Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

Case Number: DCI2025-00003
Case Name: Betsy Parkway MPD
Area Subject to Request: +/- 23.96 Acres
Case Type: Major Planned Development Rezone
Sufficiency Date: December 24, 2025
Hearing Date: March 25, 2026
County Commissioner District #1: Commissioner Ruane

REQUEST:

Ensite, Inc., on behalf of QRS Ventures, LLC, has filed an application to rezone approximately 23.96 acres of land from Agricultural (AG-2) and Commercial (C-1) to Mixed Use Planned Development (MPD) to allow a maximum of 40,000 square feet of commercial uses and 250,000 square feet of industrial uses. The maximum proposed height is 33 feet above flood elevation.

The subject property is located at 5041 Pine Island Road Northwest and 10300 Betsy Parkway, east of the intersection of Pine Island Road NW and Stringfellow Road and south of Pine Island Road NW. The parcel is located within the Urban Community Future Land Use Category in accordance with Lee Plan Map 1-A, the Coastal High Hazard Area per Lee Plan Map 5-A, and the Greater Pine Island Community Plan area per Lee Plan Map 2-A. The applicant conducted a public information meeting, which is required by Land Development Code (LDC) Section 33-1003 (see Attachment F). A legal description and boundary survey of the subject property are attached as Attachment G of the staff report.

SUMMARY:

Staff recommends **APPROVAL** of the applicant's request subject to the conditions and deviations attached as Attachment C. The maximum proposed height is 33 feet above flood elevation. The applicant has requested one deviation from LDC Section 10-285 for connection separation (Attachment H). Staff recommends approval of the deviation.

HISTORY OF PARCEL:

The subject property consists of two parcels: STRAP 28-44-22-00-00014.0000, which abuts Pine Island Road (Parcel 1) and STRAP 28-44-22-00-00024.0000, which abuts Betsy Parkway (Parcel 2). The parcels connect along the southeast corner of Parcel 1 and northeast corner of Parcel 2. Parcel 1 is zoned Commercial (C-1) and was developed with a bank in the early 1990s. The bank was remodeled in 1995 per development order 95-05-166-01L. In 2008, Bank of America submitted a limited development order (LDO) to revise the parking and add handicap spaces and replace the ADA ramp (LDO2008-00310). The applicant requested LDO2016-00238 to enclose

the bank drive thru for a medical office with limitations for exterior construction to be limited to outside of Southern Bald Eagle nesting season. The applicant applied for a parking lot seal and restripe LDO in late 2016 (LDO2016-00646). The rezoning request depicts the existing medical office to remain with additional commercial and medical uses on the Master Concept Plan (Attachment D).

Parcel 2 is vacant and Lee County records indicate that a Vegetation Removal Permit was issued for geotechnical borings (VEG2022-00389) and a Well Permit (NRP2022-01922). No other permits have been issued. The rezoning request depicts industrial buildings, open or closed storage, and service areas on the MCP (Attachment D).

CHARACTER OF THE AREA:

The subject parcel is in Bokeelia, located east of the intersection of Pine Island Road NW and Stringfellow Road. The property abuts Pine Island Road NW to the north, which is a County-maintained arterial road, and Betsy Parkway to the east, which is a County-maintained local road from Pine Island Road NW to the northwest corner of the subject property's frontage along this roadway, where it transitions to a non-County-maintained abutting the west property line of the subject property. The subject parcel is shaped like a backward "L", which wraps around a mix of General Commercial (CG), Light Industrial (IL), Community Commercial (CC), and Residential Two-Family Conservation (TFC-2) zoning districts located to the northwest. These properties consist of residential single-family, commercial office/retail, and open storage uses and are all in the Urban Community Future Land Use Category in accordance with Lee Plan Map 1-A. The abutting properties to the east are zoned Special Commercial Office (CS-1) and Environmentally Critical (EC). The CS-1 zoned property is vacant and in the Urban Community Future Land Use Category and the EC zoned property is in the Conservation Lands Upland and Conservation Lands Wetland Future Land Use Categories per Lee Plan Map-1A. The properties to the south are in the Pine Island Industrial Park, which is zoned Light Industrial (IL) and General Industrial (IG), and in the Urban Community Future Land Use Category. The subject property and property immediately surrounding the subject property are in the Coastal High Hazard Area in accordance with Lee Plan Map 5-A and depicted in Attachment B of this report.

AVAILABILTY OF PUBLIC SERVICES:

Public Services are defined by the Lee Plan as "*the requisite services, facilities, capital improvements, and infrastructure necessary to support growth and development at levels of urban density and intensity*." The subject property is in a future urban land use category and the level of public services currently serving the subject property are as follows:

Public Water, Sewer, and Solid Waste: The proposed project is not within the Future Water Service Area of Lee County Utilities according to Lee Plan Map 4-A. The applicant has provided a letter of availability for potable water from the Greater Pine Island Water Association (GPIWA), which states that GPIWA has sufficient capacity to provide 500 gallons per day of potable water (Attachment I). The proposed project is within the Future Sewer Service Area provided by Lee County Utilities according to Lee Plan Map 4-B. A letter of availability for wastewater has been

provided stating that Lee County Utilities currently has the capacity to meet the flow demand of approximately 2,583 gallons per day to support the proposed commercial units (Attachment J).

Police, fire, and emergency services: Emergency Management Services Medic Station #10 is located northwest of the subject property at 5525 Avenue B in Bokeelia, approximately 0.50 miles away from the subject property. Matlacha-Pine Island Fire Station #151 is located northwest of the property at 5700 Pine Island Road NW, approximately 0.63 miles away from the subject property. The 6th Precinct of the Lee County Sheriff's office is located at 8359 Stringfellow Road in St. James City, approximately 2.77 miles south of the subject parcel.

Public transit and pedestrian facilities: The property is near a shared use path on the Lee County Walkways and Bikeways Map per **Lee Plan Map 3-D** and the Pine Island-Hendry Trail Lee County Greenways Master Plan per **Lee Plan Map 4-E**. LeeTran does not provide services within Greater Pine Island. Prior to development order approval, the applicant will be required to provide sidewalks internal to the project and along roadways abutting the subject property in accordance with **LDC Section 10-256**.

Staff finds the request, as conditioned, to be **CONSISTENT with Lee Plan Standards 4.1.1 and 4.1.2.**

PROPERTY DEVELOPMENT REGULATIONS & OFF-STREET PARKING:

The applicant proposes property development regulations that include maximum heights, minimum setbacks, maximum lot coverage (stated on MCP, see Attachment D). Staff finds the proposed property development appropriate to facilitate development in accordance with the MCP.

DEVIATIONS:

The applicant has requested one deviation in conjunction with this request (Attachment H). Deviation #1 is from LDC Section 10-285(a), which requires a connection separation of 440 feet along a minor arterial roadway (speed limit less than 45 mph) in future urban area, to allow 127 feet of access separation between the subject property's west entrance to Pine Island Road NW and the access to the abutting parcel to the west; 163 feet of separation between the subject parcel's existing two accesses from Pine Island Road NW; and 194 feet of separation between the subject property's existing east entrance and the abutting property to the east's access to memorialize the existing access into the parcel from Pine Island Road NW.

Department of Transportation (DOT) staff have reviewed Deviation #1 and have no objection to the request per the DOT staff report (Attachment L). DOT requires that the two accesses along Pine Island Road NW must remain as ingress only (west access) and egress only (east access) with appropriate signage. If the abutting properties to the east and west are developed, the DOT Director or designee may decide to close one or both access points on Pine Island Road to comply with LDC 10-285.

SCHEDULE OF USES:

The applicant has provided a Schedule of Uses for the Mixed Use Planned Development that is separated into the Commercial Tract uses and the Industrial Tract uses (Attachment K). LDC Section 34-934 provides a list of allowable uses in the Mixed Planned Development (MPD) zoning district. The uses provided are consistent with LDC Section 34-934, but the applicant has not considered how these uses are compatible with the Coastal High Hazard area, conservation lands to the east, and the local, non-county-maintained road impacts to Betsy Parkway. Staff has revised the Schedule of Uses to remove all uses that present intensity concerns with respect to the adjacent conservation lands and/or within the Coastal High Hazard Area. **Lee Plan Objective 7.1** states that all development approvals for industrial land uses must be consistent with the attendant policies that include impacts and effects on environmental and natural resources, effect on neighbors and surrounding land uses, impacts on water quality and water needs, and impacts on transportation facilities and access points. Boatyard, Factory Outlets (point of manufacture only), Freight and Cargo Handling Establishments, Recreation Facilities, Commercial, Groups I-IV, and Drive Through Facilities (Industrial Tract) have all been removed to protect the conservation lands to the east and the condition of Betsy Parkway, which is a local non-county-maintained road to the west. Emergency Operations Center, Healthcare Facilities, Groups I and II, and Hospice are being removed because the site is in the Coastal High Hazard Area and LDC Section 34-934 (note 47) requires the applicant to demonstrate emergency sheltering or evacuation standards if these uses are proposed. The supporting documents do not provide information regarding emergency sheltering or evacuation standards for these uses. The MCP currently depicts medical/commercial, covered open storage, office, and service areas. Staff also notes that Car Wash, Rental and Leasing Establishments, and Vehicle and Equipment Dealers must demonstrate compliance with LDC Section 34-1352 since display areas, setbacks, and landscaping were not depicted or mentioned in the narrative or MCP (Attachment D).

REVIEW CRITERIA:

LDC Section 34-145 establishes the review criteria for rezoning requests. Before recommending approval of a rezoning request, the Hearing Examiner must find the request:

a) Complies with the Lee Plan;

b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;

c) Is compatible with existing and planned uses in the surrounding area;

d) Will provide access sufficient to support the proposed development intensity;

e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

g) Will be served by public services, defined in the Lee Plan, if located in a Future Urban Area category.

For Planned Development rezoning requests, the Hearing Examiner must also find:

a) The proposed use or mix of uses is appropriate at the proposed location;

b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and

c) That each requested deviation:

    1) Enhances the achievement of the objectives of the planned development; and

    2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The applicant has provided a narrative that addresses the planned development rezoning request with analysis against the applicable criteria (see Attachment E). The following provides staff analysis of the request, as measured against the established criteria.

REVIEW CRITERIA ANALYSIS:

The subject property is currently within the Urban Community Future Land Use Category (FLUC) per the Lee Plan. **Lee Plan Policy 1.1.4** characterizes the Urban Community FLUC as a mixture of relatively intense commercial and residential uses with residential density slightly lower than other future urban categories and encouraged to be mixed use, as described in Objective 11.1. The applicant is requesting Mixed Use Planned Development in an area that is surrounded by a mix of industrial, commercial, and residential uses. The MCP depicts external access to the property from Pine Island Road NW or via Betsy Parkway. The applicant proposes internal connections between the east and west abutting properties to provide cross access to the offsite commercial uses. The shape of the parcel allows for traffic circulation from the commercial/office uses to the industrial uses connecting to Betsy Parkway. These connections are important to demonstrate compliance with **Lee Plan Policy 11.1.1** for developments within the Urban Community FLUC. Though the FLUC encourages uses permissible in this area, it is not a guarantee those uses are immediately appropriate with Conservation Lands Uplands and Conservation Lands Wetlands to the east of the subject property. The recommended conditions provide protection measures to prevent impacts on the conservation lands (Attachment C).

Staff finds the request, as conditioned, to be **CONSISTENT with Lee Plan Policies 1.1.4 and 11.1.1.**

Applicants proposing commercial developments are required during the rezoning process to demonstrate that the design arranges the uses to integrate and provide a cohesive development to provide visual harmony and screening, avoid negative impacts to surrounding land uses and traffic circulation, protect natural resources, and provide necessary services and facilities where they are inadequate to serve the proposed use. The applicant has provided a Master Concept Plan that depicts the commercial uses abutting Pine Island Road NW, which is a minor arterial road providing the main access to Greater Pine Island. The applicant is providing code required buffers and has proposed setbacks that enhance the design and protect the natural resources to the east.

The landscape buffers required are as follows:

East Property Line

LDC Section 10-416(d) requires a five-foot-wide Type A buffer that contains four trees per 100 linear feet between the subject property and the Special Commercial (CS-1) zoned property.

Lee Plan Policy 24.1.5 requires new development, including "planned development" rezoning approvals, new subdivisions, and agriculture, that adjoin state-designated aquatic preserves and associated wetlands, and natural tributaries to preserve or create a 50-foot-wide native vegetated buffer area between the development and the waterbody or associated wetlands.

The placement and width of the 50-foot vegetated buffer can be modified to accommodate development; however, the development must meet all of the following criteria:

- impact less than 1.5 acres of the associated wetlands; and,
- the impacted area must consist primarily of exotic vegetation; and,
- avoid all impacts to mangrove swamps and tidal flats (FLUCCS Code 612 and 651); and,
- be in the Urban Community Future Land Use Category; and,
- be a planned development.

In addition to the listed criteria, the development must create an onsite wetland area. The created wetland area must meet the following:

- must be a minimum of 1.5 square feet for each square foot of impacted associated wetlands; and,
- consist of 100% native wetland species; and,
- consist of 6' wetland trees to be planted 15' on center and 3 gallon wetland shrubs planted 3' on center; and,
- maintain a hydrologic connection with the remaining preserved associated wetlands; and,
- the wetland creation area may be comprised of planted dry detention, filter marsh or other similar green infrastructure techniques; and,
- the created wetlands are not intended to replace any state or federal required offsite mitigation for permitted impacts to wetlands.

The Master Concept Plan must be revised to remove the Type F buffer along the east property line and note the required Aquatic Preserve Buffer.

West Property Line

LDC Section 10-416(d) requires a five-foot-wide Type A buffer that contains four trees per 100 linear feet between the subject property and the Special Commercial (CS-1) zoned property.

LDC Section 10-416(d) requires a 15-foot-wide Type D buffer that contains five trees per 100 linear feet and a double staggered hedge abutting Pine Island Road NW and Betsy Parkway.

South Property Line

LDC Section 10-416(d) does not require proposed industrial uses that abut industrial land uses or zoning districts to provide a buffer.

North Property Line (Pine Island Road NW)

LDC Section 10-416(d) requires a 15-foot-wide Type D buffer that contains five trees per 100 linear feet and a double staggered hedge abutting Pine Island Road NW and Betsy Parkway.

North Property Line (Industrial to TFC-2/CG/IL Zoning Districts)

LDC Section 10-416(d) requires a 25-foot-wide Type E buffer between the proposed industrial uses and the residential uses zoned TFC-2 to the north. A Type E buffer consists of five trees and 30 shrubs per 100 linear feet with the shrubs intended to provide a visual screen that may not be pruned to reduce height.

LDC Section 10-416(d) requires no buffer between industrial and commercial zoned property. However, staff is concerned about the open storage being visible from the TFC-2 zoned property to the northwest, has provided a condition to ensure a visual screen is provided to protect the traveling public and the abutting residential uses.

Open Storage

LDC Section 34-3005(b) requires all commercial or industrial outdoor storage to be shielded behind a continuous visual screening at least eight feet in height when visible from a residential use or Residential Zoning District, and six feet in height when visible from any street right-of-way. The applicant is proposing open storage that may be visible from the street right-of-way and residentially zoned TFC-2 property to the north. The applicant did not indicate in the narrative or depict on the MCP a visual screen at the specified heights per LDC Section 34-3005(b).

The required landscape buffers, six-to-eight-foot visual screening for open storage, and indigenous preserve/aquatic preserve buffer provide screening for compatibility with surrounding uses to maintain visual harmony.

Site Design

The applicant has provided a Master Concept Plan (MCP) that focuses the commercial and medical uses within the north parcel with access to Pine Island Road NW. The eastern 2.71 acres of the property is being preserved to meet the indigenous open space and aquatic preserve buffering, which provides a natural screening and water quality abutting the conservation lands to the east. An internal access road connects the commercial uses with the industrial uses proposed on the south portion of the subject property. The access to the industrial uses is proposed to be gated for security. The MCP depicts covered storage, open storage, and industrial buildings with optional service areas. The industrial uses abutting the subject parcel consist of Contractors and Builders, open and closed storage, salvage yards, restaurants, and a church. The site design is compatible with the surrounding uses and promotes compatibility and screening.

Staff find the zoning request, as conditioned, **CONSISTENT with Lee Plan Policies 2.1.1, 2.1.2, 2.1.5, 2.2.1, 6.1.1, 6.1.2, 6.1.3, 6.1.6, and 7.7.2**.

Water Quality

In addition to the 50-foot-wide native vegetated buffer (aquatic preserve buffer) area between the development and the associated wetlands adjoining the aquatic preserve, the applicant must design the proposed project to provide a surface water management system that stores and releases water in a controlled manner preventing impacts to surrounding land uses. The applicant submitted a Surface Water Management Plan as required by **LDC Section 34-373** (Attachment M). The MCP depicts stormwater ponds and swales that are intended to filter pollutants before being released into the onsite wetland preserve, which adjoins the aquatic preserve tributaries to the east. Sanitary sewer surface will be required to support the development, which will reduce the potential contamination of groundwater or surrounding estuarine systems and is consistent with **Lee Plan Policies 24.1.8 and 24.1.9**. As mentioned and conditioned, certain uses from the applicant's Schedule of Uses that have potential negative impacts on the aquatic system have been eliminated since the stormwater management is being designed to outfall into the wetland preserve.

Lee Plan Objectives 60.4 and Policies 60.4.1, 60.4.2, 60.4.3, and 61.4.4 all speak to the design of the stormwater management system, utilization of green infrastructure to filter pollutants, preservation of existing natural flow-ways, and including flow-ways as part of the surface water management plan with depictions of the watersheds and their trunk and major tributaries. The applicant has designed the project with onsite wet and dry detentions with discharge to the wetland. Natural Resources staff have reviewed the stormwater management plan and provided a staff memorandum that includes monitoring conditions to ensure that the stormwater runoff is treated before discharging (Attachment N). A contingency plan is conditioned to be provided at time of development order if an exceedance of Surface Water Quality Standards is discovered through the monitoring requirements. Staff finds the request, as conditioned, to be consistent with **Lee Plan Objective 60.4 and Policies 60.4.1, 60.4.2, 60.4.3, and 61.4.4 and LDC Section 34-373(b).**

Coastal High Hazard Area

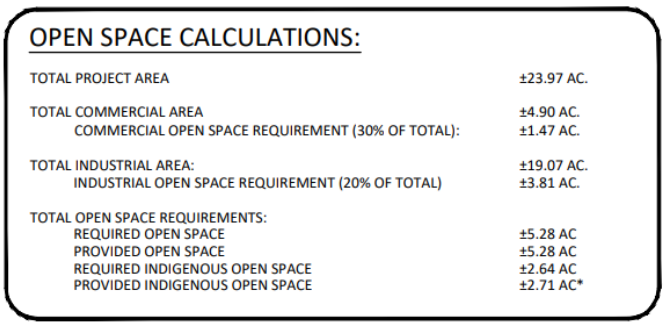
The subject property is in the Coastal High Hazard Area (CHHA) according to Lee Plan Map 5-A. Goal 101 and subsequent objectives and policies require development within the CHHA be compatible with natural systems, protect and conserve wetlands, estuaries, undeveloped tidal creeks and limiting development to uplands. The applicant has provided an MCP that depicts a 2.71-acre Saltwater marsh preserve and restoration area that must be a minimum 50-feet wide and at time of development order meet the criteria established in **Lee Plan Policy 24.1.5**. Staff has limited the proposed uses to eliminate any impacts to the estuarine ecosystem to be consistent with **Lee Plan Policies 101.1.1 and 101.1.2**. The applicant will be required to demonstrate mitigation for impacts to state wetlands during the development order review process to be consistent with **Lee Plan Policy 101.3.2**.

Protected Species

Environmental Sciences staff reviewed the Protected Species Survey submitted by the applicant and inspected the site for protected species and Florida Land Use Cover and Classification System (FLUCCS) habitat verification. The Protected Species Survey was conducted in May of 2025 for both parcels (Attachment O). Most of the land is comprised of invasive exotic vegetation, except for the Saltwater marsh along the east property line and the Upland Hardwoods along the west corner. The applicant is proposing to preserve 2.71 acres of the Saltwater marsh indigenous area to be consistent with Lee Plan Policy 24.1.5. At time of development order, the applicant or successor must demonstrate that the restoration plan complies with the additional criteria per Lee Plan Policy 24.1.5, as conditioned in the Environmental Sciences staff memorandum (Attachment P). No protected species or evidence of protected species were found on the property. There was formerly a bald eagle nest, LE-081, located on STRAP Number 28-44-22-00-00014.0000. The nest came down during Hurricane Ian and was not rebuilt within three nesting seasons. As a result, the nest location was declared Lost in accordance with LDC Section 14-112 by the Eagle Technical Advisory Committee on May 13, 2025 (Attachment Q).

Open Space

The site is over ten acres in size and is considered a large project, which determines the percentage of open space required for industrial and commercial land uses. The industrial area comprises 19.02 acres of the MPD and the applicant is required to provide 20 percent open space, of which 50 percent must be provided as indigenous open space. The commercial area comprises 4.90 acres of the MPD and the applicant must provide 30 percent open space, of which 50 percent must be provided as indigenous open space. Staff has recommended a condition requiring that the large project open space percentages be provided if the commercial and industrial area develop separately since the overall MPD is considered a large project. In addition, staff has recommended a condition requiring any development order to provide 2.71 acres of indigenous wetland restoration in compliance with Lee Plan Policy 24.1.5 (Attachment C). The open space calculations depicted on the MCP are provided below.



Transportation

The applicant provided a Traffic Impact Statement that evaluates the traffic that will be generated by the square feet of commercial and industrial uses (Attachment R). The worst-case scenario is evaluated using the Institute of Transportation Engineer's Trip Generation 11th Edition Report to study the weekday A.M. peak hour, weekday P.M. peak hour, and daily two-way trips. Table 1 below outlines the worst-case project's trip generation for weekday A.M. and P.M. peak hours and daily traffic volumes:

Table 1: Trip Generation

Land Use	**Weekday A.M Peak Hour**			**Weekday P.M Peak Hour**		
	In	**Out**	**Total**	**In**	**Out**	**Total**
Commercial (40,000 sf)	112	42	154	70	76	146
Industrial Park (250,000 sf)	69	16	85	19	66	85
Total New Trips	**181**	**58**	**239**	**89**	**142**	**231**

Staff reviewed the TIS and provided a staff memorandum explaining the level of service and review of Deviation 1 (Attachment L). Administrative Code AC-13-17 (Traffic Study Guidelines for Planned Development Rezonings) states that level of service analysis for roadway section and intersections are required for this application because the project trip generation for A.M. and P.M. peak hours are more than 100 trips. New trips related to the subject case were distributed across the surrounding road network to assess their impact on the Level of Service in arterial/collector road sections most affected with or without the proposed development, which includes Pine Island Road west and east of project. The roadway Level of Service is anticipated to operate at or better than the adopted Level of Service standard in the project's build-out year of 2027.

The site entrances, roadway intersections within the vicinity of the site entrances, and intersections most affected by the proposed development Level of Service were evaluated with

new trip assignments to the surrounding road network. The roadway intersections/entrances Level of Service are anticipated to operate at or better than the adopted Level of Service standard in the project's build-out year of 2027.

Transportation Staff reviewed Deviation #1 regarding intersection separation between the access on Stringfellow Road and the closest driveways to the east and west. DOT is recommending conditions that require the two accesses along Pine Island Road NW must remain as ingress only (west access) and egress only (east access) with appropriate signage. In addition, the DOT Director or designee may decide to close one or both access points on Pine Island Road to comply with LDC 10-285, if the abutting properties to the east and west are developed (Attachment C).

Land Development Code Compliance

Staff finds the proposed planned development rezoning request, as conditioned, to be in compliance with the LDC, including regulations which pertain to:

- LDC Chapter 33 requirements.
- LDC Chapter 10 Development Standards.
- Details required on the MCP and compliance with Division 9 of Article VI, Chapter 34, Planned Development Districts.
- All relevant County regulations, which are not specifically deviated from as part of this planned development request, will apply, such as LDC, Code of Ordinances and Administrative Code provisions. If future deviations are proposed, each will be evaluated within the parameters of the established LDC review criteria.

Compliance with LDC Section 34-145(d)(4)

a) Complies with Lee Plan.

The proposed rezoning is consistent with the Lee Plan as demonstrated in the analysis.

b) Meets this Code and other applicable County regulations or qualifies for deviations.

The development must comply with the Land Development Code, Lee Plan, and the adopted zoning conditions. The deviation that is requested is needed to maintain to existing development and to provide access to future development from accesses to Pine Island Road. The deviation is recommended for approval, as conditioned (Attachment C).

c) Compatibility with existing and planned uses in the surrounding area.

As previously stated above, the request, as conditioned is compatible with the surrounding land uses with respect to internal design cohesiveness, indigenous open space/preserve restoration, code required landscape buffers, and proposed uses.

d) Sufficiency of Access and Transportation Impacts.

As mentioned, the proposed rezoning has an existing medical office with two entrances to Pine Island Road NW. The applicant is proposing to retain both entrances which do not meet intersection separation from each other or to abutting property entrances. Deviation #1 is being requested from intersection separation requirements to allow a reduction in the separation distance to retain the location of both Pine Island Road NW entrances. Staff has reviewed the applicant's TIS and provided a memorandum explaining the level of service and providing conditions of approval for Deviation #1 (Attachments L and R).

e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval.

New trip assignments were made to the surrounding road network to evaluate Level of Service (LOS) impacts as necessary at site entrances, intersections within the vicinity of site entrances, and intersections anticipated to be most affected by the proposed development. Following Administrative Code AC-13-17, Traffic Study Guidelines for Planned Development Rezonings, if the roadway section and intersections trip generation are more than 100 trips for A.M. and P.M peak hours a level of service analysis is required. Table 1 depicts more than 100 trips for A.M. and P.M. peak hour trip generation. Based on the roadway and intersection Level of Service analysis, Pine Island Road, the intersections of Pine Island Road/Eastern Access, Pine Island Road/Western Access and Pine Island Road/Stringfellow Road are anticipated to operate at or better than the adopted Level of Service standard in the project's build-out year (2027).

f) No adverse impacts to environmentally critical or sensitive areas and natural resources

The FLUCCS map provided by the applicant depicts the site consisting of invasive exotics with the exception of the Saltwater marsh along the east property line and the Upland Hardwoods along the west corner. The applicant is proposing to preserve 2.71 acres of the Saltwater marsh indigenous area to be consistent with Lee Plan Policy 24.1.5 and must demonstrate at time of development order that the restoration plan follows the additional criteria per Lee Plan Policy 24.1.5, as conditioned (Attachment P). No protected species or evidence of protected species were found on the parcels. There was formerly a bald eagle nest, LE-081, located on STRAP Number 28-44-22-00-00014.0000. The nest came down during Hurricane Ian and was not rebuilt within three nesting seasons. As a result, the nest location was declared Lost in accordance with LDC 14-112 by the Eagle Technical Advisory Committee on May 13, 2025 (Attachment Q). The rezoning, as conditioned, will not adversely impact environmentally critical or sensitive areas and natural resources.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

As noted, and defined above, the subject property is located within the Industrial Development Future Land Use Category. The subject property has adequate access to potable water and sanitary sewer to accommodate the development proposed by the request. Future improvements required by the LDC at time of local development order approval will further improve pedestrian facilities surrounding the subject property.

h) Supplemental Planned Development Criteria

Staff finds the request to be consistent with the following additional criteria:

a) The proposed use or mix of uses is appropriate at the proposed location. The proposed use is appropriate at the proposed location because of the landscape buffers and increased setbacks;

b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and

c) The requested deviations:
   1. Enhance the achievement of the objectives of the planned development; and
   2. Preserve and promote the general intent of this Code to protect the public health, safety and welfare.

CONCLUSION:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff finds the request to be consistent with the established review criteria. The Mixed Use Planned Development rezone is consistent with the Urban Community future land use designation and the applicable goals, objectives and policies of the Lee Plan. The request, as conditioned, is appropriate in the context of its surroundings. Staff recommends **APPROVAL** of the request to rezone the property from Agricultural (AG-2) and Commercial (C-1) to Mixed Use Planned Development (MPD) to allow a maximum of 40,000 square feet of commercial uses and 250,000 square feet of industrial uses as conditioned in Attachment C.

ATTACHMENTS:

A. Expert Witness Information
B. Case Maps
C. Conditions and Deviations
D. Master Concept Plan

E. Applicant's Narrative
F. Public Information Meeting Summary
G. Legal Description and Boundary Survey
H. Deviation and Justification
I. Greater Pine Island Water Letter of Availability
J. Lee County Utilities Letter of Availability
K. Applicant's Schedule of Uses
L. Department of Transportation Staff Report
M. Surface Water Management Plan
N. Natural Resources Staff Report
O. Protected Species Survey
P. Environmental Sciences Staff Report
Q. Southern Bald Eagle Lost Determination Letter
R. Traffic Impact Statement

Attachment A

LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(F)3.

Case Number: **DCI2025-00003 Betsy**
Project Name: **Parkway MPD**
Hearing Examiner Date: **March 25, 2026**

Beth Workman, Principal Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and Environmental Sciences.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Kate Burgess, AICP, Principal Planner, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness in the Lee County Land Development Code and Lee Plan.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Ally Hall, Plan Reviewer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

- Seeking to be qualified as an expert witness in the Lee County Land Development Code and Lee Plan.
- Staff reviewed and provided comments for sufficiency. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Robert Price, Director, Department of Transportation, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.

- Seeking to be qualified as an expert witness in the Lee County Land Development Code and Lee Plan.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Jillian Scholler, Deputy Director, Department of Transportation, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code and Lee Plan.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Beth Workman, Principal Environmental Planner, 1500 Monroe Street, Fort Myers, FL 33901

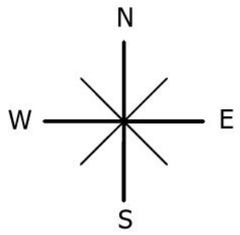
- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code and Lee Plan.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Nic DeFilippo, Senior Environmental Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and Environmental Sciences.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code, the Lee Plan, and documentation submitted by the applicant as part of the subject application.

Attachment B

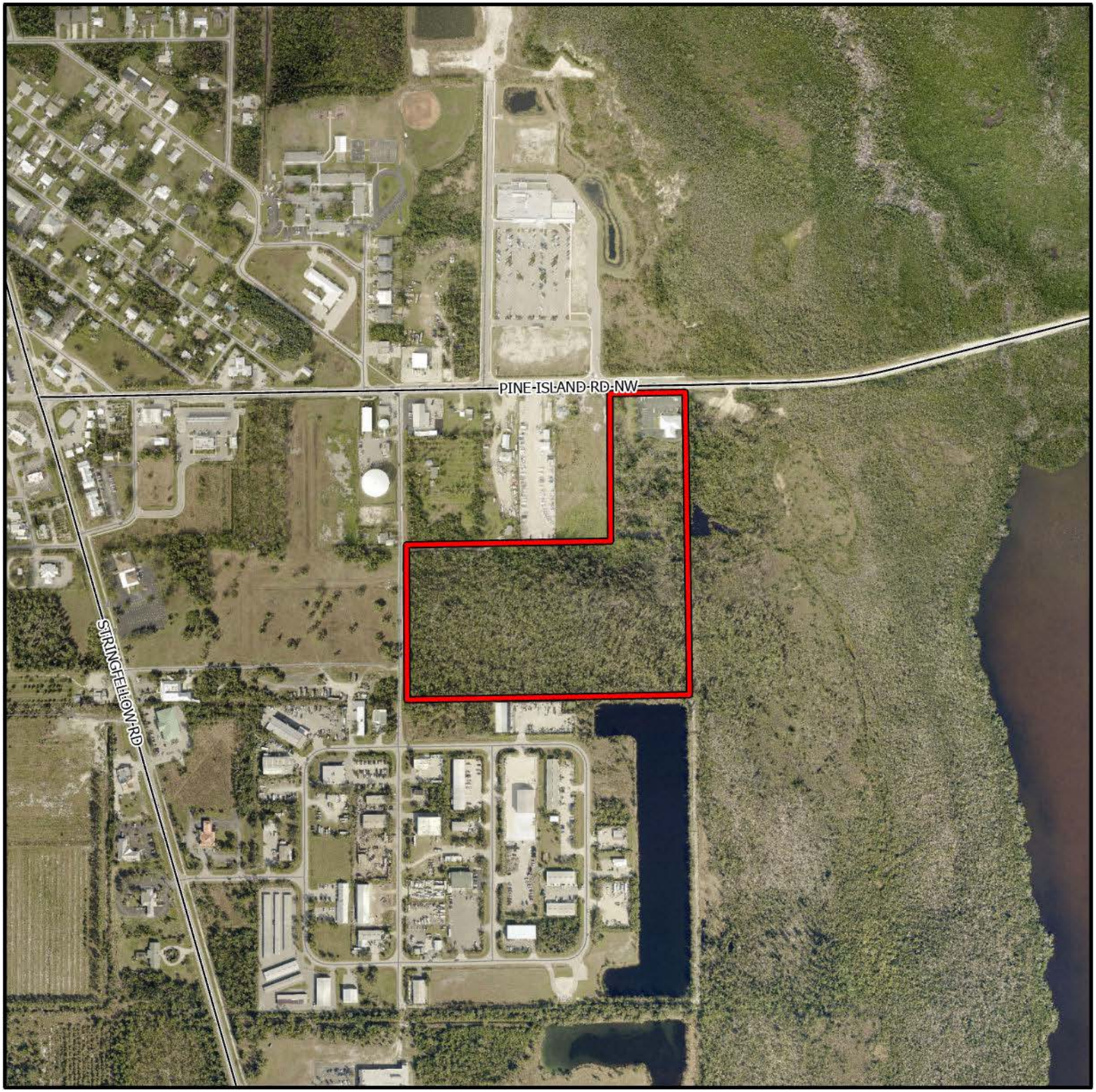
DCI2025-00003



0 1,000 2,000
US Feet

PINE ISLAND RD NW

STRINGFELLOW RD



DCI2025-00003

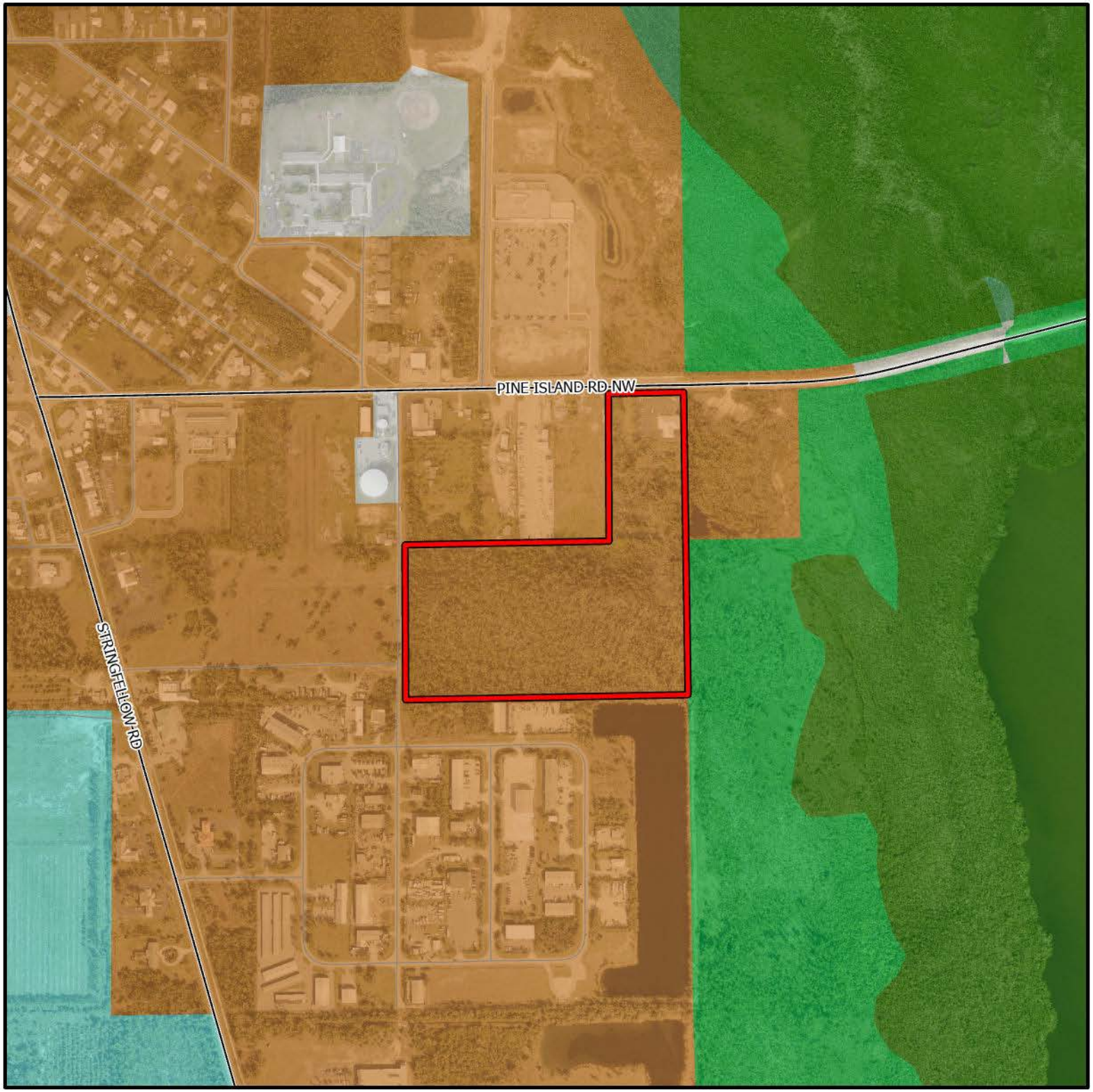
Aerial

Subject Property

N
W
E
S

0 500 1,000
Feet

Lee County
Southwest Florida



DCI2025-00003

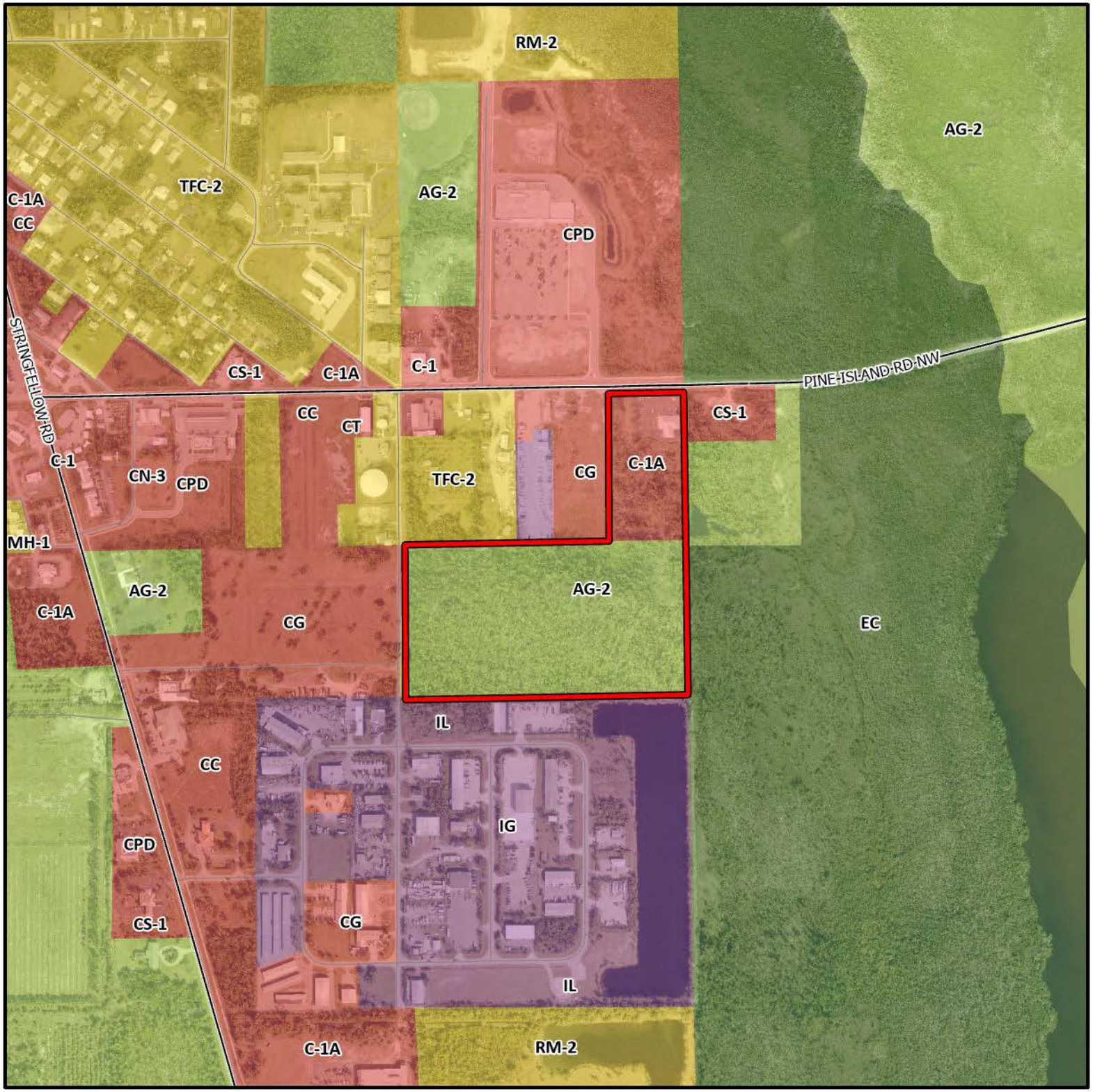
Future Land Use

- Subject Property
- Urban Community
- Public Facilities
- Coastal Rural
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland

N
W E
S

0 500 1,000
Feet

Lee County
Southwest Florida



DCI2025-00003

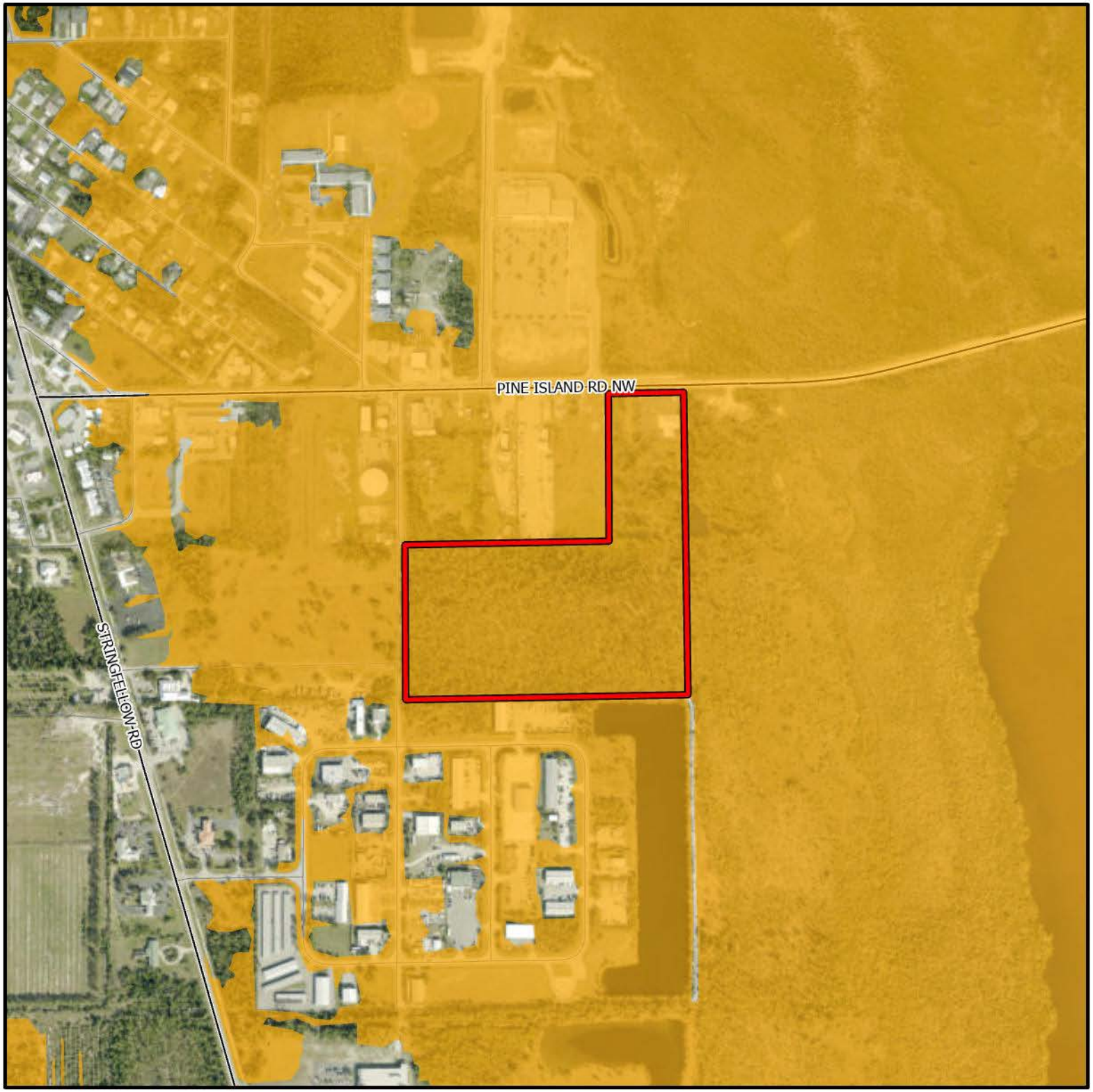
Zoning

Subject Property

N
W
E
S

0 500 1,000
Feet

Lee County
Southwest Florida



DCI2025-00003

Coastal High Hazard Area

Subject Property

Coastal High Hazard Area

N
W
E
S

0 500 1,000
Feet

Lee County
Southwest Florida

Betsy Parkway MPD (DCI2025-00003)

Attachment C – Conditions and Deviations

Section A. - Conditions

1. The development of this project must be consistent with two-page Master Concept Plan (MCP) entitled "Master Concept Plan", prepared by Ensite, stamped Received 12-15-2025 (Attachment D), except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at the time of local development order, except as may be granted by deviation as part of this planned development. If changes to the MCP or conditions or deviations are subsequently pursued, appropriate approvals will be necessary.

   This project is limited to a maximum of 40,000 square feet of commercial uses and 250,000 square feet of industrial uses, subject to the conditions enumerated herein.

2. The following limits apply to the project and uses:

   a. <u>Schedule of Uses</u>

   <u>Commercial Tract</u>
   Accessory uses, buildings, and structures
   Administrative Offices
   Animals: Clinic or Kennel
   Control Center (including Humane Society)
   ATM
   Bait and Tackle Shop
   Banks and Financial Establishments, all groups
   Boats: Boat Parts
   Boat Sales
   Broadcast studio, commercial radio and television
   Building Materials Sales
   Business Services, all groups
   Clothing Stores, general
   Clubs: Fraternal, membership organization
   Private
   Contractors and Builders, all groups
   Convenience Food and Beverage Store, no pumps
   Day Care Center, child or adult
   Drugstore, pharmacy
   Entrance Gates and Gatehouses
   Essential services
   Excavation: Water retention
   Fences, Walls
   Gift and souvenir shop
   Hardware store
   Hobby, toy and game shops
   Household and office furnishings, all groups
   Insurance companies

Medical Office
Nonstore retailers, all groups
Package Store
Paint, Glass, and Wallpaper
Parking Lot: Accessory
Temporary
Personal Services, all groups
Pet Services
Pet Shop
Pharmacy
Plant Nursery
Post Office
Printing and Publishing
Real Estate Sales Office
Rental or Leasing Establishment, groups I & II (No outdoor display)
Repair Shops, groups I, II, & III
Restaurant, fast food
Restaurant, all groups
Schools: Commercial
Signs
Specialty Retail Shops, all groups
Studios
Temporary Uses
Theater, indoor or outdoor (drive-in)
Used Merchandise Stores, all groups
Variety Store

<u>Industrial Tract</u>
Accessory uses and structures
Administrative Offices
ATM
Automobile Repair and Service, all groups
Automobile Service Station
Boats: Boat parts store
Boat repair and service (indoor only)
Building Materials Sales
Business Services, group II
Cleaning and Maintenance Services
Cold Storage, Pre-cooling Warehouse and Processing Plant
Computer and Data Processing Services
Contractors and Builders, all groups
Entrance Gates and Gatehouse
Essential Services
Excavation: Water Retention
Fences, walls
Parcel and Express Services
Parking Lot: Accessory
Temporary

Rental or Leasing Establishment, group I & II (no outdoor display)
Repair Shops, groups I, II, & III
Research and Development Laboratories, groups I & IV
Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Signs
Storage: Indoor
Open
Transportation Services, group II
Vehicle and Equipment Dealers, groups I and II (no outdoor display)
Warehouse: High Cube
Hybrid
Mini warehouse
Private
Public
Wholesale Establishments, groups I, III, & IV

b. <u>Site Development Regulations</u>

<u>Commercial</u>

Minimum Lot Coverage	40 percent
Maximum Building Height	33 feet
Minimum Open Space	30 percent
Building Setbacks	
Front	25 feet
North Side	25 feet
South Side	N/A
Rear	25 feet
Waterbody	25 feet
Preserve	20 feet

<u>Industrial</u>

Minimum Lot Coverage	40 percent
Maximum Building Height	33 feet
Minimum Open Space	30 percent
Building Setbacks	
Front	25 feet
North Side	25 feet
South Side	N/A
Rear	25 feet
Waterbody	25 feet
Preserve	20 feet

3. <u>Open Space</u>

Prior to the issuance of a local development order, the development order plans for commercial area must depict 30 percent open space (1.47 acres) and the industrial area must provide 20 percent open space (3.81 acres).

4. Indigenous Open Space
   Prior to the issuance of any development order, the development order plans must depict 2.71 acres of indigenous open space.

5. Indigenous Management Plan
   Prior to the issuance of any development order, the developer or successor must submit an indigenous management plan that demonstrates compliance with Lee Plan Policy 24.1.5.

6. Aquatic Preserve Buffer
   Prior to the issuance of any development order, the developer or successor must depict a 50-foot vegetated buffer with a wetland creation area to consist of 100 percent native wetland species, with 6-foot-tall wetland trees to be planted 15 feet on center with 3 gallon wetland shrubs planted 3 feet on center, maintain a hydrological connection with the remaining preserved associated wetlands, and the developments created wetland/s are cannot be intended to replace any state or federal required offsite mitigation.

7. Coastal High Hazard Area
   The developer or successor may not commence construction on development impacting wetlands until issuance of required permits. Development activity must comply with state wetland permits and applicable local development permits. If the State does not approve wetland impacts or if the State wetland permits are not consistent with proposed wetland impacts reflected in County development permits, then developer must amend local development permit approvals to be consistent with State wetland permits or applicable Lee Plan and LDC regulations regarding development within wetlands.

8. Surface Water Quality
   Prior to local development order approval, the developer must provide a Surface Water Quality Monitoring Plan for review and approval by Lee County Division of Natural Resources. At a minimum, the Surface Water Monitoring Plan must establish the following:

   a. The overall Goals and Objectives of the Surface Water Monitoring Plan;

   b. An outfall monitoring schedule during “wet” season of June through September and “dry” season of October through May. The Division of Natural Resources will determine the monitoring constituents prior to development order approval based on the final proposed use(s).

   c. A baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction.

   d. Water quality monitoring data must be provided to the Division of Natural Resources annually for a minimum of 5 years and must include a report with a comparison of State surface water quality standards, plots of parameters, and recommendations. After five years of meeting or exceeding State surface water quality monitoring standards, the developer may amend water quality monitoring and reporting after written request,

review, and approval by the Division of Natural Resources. Results must be reported as an Electric Data Deliverable (EDD), in a format approved by the Division of Natural Resources.

e. A contingency plan in the event an exceedance of State Surface Water Quality Standards is discovered. This plan must include notification to impacted residents and applicable authorities.

9. Pine Island Road Access
   a. The two access points along Pine Island Road must remain ingress only and egress only with appropriate signage.

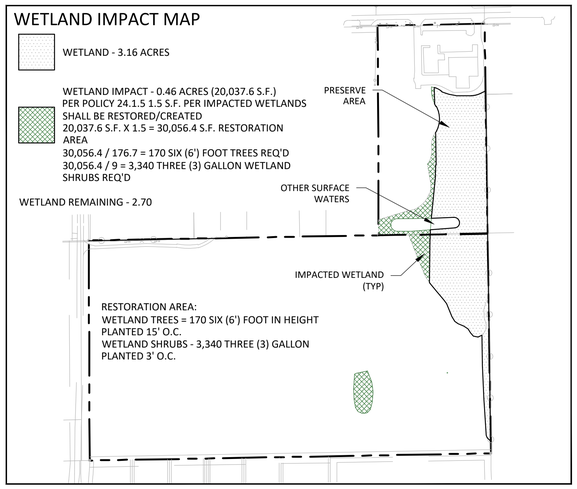
   b. In the event the neighboring properties develop (to the east and west), the Director of the Department of Transportation or their designee may decide to close one or both access points on Pine Island Road to comply with LDC 10-285.

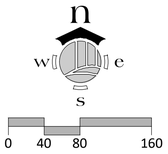
Section B. – Deviations

1. **Deviation (1)** seeks relief from Lee County Land Development Code (LDC) LDC Section 10-285(a), which requires a connection separation of 440 feet along a minor arterial roadway (speed limit less than 45 mph) in a future urban area, to allow 127 feet of access separation between the subject property's west entrance to Pine Island Road NW and the subject parcel to the west's access; 163 feet of separation between the subject parcel's existing two accesses from Pine Island Road NW; and 194 feet of separation between the subject property's east entrance and the abutting property to the east's access to memorialize the existing access into the parcel from Pine Island Road NW.

   This deviation is **APPROVED, subject to condition 9**.

Attachment D





COMMERCIAL PORTION

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

INDUSTRIAL PORTION

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

DEVIATIONS

1 DEVIATION FROM LDC 10-285, WHICH REQUIRES A CONNECTION SEPARATION OF 440 ALONG A PRINCIPAL ARTERIAL ROADWAY TO ALLOW 127' AT THE CLOSEST POINT OF SEPARATION, 163' AT THE SECOND CLOSEST POINT OF SEPARATION, AND 194' AT THE THIRD CLOSEST POINT OF SEPARATION. THIS WILL MEMORIALIZE THE EXISTING ACCESS INTO AND EXITING THE PARCEL.

NOTES:

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

OPEN SPACE CALCULATIONS:

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

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

LEGEND:

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

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

JOE POLOTTO
MATLACHA, FL
CLIENT NAME AND ADDRESS

POLOTTO MPD
LEE COUNTY, FL
PROJECT NAME AND LOCATION

NO.	REVISION	DATE
R1	PER COUNTY COMMENTS	05-30-25
R2	PER COUNTY COMMENTS	08-25-25
R3	PER COUNTY COMMENTS	12-02-25
R4	PER COUNTY COMMENTS	12-13-25

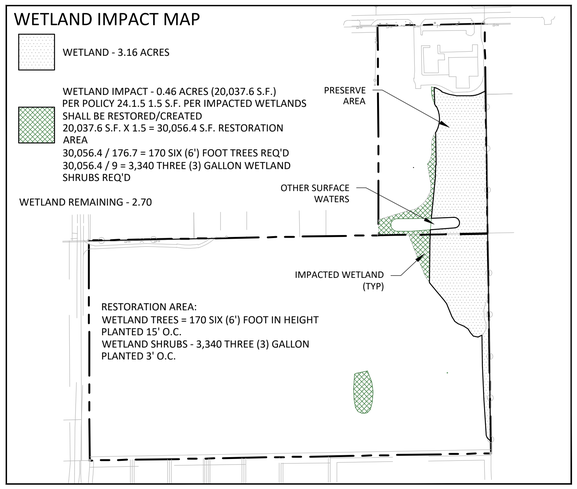
REVISIONS DESCRIPTION

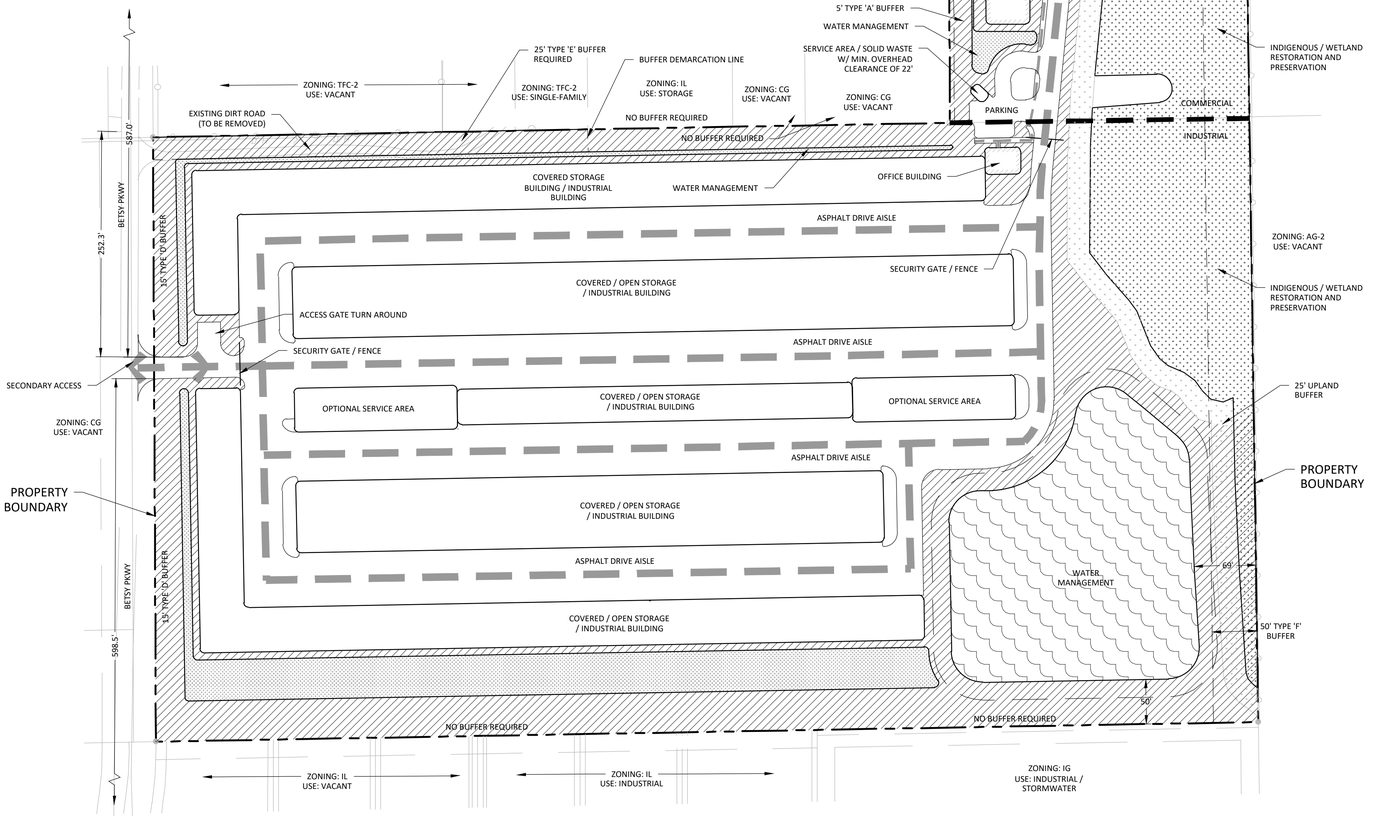
DATE:	09-24-24
PROJECT NO.	1466-01
FILE NO.	
SCALE:	AS SHOWN

MASTER CONCEPT PLAN
SHEET TITLE

MCP-01
SHEET NUMBER

Z:\Shared\Active Projects\1466 Joe Polotto\1466-01 Betsy Pkwy\CAD\Zoning\5th Submittal\Betsy MCP.dwg (MCP) BrianSmith Dec 15, 2025 - 11:23am





n
w e
s
0 40 80 160

COMMERCIAL PORTION

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

INDUSTRIAL PORTION

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

DEVIATIONS

1 DEVIATION FROM LDC 10-285, WHICH REQUIRES A CONNECTION SEPARATION OF 440 ALONG A PRINCIPAL ARTERIAL ROADWAY TO ALLOW 127' AT THE CLOSEST POINT OF SEPARATION, 163' AT THE SECOND CLOSEST POINT OF SEPARATION, AND 194' AT THE THIRD CLOSEST POINT OF SEPARATION. THIS WILL MEMORIALIZE THE EXISTING ACCESS INTO AND EXITING THE PARCEL.

NOTES:

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

OPEN SPACE CALCULATIONS:

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

*NOTE: 50% INDIGENOUS REQUIREMENT IS MET THROUGH THE INDIGENOUS/WETLAND RESTORATION & PRESERVATION AREA

LEGEND: (OPEN SPACE)

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

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

JOE POLOTTO
MATLACHA, FL
CLIENT NAME AND ADDRESS

POLOTTO MPD
LEE COUNTY, FL
PROJECT NAME AND LOCATION

NO.	REVISION	DATE
R1	PER COUNTY COMMENTS	05-30-25
R2	PER COUNTY COMMENTS	08-25-25
R3	PER COUNTY COMMENTS	12-02-25
R4	PER COUNTY COMMENTS	12-13-25

REVISIONS DESCRIPTION

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

OPEN SPACE PLAN
SHEET TITLE

MCP-02
SHEET NUMBER

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

I. INTRODUCTION & REQUEST

The subject property is located at 10300 Betsy Pkwy and 5041 Pine Island Road NW within Greater Pine Island. The property is under two (2) STRAPs (28-44-22-00-00024.0000 & 28-44-22-00-00014.0000) and the zoning of the subject property is split; the parcel adjacent to Betsy Pkwy is zoned AG-2 whereas the remainder of the property, abutting Pine Island Road, is within the C-1A zoning district. The property is currently located within the Urban Community future land use category. The request is to rezone both parcels to the Mixed-Use Planned Development (MPD) zoning district to allow for storage uses as well as other commercial and industrial uses. Together, both parcels are approximately ±23.96 AC as can be seen in Figure 1 below.



Figure 1. Aerial of Subject Property

II. SURROUNDING LAND USES & COMPATIBILITY

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

	EXISTING USE	ZONING	FUTURE LAND USE	JURISDICTION
NORTH	ROW (Pine Island Rd) & Commercial Plaza	CPD	Urban Community	Lee County
EAST	Vacant Commercial and AG	CS-1 & AG-2	Urban Community	Lee County
SOUTH	Industrial Park	IL & IG	Urban Community	Lee County
WEST	ROW (Betsy Pkwy) & Commercial	CG	Urban Community	Lee County

Table 1. Surrounding Land Uses

Immediately to the north of the subject property is Pine Island Road, which provides access to Greater Pine Island. Pine Island Road is not a constrained roadway at the adjacent segment; it is only constrained from Shoreview Drive to Little Pinie Island, as outlined in Table 2(a) of the Lee Plan due to available right-of-way, as well as scenic, aesthetic, historic, and environmental conditions along that segment. The segment of Pine Island Road which abuts the subject property features three (3) lanes; one (1) eastbound lane, one (1) westbound lane, and one (1) westbound deceleration lane into the Shoppes at Calusa Cay commercial plaza. The Shoppes at Calusa Cay is a commercial planned development (CPD) which is made up of a Publix-anchored commercial plaza comprising of approximately 26.77 acres.

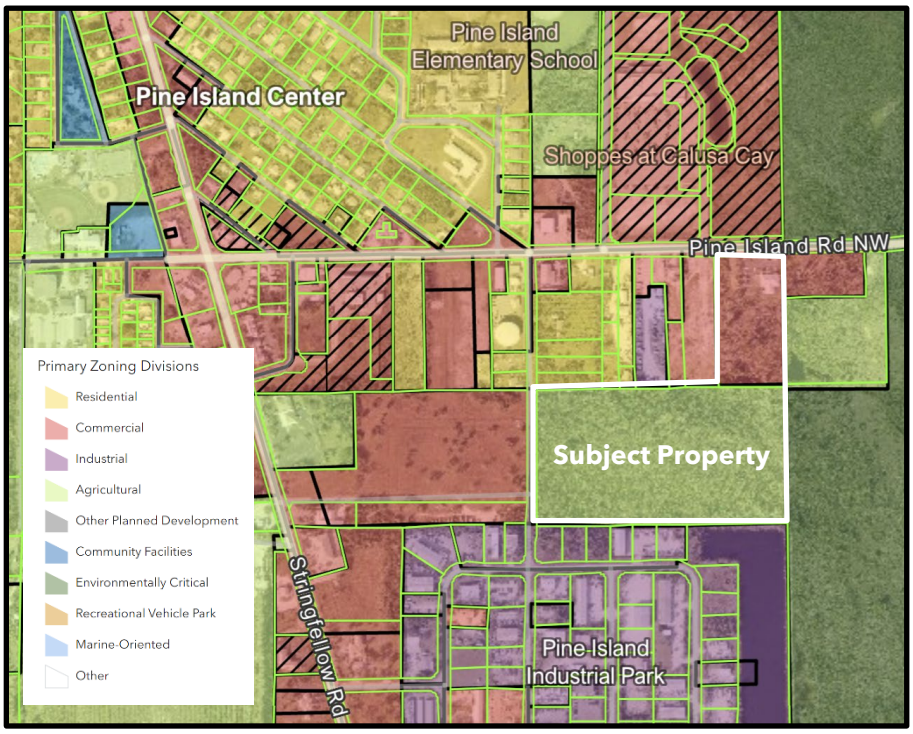


Figure 2. Current Subject Property Zoning & Surrounding Zoning Districts

To the northwest of the subject property are vacant commercially-zoned (CG) parcels as well as a parcel with light industrial (IL) zoning. To the west of these parcels is an area designated as TFC-2 which is a zoning district assigned "to recognize and protect existing two-family residential developments, lots, structures and uses, previously permitted but not conformable to the regulations

for the other two-family residential district set forth in this chapter, and to accommodate residential use of existing lots that were nonconforming under previous zoning regulations." [LDC Sec. 34-691(c)] The areas within this zoning district appear to contain sparsely located single family residences and agricultural uses.

To the east of the subject property is a CS-1 zoned vacant parcel and an AG-2 zoned vacant parcel. Further east are environmentally critical zoned lands which make up the Buttonwood Preserve located on the north and south sides of Pine Island Road. South of the subject property is the Pine Island Industrial Park which features a wide range of commercial and industrial uses that provide goods and services to the island. This area contains a mix of the conventional zoning districts CG (general commercial), IL (light industrial), and IG (general industrial) – allowing for a complimentary assortment of goods and services to be found throughout the industrial park. To the west of the subject property are commercial lots with CG zoning as well as Betsy Pkwy. The commercial lots depict outdoor storage uses on the latest county aerials. The segment of Betsy Pkwy abutting the subject property is classified as a non-county maintained local roadway.

As described above, the surrounding land uses (both existing and planned) are complimentary to the proposed commercial and industrial development. The assortment of existing and planned commercial and industrial uses proximate to the subject property are further depicted in Figure 2.

III. COMPREHENSIVE PLAN CONSISTENCY

The proposed rezoning is consistent with a number of goals, objectives, and policies outlined within the Lee Plan as well as regional and state plans as further analyzed below.

Policy 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities then other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The Lee Plan describes the Urban category as predominantly developed with residential, commercial, public and quasi-public uses, and limited light industrial. This category also encourages future development to be mixed use where appropriate. This future land use designation does not reference

a maximum Floor Area Ratio (FAR) at this location to determine maximum intensities. The Planned Development zoning application is inclusive of a master concept plan (MCP) which depicts the proposed development, associated with this MCP is a Schedule of Uses which is catered to the site and further specifies the prospective commercial development program for the property.

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

The property's location along Pine Island Road supports Objective 2.1 by allowing for future development of the site to have readily available access to a number of utilities and services. Additionally, the subject property is located within the Greater Pine Island community and abuts existing and planned commercial development as well as an industrial park.

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

The subject property is currently in the Urban community future land use category which is defined as a Future Urban area by the Lee Plan. The subject property is also surrounded by development on all but its eastern perimeter – this adjacent property has commercial zoning where abutting Pine Island Road. The subject property is in area where urban services are readily available and can support additional commercial development.

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

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

Standard 4.1.1: WATER.

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

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

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

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

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

6. ***If a development lies outside any service area as described above, the developer may:***
   - ***request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;***
   - ***establish a community water system for the development; or***
   - ***develop at an intensity that does not require a community water system.***

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

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

Standard 4.1.2: SEWER.

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

2. ***If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County***

Utilities' future sanitary sewer service area (see Map 4-B), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within l/4 mile from any part of the development.

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

4. ***If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 4-B), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, II-16 April 2024 Future Land Use the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.***

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

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

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

Standard 4.1.4: ENVIRONMENTAL FACTORS.

1. ***In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable***

regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

2. ***Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.***
3. ***Ensure development minimizes the need for expansion and construction of street and utility improvements.***

An environmental assessment of the northern site was conducted in August 2024 by Bearpaws Environmental Consulting and an environmental assessment inclusive of the southern parcel was completed in June 2022. The findings resulted in the conclusion that the property is generally heavily impacted by exotic vegetation. An area 8.99 acres in size is comprised of pine flatwoods with other 75% of the vegetation being exotic (FLUCFCS code 411 E4). There is a wetland area (FLUCFCS code 619) within the southern parcel made up of .21 acres of melaleuca wetland. Approximately 1.84 acres of the northern parcel are made up of a mixed wetland forest (FLUCFCS code 620). This parcel also features a small pond of approximately .17 acres (FLUCFCS code 510). Due to the absence of viable wetlands, or rare and unique uplands of high quality (the pine flatwoods are infested with exotic vegetation), the Applicant's improvement of the site will be inclusive of clearing the disturbed and exotic infested property while replanting with native vegetation for buffer areas and supplemental plantings throughout the site's designated open space.

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

The companion rezoning is being pursued as a Planned Development which further defines the development parameters for the limited commercial uses being proposed while allowing for flexibility for future commercial tenants which would further support proximate patrons within the Greater Pine Island Community and nearby Matlacha. The subject property currently has a commercial use (and commercial zoning) along its frontage on Pine Island Road NW. The configuration of the parcel – an elongated parcel with access to Pine Island Road, and a larger parcel with access on Betsy Pkwy whose perimeter abuts an industrial park – allows for the majority of the commercial development, predominantly those areas proposed to be developed within the southern parcel, to not be visible from the traveling public along Pine Island Road NW.

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

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

Consistent with Policy 6.1.4, the proposed project is compatible with existing and planned adjacent uses. The proposed PD rezone clarifies the location and square footage of commercial uses which would provide additional growth in the Greater Pine Island community at an appropriate location. This policy also requires that the proposed commercial uses be supported by public facilities; the property has direct access onto Pine Island Road NW. Additionally, the project will be supported by urban services via Lee County Utilities for potable water and sanitary sewer as noted in the provided Letter of Availability.

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

Policy 6.1.5 protects the traffic-carrying capacity of roads and streets from incompatible commercial development. The companion Traffic Impact Study supports the assessment that the uses will not trigger a level of service deficiency for the adjacent road network. The minimal trip generation of the proposed development is further outlined in the companion traffic study.

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

Policy 6.1.6 requires commercial developments to "provide adequate and appropriate landscaping, open space, and buffering." The project will provide appropriate landscaping, open space, and buffering as consistent with the Land Development Code at time of development order. An open space sheet has been provided as part of the MCP to demonstrate the landscape buffers and open space areas. No deviations from landscaping or buffering requirements are being requested.

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

Pine Island Road NW features a number of commercial uses to the north and south of the roadway. And Betsy Pkwy provides access to an industrial park. In addition to being a suitable location for commercial development, the parcel's depth and configuration allows for a small frontage on Pine Island Road NW while the bulk of operations are significantly out of view from the traveling public. The project site is partially zoned for commercial uses and abuts industrial where agriculturally zoned, it does not open new areas up to premature, scattered, or strip commercial development and promotes commercial development where a residential use is clearly unreasonable.

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

Consistent with Policy 6.1.8, the subject property is not located near an existing or planned school. The closest school campus is Pine Island Elementary School which is located almost 900 FT west of the subject property to the north of Pine Island Road NW.

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

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

Policy 7.1.1: In addition to the standards required herein, the following factors apply to industrial rezoning and development order applications:

1. ***The development must comply with local, state, and federal air, water, and noise pollution standards.***

Consistent with Policy 7.1.1(1), the proposed industrial uses have been tailored to this site per the companion Schedule of Uses and further limited in terms of intensity and location through the proposed configuration on the companion Master Concept Plan. Furthermore, the development will seek additional permitting to comply with local, state, and federal air, water, and noise pollution standards when applicable.

2. ***When located next to residential areas, industry must not generate noise levels incompatible with the residential development.***

As noted in the surrounding uses table and available aerial imagery, there is one (1) residence abutting the subject property. This residence along with a number of other properties to the north of the subject property are zoned TFC-2. As noted on the companion Master Concept Plan, the proposed buffering is consistent with the requirements of the LDC to provide appropriate screening between the proposed industrial uses and the existing residential land uses.

3. ***Bulk storage or production of toxic, explosive, or hazardous materials will not be permitted near residential areas.***

No bulk storage or production of toxic, explosive, or hazardous materials are proposed as noted in the companion Schedule of Uses.

4. ***Contamination of ground or surface water will not be permitted.***

No ground or surface water contamination will be permitted. Furthermore, additional permitting through the South Florida Water Management District is necessary.

5. ***Applications for industrial development will be reviewed and evaluated as to:***

    a. ***air emissions (rezoning and development orders);***

Air emissions above normal levels are not proposed to be generated by the uses which are listed in the companion Schedule of Uses.

b. impacts and effects of environmental and natural resources (rezoning and development orders);

The impacts of the rezoning on environmental and natural resources is further noted in the companion Environmental Report which demonstrates that the site is not home to any protected species – the bald eagle's nest which was previously located on the site fell during Hurricane Ian and the eagles have not returned since. The impacts to the site will take place mostly on uplands or wetlands infected with invasive vegetation.

c. effect on neighbors and surrounding land use (rezoning);

The proposed development will compliment the existing surrounding land uses which consist mostly of commercial and industrial development. The proposed uses are listed in the companion Schedule of Uses; the proposed uses do not pose negative effects or impacts on the neighbors and surrounding land uses – on the contrary, they complement the existing and planned developments in the area.

d. impacts on water quality and water needs (rezoning and development orders);

The proposed uses are not anticipated to generate impacts on water quality or water needs however, the development is subject to additional state permitting and will require review by the South Florida Water Management District at time of Development Order.

e. drainage system (development orders);

N/A

f. employment characteristics (rezoning);

The proposed uses are commercial and industrial in nature and would continue to support economic growth, subsequently enhancing employment opportunities, within the Pine Island community.

g. fire and safety (rezoning and development orders);

The proposed development meets standards for fire and safety as further depicted on the Master Concept Plan. No deviations pertaining to hammerheads/safety vehicle turning are being requested via this rezoning.

h. noise and odor (rezoning and development orders);

Noise and odor are not anticipated to be noxious elements at the proposed development based on the governing County-wide noise ordinance as well as the uses

listed in the Schedule of Uses. These two regulatory documents work in tandem to ensure that noise (via the noise ordinance) and odor (via the Schedule of Uses) are detrimental to the development or impacting surrounding existing and planned land uses.

i. buffering and screening (planned development rezoning and development orders);

Buffering and screening are being proposed consistent with the regulations of the Land Development Code to ensure compatibility and consistency with surrounding developments. No deviations pertaining to buffering or screening are being proposed via this rezoning request.

j. impacts on transportation facilities and access points (rezoning and development orders);

The proposed development is not anticipated to generate a significant impact on transportation facilities as outlined in the companion traffic study. The proposed access points are consistent with the regulations of the Land Development Code pertaining to connection separations. No deviations pertaining to transportation facilities and access points are being proposed via this rezoning request.

k. access to rail, major thoroughfares, air, and if applicable, water (rezoning and development orders);

The property does not feature access to rail however, it does have an access point on Pine Island Road which is classified as a county-maintained arterial at the adjacent segment. This classification allows industrial and commercial traffic to flow without traversing through residential corridors. The property does not have access to water.

l. utility needs (rezoning and development orders); and

Letters of Availability for potable water and wastewater services have been provided by the issuing agencies; the Greater Pine Island Water Association and Lee County Utilities, respectively.

m. sewage collection and treatment (rezoning and development orders).

Wastewater will be provided through Lee County Utilities who have specified in their Letter of Availability that sanitary sewer service will be provided by their Pine Island Water Reclamation Facility and that service will ultimately be determined through hydraulic impact computations per the Lee County Utilities' Design Manual.

Policy 7.1.2: Industrial development is encouraged in the Industrial Development, Tradeport, and Industrial Interchange future land use categories. Industrial development in these future land use categories requiring rezoning and meeting DCI thresholds must be rezoned to a

Planned Development. All rezoning to allow industrial uses outside of the Industrial Development, Tradeport, or Industrial Interchange future land use categories must be rezoned to a Planned Development, except if located within the Mixed Use Overlay. The Planned Development must be designed to arrange uses as an integrated and cohesive unit in order to: promote compatibility and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid negative impacts on surrounding land uses and traffic circulation; protect natural resources; and provide necessary facilities and services where they are inadequate to serve the proposed use.

The subject property is not located within the Industrial, Tradeport, or Industrial Interchange future land use categories, it is located within the Urban Community FLU. Additionally, the property is not located within the Mixed Use Overlay. The request to rezone to a Mixed Use Planned Development consisting of commercial and industrial uses is consistent with the language in Policy 7.1.2 which requires the property be rezoned via the planned development process. The uses have been arranged cohesively to ensure that commercial uses are promoted along Pine Island Road and open storage along with industrial uses are located adjacent to the existing industrial park. This configuration promotes compatibility with existing and planned uses. The companion Master Concept Plan further depicts 1) screening and landscaping, 2) reduction on the automobile internal to the site which promotes pedestrian movement within the development, 3) use of joint parking, as well as 4) joint access and loading facilities and 5) the protection of natural resources.

Policy 7.1.3: Industrial land uses must be located in areas appropriate to their special needs and constraints, including, but not limited to, considerations of: topography; choice and flexibility in site selection; access by truck, air, deep water, and rail; commuter access from home-to-work trips; and utilities; greenbelt and other amenities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses.

The proposed industrial tract of the Mixed Use Planned Development is adjacent to an existing industrial park and is generally shielded from the traveling public by the flag-shaped MPD boundary. The property has access by truck and availability of utilities per the provided LOAs. It is also proximate to supportive and related land uses and as previously mentioned, is highly compatible with the surrounding existing and planned uses.

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

As demonstrated in the companion traffic assessment as well as the supporting Letters of Availability, timing and location of the proposed industrial tract is consistent with the availability and adequacy of existing and planned services and facilities.

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

The companion Master Concept Plan depicts the proposed buffers, all of which are consistent with the requirements of the Land Development Code. As previously mentioned, no deviations are being requested pertaining to the buffering or screening of the proposed development.

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

The industrial tract has direct access onto Betsy Parkway and shared access with the commercial tract onto Pine Island Road therefore there will not be industrial traffic traveling through residential areas.

Goal 24. GREATER PINE ISLAND COMMUNITY PLAN. Manage future growth on and around Greater Pine Island so as to: maintain the island's unique natural resources, rural character, and coastal environment; support the viable and productive agricultural community and other local businesses; and to protect the public health, safety, and welfare of island residents and visitors when a hurricane strike is imminent.

Supportive of hurricane evacuation times, the subject property's proposed rezoning would not allow for any additional residential uses in Greater Pine Island. The use of the property for entirely commercial and industrial uses effectively maintains the current evacuation time. Additionally, the proposed Schedule of Uses has been tailored to meet the needs of the community and to enhance local business as well as promote a diverse local economy.

Policy 24.1.5: New development, including "planned development" rezoning approvals, new subdivisions, and agriculture, that adjoin state-designated aquatic preserves and associated wetlands and natural tributaries must preserve or create a 50-foot-wide native vegetated buffer area between the development and the waterbody or associated wetlands. This requirements will not apply to existing subdivided lots.

For agriculture, this requirement:

- ***will be implemented through the notice-of-clearing process in the LDC, Chapter 14;***
- ***will include a requirement to use this area as a riparian forest buffer with an adjoining filter strip wherever farmland abuts wetlands; and***
- ***if native vegetation does not currently exist, native tree cover will be established within three years of issuance of the notice of clearing.***

The placement and width of the 50 foot vegetated buffer can be modified to accommodate development; however, the development must meet all of the following criteria:

- ***impact less than 1.5 acres of the associated wetlands; and,***

- ***the impacted area must consist primarily of exotic vegetation; and,***
- ***avoid all impacts to mangrove swamps and tidal flats (FLUCCS Code 612 and 615); and,***
- ***be in the Urban Community Future Land Use Category; and,***
- ***be a planned development.***

In addition to the listed criteria, the development must create an onsite wetland area. The created wetland area must meet the following:

- ***must be a minimum of 1.5 square feet for each square foot of impacted associated wetlands; and,***
- ***consist of 100% native wetland species; and***
- ***consist of 6' wetland trees to be planted 15' on center and 3 gallon wetland shrubs planted 3'on center; and,***
- ***maintain a hydrologic connection the with the remaining preserved associated wetlands; and,***
- ***the wetland creation area may be comprised of planted dry detention, filter marsh or other similar green infrastructure techniques; and,***
- ***the created wetlands are not intended to replace any state or federal required offsite mitigation for permitted impacts to wetlands.***

The proposed Master Concept Plan depicts a 50' wide native-vegetated buffer along the eastern perimeter of the property where abutting state-designated wetland areas. Furthermore, the 50' wide buffer is part of a 2.71-acre preserve area contiguous to the state-designated wetland. This preserve area is irregularly shaped but averages a width of 143 feet as further annotated on the MCP. The preserve area is further separated from the proposed commercial and industrial development areas through the establishment of a 25-foot-wide upland buffer. The upland buffer provides spatial protection from any development activity that may take place on the site. Consistent with the above criteria, the proposed 50-foot-wide buffer and preserve area will consist of 100% native vegetation, will maintain a hydrologic connection with the adjacent wetlands, and will be planted pursuant to the above at time of Development Order.

Policy 24.1.6: The County will continue to encourage the preservation of environmentally sensitive areas, rare and unique uplands, eagle nesting areas, and archaeological and historic sites on Greater Pine Island in accordance with the priorities set out in this Plan.

The subject property features 7.19 acres of FLUCCS code 411 – Pine Flatwoods which are defined as "rare and unique uplands" by the Lee Plan. As stated in Policy 24.1.6, the County will continue to encourage preservation of such areas through the priorities set forth in the Lee Plan. This policy defers

to other areas of the Lee Plan for guidance and the only applicable policy referencing "rare and unique" uplands is Policy 123.2.15 which states "Protect Rare and Unique upland habitats from development impacts, to the maximum extent possible, through conservation and/or site design." This policy refers to "conservation and/or site design" as the means by which to protect this upland category however there is no further direction in the Lee Plan (or Land Development Code) defining how this policy is implemented. Additionally, per the Master Site File review dated September 4, 2024, the subject property does not feature any recorded archaeological or historic areas.

Objective 21.2: ROAD IMPROVEMENTS. The County will continually monitor traffic levels within Greater Pine Island to maintain hurricane evacuation clearance times in accordance with Objective 24.7.

As described above under Goal 24, the subject property is not proposing any residential at this location. This property is permitted a total density of 144 units (±23.96 AC x 6 du/AC) per the underlying Urban Community future land use. The Applicant has decided to pursue a mixed-use planned development which will bring the entirety of the property into a zoning district that allows for commercial and industrial uses and further, is governed by a Master Concept Plan and a Schedule of Uses. These regulatory documents will work together to ensure that the property maintains evacuation clearance times.

Objective 24.4: COMMERCIAL LAND USES. County regulations, policies, and discretionary actions will recognize certain unique characteristics of Greater Pine Island which justify different treatment of existing and future commercial areas than in mainland Lee County, as described in the following policies.

Policy 24.4.1: The future urban areas in the Pine Island Center are targeted for most future commercial and industrial uses, as permitted by other portions of this plan. Non-residential development within Pine Island Center as encouraged to provide employment opportunities; serve the day to day needs of residents and visitors; demonstrate a positive impact on traffic patterns within Greater Pine Island; and reduce the number of vehicular trips through Matlacha.

The subject property is not located within Pine Island Center although this area has yet to be defined within the regulatory documents provided by Lee County. It is assumed that Pine Island Center comprises of the island's central intersection and abutting properties; Pine Island Road NW and Stringfellow Rd. The subject property is approximately ±2,500 FT from this intersection (Euclidian distance), however, it is still consistent with this Policy. The proposed MPD rezoning is encouraged due to the need for non-residential development near the island's center, this configuration promotes employment opportunities within Pine Island and consequently limits trips through Matlacha and into Cape Coral.

Policy 24.4.2: Commercial development at locations outside Pine Island Center, but within future urban land use categories, must be designed to minimize impacts to residential and adjacent

agricultural uses. Permitted uses should be restricted to the following: marinas; fish houses; and minor commercial uses to serve the day to day needs of local residents and island visitors.

As outlined in the previous policy's consistency, the proposed mixed use planned development rezoning would not generate negative impacts to the surrounding properties and uses; the commercial and industrial uses proposed are complimentary to the surrounding commercial and industrial uses. Additionally, the subject property is over 20-acres which should be given consideration as this policy promotes minor commercial uses (under 30,000 SF) without contemplating an appropriate Floor Area Ratio (FAR). The Schedule of Uses is tailored to the community while allowing flexibility to promote the economic viability and longevity of the project.

Policy 24.4.3: The County will provide specific architectural and site design standards for Greater Pine Island in the LDC. These standards must: promote but not mandate rehabilitation over demolition; address the size and scale of building mass in relation to the built and natural environment; establish community-specific architectural standards in support of Greater Pine Island's coastal rural character; preserve mature trees wherever possible; encourage the location of off-street parking to the side and rear of buildings to preserve viewsheds along public roadways; require large windows and forbid most blank walls; and encourage metal roofs and other features of traditional "Old Florida" styles. The new commercial design standards will reflect the different characteristics of Bokeelia, Pineland, Matlacha, and St. James City. Deviations from these standards may not be granted unless the request meets the County approval criteria for variances set forth in the LDC, Chapter 34.

The subject property's unique flag-shaped configuration inherently protects the traveling public's viewshed and all elements of the proposed building and its architectural features will be consistent with Chapter 33 requirements at the time of Development Order when architectural elevations are required as part of the submittal package.

Policy 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding.

The development is proposing compatibility with natural systems through the incorporation of water attenuation via a stormwater system permitted through SFWMD for purification, as well as retention/detention to defend against coastal flooding by providing storage for rainfall and storm surge consistent with local regulations and permitting. Existing wildlife habitat is further protected through on-site preservation of wetlands which are ecologically connected to the adjacent state-designated wetlands to the east of the site.

Objective 101.3: Development in Coastal Areas. Protect human life and property from natural and man-made disasters.

Policy 101.3.2: Restrict development in the Coastal High Hazard areas to uplands except as needed for the provisions of public facilities.

The Mixed-Use Planned Development is proposed to minimize any impacts to wetlands. The presence of FLUCCS 620 on the site expands into an area proposed to be impacted. Due to the flag-shape of the lot, and the adjacent conservation areas, the southern terminus of the narrow parcel (flagpole) is identified as code 620 as well as 510 (swale/ditch) making any physical connectivity between the parcels a challenge. The proposed development will need to undergo SFWMD permitting at time of Development Order to address any potential impacts.

Policy 123.1.5: Encourage private restoration of natural habitats to support connectivity between public and private conservation and preservation efforts.

POLICY 123.2.10: Require that development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas be designed to protect the natural character and public investment in these areas

The proposed 50-wide buffer and 2.71 preserve area are not only abutting state (public) conservation/preservation areas but are also ecologically connected to this area through the incorporation of an upland buffer and berm which would dually function to separate the preserve from the proposed development area, thus protecting the natural character and public investment in the state-designated preserve areas.

Objective 124.1: Protect and conserve the natural functions of wetlands and wetland systems by maintaining wetland protection regulations.

Objective 125.1: Maintain high water quality, meeting or exceeding state and federal water quality standards.

Policy 125.1.2: New development and additions to existing development must not degrade surface and groundwater quality.

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.

Objective 126.1: Water Supplies. Ensure water supplies of sufficient quantity and quality to meet the present and projected demands of consumers based on the capacity of the environment.

Policy 126.1.1: Natural water system features which are essential for retention, detention, purification, runoff, recharge, and maintenance of stream flows and groundwater levels shall be identified, protected, and managed.

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

Water quality monitoring may be required through SFWMD at time of Development Order once uses and intensities are further identified. The proposed Master Concept Plan depicts various storage uses and limited commercial uses. Should the MCP need to be reconfigured in the future an administrative amendment would be required to address the reconfiguration of the MCP.

Strategic Regional Policy Plan

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

The proposed MPD rezoning would allow for expansion of commerce within Southwest Florida. The subject property's commercially zoned parcel is already developed with a commercial use, the addition of the southern parcel by the Applicant would allow for additional commercial development in a manner that is appropriate at the proposed location, thus providing more employment opportunities, as well as furthering economic diversity and stability in the region.

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

The rezoning is consistent with this goal by supporting business and industry in a location where public services are readily available. Pine Island Road NW is a major transportation corridor for the Pine Island community, connecting the island with mainland Lee County/the City of Cape Coral. Improvements to sites with readily available infrastructure promote commerce, ensuring economic stability, in appropriate locations.

Goal 4: A diverse regional economy.

The reasoning would allow for the expansion of commercial services at a location where commercial uses were previously programmed as noted by the underlying zoning districts as well as surrounding land use pattern.

State Comprehensive Plan

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

(15)(a) Goal. In recognition of the importance of preserving the natural resources and

enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

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

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

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

IV. CRITERIA

The proposed development is in full compliance with the criteria set forth by LDC Section 34-145(d)(4)(a)(1), as further outlined below:

a) Complies with the Lee Plan;

As outlined in section III. Comprehensive Plan Compliance, the proposed request is consistent with a number of development-oriented policies, including those referencing commercial land uses, industrial land uses, development standards, and zoning provisions.

b) Meets this Code and other applicable County regulations or qualifies for deviations;

The companion Master Concept Plan meets the County's Land Development Code and qualifies for the one (1) deviation being sought which is further described along with its justification in the companion Schedule of Deviations.

c) Is compatible with the existing and planned uses in the surrounding area;

As outlined in section II, the request for commercial and industrial uses is highly compatible with the existing and planned surrounding uses, most of which are also commercial and industrial in

nature.

d) Will provide access sufficient to support the proposed development intensity;

The companion TIS demonstrates that there will be access sufficient to support the proposed development at the proposed intensity.

e) The expected impacts on transportation facilities will be addressed be existing County regulations and conditions of approval;

The companion TIS demonstrates the there will be minimal impacts on transportation facilities, further traffic analysis will be required at time of Development Order.

f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

As noted in the environmental assessments of the site, the property does not feature environmentally critical or sensitive areas and natural resources will be preserved consistent the Land Development Code. No deviations are being sought in conjunction with the proposed rezoning request.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban Area category.

The subject property has direct access to adequate transportation facilities, utilities, and other urban services. This can be further noted by the provided Letters of Availability.

The proposed development is also in full compliance with the criteria set forth by LDC Section 34-145(d)(4)(a)(2), specific to planned development rezonings, as further outlined below:

a) The proposed use or mix of uses is appropriate at the proposed location;

The proposed configuration of commercial and industrial uses are highly compatible with the existing surrounding commercial and industrial uses. Additionally, by not providing residential, evacuation times off of Greater Pine Island are not anticipated to be impacted via this request.

b) The recommended conditions provide sufficient safeguards to the public interest are reasonably related to the impacts on the public's interest expected from the proposed development;

The proposed development will not be detrimental to the public interest and will instead enhance the corridor and the island's local economy, as well as promote trips internal to the island.

c) If the application includes deviations pursuant to Section 34-373(a)(9), that each requested deviation: 1) Enhances the achievement of the objectives of the planned development; and 2) Preserves and promotes the general intent of this Code to protect the public health, safety, and welfare.

As outlined in the companion Schedule of Deviations, the three (3) deviations requested in conjunction with the rezoning are being requested to promote safety while taking into consideration the preservation of natural resources during the configuration and design of the Mater Concept Plan. The deviations work in tandem with the plan to promote and protect public health, safety, and welfare.

V. CONCLUSION

The proposed MPD rezoning is consistent with several policies set forth by the Lee Plan, the Southwest Florida Strategic Regional Policy Plan, and the State of Florida's Comprehensive Plan. The rezone would greatly enhance local economic diversity as well as promote economic stability and allow for development to take place at a location previously slated for commercial uses where public facilities and urban services are capable of servicing the site. Please contact me directly at (239) 226-0024 or CindyL@En-Site.com if you should have any questions or require additional information.

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

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

Attachment F

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

BETSY PKWY
Mixed Use Planned Development
Community Meeting Summary

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

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

Sincerely,
EnSite, Inc.

Cindy C. Leal Brizuela, AICP, MURP
Principal Planner

PUBLIC NOTICE:

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

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

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

NOTICE NOTICE NOTICE

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

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

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

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

NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

PUBLIC NOTICE:

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

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

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

NOTICE NOTICE NOTICE NOTICE NOTICE NOTICE

Mixed-Use Planned Development

Betsy Parkway MPD

Greater Pine Island Civic Association

August 5, 2025


Project location
Pine Island Center
Little Pine Island
Carver Preserve
Pineland
Smokehouse Bay Preserve
Big Dead Creek
Buzzard Bay
Marsh Spreader Waterway
Buttonwood Preserve
Charlotte Harbor Buffer Preserve
Coral Oaks Golf Club
765
Diplomat Pkwy W
Tropicana Pkwy W
Burnt Store Rd N
Embers Pkwy
NE Pine Island Rd
SW Pine Island Rd
884
Santa Barbara Blvd N
Santa Barbara Blvd
Cape Coral
Trafalgar Pkwy
Palmetto Pine Country Club
Veterans Pkwy
Chiquita Blvd S
Skyline Blvd
Country Club Blvd
San Carlos Canal
Lions Canal
Hancock



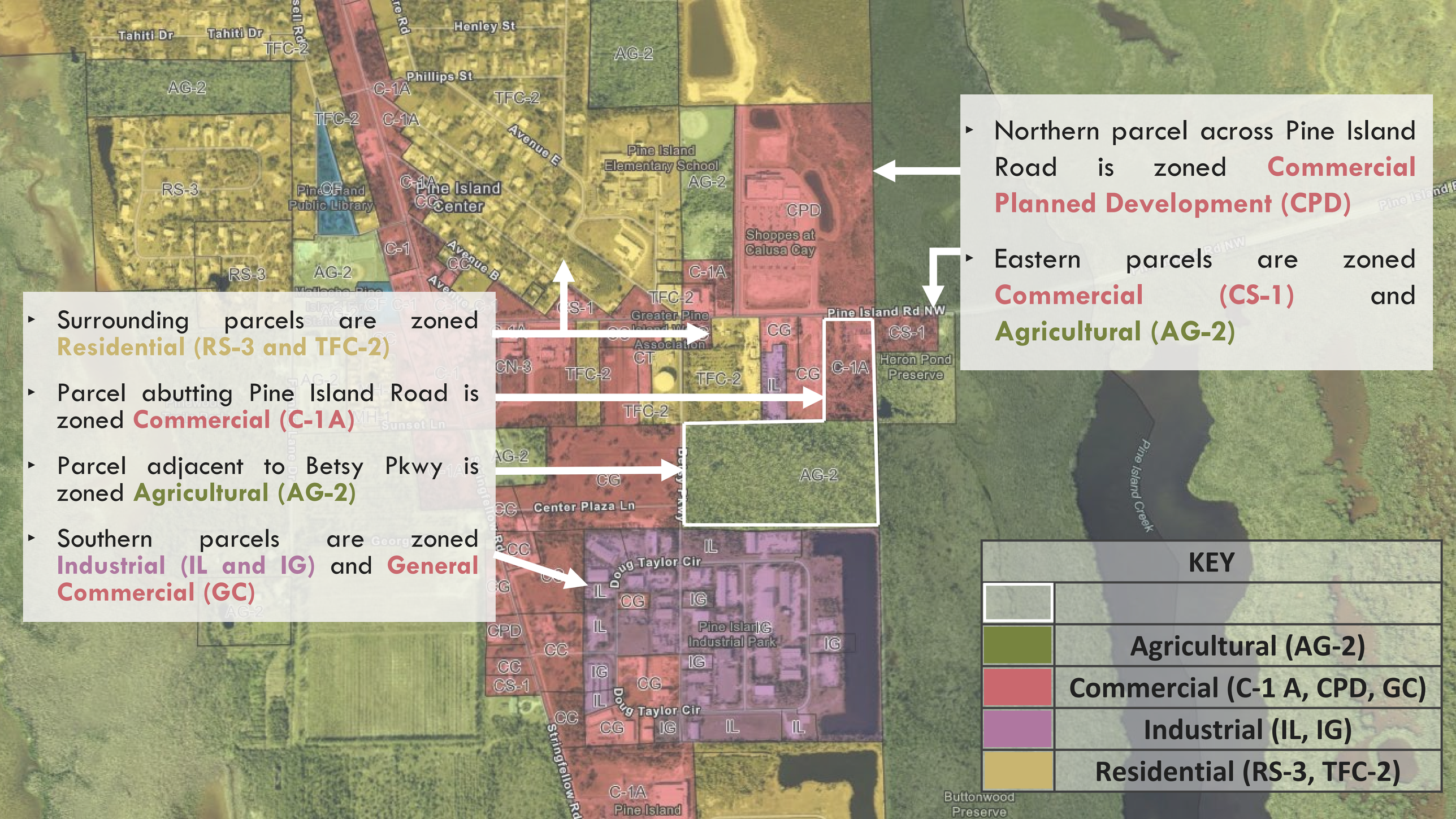
- **± 23.96 AC Total**
- Abuts Pine Island Road to the North and Betsy Pkwy to the South
- **Existing Zoning:** AG-2 & C-1A
- **Proposed Zoning:** Mixed-Use Planned Development (MPD)
- **Proposed rezone would achieve:**
  - ±40,000 SF total **Commercial Area**
  - ±250,000 SF total **Industrial Area**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

ensite

Betsy Pkwy MPD Rezone

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

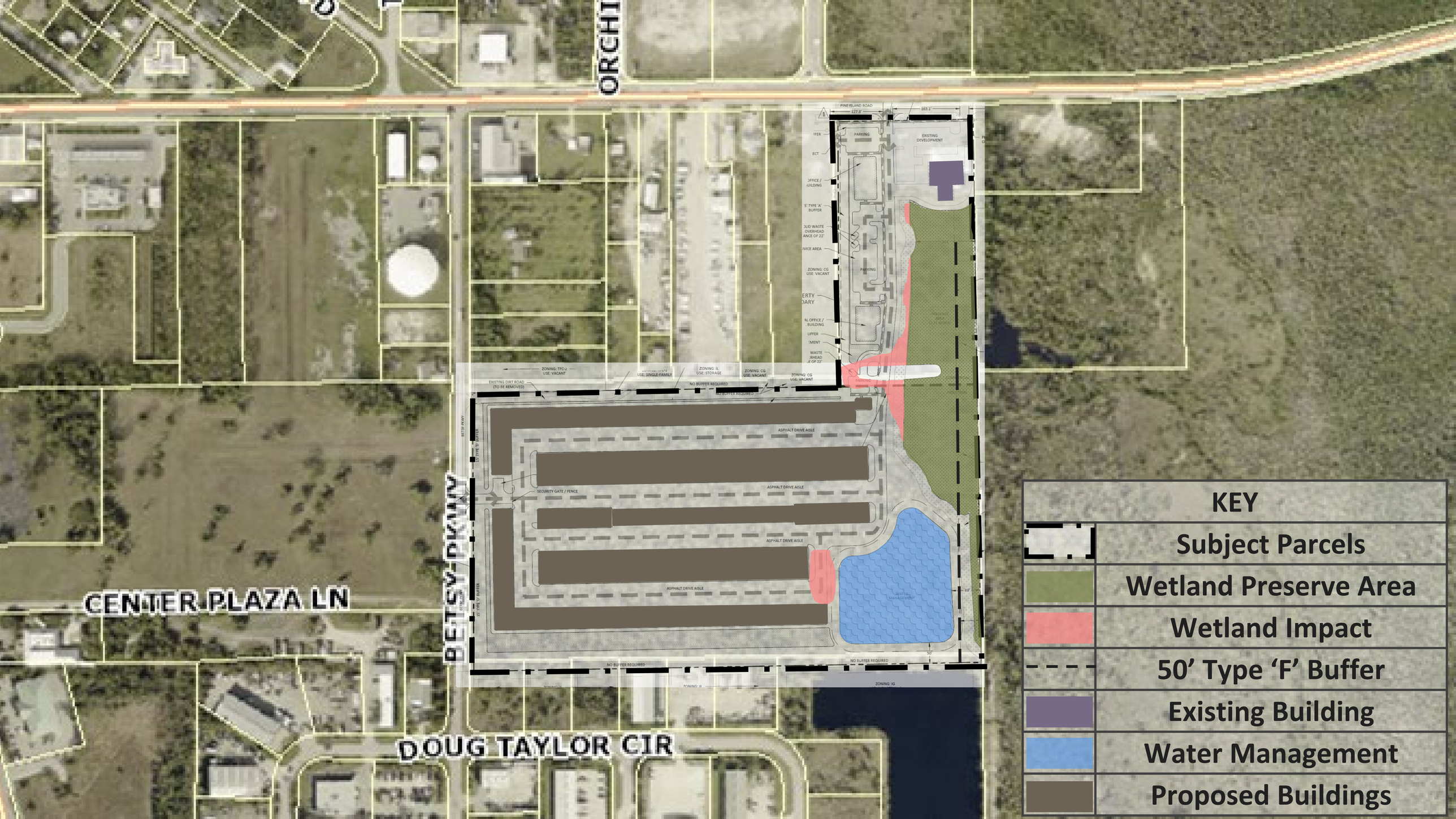
0 200 400 FT



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

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

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


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

Permitted Uses in MPD: Commercial Tract

[Mixed-Use Planned Development]

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

Permitted Uses in MPD: Industrial Tract

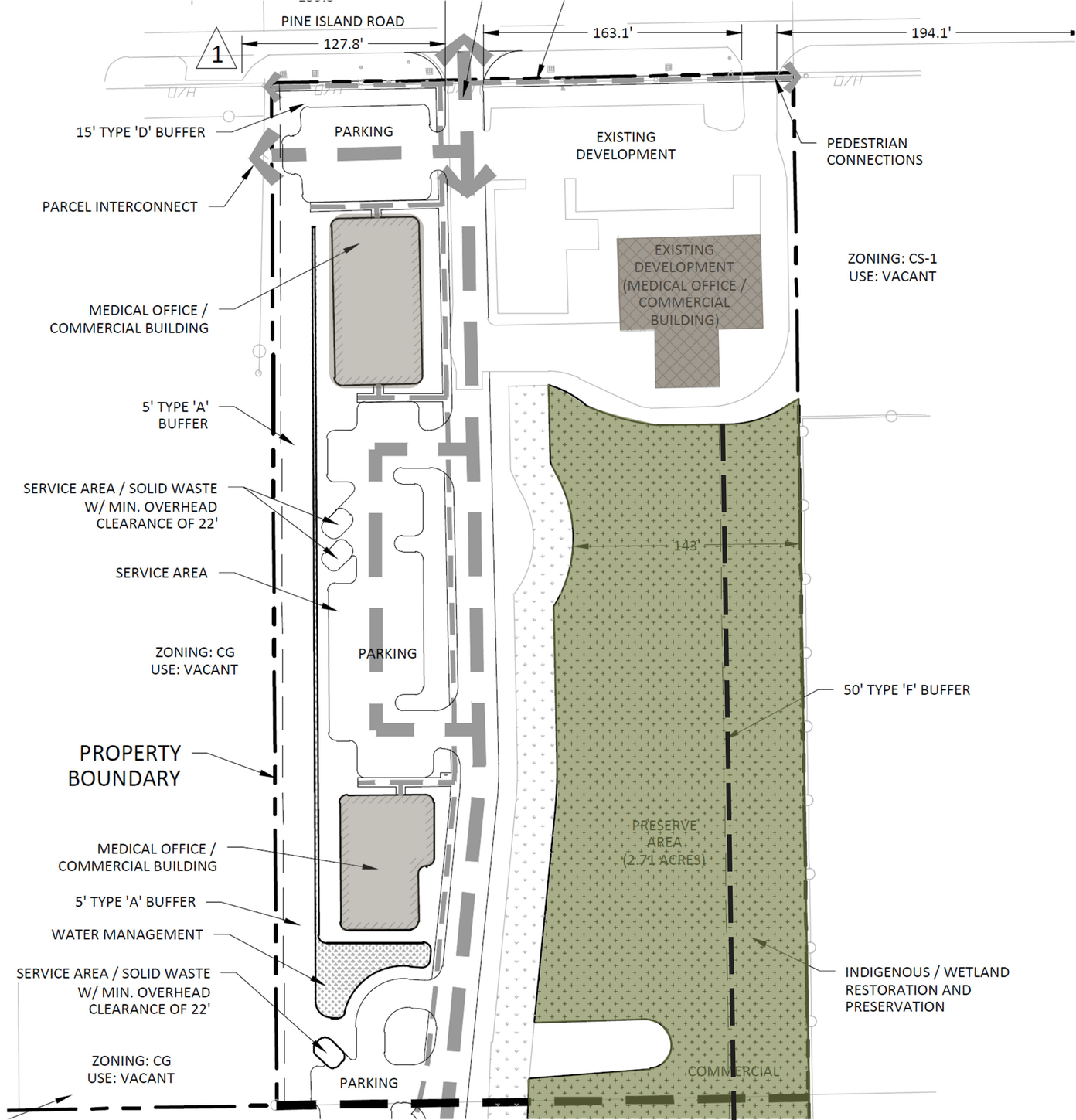
[Mixed-Use Planned Development]

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

Commercial Tract

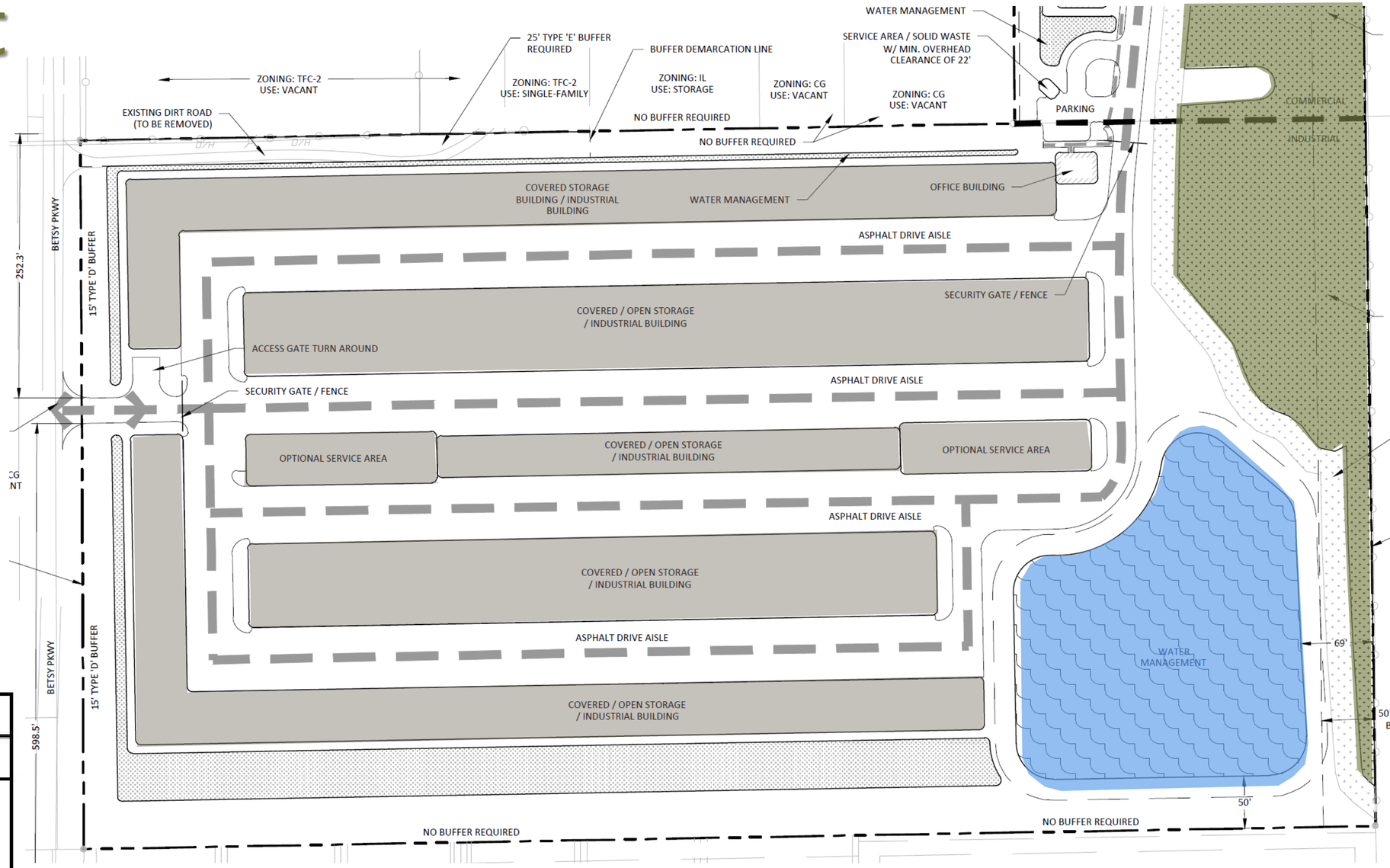
- **40,000 SF of Commercial Proposed (Total)**
  - **4,654 SF Existing Medical Office/Commercial**
- **Proposed uses include medical/professional office or range of commercial retail**

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



Industrial Tract

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



INDUSTRIAL PORTION

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

Lee Plan Consistency

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

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

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

Lee Plan Consistency

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

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

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

Lee Plan Consistency

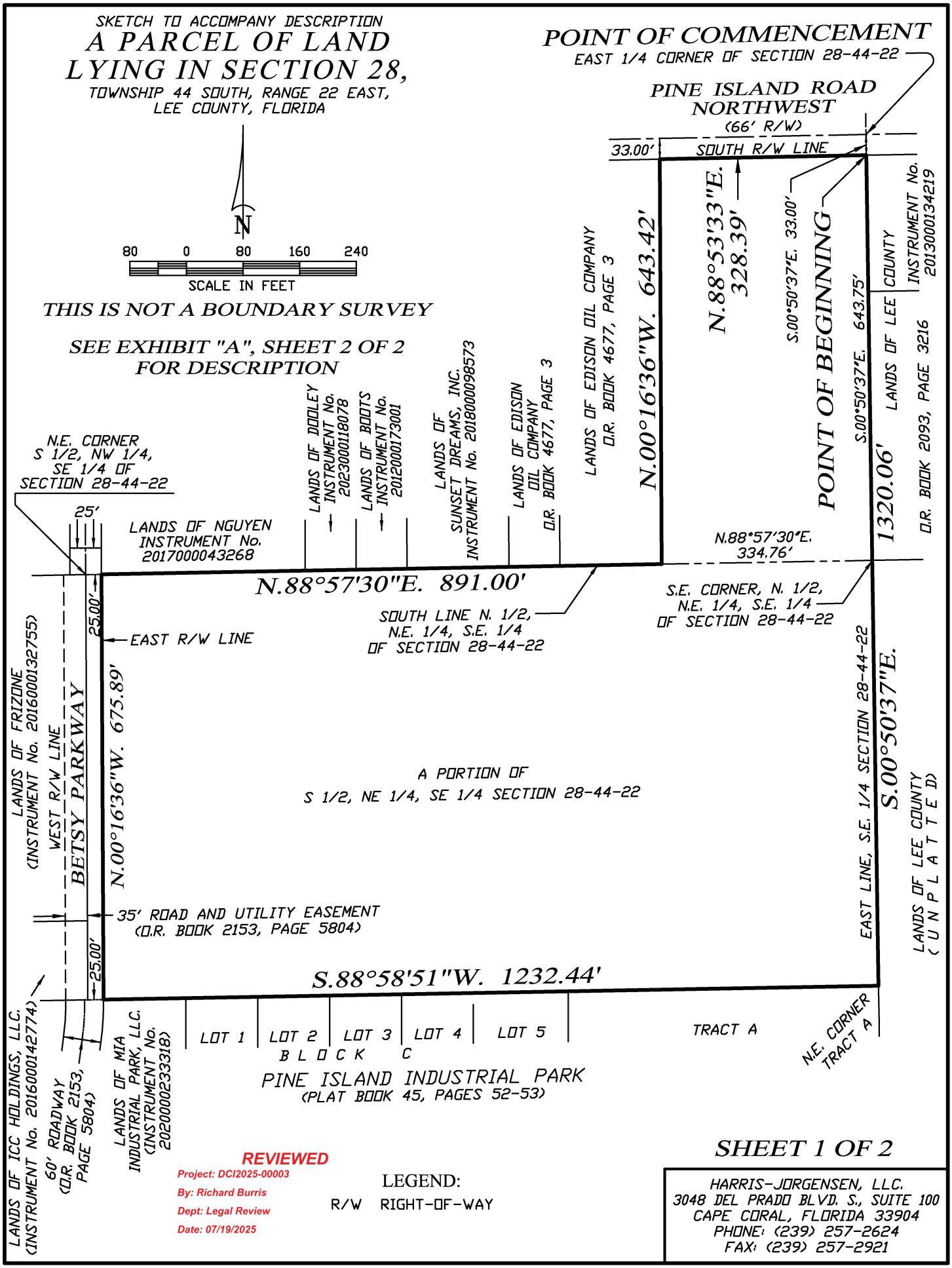
The project is also consistent with **Policy 123.2.10**, where development adjacent to preserves must be designed to protect these areas.

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



Questions & Comments

Attachment G



Attachment G

DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 44 SOUTH, RANGE 22 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E 1/4) CORNER OF THE AFORESAID SECTION 28; THENCE RUN S.00°50'37"E. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28 FOR 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PINE ISLAND ROAD NORTHWEST (66 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUE S.00°50'37"E. ALONG SAID EAST LINE FOR 1320.06 FEET TO THE NORTHEAST CORNER OF TRACT "A", PINE ISLAND INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 45, PAGES 52 AND 53, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.88°58'51"W. ALONG THE NORTH LINE OF SAID PINE ISLAND INDUSTRIAL PARK AND THE NORTH LINE OF PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2020000233318, PUBLIC RECORDS OF LEE COUNTY, FLORIDA FOR 1232.44 FEET TO A POINT ON THE EAST LINE OF A 60.00 FEET WIDE ROADWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2153, PAGE 5804, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°16'36"W. ALONG THE EAST RIGHT-OF-WAY LINE OF BETSY PARKWAY (60 FEET WIDE) FOR 675.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE AFORESAID SECTION 28; THENCE RUN N.88°57'30"E. ALONG SAID SOUTH LINE FOR 891.00 FEET; THENCE RUN N.00°16'36"W. FOR 643.42 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF PINE ISLAND ROAD NORTHWEST; THENCE RUN N.88°53'33"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 328.39 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,044,343.219 SQUARE FEET OR 23.974 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID PINE ISLAND ROAD NORTHWEST AS BEING N.88°53'33"E.

Phillip M Mould, LS6515, State of Florida

Digitally signed by Phillip M Mould, LS6515, State of Florida
Date: 2025.02.04 11:45:10 -05'00'

PHILLIP M MOULD
LS6515
FEBRUARY 4, 2025

NOTE:
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.

REVIEWED
Project: DCI2025-00003
By: Richard Burris
Dept: Legal Review
Date: 07/19/2025

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

1. A deviation from LDC Sec. 10-285, which requires a connection separation of 440 feet along a principal arterial roadway to allow 127' at the closest point of separation, 163' at the second closest point of separation, and 194' at the third closest point of separation. This will memorialize existing access into the parcel.

   JUSTIFICATION: The proposed deviation would allow for the memorialization of existing access points along Pine Island Road which is classified as a County-maintained arterial with a speed limit of 40 MPH. The dual entrances to the site along Pine Island Road ensure safe circulation internal to the site which features an existing building with a drive-through. This building previously functioned as a bank. Per LDC Sec. 10-291(3), commercial development in excess of 10 acres must provide more than one means of ingress or egress. This property has two (2) existing points of ingress/egress along Pine Island Road. Western access is an existing ingress only, while the eastern access is egress only. The proposed deviation would allow for these existing access points to be memorialized on the property.

Attachment I

Greater Pine Island Water Association, Inc.

Jan 8, 2025

To Whom It May Concern:

Please be advised that the following address has water availability to the site:

10300 Betsy Pkwy
St James City, FL 33956

Under normal operating conditions, static water pressure in the main will be at least 20 PSI at the point where water service will be provided. As of this date, the Greater Pine Island Water Association, Inc. has sufficient capacity to provide 500 gallons per day of potable water to this site.

Sincerely,

Greater Pine Island Water Association

5281 Pine Island Road, Bokeelia, Florida 33922 Phone (239) 283-1071 Fax (239) 283-7792

Attachment J

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

December 27, 2024 Via E-Mail

Brian R. Smith
EnSite, Inc.
2401 First Street, Suite 201
Fort Myers, FL 33901

RE: **Wastewater Availability**
Polotto MPD - 5041 Pine Island Road NW and 10300 Betsy Parkway
STRAP # 24-44-22-00-00024.0000; 28-44-22-00-00014.0000

To whom this may concern:

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

Your firm has indicated that this project will consist of commercial units with an estimated flow demand of approximately 2,583 gallons per day. Lee County Utilities presently has sufficient capacity to provide sanitary sewer service as estimated above.

Availability of sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer.

Sanitary sewer service will be provided by our Pine Island Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

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

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

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

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

Sincerely,

Ashanti Shahriyar

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

Commercial Tract

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

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

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

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

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

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

Personal services, all groups

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

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

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

Lee County Southwest Florida

DEPARTMENT OF TRANSPORTATION

Memo

To: Beth Workman, Principal Planner

From: Lili Wu, Principal Planner

Date: Feb. 6, 2026

Subject: Betsy Parkway MPD (DCI2025-00003) Transportation-Related Analysis

Proposed Development

This application requests to permit up to 250,000 sf of industrial park and 40,000 sf of commercial uses.

Site Location

The subject property is located on the south side of Pine Island Road and east of Betsy Parkway.

Site Access

The site has two existing accesses to Pine Island Road and one proposed access to Betsy Parkway.

Pine Island Road is an arterial and Betsy Parkway is a local road both maintained by County.

Trip Generation Review

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) Trip Generation 11th Edition Report. Table 1 outlines proposed project's trip generation for weekday AM and PM peak hours traffic volumes (new trips).

Table 1

Land Use	Weekday A.M Peak Hour			Weekday P.M Peak Hour		
	In	Out	Total	In	Out	Total
Commercial (40,000 sf)	112	42	154	70	76	146
Industrial Park (250,000 sf)	69	16	85	19	66	85
Total	181	58	239	89	142	231

Roadway Section Traffic Operation Level of Service Analysis

New trips related to the subject case were distributed across the surrounding road network to assess their impact on the Level of Service (LOS) in arterial/collector road sections most affected by the proposed development. According to Administrative Code AC-13-17 Traffic Study Guidelines for Planned Development Rezonings, a "significant impact" signifies a 10% or more of the LOS "C" service volumes at build-out.

The proposed development was assumed to be completed by 2027 (build-out year). Therefore, the roadway links impacted by the proposed development were analyzed for the 2027 projected traffic conditions without the proposed development and with the proposed development (Table 2).

Table 2: Arterial/Collector roadway sections adjacent to site expected to be impacted by the proposed development

Roadway	Location	2027 Level of Service (LOS)	
		Without Project	With Project
Pine Island Road	W of Project	E	E
Pine Island Road	E of Project	E	E

Roadway Intersection Traffic Operation Level of Service Analysis

New trip assignments were made to the surrounding road network to evaluate Level of Service (LOS) impacts as necessary at site entrances, intersections within the vicinity of site entrances, and intersections anticipated to be most affected by the proposed development. Table 3 describes the site access built-out year level of service with and without the project.

Table 3:

Intersection	Peak Hour	Level of Service (2027)	
		Future without Project	Future with Project
Pine Island Rd/Eastern Access	PM	N/A	C
Pine Island Rd/Western Access	PM	N/A	C
Pine Island Rd/Stringfellow Rd	PM	C	D

Deviation Review

Deviation #1 requests a deviation from LDC Sec. 10-285 which requires a connection separation of 440 feet to allow 127 feet and 163 feet on Pine Island Road. Lee County DOT has no objection to the deviation with the following conditions:

1. The two access points along Pine Island Road must remain ingress only and egress only with appropriate signage.

2. In the event the neighboring properties develop (to the east and west), the Director of the Department of Transportation or their designee may decide to close one or both access points on Pine Island Road in order to comply with LDC 10-285.

Conclusion

Based on the roadway and intersection LOS analysis, Pine Island Road, the intersections of Pine Island Rd/Eastern Access, Pine Island Rd/Western Access and Pine Island Rd/Stringfellow Rd are anticipated to operate at or better than the adopted LOS standard in project's build-out year (2027).

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

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

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

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

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

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

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

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

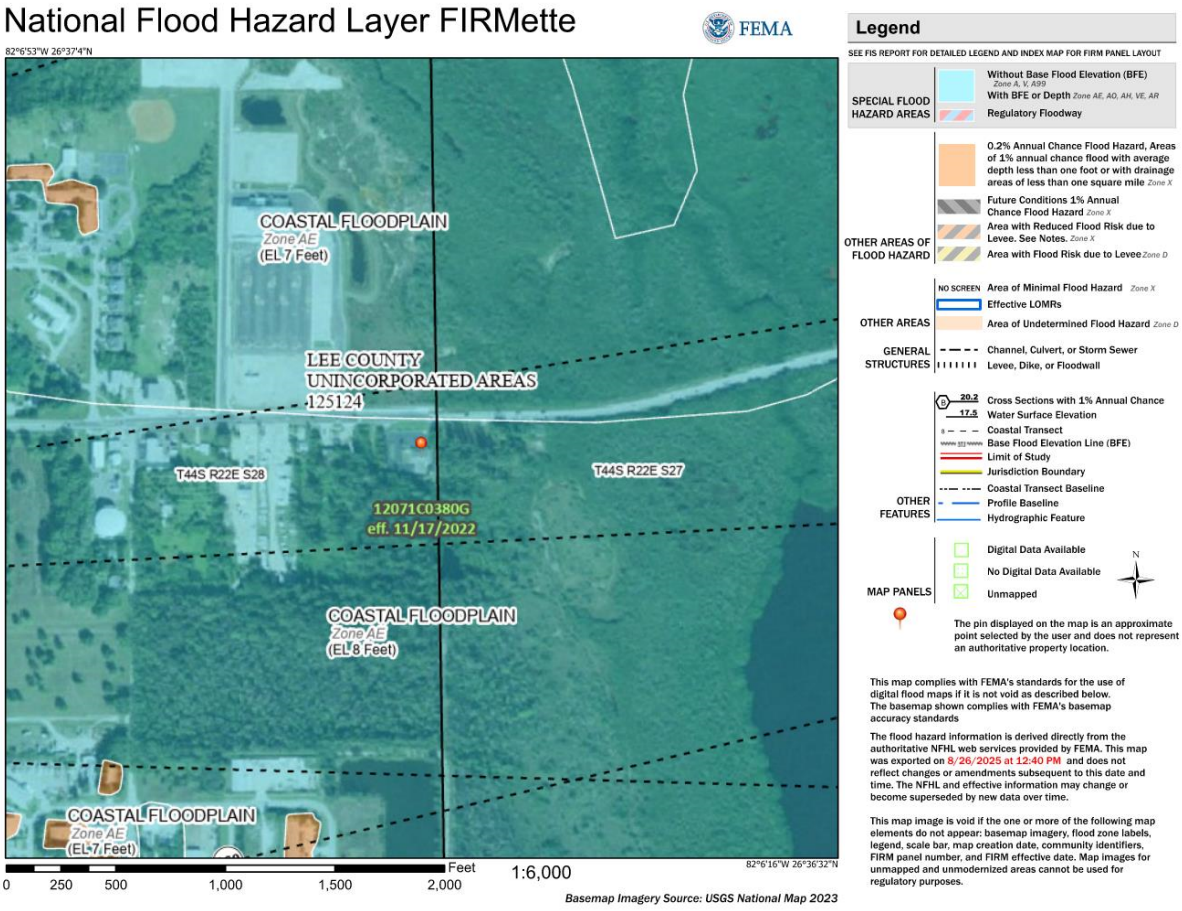
d. *How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate;*

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

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

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

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



Attachment N

Date: February 17, 2026

To: Beth Workman, Principal Planner

From: Nic DeFilippo, Senior Environmental Planner
239.533.8983
ndefilippo@leegov.com

Subject: DCI2025-00003
Natural Resources Staff Report and Conditions for Betsy Parkway MPD

The request is to rezone ±23.96 acres from Agricultural (AG-2) and Commercial (C-1A) to Mixed-Use Planned Development (MPD) to allow for the development of a commercial and industrial subdivision. The subject property is located at 10300 Betsy Parkway and 5041 Pine Island Road NW and within the Greater Pine Island Community Planning Area. There was formerly a bald eagle nest, LE-081, located on STRAP Number 28-44-22-00-00014.0000. The nest came down during Hurricane Ian and was not rebuilt within three nesting seasons. As a result, the nest location was declared Lost in accordance with LDC 14-112 by the Eagle Technical Advisory Committee on May 13, 2025 (Attachment 1).

Much of the subject property is undeveloped except for a medical office located adjacent to Pine Island Road. Under existing conditions, as indicated in the Surface Water Management Plan provided by the applicant, the site sheet flows towards the east and into the Lee County 20/20 Buttonwood Preserve. The proposed stormwater management system will consist of various water treatment techniques prior to discharging east into the existing wetland system which is connected to the Lee County 20/20 Buttonwood Preserve. The proposed development is located within the Pine Island watershed, as identified by Lee County. The watershed is impaired for Fecal Coliform and Total Nitrogen per Florida Department of Environmental Protection. Staff must evaluate the entire Schedule of Uses for consistency with Lee Plan policies 123.2.10, 125.1.2, and 125.1.4. Lee Plan policy 123.2.10 requires that development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas be designed to protect the natural character and public investment in these areas. Lee Plan policy 125.1.2 states new development and additions to existing development must not degrade surface and ground water quality. Lee Plan policy 125.1.4 states developments which have the potential of lowering existing water quality below state and federal water quality standards will provide standardized appropriate monitoring data. To ensure consistency with Lee Plan policies 123.2.10, 125.1.2, and 125.1.4 staff recommends the following condition:

Prior to local development order approval, the developer must provide a Surface Water Quality Monitoring Plan for review and approval by Lee County Division of Natural Resources. At a minimum, the Surface Water Monitoring Plan must establish the following:

- **i) The overall Goals and Objectives of the Surface Water Monitoring Plan;**
- **ii) An outfall monitoring schedule during "wet" season of June through September and "dry" season of October through May. The Division of Natural Resources will determine the monitoring constituents prior to development order approval based on the final proposed use(s).**
- **iii) A baseline monitoring event to be part of the monitoring plan that must be completed prior to commencement of construction.**

iv) **Water quality monitoring data must be provided to the Division of Natural Resources annually for a minimum of 5 years and must include a report with a comparison of State surface water quality standards, plots of parameters, and recommendations. After five years of meeting or exceeding State surface water quality monitoring standards, the developer may amend water quality monitoring and reporting after written request, review, and approval by the Division of Natural Resources. Results must be reported as an Electric Data Deliverable (EDD), in a format approved by the Division of Natural Resources.**

v) **A contingency plan in the event an exceedance of State Surface Water Quality Standards is discovered. This plan must include notification to impacted residents and applicable authorities.**

Attachments

1. LE-081 Lost Nest Determination Letter

ATTACHMENT 1

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

July 8, 2025

Pi Daze LLC
12290 Metro PKWY
Fort Myers, FL 33966

Re: Lost Nest Determination for Bald Eagle Nest LE-081
STRAP Number: 28-44-22-00-00014.0000

Pi Daze LLC,

On May 13, 2025, the Eagle Technical Advisory Committee (ETAC) recommended to declare bald eagle nest LE-081 Lost in accordance with Lee County Land Development Code (LDC) Chapter 14. According to LDC 14-112, a Lost nest is defined as a nest that is destroyed by natural causes and is not rebuilt in the same tree within three nesting seasons. Available information concerning nest LE-081 indicates the following:

Bald eagle nest LE-081 was last occupied during the 2019-2020 nesting season. The nest came down during Hurricane Ian which made landfall on 9/28/2022. The nest has not been rebuilt in the same tree within three nesting seasons, and no activity has been observed.

Please note this letter does not relieve the property owner from any State or Federal requirements. If you have any questions, please contact Nic DeFilippo with the Lee County Planning Section at ndefilippo@leegov.com or 239-533-8983.

Sincerely,
Eagle Technical Advisory Committee

Laura Greeno

Laura Greeno
ETAC Chair

CC: Ulgonda Kirkpatrick, USFWS Migratory Bird Division (email only)

Attachment O

PINE ISLAND ROAD & BETSY PARKWAY – 23± ACRES

UPDATED ENVIRONMENTAL ASSESSMENT & PRELIMINARY SPECIES SURVEY REPORT

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

May 2025
Updated September 2025

Prepared For:

EnSite, Inc.
c/o: Brian R. Smith
2401 First Street, Suite 201
Fort Myers, FL 33901
Phone: 239.226.0024 ext. 105
Email: BrianS@en-site.com

Prepared By:

BearPaws Environmental Consulting
1599 Covington Circle East
Phone: (239) 340-0678
Email: BearPaws.Env.Consulting@GMail.com

Introduction

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

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

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

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

Background

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

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

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

Existing Site Conditions

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

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

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

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

FLUCFCS Codes & Community Descriptions

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

FLUCFCS 140 Commercial – 1.00± Acres

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

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

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

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

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

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

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

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

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

FLUCFCS 437 Australian Pine – 2.43± Acres

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

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

FLUCFCS 740 Disturbed Lands – 1.75± Acres

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

Wetlands

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

FLUCFCS 619 Exotic Wetlands – 0.14± Acres

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

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

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

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

FLUCFCS 740H Hydric Disturbed Lands – 0.25± Acres

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

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

FLUCFCS 510 Swale/Ditch – 0.39± Acres

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

Table 1. FLUCFCS Community Table

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

Mitigation Discussion

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

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

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

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

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

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

Species Survey Results

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

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

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

Summary & Discussion

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

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

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

Table 2: Listed Species by Habitat with Current Status

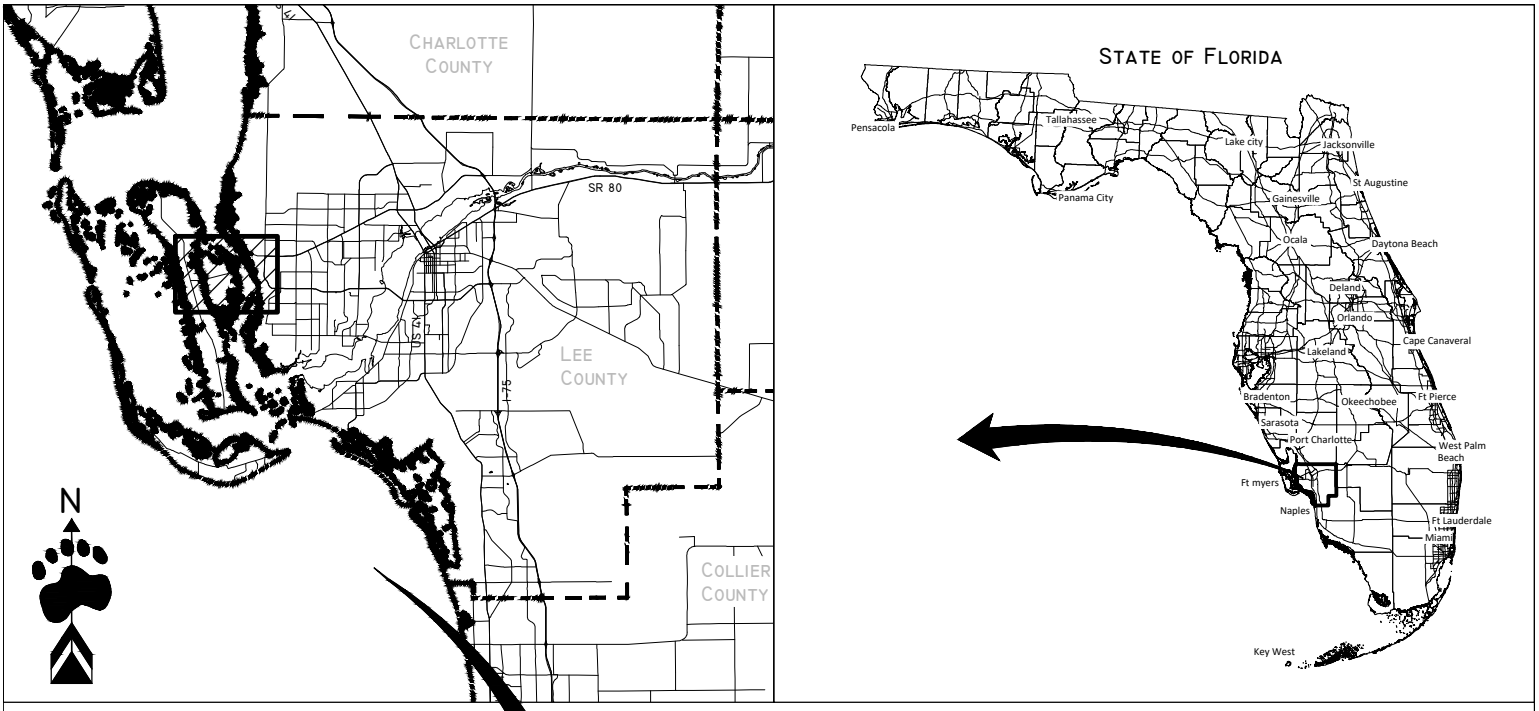
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Observed	Percent Coverage	USDA	FDA&CS	FWS	FWC
140	Commercial	N/A	*N/A*	--	90	--	--	--	140
310	Herbaceous	Florida sandhill crane	*Grus canadensis pratensis*	--	90	--	--	--	T
		Gopher tortoise	*Gopherus polyphemus*	--	90	--	--	T	T
		Burrowing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

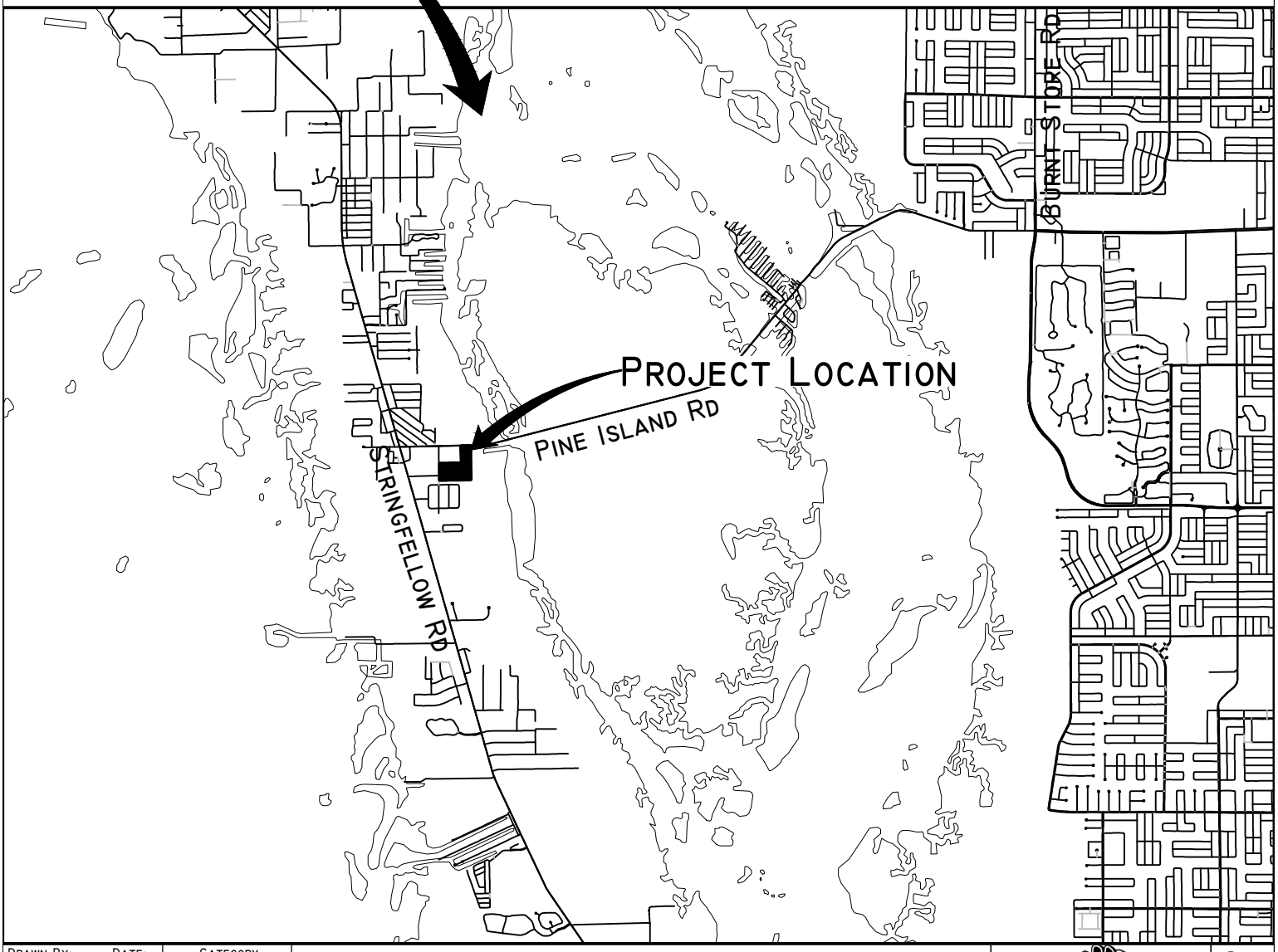
C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

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

EXHIBIT A

Project Location Map





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

Pine Island Road & Betsy Parkway

Location Map

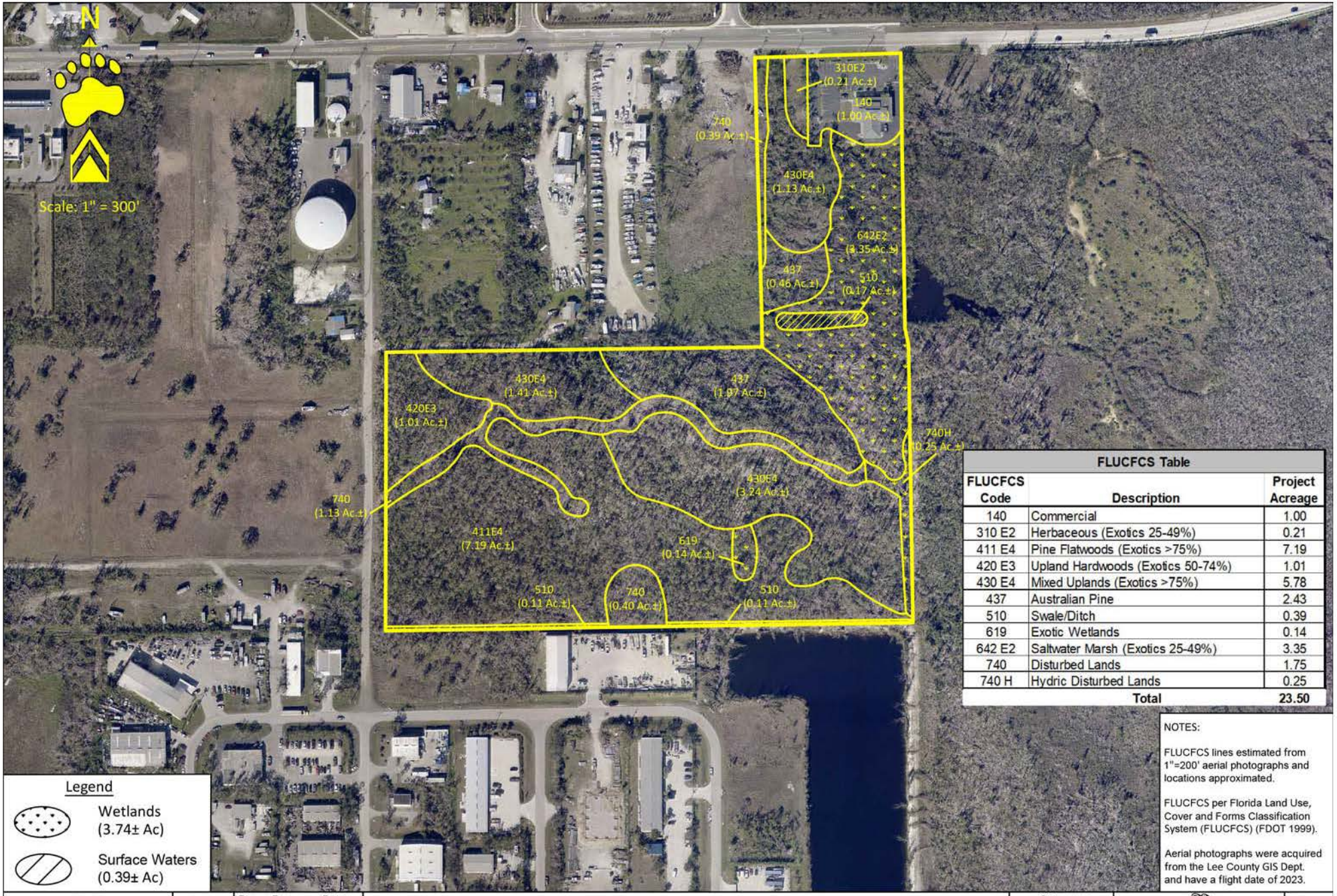
BEARPAWS ENVIRONMENTAL CONSULTING
1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page

Exhibit

EXHIBIT B

FLUCFCS Map with Aerial



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

NOTES:

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

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

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

Legend

Wetlands (3.74± Ac)

Surface Waters (0.39± Ac)

Revisions	Date:

Drawn By: BWS Date: 8/19/25

Job Number

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

Pine Island Road & Betsy Parkway

Aerial FLUCFCS Map

Category: FLUCFCS

Scale: 1" = 300'

County: Lee

BEARPAWS ENVIRONMENTAL CONSULTING
1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page -

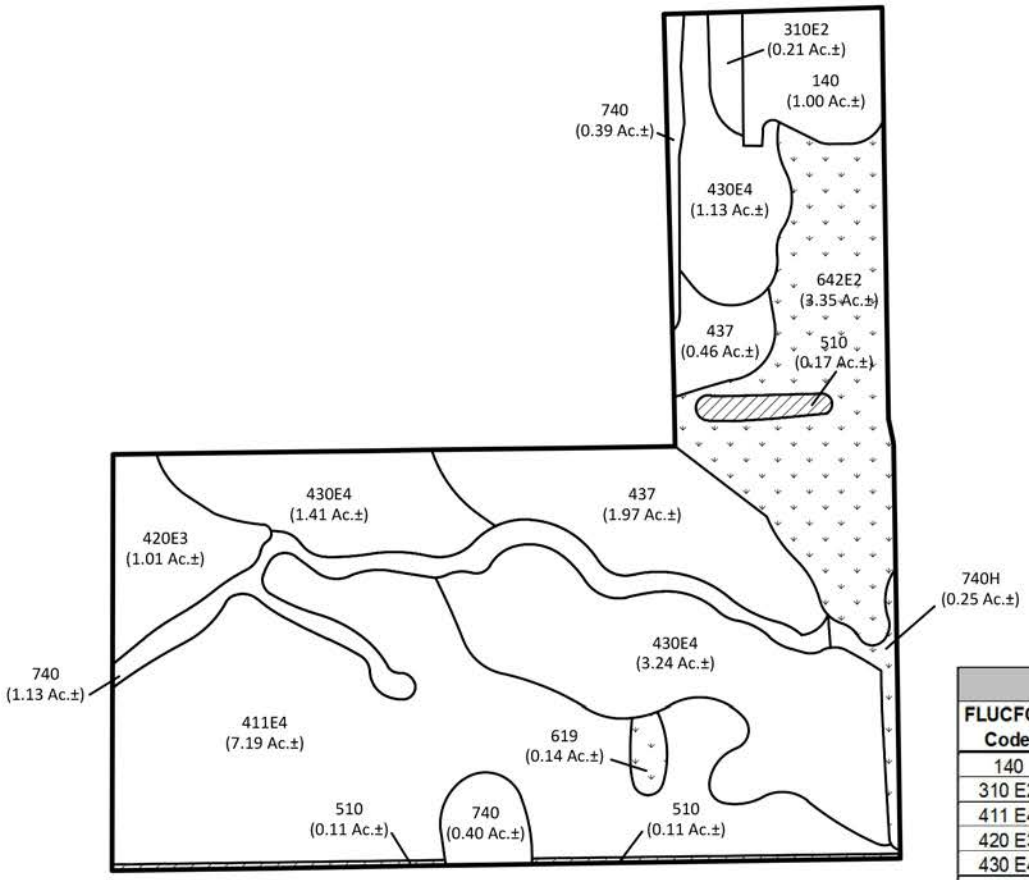
Exhibit -

EXHIBIT C

FLUCFCS Map

N

Scale: 1" = 300'



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

Legend

Wetlands
(3.74± Ac)

Surface Waters
(0.39± Ac)

NOTES:

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

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

Revisions	Date:

Drawn By: BWS Date: 8/19/25

Job Number

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

Pine Island Road & Betsy Parkway

FLUCFCS Map

Category: FLUCFCS

Scale: 1" = 300'

County: Lee

BEARPAWS ENVIRONMENTAL CONSULTING
1599 Covington Circle East Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page -

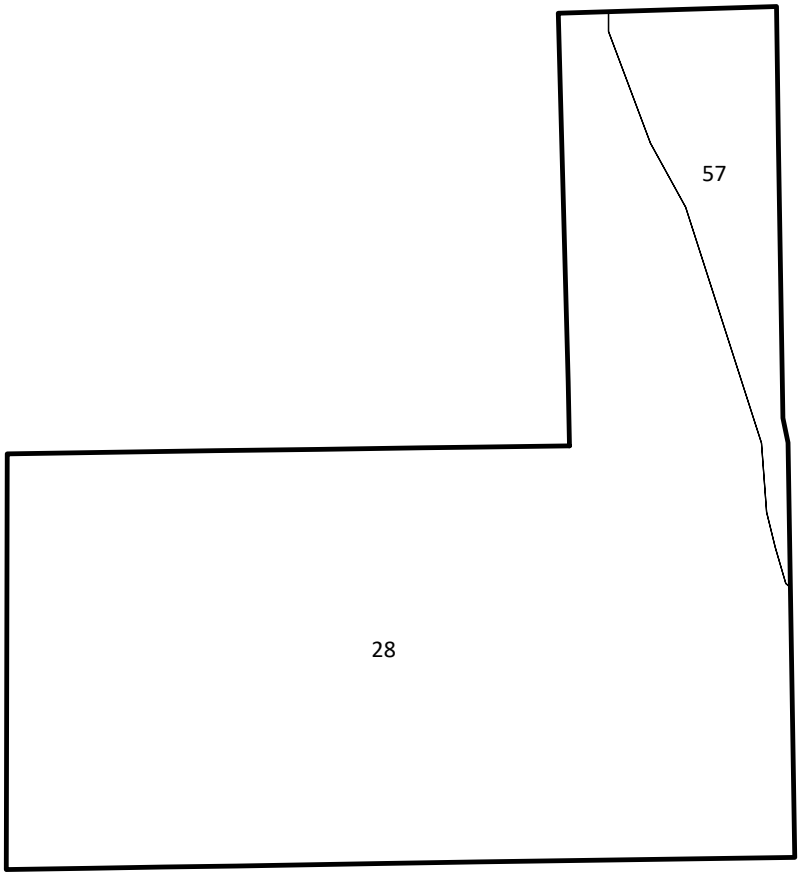
Exhibit -

EXHIBIT D

NRCS Soils Map

N

Scale: 1" = 300'



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

NOTES

Soils were acquired from LABINS and are from the NRCS.

Revisions	Date:	Drawn By:	Date:
		BWS	5/21/25
		Job Number	
		S/T/R	
		28/44S/22E	

Pine Island Road & Betsy Parkway

Soils Map

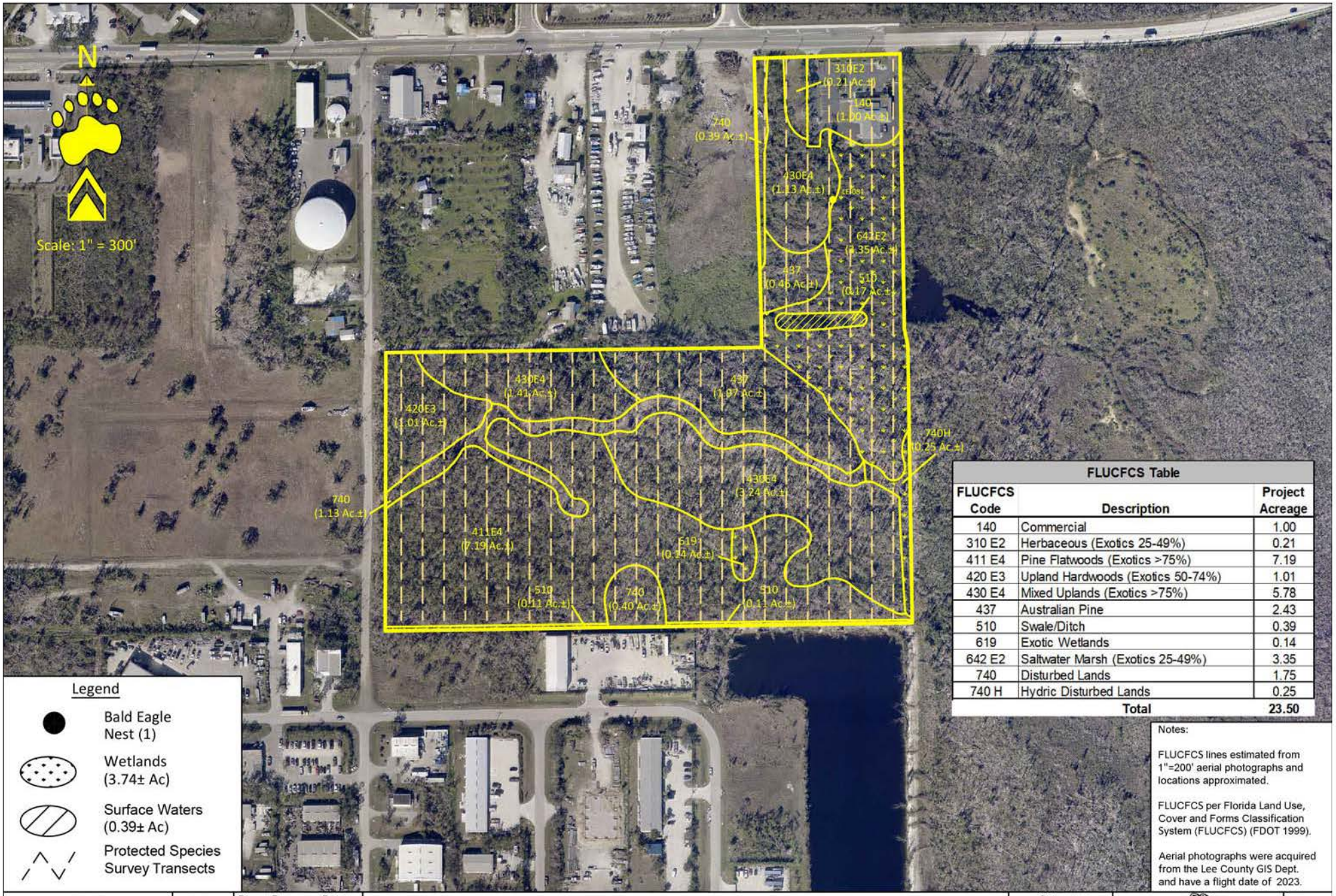
Category	Soils
Scale:	1" = 300'
County	Lee

BEARPAWS ENVIRONMENTAL CONSULTING
1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page	
	-
Exhibit	
	-

EXHIBIT E

Protected Species Survey Map



Legend

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

FLUCFCS Table

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

Notes:

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

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

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

Revisions	Date:

Drawn By: BWS Date: 8/19/25

Job Number

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

Pine Island Road & Betsy Parkway

Aerial PSS Map

Category: PSS

Scale: 1" = 300'

County: Lee

BEARPAWS ENVIRONMENTAL CONSULTING
1599 Covington Circle East, Fort Myers, FL 33919
(239) 340-0678 bearpaws.env.consulting@gmail.com

Page -

Exhibit -

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ENVIRONMENTAL STAFF REPORT

CASE NUMBER: DCI2025-00003
TYPE OF CASE: Planned Development
CASE NAME: Betsy Parkway MPD
TOTAL ACREAGE: ±23.96
SUFFICIENCY DATE: 03/07/2025
HEARING EXAMINER DATE: 03/25/2025

Request

The applicant is requesting to rezoning approximately ±23.96 acres to permit up to 40,000 square feet of commercial development and 250,000 square feet as industrial uses. The property is South of Pine Island Road, East of Betsy Parkway, West of Heron Pond Preserve (a county owned property) and North of Pine Island Industrial Park Subdivision. According to the Lee Plan, the two parcels are in the Greater Pine Island Community Planning Area. The current Future Land Use Category for the site is Urban Community.

Existing Conditions

The site consists of two separate parcels (28442200000140000 and 28442200000240000) at 10300 Betsy Parkway. The northern parcel that abuts Pine Island Road, and the southern parcel that abuts Betsy Parkway. To the east of the site, the project abuts Environmentally Critical zoning, which is adjoins to associated wetlands and natural tributaries of Charlotte Harbor Aquatic Preserve. A site inspection of the properties was conducted by county staff on 02/24/2025.

The applicant is required pursuant to LDC 34-373 (a)(4), to demonstrate site conditions. The initial application provides two reports, a *Northern Parcel Protected Species Survey*, and a *Southern Parcel Protected Species Survey*. These two reports were not conducted at the same time and did not speak congruently about the environmental site conditions. Staff requested that the applicant provide a single protected species map and environmental report to correct any inconsistencies.

An area on the first FLUCCS map was called out as mixed wetland hardwood, but during the site inspection staff could locate a native Facultative Wet, or Obligate wetland hardwood tree species ratified by F.A.C. 62-340. Following discussion with staff the report was amended, and this area was changed to reflect the conditions identified by staff, FLUCCS 642 saltwater Marsh. Saltwater marsh was the most appropriate FLUCCS type for this area as it is known to be tidally influenced and contained a predominance of the herbaceous salt tolerant species. Exotic descriptor values were also included by the applicant. Based on that FLUCCS map provided, the site contains indigenous plant communities. Staff recommend the following condition.

Prior to approval of a Development Order Permit, the applicant must provide a FLUCCS map that includes the FLUCCS 642 Salt Marsh and incorporates the FLUCCS type into the indigenous habitat management plan provided at time of Development Order.

The FLUCCS map provided by the applicant also attempted to delineate wetlands and other surface waters. But no 62-340 F.A.C. jurisdictional determination was included in the application. Since both the applicant and staff do not hold the authority to delineate state wetlands, staff recommend the following condition related to wetlands and other surface waters.

"developer may not commence construction on development impacting wetlands until issuance of required permits. Development activity must comply with state wetland permits and applicable local development permits. If the State does not approve wetland impacts or if the State wetland permits are not consistent with proposed wetland impacts reflected in County development permits, then developer must amend local development permit approvals to be consistent with State wetland permits or applicable Lee Plan and LDC regulations regarding development within wetlands."

Protected Species

The applicant provided as part of the rezoning application a protected species survey. This survey was done on May 2025, and updated on September 2025. Both the applicant and Staff did not identify any protected species during their site inspection.

Open Space

The applicant is requesting to rezone approximately 23.96 acres from a conventionally zoned AG-2 and C-1A zoned lots to a Mixed-Use Planned Development (MPD). All projects must provide Open Space pursuant to LDC 10-415(a) and pursuant to LDC 10-1, large projects are defined as either a site over 10 acres, or a project which proposes over 2 acres of impervious surfaces. The applicant has provided a master concept plan, which demonstrates the minimum requirements for a large commercial project, which is 30 percent open space and a large industrial project which is 20 percent.

Indigenous Open Space Preservation

The site contains Indigenous Native Vegetation and is considered a large project. Therefore, the applicant is required, pursuant to LDC 10-415 (b), to provide half of the required Open Space as Indigenous Open Space Preservation. The open space calculations are provided below.

OPEN SPACE CALCULATIONS:

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

Staff recommend the following condition related to open space.

Prior to issuance of a development order permit, the Master Concept Plan must provide 2.71 acres of indigenous open space preservation.

Prior to the issuance of a Development Order permit, the applicant must provide an indigenous habitat restoration and management plan for the 2.71 acres of indigenous habitat.

Buffers

To the north the development abuts TFC-2 zoning with a single-family use, Commercial General (CG) zoning, and the Right of Way for Pine Island Road. To the west the development abuts the Right of Way for Betsy Parkway, and a vacant commercial lot zoned CG. To the south the development abuts several conventionally zoned industrial lots with either a vacant use or industrial use. To the east the development abuts the Heron Pond Preserve, and Buttonwood Preserve an Environmentally Critical (EC zoning) property that abuts the Charlotte Harbour Aquatic Preserve.

North – Pursuant to LDC section 10-416 (d), proposed commercial development abutting a right of way must provide a Type D Buffer; 15 feet wide with 5 trees planted per 100 linear feet and a double staggered hedge row of shrubs. Pursuant to LDC 10-416(d), proposed industrial development abutting residential zoning (TFC-2), a Type E buffer is required, 25 feet wide, with 5 trees planted per 100 linear feet, a double staggered hedge row of shrubs with a wall. No buffering is required where the proposed industrial development abuts the existing CG and IL zoning. The master concept plans depict the required buffers.

East – Lee Plan Policy 24.1.5 states that new development, including "planned development" rezoning approvals, new subdivisions, and agriculture, that adjoin state-designated aquatic preserves and associated wetlands, and natural tributaries must preserve or create a 50-foot-wide native vegetated buffer area between the development and the waterbody or associated wetlands.

The placement and width of the 50-foot vegetated buffer can be modified to accommodate development; however, the development must meet all of the following criteria:

- impact less than 1.5 acres of the associated wetlands; and,
- the impacted area must consist primarily of exotic vegetation; and,
- avoid all impacts to mangrove swamps and tidal flats (FLUCCS Code 612 and 651); and,
- be in the Urban Community Future Land Use Category; and,
- be a planned development.

In addition to the listed criteria, the development must create an onsite wetland area. The created wetland area must meet the following:

- must be a minimum of 1.5 square feet for each square foot of impacted associated wetlands; and,
- consist of 100% native wetland species; and,
- consist of 6' wetland trees to be planted 15' on center and 3 gallon wetland shrubs planted 3' on center; and,

- maintain a hydrologic connection with the remaining preserved associated wetlands; and,
- the wetland creation area may be comprised of planted dry detention, filter marsh or other similar green infrastructure techniques; and,
- the created wetlands are not intended to replace any state or federal required offsite mitigation for permitted impacts to wetlands

Land Development Code section 33-1082 states, land abutting State-Designated aquatic preserves, associated wetlands, and natural tributaries must preserve or create a 50-foot-wide native vegetative buffer area between the development and the waterbody or associated wetlands. The applicant has provided a master concept plan that shows a 50-foot buffer area from the eastern property boundary.

Based on the FLUCCS map and the master concept plan provided, no additional wetlands were created that would meet the criteria of the Lee Plan and the aforementioned code section. Staff recommend the following conditions to ensure compliance with this section of the Lee Plan and the Land Development Code.

Prior to the issuance of a development order permit, the master concept plan must be revised to place the buffer between the development and the waterbody or associated wetlands.

Prior to the issuance of a development order permit, the applicant must demonstrate on the development order plans, that the development will not impact more than 1.5 acres of wetlands.

Prior to the issuance of a development order permit, the development order plans must provide the location of the created wetland, to consist of 100 percent native wetland species, with 6 foot tall wetland trees to be planted 15 feet on center with 3 gallon wetland shrubs planted 3 foot on center, maintain a hydrological connection with the remaining preserved associated wetlands, and the developments created wetland/s are cannot be intended to replace any state or federal required offsite mitigation.

South – Pursuant to LDC 10-416 (d), commercial development abutting industrial does not require a buffer. The applicant is in compliance with the southern buffer requirements.

West – Pursuant to LDC 10-416 (d), commercial development abutting a right of way is required to provide a Type D buffer, with 5 trees planted per 100 linear feet and a double staggered hedge row of shrubs. The applicant is in compliance with the western buffer requirement.

Exhibits
A – Updated Protected Species Survey – September 2025

Attachment Q

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

July 8, 2025

Pi Daze LLC
12290 Metro PKWY
Fort Myers, FL 33966

Re: Lost Nest Determination for Bald Eagle Nest LE-081
STRAP Number: 28-44-22-00-00014.0000

Pi Daze LLC,

On May 13, 2025, the Eagle Technical Advisory Committee (ETAC) recommended to declare bald eagle nest LE-081 Lost in accordance with Lee County Land Development Code (LDC) Chapter 14. According to LDC 14-112, a Lost nest is defined as a nest that is destroyed by natural causes and is not rebuilt in the same tree within three nesting seasons. Available information concerning nest LE-081 indicates the following:

Bald eagle nest LE-081 was last occupied during the 2019-2020 nesting season. The nest came down during Hurricane Ian which made landfall on 9/28/2022. The nest has not been rebuilt in the same tree within three nesting seasons, and no activity has been observed.

Please note this letter does not relieve the property owner from any State or Federal requirements. If you have any questions, please contact Nic DeFilippo with the Lee County Planning Section at ndefilippo@leegov.com or 239-533-8983.

Sincerely,
Eagle Technical Advisory Committee

Laura Greeno

Laura Greeno
ETAC Chair

CC: Ulgonda Kirkpatrick, USFWS Migratory Bird Division (email only)

Attachment R

Prepared by: Planning Analytics, LLC

Betsy Parkway Traffic Impact Statement

November 6, 2025

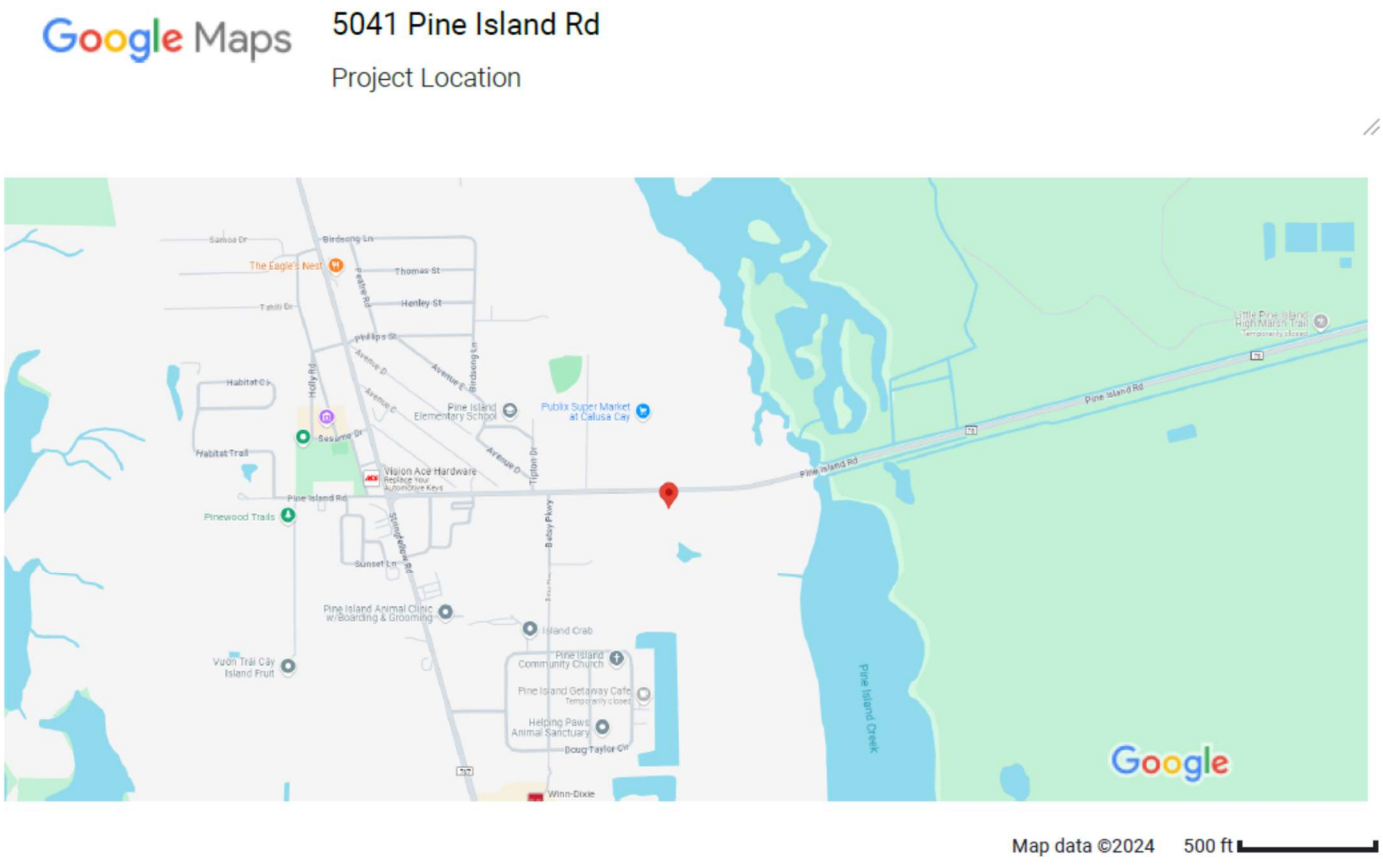
Lily Wu
Transportation Engineer
Lee County
Community Development
239.533.8355

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

Introduction/Background

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

Figure 1. – Project Location



This space intentionally left blank

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

Trip Generation

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

Table 1 - Daily Trip Generation Estimates

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

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

Table 2 - AM Peak Hour Trip Generation Estimates

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

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

Table 3 - PM Peak Hour Trip Generation Estimates

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

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

Internal Capture/Pass-by Capture/Diverted Trips

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

This space intentionally left blank

Trip Distribution/Assignment

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

A manual trip distribution was performed by evaluating land uses in the project vicinity. It was determined through that evaluation that there is likely a 90/10 split in trips on Pine Island Road. 90 percent of trips are anticipated to come from and return to the west and 10 percent of trips are anticipated to come from and return to the east. For Stringfellow Road, the assumed split is 45/45. 45 percent of trips are anticipated to come from and return to the north and 45 percent of trips are anticipated to come from and return to the south.

Table 4 below provides the highest net-new directional project volumes based upon the trip generation tables above. As Lee County requires a directional analysis, the analyst used the highest directional traffic volume which is anticipated to be the exiting traffic (142 trips). Of the 142 exiting trips, a very high percentage of trips are anticipated to exit on Pine Island Road. For the purposes of this analysis, the Analyst assumed 90 percent of exiting trips will exit to Pine Island Road (127.8 trips) traveling west towards Stringfellow Road and 10 percent of trips are anticipated to exit to Pine Island Road (14.2 trips) traveling east towards Burnt Store Road. The number of trips exiting to Betsy Parkway is negligible as Betsy Parkway is not maintained by Lee County south of the house located at 10391 Betsy Parkway. Two segments of Stringfellow Road will be included in the trip distribution tables below as the segments are anticipated to be significantly impacted.

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

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

Roadway	Segment	Lanes (Type)	Adopted LOS	Project Trip Distribution	Project Trips (Directional)
First-Impacted Thoroughfare					
Pine Island Rd	Stringfellow Rd to Betsy Pkwy	2(U)	E	90%	128
Pine Island Rd	Betsy Pkwy to Western Project Drive	2(U)	E	33%	47
Pine Island Rd	Western Project Drive to Eastern Project Drive	2(U)	E	13%	18
Pine Island Rd	Eastern Project Drive to Burnt Store Rd	2(U)	E	10%	14
Stringfellow Rd	Berkshire Rd to Pine Island Rd	2(U)	E	45%	64
Stringfellow Rd	Pineland RD to Pine Island Rd	2(U)	E	45%	64

This space intentionally left blank

Figure 2 below provides the anticipated project trip distribution percentages.

Trip Distribution Percentages

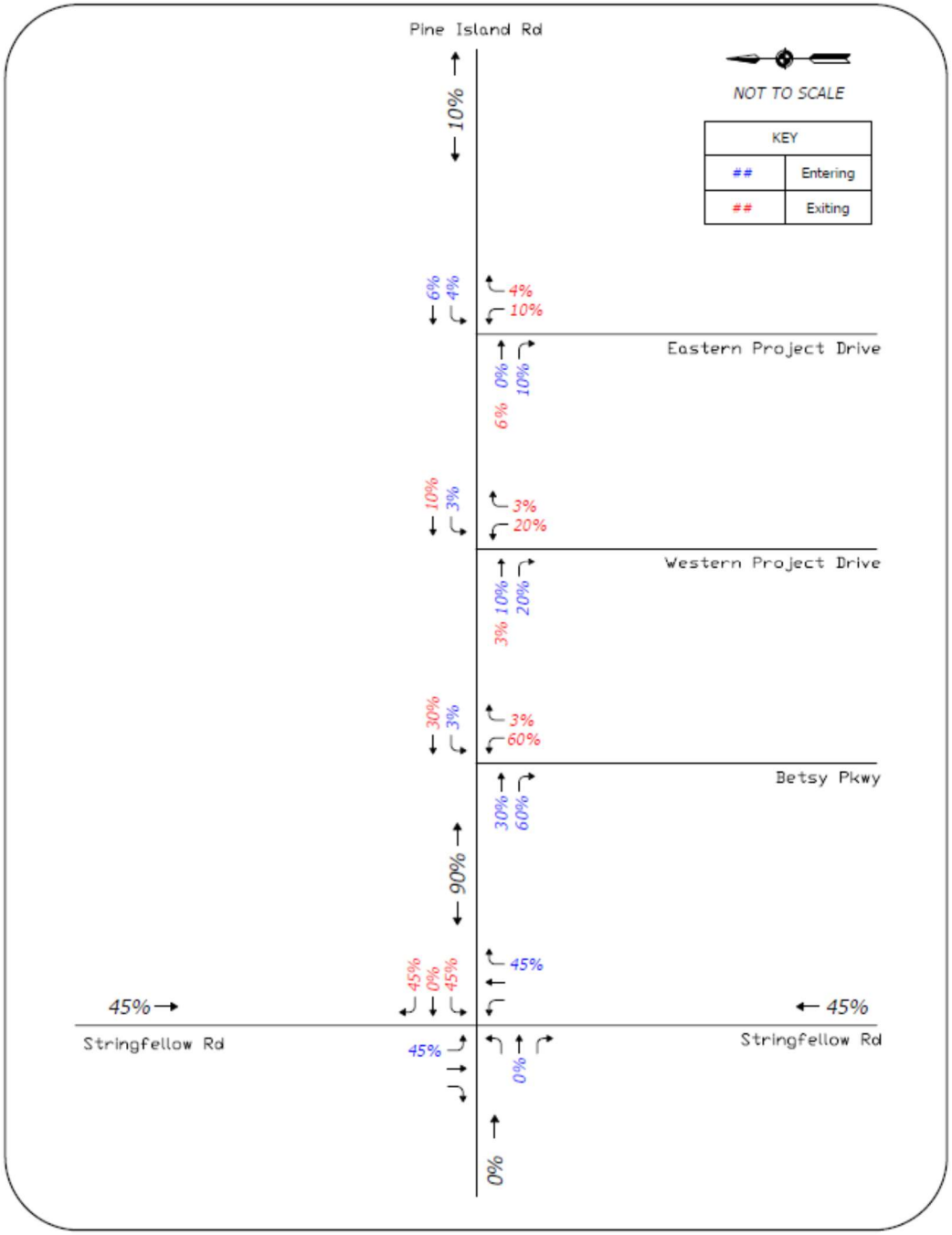
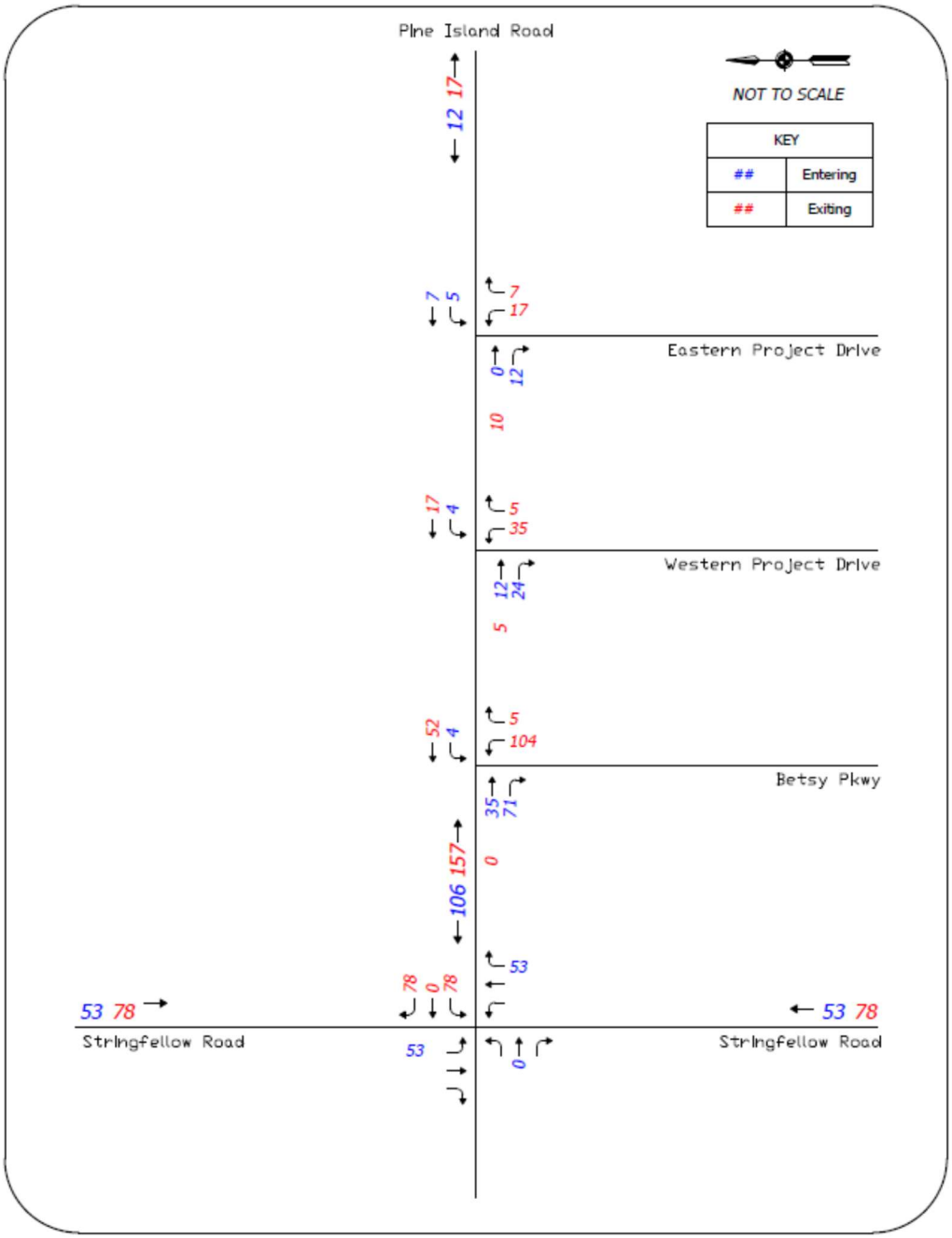


Figure 3 below provides the anticipated gross PM Peak-Hour project turning movement volumes.

Gross Project Trips



Budgeted Improvements

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

Growth Rate

The anticipated annual growth rate was estimated to be two (2) percent per year through the buildout period.

Buildout Period

The Applicant anticipates project completion within two (2) years of this report. Thus, future background traffic volumes will be forecast to the year 2027.

Impacted Area

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

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

Roadway	Segment	Lanes (Type)	Maximum Directional Service Volume Capacity at LOS C	Project Trip Distribution	Project Trips (Directional)	Project Traffic % of LOS C Srv Vol Capacity	Significance Threshold	Significant Impact
First-Impacted Thoroughfare								
Pine Island Rd	Stringfellow Rd to Betsy Pkwy	2(U)	380	90%	128	33.6%	>=10%	yes
Pine Island Rd	Betsy Pkwy to Western Project Drive	2(U)	380	33%	47	12.3%	>=10%	yes
Pine Island Rd	Western Project Drive to Eastern Project Drive	2(U)	380	13%	18	4.9%	<=10%	no
Pine Island Rd	Eastern Project Drive to Burnt Store Rd	2(U)	380	10%	14	3.7%	<=10%	no
Stringfellow Rd	Berkshire Rd to Pine Island Rd	2(U)	570	45%	64	11.2%	>=10%	yes
Stringfellow Rd	Pineland RD to Pine Island Rd	2(U)	570	45%	64	11.2%	>=10%	yes

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

The study area will include the following roadway segments:

Study Segments	Project Impact
• Pine Island Rd from Stringfellow Rd to Betsy Pkwy	33.6%
• Pine Island Rd from Betsy Pkwy to Western Project Drive	12.3%
• Stringfellow Rd from Berkshire Rd to Pine Island Rd	11.2%
• Stringfellow Rd from Pineland Rd to Pine Island Rd	11.2%

Level of Service Analysis

Existing Conditions

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

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

Roadway	Segment	Lanes (Type)	Maximum Directional Service Volume Capacity at LOS E	Peak-Hour Ex. Vol (Directional)	Existing V/C Ratio
First-Impacted Thoroughfare					
Pine Island Rd	Stringfellow Rd to Betsy Pkwy	2(U)	950	594	0.63
Pine Island Rd	Betsy Pkwy to Western Project Drive	2(U)	950	594	0.63
Pine Island Rd	Western Project Drive to Eastern Project Drive	2(U)	950	594	0.63
Pine Island Rd	Eastern Project Drive to Burnt Store Rd	2(U)	950	594	0.63
Stringfellow Rd	Berkshire Rd to Pine Island Rd	2(U)	1,060	651	0.61
Stringfellow Rd	Pineland RD to Pine Island Rd	2(U)	1,060	573	0.54

Based upon the table above, the adopted Level of Service of the analyzed facilities does not appear to be exceeded under the current traffic conditions.

Future Background Conditions

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

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

Roadway	Segment	Lanes (Type)	Maximum Directional Service Volume Capacity at LOS E	Peak-Hour Ex. Vol (Directional)	Future Peak-Hour Vol (2027)	Future V/C Ratio	Exceeds LOS (Y/N)
First-Impacted Thoroughfare							
Pine Island Rd	Stringfellow Rd to Betsy Pkwy	2(U)	950	594	618	0.65	N
Pine Island Rd	Betsy Pkwy to Western Project Drive	2(U)	950	594	618	0.65	N
Pine Island Rd	Western Project Drive to Eastern Project Drive	2(U)	950	594	618	0.65	N
Pine Island Rd	Eastern Project Drive to Burnt Store Rd	2(U)	950	594	618	0.65	N
Stringfellow Rd	Berkshire Rd to Pine Island Rd	2(U)	1,060	651	677	0.64	N
Stringfellow Rd	Pineland RD to Pine Island Rd	2(U)	1,060	573	596	0.56	N

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

Future Total Traffic Conditions with Project Traffic

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

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

Roadway	Segment	Lanes (Type)	Maximum Directional Service Volume Capacity at LOS E	Peak-Hour Ex. Vol (Directional)	Future Background Peak-Hour Directional Vol (3 yr)	Project Traffic (Directional)	Future Total Traffic (Directional)	Future V/C Ratio	Exceeds LOS (Y/N)
First-Impacted Thoroughfare									
Pine Island Rd	Stringfellow Rd to Betsy Pkwy	2(U)	950	594	618	128	746	0.78	N
Pine Island Rd	Betsy Pkwy to Western Project Drive	2(U)	950	594	618	47	665	0.70	N
Pine Island Rd	Western Project Drive to Eastern Project Drive	2(U)	950	594	618	18	636	0.67	N
Pine Island Rd	Eastern Project Drive to Burnt Store Rd	2(U)	950	594	618	14	632	0.67	N
Stringfellow Rd	Berkshire Rd to Pine Island Rd	2(U)	1,060	651	677	64	741	0.70	N
Stringfellow Rd	Pineland RD to Pine Island Rd	2(U)	1,060	573	596	64	660	0.62	N

As illustrated by Table 8, the adopted Level of Service of the analyzed facilities does not appear to be exceeded under future total traffic conditions.

Unsignalized Intersection Analysis

An intersection analysis was conducted for the PM Peak-Hour at the following unsignalized intersections within the study area:

- Intersection of Pine Island Road & Stringfellow Road
- Intersection of Pine Island Road & Betsy Parkway
- Intersection of Pine Island Road & Western Project Driveway
- Intersection of Pine Island Road & Eastern Project Driveway

Pine Island Road and Stringfellow Road

An Operational Analysis of the intersection was performed using SYNCHRO software. The calculations were performed for the Existing Traffic conditions. Table 9 summarizes the analysis for the Existing Traffic conditions during the PM Peak-Hour. The intersection analysis is summarized in text in the paragraph below the table.

This space intentionally left blank

Table 9 Existing Peak-Season Adjusted Traffic Volume to Capacity Ratio

Intersection	Analysis Period	Direction	Volume to Capacity Ratio					
			Left	Through/Left Shared	Through/Left/Right Shared	Through	Through/Right Shared	Right
Pine Island Road and Stringfellow Rd	PM	SB	0.351	NA	NA	NA	0.176	NA
		WB	NA	0.492	NA	NA	NA	0.412
		NB	NA	0.240	NA	NA	NA	0.304
		EB	NA	NA	0.105	NA	NA	NA

An Operational Analysis of the intersection was performed using SYNCHRO software. The calculations were performed for the Future Background Traffic conditions. Table 10 summarizes the analysis for the Future Background Traffic conditions during the PM Peak-Hour. The intersection analysis is summarized in text in the paragraph below the table.

Table 10 Future Background Traffic Volume to Capacity Ratio

Intersection	Analysis Period	Direction	Volume to Capacity Ratio					
			Left	Through/Left Shared	Through/Left/Right Shared	Through	Through/Right Shared	Right
Pine Island Road and Stringfellow Rd	PM	SB	0.372	NA	NA	NA	0.185	NA
		WB	NA	0.521	NA	NA	NA	0.436
		NB	NA	0.256	NA	NA	NA	0.322
		EB	NA	NA	0.112	NA	NA	NA

An Operational Analysis of the intersection was performed using SYNCHRO software. The calculations were performed for the Future Total Traffic conditions. Table 11 summarizes the analysis for the Future Total Traffic conditions during the PM Peak-Hour. The intersection analysis is summarized in text in the paragraph below the table.

Table 11 Future Total Traffic Volume to Capacity Ratio

Intersection	Analysis Period	Direction	Volume to Capacity Ratio					
			Left	Through/Left Shared	Through/Left/Right Shared	Through	Through/Right Shared	Right
Pine Island Road and Stringfellow Rd	PM	SB	0.496	NA	NA	NA	0.200	NA
		WB	NA	0.690	NA	NA	NA	0.581
		NB	NA	0.277	NA	NA	NA	0.431
		EB	NA	NA	0.122	NA	NA	NA

Based upon the results illustrated in Table 11 above, the Future Total Traffic Conditions are not anticipated to cause the intersection or any individual movements to operate at a volume to capacity ratio of greater than 1.0.

Pine Island Road and Betsy Parkway

An Operational Analysis of the intersection was performed using SYNCHRO software. The calculations were performed for the Future Total Traffic conditions. Table 12 summarizes the analysis for the Future Total Traffic conditions during the

PM Peak-Hour. The intersection analysis is summarized in text in the paragraph below the table.

Table 12 Future Total Traffic Volume to Capacity Ratio

Intersection	Analysis Period	Direction	Volume to Capacity Ratio					
			Left	Through/Left Shared	Through/Left/Right Shared	Through	Through/Right Shared	Right
Pine Island Road and Betsy Pkwy	PM	SB	NA	NA	NA	NA	NA	NA
		WB	0.004	NA	NA	-	NA	NA
		NB	NA	NA	0.49	NA	NA	NA
		EB	NA	NA	-	NA	NA	NA

Based upon the results illustrated in Table 12 above, the Future Total Traffic Conditions are not anticipated to cause the intersection or any individual movements to operate at a volume to capacity ratio of greater than 1.0.

Pine Island Road and Western Project Driveway

An Operational Analysis of the intersection was performed using SYNCHRO software. The calculations were performed for the Future Total Traffic conditions. Table 13 summarizes the analysis for the Future Total Traffic conditions during the PM Peak-Hour. The intersection analysis is summarized in text in the paragraph below the table.

Table 13 Future Total Traffic Volume to Capacity Ratio

Intersection	Analysis Period	Direction	Volume to Capacity Ratio					
			Left	Through/Left Shared	Through/Left/Right Shared	Through	Through/Right Shared	Right
Pine Island Road and Western Drive	PM	SB	NA	NA	NA	NA	NA	NA
		WB	0.004	NA	NA	-	NA	NA
		NB	NA	NA	0.158	NA	NA	NA
		EB	NA	NA	-	NA	NA	NA

Based upon the results illustrated in Table 13 above, the Future Total Traffic Conditions are not anticipated to cause the intersection or any individual movements to operate at a volume to capacity ratio of greater than 1.0.

This space intentionally left blank

Pine Island Road and Eastern Project Driveway

An Operational Analysis of the intersection was performed using SYNCHRO software. The calculations were performed for the Future Total Traffic conditions. Table 14 summarizes the analysis for the Future Total Traffic conditions during the PM Peak-Hour. The intersection analysis is summarized in text in the paragraph below the table.

Table 14 Future Total Traffic Volume to Capacity Ratio

Intersection	Analysis Period	Direction	Volume to Capacity Ratio					
			Left	Through/Left Shared	Through/Left/Right Shared	Through	Through/Right Shared	Right
Pine Island Road and Eastern Drive	PM	SB	NA	NA	NA	NA	NA	NA
		WB	0.005	NA	NA	-	NA	NA
		NB	NA	NA	0.081	NA	NA	NA
		EB	NA	NA	-	NA	NA	NA

Based upon the results illustrated in Table 14 above, the Future Total Traffic Conditions are not anticipated to cause the intersection or any individual movements to operate at a volume to capacity ratio of greater than 1.0.

Access

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

The anticipated access movements are provided below in Table 15.

Table 15 - Access Movements PM Peak-Hour (Gross Trips)

	Northbound			Eastbound			Southbound			Westbound		
Movement	**L**	**T**	**R**	**L**	**T**	**R**	**L**	**T**	**R**	**L**	**T**	**R**
Betsy Parkway and Pine Island Road	104	0	5	0	35	71	0	0	0	4	52	0
Western Driveway on Pine Island Road	35	0	5	0	12	24	0	0	0	4	17	0
Eastern Driveway on Pine Island Road	17	0	7	0	0	12	0	0	0	5	7	0

*A negligible amount of traffic may travel south of the site on Betsy Parkway and ultimately travel to Stringfellow Rd.

Access Recommendations

Pine Island Road Access

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

1) Based upon a review of NCHRP 457, a right-turn lane does appear to be warranted.
2) Based upon a review of NCHRP 457, a left-turn lane does not appear to be warranted.

Traffic Volumes Used in the Analysis

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

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

Right-turn Lane Analysis

Based upon the access movements assumed in Table 15 and NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide published by the Transportation Research Board in 2001, the project does appear to require a right-turn lane at the Betsy Parkway intersection. The graphic provided in the Appendix of this report shows that a right turn lane does appear to be warranted for the proposed project under maximum development potential at the Betsy Parkway intersection with Pine Island Road. It should be noted that Pine Island Road is a constrained facility. A right-turn lane analysis should be conducted in the future based upon the proposed site plan application.

Left-turn Lane Analysis

Based upon the access movements assumed in Table 15 and NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide published by the Transportation Research Board in 2001, the project does not appear to require a left-turn lane at any of the project driveways or at the intersection of Betsy Parkway and Pine Island Road under the maximum proposed development potential. The graphic provided in the Appendix of this report shows that a left turn lane does not appear to be warranted under the maximum proposed development potential for the proposed project at any of the project driveways. It should be noted that Pine Island Road is a constrained facility. A left-turn lane analysis should be conducted in the future based upon the proposed site plan application.

Betsy Parkway Access

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

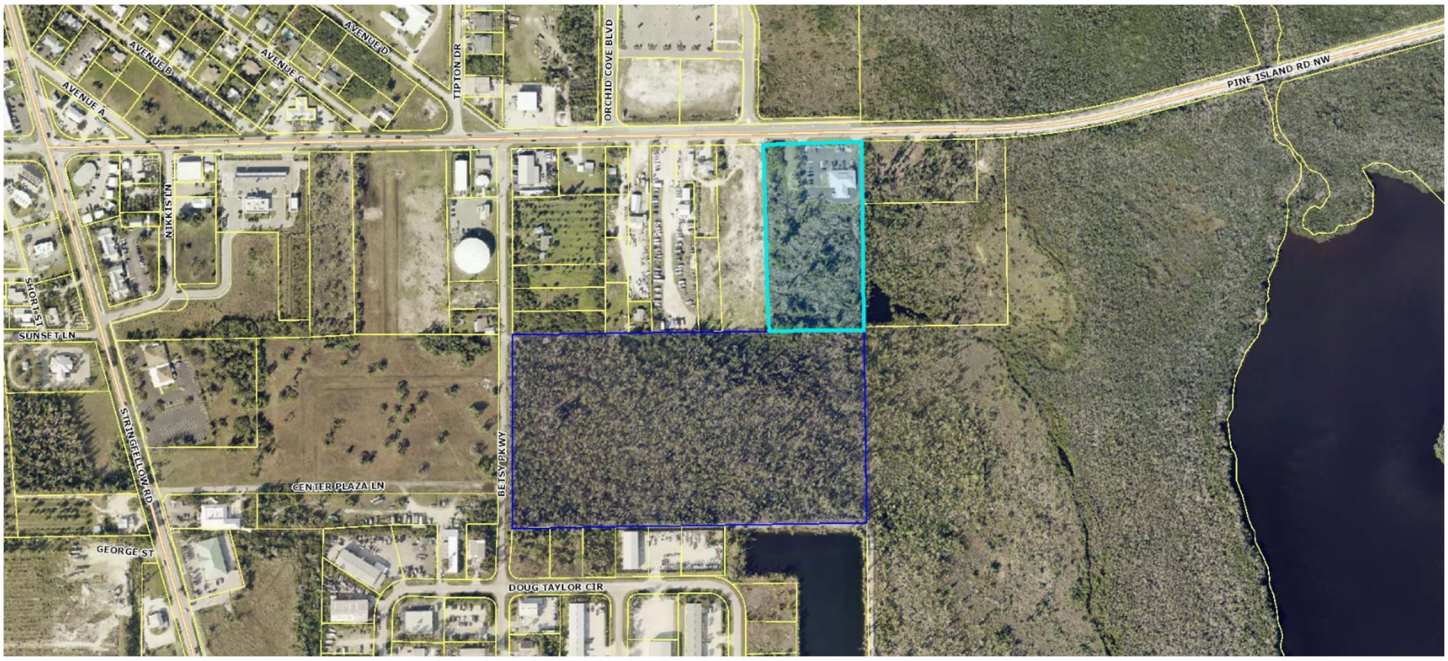
Multi-Modal Transportation

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

Conclusion

This development is not projected to create adverse transportation impacts on the impacted thoroughfare roadway analyzed in this Traffic Impact Statement. As this Traffic Impact Statement (TIS) was prepared to support a rezoning petition, the TIS evaluated maximum development potential of the site for the proposed zoning designation. It is acknowledged that the Applicant will be required to submit another traffic analysis at the time of site development. Turn lane warrants will be conducted at that time based upon the proposed development type and magnitude. It is acknowledged that the Applicant will need to work with the Lee DOT staff on future ROW needs and proposed connections to Betsy Parkway during the review process.

Site Location Aerial



Support Documentation

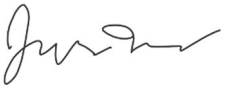
The following is a list of support documentation that has been included as a part of the Traffic Impact Statement submittal.

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

Signature Sheet and Disclaimer

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

Respectfully submitted by,



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

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

Current Working Values

SITE ADDRESS
5041 PINE ISLAND RD NW

OWNER'S NAME
PI DAZE LLC

OWNER'S ADDRESS
12290 METRO PKWY
FORT MYERS FL 33966

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

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

BUILDING CHARACTERISTICS

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

BUILDING SUBAREA DETAIL

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

EXTRA FEATURES

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

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

LAND

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

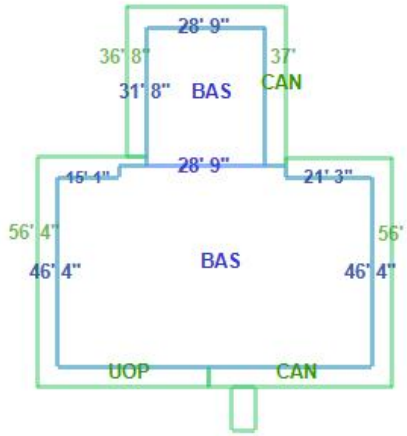
TOTAL OF LAND LINE VALUES **507,285**

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

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

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

FLOOR 1



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

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

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

Current Working Values

SITE ADDRESS
10300 BETSY PKWY

OWNER'S NAME
POLOTTO JOSEPH TR

OWNER'S ADDRESS
PO BOX 56
MATLACHA FL 33993

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

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

BUILDING CHARACTERISTICS

ELEMENT	CODE	TYPE / DESCRIPTION / VALUE

BUILDING SUBAREA DETAIL

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

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

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

EXTRA FEATURES

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

TOTAL OF EXTRA FEATURE VALUES

LAND

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

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

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

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

Industrial Park
(130)

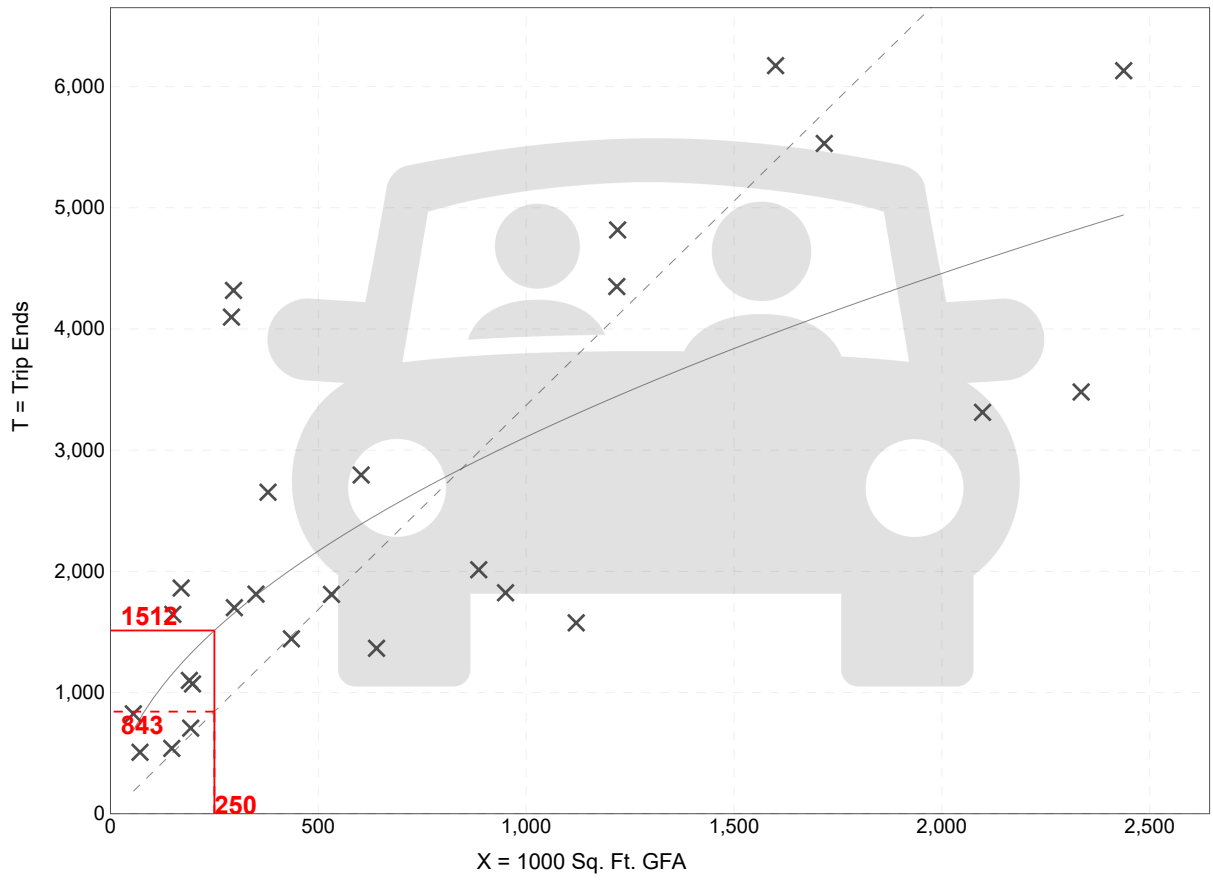
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.52 Ln(X) + 4.45

R^2= 0.58

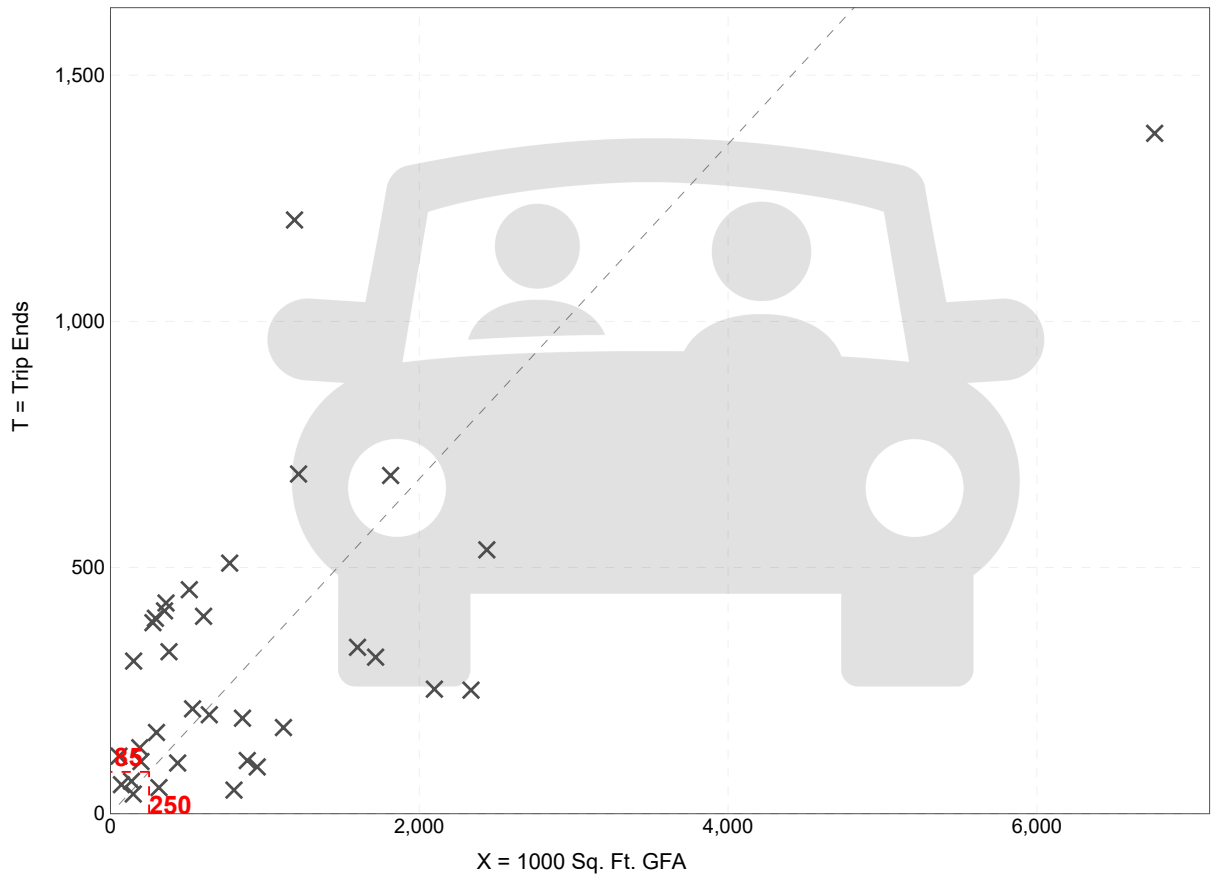
Industrial Park
(130)

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

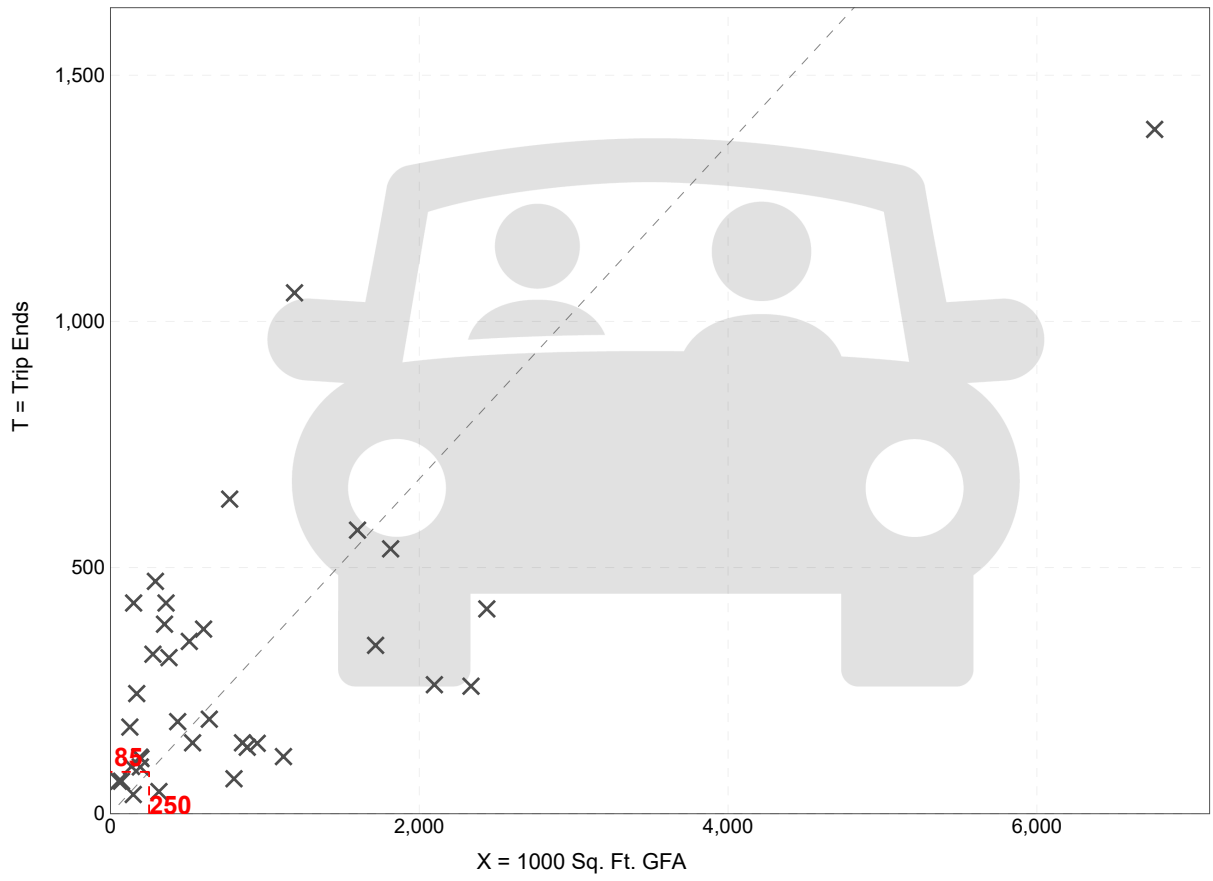
Industrial Park
(130)

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

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

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

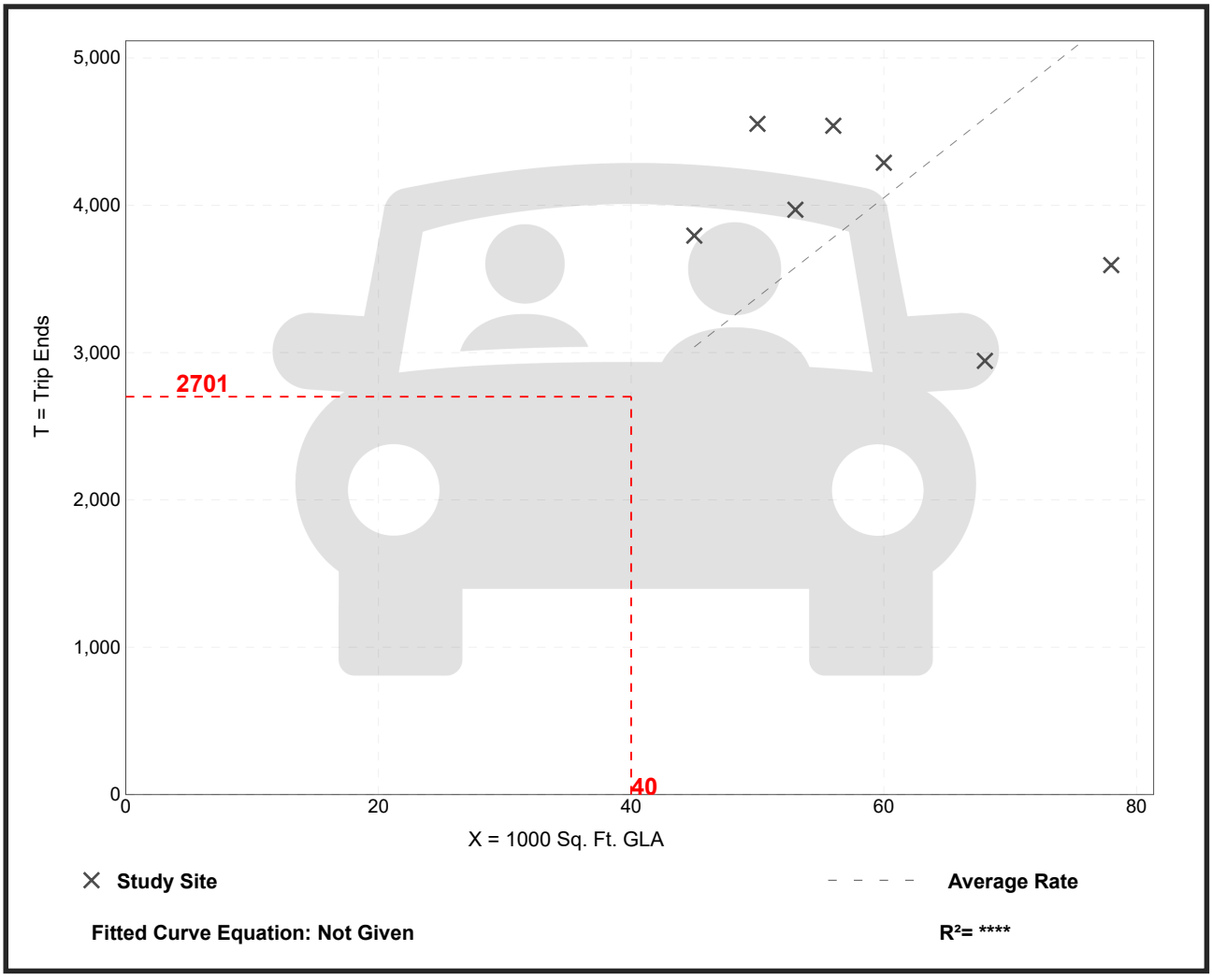
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

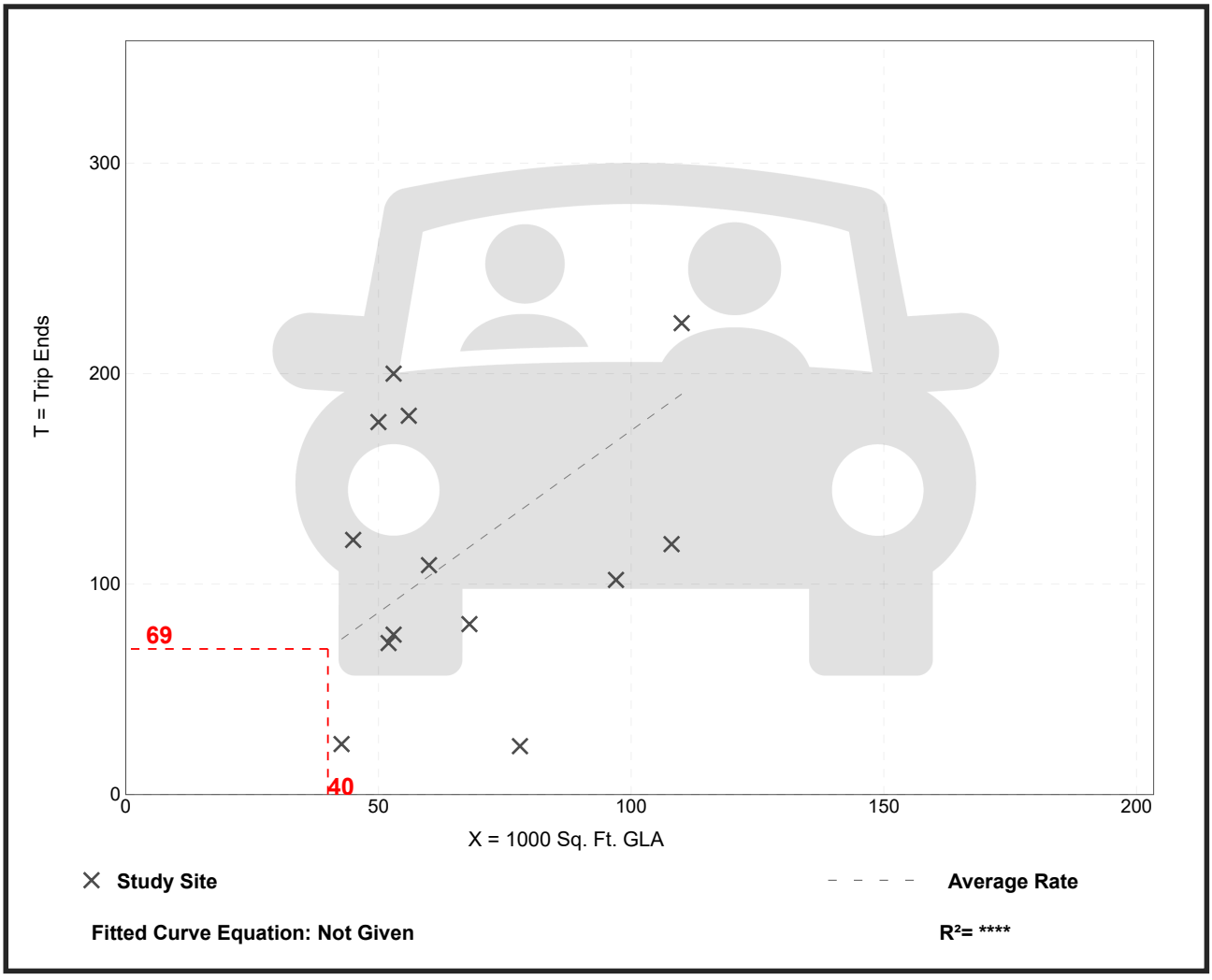
Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 13
Avg. 1000 Sq. Ft. GLA: 67
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



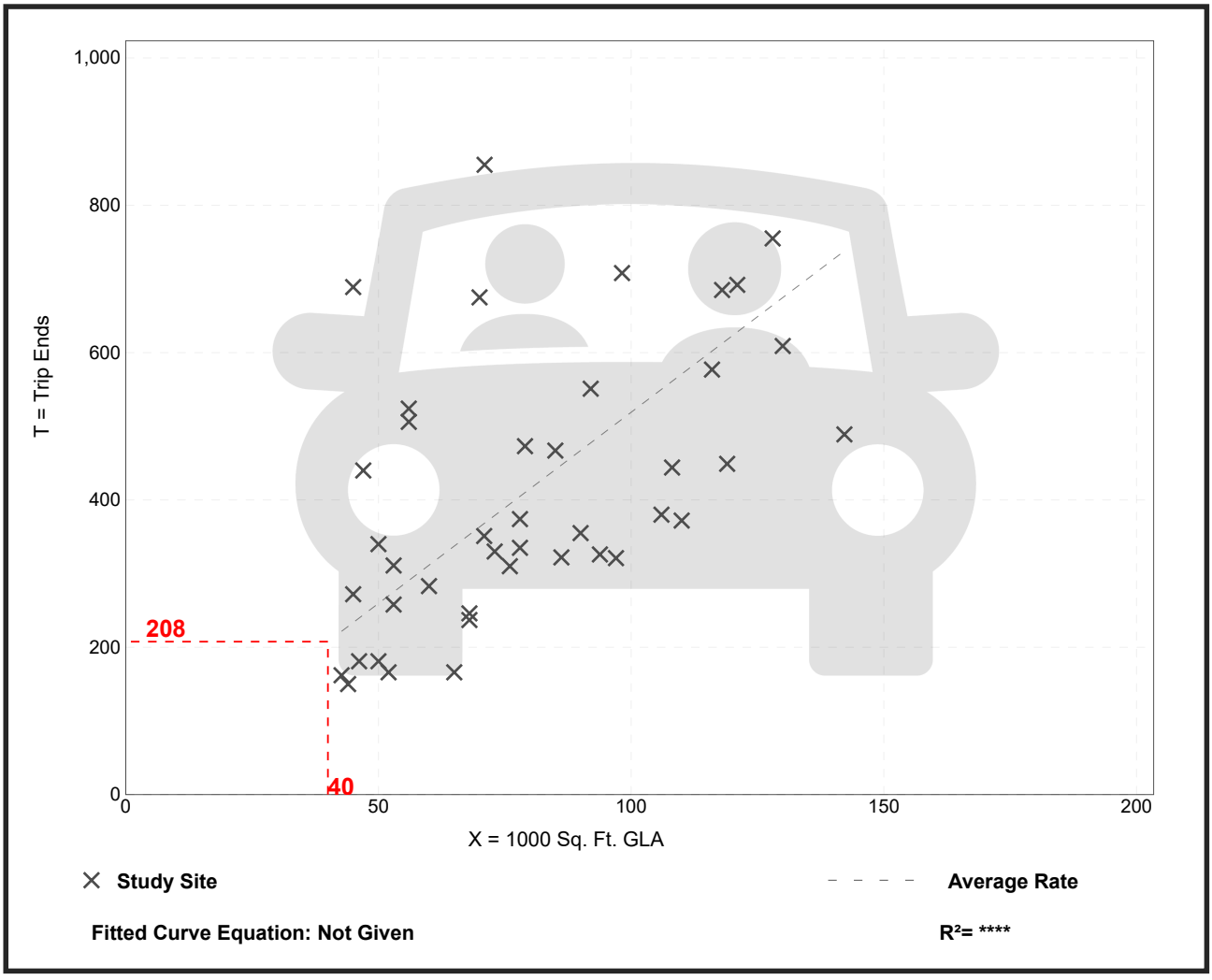
Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 42
Avg. 1000 Sq. Ft. GLA: 79
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= **

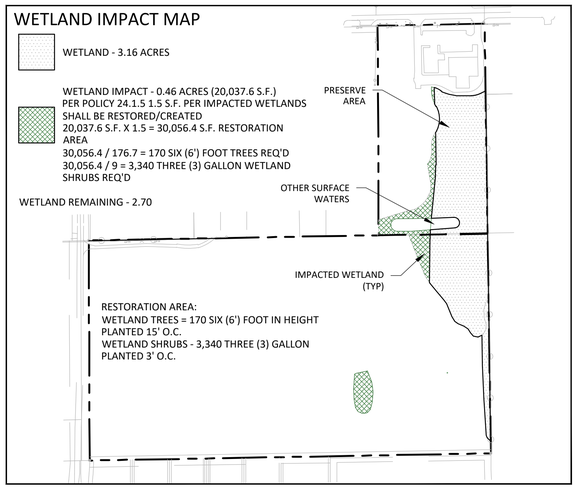
Vehicle Pass-By Rates by Land Use

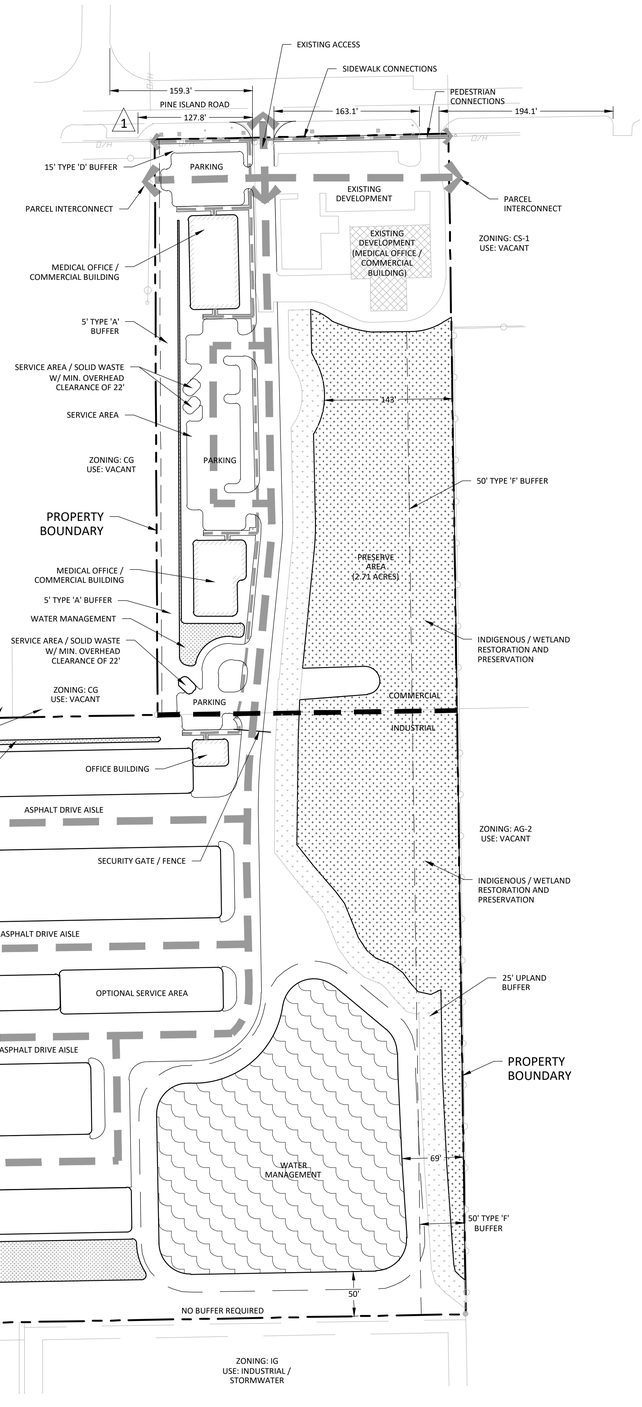
Source: ITE *Trip Generation Manual* , 11th Edition

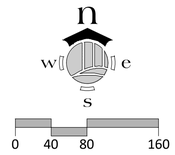
Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

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







COMMERCIAL PORTION

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

INDUSTRIAL PORTION

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

DEVIATIONS

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

NOTES:

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

OPEN SPACE CALCULATIONS:

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

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

LEGEND:

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

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

JOE POLOTTO
MATLACHA, FL
CLIENT NAME AND ADDRESS

POLOTTO MPD
LEE COUNTY, FL
PROJECT NAME AND LOCATION

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

REVISIONS DESCRIPTION

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

MASTER CONCEPT PLAN
SHEET TITLE

MCP-01
SHEET NUMBER

Z:\Shared\Active Projects\1466 Joe Polotto\1466-01 Betsy Pkwy\CAD\Zoning\3rd Submittal\Betsy MCP.dwg (MCP) EthanGibson Aug 26, 2025 - 7:49am

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

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

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

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

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

Final 8/15/23

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

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

Responsible Department	Project Title	Project #	Fund	Code	Total Spent thru FY 21/22	FY 22/23 Adopted Budget	FY 22/23 Amended Budget	FY 23/24 Proposed Budget	FY 24/25 Proposed Budget	FY 25/26 Proposed Budget	FY26/27 Proposed Budget	FY27/28 Proposed Budget	Five Year Project Total	Years 6-10	Total Project
Parks and Recreation	Boca Grande Dog Park	20071838651	38651	I	670,339		80,660								750,999
Parks and Recreation	Boca Grande Dog Park	20071830100	30100	GF-CIP			350,000								350,000
Parks and Recreation	Boca Grande Tennis and Pickleball	20077830100	30100	GF-CIP		85,000	85,000	40,500	1,049,425				1,089,925		1,174,925
Parks and Recreation	**Hammond Stadium Light Poles**	**20078730102**	**30102**	**T**				**2,500,000**					**2,500,000**		**2,500,000**
Parks and Recreation	Larry Kiker Preserve	20071930114	30114	T	600,393		5,399,607		1,300,000	3,200,000			4,500,000		10,500,000
Parks and Recreation	Lavender's Landing Improvements	20073030100	30100	GF-CIP		200,000	200,000		575,000				575,000		775,000
	Lehigh Community Park Expansion				2,985,089	4,200,000	14,456,949								17,442,038
Parks and Recreation	Lehigh Community Park Expansion	20065138652	38652	I	2,985,089	3,000,000	7,497,136								10,482,225
Parks and Recreation	Lehigh Community Park Expansion	20065138700	38700	I		1,200,000	6,959,813								6,959,813
Parks and Recreation	NFM Shuffleboard Shade	20076430100	30100	GF-CIP	33,871	950,000	1,566,130								1,600,001
Parks and Recreation	Pine Island Dog Park	not assigned	38651	I							75,000	600,000	675,000		675,000
Parks and Recreation	Player Development Complex	20926030102	30102	T	239,127	1,350,000	4,184,874								4,424,001
Parks and Recreation	Rutenburg Park Improvements	20073338653	38653	I	66,524	1,790,000	2,023,476								2,090,000
Parks and Recreation	Schandler Hall Skate Park	20073438652	38652	I	1,700		273,300	142,500					142,500		417,500
Parks and Recreation	Shade Structures Parks & Playgrounds	20076330100	30100	GF-CIP	40,375	1,827,150	3,613,925	1,827,150					1,827,150		5,481,450
Parks and Recreation	Telegraph Creek Kayak Launch	20067038700	38700	I	109,107	200,000	227,320		275,000				275,000		611,427
Parks and Recreation	Trail System Expansion	200735		T					1,400,000	7,000,000			8,400,000		8,400,000
Public Safety					**20,881,861**	**3,311,801**	**68,319,664**	**6,539,696**	**4,035,696**				**10,575,392**		**99,776,917**
Public Safety	East Station	20077530100	30100	GF-CIP		96,000	96,000	1,500,000					1,500,000		1,596,000
Public Safety	**Cardiac Monitor Replacement**	**20078830100**	**30100**	**GF-CIP**				**2,100,000**					**2,100,000**		**2,100,000**
Public Safety	CDBG-MIT Hertz-Alico	21131030100	30100	GF-CIP			7,346,415								7,346,415
	EOC Expansion				1,395,633		45,604,190								46,999,823
Public Safety	EOC Expansion	20066430100	30100	GF-CIP	1,395,633		15,439,112								16,834,745
Public Safety	EOC Expansion	22066430100	30100	G			13,707,160								13,707,160
Public Safety	EOC Expansion	11129500100	00100	G			16,457,918								16,457,918
Public Safety	Fire Station Alerting	20077330100	30100	GF-CIP		315,000	315,000	250,000	250,000				500,000		815,000
	GCN Radio Replacement System				13,470,225		529,774								13,999,999
Public Safety	GCN Radio Replacement System	20066530100	30100	GF-CIP	7,815,059		184,940								7,999,999
Public Safety	GCN Radio Replacement System	20066552000	52000	GCN	5,655,166		344,834								6,000,000
	HMGP - Generators				506,063		7,988,177								8,494,240
Public Safety	HMGP - Generators	21071618200	18200	H	505,681		5,893,161								6,398,842
Public Safety	HMGP - Generators	20071630100	30100	GF-CIP	299		679,915								680,214
Public Safety	HMGP - Generators	20071618200	18200	H	83		1,415,101								1,415,184
Public Safety	Next Generation E911	20074115200	15200	EM	3,164,713	423,105	1,032,275								4,196,988
Public Safety	North Station	20077730100	30100	GF-CIP		96,000	96,000		3,096,000				3,096,000		3,192,000
Public Safety	PS/LCSO CAD Hardware	20074330100	30100	GF-CIP		189,696	1,770,833	189,696	189,696				379,392		2,150,225
Public Safety	PS/LCSO CAD System	20074230100	30100	GF-CIP	2,345,228										2,345,228
	South Central Station					96,000	1,126,000	1,500,000					1,500,000		2,626,000
Public Safety	South Central Station	20077430100	30100	GF-CIP		96,000	96,000	1,500,000					1,500,000		1,596,000
Public Safety	South Central Station	20077438900	38900	I			1,030,000								1,030,000
	Southeast Station					2,096,000	2,415,000	1,000,000	500,000				1,500,000		3,915,000
Public Safety	Southeast Station	20077630100	30100	GF-CIP		2,096,000	2,096,000	1,000,000	500,000				1,500,000		3,596,000
Public Safety	Southeast Station	20077638900	38900	I			319,000								319,000
Solid Waste					**2,073,079**	**18,888,840**	**36,126,180**	**23,814,600**	**40,904,100**	**41,513,500**	**6,096,800**	**10,900,000**	**123,229,000**		**161,428,259**
Solid Waste	**Ash Monofill Sideslope Closure**	**not assigned**	**40132**	**E**						**1,568,000**	**4,056,000**		**5,624,000**		**5,624,000**
Solid Waste	Buckingham Resource Area	20075140132	40132	E		330,000	330,000	770,000					770,000		1,100,000
Solid Waste	Buckingham Scale Improvements	20068040132	40132	E	105,471		559,529								665,000
Solid Waste	**Class I Phase IV Update**	**not assigned**	**40132**	**E**							**2,000,000**	**10,900,000**	**12,900,000**		**12,900,000**
Solid Waste	Compost Facility & Well Imprvmnt	20065740132	40132	E	570,341		185,659								756,000
Solid Waste	Hendry Cnty Transfer Station	20062440132	40132	E	190,857	700,000	3,834,144	6,400,000					6,400,000		10,425,001
Solid Waste	Landfill Class I Update	20095640132	40132	E	679,558	6,000,000	12,234,615								12,914,173
Solid Waste	Landfill Class III Update	20071540132	40132	E		400,000	400,000	2,400,000	2,168,000	9,567,000			14,135,000		14,535,000

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

Responsible Department	Project Title	Project #	Fund	Code	Total Spent thru FY 21/22	FY 22/23 Adopted Budget	FY 22/23 Amended Budget	FY 23/24 Proposed Budget	FY 24/25 Proposed Budget	FY 25/26 Proposed Budget	FY26/27 Proposed Budget	FY27/28 Proposed Budget	Five Year Project Total	Years 6-10	Total Project
Solid Waste	Landfill Gas Collection System	20093640132	40132	E	5,479	1,300,000	1,400,000								1,405,479
Solid Waste	Lee County Compost Facility	20075240132	40132	E	47,013	1,400,000	2,152,987	4,800,000					4,800,000		7,000,000
Solid Waste	Lee Hendry Landfill Connectivity	20075340132	40132	E			476,000								476,000
Solid Waste	Material Recovery Facility	20075440132	40132	E	5,900	7,620,000	9,114,100	9,222,000	38,544,400	30,181,400			77,947,800		87,067,800
Solid Waste	Parts and Equipment Storage	20095540132	40132	E	53,981		837,000								890,981
Solid Waste	Recycling Facilities	20076840132	40132	E		904,000	904,000								904,000
Solid Waste	Umbrella-Buckingham Upgrades	20068140132	40132	E	126,498		134,504	190,800					190,800		451,802
Solid Waste	Umbrella-Generators-mult sites	20068340132	40132	E	34,930		341,070								376,000
Solid Waste	Umbrella-Mechanical Systems	20068440132	40132	E	235,657	30,900	93,043	31,800	32,700	33,600	40,800		138,900		467,600
Solid Waste	Umbrella-Scales	20068540132	40132	E		203,940	325,940		159,000	163,500			322,500		648,440
Solid Waste	WTE Facilities Hardening	21076540132	40132	G	17,394		2,803,589								2,820,983
Transit					**3,778,647**	**3,260,182**	**11,292,864**	**535,000**	**535,000**	**535,000**	**535,000**	**535,000**	**2,675,000**		**17,746,511**
	ADA & Passenger Amenities				71,104		637,499	535,000	535,000	535,000	535,000	535,000	2,675,000		3,383,603
Transit	ADA & Passenger Amenities	20886448640	48640	G			67,499	35,000	35,000	35,000	35,000	35,000	175,000		242,499
Transit	ADA & Passenger Amenities	21886448640	48640	G	71,104		570,000	500,000	500,000	500,000	500,000	500,000	2,500,000		3,141,104
Transit	Lehigh Acres Park & Ride	21072448640	48640	G	165,575	2,860,182	5,974,872								6,140,447
Transit	NFM Super Stop	21077048640	48640	G		400,000	400,000								400,000
	South Park&Ride Trsf Stations				3,541,968		4,280,493								7,822,461
Transit	South Park&Ride Trsf Stations	20889448640	48640	G	900,306		520,153								1,420,459
Transit	South Park&Ride Trsf Stations	21889448640	48640	G	2,641,662		3,760,340								6,402,002
Transportation					**79,554,215**	**119,124,107**	**358,555,482**	**18,762,118**	**71,928,332**	**59,277,176**	**236,743,460**	**94,390,864**	**481,101,950**	**462,191,764**	**1,381,403,411**
	Alico Road Connector				5,865,862	10,759,314	20,125,037	4,547,555	13,000,000	55,682,342		92,000,000	165,229,897	39,272,804	230,493,600
Transportation	Alico Road Connector	20924530700	30700	GT	2,800	6,759,314	14,647,212			27,682,342		40,000,000	67,682,342	39,272,804	121,605,158
Transportation	Alico Road Connector	20924538825	38825	I	5,863,062	4,000,000	5,477,825	4,547,555		8,000,000		6,000,000	18,547,555		29,888,442
Transportation	Alico Road Connector	20924538823	38823	I					13,000,000	20,000,000		16,000,000	49,000,000		49,000,000
Transportation	Alico Road Connector	20924530720	30720	ST								30,000,000	30,000,000		30,000,000
	Bicycle/Pedestrian Facilities				23,377,364	2,003,160	8,793,098	2,003,160	6,570,350	2,694,834	11,363,460	1,490,864	24,122,668		56,293,130
Transportation	Bicycle/Pedestrian Facilities	20600238821	38821	I			132,218								132,218
Transportation	Bicycle/Pedestrian Facilities	20600238822	38822	I	1,327,896	495,000	2,217,292	495,000	271,073	546,250	1,549,506		2,861,829		6,407,017
Transportation	Bicycle/Pedestrian Facilities	20600238823	38823	I	2,209,051		2,272,437				245,575		245,575		4,727,063
Transportation	Bicycle/Pedestrian Facilities	20600238824	38824	I	1,420,661	138,793	327,096		337,511	259,280	1,940,688	1,490,864	4,028,343		5,776,100
Transportation	Bicycle/Pedestrian Facilities	20600238825	38825	I	116,359		1,278,119	138,793	135,801	1,889,304	780,858		2,944,756		4,339,234
Transportation	Bicycle/Pedestrian Facilities	20600230700	30700	GT	18,303,397	1,369,367	2,565,936	1,369,367	5,825,965		6,846,833		14,042,165		34,911,498
	Big Carlos Pass Bridge Replace				6,090,725		97,859,141								103,949,866
Transportation	Big Carlos Pass Bridge Replace	20572430700	30700	GT			486,435								486,435
Transportation	Big Carlos Pass Bridge Replace	20572430720	30720	ST	6,090,725		13,131,560								19,222,285
Transportation	Big Carlos Pass Bridge Replace	20572430721	30721	ST			11,000,000								11,000,000
Transportation	Big Carlos Pass Bridge Replace	20572431203	31203	D			25,000,000								25,000,000
Transportation	Big Carlos Pass Bridge Replace	11129500100	00100	G			48,241,146								48,241,146
Transportation	Cape Coral Bdg WP Span Repl	20924830721	30721	ST	1,161,114	3,119,516	18,307,104				224,480,000		224,480,000		243,948,218
Transportation	Midpoint Bridge	20076930721	30721	D,ST		15,473,314	15,473,314							279,931,305	295,404,619
	Corkscrew Road				16,564,044	26,180,139	38,498,960	4,999,575					4,999,575		60,062,579
Transportation	Corkscrew Road	20066930100	30100	GF-CIP	5,560,738		378,446								5,939,184
Transportation	Corkscrew Road	20066930700	30700	CONT.GT	6,454,233		8,156,602	4,999,575					4,999,575		19,610,410
Transportation	Corkscrew Road	20066931203	31203	D		26,180,139	28,180,139								28,180,139
Transportation	Corkscrew Road	22066930700	30700	G	1,585,408		747,438								2,332,846
Transportation	Corkscrew Road	20066938825	38825	I	2,963,665		1,036,335								4,000,000
	Gateway/Griffin Roundabout				470,702		9,133,960								9,604,662
Transportation	Gateway/Griffin Roundabout	20067138823	38823	I	215,862		3,004,138								3,220,000
Transportation	Gateway/Griffin Roundabout	20067130700	30700	GT	254,840		1,329,822								1,584,662
Transportation	Gateway/Griffin Roundabout	2006731203	31203	D			4,800,000								4,800,000
Transportation	Hickory Bridge Replacement	20508330720	30720	ST		8,188,912	8,188,912		4,770,011				4,770,011	99,351,742	112,310,665

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

Responsible Department	Project Title	Project #	Fund	Code	Total Spent thru FY 21/22	FY 22/23 Adopted Budget	FY 22/23 Amended Budget	FY 23/24 Proposed Budget	FY 24/25 Proposed Budget	FY 25/26 Proposed Budget	FY26/27 Proposed Budget	FY27/28 Proposed Budget	Five Year Project Total	Years 6-10	Total Project
Transportation	Lee Blvd Traffic Signals	20063730700	30700	GT	752,930		682,200								1,435,130
	Ortiz 4L/Colonial-MLK				1,885,450		33,368,279								35,253,729
Transportation	Ortiz 4L/Colonial - MLK	20061338823	38823	I	1,885,450		19,630,897								21,516,347
Transportation	Ortiz 4L/Colonial - MLK	20061331203	31203	D			11,562,382								11,562,382
Transportation	Ortiz 4L/Colonial - MLK	22061330700	30700	G			2,175,000								2,175,000
	Ortiz Ave MLK to Luckett				2,383,017	4,242,273	4,796,696							43,635,913	50,815,626
Transportation	Ortiz Ave MLK to Luckett	20407230700	30700	GT		4,242,273	4,242,273							43,635,913	47,878,186
Transportation	Ortiz Ave MLK to Luckett	20407238823	38823	I	2,383,017		554,423								2,937,440
Transportation	Signal System ATMS Upgrade	20675930700	30700	GT	7,504,288	750,000	1,637,045	750,000	750,000	750,000	750,000	750,000	3,750,000		12,891,333
	Three Oaks Extension North				12,842,258	35,257,479	87,965,148	6,311,828	46,687,971				52,999,799		153,807,205
Transportation	Three Oaks Extension North	20405330700	30700	GT	10,305,056		46,507,669	6,311,828	10,687,971				16,999,799		73,812,524
Transportation	Three Oaks Extension North	20405331203	31203	D		35,257,479	30,457,479								30,457,479
Transportation	Three Oaks Extension North	20405338823	38823	I	2,077,537		1,000,000		25,000,000				25,000,000		28,077,537
Transportation	Three Oaks Extension North	20405338824	38824	I	459,665		10,000,000		11,000,000				11,000,000		21,459,665
	Toll Interoperability				656,461	150,000	476,588	150,000	150,000	150,000	150,000	150,000	750,000		1,883,049
Transportation	Toll Interoperability	20581842133	42133	ST	106,668	30,000	99,414	30,000	30,000	30,000	30,000	30,000	150,000		356,082
Transportation	Toll Interoperability	20581842135	42135	ST	549,793	120,000	377,174	120,000	120,000	120,000	120,000	120,000	600,000		1,526,967
	Toll System Replacement					13,000,000	13,250,000								13,250,000
Transportation	Toll System Replacement	20061542133	42133	ST		2,600,000	2,650,000								2,650,000
Transportation	Toll System Replacement	20061542135	42135	ST		10,400,000	10,600,000								10,600,000
Utilities					**118,364,528**	**80,435,440**	**180,320,600**	**74,838,250**	**151,855,000**	**164,065,000**	**115,065,000**	**64,115,000**	**568,938,250**	**68,165,000**	**935,788,378**
Utilities	Alico Road Connector - LCDOT	20079348730	48730	E				2,000,000	2,000,000				4,000,000		4,000,000
Utilities	Ben Hill Griffin FM Improve S	20733448713	48713	E	423,820	3,136,440	3,662,620	3,800,000					3,800,000		7,886,440
Utilities	Big Carlos Pass	20074448730	48730	E		1,500,000	1,500,000	763,250					763,250		2,263,250
Utilities	CFM Flow Diversion	20074648713	48713	E			700,000	335,000					335,000		1,035,000
Utilities	Replacement	20762248720	48720	E	1,415,493	500,000	6,236,706	500,000					500,000		8,152,199
Utilities	Corkscrew Road Widening	20067548730	48730	E	5,246,930	3,400,000	6,379,152	5,570,000	7,000,000				12,570,000		24,196,082
Utilities	Cybersecurity Risk Assessment	20078048730	48730	E		750,000	750,000	1,350,000					1,350,000		2,100,000
Utilities	Relocation - FDOT	not assigned	48730	E					3,000,000				3,000,000		3,000,000
Utilities	DOT Proj Utility Relocations	20741648730	48730	E	4,159,190	500,000	2,583,800		500,000	500,000	500,000	500,000	2,000,000	2,000,000	10,742,990
Utilities	Electrical Equip Upgrd&Repl	20742948730	48730	E	6,029,359	210,000	932,546	820,000	650,000	410,000	235,000	235,000	2,350,000	1,025,000	10,336,905
Utilities	FGCU Sewer	20730448730	48730	E	911,794		119,259	50,000	250,000				300,000		1,331,053
Utilities	FGCU Water	20719748730	48730	E	1,642,578		81,380	50,000	255,000				305,000		2,028,958
Utilities	Fiesta Village Swr Coll Sys Im	20729348713	48713	E	157,305		2,508,294								2,665,599
Utilities	Fiesta Village WWTP Deep Well	20925148730	48730	D,E	10,307,108	7,800,000	11,615,988						-		21,923,096
Utilities	Fiesta Village WWTP Rm Upgrd	20061648730	48730	E	8,343,505	3,020,000	1,819,818	500,000					500,000		10,663,323
Utilities	FMB Belt Press Replacement	20067648730	48730	E,G	272,591	3,000,000	3,135,351	2,000,000					2,000,000		5,407,942
Utilities	FMB Deep Injection Well #2	20061748730	48730	E	3,828,713		7,920,382						-		11,749,095
Utilities	FMB Filter Controls Upgrade	20074848720	48720	E		580,000	580,000						-		580,000
Utilities	FMB Main Switchgear Repl	20062648720	48720	E,G	95,628	2,500,000	2,929,373	6,525,000					6,525,000		9,550,001
	FMB WRF Capacity Restoration Project				474,015	2,000,000	2,225,985	3,000,000	41,000,000	46,000,000	46,000,000	40,000,000	176,000,000	31,000,000	209,700,000
Utilities	FMB WRF Capacity Restoration Project	20061948713	48713	E		2,000,000	2,000,000								2,000,000
Utilities	FMB WRF Capacity Restoration Project	20061948730	48730	E	474,015		225,985	3,000,000	41,000,000	46,000,000	46,000,000	40,000,000	176,000,000	31,000,000	207,700,000
Utilities	**Generator Replacements (FEMA)**	**20079248730**	**48730**	E					**2,300,000**				**2,300,000**		**2,300,000**
Utilities	Green Meadows 2nd Deep Inj	20746148730	48730	E		500,000	500,000	1,400,000	7,000,000	7,500,000			15,900,000		16,400,000
Utilities	**Hancock Bridge Sidewalk Utility**	**20078948730**	**48730**	E				**1,100,000**					1,100,000		**1,100,000**
Utilities	Lazy Days Water Main Replaceme	20065548720	48720	E	1,164,765	319,000	377,714								1,542,479
Utilities	LCU Generator Replace/Improve	20744448730	48730	E	2,425,201	660,000	1,375,325	50,000	200,000	50,000	50,000	50,000	400,000	250,000	4,450,526
Utilities	Littleton Road Widening - LCDOT	20078248730	48730	E		500,000	500,000	1,100,000					1,100,000		1,600,000
Utilities	**LT LS Recovery and Harden (FEMA)**	**20079048720**	**48720**	E				**500,000**	**3,000,000**	**3,000,000**	**3,000,000**	**3,000,000**	**12,500,000**		**12,500,000**
Utilities	**LS 5507 & Force Main Replace(FEMA)**	**20079148730**	**48730**	E				**1,000,000**	**2,000,000**				**3,000,000**		**3,000,000**
Utilities	Master Pump Station 6600 Upgrd	20063848730	48730	E	358,295	800,000	986,705	910,000	-				910,000		2,255,000

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

Final 8/15/23

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

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

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

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

Florida Department of

TRANSPORTATION

Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 9/7/2024 1:2

Five Year Work Program

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

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

Project Summary

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

Project Detail

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

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

View Contact Information for Office of Work Program and Budget

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

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

Florida Department of

TRANSPORTATION

Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 9/7/2024 1:2

Five Year Work Program

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

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

Project Summary

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

Project Detail

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

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

View Contact Information for Office of Work Program and Budget

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

LeeTran SYSTEM MAP

Diagrama del Sistema
Kat Sistèm



Routes / Rutas / Wout yo

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

Downtown Trolleys Available Seasonally
(See detailed map below)

Downtown Trolleys Available Seasonally

ULTRA On Demand Transit
A service provided by LeeTran

Lehigh Acres Ultra Service Area Zone

Bonita Springs Ultra Service Area Zone









Map Symbols - Símbolos del Mapa

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

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

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

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

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

RideLeeTran.com

COUNTY: 12 LEE

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

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

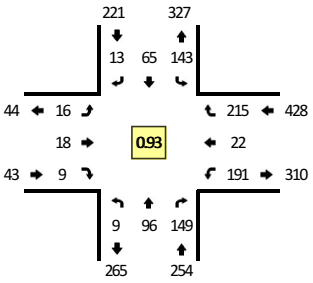
Type of peak hour being reported: Intersection Peak

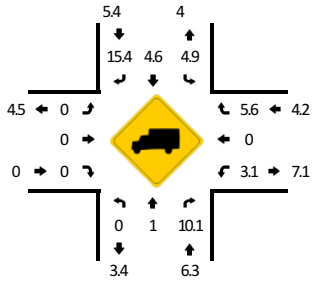
Method for determining peak hour: Total Entering Volume

LOCATION: Stringfellow Rd -- Pine Island Rd
CITY/STATE: St. James City, FL

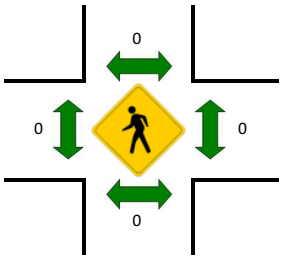
QC JOB #: 17232901
DATE: Tue, Sep 9 2025

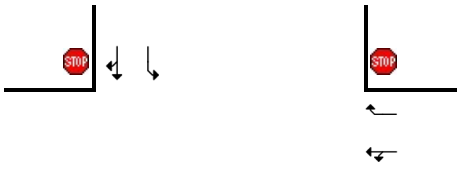
Peak-Hour: 4:15 PM -- 5:15 PM
Peak 15-Min: 5:00 PM -- 5:15 PM

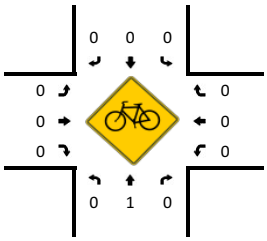


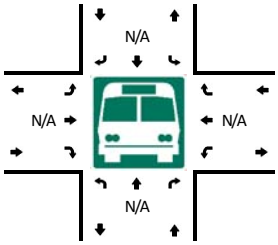


TRUE DATA TO IMPROVE MOBILITY

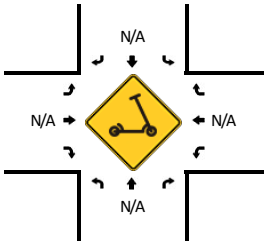












15-Min Count Period Beginning At	Stringfellow Rd (Northbound)				Stringfellow Rd (Southbound)				Pine Island Rd (Eastbound)				Pine Island Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	2	25	46	0	38	7	1	0	3	5	6	0	46	5	44	0	228	
4:15 PM	3	24	33	0	38	12	1	0	6	4	4	0	52	6	48	0	231	
4:30 PM	3	25	40	0	35	13	4	0	1	8	3	0	41	4	51	0	228	
4:45 PM	1	24	29	0	36	15	3	0	3	2	2	0	54	6	59	0	234	921
5:00 PM	2	23	47	0	34	25	5	0	6	4	0	0	44	6	57	0	253	946
5:15 PM	1	20	16	0	45	18	2	0	4	5	1	0	26	3	47	0	188	903
5:30 PM	2	22	32	0	34	9	3	0	4	4	0	0	32	1	42	0	185	860
5:45 PM	3	17	25	0	31	17	2	0	8	3	1	0	25	1	36	0	169	795

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	8	92	188	0	136	100	20	0	24	16	0	0	176	24	228	0	1012
Heavy Trucks	0	4	8		8	8	4		0	0	0		4	0	16		52
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 9/15/2025 9:32 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

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

INPUT

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

OUTPUT

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

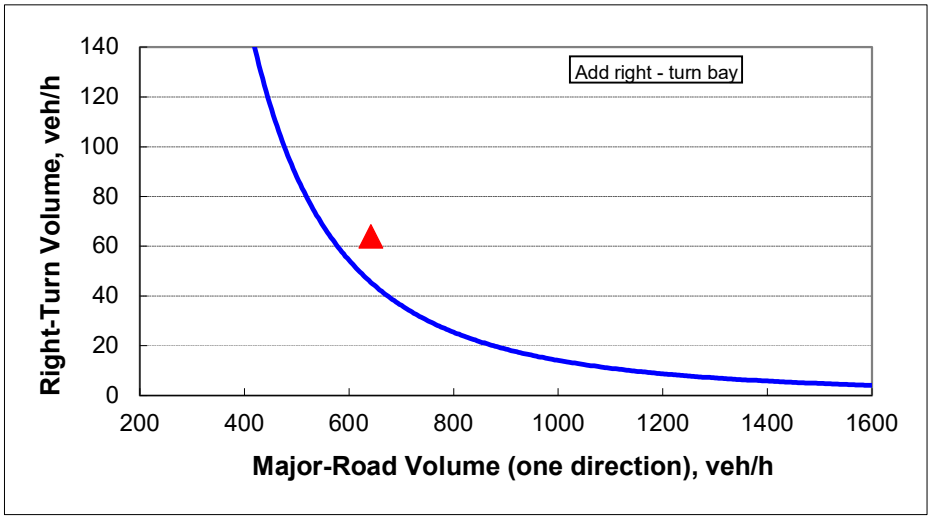


Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

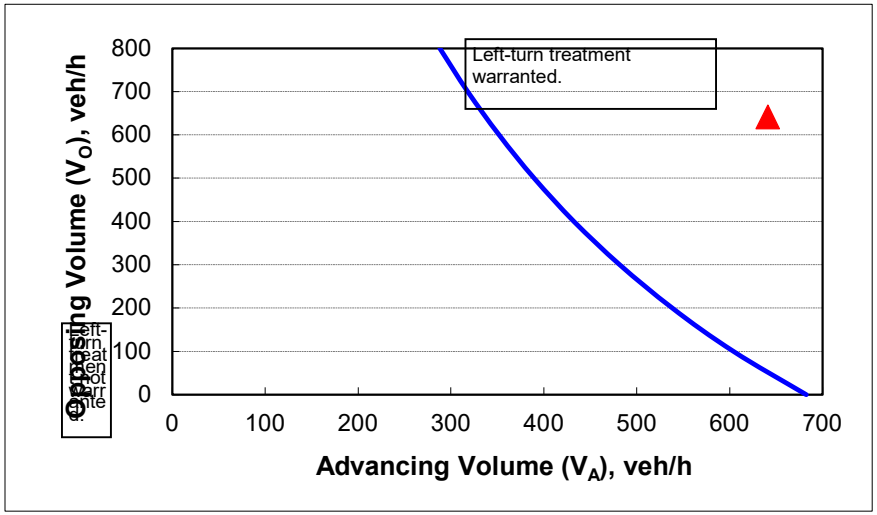
2-lane roadway (English)

INPUT

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

OUTPUT

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



CALIBRATION CONSTANTS

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

Intersection	
Intersection Delay, s/veh	12.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	18	21	10	218	25	245	10	109	170	163	74	15
Future Vol, veh/h	18	21	10	218	25	245	10	109	170	163	74	15
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	19	23	11	234	27	263	11	117	183	175	80	16
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay, s/veh	11	14.1	11.4	12.7
HCM LOS	B	B	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	8%	0%	37%	90%	0%	100%	0%
Vol Thru, %	92%	0%	43%	10%	0%	0%	83%
Vol Right, %	0%	100%	20%	0%	100%	0%	17%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	119	170	49	243	245	163	89
LT Vol	10	0	18	218	0	163	0
Through Vol	109	0	21	25	0	0	74
RT Vol	0	170	10	0	245	0	15
Lane Flow Rate	128	183	53	261	263	175	96
Geometry Grp	5	5	4b	5	5	5	5
Degree of Util (X)	0.239	0.302	0.104	0.493	0.412	0.35	0.174
Departure Headway (Hd)	6.711	5.954	7.09	6.787	5.625	7.19	6.559
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	534	601	503	530	638	498	545
Service Time	4.478	3.721	5.175	4.543	3.38	4.959	4.328
HCM Lane V/C Ratio	0.24	0.304	0.105	0.492	0.412	0.351	0.176
HCM Control Delay, s/veh	11.6	11.3	11	16	12.3	13.8	10.7
HCM Lane LOS	B	B	B	C	B	B	B
HCM 95th-tile Q	0.9	1.3	0.3	2.7	2	1.6	0.6

Intersection	
Intersection Delay, s/veh	13.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	19	21	11	227	26	255	11	114	177	170	77	15
Future Vol, veh/h	19	21	11	227	26	255	11	114	177	170	77	15
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	20	23	12	244	28	274	12	123	190	183	83	16
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay, s/veh	11.2	14.8	11.8	13.2
HCM LOS	B	B	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	9%	0%	37%	90%	0%	100%	0%
Vol Thru, %	91%	0%	41%	10%	0%	0%	84%
Vol Right, %	0%	100%	22%	0%	100%	0%	16%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	125	177	51	253	255	170	92
LT Vol	11	0	19	227	0	170	0
Through Vol	114	0	21	26	0	0	77
RT Vol	0	177	11	0	255	0	15
Lane Flow Rate	134	190	55	272	274	183	99
Geometry Grp	5	5	4b	5	5	5	5
Degree of Util (X)	0.255	0.32	0.11	0.52	0.435	0.371	0.183
Departure Headway (Hd)	6.818	6.058	7.223	6.877	5.713	7.299	6.672
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	524	590	493	522	628	492	535
Service Time	4.591	3.831	5.318	4.64	3.475	5.073	4.446
HCM Lane V/C Ratio	0.256	0.322	0.112	0.521	0.436	0.372	0.185
HCM Control Delay, s/veh	11.9	11.7	11.2	16.9	12.8	14.4	11
HCM Lane LOS	B	B	B	C	B	B	B
HCM 95th-tile Q	1	1.4	0.4	3	2.2	1.7	0.7

Intersection	
Intersection Delay, s/veh	17.8
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	19	21	11	291	26	319	11	114	217	210	77	15
Future Vol, veh/h	19	21	11	291	26	319	11	114	217	210	77	15
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	20	23	12	313	28	343	12	123	233	226	83	16
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay, s/veh	12.2	21.1	13.9	16.3
HCM LOS	B	C	B	C

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	9%	0%	37%	92%	0%	100%	0%
Vol Thru, %	91%	0%	41%	8%	0%	0%	84%
Vol Right, %	0%	100%	22%	0%	100%	0%	16%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	125	217	51	317	319	210	92
LT Vol	11	0	19	291	0	210	0
Through Vol	114	0	21	26	0	0	77
RT Vol	0	217	11	0	319	0	15
Lane Flow Rate	134	233	55	341	343	226	99
Geometry Grp	5	5	4b	5	5	5	5
Degree of Util (X)	0.277	0.432	0.122	0.695	0.587	0.496	0.2
Departure Headway (Hd)	7.429	6.666	7.995	7.342	6.163	7.903	7.273
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	484	541	449	494	590	456	494
Service Time	5.167	4.403	6.043	5.042	3.863	5.641	5.011
HCM Lane V/C Ratio	0.277	0.431	0.122	0.69	0.581	0.496	0.2
HCM Control Delay, s/veh	13	14.4	12.2	25.1	17.2	18.2	11.8
HCM Lane LOS	B	B	B	D	C	C	B
HCM 95th-tile Q	1.1	2.2	0.4	5.3	3.8	2.7	0.7

Intersection	
Int Delay, s/veh	3.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↱	
Traffic Vol, veh/h	403	71	4	560	104	5
Future Vol, veh/h	403	71	4	560	104	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	438	77	4	609	113	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	515	0	1094	477
Stage 1	-	-	-	-	477	-
Stage 2	-	-	-	-	617	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1050	-	237	588
Stage 1	-	-	-	-	625	-
Stage 2	-	-	-	-	538	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1050	-	235	588
Mov Cap-2 Maneuver	-	-	-	-	235	-
Stage 1	-	-	-	-	625	-
Stage 2	-	-	-	-	535	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.06	33.36
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	242	-	-	1050	-
HCM Lane V/C Ratio	0.49	-	-	0.004	-
HCM Ctrl Dly (s/v)	33.4	-	-	8.4	-
HCM Lane LOS	D	-	-	A	-
HCM 95th %tile Q(veh)	2.5	-	-	0	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↾	
Traffic Vol, veh/h	408	24	4	525	35	5
Future Vol, veh/h	408	24	4	525	35	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	443	26	4	571	38	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	470	0	1036	457
Stage 1	-	-	-	-	457	-
Stage 2	-	-	-	-	579	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1092	-	257	604
Stage 1	-	-	-	-	638	-
Stage 2	-	-	-	-	560	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1092	-	255	604
Mov Cap-2 Maneuver	-	-	-	-	255	-
Stage 1	-	-	-	-	638	-
Stage 2	-	-	-	-	557	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.06	20.54
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	275	-	-	1092	-
HCM Lane V/C Ratio	0.158	-	-	0.004	-
HCM Ctrl Dly (s/v)	20.5	-	-	8.3	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.6	-	-	0	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑	↱	
Traffic Vol, veh/h	390	12	5	515	17	7
Future Vol, veh/h	390	12	5	515	17	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	424	13	5	560	18	8

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	437	0	1001	430
Stage 1	-	-	-	-	430	-
Stage 2	-	-	-	-	571	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1123	-	269	625
Stage 1	-	-	-	-	656	-
Stage 2	-	-	-	-	565	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1123	-	267	625
Mov Cap-2 Maneuver	-	-	-	-	267	-
Stage 1	-	-	-	-	656	-
Stage 2	-	-	-	-	561	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.08	17.21
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	321	-	-	1123	-
HCM Lane V/C Ratio	0.081	-	-	0.005	-
HCM Ctrl Dly (s/v)	17.2	-	-	8.2	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.3	-	-	0	-