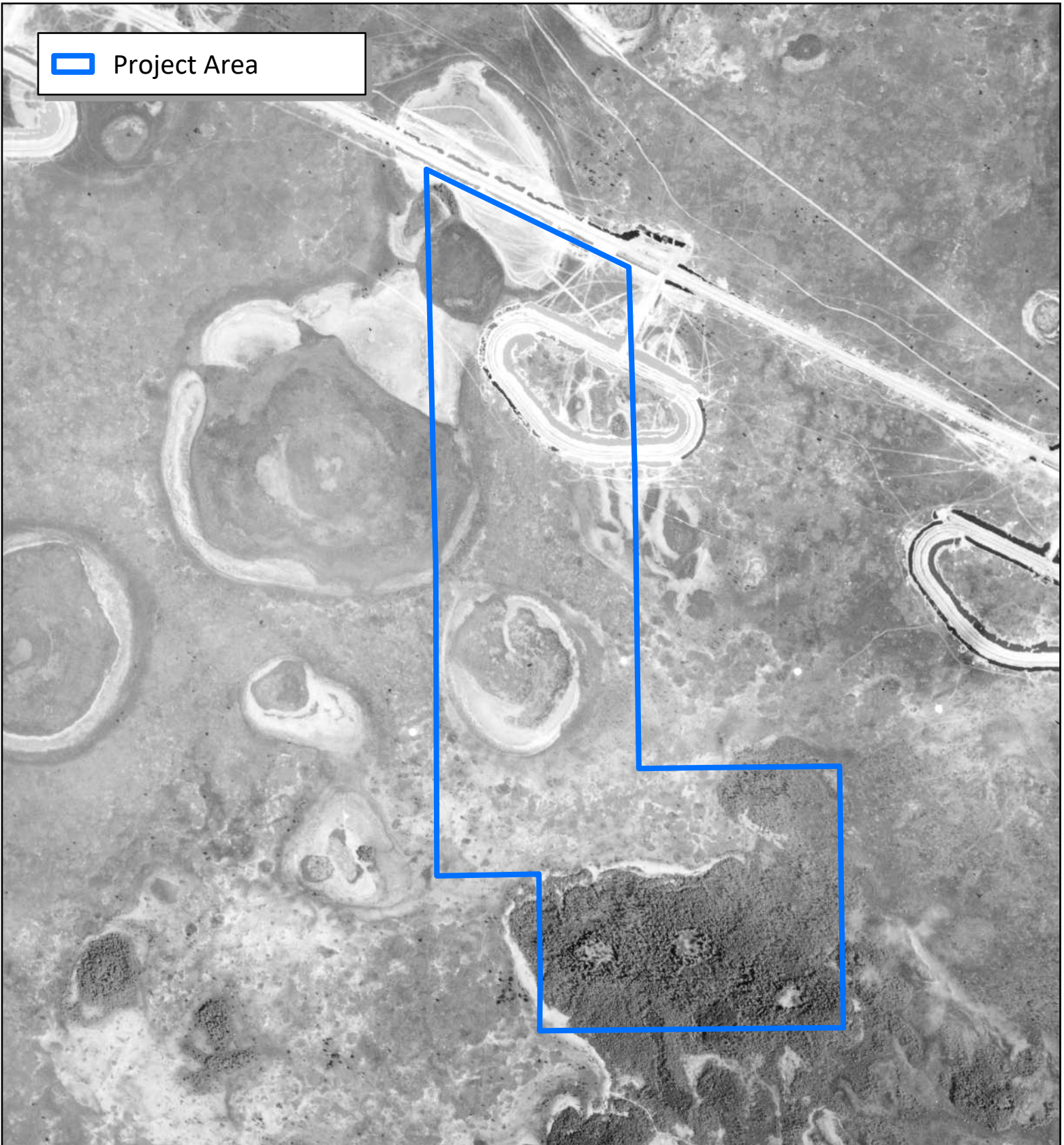


Figure 4
1944 Historical Imagery
Freeman Property Lee
County, Florida



0 250 500 1,000 Feet

Scale: 1:10,000

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Image: UFDC



RESPEC

 Project Area

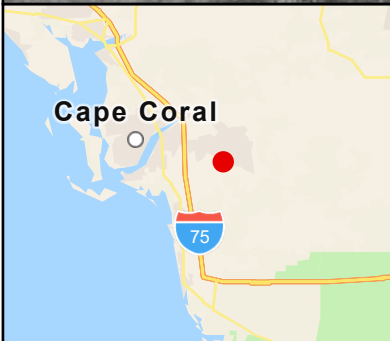
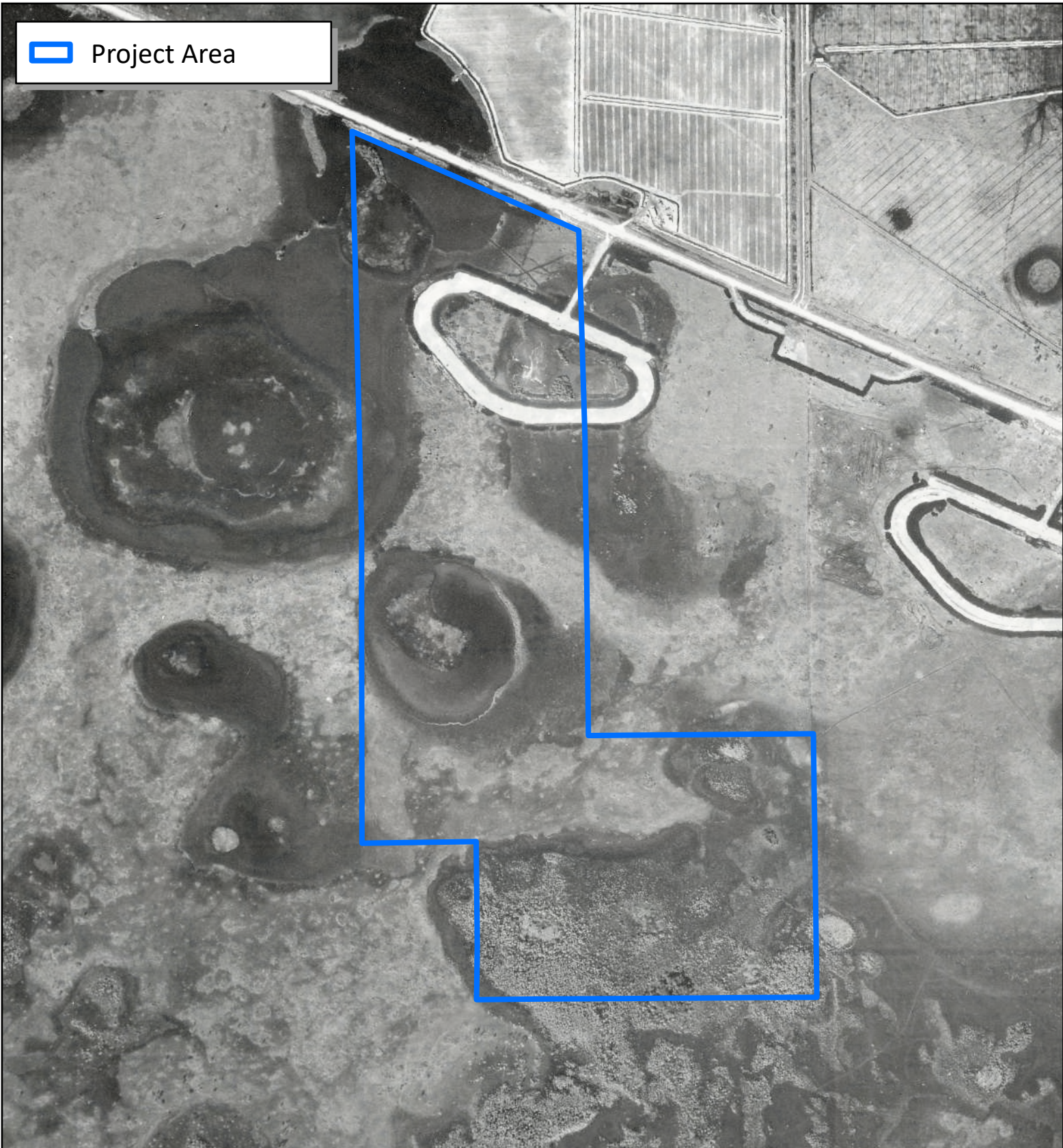


Figure 5
1958 Historical Imagery
Freeman Property Lee
County, Florida



0 250 500 1,000
Feet

Scale: 1:10,000

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06/03/2025

Image: UFDC



RESPEC





Figure 6
 1970 Historical Imagery
 Freeman Property
 Lee County, Florida

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Image: UF, Esri Imagery


 0 350 700 Feet
 Scale: 1:8,000



RESPEC



 Project Area



Figure 7
1995 Historical Imagery
Freeman Property Lee
County, Florida

 0 250 500 1,000 Feet
Scale: 1:10,000

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Image: UFDC

06/03/2025



-  Project Area
- FLUCCS Descrip
-  2110 - Cropland and Pastureland
-  6170 - Wetland Hardwood Forests
-  6172 - Mixed Shrubs
-  6210 - Cypress
-  6215 - Cypress - Domes/Heads
-  6250 - Wet Pinelands Hydric Pine
-  6410 - Freshwater Marshes/Graminoid Prarie-Marsh
-  6430 - Wet Prarie

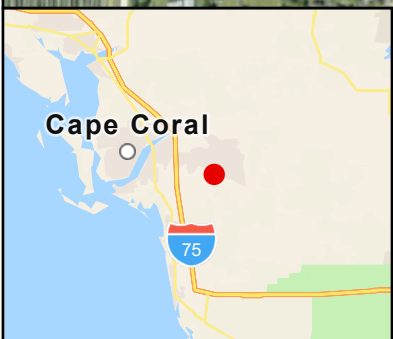
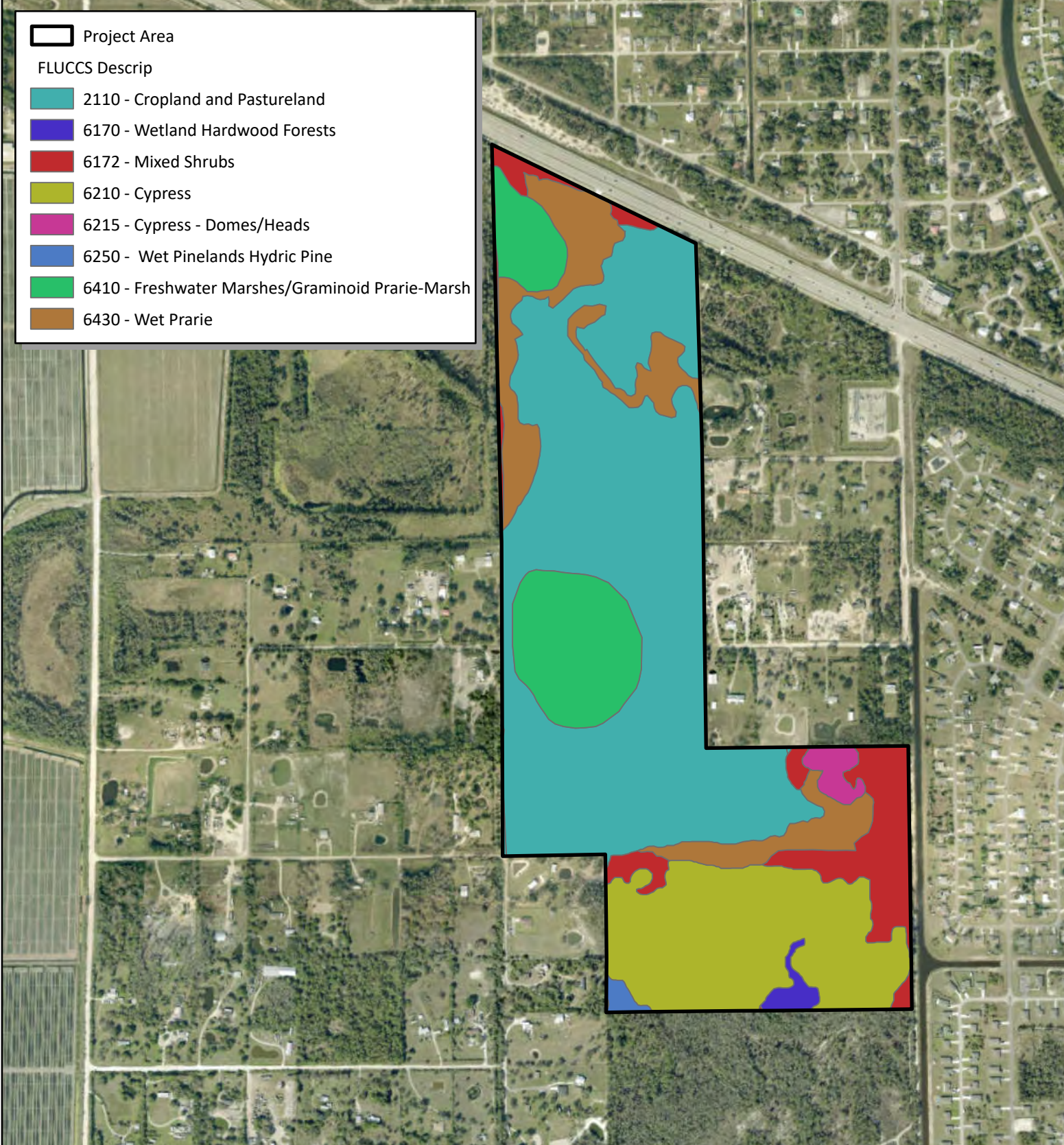



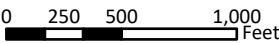
Figure 8
 SFWMD FL a
 Freeman Property
 Lee County, Florida

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Image: Esri Imagery, SFWMD





Scale: 1:10,000

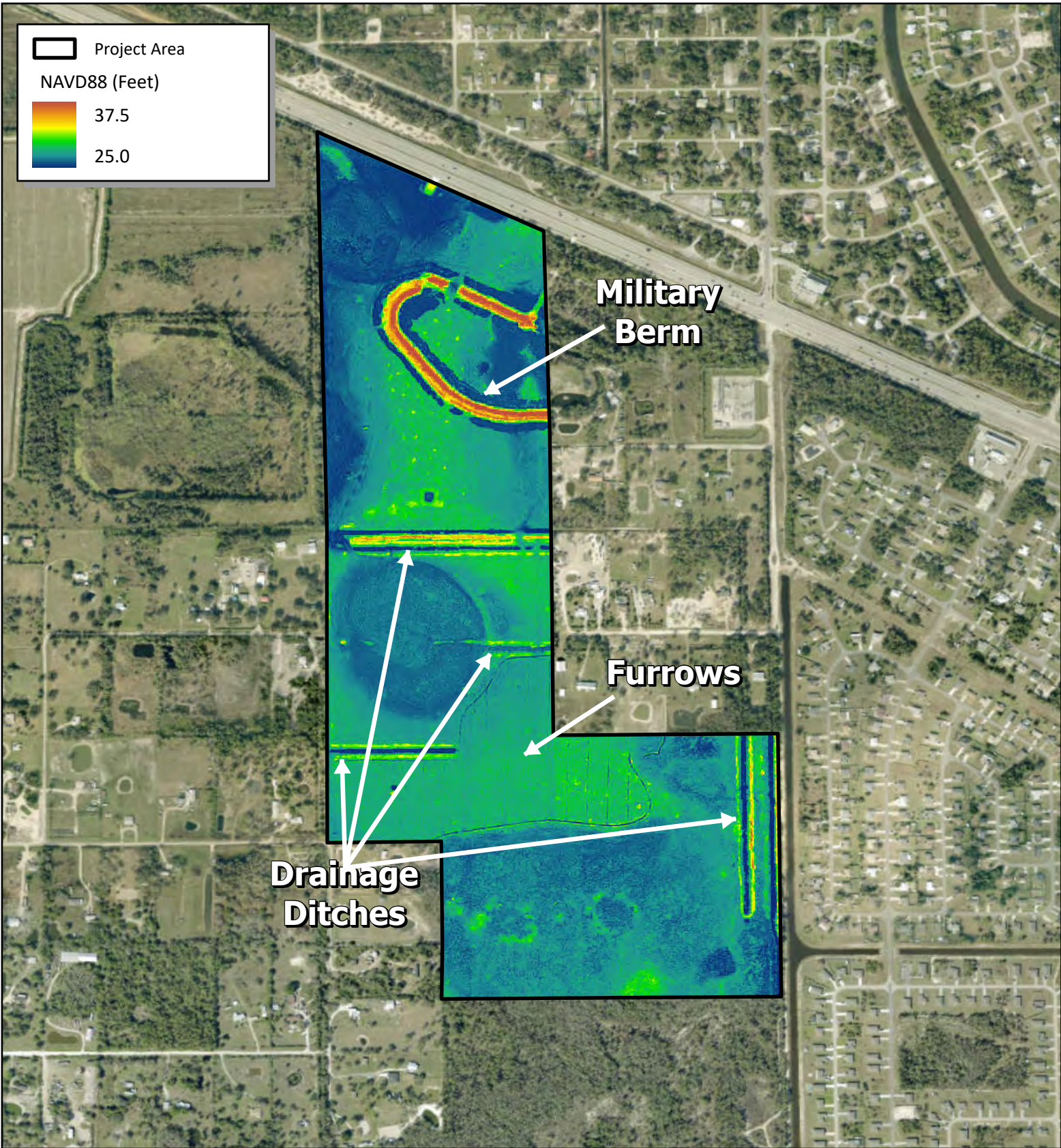
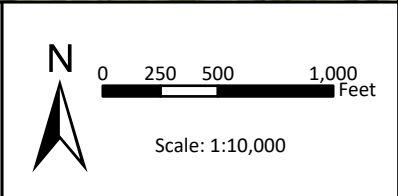


Figure 9
 LiDAR Imagery
 Freeman Property
 Lee County, Florida



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Image: Esri Imagery, Florida State Government

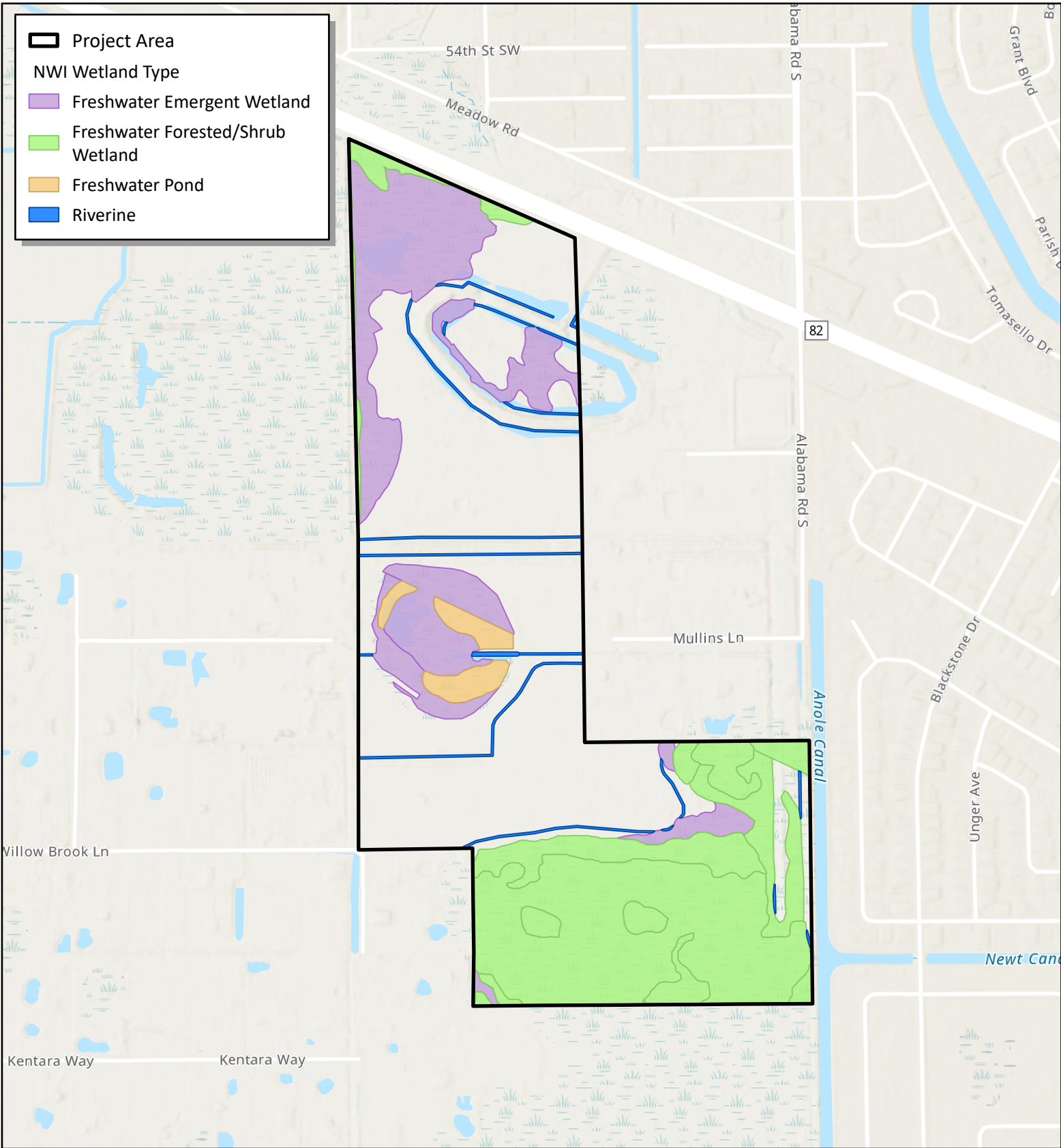
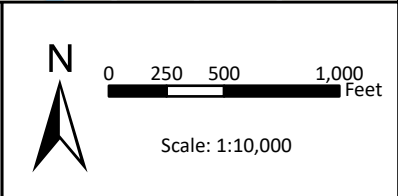


Figure 10
 NWI Inventory
 Freeman Property
 Lee County, Florida



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Image: Esri Imagery, US Fish and Wildlife Service

09/18/2025



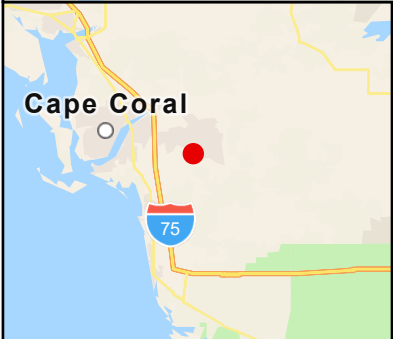
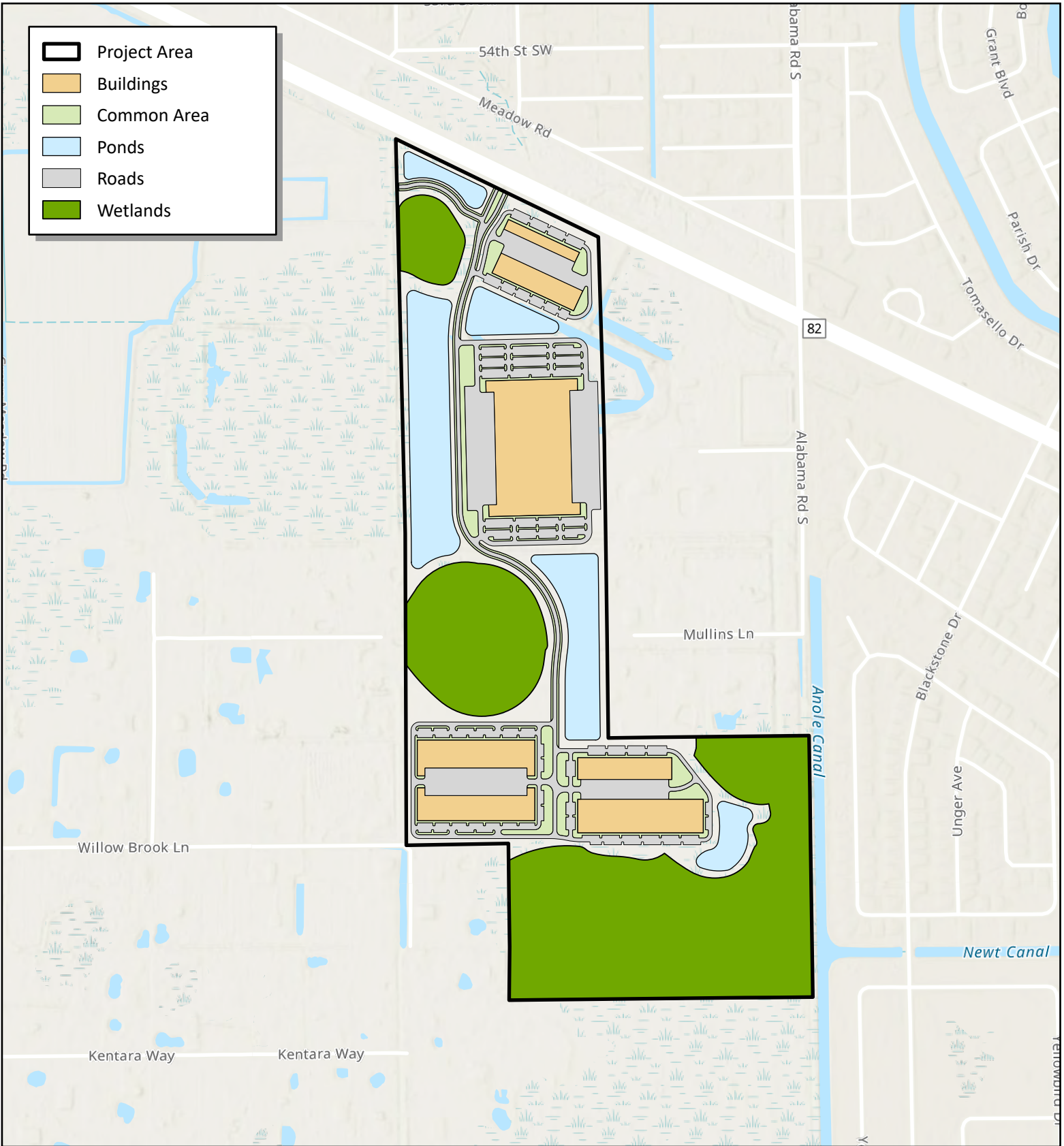



Figure 11
Conceptual Site Plan
Freeman Property
Lee County, Florida


 0 250 500 1,000 Feet
 Scale: 1:10,000

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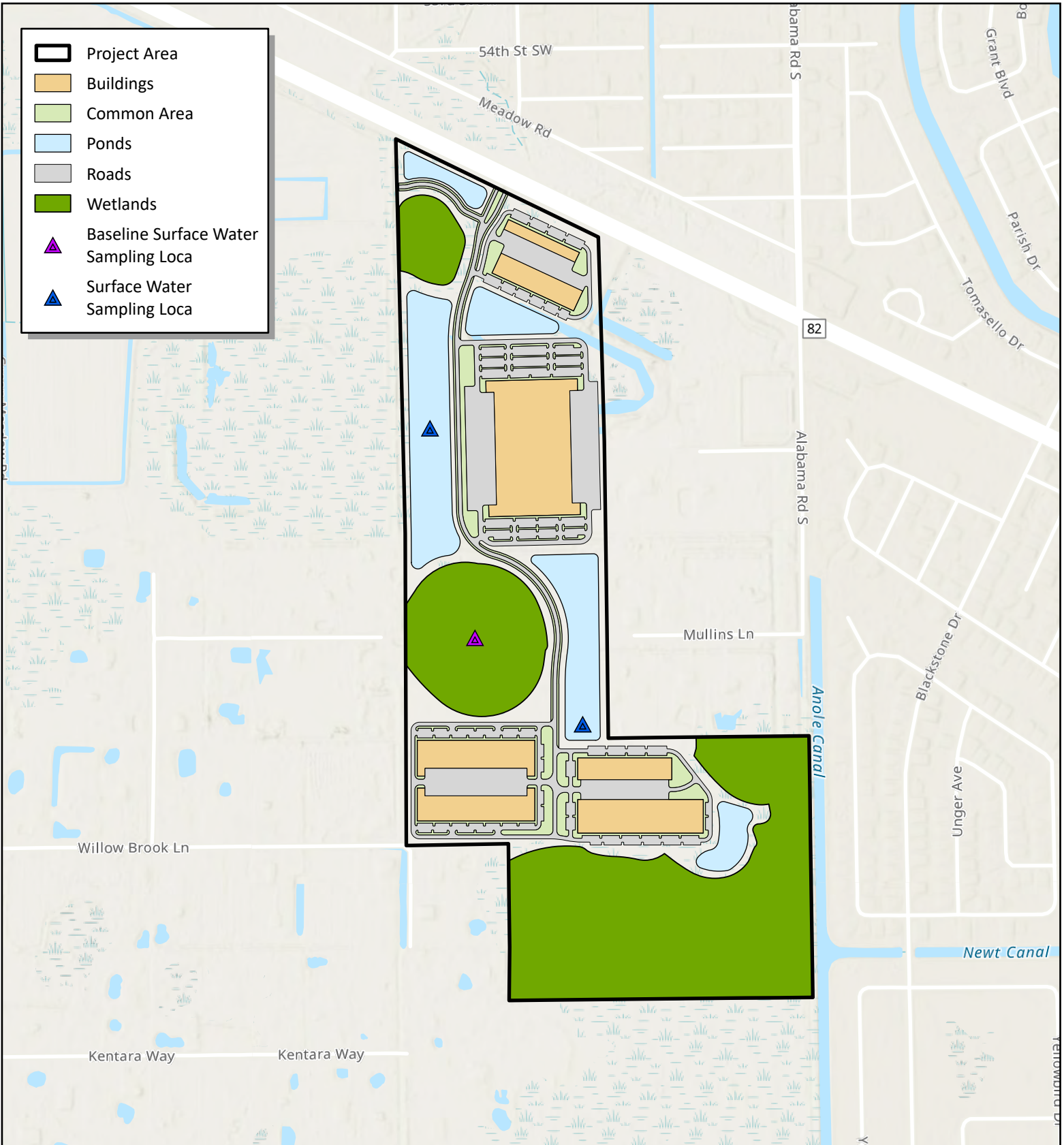




Figure 12
Proposed Surface Water Sampling Loca
Freeman Property
Lee County, Florida

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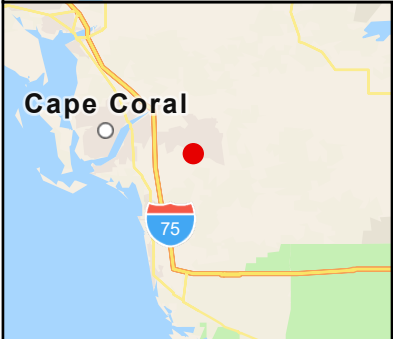
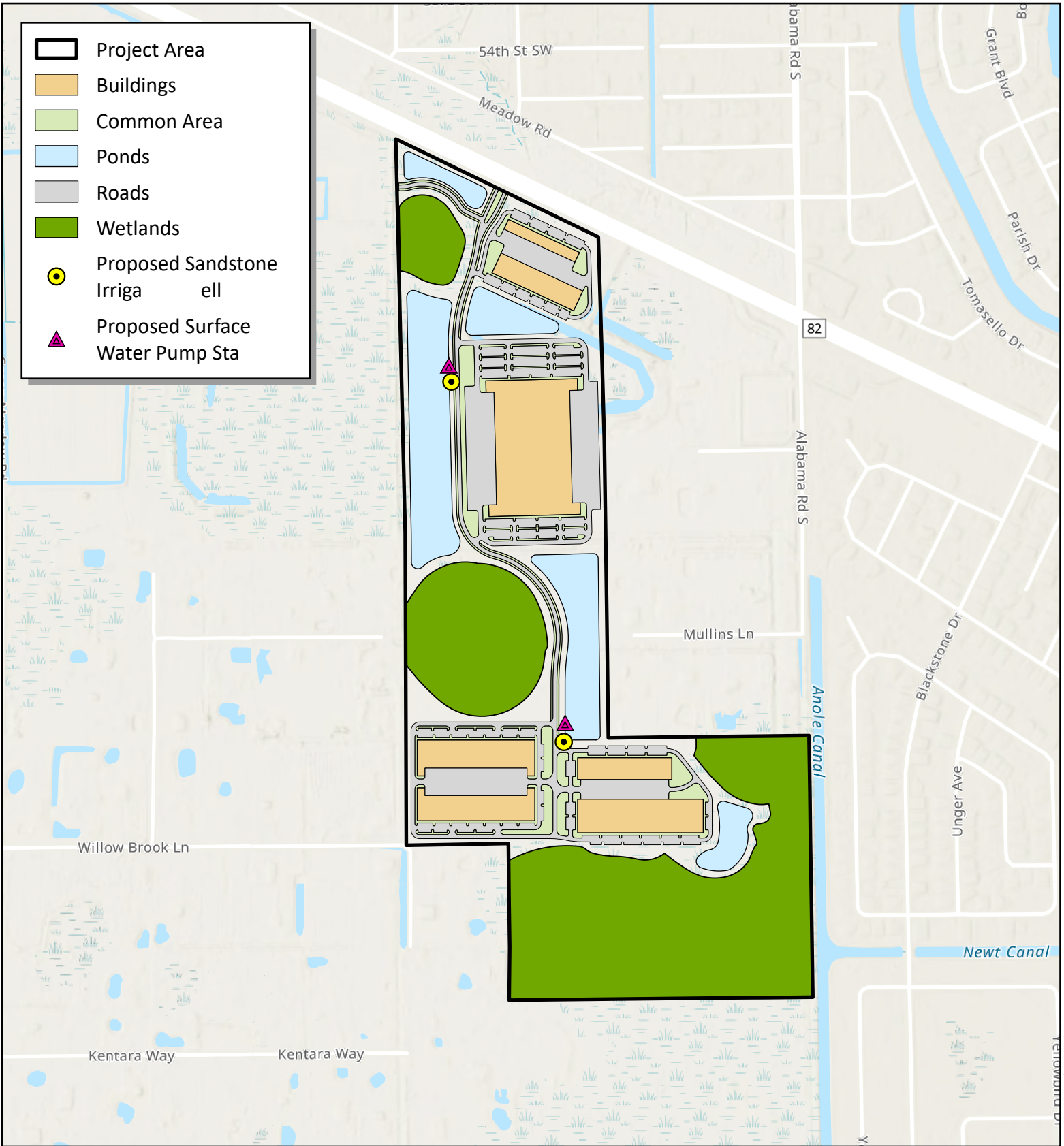



Figure 13
 Proposed Irrigation Facility Location
 Freeman Property
 Lee County, Florida



 0 250 500 1,000 Feet
 Scale: 1:10,000

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APPENDIX A: DEEP LAKE AERATION DEVICE





Vertex Water Features Pond and Lake Aeration

BOTTOM AERATION



AIR3 XL2

Cabinet shown is representative, actual system may be different.

AIR3 XL2™

The Vertex Air3 XL2™ pond aerator is a super-efficient, affordable and safe system. In a typical pond, an Air3 XL2™ can aerate approximately 3-4 acres depending on shape, slope, oxygen demand and other factors. A 1/2hp (0.37kW) Brookwood™ SafeStart™ compressor, housed in our rustproof aluminum outdoor cabinet, feeds three bottom mounted CoActive AirStations™ utilizing Vertex's MicronBubble™ technology. The rising force of millions of bubbles circulates the entire water column, entraining bottom water up to the surface allowing vital oxygen to be absorbed and poisonous gasses expelled. With no electricity in the water, Vertex's aeration systems are safe for any type of water recreation.

Our systems have a full 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits) plus a Limited Lifetime warranty against rust and corrosion on the cabinet, 5-year warranty on the AirStations™ and a 15-year warranty on BottomLine™ supply tubing.



FEATURES

AIRSTATIONXL2™

- ◆ Total pumping capacity of up to 11,400 GPM
- ◆ Six 9" flexible membrane discs with MicronBubble™ technology
- ◆ Shallow water Airstation optional for depths lower than 8'
- ◆ Self-cleaning, low maintenance
- ◆ Powder-coated stainless steel self-sinking base unit designed to prevent sinking into soft bottom sediments
- ◆ 5-year "No Questions" warranty

BROOKWOOD™ COMPRESSOR

- ◆ 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits)
- ◆ Vertex SafeStart™ Technology
- ◆ UL, 115v or 230v, 35 Max PSI
- ◆ Thermal overload protection
- ◆ 1/2hp (0.37kW): low electrical costs
- ◆ 2-3 year extended duty cycle between scheduled maintenance

QUIETAIR™ CABINET

- ◆ Class "A" GFCI protection on all 115v circuits
- ◆ Powder coated aluminum for a durable attractive finish
- ◆ High capacity 290 CFM fan
- ◆ Easy access design with cam lock
- ◆ Easy plug-in connection to waterside electrical service
- ◆ Disconnect switch
- ◆ Heavy duty, light weight mounting pad included
- ◆ Sound dampening kit optional
- ◆ Limited lifetime warranty against rust

BOTTOMLINE™ TUBING

- ◆ Over-sized I.D. for high flow
- ◆ Self-weighted for easy installation
- ◆ Available in 100' and 500' increments
- ◆ 15-year Vertex warranty

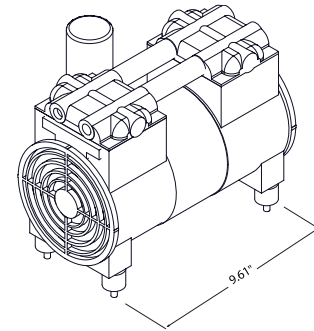
BENEFITS TO THE LAKE

- ◆ High pumping rate easily penetrates stratification layers
- ◆ Circulates entire water column
- ◆ Increases oxygen levels throughout water column
- ◆ Promotes beneficial bacteria growth
- ◆ Prevents low oxygen fish kills
- ◆ Reduces nutrient levels and associated algae growth
- ◆ Oxidizes/reduces bottom muck
- ◆ Expands oxygenated habitat for improved fisheries
- ◆ Reduces aquatic midge and mosquito insect hatches
- ◆ Eliminates foul odors from undesirable dissolved gases
- ◆ Safe entry – no electricity in the water
- ◆ Extremely energy efficient

SPECIFICATIONS: AIR3 XL2™ LAKE AERATION SYSTEM

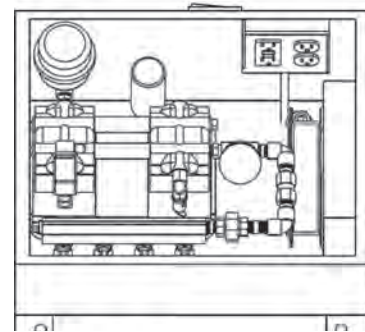
BROOKWOOD™ COMPRESSOR

1/2hp (0.37kW), 115v or 230v, Single Phase piston type compressor. Built for continuous 24/7 operation and equipped with Vertex SafeStart™ technology allowing auto restart under maximum rated pressure without motor damage. Super-duty Brookwood™ compressors incorporate upgraded rotors, stators, valve plates, bearings and capacitors and are thermally protected, oil-free, and require no lubrication; just periodic cleaning of included washable air filter. Extended duty cycle is approximately 2 to 3 years for compressor maintenance, about 2 to 3 times the duty cycle of ordinary piston and rotary vane compressors. All Brookwood™ SafeStart™ compressors carry a 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits).



QUIETAIR™ CABINET

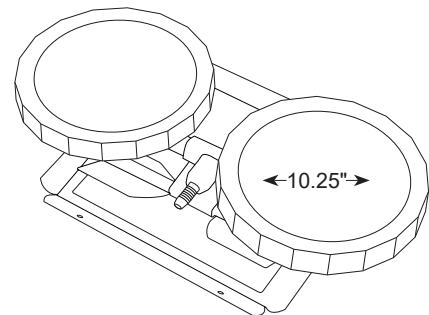
Enclosure comes equipped with cam lock for security, fully gasketed and constructed of aluminum with gray electrostatically-bonded powder coating to provide Limited Lifetime warranty against cabinet rust and corrosion. Enclosure furnished with stamped ventilation grills to insure forced air circulation and an integral cooling fan with thermal protection, producing 290 CFM to guard against excessive compressor operating temperatures. Cabinet provided with HDPE mounting pad. Enclosure comes with class a GFCI protection on both the compressor and fan circuits. Quick disconnect switch included. Side mounted muffler box and additional insulation optional for quieter operation.



19.25" W x 12.25" L x 17" H

AIRSTATION XL2™ ASSEMBLY

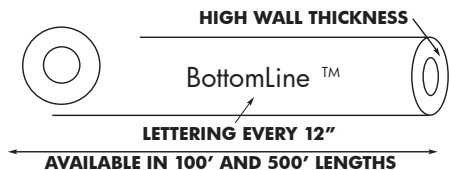
Diffuser station consists of two self-cleaning, 9" diameter, flexible membrane diffusers of EPDM compound with 100% rebound memory, each producing millions of fine 500 to 3000 micron bubbles – the majority 500 to 1000 microns. Each diffuser station base unit is made of powder-coated stainless steel and designed to prevent settling into soft bottom sediments. AIRSTATION™ is designed with adjustable diffuser riser to accommodate any site requirements. AirStations are independently tested and verified to provide stated pumping rates. 5-year warranty.



14.375" W x 18.625" L x 8.375" H

BOTTOMLINE™ SUPPLY TUBING

Self-weighted, direct burial submersible tubing for connection from compressor to diffuser stations. Tubing is flexible PVC composite construction for use with standard PVC solvent weld cement and insert fittings. Tubing has 0.58" I.D. and high wall thickness for long term durability and protection against punctures. Remains flexible in cold temperatures.




(844) 432-4303 • info@vertexwaterfeatures.com
www.vertexwaterfeatures.com

Install all electrical equipment in accordance with Article 682 of the National Electrical Code and all local codes. Vertex Water Features reserves the right to improve and change our

without notice or obligation.
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**APPENDIX B:
BLANEY CRIDDLE
IRRIGATION DEMANDS**



Calculations of Irrigation Requirements

(1-in-10)

Rainfall Station: Ft. Myers 1-in-10 Crop No.: 1
Irrigation System: Sprinkler Parcel Name:
Irrigated Acreage: 12.41 Crop No. in Parcel: 1
Crop: Turf Grass
Soil Type: 0.80
Multiplier 1.30
Efficiency 0.77

Calculations	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Average Rainfall (inches)	1.90	2.00	1.50	1.90	4.10	9.40	8.70	8.60	8.40	3.50	1.50	1.50	53.00
Evapotranspiration (inches)	1.86	2.14	3.70	5.11	6.83	7.60	8.05	7.72	6.48	4.92	3.07	2.15	59.63
Average Effective Rainfall (inches)	0.88	0.94	0.79	1.06	2.31	4.91	4.71	4.58	4.19	1.81	0.76	0.72	27.66
1-in-10 Effective Rainfall (inches)	0.74	0.79	0.66	0.89	1.94	4.12	3.96	3.85	3.52	1.52	0.64	0.61	23.24
Average Irrigation (inches)	0.98	1.20	2.91	4.05	4.52	2.69	3.34	3.14	2.29	3.11	2.31	1.43	31.97
1-in-10 Irrigation (inches)	1.12	1.35	3.04	4.22	4.89	3.48	4.09	3.87	2.96	3.40	2.43	1.54	36.39

1-in-10 Annual Supplemental Crop Requirement = 36.39 inches

Annual Supplemental Crop Water Use:

$$36.39 \text{ inches} \times 12.41 \text{ Acres} \times 1.3 \times 0.02715 \text{ MG/AC-IN} = 15.94 \text{ MG}$$

1-in-10 Maximum Monthly Supplemental Crop Requirement = 4.89 inches

Maximum Monthly Supplemental Crop Water Use:

$$4.89 \text{ inches} \times 12.41 \text{ Acres} \times 1.3 \times 0.02715 \text{ MG/AC-IN} = 2.14 \text{ MG}$$

Notes:

Evapotranspiration was calculated using a modified Blaney-Criddle method.

Average effective rainfall is the amount that is useful to crops in an average year

Drought rainfall is the rainfall minimum representative of a 1-in-10 year drought

Drought effective rainfall is the amount that is useful to crops in a 1-in-10 year drought event.

Average irrigation is the net amount that should be required for maximum yields during an average year.

Drought irrigation is the net amount that should be required for maximum yields during a 1-in-10 year drought.

EXHIBIT



SR 82 FREEMAN CPA

Exhibit M14- Historic Resources Impact Analysis

I. REQUEST

The 186.5 +/- acre subject property is located at 1770 and 17800 State Road 82, and identified as STRAP No 13-45-26-00-00001.002A, 13-45-26-00-00001.0020, 24-45-26-00-00001.2000, 24-45-26-00-00001.3000, and 24-45-26-00-00001.8000, in unincorporated Lee County, Florida. Brian Freeman of Brian Scott Holdings, Inc. and BJ Holdings of Fort Myers, LLC ("Applicant") is proposing to:

- Future Land Use Map 1-A to move the property from the Wetlands and DR/GR Future Land Use Category (FLUC) to the Tradeport FLUC.
- The Sewer and Water Franchise Area Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) franchise service area.
- Table 1(b) to allocate acreage to the Tradeport future land use category in Southeast Lee County Planning Community.

Additionally, a companion zoning action to rezone the property from AG-2 to Mixed-Use Planned Development (MPD). The development program is for 1,750,000 sf of commercial, office, hotel, and light industrial uses.

II. HISTORIC RESOURCES IMPACT ANALYSIS

The property does contain four previously recorded historic resources (including structure, districts, and/or archaeologically sensitive areas). An email and map have been secured from the Division of Historical Resources - Florida Department of State which is included in this document.



AR=1
 SS=0
 CM=0
 RG=3
 BR=0
 Total=4

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
LL02406	RG	Buckingham Gunnery Range	Lehigh Acres	Designed Historic Landscape - 5 Contrib Resources	Eligible	
LL02443	RG	SR 82	Fort Myers, Immokalee	Linear Resource	Not Eligible	
LL02482	AR	Gunnery Range #7	Lehigh Acres		Eligible	
LL03036	RG	Unnamed Drainage Canal 1	Fort Myers	Linear Resource - 1 Contrib Resources	Not Eligible	



Total=2

Manuscript Roster

MS#	Title	Publication Information	Year
29807	Cultural Resource Assessment Survey of OO Middle School, Lee County, Florida	CULTURAL RESOURCE ASSESSMENT SURVEY OF OO MIDDLE SCHOOL, LEE COUNTY, FLORIDA ACI, Sarasota P23156	2024
14907	Cultural Resource Assessment Survey of State Road 82 from Lee Boulevard to State Road 29 Lee, Hendry and Collier Counties	Janus Research, Inc., Tampa. Prepared for Florida Department of Transportation, District One, Bartow	2007



SR82 FREEMAN CPA

Exhibit M15 - Public Facilities Impacts Analysis

1. REQUEST

The 186.5 +/- acre subject property is located at 1770 and 17800 State Road 82, and identified as STRAP No 13-45-26-00-00001.002A, 13-45-26-00-00001.0020, 24-45-26-00-00001.2000, 24-45-26-00-00001.3000, and 24-45-26-00-00001.8000, in unincorporated Lee County, Florida. Brian Freeman of Brian Scott Holdings, Inc. and BJ Holdings of Fort Myers, LLC (“Applicant”) is proposing to:

- Future Land Use Map 1-A to move the property from the Wetlands and DR/GR Future Land Use Category (FLUC) to the Tradeport FLUC.
- The Sewer and Water Franchise Area Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) franchise service area.
- Table 1(b) to allocate acreage to the Tradeport future land use category in Southeast Lee County Planning Community.

The CPA application has a companion request to a Mixed-Use Planned Development (MPD) rezoning application. The Applicant seeks to rezone the 186.5 +/- acres from Agriculture zoning district (AG-2) to Mixed-Use Planned Development (MPD) to allow for 1,750,000 sf of commercial, office, hotel, and light industrial uses.

2. POTABLE WATER

The subject property is not within the Lee County Utilities Future Water Service Area shown on Lee Plan Map 4-A. The applicant has filed a Comprehensive Plan Map Amendment to amend Map 4-A and be added to the franchise area that is currently extended to the western border and extend water service lines to the property by the developer.

The 2023 Concurrency Report states, “Any new connection to a multiple-user, single-development, or single-user private system WTP in unincorporated Lee County will be reviewed for available WTP capacity on a case-by-case basis and will require a determination of availability of capacity at the time of development application.” Per Lee Plan Policy 95.1.3, an average treatment and disposal capacity of 250 gallons per day per Equivalent Residential Connection (ERC) is required.

A Letter of Availability has been obtained from Lee County Utilities confirming that the property is not located within the Lee County Utilities Future Water Service Area and that there are no reuse mains in the vicinity of the subject property. The letter states that although potable water lines are not in place, they are proposed.

The petitioner is amending the franchise area. Based on these calculations, we will determine the availability of water capacity at the time of the local development order, as the property will be required to connect. The capacity available for the residential density proposed for the subject property is as follows:

Commercial		
Commercial-Retail:	170,000SF x .1 =	17,000GPD
Office:	15GPD/100SF =	49,500GPD

Hotel: 250 rooms-100GPD/room = 25,000GPD

Industrial

Light industrial: 1,250,000/100GPD = 12,500GPD

3. SANITARY SEWER

The subject property is not within the Lee County Utilities Future Sewer Service Area shown on Lee Plan Map 4-B. The Applicant has filed a Comprehensive Plan Map Amendments amend Map 4-B to be added to the franchise area that is currently extended to the western border and extend sanitary sewer lines to the property by the developer.

Per Lee Plan Policy 95.1.3, an average treatment and disposal capacity of 200 gallons per day per Equivalent Residential Connection (ERC) is required. A Letter of Availability has been obtained from Lee County Utilities confirming the property is not located within the Lee County Utilities Future Sewer Service Area. The letter also confirms that although lines are not in place, they are proposed.

The petitioner is amending the franchise area. Based on these calculations, we will determine the availability of sewer capacity at the time of the local development order, as the property will be required to connect. The capacity available for the residential density proposed for the subject property is as follows:

Commercial

Commercial-Retail: 170,000SF x .1 = 17,000GPD

Office: 15GPD/100SF = 49,500GPD

Hotel: 250 rooms-100GPD/room = 25,000GPD

Industrial

Light industrial: 1,250,000/100GPD = 12,500GPD

4. SOLID WASTE

Per the letter received from Lee County Solid Waste on August 12, 2024, The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed 1,750,000 sf of commercial, office, hotel, and light industrial uses located 17700 and 17800 State Road 82 through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

- LOS Standard = 7 lbs/day/capita OR 990,405 tons/year
- Current Capacity = 7.6 lbs/day/capita OR 1,134,667 tons/year

5. PARKS, RECREATION, AND OPEN SPACE

Trade port future land use category, the requested map amendment, does not allow residential development; therefore, parks analysis is not applicable.

6. FIRE

A letter of Availability received from the Lehigh Acres Fire Rescue confirms the availability of fire suppression and non-transport advanced life support EMS services from Lehigh Acres Fire Rescue Station located at 11 Homestead Rd S, Lehigh Acres, FL 33936.

7. SHERIFF

A letter of Availability dated September 9, 2025, states, "Based on the information provided in your request, the Lee County Sheriff's Office has no objections to this request. This Agency will provide law enforcement services from out 2nd Precinct offices in Lehigh Acres."

8. EMS

A letter of Availability received from the Lehigh Acres Fire Rescue confirms the availability of fire suppression and non-transport advanced life support EMS services from Lehigh Acres Fire Rescue Station located at 11 Homestead Rd S, Lehigh Acres, FL 33936.

9. SURFACE WATER MANAGEMENT

The Property is located within the Estero River Watershed and Drainage Basin.

LOS Standard = 25 year, 3-day storm event of 24 hours' duration.

The Applicant has submitted an application for an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD) and will submit once the permit is obtained.

TRAFFIC IMPACT STATEMENT

FOR

SR 82 FREEMAN MPD COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2505.03)

**PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090**

October 21, 2025

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- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED COMPREHENSIVE PLAN AMENDMENT
- IV. TRIP GENERATION
- V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS
- VI. ZONING ANALYSIS
- VII. CONCLUSION

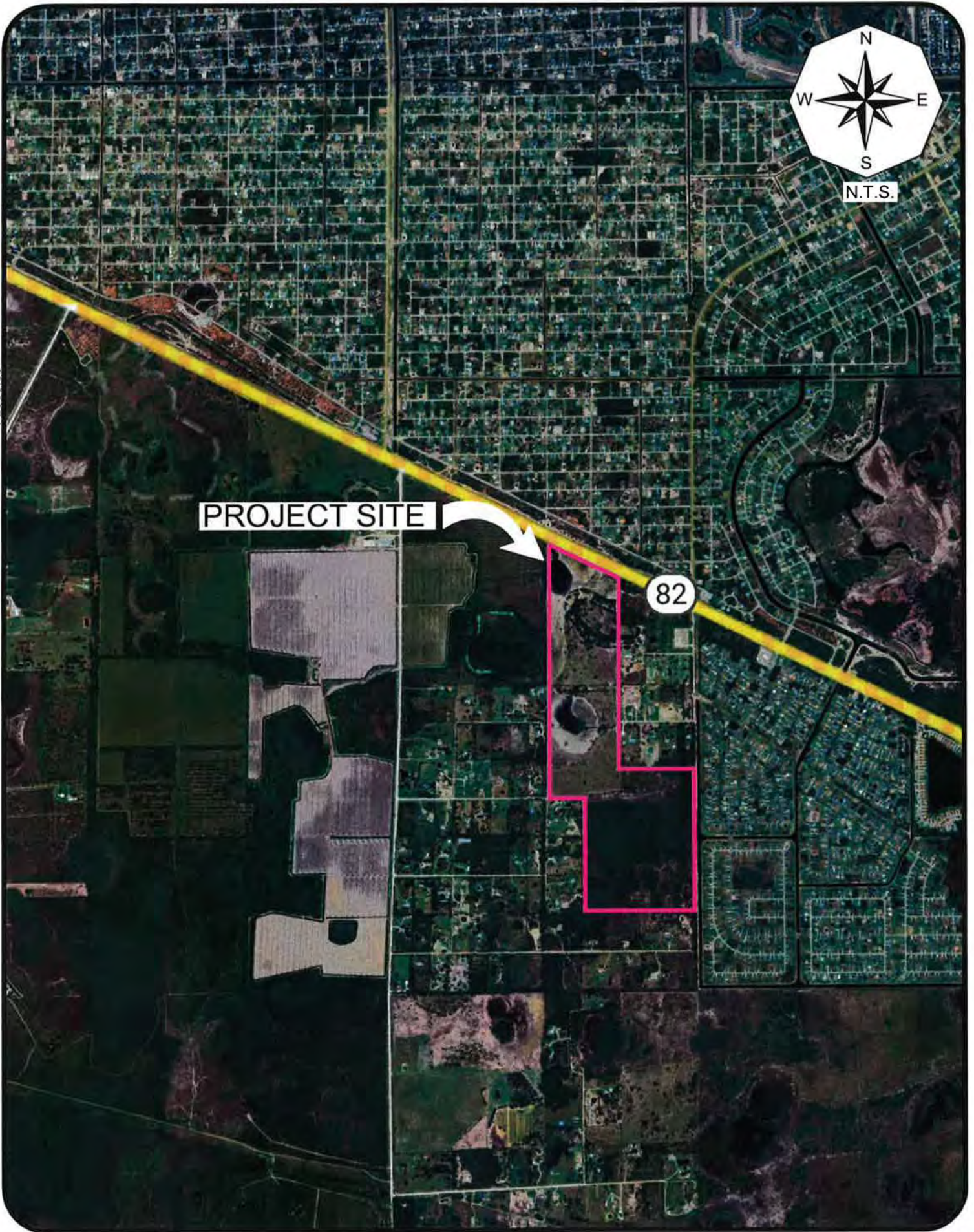
I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking an amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located on the south side of SR 82 between Sunshine Boulevard and Alabama Road in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The analysis in this report will determine the impacts of change in land use on the approximately 186.5-acre subject site from Density Reduction/Ground Water Resource (DR/GR) & Wetlands to Tradeport as well as a zoning amendment to permit the development of up to 1,750,000 retail, commercial, office, hotel and light industrial uses. The transportation related impacts of the proposed Comprehensive Plan amendment will be assessed based on evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site will be provided to S.R. 82 via a single connection.

This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various roadways within the study area will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways.

F2505.03



II. EXISTING CONDITIONS

The subject site is currently vacant. This subject site is bordered by land currently being developed by the Lee County School District for multiple future school sites to the west, and AG-2 land to the south and east. SR 82 borders the site to the north

SR 82 (Immokalee Road) is a 6-lane divided roadway adjacent to the subject. S.R. 82 has a posted speed limit of 55 mph and an adopted Corridor Access Management Plan (CAMP) with minimum access spacing for connections identified at 1,320 feet. S.R. 82 is under the jurisdiction of the Florida Department of Transportation (FDOT) and has Context Classification of C3C.

Alabama Road is a two-lane undivided arterial to the north of SR 82. Alabama Road to the north of SR 82 has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

Sunshine Boulevard is a two-lane undivided arterial to the north of SR 82. Sunshine Boulevard to the north of SR 82 has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED COMPREHENSIVE PLAN AMENDMENT

The proposed Map Amendment would change the future land use designation on the approximately 186.5-acre subject site from Density Reduction/Ground Water Resource (DR/GR) & Wetlands to Tradeport. Based on the Lee Plan, the existing future land use categories allow for a maximum development of 1 dwelling unit per 10 acres of property. This would allow the subject site to currently be developed with just 14 dwelling unit, which is negligible in terms of trip generation. Therefore, no comparison in terms of trip generation was completed between the approved future land use categories and the proposed land use change.

Table 1 summarizes the use that is requested as part of the proposed land use change. These uses and intensities match those that are requested in the companion rezoning application. For the proposed future land use change, the subject site was assumed to be developed with up to 1,750,000 square feet of commercial and industrial uses. As previously mentioned, under the existing future land use categories only 14 dwelling unit would be allowed to be developed on the subject site, which is negligible in terms of trip generation.

**Table 1
Land Use
SR 82 Freeman MPD**

Proposed Land Use Category	Intensity
Tradeport	170,000 Sq. Ft. Retail 330,000 Sq. Ft. Office (75,000 could be Medical Office) 250 Hotel Rooms <u>1,250,000 Sq. Ft. Light Industrial</u> Total – 1,750,000 Sq. Ft.

Hotel use does not count against the total floor area

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 12th Edition. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the proposed commercial retail uses on site, Land Use Code 710 (General Office) was used for the general office uses and Land Use Code 720 (Medical-Dental Office Building) was utilized for the medical office uses). Land Use Code 310 (Hotel) was utilized for the hotel use and Land Use Code 130 (Industrial Park) was utilized for the industrial uses. The equations utilized from these land use are included in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday AM and PM peak hour trip generation of the development as currently proposed. The daily trip generation is also indicated in this table. Table 2 also incorporated reduction in trips due to “pass-

by” traffic associated with the retail uses. Consistent with limits permitted by Lee County, the “pass-by” rate for the Land Use Code 820 was limited to 30%.

**Table 2
Comprehensive Plan Amendment & Rezoning
Trip Generation Based on Proposed Use
SR 82 Freeman MPD**

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Retail (170,000 Sq. Ft.)	147	90	237	367	383	750	6,186
General Office (255,000 Sq. Ft.)	269	37	306	45	239	284	1,784
Medical Office (75,000 Sq. Ft.)	144	40	184	82	190	272	2,970
Hotel (250 Rooms)	54	50	104	80	77	157	1,460
Industrial Park (1,250,000 Sq. Ft.)	232	69	301	88	226	314	3,358
Less LUC 820 Pass-By	-35	-36	-71	-112	-113	-225	-1,856
New Trips	811	250	1,061	550	1,002	1,552	13,902

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

As mentioned previously, the proposed Map Amendment would change the future land use designation on the approximate 186.5-acre subject site from Density Reduction/Ground Water Resource (DR/GR) & Wetlands to Tradeport. The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, roadway improvements within the vicinity of the subject site shown on the 2045 Financially Feasible Plan were the following roadway capacity improvements:

- **Widening of Sunshine Boulevard to a four-lane facility from SR 82 to Lee Boulevard**
- **Widening of Homestead Road to a four-lane facility from SR 82 to Sunrise Boulevard**
- **Extension of Alico Road (new four-lane facility) from Green Meadow Road to SR 82.**
- **Extension of 40th Street SW from its eastern terminus to Alabama Road.**

There are no other improvements within the vicinity of the subject site on the Long Range Transportation Plan.

The Lee County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan along with the FDOT District One travel model were also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area. The PM peak hour trips to be generated from the project as shown in Table 2 were then added to the projected 2045 background volumes. The Level of Service for those roadways were then evaluated. The Level of Service threshold volumes for County maintained roadways were obtained from *Lee County's Generalized Peak Hour Directional Service Volumes* table. The Level of Service threshold volumes for State maintained roadways were derived based on the *Florida Department of Transportation Multimodal Quality Level of Service Peak Hour Directional Volumes*. Both documents are attached to the Appendix of this report for reference.

The results of the analysis indicate that the proposed change to the land use category on the subject parcel will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. S.R. 82 from Sunshine Boulevard/Alico Road extension east to Jaguar Boulevard and the Alico Road Extension south of S.R. 82 are shown to operate below the adopted LOS standards in 2045 in the Background traffic conditions and not as a result of adding the number of additional trips from the project. Therefore, no changes to the adopted Long Range Transportation Plan are required as result of the proposed land use change. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Range Impacts (5-year horizon)

The 2024/2025-2028/2029 Lee County Transportation Capital Improvement Plan and the 2026-2030 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, the only project funded for construction in the Study Area is the extension of Alico Road (initially being constructed as a new two-lane facility with future expansion to a four-lane facility) from Green Meadow Road to SR 82. FDOT is also constructing a traffic signal at the intersection of S.R. 82 and Alabama Road.

Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the uses that would be permitted under the proposed land use change. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links maintained by Lee County were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report*. Due to lack of traffic data in the County's report for Parkdale Boulevard and Jaguar Boulevard, traffic data from recent turning movement counts at these intersections were utilized to determine the weekday P.M. peak hour direction traffic volumes for these two roadways. The projected 2030 volumes for the Alico Road extension were reduced from the estimated 2045 volumes as reported in the FSUTMS model files.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2030 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* resource by utilizing the FDOT Traffic Trends spreadsheet to compute the growth rate. A minimum AGR of 2% compounded annually was assumed for those roadways where historical data was unavailable or data indicated less than a 2% AGR. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2030 without the proposed amendment and year 2030 with the proposed amendment. Traffic data obtained from the aforementioned Lee County and FDOT resources is attached to the Appendix of this report for reference.

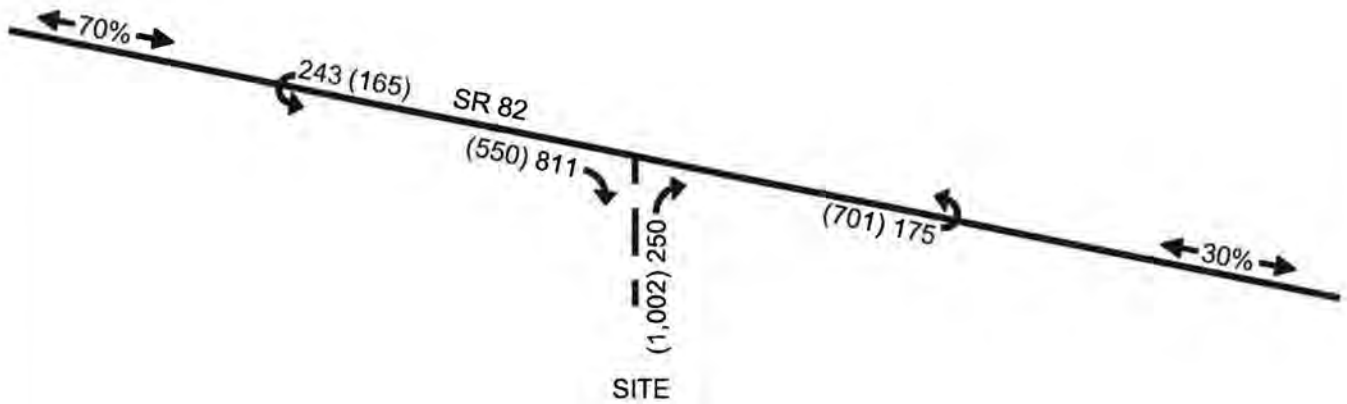
The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2030 volumes will cause S.R. 82 to operate below the minimum Level of Service threshold from the site access to the west of Sunshine Boulevard. 23rd Street Southwest west of Sunshine Boulevard was shown to operate below the adopted LOS standards in 2030 in the Background traffic conditions and not as a result of adding the number of additional trips from the project. All remaining analyzed roadways were shown operate within their adopted minimum Level of Service standards. Therefore, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

On the Metropolitan Planning Organizations (MPO) Long Range Transportation Plan update for 2050, the widening of S.R. 82 to a 6-lane facility is identified from Alabama Road to the Collier County Line. Another project on the 2050 Plan is the construction of Kingston Parkway, being constructed as part of the Kingston Development in eastern Lee County that will construct a new north/south roadway connecting S.R. 82 with Corkscrew Road. This roadway will be a 4-lane divide roadway and give drivers in eastern Lehigh Acres another option to access the Corkscrew Road and I-75 corridor without having to use S.R. 82 and the Alico Road extension.

VI. ZONING ANALYSIS

An analysis was also completed to support the rezoning on the approximately 186.5-acre subject site from Agricultural (AG-2) to Mixed Use Planned Development (MPD) to permit the development of up to 1,750,000 commercial retail and industrial uses. The trips the proposed development is anticipated to generate, as shown in the Table 2, were assigned to the surrounding roadway network. **Figure 2** illustrates the resulting assignment of all project related trips to the site access drive intersection and adjacent U-turn locations along S.R. 82. A Pre-Application meeting was held with the Florida Department of Transportation to discuss access to the subject parcel. Due to the limited amount of roadway frontage the subject property has along S.R. 82 combined with the access management restrictions adopted in the CAMP plan, FDOT will only permit a right-in/right-out access to this site.

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, the same Level of Service tables utilized in the Short Terms Level of Service analysis for the Comprehensive Plan review were utilized, assuming a build-out year of 2030. **Table 3A**, contained in the Appendix, illustrates the Level of Service thresholds for those roadway segments in the study area. This table indicates which roadway links will experience a significant impact as a result of the added development traffic. Significant impact is defined as any roadway projected to experience greater than 10% of the Peak Hour – Peak Direction Level of Service “C” volumes. The Level of Service threshold volumes for County maintained roadways were obtained from *Lee County’s Generalized Peak Hour Directional Service Volumes* table. The Level of Service threshold volumes for State maintained roadways were derived based on the *Florida Department of Transportation Multimodal Quality Level of Service Peak Hour Directional Volumes*. Based on the information contained within Table 3A, the development will have significant impact on S.R. 82 from west of Sunshine Boulevard to Jaguar Boulevard, both



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC

Sunshine Boulevard and Alabama Road north of S.R. 82, and Parkdale Boulevard north of S.R. 82.

Level of Service Analysis

The future Level of Service analysis was based on projected build-out year of the project, or year 2030. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. Based on the project distribution illustrated on Table 3A, the link data was analyzed for the year 2030 without the development and year 2030 with the development.

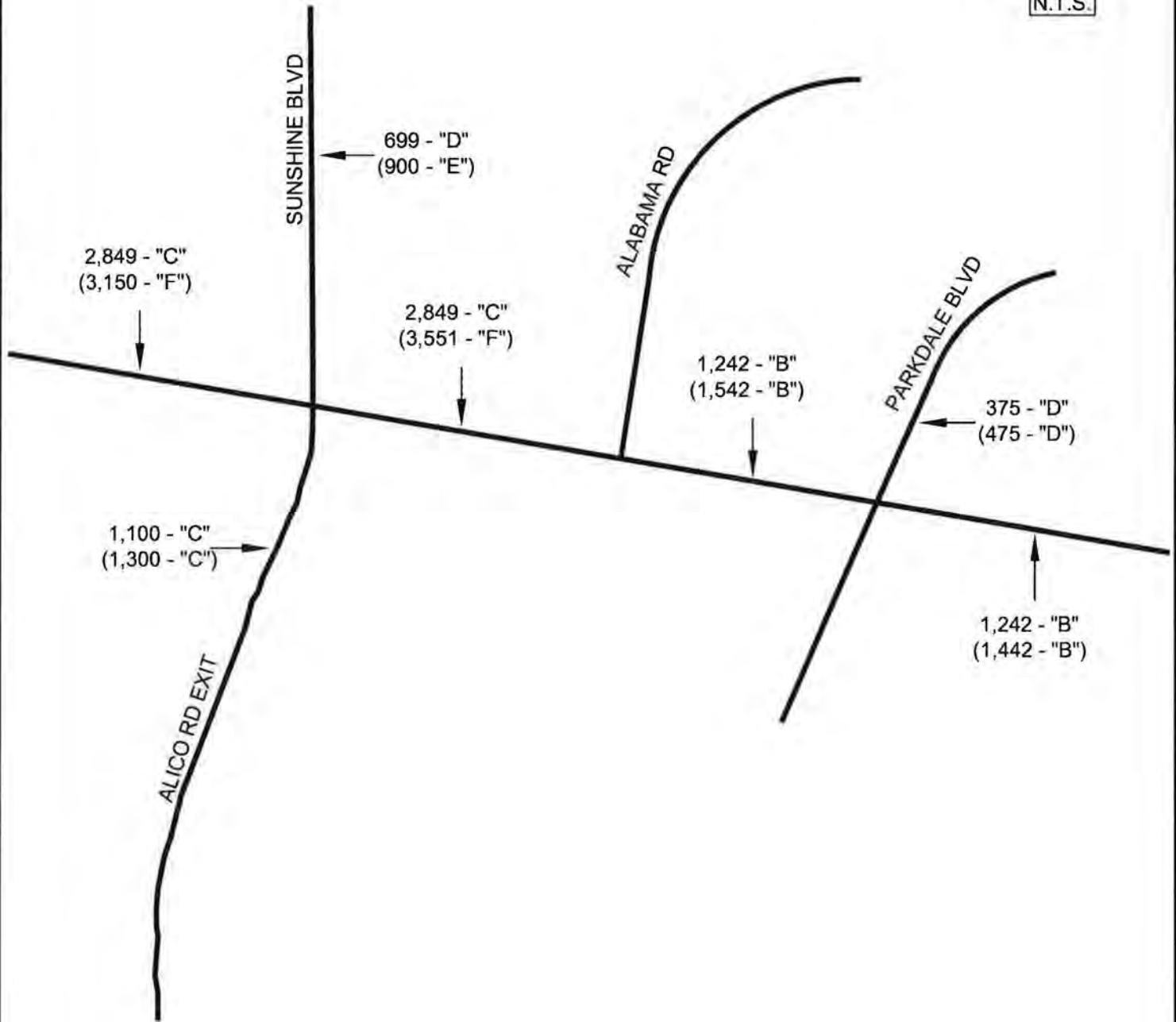
Table 4A in the Appendix of the report indicates the methodology utilized to obtain the year 2030 background and build-out traffic volumes. The existing peak hour, peak season, peak direction traffic volumes on the roadway links maintained by the Lee County were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report*. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2030 background traffic conditions on the area roadway network.

Figure 3 indicates the year 2030 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 6A contained in the Appendix.

As previously indicated in the Short-Term analysis, the addition of the trips as a result of the proposed rezoning will cause S.R. 82 to operate below the minimum Level of Service threshold from the site access to the west of Sunshine Boulevard. 23rd Street Southwest west of Sunshine Boulevard was shown to operate below the adopted LOS standards in 2030 in the Background traffic conditions and not as a result of adding the number of



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LEGEND

XXX - "C" 2030 BACKGROUND TRAFFIC AND LEVEL OF SERVICE DESIGNATION

(XXX - "C") 2030 BACKGROUND TRAFFIC PLUS PM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

additional trips from the project. All remaining analyzed roadways were shown operate within their adopted minimum Level of Service standards.

Intersection Analysis

Intersection analysis was performed at the proposed site access drive on SR 82. The analysis was based on the projected 2030 weekday A.M. and P.M. peak hour traffic conditions with the project traffic conditions. The existing traffic volumes on SR 82 were determined by referencing data from the FDOT *Traffic Data* online resource.

The through traffic volumes were taken from the volumes identified in Table 4A for SR 82 adjacent to the site. The turning volumes projected to be added to the intersection as illustrated on Figure 2 were then added to the 2030 background volumes to estimate the future 2030 traffic volumes with the project.

The results of the intersection analysis at the SR 82 and the site access drive intersection indicate the outbound movement will experience considerable delay during the weekday PM peak hour. Mitigation for this intersection will be developed during the FDOT permitting process. The U-turn locations operate with a v/c ratio of less than 1.0 with the exception of the U-turn at the eastern access during the weekday PM peak hour. Again, mitigation for this will be developed during the FDOT Access Permit application, which is when more specific project uses/intensities will be known. At this time the intersection analysis was completed based on the worst-case development scenario on the subject property.

VII. CONCLUSION

The proposed Comprehensive Land Use Amendment and re-zoning application is for the property located on the south side of SR 82 between Sunshine Boulevard and Alabama Road in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both the Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code. Some of the roadways impacted by this project are shown to operate below their Level of Service standard in 2030 based on the Zoning analysis. The Lee County Long Range Transportation Plan, the currently adopted 2045 Plan and the soon to be adopted 2050 Plan, includes improvements in this area of Lee County that will provide additional roadway capacity and travel options to the residents and businesses of eastern Lehigh Acres. The Development will also pay road impact fees as part of the off-site mitigation.

The results of the intersection analysis at the SR 82 and the site access drive intersection indicate some movements will experience considerable delay during the weekday PM peak hour. Mitigation for these intersections will be developed during the FDOT permitting process, which could include a signalized R-cut intersection as an alternative intersection treatment to accommodate the significant amount of turning movements and reduce the travel delays along S.R. 82.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a driveway permit from FDOT.

APPENDIX

TABLES 1A & 2A
2045 LOS ANALYSIS

**TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - SR 82 FREEMAN MPD**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	GENERALIZED SERVICE VOLUMES						
		2045 E + C NETWORK LANES		LOS A	LOS B	LOS C	LOS D	LOS E
		<u># Lanes</u>	<u>Roadway Designation</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
SR 82	W. of Sunshine Blvd	6LD	Arterial - C3C	0	2,602	2,955	2,955	2,955
	W. of Alabama Rd	6LD	Arterial - C3C	0	2,602	2,955	2,955	2,955
	W. of Blackstone Dr	4LD	Arterial - C3C	0	1,675	1,995	1,995	1,995
	W. of Parkdale Blvd	4LD	Arterial - C3C	0	1,675	1,995	1,995	1,995
	W. of Jaguar Blvd	4LD	Arterial - C3C	0	1,675	1,995	1,995	1,995
	W. of Homestead Rd	4LD	Arterial - C3C	0	1,675	1,995	1,995	1,995
	E. of Homestead Rd	4LD	Arterial - C3C	0	1,675	1,995	1,995	1,995
Sunshine Blvd	N. of SR 82	4LD	Arterial	0	250	1,840	1,960	1,960
	N. of 23rd St SW	4LD	Arterial	0	250	1,840	1,960	1,960
23rd St SW	W. of Sunshine Blvd	2LU	Arterial	0	0	330	710	780
	E. of Sunshine Blvd	2LU	Arterial	0	0	330	710	780
Alabama Rd	N. of SR 82	2LU	Arterial	110	260	440	590	990
	N. of Milwaukee Blvd	2LU	Arterial	110	260	440	590	990
Alico Rd Extension	S. of SR 82	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
Parkdale Blvd	N. of SR 82	2LU	Collector	0	0	310	660	740
Jaguar Blvd	N. of SR 82	2LU	Collector	0	0	310	660	740
	E. of Homestead Rd	2LU	Collector	0	0	310	660	740
Milwaukee Blvd	E. of Alabama Rd	2LU	Collector	0	0	310	660	740
	E. of Homestead Rd	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County roadways were taken from the Link Specific Peak Hour Directional Service Volume Tables

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Multimodal Q/LOS Handbook based on Context Classification

**TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
SR 82 FREEMAN MPD**

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 1552 VPH IN= 550 OUT= 1002

ROADWAY	ROADWAY SEGMENT	2045										2045 BACKGROUND PLUS PROJ		
		FSUTMS	COUNTY PCS / FDOT SITE #	AADT BACKGROUND TRAFFIC	K-100 FACTOR	100TH HIGHEST HOUR PK DIR	D FACTOR	PM PK HR PEAK DIRECTION	PK HR PEAK TRAFFIC VOLUMES & LOS	PROJECT TRAFFIC	PK DIR PM PROJ TRAFFIC	PEAK DIRECTION TRAFFIC VOLUMES & LOS		
SR 82	W. of Sunshine Blvd	48,847	126021	48,847	0.090	4,396	0.56	EAST	2,462	B	30%	301	2,763	C
	W. of Site Access	62,607	126021	62,607	0.090	5,635	0.56	EAST	3,156	F	70%	701	3,857	F
	W. of Alabama Rd	62,607	126021	62,607	0.090	5,635	0.56	EAST	3,156	F	30%	301	3,457	F
	W. of Blackstone Dr	53,634	120068	53,634	0.090	4,827	0.56	EAST	2,703	F	20%	200	2,903	F
	W. of Parkdale Blvd	45,827	120068	45,827	0.090	4,124	0.56	EAST	2,309	F	20%	200	2,509	F
	W. of Jaguar Blvd	32,111	120068	32,111	0.090	2,890	0.56	EAST	1,618	B	10%	100	1,718	C
Sunshine Blvd	N. of SR 82	29,145	124182	29,145	0.090	2,623	0.55	NORTH	1,443	C	20%	200	1,643	C
	N. of 23rd St SW	18,297	124182	18,297	0.090	1,647	0.55	NORTH	906	C	10%	100	1,006	C
23rd St SW	W. of Sunshine Blvd	8,785	124469	8,785	0.090	791	0.539	EAST	426	D	14%	140	566	D
	E. of Sunshine Blvd	14,825	124171	14,825	0.090	1,334	0.539	EAST	719	E	6%	60	779	E
Alabama Rd	N. of SR 82	14,640	124623	14,640	0.090	1,318	0.55	NORTH	725	E	10%	100	825	E
	N. of Milwaukee Blvd	26,251	124623	18,831	0.090	1,695	0.55	NORTH	932	E	5%	50	982	E
Alico Rd Extension	S. of SR 82	44,682	53	44,682	0.094	4,200	0.55	SOUTH	2,310	F	20%	200	2,510	F
Parkdale Blvd	N. of SR 82	9,177	120152	9,177	0.090	826	0.539	NORTH	445	D	10%	100	545	D
Jaguar Blvd	N. of SR 82	9,154	120152	9,154	0.090	824	0.55	NORTH	453	D	5%	50	503	D
Milwaukee Blvd	E. of Alabama Rd	3,272	126072	2,745	0.100	275	0.54	EAST	149	C	5%	50	199	C

1 The 2045 Pk Hr Pk Direction Traffic Volumes were calculated by adjusting the 2045 AADT volumes obtained from the adopted FSUTMS model by the appropriate K and D factors.

* The K-100 and D factors for County maintained roadways were obtained from Lee County Traffic Count Report.

Note: Due to lack of traffic data in the Lee County Traffic Count Report, the K-100 and D factors for Sunshine Blvd, 23rd Street SW, Alabama Rd, Jaguar Blvd, Homestead Rd & Milwaukee Blvd were obtained from FDOT Florida Traffic Online.

Note: Due to lack of traffic data, the K-100 and D factors for Parkdale Blvd were assumed from FDOT's count station No. 120152 (Jaguar Blvd).

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

TABLES 3A & 4A
5-YEAR LOS & ZONING ANALYSIS

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
SR 82 FREEMAND MPD
5-YEAR ANALYSIS**

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	GENERALIZED SERVICE VOLUMES					PROJ
				LOS A	LOS B	LOS C	LOS D	LOS E	IMPACT %
				VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	OF ADOPTED LOS
SR 82	W. of Sunshine Blvd	6LD	Arterial - C3C	0	2,602	2,955	2,955	2,955	10.2%
	W. of Alabama Rd	6LD	Arterial - C3C	0	2,602	2,955	2,955	2,955	23.7%
	W. of Blackstone Dr	4LD	Arterial - C3C	0	1,675	1,995	1,995	1,995	15.1%
	W. of Parkdale Blvd	4LD	Arterial - C3C	0	1,675	1,995	1,995	1,995	10.0%
	W. of Jaguar Blvd	4LD	Arterial - C3C	0	1,675	1,995	1,995	1,995	10.0%
Sunshine Blvd	N. of SR 82	2LU	Arterial	150	310	500	700	1,010	28.6%
	N. of 23rd St SW	2LU	Arterial	150	310	500	700	1,010	14.3%
23rd St SW	W. of Sunshine Blvd	2LU	Arterial	0	0	330	710	780	19.8%
	E. of Sunshine Blvd	2LU	Arterial	0	0	330	710	780	8.5%
Alabama Rd	N. of SR 82	2LU	Arterial	110	260	440	590	990	17.0%
	N. of Milwaukee Blvd	2LU	Arterial	110	260	440	590	990	8.5%
Alico Rd Extension	S. of SR 82	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100	9.5%
Parkdale Blvd	N. of SR 82	2LU	Collector	0	0	310	660	740	15.2%
Jaguar Blvd	N. of SR 82	2LU	Collector	0	0	310	660	740	7.6%
Milwaukee Blvd	E. of Alabama Rd	2LU	Collector	0	0	310	660	740	

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County roadways were taken from the Link Specific Peak Hour Directional Service Volume Tables

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Multimodal Q/LOS Handbook based on Context Classification

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
SR 82 FREEMAND MPD**

TOTAL PROJECT TRAFFIC AM = 1,061 VPH IN = 811 OUT= 250
 TOTAL PROJECT TRAFFIC PM = 1,552 VPH IN= 550 OUT= 1,002

ROADWAY	ROADWAY SEGMENT	2023		2030				PERCENT			2030			2030				
		ANNUAL	PK SEASON	PK HR	PK HR	PK SEASON	V/C	PROJECT	AM PROJ	PM PROJ	BCKGRND		BCKGRND					
		RATE	PEAK DIR. ²	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
SR 82	W. of Sunshine Blvd	2.26%	2,330	2,849	C	0.96	30%	243	301	3,092	F	1.05	3,150	F	1.07			
	W. of Alabama Rd	2.26%	2,330	2,849	C	0.96	70%	568	701	3,417	F	1.16	3,551	F	1.20			
	W. of Blackstone Dr	2.41%	1,002	1,242	B	0.62	30%	243	301	1,485	B	0.74	1,542	B	0.77			
	W. of Parkdale Blvd	2.41%	1,002	1,242	B	0.62	20%	162	200	1,404	B	0.70	1,442	B	0.72			
	W. of Jaguar Blvd	2.41%	1,002	1,242	B	0.62	20%	162	200	1,404	B	0.70	1,442	B	0.72			
Sunshine Blvd	N. of SR 82	2.83%	544	699	D	0.69	20%	162	200	862	E	0.85	900	E	0.89			
	N. of 23rd St SW	2.83%	544	699	D	0.69	10%	81	100	780	E	0.77	800	E	0.79			
23rd St SW	W. of Sunshine Blvd	2.00%	714	853	F	1.09	14%	114	140	967	F	1.24	994	F	1.27			
	E. of Sunshine Blvd	2.00%	475	557	D	0.71	6%	49	60	605	D	0.78	617	D	0.79			
Alabama Rd	N. of SR 82	2.00%	428	511	D	0.52	10%	81	100	593	E	0.60	612	E	0.62			
	N. of Milwaukee Blvd	2.00%	428	511	D	0.52	5%	41	50	552	D	0.56	562	D	0.57			
Alico Rd. Extension	S. of SR 82	2.00%		1,100	C	0.52	20%	162	200	1,262	C	0.60	1,300	C	0.62			
Parkdale Blvd	N. of SR 82	2.00%	314	375	D	0.51	10%	81	100	456	D	0.62	475	D	0.64			
Jaguar Blvd	N. of SR 82	2.00%	242	289	C	0.39	5%	41	50	330	D	0.45	339	D	0.46			
Milwaukee Blvd	E. of Alabama Rd	2.00%	171	204	C	0.28	5%	41	50	245	C	0.33	254	C	0.34			

1 AGR for all roadways was calculated based the historical traffic data obtained from the FDOT Traffic Data Online and the FDOT Trends Spreadsheet

1 Due to lack of historical traffic data on Parkdale Blvd and Jaguar Blvd, a minimum annual growth rate of 2% compounded annually was assumed.

1 Current peak hour peak season peak direction traffic volume for Parkdale Boulevard & Jaguar Blvd. were obtained from the traffic counts conducted at SR 82 & Blackstone Drive/Parkdale E & SR 82 @ Jaguarn Blvd. The traffic volumes from the counts were then adjusted to peak season conditions based on the PSCF obtained from Florida Traffic Online webpage.

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

2 2030 peak hour peak season peak direction traffic volumes for Alico Road Extension was estimated by reducing the projeted 2045 FSUTMS volumes by 50% since Lee County is initially on

**FDOT MULTIMODAL
QUALITY/LEVEL OF SERVICE
HANDBOOK PEAK HOUR
DIRECTIONAL VOLUMES FOR SR 82**

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

Peak Hour Two-Way

AADT



(C3C-Suburban Commercial)

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

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

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



(C3R-Suburban Residential)

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

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

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

Adjustment Factors

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

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

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

* Cannot be achieved using table input value defaults.

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

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

**Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas**

April 2016

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600
Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.						

**LEE COUNTY LINK SPECIFIC PEAK
HOUR DIRECTIONAL SERVICE
VOLUMES TABLE**

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR--PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
ALABAMA RD	SR 82	MILWAUKEE BLVD	3	1.9	2LN	110	260	440	590	990	210	490	820	1,100	1,840
	MILWAUKEE BLVD	HOMESTEAD RD	3	1.7	2LN	110	260	440	590	990	210	490	820	1,100	1,840
ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	3	2.3	2LN	120	290	480	660	990	230	540	890	1,230	1,840
	MILWAUKEE BLVD	LEELAND HEIGHTS	3	3.4	2LN	120	290	480	660	990	230	540	890	1,230	1,840
ALICO RD	US 41	DUSTY RD	4	0.5	4LD	0	1,930	1,980	1,980	1,980	0	3,720	3,800	3,800	3,800
	DUSTY RD	LEE RD	4	1.6	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	LEE RD	THREE OAKS PKWY	4	0.8	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	THREE OAKS PKWY	I-75	4	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	6LD	0	2,960	2,960	2,960	2,960	0	5,700	5,700	5,700	5,700
BEN HILL GRIFFIN PKWY	BEN HILL GRIFFIN PKWY	CORKSCREW RD	3	6.9	2LN	70	280	540	760	1,100	140	540	1,040	1,470	2,120
	CORKSCREW RD	FGCU ENTRANCE	3	2.2	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
BONITA BEACH RD	FGCU ENTRANCE	COLLEGE CLUB DR	3	1.8	4LD	940	2,000	2,000	2,000	2,000	1,750	3,690	3,690	3,690	3,690
	COLLEGE CLUB DR	ALICO RD	3	0.5	6LD	1,450	3,000	3,000	3,000	3,000	2,690	5,560	5,560	5,560	5,560
	HICKORY BLVD	VANDERBILT DR	8	1.5	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
BONITA BEACH RD	VANDERBILT DR	US 41	8	0.7	4LD	0	530	1,900	1,900	1,900	0	1,000	3,600	3,600	3,600
	US 41	HACIENDA VILLAGE	8	0.7	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
	HACIENDA VILLAGE	OLD 41	8	1.0	4LD	0	340	1,860	1,860	1,860	0	630	3,450	3,450	3,450
	OLD 41	IMPERIAL ST	8	1.1	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
	IMPERIAL ST	I-75	8	0.7	6LD	0	530	2,800	2,800	2,800	0	990	5,190	5,190	5,190
	I-75	BONITA GRANDE DR	8	0.7	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
	BONITA GRANDE DR	END OF CO. MAINTAINED	8	1.0	4LD	0	1,690	2,020	2,020	2,020	0	3,130	3,750	3,750	3,750
BOYSCOUT RD	SUMMERLIN RD	CLAYTON CT	1	0.3	6LN	0	0	0	940	2,520	0	0	0	1,700	4,550
	CLAYTON CT	US 41	1	0.2	6LN	0	0	0	940	2,520	0	0	0	1,700	4,550
BUCKINGHAM RD	SR 82	ORANGE RIVER BLVD	3	7.8	2LN	60	190	430	620	990	120	360	820	1,170	1,870
	ORANGE RIVER BLVD	SR 80	3	2.6	2LN	60	190	430	620	990	120	360	820	1,170	1,870
BURNT STORE RD	SR 78	VAN BUREN PKWY	5	3.6	4LD	870	1,490	2,100	2,660	2,950	1,530	2,620	3,690	4,670	5,180
	VAN BUREN PKWY	COUNTY LINE	5	6.3	2LN	150	390	640	880	1,140	270	690	1,130	1,550	2,010
BUSINESS 41	SR 80	N. END OF BRIDGE	2	1.2	6LB	1,440	2,440	3,450	4,420	5,120	2,220	3,760	5,310	6,800	7,880
	N. END OF BRIDGE	PONDELLA RD	2	0.5	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
	PONDELLA RD	SR 78	2	1.1	6LD	0	2,460	2,780	2,780	2,780	0	3,790	4,270	4,270	4,270
	SR 78	LITTLETON RD	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
CAPE CORAL BRIDGE	LITTLETON RD	US 41	2	1.3	4LD	0	1,580	1,840	1,840	1,840	0	2,440	2,870	2,870	2,870
	DEL PRADO BLVD	WEST END OF BRDG	4 & 5	0.4	4LD	0	0	1,340	1,900	1,900	0	0	2,280	3,230	3,230
COLLEGE PKWY	WEST END OF BRDG	McGREGOR BLVD	4 & 5	1.3	4LB	1,120	1,900	2,680	3,440	4,000	1,910	3,230	4,540	5,820	6,790
	McGREGOR BLVD	WINKLER RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	WINKLER RD	WHISKEY CREEK DR	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	WHISKEY CREEK DR	SUMMERLIN RD	4	0.8	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	1,290	2,800	2,980	0	0	2,190	4,750	5,040
COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	1	0.4	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	SUMMERLIN RD	US 41	1	0.7	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740
	US 41	FOWLER ST	1	0.5	6LD	0	0	1,530	2,840	2,840	0	0	2,560	4,740	4,740

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR—BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
SUMMERLIN RD	McGREGOR BLVD	SAN CARLOS BLVD	4	2.2	4LD	1,620	1,980	1,980	1,980	1,980	2,850	3,490	3,490	3,490	3,490
	SAN CARLOS BLVD	PINE RIDGE RD	4	0.5	6LD	2,520	3,000	3,000	3,000	3,000	4,430	5,270	5,270	5,270	5,270
	PINE RIDGE RD	BASS RD	4	1.7	6LD	2,520	3,000	3,000	3,000	3,000	4,430	5,270	5,270	5,270	5,270
	BASS RD	GLADIOLUS DR	4	1.8	6LD	2,520	3,000	3,000	3,000	3,000	4,430	5,270	5,270	5,270	5,270
	GLADIOLUS DR	CYPRESS LAKE DR	4	1.8	4LD	0	1,450	1,900	1,900	1,900	0	2,590	3,400	3,400	3,400
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	6LD	0	2,250	2,880	2,880	2,880	0	4,020	5,140	5,140	5,140
	COLLEGE PKWY	BOY SCOUT	4	1.9	6LD	0	2,250	2,880	2,880	2,880	0	4,020	5,140	5,140	5,140
	BOY SCOUT	COLONIAL BLVD	1	1.1	4LD	0	0	0	1,370	1,820	0	0	0	2,450	3,250
SUNSHINE BLVD	SR 82	LEE BLVD	3	3.6	2LN	150	310	500	700	1,010	250	500	810	1,130	1,630
	LEE BLVD	W 12TH ST	3	3.2	2LN	150	310	500	700	1,010	250	500	810	1,130	1,630
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4	2.6	4LD	650	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360	3,360
	CORKSCREW RD	SAN CARLOS BLVD	4	3.1	4LD	650	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360	3,360
	SAN CARLOS BLVD	ALICO RD	4	1.7	4LD	650	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360	3,360
TREELINE AVE	ALICO RD	DANIELS PKWY	3	3.8	4LD	1,530	2,980	2,980	2,980	2,980	2,600	3,360	3,360	3,360	3,360
	DANIELS PKWY	COLONIAL BLVD	3	4.5	4LD	1,530	2,980	2,980	2,980	2,980	2,600	3,360	3,360	3,360	3,360
US 41	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	6LD	0	2,400	2,740	2,740	2,740	0	4,220	4,830	4,830	4,830
	BONITA BEACH RD	TERRY ST	8	1.1	6LD	0	2,580	3,040	3,040	3,040	0	4,610	5,430	5,430	5,430
	TERRY ST	OLD 41	8	2.3	6LD	0	2,580	3,040	3,040	3,040	0	4,610	5,430	5,430	5,430
	OLD 41	CORKSCREW RD	8	3.5	6LD	0	2,580	3,040	3,040	3,040	0	4,610	5,430	5,430	5,430
	CORKSCREW RD	BROADWAY	4	0.7	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	BROADWAY	SANIBEL BLVD	4	1.9	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	SANIBEL BLVD	ALICO RD	4	2.2	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	ALICO RD	ISLAND PARK RD	4	1.0	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	ISLAND PARK RD	JAMAICA BAY W.	4	1.6	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	JAMAICA BAY W.	SIX MILE PKWY	4	0.5	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	SIX MILE PKWY	ANDREA LN	4	0.5	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	ANDREA LN	DANIELS PKWY	4	0.8	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	DANIELS PKWY	COLLEGE PKWY	4	0.7	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	COLLEGE PKWY	SOUTH RD	4	1.4	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	SOUTH RD	BOY SCOUT RD	4	0.4	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	BOY SCOUT RD	NORTH AIRPORT RD	1	0.8	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	NORTH AIRPORT RD	COLONIAL BLVD	1	0.2	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	FORT MYERS CITY LIMIT	NORTH KEY DR	1	0.4	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
	NORTH KEY DR	HANCOCK BRIDGE PKWY	2	0.7	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
	HANCOCK BRIDGE PKWY	PONDELLA RD	2	0.3	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
	PONDELLA RD	SR 78	2	1.3	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
	SR 78	LITTLETON RD	2	1.0	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240
	LITTLETON RD	BUS 41	2	1.2	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240
BUS 41	DEL PRADO BLVD	2	0.8	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240	
DEL PRADO BLVD	TRAIL DAIRY	2	0.8	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240	

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR—BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
VETERANS MEM. PKWY	McGREGOR BLVD	DEL PRADO BLVD	1 & 5	3.5	4LB	1,120	1,900	2,680	3,440	4,000	1,880	3,170	4,460	5,720	6,680
	DEL PRADO BLVD	SANTA BARBARA BLVD	5	2.0	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SANTA BARBARA BLVD	SKYLINE BLVD	5	1.0	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SKYLINE BLVD	SR 78	5	3.5	4LD	1,400	2,040	2,040	2,040	2,040	2,340	3,420	3,420	3,420	3,420
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4	0.4	4LD	0	0	590	1,520	1,520	0	0	990	2,530	2,530
	GLADIOLUS DR	BRANDYWINE CIR	4	0.9	2LN	0	750	880	880	880	0	1,260	1,460	1,460	1,460
	BRANDYWINE CIR	CYPRESS LAKE DR	4	0.9	2LN	0	750	880	880	880	0	1,260	1,460	1,460	1,460
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	4LD	0	0	610	1,780	1,780	0	0	1,020	2,960	2,960
	COLLEGE PKWY	SUNSET VISTA	4	0.5	2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330
	SUNSET VISTA	McGREGOR BLVD	4	0.8	2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330

SERVICE VOLUMES ON COLLECTORS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR—BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLLECTORS					2LU	0	0	550	860	860	0	0	990	1,530	1,530
					2LD	0	0	580	910	910	0	0	1,040	1,610	1,610
					4LU	0	0	1,240	1,700	1,700	0	0	2,200	3,030	3,030
					4LD	0	0	1,310	1,790	1,790	0	0	2,340	3,190	3,190

TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE
&
LEE COUNTY TRAFFIC DATA
MANAGEMENT SYSTEM (TCDS)

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0068 - SR 82, WEST OF BELL BOULEVARD S

(LC212)

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	22500	F	E 12000	W 10500	9.00	56.00	14.10
2023	20700	C	E 11000	W 9700	9.00	53.80	14.10
2022	17200	C	E 8700	W 8500	9.00	53.70	18.50
2021	15700	C	E 7900	W 7800	9.00	53.10	14.10
2020	11600	S	E 5700	W 5900	9.00	54.00	13.90
2019	11800	F	E 5800	W 6000	9.00	57.60	13.90
2018	11400	C	E 5600	W 5800	9.00	58.50	13.90
2017	12200	C	E 6100	W 6100	9.00	58.20	11.20
2016	10200	C	E 5100	W 5100	9.00	58.20	9.70
2015	10100	C	E 5000	W 5100	9.00	62.20	11.40
2014	10300	C	E 5200	W 5100	9.00	63.40	9.20
2013	8600	F	E 4300	W 4300	9.00	64.30	11.60
2012	8400	C	E 4200	W 4200	9.00	60.20	11.60
2011	9000	F	E 4500	W 4500	9.00	61.10	13.10
2010	8800	C	E 4400	W 4400	10.06	63.11	13.10
2009	9100	C	E 4600	W 4500	10.54	62.17	11.20

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

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6021 - SR 82/IMMOKOLEE RD, 3000' E OF GUNNERY RD, PTMS 101, LCPR 21

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	48000 S	0	0	9.00	56.00	10.00
2023	47500 F	0	0	9.00	54.50	8.50
2022	45500 C	E 24000	W 21500	9.00	52.70	8.50
2021	28000 X	0	0	9.00	52.60	7.60
2020	28500 X	0	0	9.00	54.00	7.70
2019	30000 T	0	0	9.00	57.60	9.50
2018	29000 S	0	0	9.00	58.50	9.40
2017	28500 F	0	0	9.00	65.10	7.30
2016	28137 C	E 14317	W 13820	9.00	65.10	6.00
2015	26771 C	E 13569	W 13202	9.00	65.10	7.70
2014	25227 C	E 12754	W 12473	9.00	66.20	8.40
2013	23844 C	E 12596	W 11248	9.00	68.60	5.40
2012	22000 F	E 0	W 0	9.00	66.60	7.40
2011	22182 C	E 11177	W 11005	9.00	66.60	9.10
2010	21207 C	E 10845	W 10362	9.51	66.56	6.80
2009	19500 F	0	0	9.96	65.45	7.80

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 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4623 - ALABAMA ROAD, NORTH OF S.R. 82

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	14900 F	N	7800	S 7100	9.00	55.40	7.20
2023	14200 C	N	7400	S 6800	9.00	55.40	7.20
2022	7300 X		0	0	9.00	53.90	8.50
2021	7000 X		0	0	9.00	53.50	7.60
2020	6600 E		0	0	9.00	53.40	6.20
2019	8400 F	N		S	9.00	53.80	6.20
2018	7700 C	N	4000	S 3700	9.00	53.30	6.20
2017	8500 T	N	4300	S 4200	9.00	55.40	7.30
2016	7900 S	N	4000	S 3900	9.00	63.90	4.40
2015	7500 F	N	3800	S 3700	9.00	55.50	4.40
2014	7100 C	N	3600	S 3500	9.00	55.20	4.40
2013	6000 S		0	0	9.00	55.00	6.50
2012	6000 F		0	0	9.00	55.30	7.40
2011	6000 C	N	0	S 0	9.00	55.20	9.10

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

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4182 - SUNSHINE BLVD., NORTH OF S.R. 82

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	12200 F	N 6500	S 5700	9.00	55.40	11.20
2023	11600 C	N 6200	S 5400	9.00	55.40	11.20
2022	10200 C	N 5500	S 4700	9.00	53.90	10.00
2021	7800 X	0	0	9.00	53.50	7.60
2020	7400 E	0	0	9.00	59.30	7.30
2019	7400 F	N	S	9.00	59.60	7.30
2018	7100 C	N 3700	S 3400	9.00	53.30	7.30
2017	6300 T	N 3300	S 3000	9.00	55.40	7.30
2016	5900 S	N 3100	S 2800	9.00	63.90	4.90
2015	5600 F	N 2900	S 2700	9.00	55.50	4.90
2014	5400 C	N 2800	S 2600	9.00	55.20	4.90
2013	4100 S	0	0	9.00	55.00	6.50
2012	4100 F	0	0	9.00	55.30	7.40
2011	4100 C	N 0	S 0	9.00	55.20	9.10

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

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6072 - MILWAUKEE BLVD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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2024	7100 E			10.00	54.00	5.60

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

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0152 - JAGUAR BLVD, E OF SR 82

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2024	4000 F	E	1900	W	2100	9.00	55.40	12.80
2023	3800 C	E	1800	W	2000	9.00	55.40	13.60
2022	2600 X		0		0	9.00	53.90	16.40
2021	2500 X		0		0	9.00	53.50	14.50
2020	2400 E		0		0	9.00		9.90
2019	2400 E	E	0	W	0	9.00		11.60
2018	2100 C	E	1000	W	1100	9.00	53.30	11.60
2017	3900 S	E	1900	W	2000	9.00	55.40	10.50
2016	3700 F	E	1800	W	1900	9.00	63.90	10.80
2015	3500 C	E	1700	W	1800	9.00	55.50	11.00

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

**TRAFFIC DATA FROM THE LEE
COUNTY PUBLIC FACILITIES
LEVEL OF SERVICE AND
CONCURRENCY REPORT**

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

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

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	1,040	0.52	B	1,093	0.55	(4)
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	103	0.12	C	108	0.13	(4)
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	290	0.34	C	305	0.35	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	F	2,300	D	1,276	0.55	D	1,341	0.58	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,541	0.67	D	1,620	0.70	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	309	0.36	C	325	0.38	constrained
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	1,233	0.69	C	1,296	0.72	(4)
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	C	505	0.59	C	531	0.62	(4)
10900	GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	547	0.30	C	575	0.31	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,193	0.65	C	1,254	0.68	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	C	1,193	0.43	C	1,254	0.45	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,193	0.43	C	1,254	0.45	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	C	2,330	0.84	C	2,449	0.88	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	125	0.15	C	146	0.17	(4)
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	B	1,426	0.74	B	1,545	0.80	pre-development order res development
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	742	0.73	C	799	0.78	pre-development order res development
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,120	0.60	B	1,177	0.63	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,473	0.78	B	1,548	0.82	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,433	0.76	B	1,506	0.80	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,433	0.76	B	1,506	0.80	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	291	0.34	C	306	0.36	(4)
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	E	479	0.54	E	503	0.57	(1), constrained
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	E	479	0.54	E	503	0.57	(4), constrained
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	E	479	0.54	E	503	0.57	(4), constrained
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	C	473	0.47	D	497	0.49	(4)
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	C	473	0.47	D	497	0.49	(4)
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	1,960	C	473	0.24	C	518	0.26	
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	1,960	D	1,324	0.68	D	1,392	0.71	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF/8LF	D	6080/9090	D	5,453	0.90	C	6,395	0.70	
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	6,080	F	6,387	1.05	F	7,465	1.23	
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	7,080	D	6,478	0.91	F	7,435	1.05	
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	6,080	E	6,109	1.00	F	7,187	1.18	
	I-75	COLONIAL BLVD	DR MLK JR BLVD (SR 82)	6LF	D	7,080	C	5,529	0.78	D	6,217	0.88	
32300	I-75	DR MLK JR BLVD (SR 82)	LUCKETT RD	6LF	D	6,080	D	5,756	0.95	F	6,683	1.10	
32400	I-75	LUCKETT RD	SR 80	6LF	D	7,080	C	5,554	0.78	D	6,405	0.90	
32500	I-75	SR 80	SR 78	6LF	D	7,080	B	3,888	0.55	B	4,564	0.64	
32600	I-75	SR 78	COUNTY LINE	6LF	D	6,080	C	3,652	0.60	C	4,164	0.68	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	213	0.25	C	224	0.26	
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	2,814	C	2,357	0.84	F	2,957	1.05	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	2,866	C	1,743	0.61	C	2,203	0.77	Timber Creek RPD
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	2,866	C	2,330	0.81	D	2,817	0.98	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	1,942	C	1,002	0.52	C	1,247	0.64	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	4LD	D	1,942	C	770	0.40	C	950	0.49	
13500	IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,505	0.84	B	1,687	0.88	
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	B	1,211	0.63	B	1,273	0.66	City of Bonita Springs/Village of Estero
13600	IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	C	426	0.50	C	468	0.54	Watrous Plantation
13700	ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	97	0.11	C	158	0.18	Coves of Estero Bay
13800	JOEL BLVD	ALEX GRAHAM BELL BLVD	18TH ST	4LN	E	2,120	B	567	0.27	B	625	0.29	

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	547	0.54	D	575	0.57	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	[4]
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	210	0.24	C	221	0.26	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	230	0.27	C	242	0.28	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	230	0.27	C	242	0.28	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	338	0.39	C	355	0.41	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,440	0.86	E	2,564	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,182	0.77	E	2,293	0.81	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	1,944	0.68	E	2,091	0.74	pre-development order res development
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	913	0.46	B	960	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	913	0.90	E	960	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	407	0.47	C	428	0.50	
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	764	0.42	B	803	0.45	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	714	0.83	F	895	1.04	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	D	587	0.68	D	617	0.72	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	D	570	0.66	D	599	0.70	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	364	0.41	C	416	0.47	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	320	0.37	C	336	0.39	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	[4]
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	A	980	0.50	B	1,030	0.53	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,396	0.71	B	1,467	0.75	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	815	0.42	A	857	0.44	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	815	0.42	A	857	0.44	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR.	IONA LOOP RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,900	D	1,810	0.95	F	1,961	1.03	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,900	D	1,810	0.95	F	1,961	1.03	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	775	0.69	D	842	0.75	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,866	C	1,373	0.48	C	1,618	0.56	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,275	0.67	C	1,440	0.76	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,786	0.94	F	2,118	1.11	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,786	0.94	F	2,118	1.11	
	MICHAEL RIPPE PKWY	US 41	SIX MILES PKWY	6LD	D	2,866	C	1,766	0.62	C	2,252	0.79	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	[4]
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	213	0.25	[4]
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	[4]
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	82	0.10	C	86	0.10	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	136	0.16	C	143	0.17	
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	155	0.18	C	163	0.19	
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	B	224	0.20	B	344	0.30	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	B	224	0.20	B	358	0.31	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	135	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	[4]
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	539	0.63	D	566	0.66	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	539	0.30	D	566	0.32	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	368	0.37	C	387	0.39	

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
					LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
		FROM	TO										
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	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,033	0.52	A	1,162	0.59	(4), unincorporated Lee County, Treeline ACP IPD
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	946	0.48	A	994	0.50	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	946	0.48	A	994	0.50	
29800	US 41 (S 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-in design/right-of-way programmed
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH AIRPORT RD	6LD	D	2,814	F	2,842	1.01	F	3,082	1.10	SR 739 6-in design/right-of-way programmed
30700	US 41 (CLEVELAND AVE)	SOUTH AIRPORT RD	BOY SCOUT RD	6LD	D	2,814	D	2,615	0.93	F	2,835	1.01	SR 739 6-in design/right-of-way programmed
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	6LD	D	2,814	D	2,615	0.93	F	2,835	1.01	SR 739 6-in design/right-of-way programmed
30810	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	6LD	D	2,814	D	2,615	0.93	F	2,835	1.01	
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	N. KEY DR	4LD	D	1,900	F	2,126	1.12	F	2,302	1.21	
31000	US 41 (CLEVELAND AVE)	N. KEY DR	HANCOCK B. PKWY	4LD	D	1,900	F	2,126	1.12	F	2,302	1.21	
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	4LD	D	1,900	F	2,126	1.12	F	2,302	1.21	
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	4LD	D	1,900	C	1,490	0.78	D	1,616	0.85	
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	4LD	D	1,942	C	1,490	0.77	C	1,616	0.83	Diplomat Property RPD/CPD; Merch Crssng DRI
31400	US 41 (N 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)

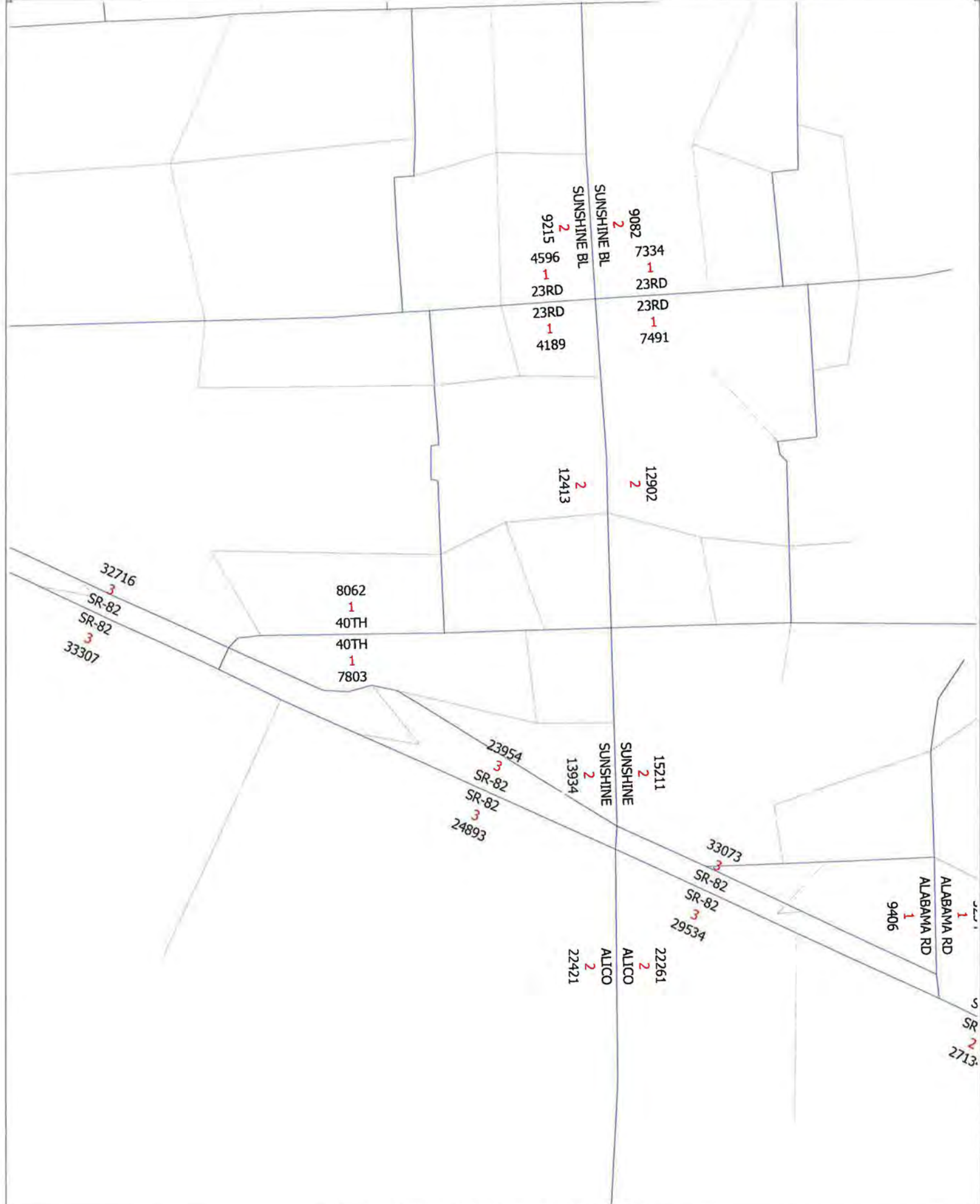
LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

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 ⁽³⁾	V/C ⁽⁴⁾	LOS ⁽¹⁾	VOLUME ⁽³⁾	V/C ⁽⁴⁾	
31500	US 41 (N TAMIAAMI TR)	BUS 41	DEL PRADO BLVD	4LD	D	1,900	D	1,888	0.99	F	2,148	1.13	
31600	US 41 (N TAMIAAMI TR)	DEL PRADO BLVD	CHARLOTTE CO. LINE	4LD	D	2,910	B	1,186	0.41	B	1,416	0.49	Tara Woods Phase III B, D & E Expansion
27200	VETERANS MEM. PKWY	SR 78	CHIQUITA	4LD	D	2,040	A	927	0.45	A	974	0.48	partially located in City of Cape Coral
27300	VETERANS MEM. PKWY	CHIQUITA	SKYLINE	4LD	D	2,040	B	1,453	0.71	B	1,527	0.75	City of Cape Coral
27400	VETERANS MEM. PKWY	SKYLINE	SANTA BARBARA BLVD	6LD	D	3,080	B	2,518	0.82	B	2,646	0.86	⁽⁴⁾ ; City of Cape Coral
27500	VETERANS MEM. PKWY	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	6LD	D	3,080	F	3,084	1.00	F	3,241	1.05	City of Cape Coral
27600	VETERANS MEM. PKWY	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	6LD	D	3,080	F	3,317	1.08	F	3,486	1.13	City of Cape Coral
27700	VETERANS MEM. PKWY	MIDPOINT BRDG TOLL P	McGREGOR BLVD	4LB	D	4,000	D	2,937	0.73	D	3,087	0.77	City of Fort Myers
29000	W 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	188	0.22	C	202	0.23	
29100	W 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	299	0.35	C	314	0.37	⁽⁴⁾
29200	W 12TH ST	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	C	91	0.11	C	105	0.12	old count projection (2010)
29300	W 12TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	110	0.13	C	116	0.13	old count projection (2010)
29400	W 14TH ST	SUNSHINE BLVD	RICHMOND AVE	2LN	E	860	C	57	0.07	C	60	0.07	old count projection (2010)
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	714	0.83	F	893	1.04	⁽⁴⁾ ; Ibis Landing (a.k.a. Copperhead Gf Comm)
15200	WESTGATE BLVD	GUNNERY RD	LEE BLVD	2LN	E	860	C	492	0.57	C	642	0.75	pre-development order res development
27900	WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	308	0.34	C	324	0.36	
28000	WHISKEY CREEK DR	SAUTERN DR	McGREGOR BLVD	2LD	E	910	C	308	0.34	C	324	0.36	
28200	WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	D	677	0.79	D	714	0.83	Carlton Park
28300	WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	C	465	0.54	C	489	0.57	⁽⁴⁾
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	C	321	0.21	C	337	0.22	
28500	WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	880	B	518	0.59	B	544	0.62	
28600	WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	B	518	0.59	B	544	0.62	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	D	703	0.39	D	739	0.42	
28800	WINKLER RD	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	B	425	0.53	B	447	0.56	
28900	WOODLAND BLVD	US 41	AUSTIN ST	2LN	E	860	C	272	0.32	C	286	0.33	⁽⁴⁾

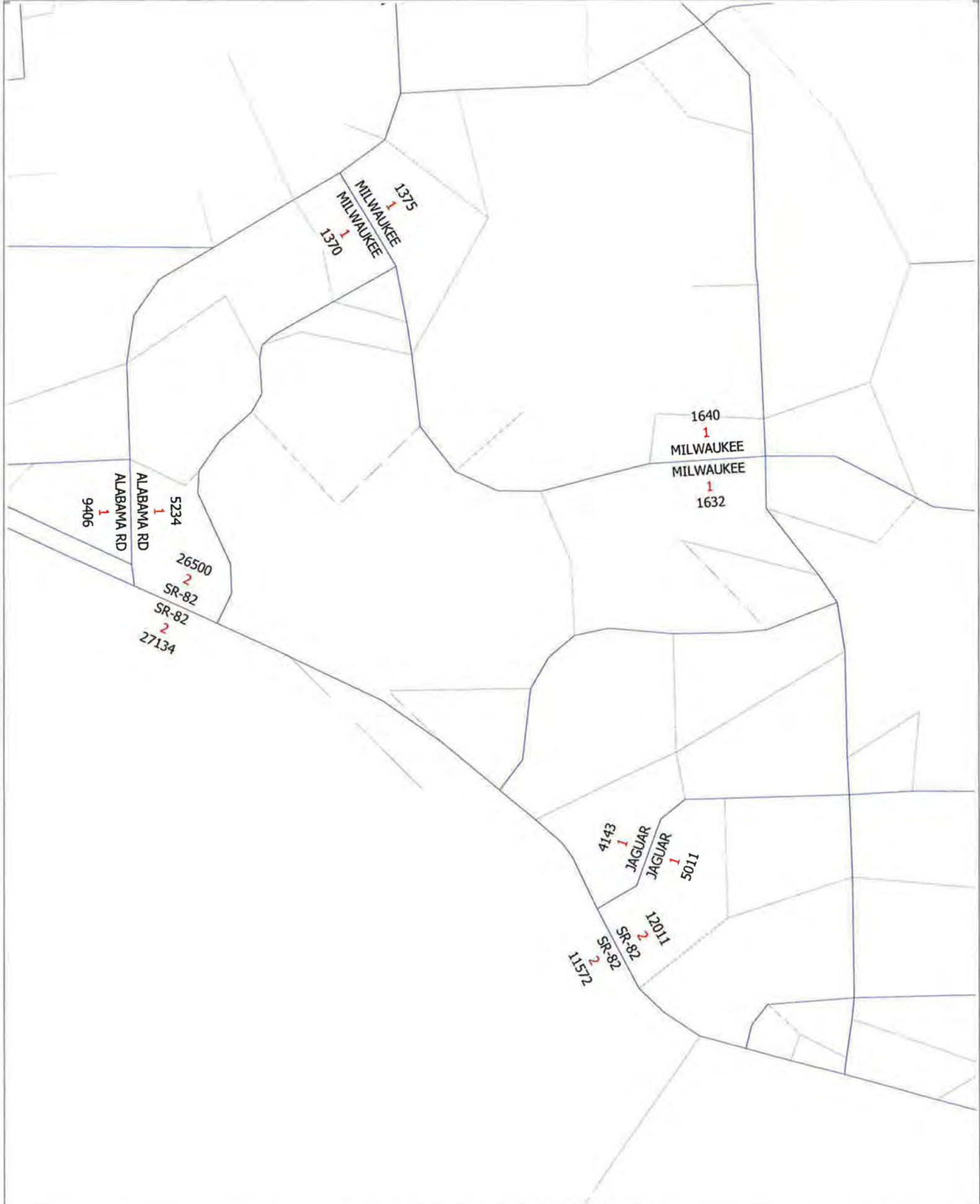
⁽¹⁾ level of service; ⁽²⁾ directional; ⁽³⁾ vehicles/hour; ⁽⁴⁾ directional volume-to-capacity ratio; ⁽⁵⁾ previous years data; ⁽⁶⁾ EEPCC Study
 *Future forecast on State maintained facilities are Year 2029 forecast

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

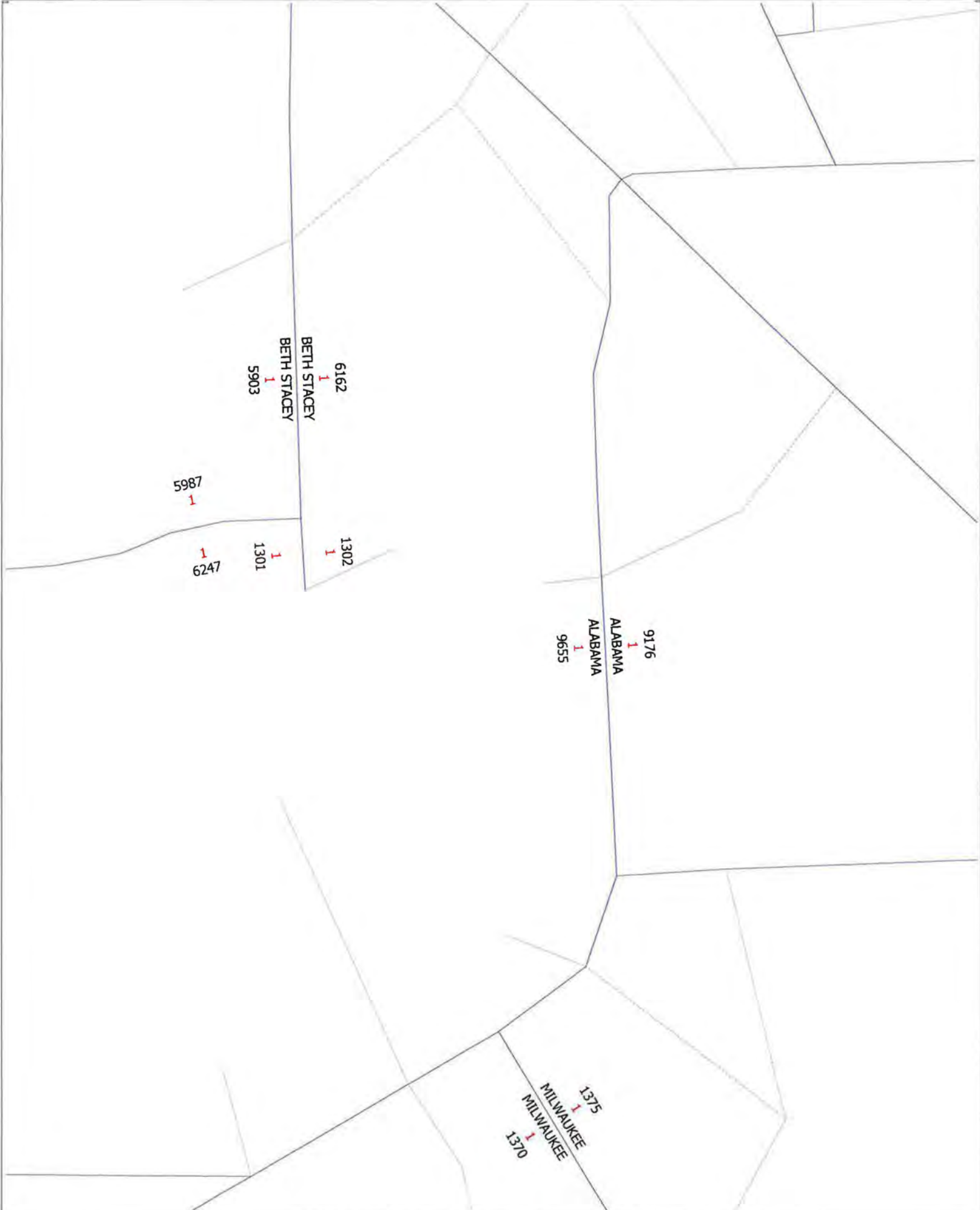
2045 E+C NETWORK VOLUMES



2045 E+C Network Volumes and No. of Lanes



2045 E+C Network Volumes and No. of Lanes

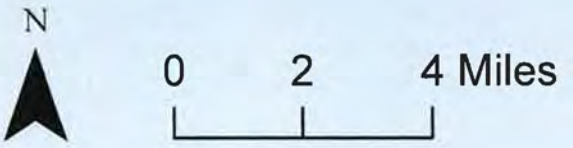


2045 E+C Network Volumes and No. of Lanes

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



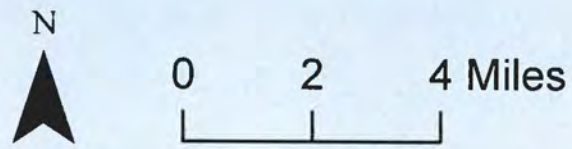
	Interchange/Intersection		4 Lane Limited Access
	Bridge Reconstruction		2 Lane Roadway
			6 Lanes Divided
			6 Lane Freeway
			8 Lane Divided
			10 Lane Freeway
			Reconstruction
			Cost Feasible Projects



**LEE COUNTY MPO 2045 NEEDS
PLAN**



	Interchange/Intersection		3 Lanes Divided
	Bridge Reconstruction		4 Lane Roadway
Needs Lanes			4 Lane Freeway
	2 Lane Roadway		6 Lanes Divided
	2 Lanes one-way		6 Lane Freeway
	3 Lanes one-way		8 Lane Divided
	MPO Needs Projects		10 Lane Freeway
			Reconstruction

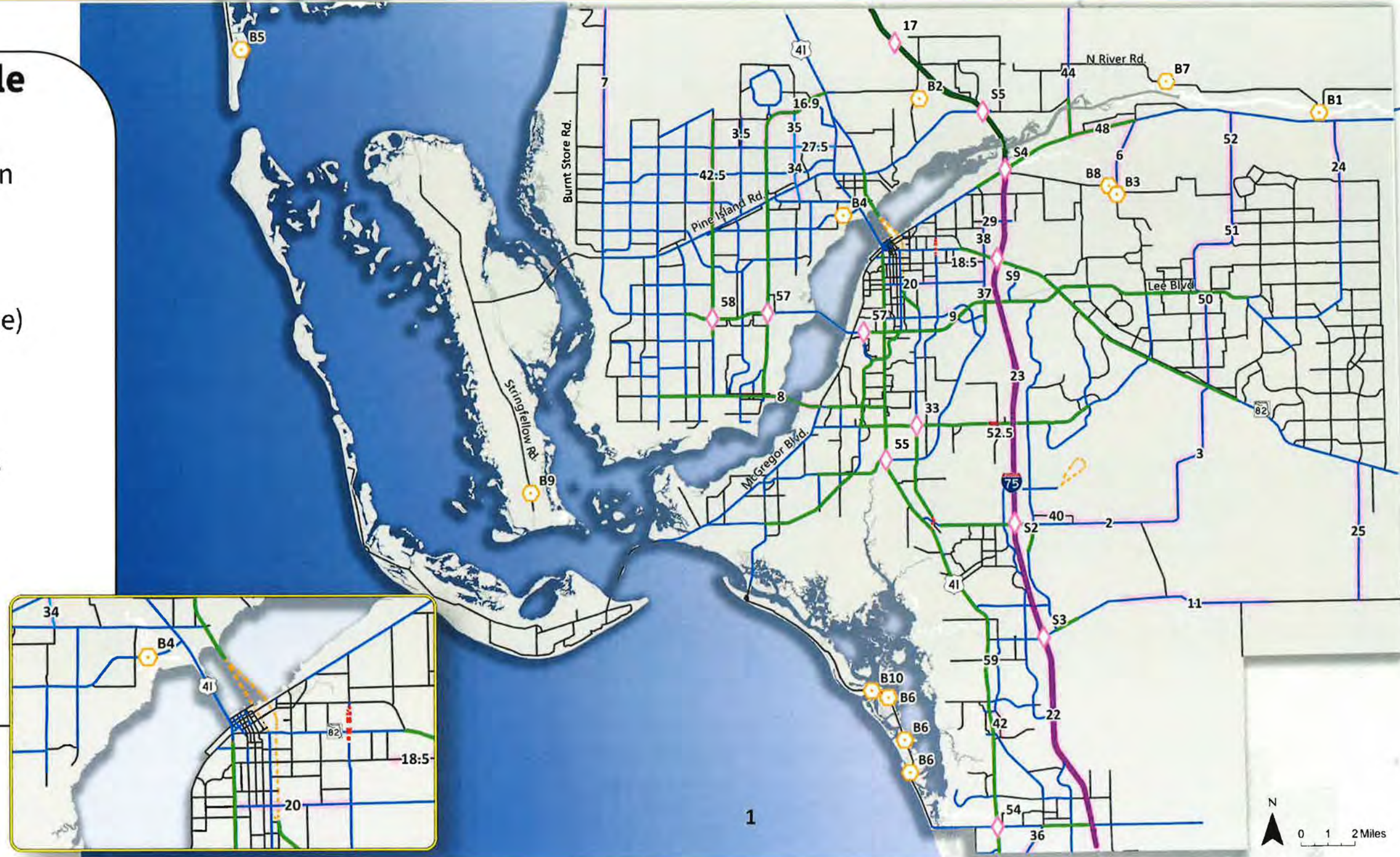


**LEE COUNTY MPO “DRAFT” 2050
COST FEASIBLE HIGHWAY PLAN**

2050 Roadway Cost Feasible

2050 Cost Feasible

-  Bridge Reconstruction
-  Interchange/Intersection
-  2 Lane Roadway
-  2 Lanes One Way
-  2 Lanes (Center Turn Lane)
-  3 Lanes One Way
-  4 Lane Roadway
-  4 Lane Controlled Access
-  6 Lanes Divided
-  6 Lane Freeway
-  8 Lane Divided
-  10 Lane Freeway
-  MPO Project Locations

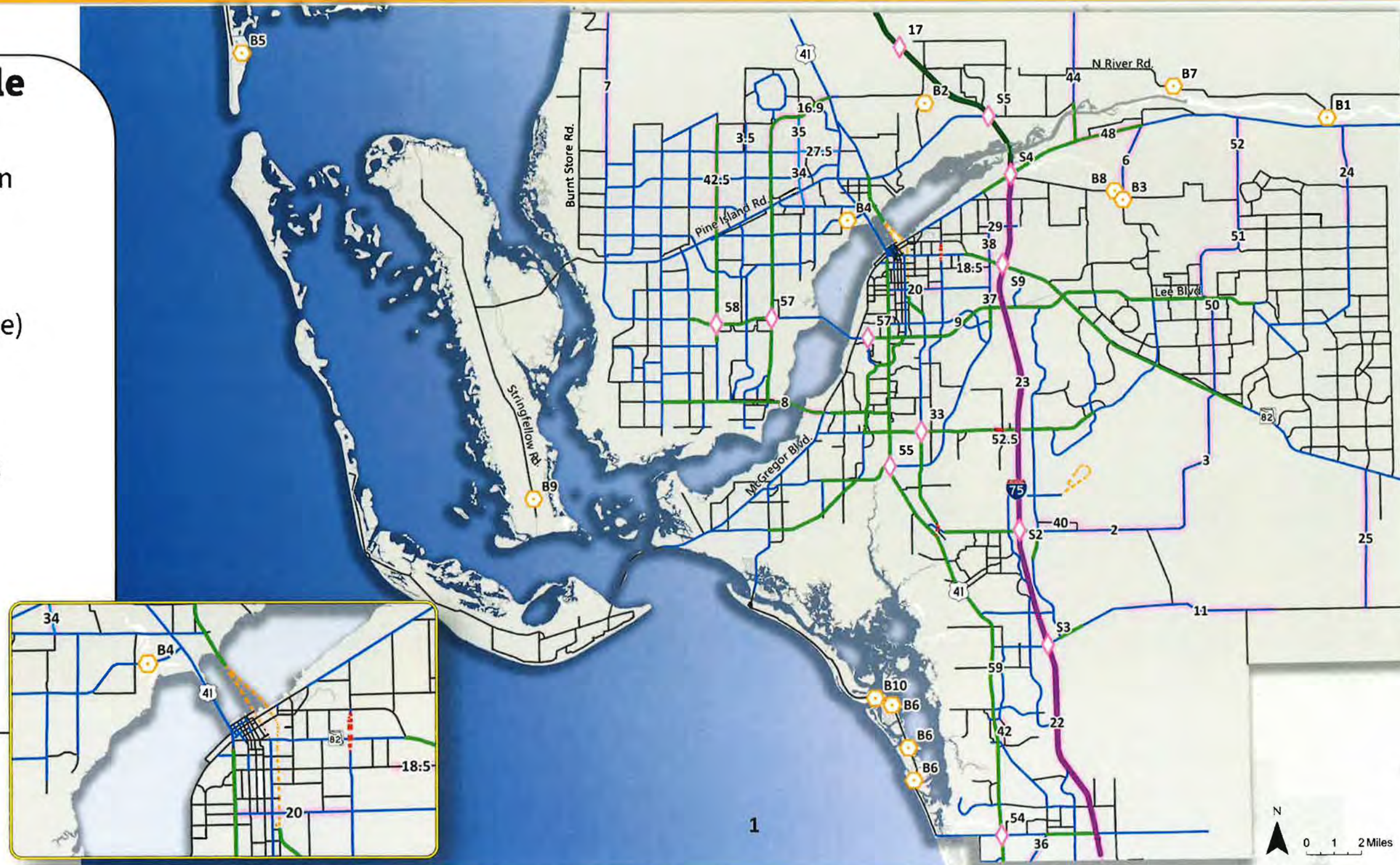


**LEE COUNTY MPO “DRAFT” 2050
NEEDS PLAN**

2050 Roadway Cost Feasible

2050 Cost Feasible

-  Bridge Reconstruction
-  Interchange/Intersection
-  2 Lane Roadway
-  2 Lanes One Way
-  2 Lanes (Center Turn Lane)
-  3 Lanes One Way
-  4 Lane Roadway
-  4 Lane Controlled Access
-  6 Lanes Divided
-  6 Lane Freeway
-  8 Lane Divided
-  10 Lane Freeway
-  MPO Project Locations



TRAFFIC COUNTS
SR 82
@ BLACKSTONE DR/PARKDALE
BLVD

**SR 82 @ Blackstone Dr
Fort Myers Florida
Wednesday, December 11, 2024**

Time	Southbound Parkdale Blvd						Westbound SR 82						Northbound Blackstone Dr						Eastbound SR 82						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
7:00 AM	0	2	1	43	0	46	0	1	222	1	0	224	0	13	4	7	0	24	0	42	173	2	0	217	
7:15 AM	0	1	0	36	0	37	0	2	241	0	0	243	0	21	11	5	0	37	0	31	175	1	0	207	
7:30 AM	0	2	5	55	0	62	1	0	203	2	0	206	0	17	6	0	0	23	0	28	145	1	0	174	
7:45 AM	0	2	5	51	0	60	0	1	189	1	0	191	0	15	1	2	0	18	0	21	168	4	0	193	
Hourly Total	0	7	11	195	0	213	1	4	855	4	0	864	0	66	22	14	0	102	0	122	681	8	0	797	
8:00 AM	0	2	4	64	0	70	1	1	178	3	0	183	0	9	3	6	0	18	0	29	121	4	0	154	
8:15 AM	0	1	2	43	0	46	0	0	194	1	0	195	0	7	1	2	0	10	0	19	165	1	0	185	
8:30 AM	0	0	2	27	0	29	0	1	193	0	0	194	0	5	1	2	0	8	0	26	142	4	0	172	
8:45 AM	0	0	2	27	0	29	0	2	174	1	0	177	0	6	2	2	0	10	0	22	155	1	0	178	
Hourly Total	0	3	10	161	0	174	1	4	739	5	0	749	0	27	7	12	0	46	0	96	583	10	0	689	
9:00 AM	0	0	3	26	0	29	1	1	169	2	0	173	0	6	1	1	0	8	0	14	160	1	0	175	
9:15 AM	0	3	0	23	0	26	0	1	186	0	0	187	0	7	4	0	0	11	1	17	156	2	0	176	
9:30 AM	0	0	2	41	0	43	0	3	166	0	0	172	0	7	2	0	0	9	0	16	145	0	0	161	
9:45 AM	0	1	1	35	0	37	0	0	158	2	0	160	0	5	2	0	1	7	0	13	168	5	0	184	
Hourly Total	0	4	6	125	0	135	1	5	683	4	0	692	0	23	9	1	1	35	1	60	527	8	0	596	
10:00 AM	0	2	1	20	0	23	1	2	156	2	0	161	0	3	2	1	0	6	0	21	148	3	0	173	
10:15 AM	0	0	1	31	0	32	0	0	166	0	0	166	0	2	2	0	2	4	0	21	130	3	0	154	
10:30 AM	0	1	2	28	0	31	0	1	158	2	0	161	0	10	1	3	0	14	0	24	123	6	0	153	
10:45 AM	0	1	0	23	0	24	0	0	127	1	0	128	0	2	0	1	0	4	0	16	128	3	0	150	
Hourly Total	0	4	4	102	0	110	1	3	617	5	0	626	0	18	5	5	2	28	0	65	530	15	0	630	
11:00 AM	0	1	0	28	0	29	0	0	174	2	0	178	0	10	0	1	0	11	0	20	133	0	0	153	
11:15 AM	0	0	1	23	1	24	0	1	144	0	0	145	0	7	0	1	0	8	0	16	151	4	0	171	
11:30 AM	0	0	2	31	0	33	0	0	144	1	0	145	0	5	0	2	1	7	0	21	145	3	0	169	
11:45 AM	0	1	1	16	0	18	0	1	130	1	0	132	0	3	1	2	0	6	0	11	141	2	0	158	
Hourly Total	0	2	4	98	1	104	0	2	592	4	0	598	0	25	1	6	1	32	0	68	570	10	0	648	
12:00 PM	0	1	2	20	0	23	0	0	156	0	0	156	0	5	2	0	0	7	0	16	136	2	0	156	
12:15 PM	0	0	0	34	0	34	0	1	159	1	0	161	0	2	0	0	0	2	0	19	131	7	0	157	
12:30 PM	0	1	2	25	0	28	0	0	164	3	0	167	0	4	2	0	0	6	0	18	155	5	0	178	
12:45 PM	0	0	1	20	0	21	0	0	154	3	0	157	0	2	1	1	0	4	0	22	151	3	0	176	
Hourly Total	0	2	5	99	0	106	0	1	634	7	0	644	0	13	5	1	0	19	0	77	573	17	0	627	
1:00 PM	0	1	2	27	0	30	0	2	127	2	0	131	0	5	3	1	0	9	1	34	175	5	0	215	
1:15 PM	0	1	0	11	0	12	0	1	181	1	0	183	0	3	5	2	0	11	0	31	184	2	0	217	
1:30 PM	0	2	0	26	0	28	0	1	183	1	0	185	0	5	3	2	1	10	0	38	152	3	0	193	
1:45 PM	0	3	3	21	0	27	0	3	174	3	0	180	0	4	1	2	0	7	0	38	165	5	0	208	
Hourly Total	0	7	5	85	0	97	0	7	665	7	0	679	0	17	12	6	1	37	1	141	675	15	0	833	
2:00 PM	0	0	3	31	0	34	1	3	161	0	0	165	0	3	2	0	0	7	0	44	169	1	0	214	
2:15 PM	0	0	3	38	0	41	0	2	162	2	0	166	0	8	5	2	0	13	0	41	158	0	0	199	
2:30 PM	0	0	5	32	0	37	0	1	197	1	0	199	0	3	3	2	0	11	0	48	193	6	0	245	
2:45 PM	0	2	3	42	0	49	0	2	185	3	0	190	0	3	4	2	0	11	0	49	199	10	0	258	
Hourly Total	0	2	16	143	0	161	1	8	705	6	0	720	0	21	14	7	0	47	0	180	719	17	0	916	
3:00 PM	0	1	6	30	0	40	0	4	163	0	0	167	0	6	2	3	0	14	0	44	218	5	0	267	
3:15 PM	0	0	3	30	0	33	0	3	190	0	0	193	0	3	4	2	0	6	1	65	227	2	0	295	
3:30 PM	0	0	2	29	0	31	0	2	163	1	0	166	0	1	1	2	0	4	0	58	190	7	0	255	
3:45 PM	0	1	2	38	0	41	0	1	199	2	0	202	0	7	0	2	0	9	0	65	239	3	0	307	
Hourly Total	0	2	16	127	0	145	0	10	735	3	0	748	0	21	3	9	0	33	1	212	874	17	0	1124	
4:00 PM	0	0	3	33	0	36	0	2	224	0	0	226	0	5	3	0	0	16	0	64	239	8	0	311	
4:15 PM	0	0	4	27	0	31	0	5	224	3	0	232	0	2	2	3	0	7	0	71	222	5	0	298	
4:30 PM	0	0	3	37	0	40	0	5	201	3	0	209	0	5	4	2	0	11	0	79	245	9	0	333	
4:45 PM	0	0	3	26	0	29	0	5	193	0	0	198	0	6	0	3	0	9	0	79	250	7	0	326	
Hourly Total	0	0	13	123	0	136	0	17	842	6	0	865	0	19	8	16	0	43	0	293	956	28	0	1278	
5:00 PM	0	0	3	33	0	36	0	3	189	0	0	192	0	3	3	6	0	12	0	65	271	6	0	342	
5:15 PM	0	0	1	24	0	25	0	8	190	0	0	195	0	7	3	1	0	11	0	85	280	9	0	374	
5:30 PM	0	0	5	25	0	30	0	8	170	1	0	173	0	7	4	0	0	11	1	84	252	10	0	390	
5:45 PM	0	0	3	23	0	26	0	7	174	1	0	182	0	5	2	3	0	11	0	65	248	5	0	321	
Hourly Total	0	0	12	108	0	117	0	17	723	2	0	742	0	22	12	10	0	45	1	302	1091	33	0	1427	

5:00 PM	1	0	5	27	0	33	0	4	172	0	0	176	0	10	0	1	0	11	0	77	260	4	0	341	561
6:15 PM	0	1	3	22	0	26	0	3	164	3	0	170	0	8	2	0	0	10	0	57	245	0	0	311	517
6:30 PM	0	0	0	22	0	22	0	1	176	3	0	180	0	7	1	3	0	11	0	52	201	7	0	260	473
6:45 PM	0	0	2	20	0	22	0	4	149	1	0	154	0	5	2	1	0	8	0	55	181	5	0	241	435
Hourly Total	1	1	10	91	0	103	0	12	661	7	0	680	0	30	5	5	0	40	0	241	587	25	0	1153	1976
TOTAL	1	34	112	1454	7	1601	5	99	8452	60	0	8607	0	305	103	94	6	592	4	1897	8747	204	0	10852	21562
Cars	1	15	108	1407	0	1531	5	83	7239	36	0	7365	0	293	69	84	1	476	4	1829	7582	192	0	9667	18979
Heavy Vehicles	0	19	4	47	7	70	0	7	1213	22	0	1242	0	12	4	10	4	26	0	68	1165	12	0	1245	2583
Heavy Vehicle %	0.00%	55.88%	3.57%	3.23%	100.00%	4.37%	0.00%	7.78%	14.35%	36.87%	0.00%	14.43%	0.00%	3.93%	3.88%	10.84%	80.00%	5.18%	0.00%	3.58%	13.32%	5.88%	0.00%	11.47%	11.88%

**SR 82 @ Blackstone Dr
Fort Myers Florida
Wednesday, December 11, 2024**

AM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
7:00 AM	0	2	1	43	0	46	0	1	222	1	0	224	0	13	4	7	0	24	0	42	173	2	0	217	511
7:15 AM	0	1	0	36	0	37	0	2	241	0	0	243	0	21	11	5	0	37	0	31	175	1	0	207	524
7:30 AM	0	2	5	55	0	62	1	0	203	2	0	206	0	17	6	0	0	23	0	28	145	1	0	174	465
7:45 AM	0	2	5	61	0	68	0	1	189	1	0	191	0	15	1	2	0	18	0	21	166	4	0	192	470
Peak Hour Total	0	7	11	195	0	213	1	4	855	4	0	864	0	66	22	14	0	102	0	122	681	8	0	791	1970
PHF	0.000	0.875	0.550	0.798	0.000	0.783	0.250	0.500	0.887	0.500	0.000	0.889	0.000	0.786	0.500	0.500	0.000	0.889	0.000	0.726	0.944	0.500	0.000	0.911	0.940

PM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
4:45 PM	0	0	3	25	0	28	0	5	193	0	0	198	0	6	0	3	0	9	0	79	250	7	0	336	572
5:00 PM	0	0	3	33	0	36	0	3	189	0	0	192	0	3	3	6	0	12	0	65	271	6	0	342	582
5:15 PM	0	0	1	24	0	25	0	5	190	0	0	195	0	7	3	1	0	11	0	85	280	9	0	374	605
5:30 PM	0	0	5	25	0	30	0	2	170	1	0	173	0	7	4	0	0	11	0	64	292	13	0	390	604
Peak Hour Total	0	0	12	108	0	120	0	15	742	1	0	752	0	23	10	10	0	43	0	311	1069	35	0	1142	2363
PHF	0.000	0.000	0.600	0.818	0.000	0.833	0.000	0.750	0.961	0.250	0.000	0.957	0.000	0.821	0.625	0.417	0.000	0.896	0.250	0.921	0.936	0.673	0.000	0.924	0.974

TRAFFIC COUNTS

SR 82

@ JAGUAR BLVD.

**SR 82 @ Jaguar Blvd
Fort Myers Florida
Wednesday, December 11, 2024**

Time	Southbound Jaguar Blvd						Westbound SR 82						Northbound Residential Driveway						Eastbound SR 82						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
4:00 PM	0	1	0	32	0	33	0	1	195	0	0	196	0	0	0	0	0	0	0	56	189	0	0	245	474
4:15 PM	0	0	0	33	0	33	0	0	198	1	0	199	0	0	0	0	0	0	1	45	189	0	0	235	467
4:30 PM	0	1	0	28	0	29	0	1	175	3	0	179	0	0	0	0	0	0	0	50	196	0	0	246	454
4:45 PM	0	1	0	20	0	21	0	0	174	1	0	175	0	0	0	0	0	0	0	57	199	0	0	256	452
Hourly Total	0	3	0	113	0	116	0	2	742	5	0	749	0	0	0	0	0	0	1	208	773	0	0	982	1847
5:00 PM	0	1	0	37	0	38	0	0	163	0	0	163	0	0	0	0	0	0	0	56	218	0	0	274	475
5:15 PM	0	0	0	29	0	29	0	0	162	0	0	162	0	0	0	0	0	0	0	62	214	0	0	276	467
5:30 PM	0	2	0	30	0	32	0	0	138	4	0	142	0	0	0	0	0	0	1	63	225	0	0	289	463
5:45 PM	0	0	0	30	0	30	0	0	159	3	0	162	0	0	0	0	0	0	0	52	183	0	0	235	427
Hourly Total	0	3	0	126	0	129	0	0	622	7	0	629	0	0	0	0	0	0	1	233	840	0	0	1074	1832
TOTAL	0	6	0	239	0	245	0	2	1364	12	0	1378	0	0	0	0	0	0	2	441	1613	0	0	2056	3679
Cars	0	6	0	233	0	239	0	2	1253	12	0	1267	0	0	0	0	0	0	2	429	1538	0	0	1969	3475
Heavy Vehicles	0	0	0	6	0	6	0	0	111	0	0	111	0	0	0	0	0	0	0	12	75	0	0	87	204
Heavy Vehicle %	0.00%	0.00%	0.00%	2.51%	0.00%	2.45%	0.00%	0.00%	8.14%	0.00%	0.00%	8.06%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.72%	4.65%	0.00%	0.00%	4.23%	5.54%

**SR 82 @ Jaguar Blvd
Fort Myers Florida
Wednesday, December 11, 2024**

PM Peak Hour

Time	Southbound						Westbound						Northbound						Eastbound						VEHICLE TOTAL
	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	U Turns	Left Turns	Straight Through	Right Turns	Crosswalk Crossings	Vehicle Approach Total	
4:45 PM	0	1	0	20	0	21	0	0	174	1	0	175	0	0	0	0	0	0	0	57	199	0	0	256	452
5:00 PM	0	1	0	37	0	38	0	0	163	0	0	163	0	0	0	0	0	0	0	56	218	0	0	274	475
5:15 PM	0	0	0	29	0	29	0	0	162	0	0	162	0	0	0	0	0	0	0	62	214	0	0	276	467
5:30 PM	0	2	0	30	0	32	0	0	138	4	0	142	0	0	0	0	0	0	1	63	225	0	0	289	463
Peak Hour Total	0	4	0	116	0	120	0	0	637	5	0	642	0	0	0	0	0	0	1	238	856	0	0	1095	1857
PHF	0.000	0.500	0.000	0.784	0.000	0.789	0.000	0.000	0.915	0.313	0.000	0.917	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.944	0.951	0.000	0.000	0.947	0.977

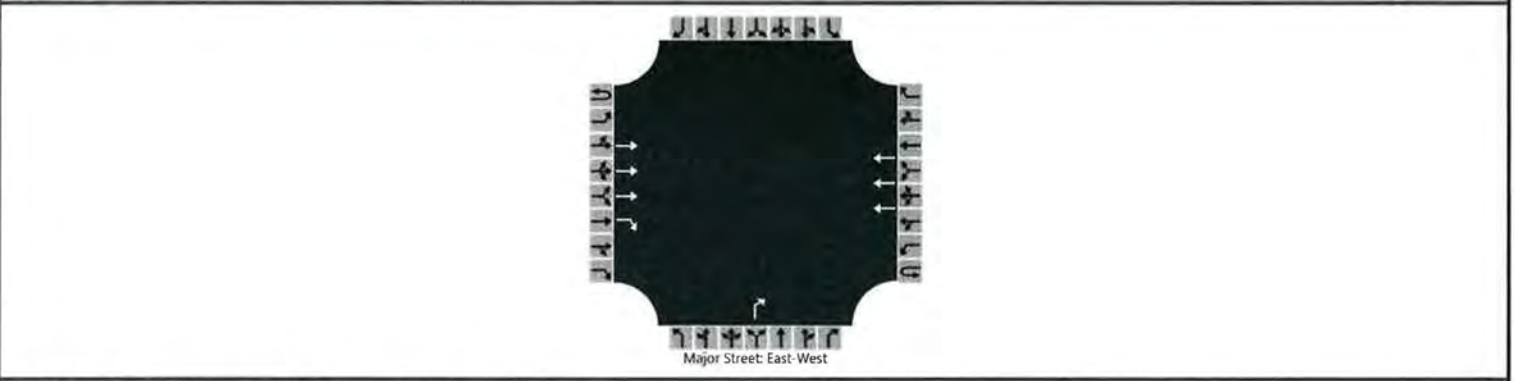
SYNCHRO SUMMARY SHEETS

SR 82 @ SITE ACCESS DRIVE

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	tbt			Intersection	SR 82 @ Site Acces		
Agency/Co.	TR Transportation Consult			Jurisdiction	Lee Co.		
Date Performed	10/21/2025			East/West Street	SR 82		
Analysis Year	2030			North/South Street	Site Access		
Time Analyzed	AM Peak Hour W/Project			Peak Hour Factor	0.96		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	SR 82 Freeman MPD						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	3	1	0	0	3	0		0	0	1		0	0	0
Configuration			T	R			T					R				
Volume (veh/h)			1016	811			1242					250				
Percent Heavy Vehicles (%)												6				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																	7.1
Critical Headway (sec)																	7.22
Base Follow-Up Headway (sec)																	3.9
Follow-Up Headway (sec)																	3.96

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																	260
Capacity, c (veh/h)																	415
v/c Ratio																	0.63
95% Queue Length, Q ₉₅ (veh)																	4.2
95% Queue Length, Q ₉₅ (ft)																	110.0
Control Delay (s/veh)																	27.2
Level of Service (LOS)																	D
Approach Delay (s/veh)									27.2								
Approach LOS									D								

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	tbt	Intersection	SR 82 @ Site Acces
Agency/Co.	TR Transportation Consult	Jurisdiction	Lee Co.
Date Performed	10/21/2025	East/West Street	SR 82
Analysis Year	2030	North/South Street	Site Access
Time Analyzed	PM Peak Hour W/Project	Peak Hour Factor	0.96
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	SR 82 Freeman MPD		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	3	1	0	0	3	0		0	0	1		0	0	0
Configuration			T	R			T					R				
Volume (veh/h)			1242	550			1016					1002				
Percent Heavy Vehicles (%)												4				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																	7.1
Critical Headway (sec)																	7.18
Base Follow-Up Headway (sec)																	3.9
Follow-Up Headway (sec)																	3.94

Delay, Queue Length, and Level of Service

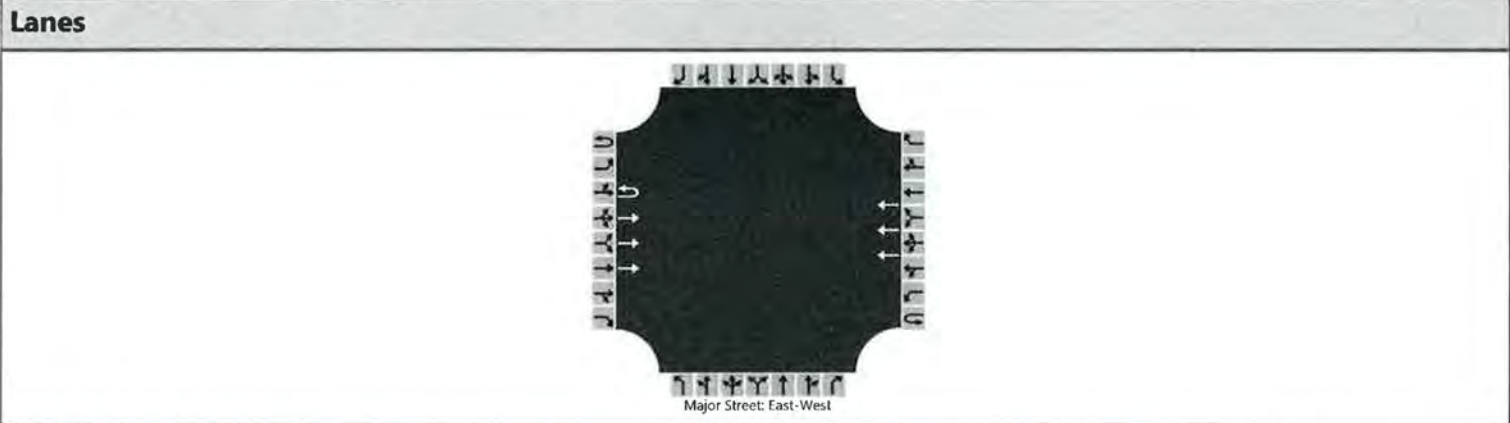
Flow Rate, v (veh/h)																	1044
Capacity, c (veh/h)																	351
v/c Ratio																	2.97
95% Queue Length, Q ₉₅ (veh)																	90.9
95% Queue Length, Q ₉₅ (ft)																	2345.2
Control Delay (s/veh)																	918.9
Level of Service (LOS)																	F
Approach Delay (s/veh)													918.9				
Approach LOS													F				

SYNCHRO SUMMARY SHEETS

S.R. 82 @ EASTERN U-TURN

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	tbt	Intersection	SR 82 @ E. U-Turn
Agency/Co.	TR Transportation Consult	Jurisdiction	Lee Co.
Date Performed	10/21/2025	East/West Street	SR 82
Analysis Year	2030	North/South Street	Site Access
Time Analyzed	AM Peak Hour W/Project	Peak Hour Factor	0.96
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	SR 82 Freeman MPD		



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	1	0	3	0	0	0	3	0		0	0	0		0	0	0
Configuration	U		T				T									
Volume (veh/h)	175		1091				1242									
Percent Heavy Vehicles (%)	3															
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)	5.6															
Critical Headway (sec)	5.66															
Base Follow-Up Headway (sec)	2.3															
Follow-Up Headway (sec)	2.33															

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)	182															
Capacity, c (veh/h)	468															
v/c Ratio	0.39															
95% Queue Length, Q ₉₅ (veh)	1.8															
95% Queue Length, Q ₉₅ (ft)	46.1															
Control Delay (s/veh)	17.5															
Level of Service (LOS)	C															
Approach Delay (s/veh)	2.4															
Approach LOS	A															

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	tbt	Intersection	SR 82 @ E. U-Turn
Agency/Co.	TR Transportation Consult	Jurisdiction	Lee Co.
Date Performed	10/21/2025	East/West Street	SR 82
Analysis Year	2030	North/South Street	Site Access
Time Analyzed	PM Peak Hour W/Project	Peak Hour Factor	0.96
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	SR 82 Freeman MPD		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	1	0	3	0	0	0	3	0		0	0	0		0	0	0
Configuration	U		T				T									
Volume (veh/h)	701		1543				1016									
Percent Heavy Vehicles (%)	3															
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)	5.6															
Critical Headway (sec)	5.66															
Base Follow-Up Headway (sec)	2.3															
Follow-Up Headway (sec)	2.33															

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)	730															
Capacity, c (veh/h)	583															
v/c Ratio	1.25															
95% Queue Length, Q ₉₅ (veh)	28.2															
95% Queue Length, Q ₉₅ (ft)	721.9															
Control Delay (s/veh)	150.1															
Level of Service (LOS)	F															
Approach Delay (s/veh)	46.9															
Approach LOS	F															

SYNCHRO SUMMARY SHEETS

S.R. 82 @ WESTERN U-TURN

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	tbt			Intersection	SR 82 @ W. U-Turn		
Agency/Co.	TR Transportation Consult			Jurisdiction	Lee Co.		
Date Performed	10/21/2025			East/West Street	SR 82		
Analysis Year	2030			North/South Street	Site Access		
Time Analyzed	AM Peak Hour W/Project			Peak Hour Factor	0.96		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	SR 82 Freeman MPD						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	3	0	1	0	3	0		0	0	0		0	0	0
Configuration			T		U		T									
Volume (veh/h)			1827		243		2012									
Percent Heavy Vehicles (%)					3											
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)					5.6											
Critical Headway (sec)					5.66											
Base Follow-Up Headway (sec)					2.3											
Follow-Up Headway (sec)					2.33											

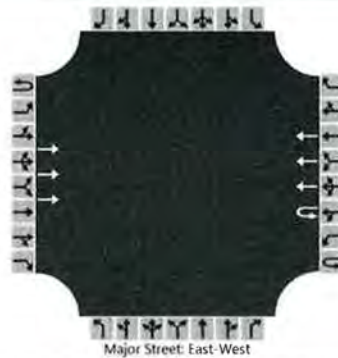
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					253											
Capacity, c (veh/h)					264											
v/c Ratio					0.96											
95% Queue Length, Q ₉₅ (veh)					9.1											
95% Queue Length, Q ₉₅ (ft)					233.0											
Control Delay (s/veh)					87.0											
Level of Service (LOS)					F											
Approach Delay (s/veh)					9.4											
Approach LOS					A											

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	tbt			Intersection	SR 82 @ W, U-Turn		
Agency/Co.	TR Transportation Consult			Jurisdiction	Lee Co.		
Date Performed	10/21/2025			East/West Street	SR 82		
Analysis Year	2030			North/South Street	Site Access		
Time Analyzed	PM Peak Hour W/Project			Peak Hour Factor	0.96		
Intersection Orientation	East-West			Analysis Time Period (hrs)	0.25		
Project Description	SR 82 Freeman MPD						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Priority																
Number of Lanes	0	0	3	0	1	0	3	0		0	0	0		0	0	0
Configuration			T		U		T									
Volume (veh/h)			1792		165		1417									
Percent Heavy Vehicles (%)					3											
Proportion Time Blocked																
Percent Grade (%)																
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				5.6												
Critical Headway (sec)				5.66												
Base Follow-Up Headway (sec)				2.3												
Follow-Up Headway (sec)				2.33												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				172												
Capacity, c (veh/h)				273												
v/c Ratio				0.63												
95% Queue Length, Q ₉₅ (veh)				3.9												
95% Queue Length, Q ₉₅ (ft)				99.8												
Control Delay (s/veh)				38.2												
Level of Service (LOS)				E												
Approach Delay (s/veh)					4.0											
Approach LOS					A											

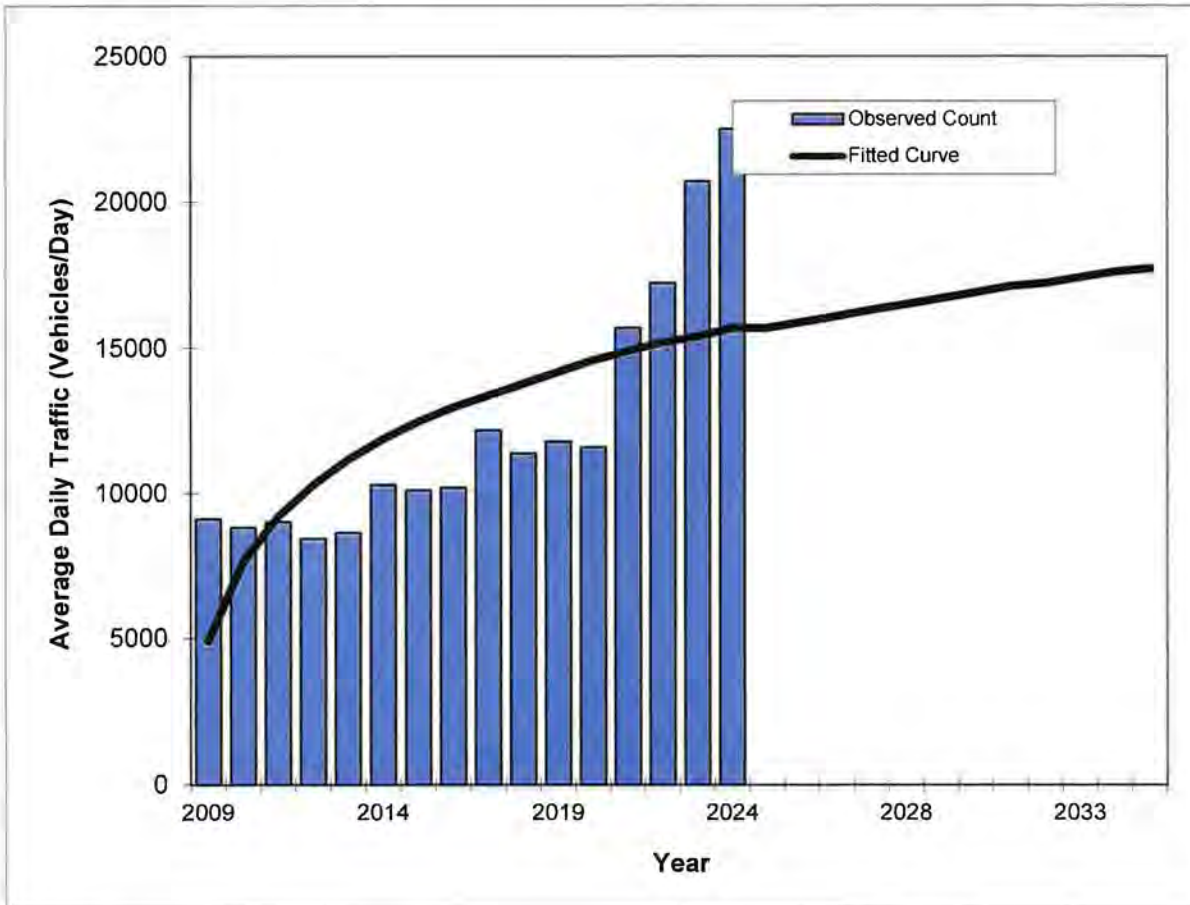
**FDOT TRAFFIC TRENDS
SPREADSHEET
ANNUAL GROWTH RATE
CALCULATIONS**

Traffic Trends - V03.a

SR 82 W. of Bell Blvd. -- 79220000

FIN#	1234
Location	1

County:	Lee
Station #:	0068
Highway:	SR 82 W. of Bell Blvd



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2009	9100	4900
2010	8800	7600
2011	9000	9200
2012	8400	10300
2013	8600	11200
2014	10300	11900
2015	10100	12500
2016	10200	13000
2017	12200	13400
2018	11400	13800
2019	11800	14200
2020	11600	14600
2021	15700	14900
2022	17200	15200
2023	20700	15400
2024	22500	15700
2013 Opening Year Trend		
2013	N/A	11200
2023 Mid-Year Trend		
2023	N/A	15400
2033 Design Year Trend		
2033	N/A	17400
TRANPLAN Forecasts/Trends		

Trend R-squared:	49.04%
Compounded Annual Historic Growth Rate:	28.10%
Compounded Growth Rate (2011 to Design Year):	2.41%
Printed:	21-Oct-25
Decaying Exponential Growth Option	

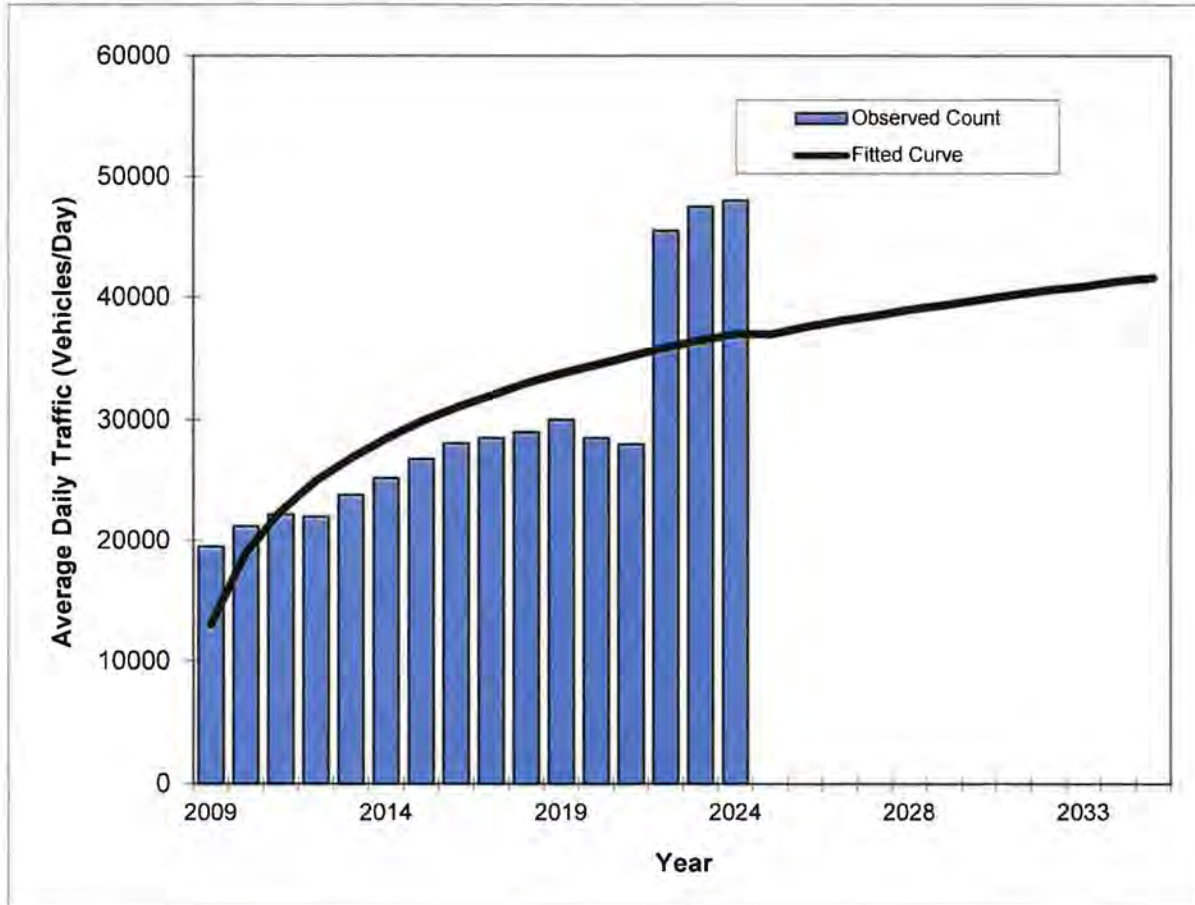
*Axle-Adjusted

Traffic Trends - V03.a

SR 82 E. of Gunnery Rd./Daniels Pkwy. -- 79220000

FIN#	1234
Location	1

County:	Lee
Station #:	6021
Highway:	SR 82 E. of Gunnery Rd./Daniels Pkwy.



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2009	19500	13000
2010	21200	19000
2011	22200	22500
2012	22000	25000
2013	23800	26900
2014	25200	28500
2015	26800	29900
2016	28100	31000
2017	28500	32000
2018	29000	33000
2019	30000	33800
2020	28500	34500
2021	28000	35200
2022	45500	35900
2023	47500	36500
2024	48000	37000
2013 Opening Year Trend		
2013	N/A	26900
2023 Mid-Year Trend		
2023	N/A	36500
2033 Design Year Trend		
2033	N/A	40900
TRANPLAN Forecasts/Trends		

Trend R-squared:	55.66%
Compounded Annual Historic Growth Rate:	24.36%
Compounded Growth Rate (2011 to Design Year):	2.26%
Printed:	21-Oct-25
Decaying Exponential Growth Option	

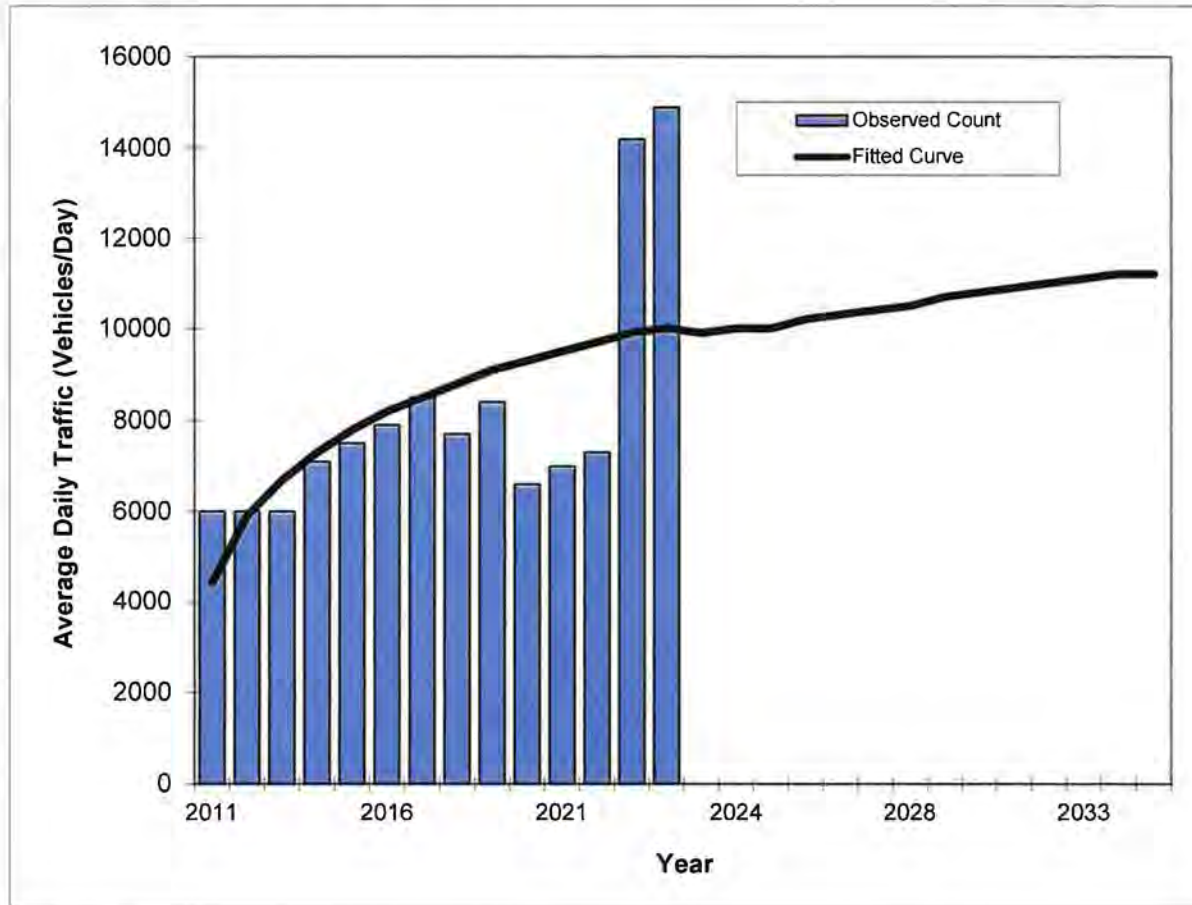
*Axle-Adjusted

Traffic Trends - V03.a

Alabama Rd. N. of SR 82 -- 79220000

FIN#	1234
Location	1

County:	Lee
Station #:	4623
Highway:	Alabama Rd. N. of SR 82



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2011	6000	4400
2012	6000	5900
2013	6000	6700
2014	7100	7300
2015	7500	7800
2016	7900	8200
2017	8500	8500
2018	7700	8800
2019	8400	9100
2020	6600	9300
2021	7000	9500
2022	7300	9700
2023	14200	9900
2024	14900	10000
2013 Opening Year Trend		
2013	N/A	6700
2023 Mid-Year Trend		
2023	N/A	9900
2033 Design Year Trend		
2033	N/A	11100
TRANPLAN Forecasts/Trends		

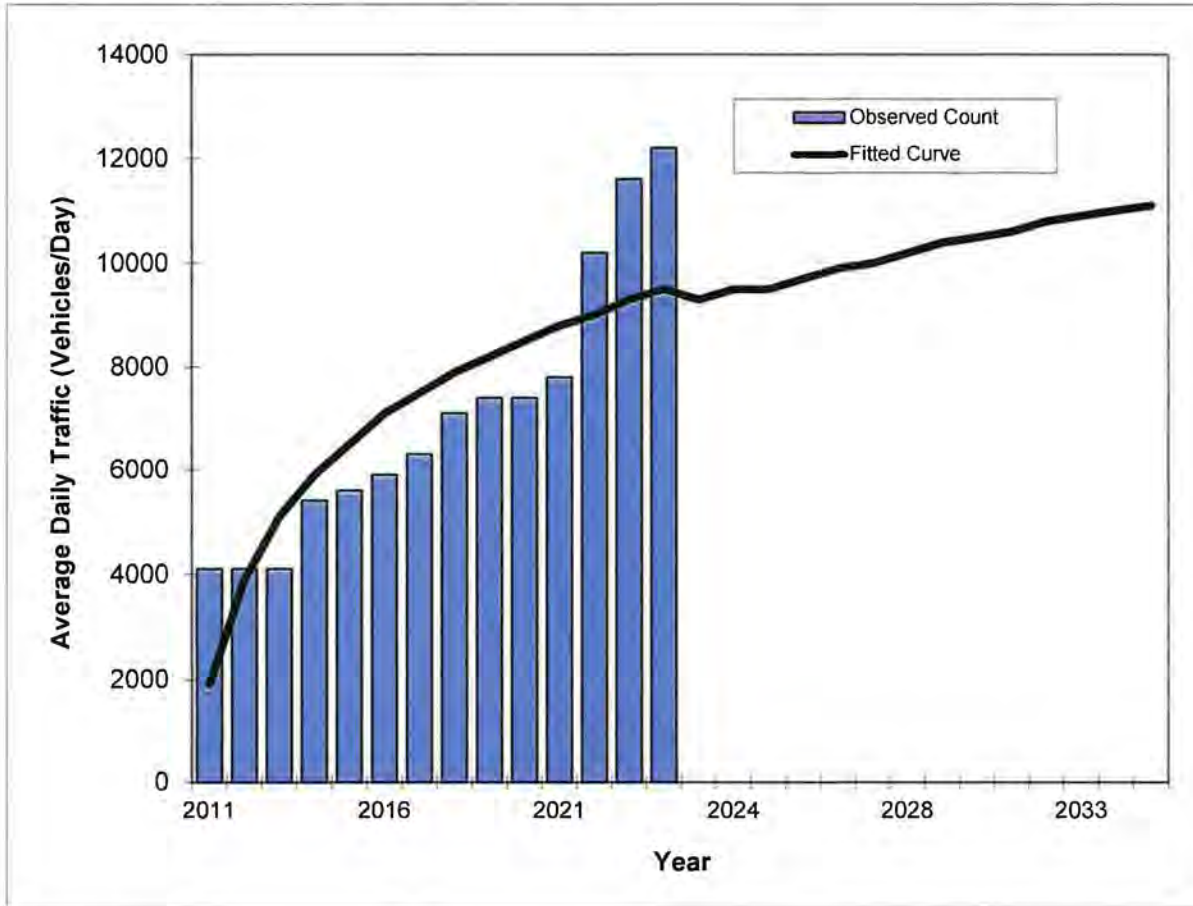
Trend R-squared:	34.49%
Compounded Annual Historic Growth Rate:	18.38%
Compounded Growth Rate (2011 to Design Year):	1.92%
Printed:	21-Oct-25
Decaying Exponential Growth Option	

*Axle-Adjusted

Traffic Trends - V03.a
Sunshine Blvd. N. of SR 82 -- 79220000

FIN#	1234
Location	1

County:	Lee
Station #:	4182
Highway:	Sunshine Blvd. N. of SR 82



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2011	4100	1900
2012	4100	3900
2013	4100	5100
2014	5400	5900
2015	5600	6500
2016	5900	7100
2017	6300	7500
2018	7100	7900
2019	7400	8200
2020	7400	8500
2021	7800	8800
2022	10200	9000
2023	11600	9300
2024	12200	9500
2013 Opening Year Trend		
2013	N/A	5100
2023 Mid-Year Trend		
2023	N/A	9300
2033 Design Year Trend		
2033	N/A	10900
TRANPLAN Forecasts/Trends		

Trend R-squared:	69.96%
Compounded Annual Historic Growth Rate:	45.89%
Compounded Growth Rate (2011 to Design Year):	2.83%
Printed:	21-Oct-25
Decaying Exponential Growth Option	

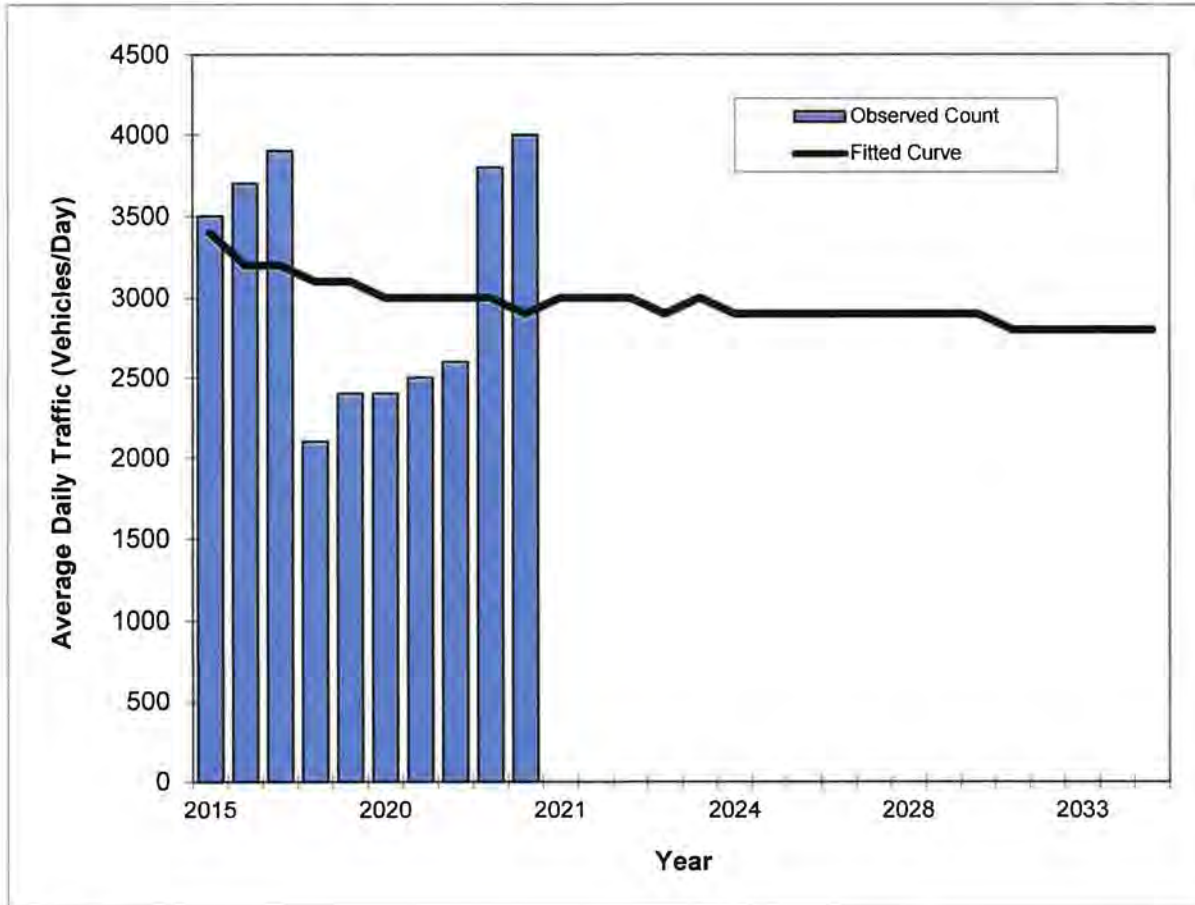
*Axle-Adjusted

Traffic Trends - V03.a

Jaguar Blvd. E. of SR 82 -- 79220000

FIN#	1234
Location	1

County:	Lee
Station #:	0152
Highway:	Jaguar Blvd. E. of SR 82



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2015	3500	3400
2016	3700	3200
2017	3900	3200
2018	2100	3100
2019	2400	3100
2020	2400	3000
2021	2500	3000
2022	2600	3000
2023	3800	3000
2024	4000	2900
2013 Opening Year Trend		
2013	N/A	#N/A
2023 Mid-Year Trend		
2023	N/A	3000
2033 Design Year Trend		
2033	N/A	2800
TRANPLAN Forecasts/Trends		

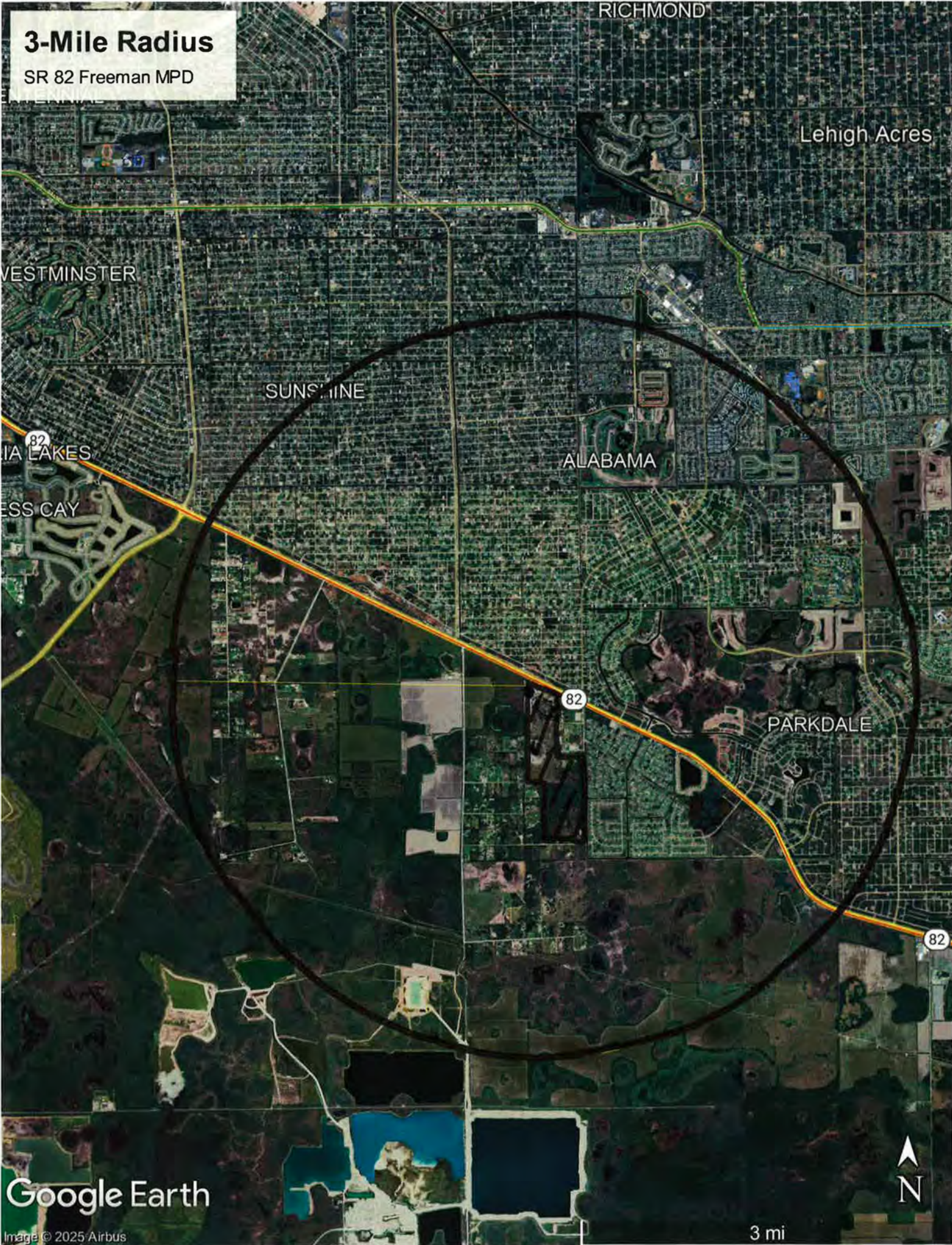
Trend R-squared:	3.45%
Compounded Annual Historic Growth Rate:	-3.03%
Compounded Growth Rate (2011 to Design Year):	-0.46%
Printed:	21-Oct-25
Decaying Exponential Growth Option	

*Axle-Adjusted

**3-MILE RADIUS
STUDY AREA**

3-Mile Radius

SR 82 Freeman MPD



TRIP GENERATION EQUATIONS

Shopping Center (>150k) (820)

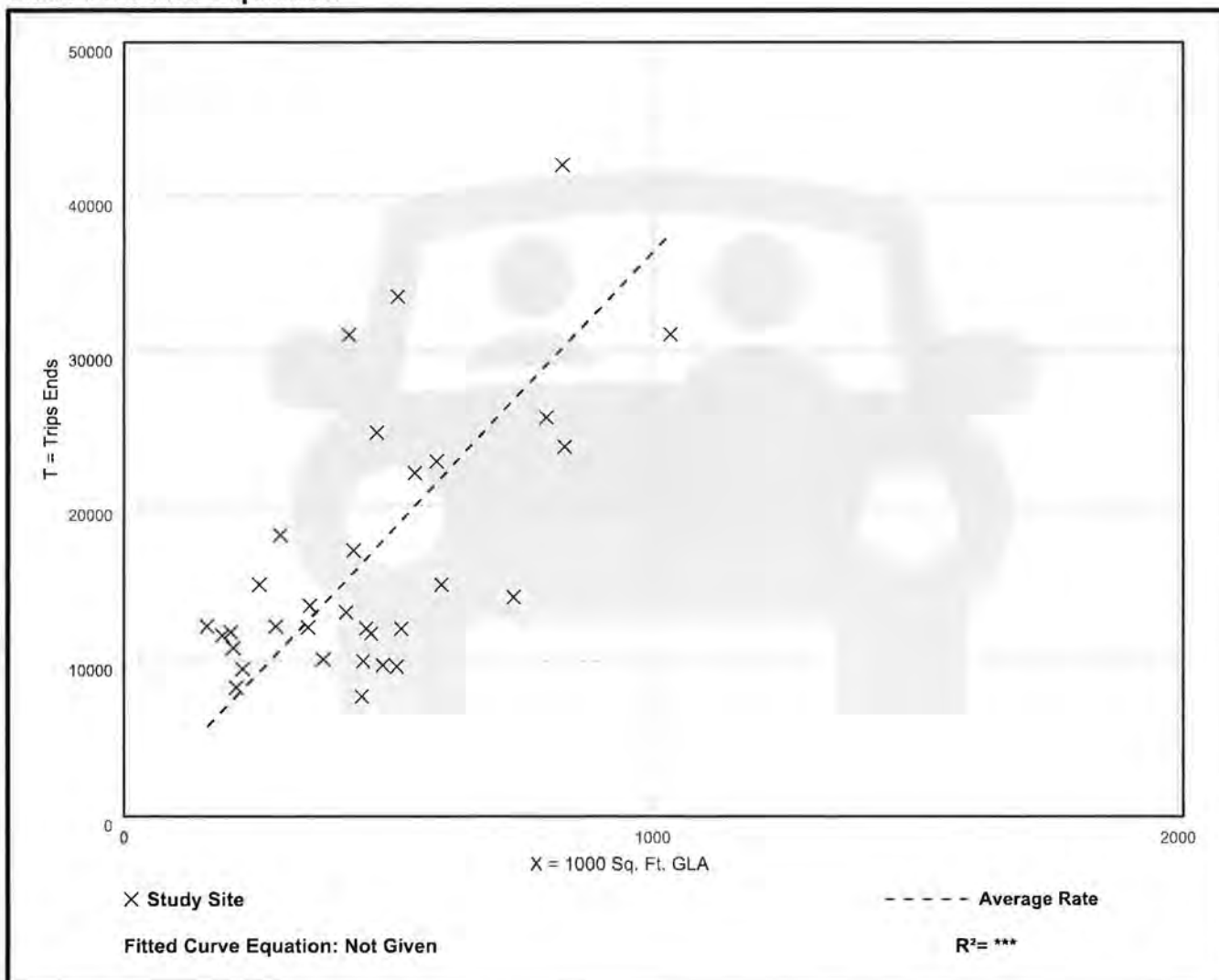
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 32
Avg. 1000 Sq. Ft. GLA: 459
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
36.39	17.27 - 77.31	15.38

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 32

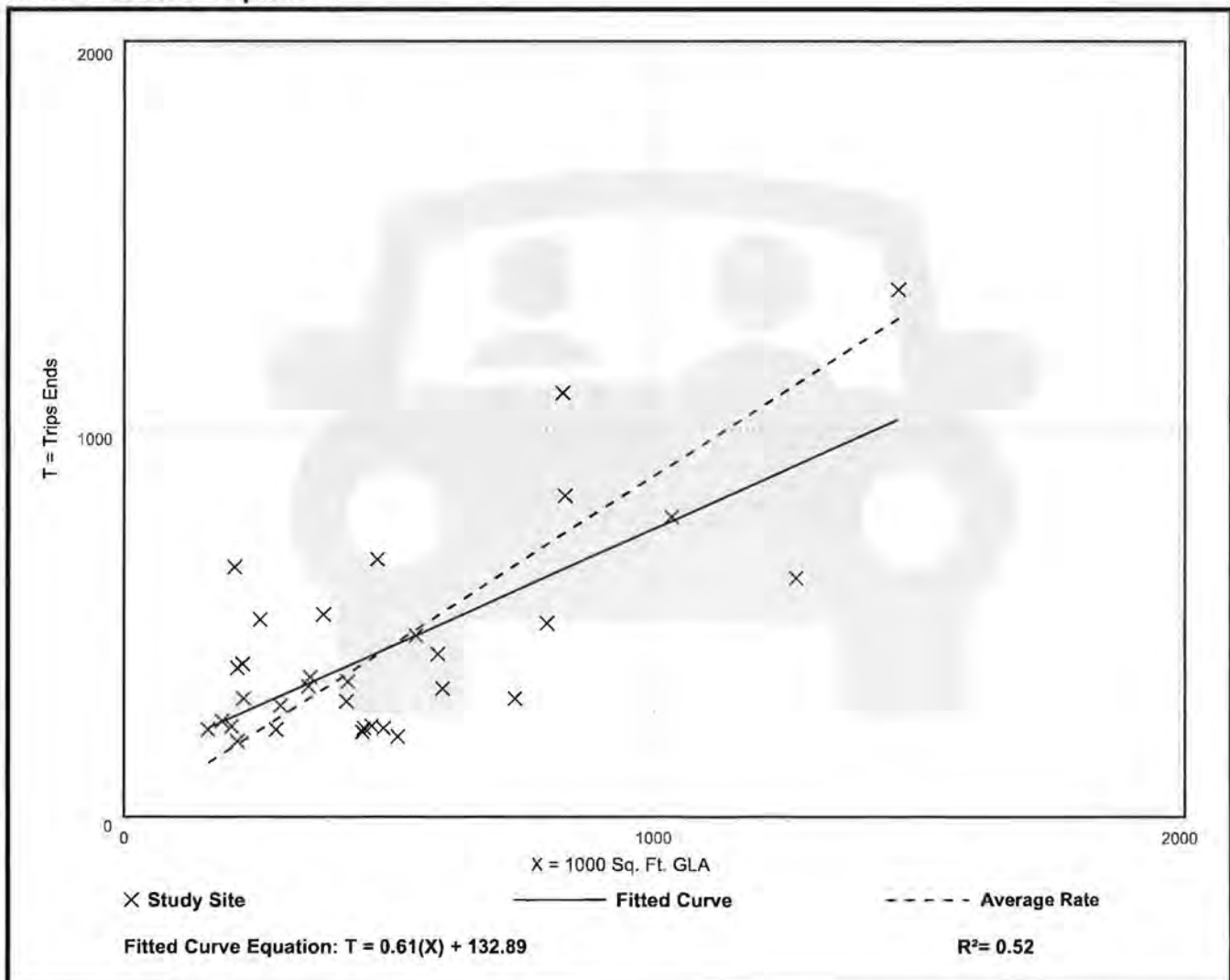
Avg. 1000 Sq. Ft. GLA: 498

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.88	0.40 - 3.10	0.45

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 55

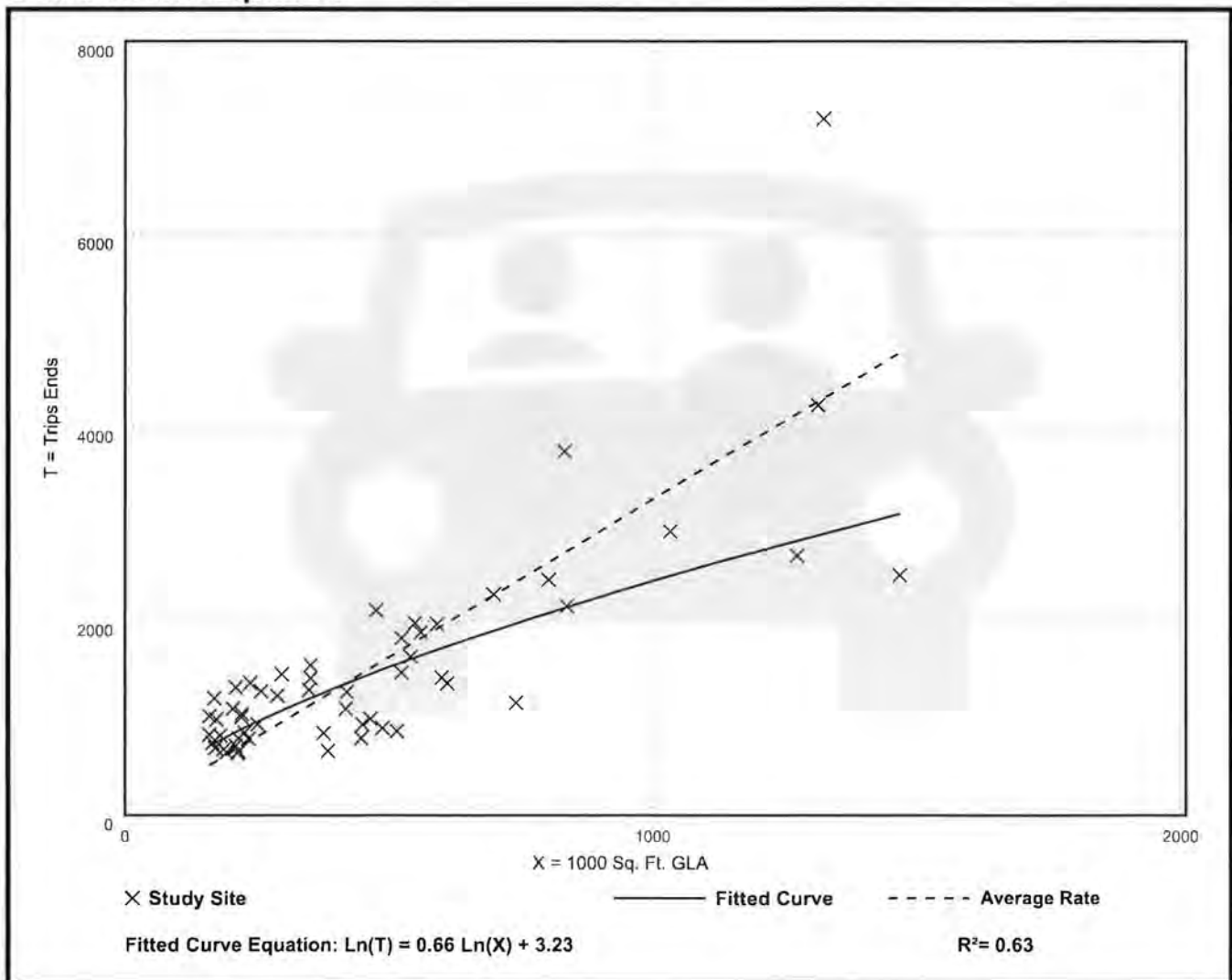
Avg. 1000 Sq. Ft. GLA: 460

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.26	1.57 - 7.22	1.25

Data Plot and Equation



General Office Building (710)

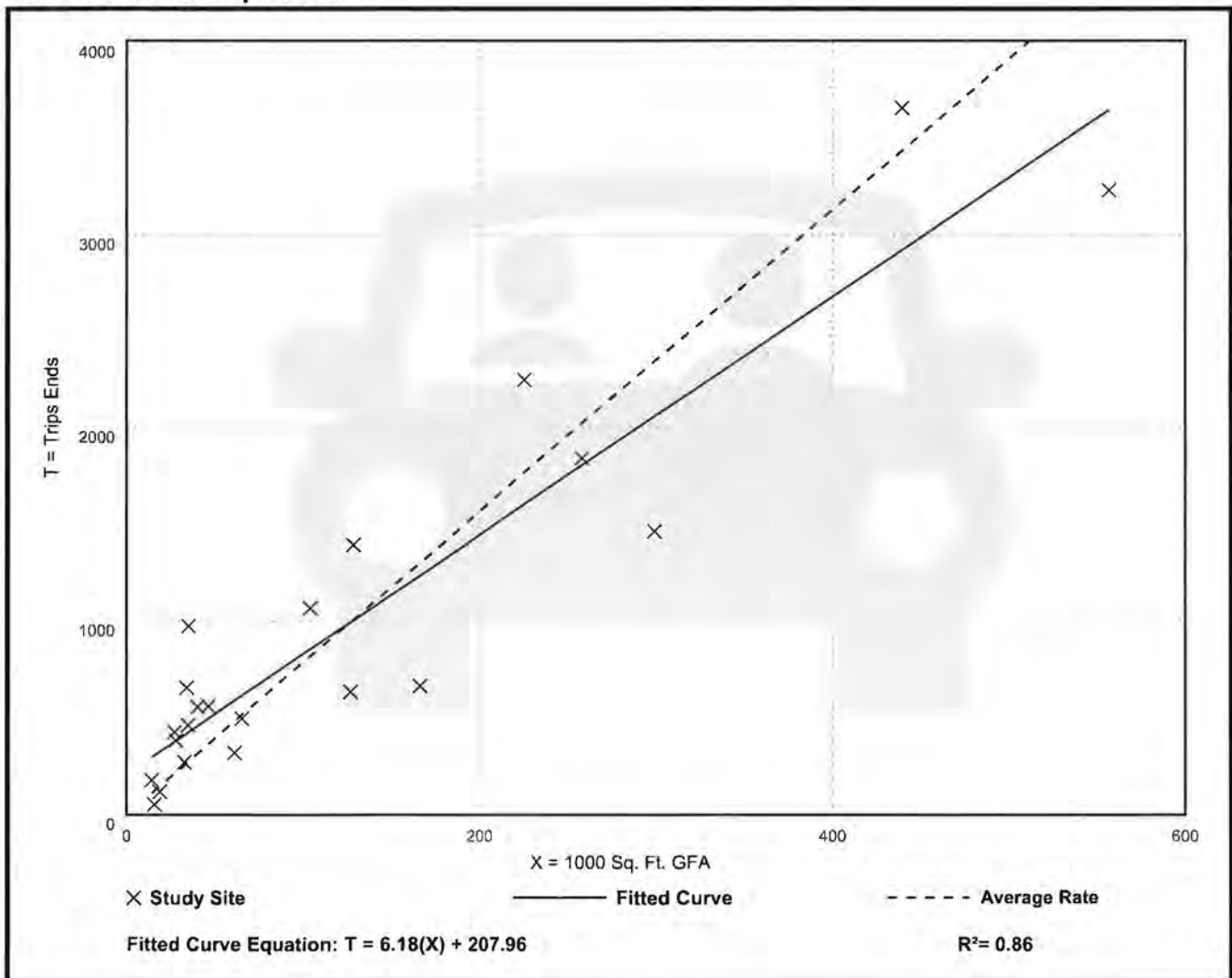
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 126
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.83	3.27 - 27.56	3.71

Data Plot and Equation



General Office Building (710)

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: 54

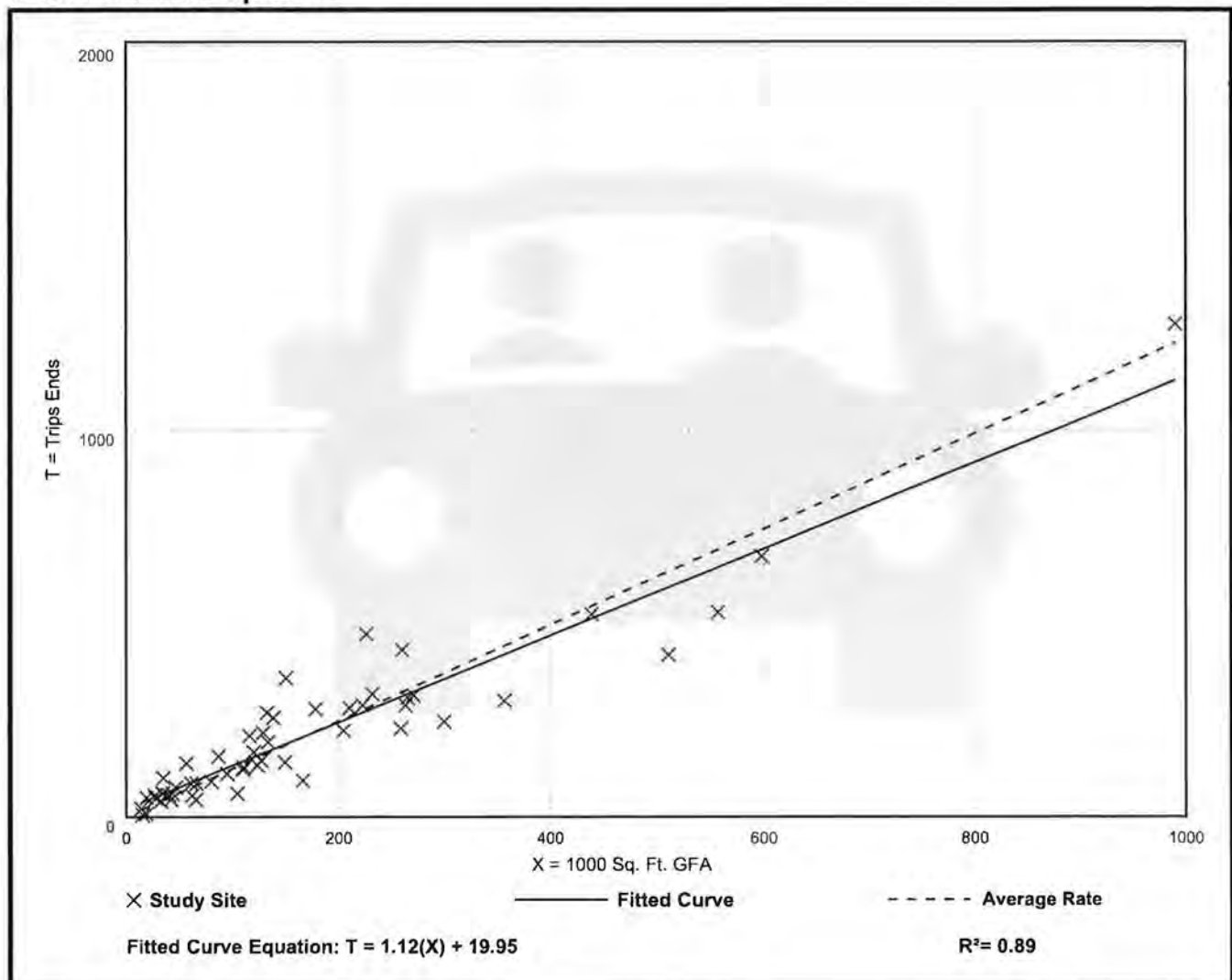
Avg. 1000 Sq. Ft. GFA: 170

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.24	0.32 - 2.83	0.40

Data Plot and Equation



General Office Building (710)

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: 53

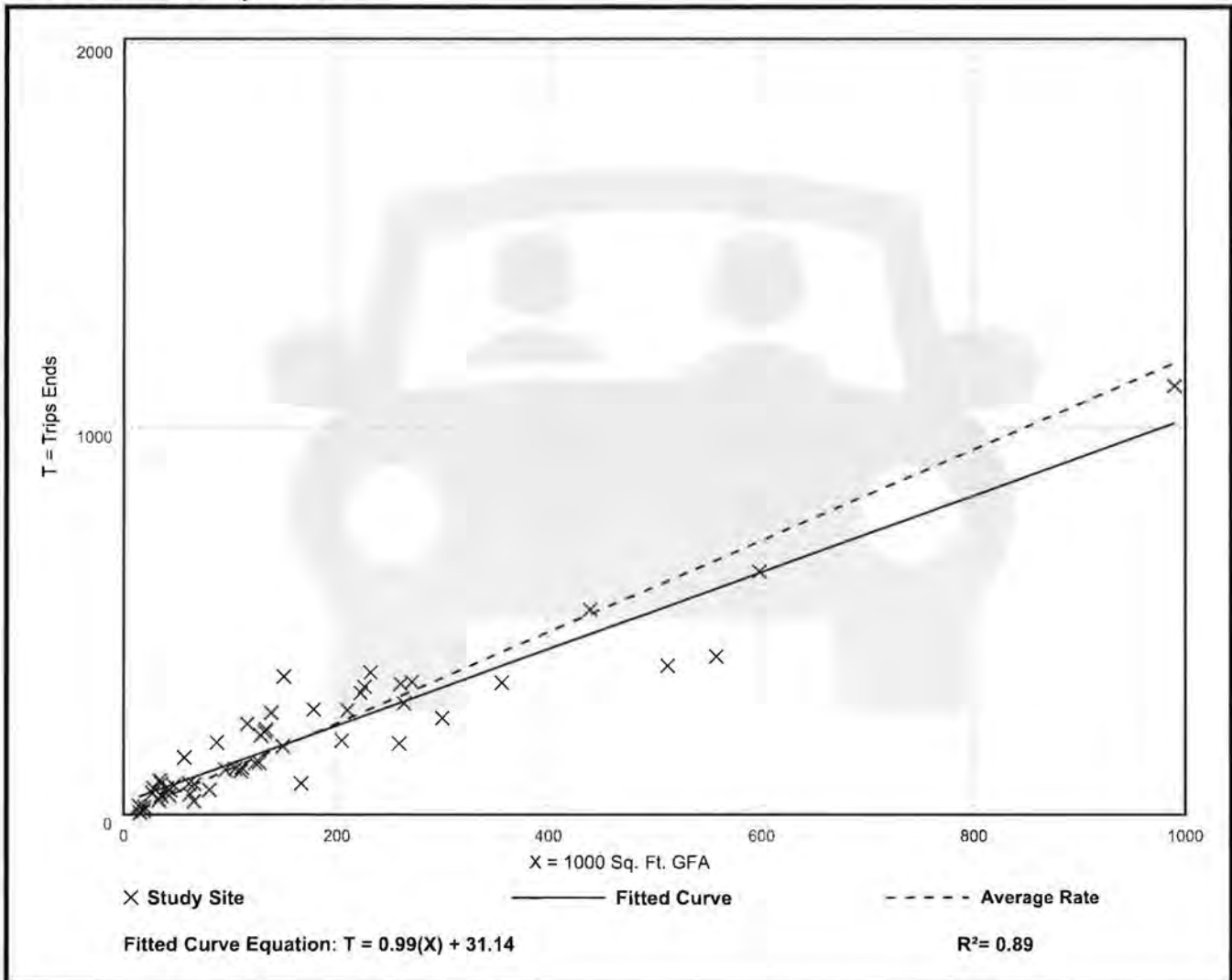
Avg. 1000 Sq. Ft. GFA: 166

Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.18	0.26 - 2.59	0.41

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

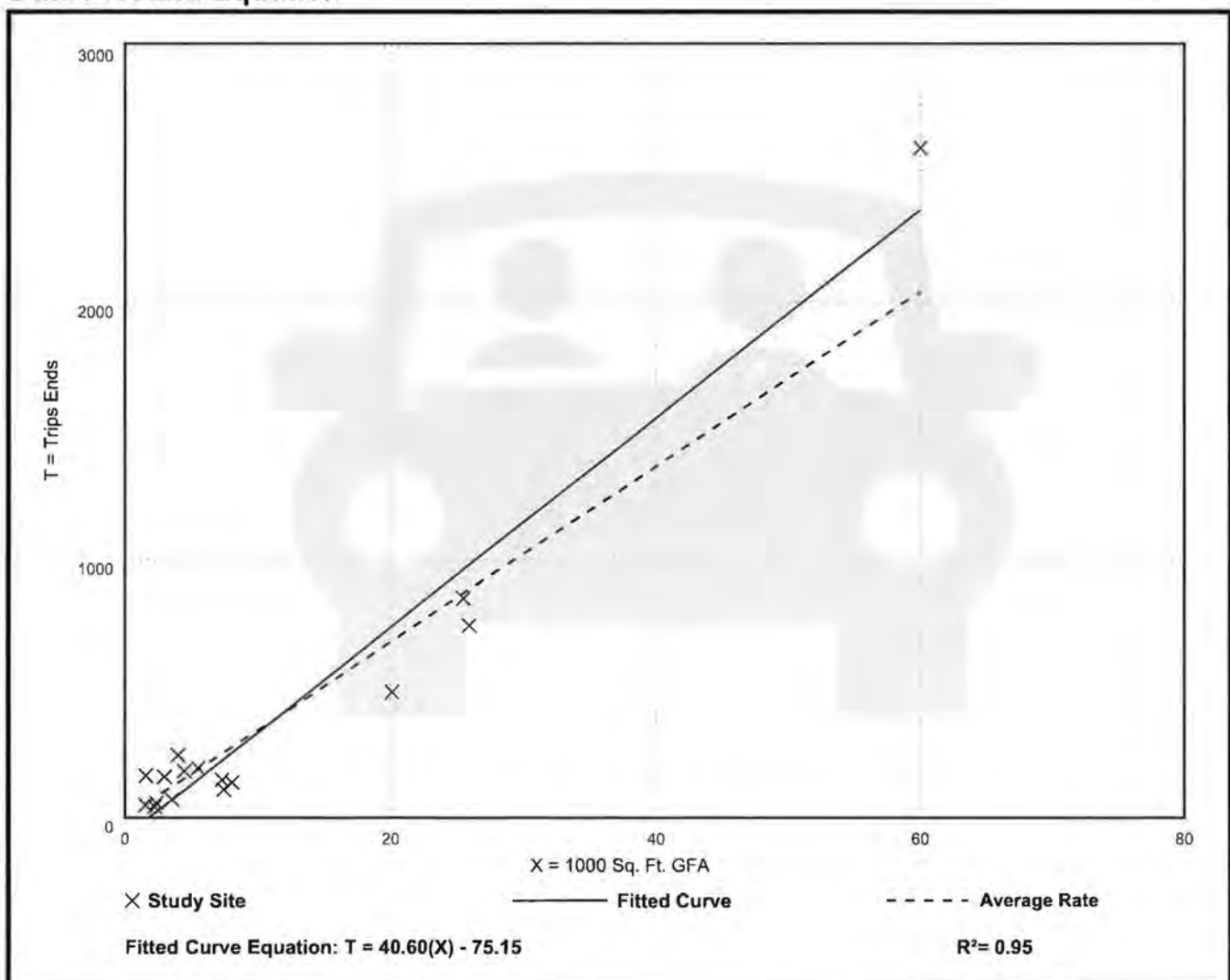
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 11
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
34.03	14.52 - 100.75	12.64

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

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: 20

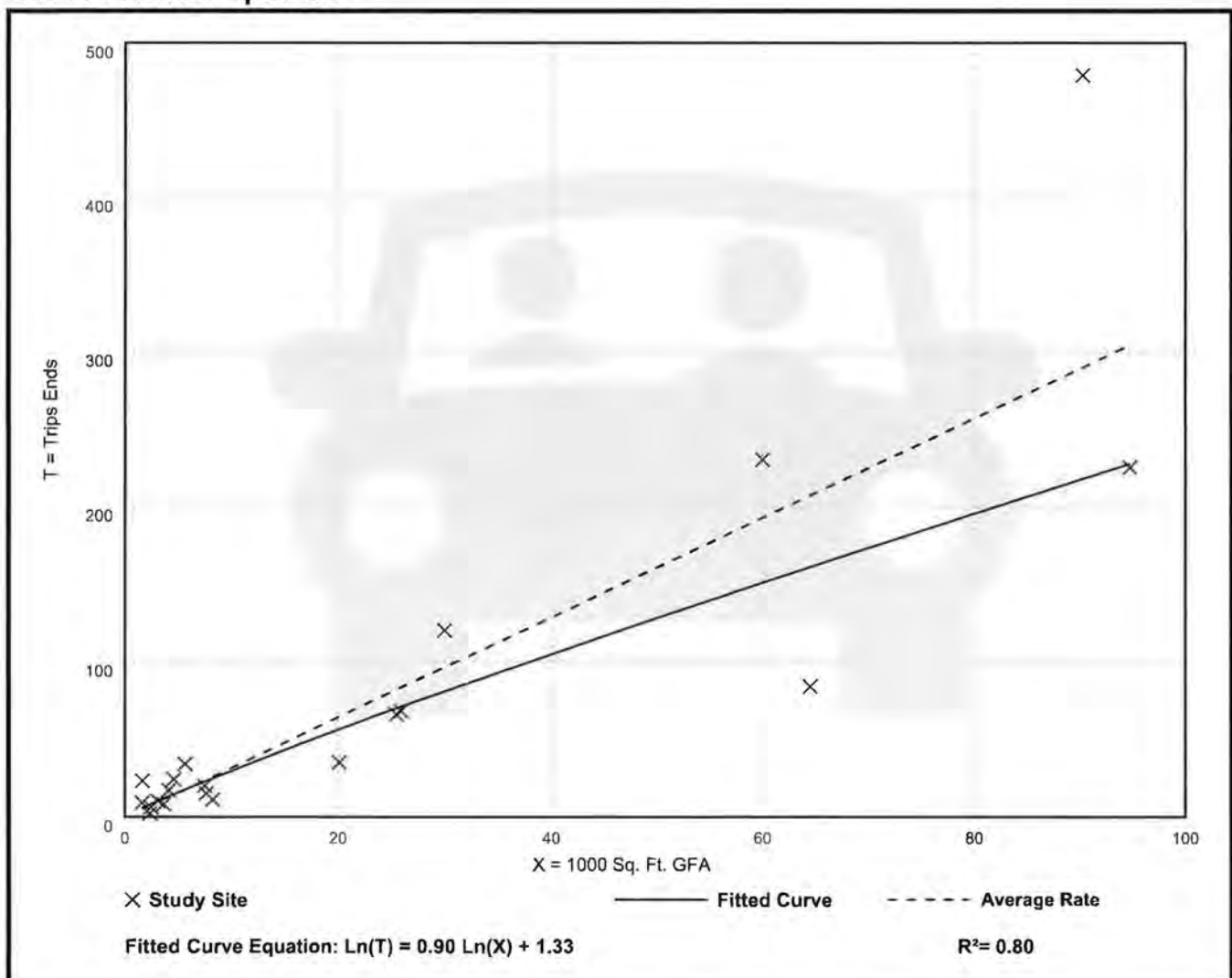
Avg. 1000 Sq. Ft. GFA: 23

Directional Distribution: 78% entering, 22% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.21	0.87 - 14.30	1.61

Data Plot and Equation



Medical-Dental Office Building - Stand-Alone (720)

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: 26

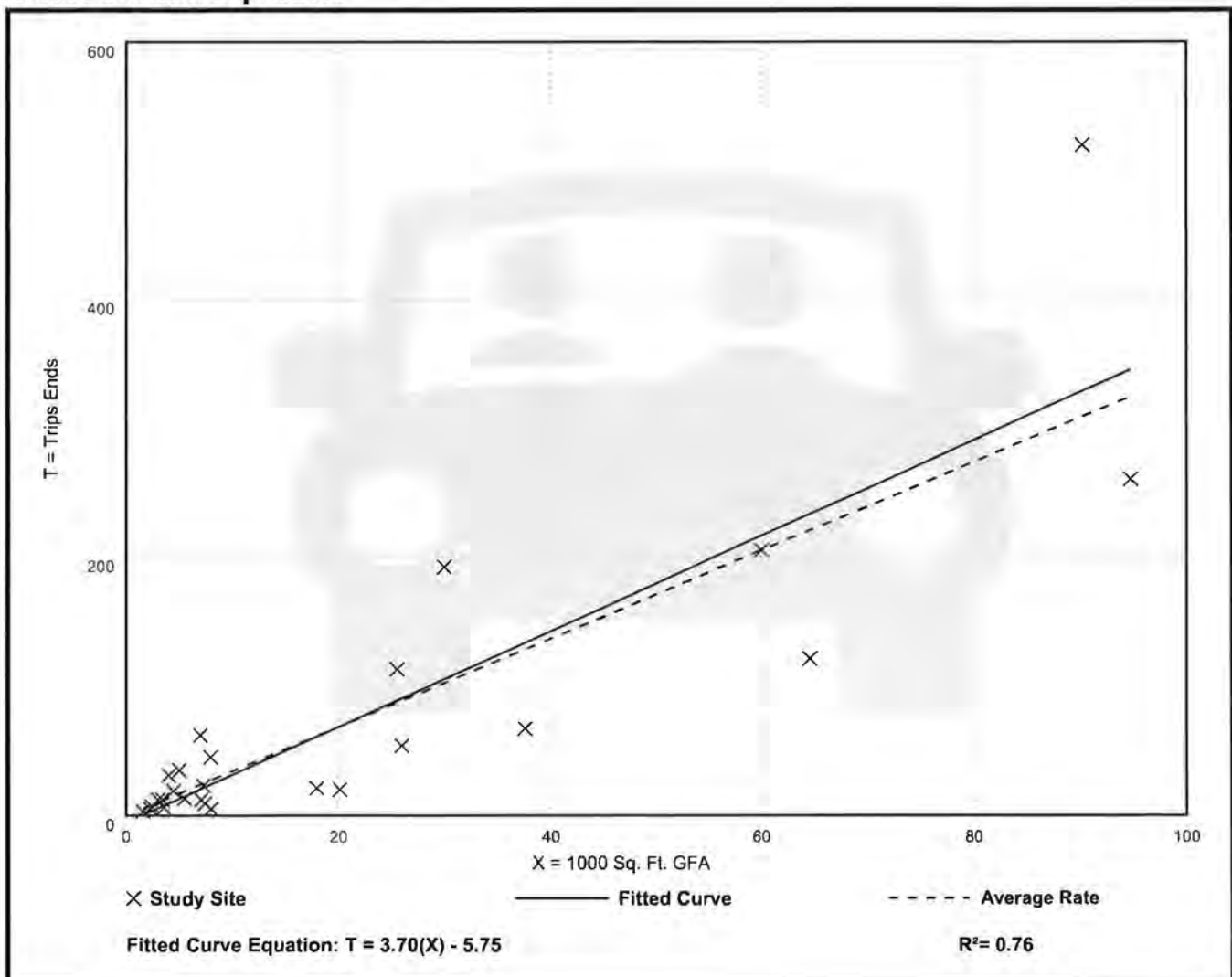
Avg. 1000 Sq. Ft. GFA: 21

Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.42	0.62 - 8.86	1.89

Data Plot and Equation



Industrial Park (130)

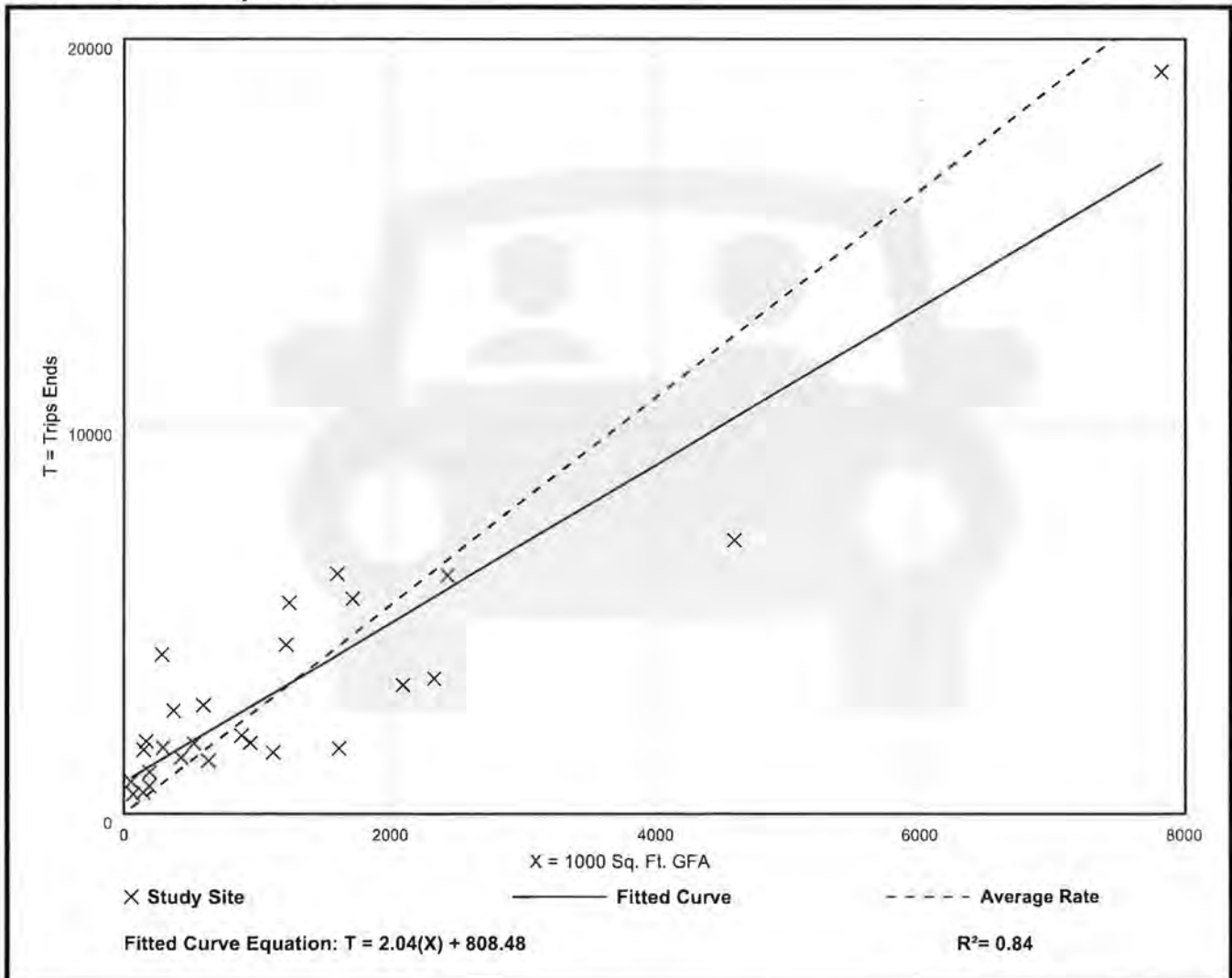
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: **Weekday**

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 1252
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.68	1.05 - 14.98	1.84

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 28

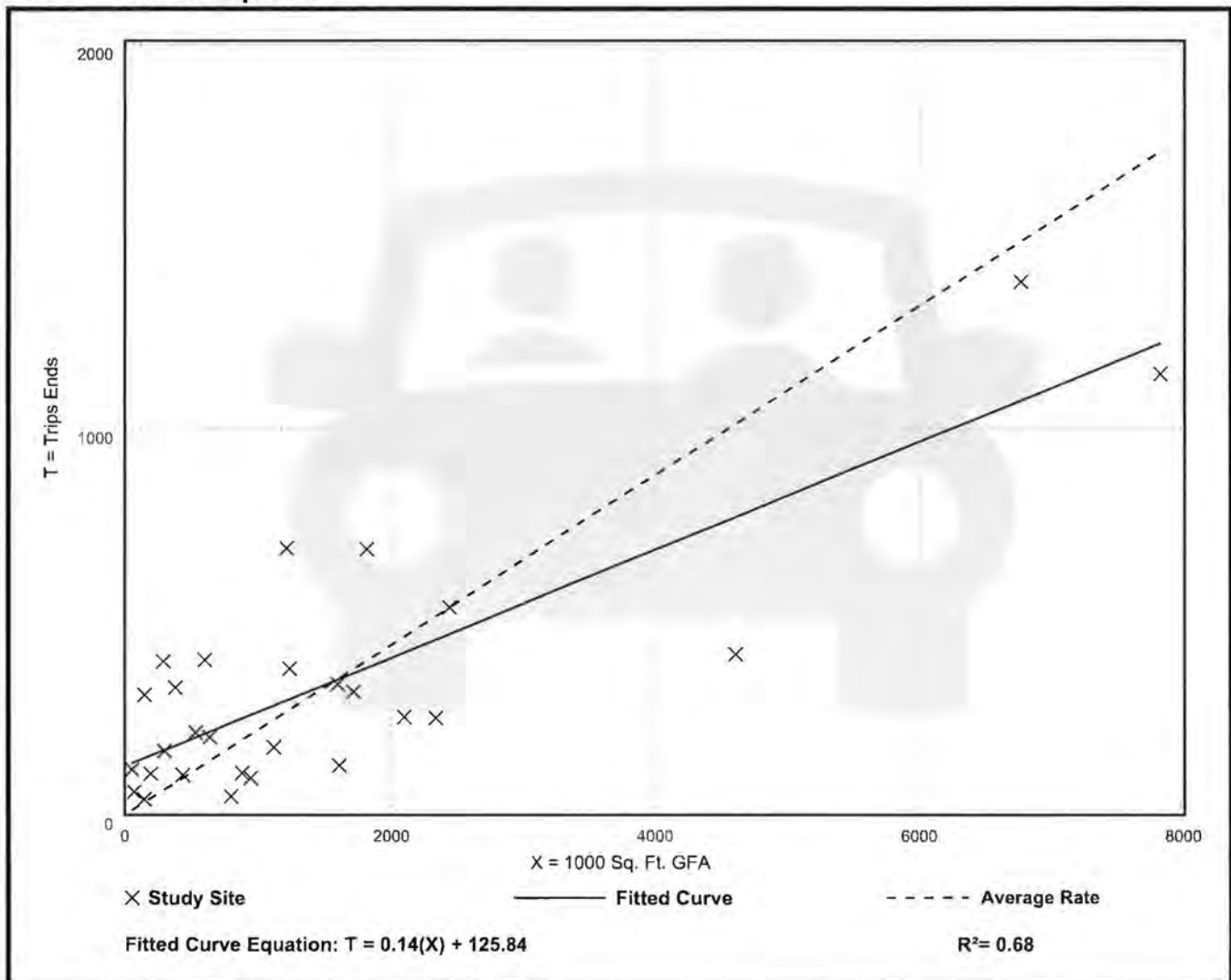
Avg. 1000 Sq. Ft. GFA: 1529

Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.22	0.06 - 2.13	0.22

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

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

Setting/Location: General Urban/Suburban

Number of Studies: 27

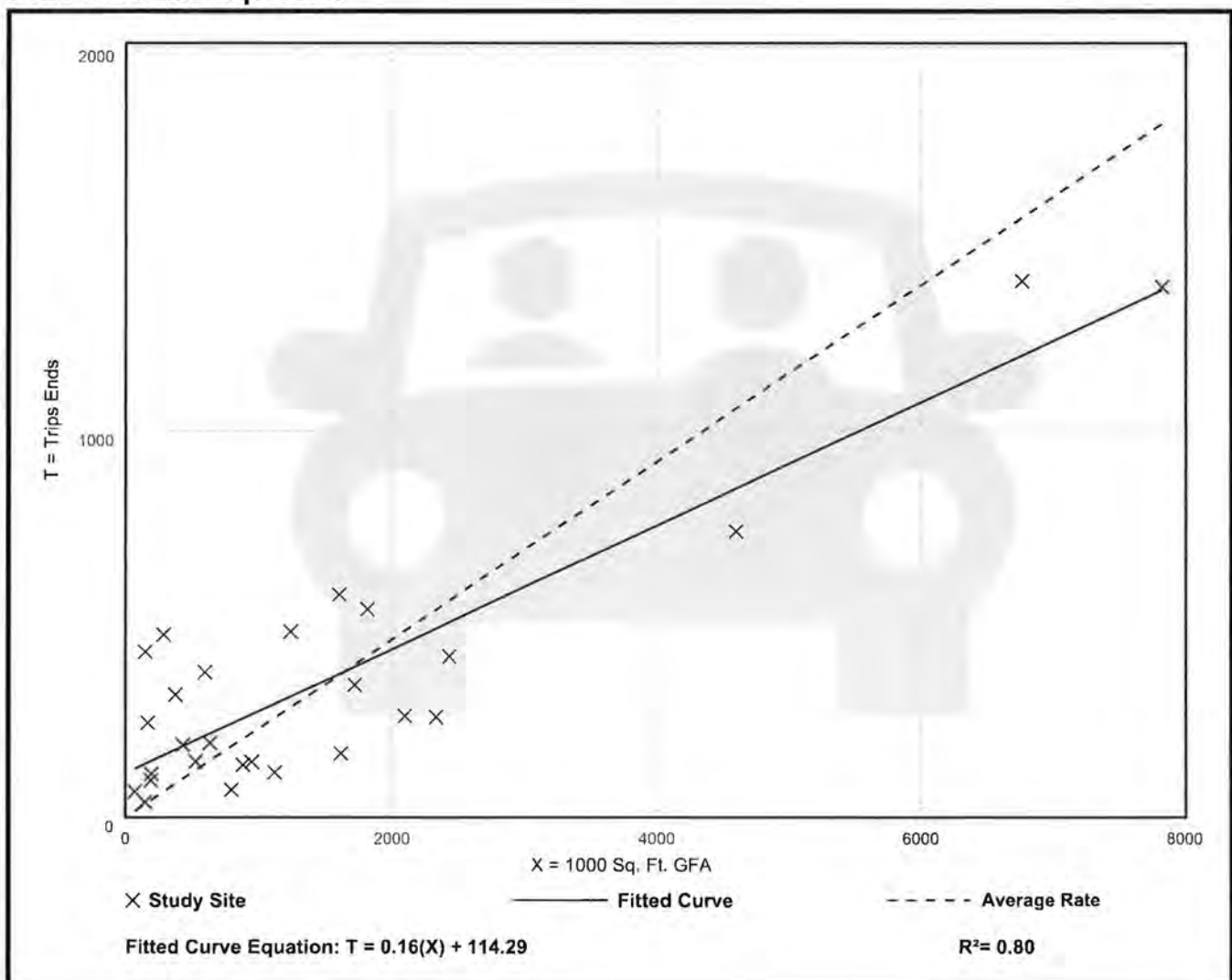
Avg. 1000 Sq. Ft. GFA: 1541

Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.23	0.09 - 2.85	0.25

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Weekday

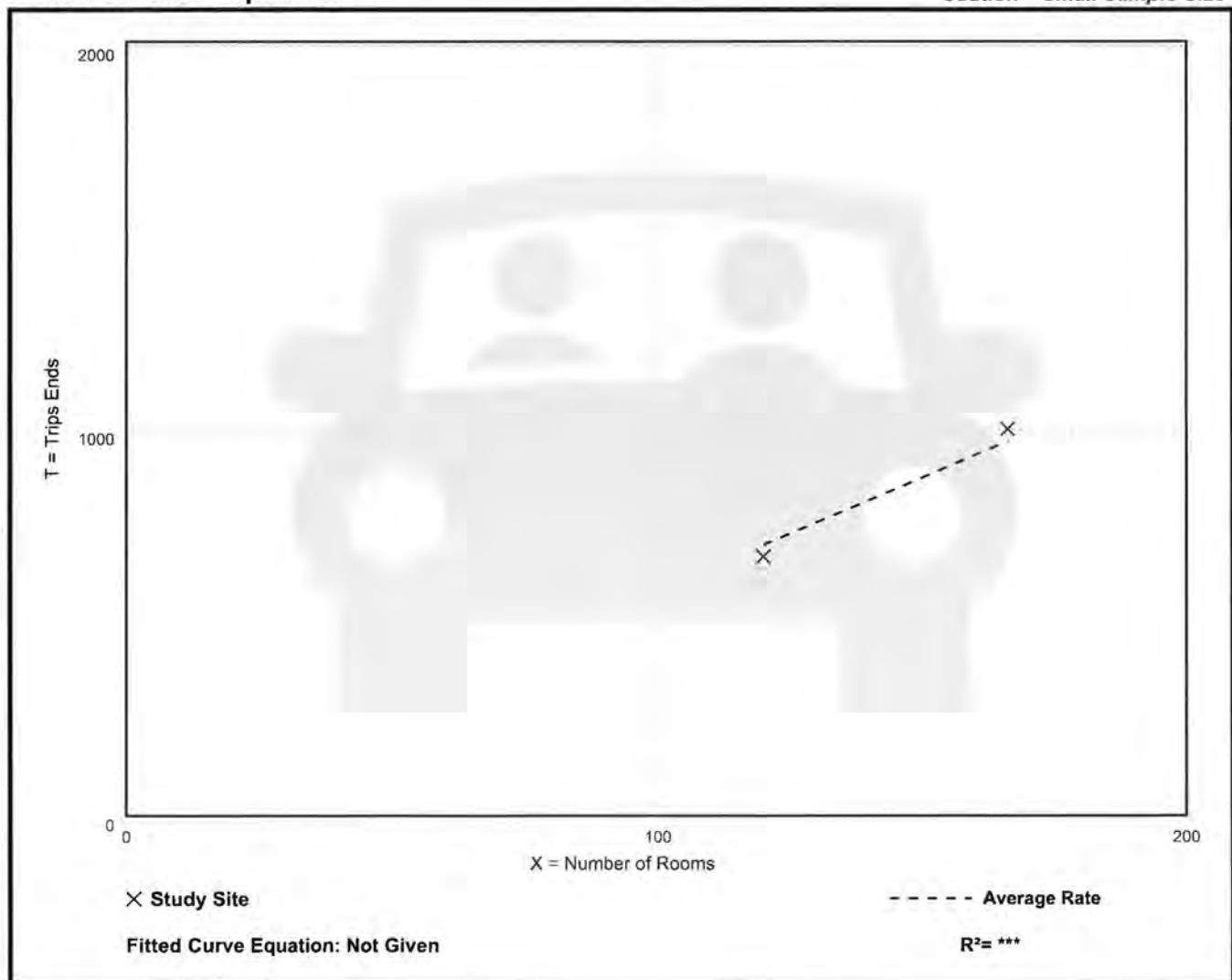
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Rooms: 143
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
5.84	5.58 - 6.03	***

Data Plot and Equation

Caution – Small Sample Size



Hotel (310)

Vehicle Trip Ends vs: Rooms

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: 17

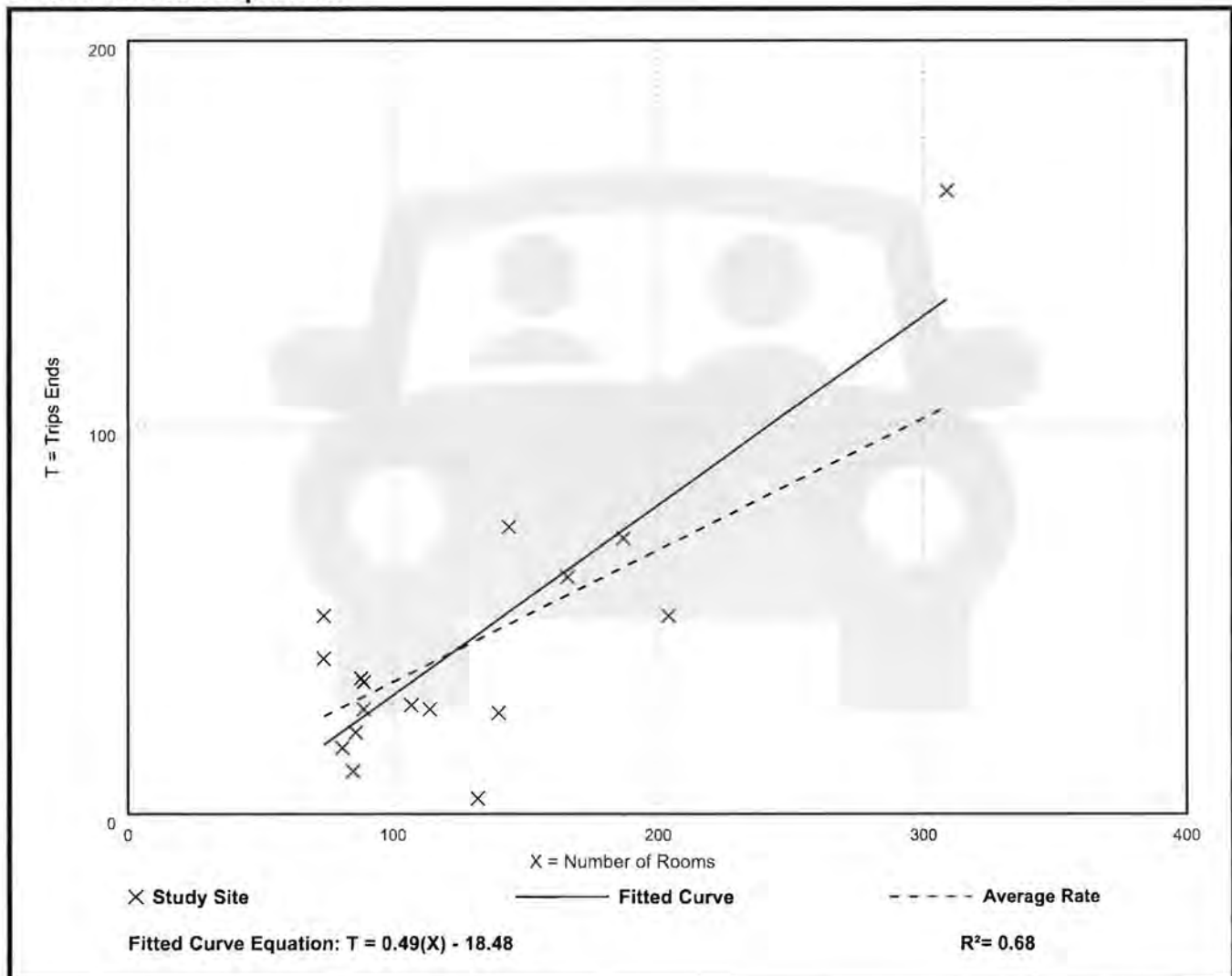
Avg. Num. of Rooms: 128

Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.34	0.03 - 0.69	0.16

Data Plot and Equation



Hotel (310)

Vehicle Trip Ends vs: Rooms

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: 20

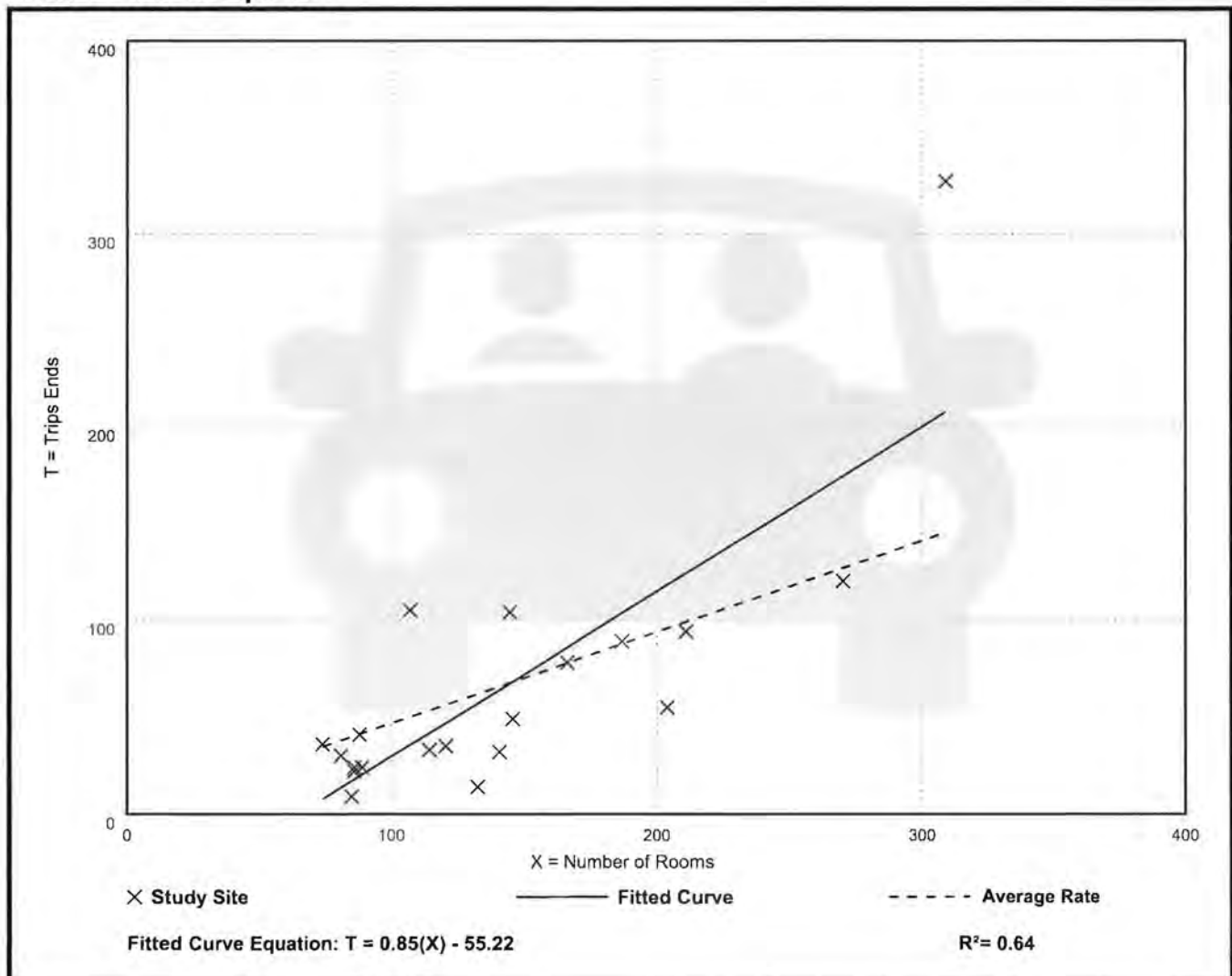
Avg. Num. of Rooms: 142

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.11 - 1.06	0.28

Data Plot and Equation



II. PROPERTY HISTORY

The Property is located south of State Road 82 and roughly nine miles east of I75 interchange. The Property is located within the Southeast Lee County Community Area. The Property is currently undeveloped on vacant land. Access is provided from State Road 82.

The map amendment will be accompanied by a requested MPD Rezone petition. The proposal will allow for a development of with a maximum of 1,750,000 sf of Commercial, Office, Hotel, and light industrial uses.



III. EXISTING CONDITIONS

The site has a long history of agricultural exemption and is mostly cleared serving as pasture. The 186.5-acre parcel has 78.67 acres of field located flagged wetlands that occupy the southern third of the site. The exact area of the wetlands will be more precisely measured during South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP). At that point the wetlands and additional acreage will be placed in a conservation easement according to EEPDO policies.

The property is in the Density Reduction/Groundwater Resource (DR/GR) and Wetlands Future Land Use Category. The site is within the Southeast Lee County Planning District, part of the Estero River Watershed and in the secondary Panther Habitat Zone. It is not within the Coastal High Hazard Area (CHHA) or an Evacuation Zone nor in any special areas or overlay districts.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Urban Community	C-2 RS-1	Vacant Commercial Single-Family Residential
SOUTH	DR/GR & Wetlands	AG-2	Single-Family Residential, Vacant Land
EAST	DR/GR & Wetlands	AG-2	Single-Family Residential, Vacant Ag Land
WEST	DR/GR & Wetlands	AG-2	Single-Family Residential, Vacant Protected Lands

The limited range of uses in the surrounding area is in the table above. To the west it abuts Lee County School Board lands and large scale single-family residential lots. To the east it abuts Anole Canal and Mirror Lakes Subdivision. To the north it abuts State Road 82 right-of-way and across the road are commercial and residential lots. Finally, to the south is large scale single-family residential lots and vacant land.

The site has access to significant urban levels services including fire, EMS, police, parks, public schools, and solid waste. On the other hand, it is not served by mass transit and pedestrian sidewalks, and shared use paths are existing fronting the property along State Road 82. Also, the property is not located within the Lee County Utilities Future service area, as identified on Maps 4-A (water) and 4-B (sewer), but is requesting to be added with the intention to connect to centralized potable water and sanitary sewer infrastructure along State Road 82 that will be extended as part of this project. The applicant will be requesting to amend Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services.

III. PROPOSED DEVELOPMENT

The proposed Mixed-Use Planned Development (MPD) will consist of 1,750,000 sf of Commercial, Office, Hotel, and light industrial uses. The development is designed with a centrally located main entrance on SR82 that extends as a spine road to the proposed buildings laid out in the MCP. The southern third of the property, a spot in the middle, and a spot west of the proposed access point are wetland that will be connected to restoration areas and a lake system with open space and conservation areas at a minimum of 50% of the property.

There are several areas will serve a larger environmental context by preserving 68.83 acres of the total 78.67 acres of wetland on the site.

Access is proposed centrally to the property onto State Road 82.

An enhanced 35-foot minimum buffer along State Road 82 frontage is proposed. A 30-foot perimeter buffer and 15-foot minimum 25-foot average wetland buffer are also being proposed.

IV. PUBLIC INFRASTRUCTURE

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development.

- Lee County Utilities (LCU) is the closest provider. In a letter received August 6, 2025, from LCU they state, “The subject property is not located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not in place but are proposed.” The companion CPA case requested the extension of the LCU franchise area to this property and that connection to the future lines be made with LCU capacities determined at the time of local development order.
- The site offers direct access to State Road 82, a county maintained arterial roadway. The site has a singular vehicular ingress and egress point for residents. The roadway has an acceptable level of service to support the requested development according to the Traffic Impact Statement by TR Transportation.
- The site is within the Lehigh Acres Fire District. Letters of capacity availability was received on August 11, 2025, stating “Please consider this communication as official documentation confirming that the Lehigh Acres Fire Control and Rescue District is equipped to provide Fire Protection and EMS Transport Services for the parcels listed below, which are located within out Fire District’s boundaries.”
- The site is within the Lee County Sheriff’s District. Letters of capacity availability was received on September 9, 2025, stating “Based on the information provided in your request, the Lee County Sherrif’s Office has no objections to this request. This Agency will provide law enforcement services from out 2nd Precinct offices in Lehigh Acres.”
- The site is within the Lee County Solid Waste District Area. Letters of capacity availability was received on August 12, 2025, stating “The Lee County Solid Waste Department is capable of providing solid waste collection service for the planned project consisting of 1,750,000 sf of Commercial, Office, Hotel, and light industrial uses and a Large-Scale Comprehensive Plan Map Amendment located at 1770 and 17800 State Road 82 through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.”

III. FUTURE CONDITIONS

The site currently does not have water and sewer services available, but LCU states that extension of sewer and water service are proposed in the future. This extension is applicable to the request to amend Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water and sanitary sewer services will resolve the lack of availability.



Lehigh Acres Fire Control and Rescue District

11 Homestead Rd S., Lehigh Acres, Florida 33963
Phone: 239-303-5300 Fax: 239-369-2436

August 11, 2025

Mr. Fred Drovdlc, Planning Director
RVI Planning + Landscape Architecture
8725 Penderly Place- Suite 101
Bradenton, FL 34201

RE: Letter of Service Availability- SR 82 Freeman CPA

Dear Mr. Drovdlc:

Please consider this communication as official documentation confirming that the Lehigh Acres Fire Control and Rescue District is equipped to provide Fire Protection and EMS Transport Services for the parcels listed below, which are located within our Fire District's boundaries.

The following parcels (STRAP Numbers) listed below are situated within the geographical limits of the Lehigh Acres Fire Control and Rescue District:

- 13-45-26-00-00001.002A
- 13-45-26-00-00001.0020
- 24-45-26-00-00001.2000
- 24-45-26-00-00001.3000
- 24-45-26-00-00001.8000

Please feel free to contact me if you have any questions and/or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Robert A. DiLallo".

Robert A. DiLallo, Fire Chief

Lehigh Acres Fire Control and Rescue District

Cc: Rodolfo Naranjo, Deputy Fire Chief- LAFCRD

Carmine Marceno
Sheriff



State of Florida
County of Lee

"Proud to Serve"

September 9, 2025

Fred Drovdic
Director of Planning
RVi Planning & Landscape Architecture
1514 Broadway, Suite 201
Fort Myers, FL 33901

Mr. Drovdic,

The Lee County Sheriff's Office has reviewed your letter of service availability request for a new project consisting of 1,750,00 square feet of commercial, office, hotel, and light industrial uses and a Large-Scale Comprehensive Plan Map Amendment located at 17700 and 17800 State Road 82.

Based on the information provided in your request, the Lee County Sheriff's Office has no objections to this request. This Agency will provide law enforcement services from our 2nd Precinct offices in Lehigh Acres.

Respectfully,

A handwritten signature in black ink that reads "Col. R. Casale" followed by a date "07/09/23".

Robert Casale
Colonel, Patrol Bureau





Board of County Commissioners

Kevin Ruane
District One

August 12, 2025

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

RVI Planning + Landscape Architecture
Attn: Fred Drovdlc, Planning Director
8725 Pendery Place, Suite 101
Bradenton, FL 34201

RE: COMPREHENSIVE PLAN AMENDMENT (SR 82 FREEMAN CPA) REQUEST FOR LETTER OF SERVICE AVAILABILITY

Dear Mr. Drovdlc:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the planned project consisting of 1,750,000 sf of Commercial, Office, Hotel, and light industrial uses and a Large-Scale Comprehensive Plan Map Amendment located at 1770 and 17800 State Road 82 through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

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

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

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

Kevin Ruane
District One

August 5, 2025

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Ross Einsteder
Associate Project Manager
RVI Planning + Landscape Architecture

Brian Hamman
District Four

Mike Greenwell
District Five

SR82 Freeman MPD-Brian Freeman
1770 and 17800 State Road 82
Letter of Service Availability Request

Dave Harner, II
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Mr. Einsteder,

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

The proposed development 1770 and 17800 State Road 82 is not within one-quarter mile of a fixed-route corridor. The 2021 TDP does not identify the need for enhanced or additional services in the area, the developer is not required to connect to or improve transit facilities based on the current Lee County Transit LDC section 10-441.

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

Sincerely,

Clarissa Marino Diaz

Clarissa Marino Diaz,
Senior Project Planner
Lee County Transit



SR82 FREEMAN CPA

Exhibit M18 – State Policy Plan and Regional Policy Plan

I. STATE COMPREHENSIVE PLAN

Although the Community Planning Act of 2011 eliminated the requirement for consistency of the local comprehensive plan with the state comprehensive plan, the following analysis is included for further justification of the request. The plan amendment is consistent and furthers the adopted State Comprehensive Plan. Relevant portions are discussed below.

187.201(6) PUBLIC SAFETY.—

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

(b) Policies:

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

CONSISTENCY: The Lee County Sheriff's Office has provided a letter of service availability for this site with the ability to serve the site.

187.201(7) WATER RESOURCES.—

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

(b) Policies:

5. Ensure that new development is compatible with existing local and regional water supplies.

CONSISTENCY: Lee County Utilities is the nearest provider. The applicant is requesting to be added into the franchise service area for LCU sewer and water as part of this application. In a letter received LCU acknowledge that the site is currently not in the service franchise area, but the proposed request is for the service franchise area to be extended to the subject property and service lines being extended to the school site abutting to the west, which will then be extended to the subject property at the developer's expense.

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

CONSISTENCY: The site is undergoing a planned development zoning, a custom zoning district that will be required to meet the Land Development Code regulations for Lee County, and additionally may be conditioned by the County to ensure consistency with all groundwater quality and quantity requirements. Moreover, for development to occur an Environmental Resource Permit will have to be attained from the State of Florida which will enforce the requirements to protect surface and ground water.

187.201(9) NATURAL SYSTEMS AND RECREATIONAL LANDS.—

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

(b) Policies:

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

CONSISTENCY: Lee County requires a Protected Species Survey and mitigation if endangered or protected species are found. Lee County's requirements are consistent with State programs and requirements. The Southwest Florida Water Management District (SFWMD) monitors the protection of wetlands and similar environmentally sensitive site. The site is proposing through a mixed-use planned development zoning request to preserve a significant portion of the environmentally sensitive areas on site.

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

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

(b) Policies:

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

CONSISTENCY: Lee County Solid Waste has provided a letter of service availability to dispose of all solid waste on site and Lee County has an incineration plant to minimize landfill contributions.

187.201(14) PROPERTY RIGHTS.—

(a) Goal.—Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.

(b) Policies:

- 1. Provide compensation, or other appropriate relief as provided by law, to a landowner for any governmental action that is determined to be an unreasonable exercise of the state's police power so as to constitute a taking.**
- 2. Determine compensation or other relief by judicial proceeding rather than by administrative proceeding.**
- 3. Encourage acquisition of lands by state or local government in cases where regulation will severely limit practical use of real property.**

CONSISTENCY: The site is under private contracts and not negatively affected by State or local policy or land use regulations that would constitute compensation.

(15) LAND USE.—

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

(b) Policies:

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

2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

CONSISTENCY: The development area is proposed to be amended into a future urban category and environment with allowances for development that are appropriate as an employment center across SR 82 from a highly urban environment in Lehigh Acres. The site is intended to be serviced by or has future commitments from the necessary urban services agencies such as EMS, Police, Fire, Solid Waste and LCU sewer and water service extensions to be funded by the developer. Additionally, the site will have access to a major roadway with adequate carrying capacity per SR 82.



SR82 FREEMAN CPA

Exhibit M19 – Justification of Proposed Amendment

I. REQUEST

Brain Freeman (“Applicant”) is requesting a Large-Scale Comprehensive Plan Map Amendment to amend Lee Plan maps as follows:

- Future Land Use Map 1-A to move the property from the Wetlands and DR/GR Future Land Use Category (FLUC) to the Tradeport FLUC.
- The Sewer and Water Franchise Area Maps 4-A and 4-B to designate the Property in the Lee County Utilities (LCU) franchise service area.
- Table 1(b) to allocate acreage to the Tradeport future land use category in Southeast Lee County Planning Community.

The CPA will be accompanied by a request to rezone the 186.5 +/- acres from AG-2 to MPD to allow for 1,750,000 sf of commercial, office, hotel, and light industrial uses.

II. FLUC CHANGE JUSTIFICATION

The subject property currently has a Future Land Use designation of DR/GR and Wetlands. The Comprehensive Plan Amendment (CPA) is to change the designation to Tradeport to allow for an employment center and nonresidential services near Lehigh Acres and subsequently better align with the proposed uses outlined in the associated Master Planned Development (MPD) rezoning. The Tradeport category supports light industrial, distribution, office, commercial uses, which are consistent with the applicant’s development vision.

There are substantial environmentally sensitive areas on site. The Tradeport FLUC has environmental protections as a foundational component of the category. The MPD proposes to preserve up 30% of the moderate to high quality wetlands consistent with the FLUC.

Amendment to Map 1-A to change the Future Land Use Designation from DR/GR and Wetland to Tradeport. The current FLU does not allow the proposed uses and the Tradeport FLU designation will allow for the proposed commercial, office, hotel, and light industrial.

Amendments to Maps 4-A and 4-B are to designate the property in the Lee County Utilities (LCU) service area. At the current time the site does not have sewer or water service. LCU is the closest provider with its franchise area abutting the property to the west. The addition of potable water and sanitary sewer provides imperative services are needed to support the proposed 1,750,000 sf of Commercial, Office, Hotel, and light industrial uses. Other urban services that are in place to serve the development, including fire, EMS, police, solid waste, and shared-use paths along SR 82.



SR82 FREEMAN CPA

Exhibit M20 – Planning Districts/Community Plan Area Requirements

I. LEE PLAN

Lee Plan Map 1-B shows the parcels as part of the Southeast Lee County Planning District (#18). The Property is not within a planning community with specific Land Development Code requirements within Chapter 33.

