



Lee County

Southwest Florida

Board of County Commissioners

Kevin Ruane
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District Four

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District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

April 13, 2026

Donna Harris, Senior Plan Processor
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

**Re: Amendment to the Lee Plan
Adoption Submission Package
CPA2024-00017, SR 31 Civic 10 (26-01ESR)**

Dear Ms. Harris,

In accordance with the provisions of F.S. Chapter 163.3184(3) for Expedited State Review, please find attached the proposed Comprehensive Plan Amendment, known locally as CPA2024-00017 (SR 31 Civic 10). The amendment is as follows:

CPA2024-00017, SR 31 Civic 10:

Amend Lee Plan Map 1-A, the Future Land Use Map, to change the future land use category of the subject property from Rural to Outlying Suburban, and amend Map 4-A, Lee County Utilities Future Water Service Areas, to include the subject property. The property is located on the west side of SR 31, directly north of the Mike Greenwell Regional Park, formerly known as the Lee Civic Center.

The Lee County Board of County Commissioners **adopted Lee County Ordinance 26-03** for the Plan Amendment on **April 8, 2026**. As required by F.S. 163.3184(3)(c), the final action on this amendment was completed within the approved time frame.

The name, title, address, telephone number, and email address of the person for the local government who is most familiar with the proposed amendment is as follows:

Mrs. Kate Burgess, AICP, Principal Planner
Lee County Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398
(239) 533-8585
Email: KBurgess@leegov.com



Lee County
Southwest Florida

Board of County Commissioners

By copy of this letter and its attachments, I certify that this amendment, supporting data, and analysis have been sent on this date to the agencies listed below.

Respectfully,

**Lee County Department of Community Development
Planning Section**

Brandon Dunn,
Manager, Planning Section

Cc Case File

All documents and reports attendant to this transmittal are also being sent by copy of this cover in an electronic format to:

Comprehensive Plan Review
Department of Agriculture and Consumer Services

Office of Educational Facilities
Department of Education

Plan Review
Department of Environmental Protection

Alissa S. Lotane
Florida Department of State

Scott Sanders
Florida Fish and Wildlife Conservation Commission

Vitor Suguri
FOOT District One

Ms. Rebekah Harp
Southwest Florida Regional Planning Council

Peter Germain
South Florida Water Management District

AFFIDAVIT OF PUBLICATION

Lauren Schaefer
Lcbc-Dept Of Comm Development-D
1500 MONROE ST
Fort Myers FL 33901

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 11/21/2025
FNP news-press.com 11/21/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/21/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$269.02

Tax Amount: \$0.00

Payment Cost: \$269.02

Order No: 11827495

Customer No: 1124450

PO #:

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NICOLE JACOBS
Notary Public
State of Wisconsin

**NOTICE OF PROPOSED
AMENDMENT TO THE
LEE COUNTY COMPREHENSIVE
LAND USE PLAN
(TRANSMITTAL HEARING)**

The Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, December 3, 2025. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers. At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Commerce: CPA2024-00017 SR31 Civic 10; amend Lee Plan Map 1-A, the Future Land Use Map, to change the future land use category of the subject property from Rural to Outlying Suburban, and amend Map 4-A- Lee County Utilities Future Water Service Areas, to include the subject property. The property is located on the west side of SR 31, directly north of the Mike Greenwell Regional Park, formerly known as the Lee County Civic Center.

This transmittal hearing is the first step in a two-step public hearing process to amend the Lee Plan. A second hearing will follow the Department of Commerce's review of the application.

Documentation for the Proposed Comprehensive Plan Amendment is available at

https://www.leeqpy.com/dcd/plan_000/CPA or at the Department of Community Development located at 1500 Monroe Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

It is the intent of the Board of County Commissioners that the provisions of this Comprehensive Plan Amendment may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact the ADA Coordinator, Ranice Monroe, (239) 533-0255, ADARequests@leeqpy.com, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.



AFFIDAVIT OF PUBLICATION

Lauren Schaefer
Lcbc-Dept Of Comm Development-D
1500 MONROE ST
Fort Myers FL 33901

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 03/27/2026
FNP news-press.com 03/27/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/27/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost: \$326.48

Tax Amount: \$0.00

Payment Cost: \$326.48

Order No: 12188998

of Copies:

Customer No: 1124450

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NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PROPOSED AMENDMENT TO THE LEE COUNTY COMPREHENSIVE LAND USE PLAN

The Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, the 18th day of April, 2026. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

(TRANSMITTAL HEARING)

At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Commerce, CPA2025-00012 Amenity Improvement - Text Amendment; amend Goal 13 and associated Objectives and Policies to allow for golf courses and ancillary uses in the Mixed Use Planned Development (MUD) zoning district subject to Settlement Agreement Case No. 22-CA-U02743 approved under Sec. 70.001 F.S. This transmittal hearing is the first step in a two-step public hearing process to amend the Lee Plan. A second hearing will follow the Department of Commerce's review of the application.

(ADOPTION HEARING)

The Board proposes to adopt an ordinance amending the Lee Plan as follows: CPA2024-00017 SR31 Civic 10; amend Lee Plan Map T-A, the Future Land Use Map, to change the future land use category of the subject property from Rural to Dually Suburban; and amend Map 4-A, Lee County Utilities Future Water Service Areas, to include the subject property. The property is located on the west side of SR 31, directly north of the Mike Greenwell Regional Park, formerly known as the Lee County Civic Center. No documentation for the Proposed Comprehensive Plan Amendment is available at <http://www.legis.wi.gov/doc/olab/olab/olab/olab> or at the Department of Community Development located at 1500 Monroe Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing. It is the intent of the Board of County Commissioners that the provisions of the Comprehensive Plan Amendments may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version. Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requester, contact the ADA Coordinator, Roshice Monroe, (239) 583-0255. ADARequests@leegov.com, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés. 3/27/2026 12188998

LEE COUNTY ORDINANCE NO. 26-03

(SR 31 Civic 10)
(CPA2024-00017)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “LEE PLAN,” ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT PERTAINING TO THE SR 31 CIVIC 10 (CPA2024-00017) APPROVED DURING A PUBLIC HEARING; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED MAP AND TEXT; LEGAL EFFECT OF “THE LEE PLAN”; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan (“Lee Plan”) and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners (“Board”); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6, provides an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency (“LPA”) held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on October 27, 2025; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on December 3, 2025. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to SR 31 Civic 10 (CPA2024-00017) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the December 3, 2025 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies’ written comments; and,

WHEREAS, on April 8, 2026, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt map and text amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the " SR 31 Civic 10 Ordinance (CPA2024-00017)."**

SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee Plan, initially adopted by Ordinance Number 89-02, is hereby amended to amend the Lee Plan Map 1-A, the Future Land Use Map, to change the future land use category of the subject property from Rural to Outlying Suburban, and amend Map 4-A, Lee County Utilities Future Water Service Areas, to include the subject property. The property is located on the west side of SR 31, directly north of the Mike Greenwell Regional Park, formerly known as Lee County Civic Center.

The corresponding Staff Reports and Analysis, along with all attachments and application submittals for this amendment are adopted as "Support Documentation" for the Lee Plan. Proposed amendments adopted by this Ordinance are attached as Exhibit A.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the

powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

THE FOREGOING ORDINANCE was offered by Commissioner Petrosky, who moved its adoption. The motion was seconded by Commissioner Pendergrass. The vote was as follows:

Kevin Ruane	Aye
Cecil L. Pendergrass	Aye
David Mulicka	Aye
Brian Hamman	Aye
Trish Petrosky	Aye

DONE AND ADOPTED this 8th day of April 2026.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

Signed by:
Kevin Karnes
BY: 7687653FFAE549B
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY FLORIDA

Signed by:
Cecil Pendergrass
BY: 773513F34F2140B...
Cecil L. Pendergrass, Chair



DATE: 4/8/2026

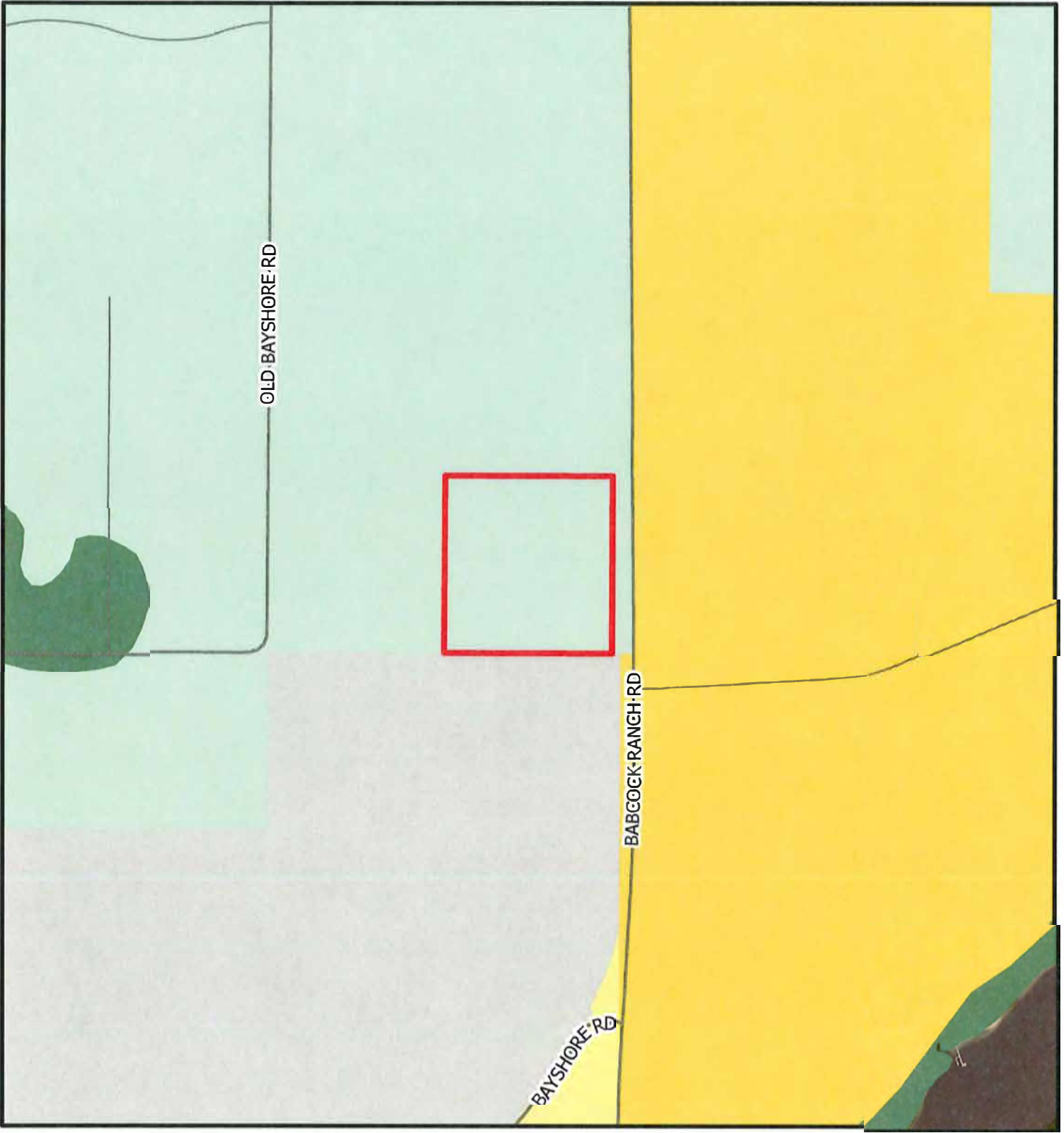
APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Signed by:
Michael Jacob
BY: EB23023555DA45F...
County Attorney's Office

Exhibit A (Adopted by BOCC April 8, 2026):
Adopted existing Future Land Use Map 1A
Adopted revisions to Future Land Use Map 1A
Adopted revisions to Future Water Service Areas 4A

EXHIBIT A

Note: Text depicted with underscores represents additions to the Lee Plan. Strike-through text represents deletions from the Lee Plan.







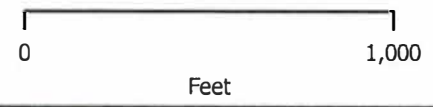
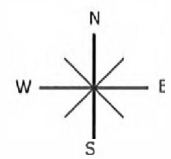
CPA2024-00017

Existing Future Land Use

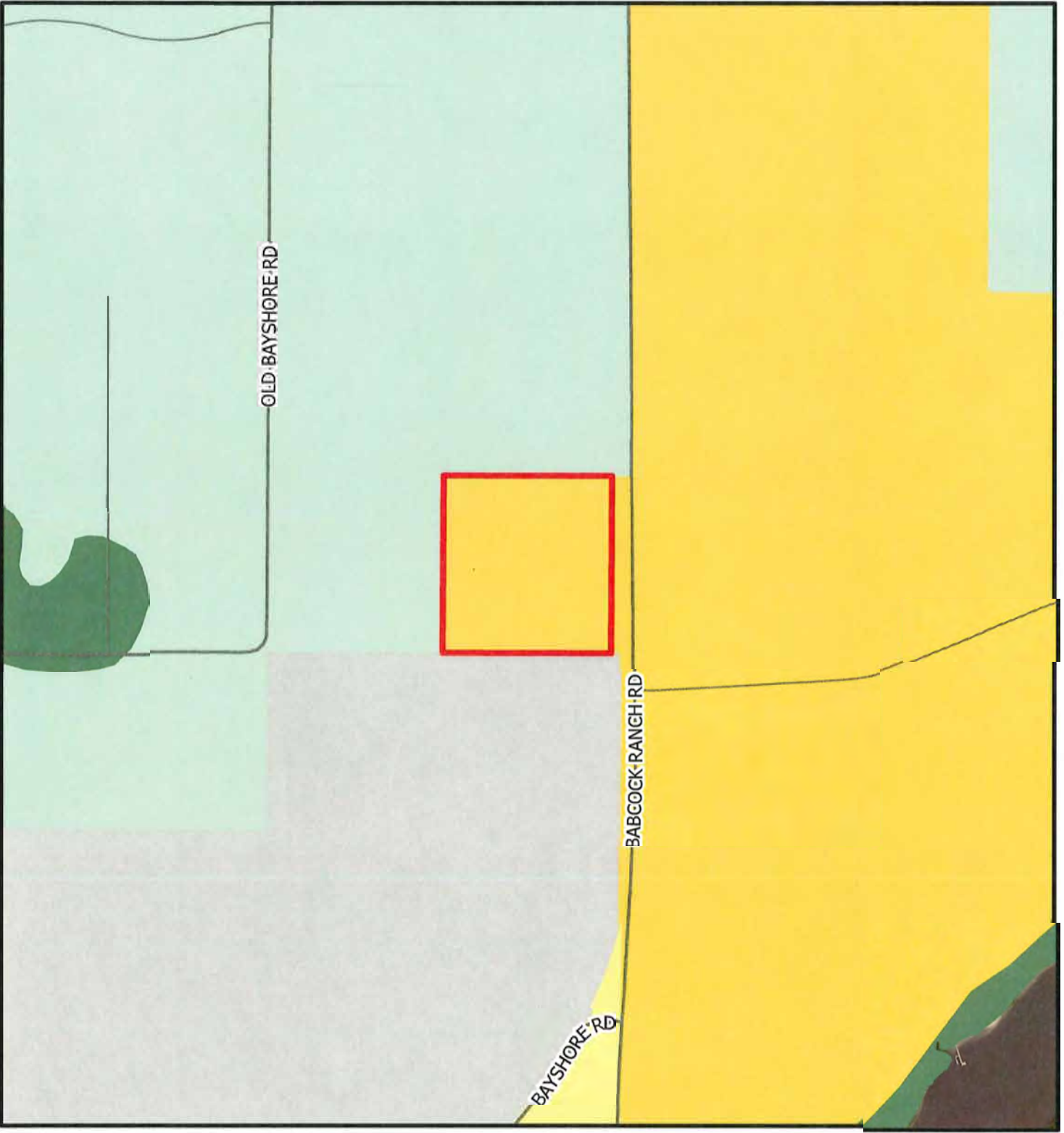
(Map 1-A)



-  Subject Property
-  Outlying Suburban
-  Sub-Outlying Suburban
-  Public Facilities
-  Rural
-  Wetlands



Map Generated: October 2025



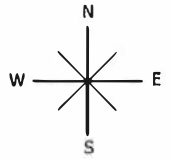
CPA2024-00017

Proposed Future Land Use

(Map 1-A)



- Subject Property
- Outlying Suburban
- Sub-Outlying Suburban
- Public Facilities
- Rural
- Wetlands



Map Generated: October 2025



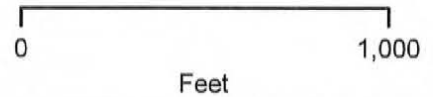
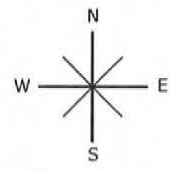
CPA2024-00017

Future Water Service Areas

(Map 4-A)



-  Subject Property
-  Existing Future Water Service Areas
-  Proposed Future Water Service Areas



Map Generated: October 2025

STAFF REPORT FOR CPA2024-00017: SR 31 CIVIC 10



Privately Initiated Lee Plan Map Amendment

Recommendation:

Adopt

Applicant:

Mario Pena
Mario's Painting of South Florida, Inc.

Representatives:

Ben Smith
Morris-Depew Associates

Property Location:

18031 and 18041
State Road 31

Size:

± 9.58 acres

Planning District:

District #22 (Bayshore)

Commissioner District:

District #5

Hearing Dates:

LPA: October 27, 2025
BoCC #1: December 3, 2025
BoCC #2: April 8, 2026

Attachment(s):

1: Map Amendments
2: Applicant Materials

REQUEST

- Amend Lee Plan Map 1-A, the Future Land Use Map, to change the future land use category of the subject property from Rural to Outlying Suburban.
- Amend Map 4-A, Lee County Utilities Future Water Service Areas, to include the subject property.

SUMMARY

The applicant requests to change the future land use category of the approximately 9.58-acre subject property from Rural to Outlying Suburban and to add the property to the Lee County Utilities Future Water Service Area map, in order to facilitate non-retail commercial development on the site. The applicant has submitted a companion rezone application.

PROPERTY LOCATION

The property is located on the west side of State Road (SR) 31, also known as Babcock Ranch Road, directly north of the Lee County Civic Center.



Figure 1: Location map of the portion of the subject property.

RECOMMENDATION

Staff recommends that the Board of County Commissioners (BoCC) **transmit** the proposed amendment as shown in Attachment 1.

PART 1
STAFF DISCUSSION AND ANALYSIS

BACKGROUND AND REQUEST

The approximately 9.58-acre subject property is currently designated as Rural on the Future Land Use Map with AG-2 zoning, is located within the Bayshore Community Plan Area, and shares a property line with the Lee County Civic Center property.

In 1974, the subject property received approval for two Special Permits: one for truck storage (Resolution Z-74-264) and another for a mobile home (Resolution Z-74-42). There are currently two open Code Enforcement Violations for work without a Development Order and clearing without a permit. The applicant has submitted a companion rezone, DCI2025-00005, to Commercial Planned Development (CPD) to allow non-retail commercial uses. The rezoning application is still under review as of the time of writing this report. The details on the request are subject to change.

Request

The applicant has requested to change the future land use category of the subject property from Rural to Outlying Suburban to facilitate commercial development on the subject site that exceeds what would be allowed Future Non-Urban Areas, as defined in the Lee Plan. The applicant also seeks to be included in the Lee County Utilities Future Water Service Area Map (Map 4-A) to allow the property to connect to LCU’s potable water system. FGUA would provide sewer service to this property. A complete analysis of the request is provided in the Lee Plan Analysis section on page 5.

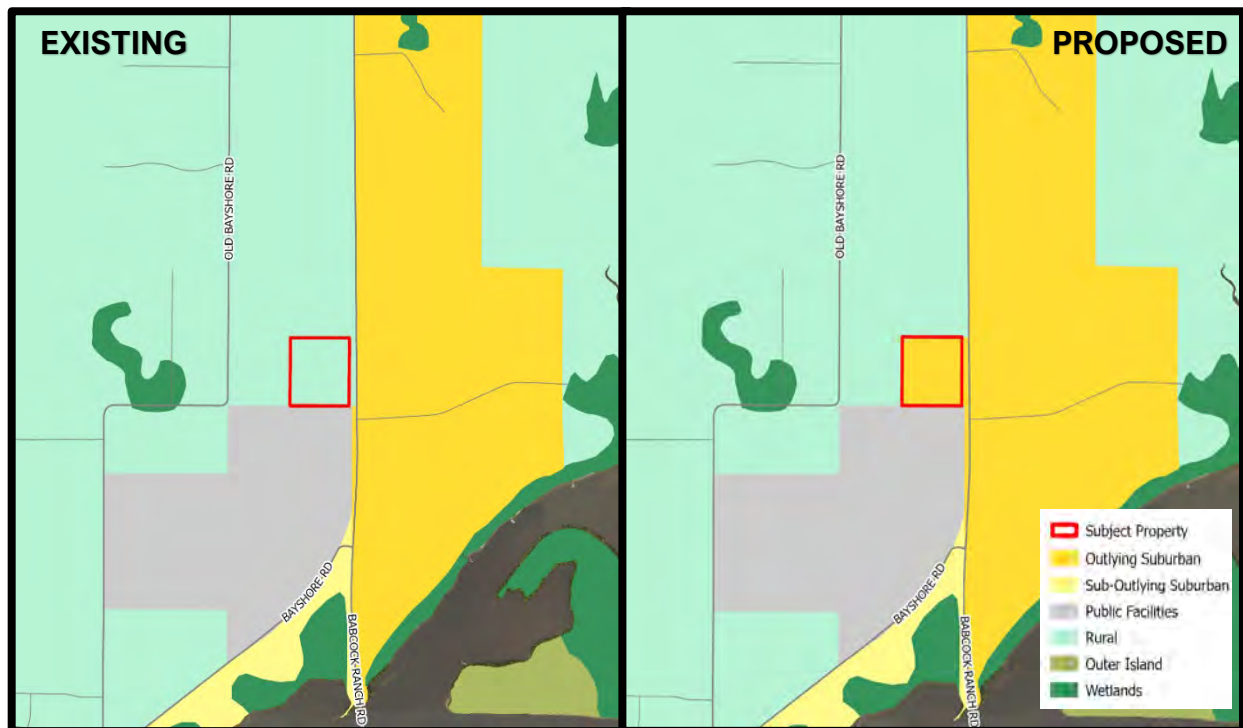


Figure 2: Existing and Proposed Future Land Use Maps of the subject and surrounding properties.

Future Land Use Category

The property is within the Rural future land use category. Lee Plan **Policy 1.4.1** states that the Rural future land use category designates areas intended to remain predominantly low-density residential and agricultural, with minimal non-residential land uses. The policy is reproduced below.

***POLICY 1.4.1:** The Rural future land use category are areas that are to remain predominantly rural – that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Natural resource extraction may be permitted in accordance with Policy 10.1.4. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural future land use category is one dwelling unit per acre (1 du/acre). See Policy 123.2.17 for a potential density incentive resulting from preservation and/or restoration of Rare and Unique Upland Habitat.*

Most of the properties on the west side of SR 31 and north of Bayshore Rd are within the Rural future land use category. The properties along the west side of SR 31, north of the intersection of SR 31 and N River Road, are within the Density Reduction/Groundwater Resource (DR/GR) future land use category. The east side of SR 31 south of North River Road is designated with Outlying Suburban future land use. Further north along the east side of SR 31 is the Babcock Community, in the New Community future land use category.

Community Plan Area

The subject property is located within the Bayshore Community Plan Area, which is generally located north of the Caloosahatchee River, east of Interstate 75 (I-75), and west of State Road 31 (SR 31). Lee Plan Goal 18, reproduced below, describes the Bayshore Community Plan Area.

***GOAL 18: BAYSHORE COMMUNITY PLAN.** Protect the existing rural residential, agricultural and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, and exclude incompatible uses that are destructive to the character of this rural residential environment.*

To achieve this goal, Goal 18 is divided into four objectives, each with supporting policies, that address land use, transportation, sewer and water, and parks and recreation. Details on the request's consistency with the Bayshore Community Plan Area are provided in the Lee Plan Analysis section on page 5.

Planning District

The subject property is located in the Bayshore Planning District (District 22), which allocates 72 acres for commercial use and 4 acres for industrial use, with no acres designated for the Outlying Suburban future land use category for residential development. The applicant is not proposing any residential development. Based on Policy 1.6.5, the proposed development's impact on planning district allocations will be determined at the time of Development Order; however, the planning district currently has adequate allocations for the development of the subject property.

Surrounding Properties

The subject property consists of one parcel and is situated on the west side of SR 31, just north of the intersection of SR 31 and Old Rodeo Drive. The property currently has direct access to SR 31; however, with the expansion and relocation of SR 31 approximately 300 feet to the east, the existing SR 31 will

remain as an access street, likely to be designated Old SR 31, for the properties along the west side of the potentially six-lane right-of-way (ROW) expansion¹.

TABLE 1: SURROUNDING PROPERTY INFORMATION

	Future Land Use	Community Plan Area	Zoning	Existing Use
North	Rural	Bayshore	AG-2	Vacant/Undeveloped and Residential
East	Outlying Suburban	Northeast Lee/North Olga	AG-2	Vacant/Undeveloped
South	Public Facilities	Bayshore	CF	Civic Center
West	Rural	Bayshore	AG-2	Residential

The Florida Department of Transportation has been acquiring property along the SR 31 ROW to accommodate the expansion, which impacts the surrounding uses. The subject property shares a property line with two properties to the north. One of these properties fronts on SR 31 and is undeveloped. The second fronts Old Bayshore Rd and contains a single-family dwelling. The property directly east of the subject property, across SR 31, is undeveloped. The Lee County Civic Center property abuts the subject property to the south, and two additional single-family residences abut the western property line.

PROCEDURAL REQUIREMENTS

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

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

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

Because the applicant is proposing a change to a map designation within a Community Plan Area, one public information meeting is required prior to the application being found sufficient under Lee Plan Policy 17.3.2. The applicant has provided a summary, public notice, and maps for the community meeting held at the Bayshore Fire Station on Wednesday, June 18, 2025, at 5:00 pm. The summary stated that there

¹ <https://www.swflroads.com/project/442027-2>

were zero (0) members of the public at the meeting. **The applicant has met the public input requirements of Lee Plan Objective 17.1.**

Despite the parcel size, under Florida Statutes, **the proposed amendments do not qualify as a small-scale map amendment** because they include changes to a map that is not part of the Future Land Use Map Series (Maps 1A through 1H); therefore, **they will follow the Expedited State Review process under F.S. 163.3184(3)**, which will require one public hearing before the Local Planning Agency for recommendation to the BOCC and two public hearings with the BOCC. Applications that follow the Expedited State Review process also require review by the State Reviewing Agencies.

LEE PLAN ANALYSIS

The applicant seeks to amend the Future Land Use Map to reclassify the subject property's future land use category from Rural to Outlying Suburban and to include the property in the Lee County Utilities Future Water Service Area Map, to facilitate commercial development on the site exceeding 30,000 square feet. The Outlying Suburban designation would remove the subject property from a Future Non-Urban Area, as defined in the Lee Plan, and reclassify it as a Future Suburban Area. This designation change, along with access to central utilities, would permit a slightly higher density, a broader range of uses, and larger commercial development. The appropriateness of the proposed amendment and its consistency with the Lee Plan are discussed in detail below.

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

The subject property is currently designated with the Rural Future Land Use Category, which is described in **Lee Plan Policy 1.4.1**. As noted in the background section above, the subject property has supported both non-residential and residential uses since the 1970s. FDOT's expansion of SR 31, Bayshore Road, and the Wilson Pigott Bridge (SR 31 draw bridge), along with the private development of utility and public safety infrastructure along the SR 31 corridor, and the property's proximity to the Civic Center, provide the property with capital improvements and services that are not typical in the Rural future land use category.

The applicant requests to amend the future land use category for the subject property to Outlying Suburban, as described in Policy 1.1.6 and reproduced below.

***POLICY 1.1.6:** The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.*

Outlying Suburban is described as rural in nature, with access to some centralized infrastructure that is planned or already in place. Similar to the Rural future land use category, industrial uses are prohibited. Outlying Suburban does allow a maximum of 3 dwelling units an acre, as opposed to the standard Rural allowance of 1 dwelling unit an acre. Outlying Suburban allows a variety of commercial uses, including

some that would not be considered non-retail commercial; however, the Community Plan Area requirements would continue to limit the types of commercial uses allowed to non-retail. The applicant has stated in their application materials for the comprehensive plan amendment that only non-retail commercial uses are proposed. **The characteristics of the subject property are consistent with the Outlying Suburban future land use category, as described in Policy 1.1.6.**

The subject property is also within the county's Coastal High Hazard Area. **Policy 101.1.4** addresses the requirements of comprehensive plan amendments that increase density within the CHHA. This policy is reproduced below.

***POLICY 101.1.4:** Require that comprehensive plan amendments which increase density within the Coastal High Hazard Area or on islands meet one of the following criteria in accordance with § 163.3178(8), Fla. Stat.:*

- 1. Will not result in an out of County hurricane evacuation time that exceeds 16 hours for a Category 5 storm event (Level E storm surge threat); or*
- 2. Will maintain a 12 hour evacuation time to shelter for a Category 5 storm event (Level E storm surge threat) and ensure shelter space is available to accommodate the additional population; or*
- 3. Will provide appropriate mitigation as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities.*

According to the companion rezone application, the applicant is not proposing any residential development on the subject property. If residential development were proposed in the future, the project would have to demonstrate consistency with the requirements in Policy 101.3.5. **Therefore, the proposed amendment is not inconsistent with Lee Plan Policy 101.1.4. Any future density proposals would require flood and storm mitigation in accordance with the Lee Plan, LDC, Florida Building Code, and other applicable regulations.**

In addition to the future land use category, the subject property is also within the Bayshore community Plan. **Goal 18** outlines the Lee Plan Objectives and Policies related to the Bayshore Community Plan, and provides the following: *Protect the existing rural residential, agricultural and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, and exclude incompatible uses that are destructive to the character of this rural residential environment.*

Goal 18 is further clarified through four objectives. The most applicable Objective to this request is **Objective 18.1: Land Use**. Objective 18.1 states that the County will continue to enforce development regulations that provide appropriate buffers, open space, separation, and other development requirements to protect the natural resources in the Community Plan Area. This objective also requires comprehensive plan amendments that increase density or intensity to submit a companion rezone. **The applicant has met this requirement by submitting a companion rezone to a Commercial Planned Development (CPD), DCI2025-00005, which is still under review.**

Objective 18.1 is supported by four policies that relate to land use. These policies are discussed below. **Policy 18.1.1** identifies several intersections that are allowed to have retail commercial uses. The subject property is located to the north of the parcel at the intersection of SR 31 and Bayshore Road, which is one of the intersections that allows for retail commercial uses. The Policy goes on to provide that "Non-retail commercial uses are permitted elsewhere consistent with the Lee Plan and the LDC." As previously stated,

both residential and non-residential uses have been allowed on the subject property since the Special Permit approvals in 1974. **Policy 18.1.2** has been interpreted as a clarification to Policy 18.1.1. **The proposed amendment to Outlying Suburban is not inconsistent with Policy 18.1.1, as the types of commercial uses allowed will continue to be controlled by the Bayshore Community Plan Area.**

The Outlying Suburban Future Land Use Category prohibits industrial uses, including mining, which is **consistent with Policies 18.1.3 and 18.1.4**. Additionally, according to the applicant's companion rezoning request, no industrial or mining uses are proposed on the site.

One of the major differences between the existing Rural future land use and the proposed Outlying Suburban future land use is that Outlying Suburban would change the parcel from a Future Non-Urban Area to a Future Suburban Area. In addition to the specific future land use categories, the Lee Plan divides groups of land use categories into three designations: Future Non-Urban Areas, Future Suburban Areas, and Future Urban Areas. There are policies throughout the Lee Plan that limit or allow uses based on which of these groupings a land use category falls into. Under the existing Rural designation, Lee Plan **Policy 6.1.2** limits the allowed commercial uses to minor commercial. The Lee Plan defines Minor Commercial as "commercial development that provides for the sale of convenience goods and services and contains less than 30,000 square feet of gross floor area." Outlying Suburban is considered a Future Suburban Area, which removes the size limitation; however, the Community Plan Area limitations on types of commercial uses still apply. **The proposed Future Land Use Map amendment to Outlying Suburban is consistent with Lee Plan Objective 18.1, regarding uses.**

In addition to the Future Land Use Map Amendment, the applicant requests to be added to the Lee County Utilities Future Water Service Area depicted on Map 4-A of the Lee Plan, which will enable connection to central utilities once the utility lines become available. Objective 18.3 provides some guidance on water and sewer connections within the Bayshore Community Plan Area.

***OBJECTIVE 18.3: SEWER AND WATER.** Given the desire to maintain a low residential density, new central sewage service is not economically feasible and is discouraged north of Bayshore Road within the future non-urban land use categories except to the areas identified by Lee Plan Table 6, "10-Year Sanitary Sewer Service Feasibility Plan". Central water service for enhanced fire protection will be encouraged where economically feasible.*

***POLICY 18.3.1:** No landowner will be required to connect to central sewer or water utilities or be assessed for same unless a threat to public health can be documented, or if a new development proposes an intensity that exceeds the thresholds in Standards 4.1.1 and 4.1.2.*

The owner of the subject property is electing to add themselves to Map 4-A for the ability to connect to central utilities. Lee County Utilities would provide water service to the property, and FGUA would provide sewer service. **Adding the subject property to Map 4-A is not inconsistent with Objective 18.3 and Policy 18.3.1.**

It should also be noted that Lee Plan **Objective 4.1** requires all residential development exceeding 2.5 units per acre to connect to water and sewer. To fully realize the density potential of the Outlying Suburban Future Land Use Category, the property owner or applicant would need access to central water and sewer services. Additionally, the subject property is in an area of the county that is subject to a Basin Management Action Plan (BMAP). Under state statute, **FS 163.3177**, amended with **HB 1379** in 2023, local

governments must consider how to extend utilities to residential development that exceeds 1 unit per acre in a BMAP. The proposed future land use map amendment would increase the potential density from one unit per acre to three units per acre. **The proposed incorporation of the subject property into the LCU Future Water Service Area (Map 4-A) is consistent with state statutes regarding utility expansion within a BMAP and Lee Plan Objective 4.1.**

Goal 53, Potable Water Infrastructure, states:

***GOAL 53: POTABLE WATER INFRASTRUCTURE.** Provide high-quality central potable water service throughout Lee County. Ensure that the costs of providing facilities is borne by those who benefit from them.*

The applicant is electing to connect to Lee County Utilities' potable water infrastructure. The applicant would be financially responsible for extending the line if the proposed development exceeds the allowances in Standards 4.1.1 and 4.1.2 or connecting to the line when it becomes available. **Policy 53.1.1** states that the LCU service area is illustrated in Map 4-A. The applicant has received a letter from Lee County Utilities dated October 13, 2025, stating that it is able to serve the subject property if included in the Potable Water Future Service Area. **The request to add the subject property to Map 4-A is consistent with Goal 53 and Policy 53.1.1.**

Policy 126.1.4 of the Lee Plan requires that development maintain groundwater levels at or above existing levels. Connecting to the LCU's potable water system will reduce stress on the shallow aquifer typically used for residential wells and help to maintain or improve groundwater levels near the subject property. Therefore, **amending the Lee Plan to allow for connection to LCU's potable water is consistent with Policy 126.1.4.**

PUBLIC FACILITIES AND INFRASTRUCTURE

The subject property is located adjacent to a state-maintained arterial roadway. Utilities do not currently exist at the property; however, private utility expansion for adjacent development is likely. FGUA and LCU have provided letters of availability with the capacity to serve the subject property. LeeTran does not offer public transportation near the subject property. Since no residential density is proposed, Lee County Schools stated they had no objection to the project in a letter dated October 28, 2024.

Applicants for proposed amendments to the Lee Plan are required to provide the information for a short-range (5 years) and long-range (20+ years) level of service (LOS) analysis. The 5-year analysis indicates SR 80 from SR 31 to Buckingham Rd will operate at LOS "F" with and without the proposed change. The Long Range 2045 Horizon LOS analysis indicates SR 80 from SR 31 to Buckingham Rd, SR 31 from SR 78 to County Line will operate at LOS "F" with and without the proposed change, SR 31 from SR 80 to SR 78 will operate at LOS "D" without the proposed change and LOS "F" with the proposed change. SR 31 and SR 80 are state-maintained arterials.

Site-specific impacts on public services and the availability of services will be examined in any future development applications for construction on the impacted site.

- **Sewer:** FGUA provided a letter dated March 14, 2025, stating their ability to provide wastewater disposal for the subject property. There is a 16-inch sewer force main at Bayshore and Bay Pointe Blvd.

- Water: Lee County Utilities provided a letter dated October 13, 2025, stating that it is able to serve the subject property.
- Fire: Bayshore Fire District, located at 17350 Nalle Rd, provides fire and rescue services to this site. According to a letter dated June 25, 2025, the Bayshore Fire District is capable of providing services to the proposed development.
- Emergency Medical Services: Public Safety, via a letter dated November 25, 2024, stated there is one ambulance located 5.3 miles from the property and an additional four within ten miles. EMS service availability for the proposed development of this property is adequate at this time.
- Police: According to a letter from the Lee County Sheriff's Office, dated October 22, 2024, the amendment will not affect the Agency's ability to provide law enforcement services.
- Solid Waste: According to a letter from Lee County's Solid Waste Department, dated November 22, 2024, solid waste is not opposed to the proposed amendment.

CONCLUSIONS

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

- The Future Land Use Map amendment to Outlying Suburban is consistent with the Bayshore Community Plan Area.
- The request to add the property to Map 4-A is not inconsistent with the Community Plan Area or the public facilities element.
- The Future Land Use Map Amendment is not out of character with the surrounding properties and development.
- The applicant has provided all of the required documentation for the proposed amendments according to AC 13-6.

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

**PART 2
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: October 27, 2025

A. LOCAL PLANNING AGENCY REVIEW

The applicant’s representatives provided a presentation addressing the requested amendments, the subject property, surrounding uses, and consistency with the Lee Plan.

Following this, staff made a presentation addressing the requested amendments, consistency with the Lee Plan, and staff recommendation.

Members of the LPA inquired about the SR 31 expansion, access to the property, how many individuals showed up at the community meeting, the pending Code Enforcement actions on the property, clarification on the property’s proximity to the DR/GR future land use category, the proposed utility expansion, and the applicant’s intended use of the property.

No members of the public were present.

B. LOCAL PLANNING AGENCY RECOMMENDATION

A motion was made to recommend that the Board of County Commissioners (BoCC) *transmit* CPA2024-00017. The motion passed 7 to 0.

RAYMOND BLACKSMITH	AYE
DUSTIN GARDNER	AYE
DAWN RUSSELL	AYE
JENNIFER SAPEN	AYE
DON SCHROTENBOER	AYE
STAN STOUDE	AYE
HENRY ZUBA	AYE

C. STAFF RECOMMENDATION

Staff recommends that the BoCC *transmit* the proposed amendment as provided in Attachment 1.

**PART 3
BOARD OF COUNTY COMMISSIONERS
TRANSMITTAL HEARING**

DATE OF PUBLIC HEARING: December 3, 2025

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendment, which included LPA and staff recommendations, as well as an overview of the proposed amendment, the Lee Plan, and other county regulatory consistency.

One member of the public addressed the BoCC concerning the proposed amendments. Concerns addressed included compatibility with adjacent civic uses and the coastal high-hazard area.

One member of the BoCC asked for clarification about what staff reviews would occur during the comprehensive plan amendment process and what future processes would be required before development could occur on the property.

B. BOARD ACTION:

A motion was made to **transmit** CPA2024-00017 as recommended by staff and the LPA. The motion passed 4 to 0.

MOTION DETAILS

BRIAN HAMMAN	<u>AYE</u>
CECIL PENDERGRASS	<u>AYE</u>
DAVID MULICKA	<u>AYE</u>
KEVIN RUANE	<u>AYE</u>
VACANT	<u> </u>

PART 4
STATE REVIEWING AGENCIES
OBJECTIONS, RECOMMENDATIONS, AND COMMENTS

Comments from the State Reviewing Agencies were due to Lee County by February 5, 2026.

A. OBJECTIONS, RECOMMENDATIONS AND COMMENTS

Lee County received responses from the following review agencies addressing the transmitted amendment:

- Florida Department of Commerce
- Florida Department of Transportation

There were **no comments or objections** concerning the proposed amendments.

B. STAFF RECOMMENDATION

Staff recommends that the Board of County Commissioners ***adopt*** the amendments to the Lee Plan as transmitted and as provided in Attachment 1.

**PART 5
BOARD OF COUNTY COMMISSIONERS
ADOPTION HEARING**

DATE OF PUBLIC HEARING: April 8, 2026

B. BOARD REVIEW:

Staff provided a brief presentation on the proposed amendment, including LPA and staff recommendations, comments from the state reviewing agency, and an overview of the proposed amendment’s consistency with the Lee Plan.

No members of the public spoke concerning the proposed amendments.

A commissioner asked questions about the timing of the development proposed for this amendment, the SR 31 widening project, and the overall vision for this area of the county regarding the changes along SR 31.

B. BOARD ACTION:

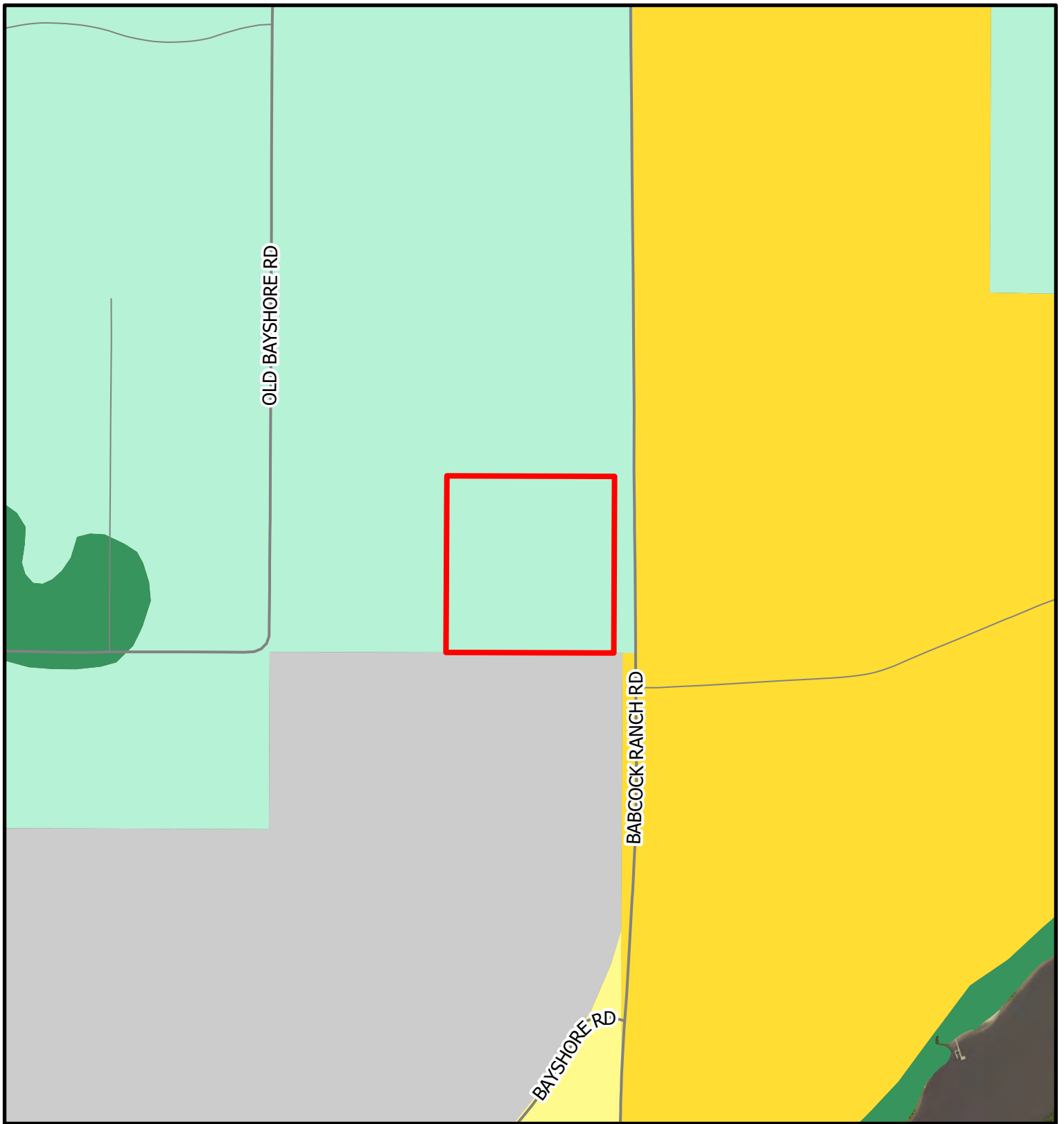
A motion was made to **ADOPT** CPA2024-00017 as recommended by staff and the LPA. The motion passed 5 to 0.

MOTION DETAILS

BRIAN HAMMAN	<u>AYE</u>
CECIL PENDERGRASS	<u>AYE</u>
DAVID MULICKA	<u>AYE</u>
KEVIN RUANE	<u>AYE</u>
TRISH PETROSKY	<u>AYE</u>

ATTACHMENT 1

- **Map 1A Existing Future Land Use Map**
- **Map 1A Proposed Future Land Use Map**
- **Map 4A Future Water Service Areas**



CPA2024-00017

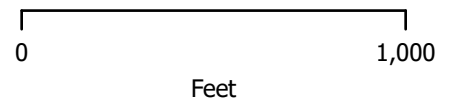
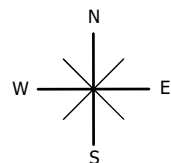


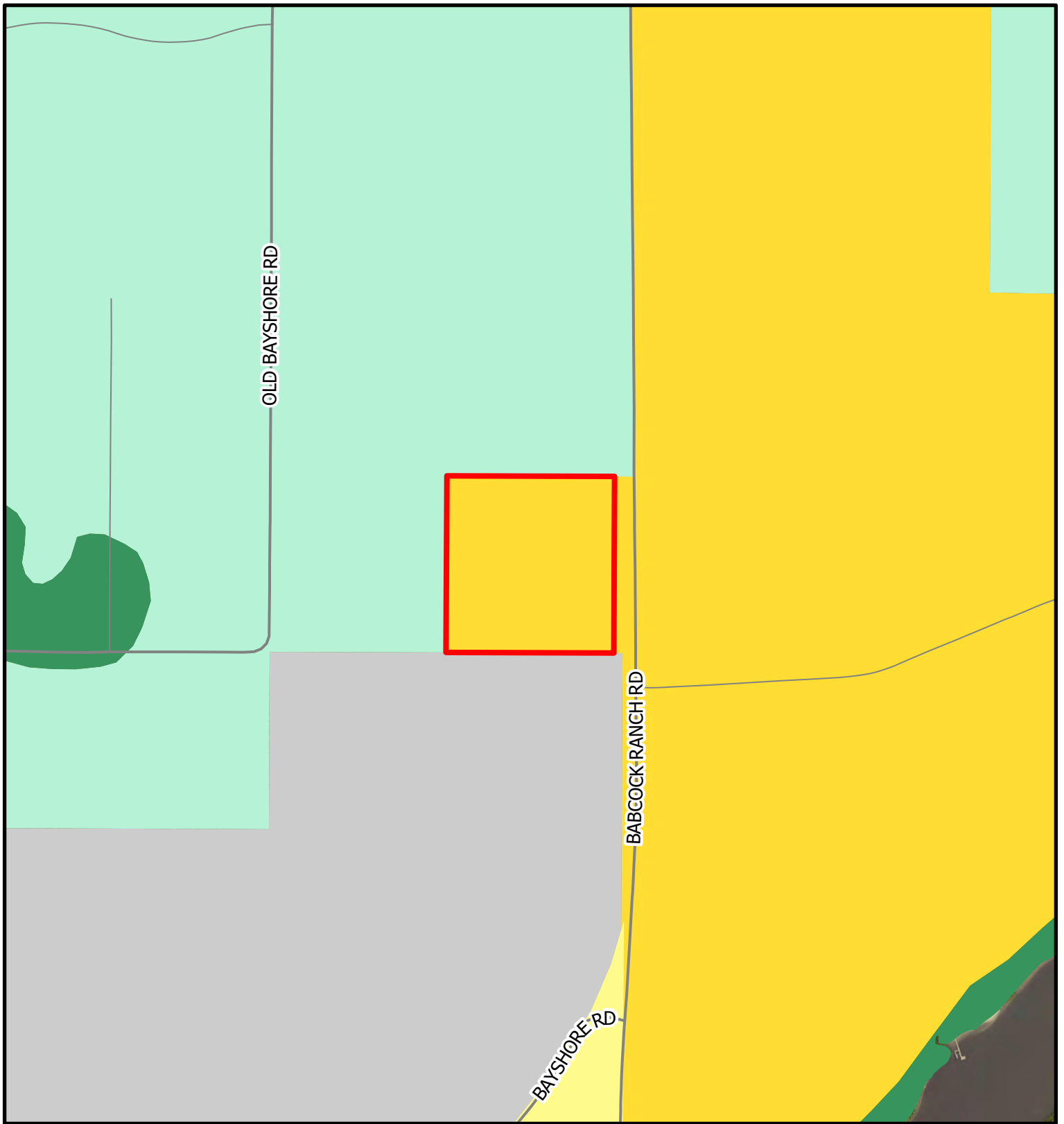
Map Generated: October 2025

- Subject Property
- Outlying Suburban
- Sub-Outlying Suburban
- Public Facilities
- Rural
- Wetlands

Existing Future Land Use

(Map 1-A)





CPA2024-00017

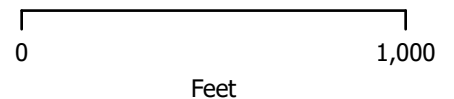
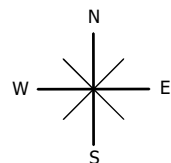


Map Generated: October 2025

- Subject Property
- Outlying Suburban
- Sub-Outlying Suburban
- Public Facilities
- Rural
- Wetlands

Proposed Future Land Use

(Map 1-A)








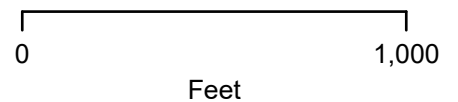
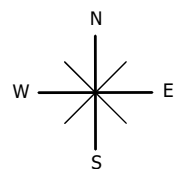
CPA2024-00017

Future Water Service Areas

(Map 4-A)



-  Subject Property
-  Existing Future Water Service Areas
-  Proposed Future Water Service Areas



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SR 31 CIVIC 10 Map Amendments

CPA2024-00017

Completed Application (EXHIBIT M1)

RECEIVED
OCT 08 2025

COMMUNITY DEVELOPMENT



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: SR 31 Civic 10

Project Description: Proposal to amend Lee Plan Maps as follows: Map 1-A - to change the Future Land Use Category from Rural to Outlying Suburban for the subject Property, and Map 4-A to designate the Property in the Lee County Utilities (LCU) services area to connect to centralized potable water Plan Table 1(b) to maintain consistency.

Map(s) to Be Amended: Lee Plan Map 1-A & Map 4-A

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

1. Name of Applicant: Mario's Painting of South Florida, Inc. c/o Mario Pena
Address: 6803 Lake Worth Road, Suite 210
City, State, Zip: Greenacres, FL 33467
Phone Number: 239-633-0483 **E-mail:** mario@gomaros.com

2. Name of Contact: Ben Smith, AICP & Richard Akin, Esq.
Address: Morris-Depew Associates, 2914 Cleveland Ave. & Henderson, Franklin, Starnes & Holt, P.A., 1715 Monroe St.
City, State, Zip: Fort Myers, FL, 33901
Phone Number: 239-337-3993 & 239-344-1182 **E-mail:** Bsmith@m-da.com & Richard.Akin@henlaw.com

3. Owner(s) of Record: Same as Applicant.
Address: _____
City, State, Zip: _____
Phone Number: _____ **E-mail:** _____

4. Property Location:
1. Site Address: 18031/041 State Road 31
2. STRAP(s): 13-43-25-00-00009.0000

5. Property Information:
Total Acreage of Property: 9.58 **Total Acreage Included in Request:** 9.58
Total Uplands: 4.86 **Total Wetlands:** 4.72 **Current Zoning:** AG-2
Current Future Land Use Category(ies): Rural
Area in Each Future Land Use Category: 9.58
Existing Land Use: Residential

6. Calculation of maximum allowable development under current Lee Plan:
Residential Units/Density: 10 **Commercial Intensity:** N/A **Industrial Intensity:** N/A

7. Calculation of maximum allowable development with proposed amendments:
Residential Units/Density: 29 **Commercial Intensity:** 100,000 sq ft **Industrial Intensity:** N/A

Public Facilities Impacts

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

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

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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

APPLICANT – PLEASE NOTE:

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

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

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

ADDITIONAL AGENTS

Company Name:	TR Transportation Consultants, Inc.		
Contact Person:	Ted Treesh		
Address:	2726 Oak Ridge Court, Suite 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-278-3090	Email:	tbt@trtrans.net

Company Name:	TR Transportation Consultants, Inc.		
Contact Person:	Yury Bykau		
Address:	2726 Oak Ridge Court, Suite 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-278-3090	Email:	yury@trtrans.net

Company Name:	Owen Environmental Consulting, LLC		
Contact Person:	Paul K. Owen, M.S., P.W.S.		
Address:	15957 Tropical Breeze Drive		
City, State, Zip:	Fort Myers, FL 33908		
Phone Number:	239-994-9007	Email:	powen@owenenv.com

Company Name:	Morris-Depew Associates, Inc.		
Contact Person:	Ryan Shute, P.E.		
Address:	2914 Cleveland Ave.		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-337-3993	Email:	RShute@m-da.com

Company Name:	Morris-Depew Associates Inc.		
Contact Person:	Lindsay F. Rodriguez, MPA, AICP		
Address:	2914 Cleveland Ave.		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-337-3993	Email:	LRodriguez@m-da.com

Company Name:	Henderson, Franklin, Starnes & Holt, P.A.		
Contact Person:	Richard Akin		
Address:	1715 Monroe Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-344-1182	Email:	Richard.Akin@henlaw.com

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SR 31 CIVIC 10 Map Amendments

CPA2024-00017

Disclosure of Interest (EXHIBIT M2)

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared MARIO PENA, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 18031/041 STATE ROAD 31 NORTH FORT MYERS FL 33917 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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


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

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

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

Name and Address	Percentage of Ownership
N/A	0
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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



Property Owner

MARIO PENA, PROPERTY OWNER

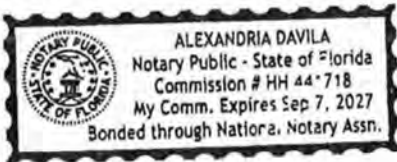
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, on 7/18/2024 (date) by MARIO PENA (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL





Signature of Notary Public

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SR 31 CIVIC 10 Map Amendments

CPA2024-00017

**Surrounding Property
Owners List, Mailing Labels,
and Map For All Parcels
Within 500 Feet of the
Subject Property
(EXHIBIT M3)**

FOUR R EQUIPMENT LLC
3701 SW 128TH AVE
MIRAMAR FL 33027

8 AVENUE LLC
PO BOX 366748
BONITA SPRINGS FL 34136

WESTCOTT TERRENCE P TR
18090 OLD BAYSHORE RD
NORTH FORT MYERS FL 33917

KENDRICK JEAN D
18160 OLD BAYSHORE RD
NORTH FORT MYERS FL 33917

GRJALVA MANUEL
18120 OLD BAYSHORE RD
NORTH FORT MYERS FL 33917

QUINTERO GLADYS
18050 OLD BAYSHORE RD
NORTH FORT MYERS FL 33917

LILJEGREN JUSTIN N +
17903 OAKMONT RIDGE CIR
FORT MYERS FL 33967

HAGMANN DANIELLE
18221 SLATER RD
NORTH FORT MYERS FL 33917

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

GUMINIAK JEFFREY A TR
12241 OLD RODEO DR
ALVA FL 33920

WINTER KEVIN J & LISA A +
12251 OLD RODEO DR
ALVA FL 33920

SINGLETARY STEVE R + HEIDI L L
18200 STATE ROAD 31
ALVA FL 33920

VALNICK ENTERPRISE LLC
CALLE PETUNIA K4
SAN JUAN PR 00927

3-1B LLC
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

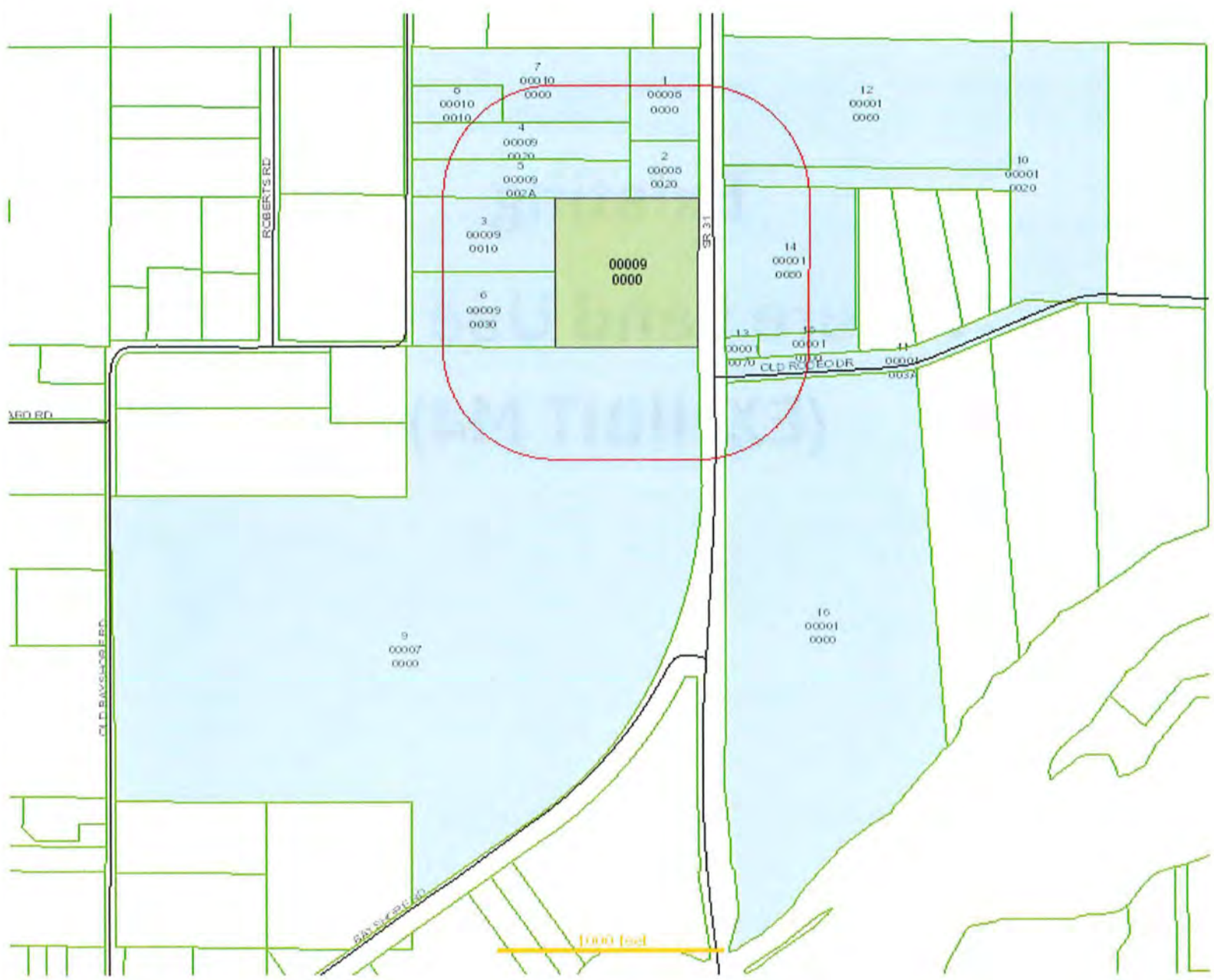
HAMPTON TONYA +
12181 OLD RODEO DR
ALVA FL 33920

S W FL1B LLC
4500 PGA BLVD STE 400
PALM BEACH GARDENS FL 33418

Subjects: 1 Affected: 1 Buffer: 500 Date: 7/2/ List Size: 17

Index	Subject	FolioId	STRAP	OwnerNam	OwnerNam	MailAdress	MailAdress	MailCity	MailState	MailZip	MailCountr	SiteNumbe	SiteStreet
0	TRUE	10237586	13-43-25-0	MARIOS PAINTING OF		15855 BARNSTORMER		WELLINGT	FL	33414		18031/041	STATE ROAI
1	FALSE	10237578	13-43-25-0	FOUR R EQUIPMENT LL		3701 SW 128TH AVE		MIRAMAR	FL	33027		18191	STATE ROAI
2	FALSE	10237585	13-43-25-0	8 AVENUE LLC		PO BOX 366748		BONITA SPI	FL	34136		18141	STATE ROAI
3	FALSE	10237587	13-43-25-0	WESTCOTT TERRENCE		18090 OLD BAYSHORE		NORTH FOI	FL	33917		18090	OLD BAYSH
4	FALSE	10237588	13-43-25-0	KENDRICK JEAN D		18160 OLD BAYSHORE		NORTH FOI	FL	33917		18160	OLD BAYSH
5	FALSE	10237589	13-43-25-0	GRIJALVA MANUEL		18120 OLD BAYSHORE		NORTH FOI	FL	33917		18120	OLD BAYSH
6	FALSE	10440255	13-43-25-0	QUINTERO GLADYS		18050 OLD BAYSHORE		NORTH FOI	FL	33917		18050	OLD BAYSH
7	FALSE	10237590	13-43-25-0	LILJEGREN JUSTIN N +		17903 OAKMONT RIDG		FORT MYEF	FL	33967		18220	OLD BAYSH
8	FALSE	10237591	13-43-25-0	HAGMANN DANIELLE		18221 SLATER RD		NORTH FOI	FL	33917		18190	OLD BAYSH
9	FALSE	10239070	24-43-25-0	LEE COUNTY		PO BOX 398		FORT MYEF	FL	33902		11831	BAYSHORE
10	FALSE	10297506	18-43-26-0	GUMINIAK JEFFREY A T		12241 OLD RODEO DR		ALVA	FL	33920		12241	OLD RODEC
11	FALSE	10591062	18-43-26-0	WINTER KEVIN J & LISA		12251 OLD RODEO DR		ALVA	FL	33920			RIGHT OF V
12	FALSE	10444069	18-43-26-0	SINGLETARY STEVE R +		18200 STATE ROAD 31		ALVA	FL	33920		18200	STATE ROAI
13	FALSE	10462784	18-43-26-0	VALNICK ENTERPRISE I		CALLE PETUNIA K4		SAN JUAN	PR	927		18030	STATE ROAI
14	FALSE	10500854	18-43-26-0	3-1B LLC		4500 PGA BLVD STE 40		PALM BEAC	FL	33418		18100	STATE ROAI
15	FALSE	10520789	18-43-26-0	HAMPTON TONYA +		12181 OLD RODEO DR		ALVA	FL	33920			ACCESS UN
16	FALSE	10297513	19-43-26-0	S W FL1B LLC		4500 PGA BLVD STE 40		PALM BEAC	FL	33418		17800	STATE ROAI

SiteUnit	SiteCity	SiteZip	Legal
31	NORTH FOI	33917	SE 1/4 OF SE 1/4 OF SE 1/4
31	NORTH FOI	33917	E 1/2 OF NE 1/4 OF SE 1/4<CR>OF SE 1/4 LESS THE S 250<CR>FT
31	NORTH FOI	33917	THE S 250 FT OF THE E 1/2<CR>OF NE 1/4 OF SE 1/4 OF<CR>SE 1/4 LESS R/W SR 31
IORE RD	NORTH FOI	33917	N 1/2 OF THE <CR>SW 1/4 OF SE 1/4 OF SE 1/4<CR>LESS RD R/W
IORE RD	NORTH FOI	33917	A PARL OF LAND IN N 1/2 OF<CR>S 1/2 OF SE 1/4 OF SE 1/4<CR>AS DESC IN OR 0650 PG 0406
IORE RD	NORTH FOI	33917	A PARL OF LAND IN S 1/2 OF<CR>S 1/2 OF SE 1/4 OF SE 1/4<CR>AS DESC IN OR 0617 PG 0163
IORE RD	NORTH FOI	33917	S 1/2 OF SW 1/4 OF <CR>SE 1/4 OF SE 1/4 <CR>LESS RD R/W
IORE RD	NORTH FOI	33917	PARL IN S E 1/4 OF S E 1/4 SEC 13 T 43 R 25 AS DESC IN OR 1234 PG 0517 + PORT DESC IN OR 1354 PG 719
IORE RD	NORTH FOI	33917	W 425 FT OF S 1/2 OF N 1/2 OF<CR>NW 1/4 OF SE 1/4 OF SE 1/4<CR>OR 2146/1931 LESS R/W
RD	NORTH FOI	33917	PARL IN E 1/2 SEC 24 E<CR>OF OLD BAYSHORE RD N<CR>OF SR-78
DR	ALVA	33920	PARC IN S 1/2 OF SW 1/4<CR>DESC OR 2625/1528 + INST#2006-51208<CR>LESS 3408/3769 + INST#2006-51228
VAY	ALVA		PARC IN S1/2 OF SE1/4 DESC<CR>OR 2626/0083 LESS 2019-84518
31	ALVA	33920	PARL LOC IN THE W 1/2 <CR>OF THE W 1/2 OF THE <CR>SW 1/4 AS DESC IN <CR>OR 2974 PG 2172
31	ALVA	33920	PARC IN S 1/2 OF SW 1/4 OF <CR>SEC AS DESC IN OR 3408 PG 3769
31	ALVA	33920	W 1/2 OF S 1/2 OF SW 1/4 AS DESC IN OR 4619/4509 <CR>LESS INST 2006-51208
IDETERMIN	ALVA		PARL IN S 1/2 OF SW 1/4 OF<CR>AS DESC INST 2006000051228<CR>LESS INST#2008000194390 + 2008000194392
31	ALVA	33920	ALL FRAC W1/2 N OF RVR LES<CR>RD R/W +1.001 THRU 1.004



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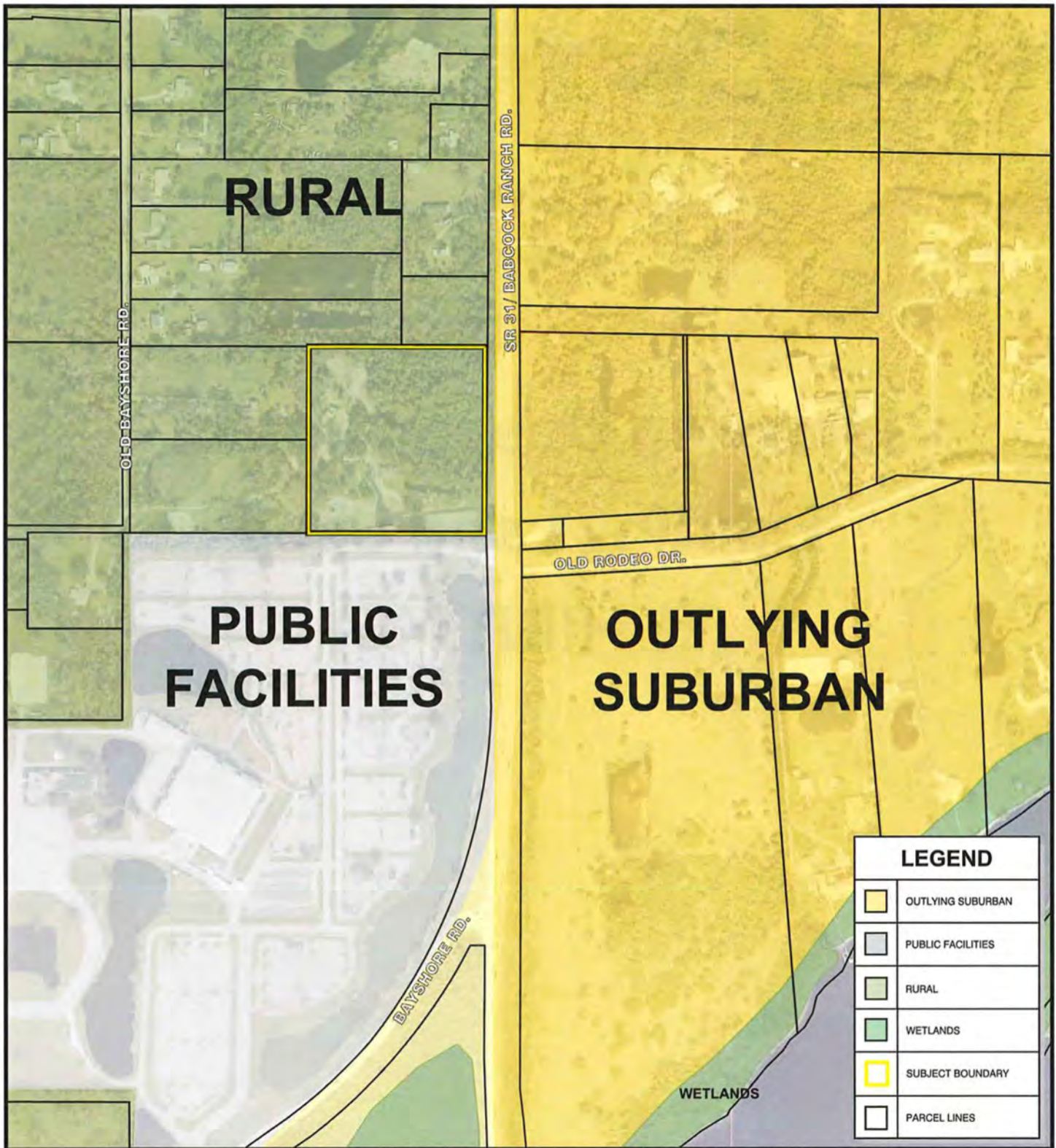
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SR 31 CIVIC 10 Map Amendments

CPA2024-00017

Existing Future Land Use Map (EXHIBIT M4)



LEGEND	
	OUTLYING SUBURBAN
	PUBLIC FACILITIES
	RURAL
	WETLANDS
	SUBJECT BOUNDARY
	PARCEL LINES

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PROJECT:

SR 31 CIVIC 10

LOCATION:

**18031/41 SR 31
NORTH FORT MYERS**

CONSULTANT:

MORRIS DEPEW

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Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CLIENT:

Restoration GROUP INC.

LC# 0001515001

500 0 250 500

SCALE 1"=500'

PROJECT MANAGER:	BS
DRAWING BY:	DGL
JURISDICTION:	LEE COUNTY
DATE:	9/25/2024
SHEET TITLE:	CURRENT FUTURE LAND USE
SHEET NUMBER:	EX-M4
JOB/FILE NUMBER:	23071

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CPA2024-00017

Map and Description of Existing Land Uses (EXHIBIT M5)



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PROJECT:
SR 31 CIVIC 10

LOCATION:
18031/41 SR 31
NORTH FORT MYERS

CONSULTANT:



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(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

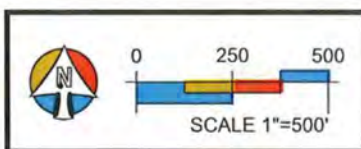
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1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CLIENT:



Restoration GROUP INC.
LIC# CC01515291



PROJECT MANAGER:	BS
DRAWING BY:	DGL
JURISDICTION:	LEE COUNTY
DATE:	9/25/2024
SHEET TITLE:	SURROUNDING LAND USE MAP
SHEET NUMBER:	EX-M5
JOB/FILE NUMBER:	23071

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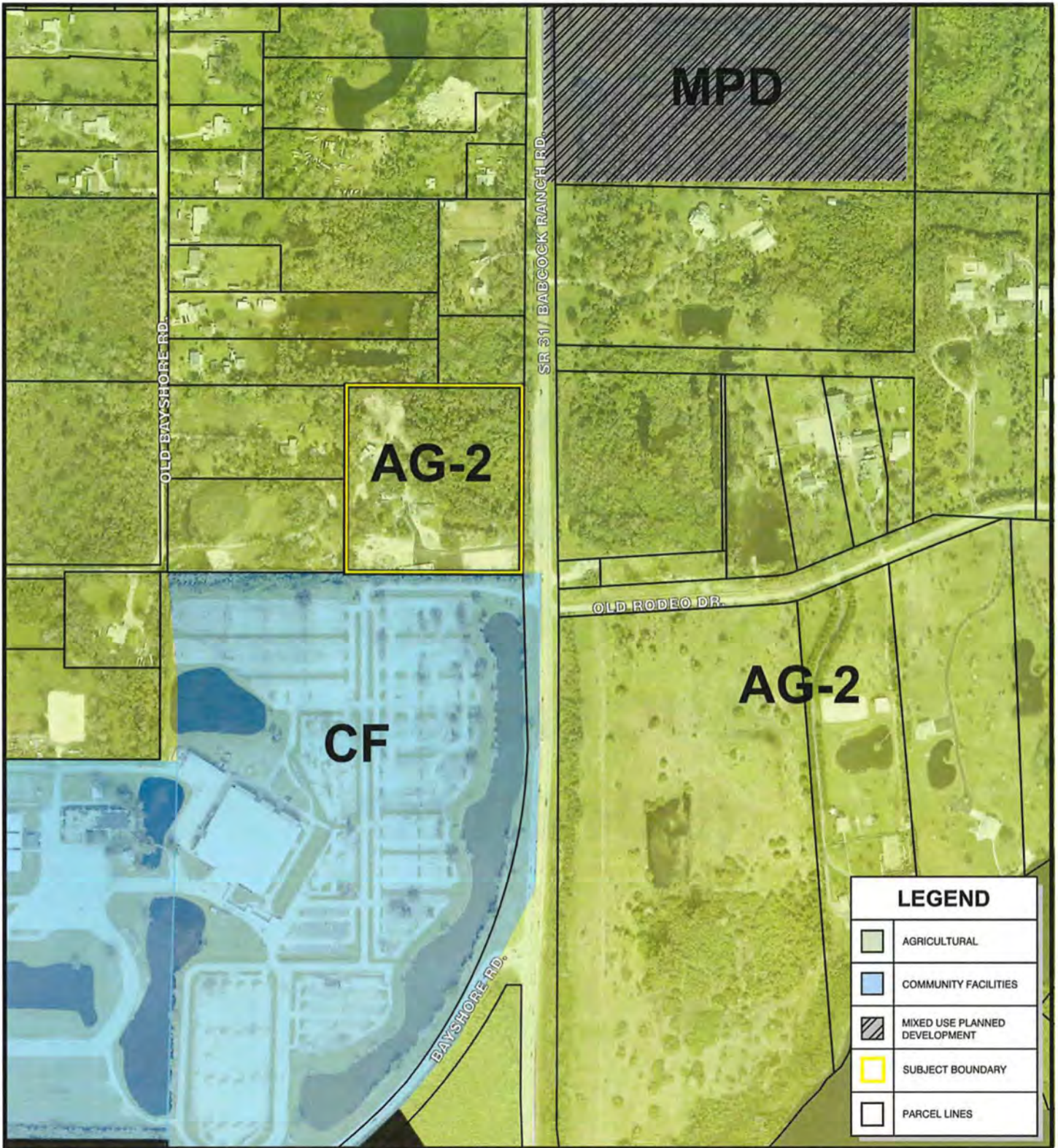
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Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (EXHIBIT M6)



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PROJECT:
SR 31 CIVIC 10

LOCATION:
18031/41 SR 31
NORTH FORT MYERS

CONSULTANT:


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 FL. CA. NO. 6632 / FL. CERT. NO. 136891 / LC26000330

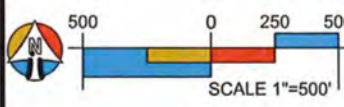
Fort Myers
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 Fort Myers, Florida 33901
 (239) 337-3993
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 Toll free: 866-337-7341

Destin
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 Unit 201
 Santa Rosa Beach, Florida 32459
 Toll free: 866-337-7341

CLIENT:


Restoration GROUP INC.
 UCR 0001312351


 SCALE 1"=500'

PROJECT MANAGER: BS

DRAWING BY: DGL

JURISDICTION: LEE COUNTY

DATE: 9/25/2024

SHEET TITLE:
CURRENT ZONING MAP

SHEET NUMBER: EX-M6

JOB/FILE NUMBER: 23071

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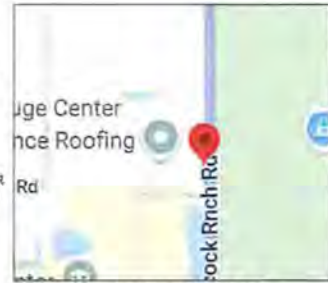
SR 31 CIVIC 10 Map Amendments

CPA2024-00017

**Signed/Sealed Legal
Description and Sketch of
the Description for Each
FLUC Proposed
(EXHIBIT M7)**

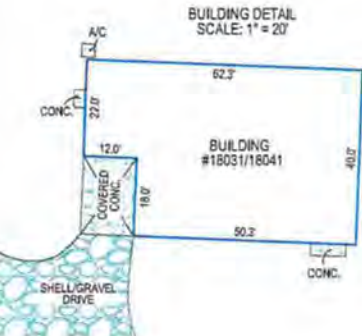
LEGAL DESCRIPTION

AN UNDIVIDED 1/4 INTEREST IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LESS ROAD RIGHT OF WAY, PUBLIC RECORDS OF LEE COUNTY, FL. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE RUN SOUTH 89°50'24" EAST, ALONG THE SOUTH LINE OF SECTION 13, FOR A DISTANCE OF 4635.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°50'24" EAST, FOR A DISTANCE OF 630.08 FEET; THENCE RUN NORTH 00°13'38" EAST, FOR A DISTANCE OF 663.26 FEET; THENCE RUN NORTH 89°49'44" WEST, FOR A DISTANCE OF 629.83 FEET; THENCE RUN SOUTH 00°14'57" WEST, FOR A DISTANCE OF 663.38 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
NOT TO SCALE

Flood Zone: AE
 Community Number: 125124
 Panel: 12071C0282
 Suffix: G
 Base Flood Elevation: 10
 FIRM Date: 11/17/2022



REMAINDER OF SECTION 13 TOWNSHIP 43 S RANGE 25 E (NOT INCLUDED)

REMAINDER OF SECTION 13 TOWNSHIP 43 S RANGE 25 E (NOT INCLUDED)

PORTION OF SECTION 13 TOWNSHIP 43 S RANGE 25 E (INCLUDED)

STATE ROAD 31
(20' RW IMPROVED)

LEGEND

- A/C AIR CONDITIONER
- B.C.P. BACKSLOPE CENTER POINT
- B.S. BENCH MARK
- E.E. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.S. LICENSED BUSINESS
- M. MEASURED
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- P.S. PROFESSIONAL SURVEYOR AND MAPPER
- P.S.M. PERMANENT REFERENCE MONUMENT
- P.B. PAGE
- P.B. PARKER KYLON NAIL
- R. RADIUS
- R.W. RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- C. CENTERLINE
- A. AND
- N. NUMBER
- D.T.A. OR CENTRAL ANGLE
- C. CONCRETE
- C.F. CHAIN LINK FENCE
- W.F. WOOD FENCE
- M.F. MISCELLANEOUS FENCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

- NOTES:**
- LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE EASTERLY PROPERTY LINE, HAVING A BEARING OF S00°13'38"W.

DATE OF FIELD WORK: 03/18/2025
 DATE OF MAP: 03/20/2025

(SCANNED)
 DAVID G CUTLER
 PROFESSIONAL SURVEYOR AND MAPPER #1533

BOUNDARY SURVEY OF
 18031 AND 18041 STATE ROAD 31
 NORTH FORT MYERS, FL 33917
 PREPARED FOR:
 MARIO PENIA

Project: C-679366
 Date: 03/16/2025
 Scale: 1"=75'

6250 N. MILITARY TRAIL
 SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE: 561.640.4800
 FAX: 561.640.0576
 WWW.COMPASSSURVEYING.NET



MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEW

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

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SR 31 CIVIC 10 Map Amendments

CPA2024-00017

Copy of the Deed(s) of the Subject Property (EXHIBIT M8)

Prepared by and return to:

Heather Collins
Title Group of Fort Myers, Ltd.
7910 Summerlin Lakes Drive
Fort Myers, FL 33907
(239) 454-6644
File No 23-9602
Parcel Identification No 13-43-25-00-00009.0000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 5 day of September, 2023 between Michael A. Coburn and Kathleen C. Coburn, husband and wife, Stephen L. Gilbert, and Larry McVey, whose post office addresses are: 12649 Fourth Street, Fort Myers, FL 33905, PO Box 491 210 Prairie Street, Mansfield, IL 61854 and 8207 County Road 5090, West Plains, MO 65775, respectively, Grantors, to Mario's Painting of South Florida, Inc., a Florida Corporation, whose post office address is 15855 Barnstormer Court, Wellington, FL 33414, of the County of Palm Beach, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee, Florida, to-wit:

The Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 43 South, Range 25 East, Less road right-of-way, Lee County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 12649 Fourth Street, Fort Myers, FL 33905, PO Box 491 210 Prairie Street, Mansfield, IL 61854 and 8207 County Road 5090, West Plains, MO 65775, respectively.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Debra C. Pikula

WITNESS
PRINT NAME: Debra C. Pikula

Michael A. Coburn

Michael A. Coburn

Heather Collins

WITNESS
PRINT NAME: Heather Collins

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 6th day of September, 2023, by Michael A. Coburn.

Debra C. Pikula

Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: _____ FL Drivers License(s)

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]
WITNESS

PRINT NAME: Enka Kenderdine

[Handwritten Signature]
Kathleen C. Coburn

[Handwritten Signature]
WITNESS

PRINT NAME: Joshua A. Wickersham

STATE OF Pennsylvania
COUNTY OF Luzerne

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 2nd day of September, 2023, by Kathleen C. Coburn.

[Handwritten Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Commonwealth of Pennsylvania - Notary Seal
JESSICA SEFERYN - Notary Public
Luzerne County
My Commission Expires April 24, 2027
Commission Number 1351290

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: Florida driver's license

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Shirley A Dammerman
WITNESS
PRINT NAME: SHIRLEY DAMMERMAN

Stephen L. Gilbert
Stephen L. Gilbert

Deandre Reed
WITNESS
PRINT NAME: Deandre Reed

STATE OF ILLINOIS
COUNTY OF CHAMPAIGN

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 1st day of September, 2023, by Stephen L. Gilbert.

Shirley A Dammerman
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: X OR Produced Identification: _____
Type of Identification
Produced: _____

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jennifer Lee Williamson

Larry McVey

WITNESS

Larry McVey

PRINT NAME: Jennifer Lee Williamson

201 Royal Dornoch, Smithfield, VA 23430

DeAndre Rollins

WITNESS

PRINT NAME: DeAndre Rollins

15270 NW 128th St Platte City, MO 64079

STATE OF Virginia

COUNTY OF Isle of Wight

The foregoing instrument was acknowledged before me by means of () physical presence or (x) online notarization this 5 day of September, 2023, by Larry McVey.

Jennifer Lee Williamson

Signature of Notary Public

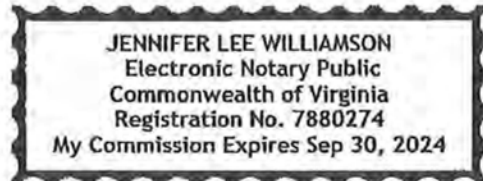
Print, Type/Stamp Name of Notary

Jennifer Lee Williamson

Personally Known: _____ OR Produced Identification: X _____

Type of Identification

Produced: _____ Driver's License _____



Completed via Remote Online Notarization using 2 way Audio/Video technology.

MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEW

Phone (239) 337-3993 | Toll Free (866) 337-7341
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SR 31 CIVIC 10 Map Amendments

CPA2024-00017

Aerial Map Showing the Subject Property and Surrounding Properties (EXHIBIT M9)



LEGEND	
	SUBJECT BOUNDARY
	PARCEL LINES

<p>PROJECT:</p> <p style="text-align: center;">SR 31 CIVIC 10</p> <p>LOCATION:</p> <p style="text-align: center;">18031/41 SR 31 NORTH FORT MYERS</p>	<p>CONSULTANT:</p>  <p>MORRIS DEPEUW</p> <p>ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS</p> <p>FL CA NO. 8532 / FL CERT NO. LB8891 / LC26000330</p> <p>Fort Myers 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3993 Fax: (239) 337-3994 Toll free: 866-337-7341</p> <p>Tallahassee 113 South Monroe Street 1st Floor Tallahassee, Florida 32301 Toll free: 866-337-7341</p> <p>Destin 5597 Highway 98 Unit 201 Santa Rosa Beach, Florida 32459 Toll free: 866-337-7341</p>	<p>CLIENT:</p>  <p>Restoration GROUP INC.</p> <p>DOI 000151029.F</p>  <p>0 250 500 SCALE 1"=500'</p>	<p>PROJECT MANAGER: BS</p> <p>DRAWING BY: DGL</p> <p>JURISDICTION: LEE COUNTY</p> <p>DATE: 9/26/2024</p> <p>SHEET TITLE: AERIAL LOCATION MAP</p> <p>SHEET NUMBER: EX-M9</p> <p>JOB/FILE NUMBER: 23071</p>
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SR 31 CIVIC 10 Map Amendments

CPA2024-00017

Authorization Letter From the Property Owner (EXHIBIT M10)

AFFIDAVIT

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

[Signature]
Signature of Applicant

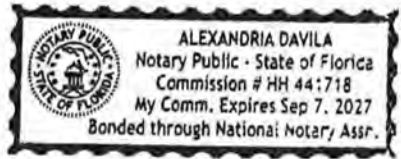
7-18-2024
Date

MARIO PENA
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization on 7/18/24 (date) by MARIO PENA (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

[Signature]
Signature of Notary Public



ALEXANDRIA DAVILA
(Name typed, printed or stamped)

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LETTER OF AUTHORIZATION

EXHIBIT M-10

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I, MARIO PENA, AUTHORIZED REPRESENTATIVE OF MARIOS PAINTING OF SOUTH FLORIDA INC., AM THE FEE SIMPLE PROPERTY OWNER OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT US FOR THE BELOW REFERENCED PARCEL IN ALL MATTERS PERTAINING TO THE COMPREHENSIVE PLAN MAP AMENDMENT AND PLANNED DEVELOPMENT REZONING PETITIONS. THIS AUTHORITY TO REPRESENT OUR INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE PETITIONS, PLANNING OR PERMITTING REQUESTS SUBMITTED ON OUR BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP# **13-43-25-00-00009.0000**

MARIOS PAINTING OF SOUTH FLORIDA INC.
COMPANY NAME

SIGNATURE

MARIO PENA, PROPERTY OWNER
PRINTED NAME & TITLE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 18 day of JULY, 2024, by who is personally known to me or has produced _____ as identification.

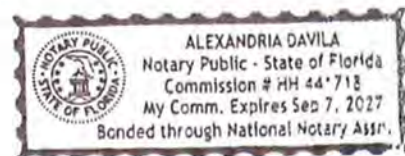
My Commission Expires:

9/7/2027

Notary Public

ALEXANDRIA DAVILA
Notary Printed Name

(seal)



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SR 31 CIVIC 10 Map Amendments

CPA2024-00017

Proposed Amendments (EXHIBIT M11)

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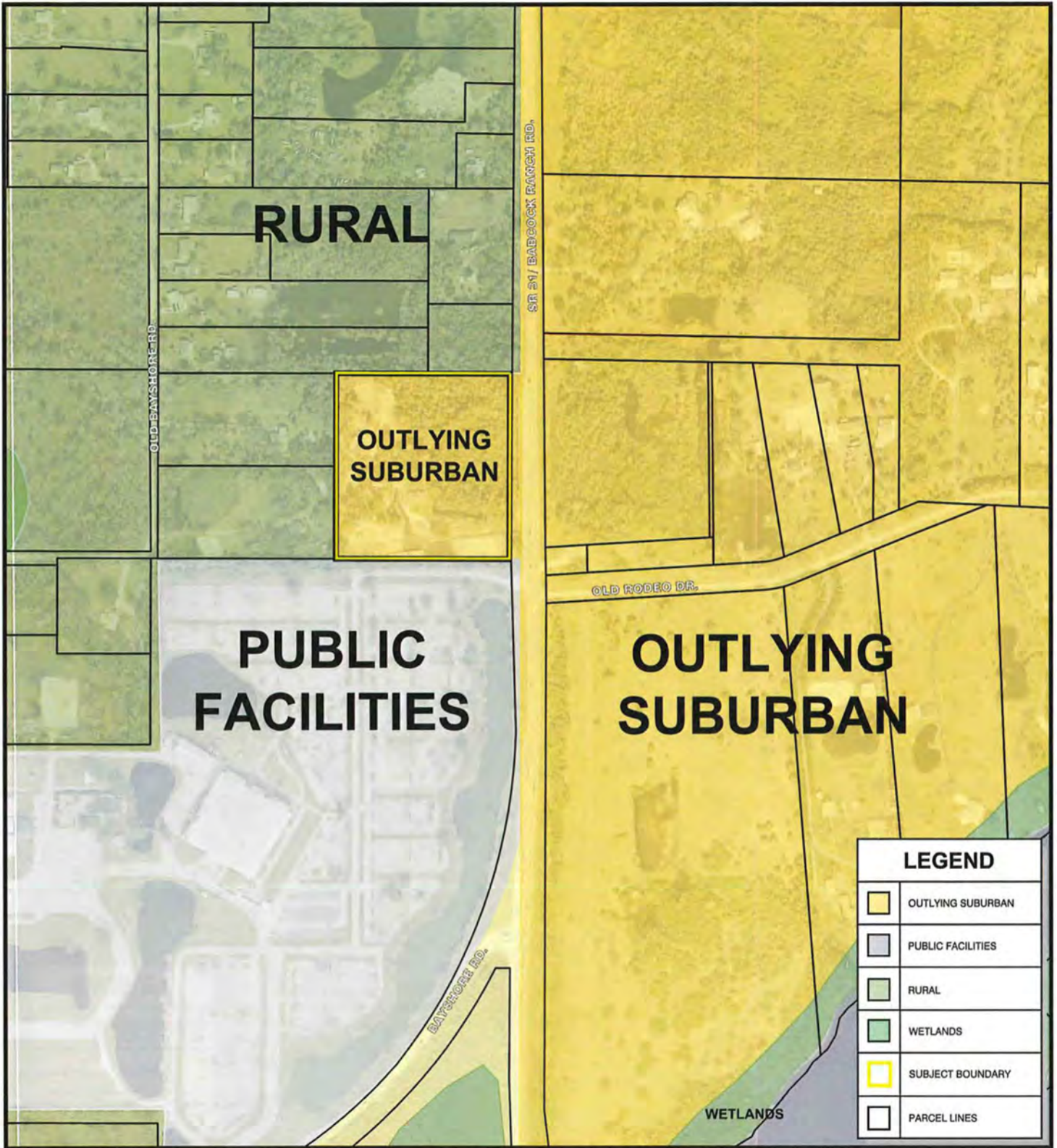
Phone (239) 337-3993 | Toll Free (866) 337-7341

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SR 31 Civic 10 CPA
Proposed Amendments
Exhibit – M11
REVISED JULY 2025

1. Amend Map 1-A – Future Land Use – to designate the entire property as Outlying Suburban where the property is currently designated entirely as Rural.
2. Amend Map 4-A – Future Water Service Areas, Lee County Utilities, to include the entire property within the Future Water Service Areas.



LEGEND	
	OUTLYING SUBURBAN
	PUBLIC FACILITIES
	RURAL
	WETLANDS
	SUBJECT BOUNDARY
	PARCEL LINES

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PROJECT:
SR 31 CIVIC 10

LOCATION:
18031/41 SR 31
NORTH FORT MYERS

CONSULTANT:




MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB0891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

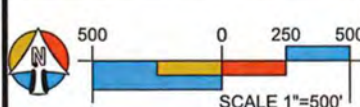
Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
6597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CLIENT:



Restoration GROUP INC.
LSC# 0001312091



500 0 250 500
SCALE 1"=500'

PROJECT MANAGER: BS

DRAWING BY: DGL

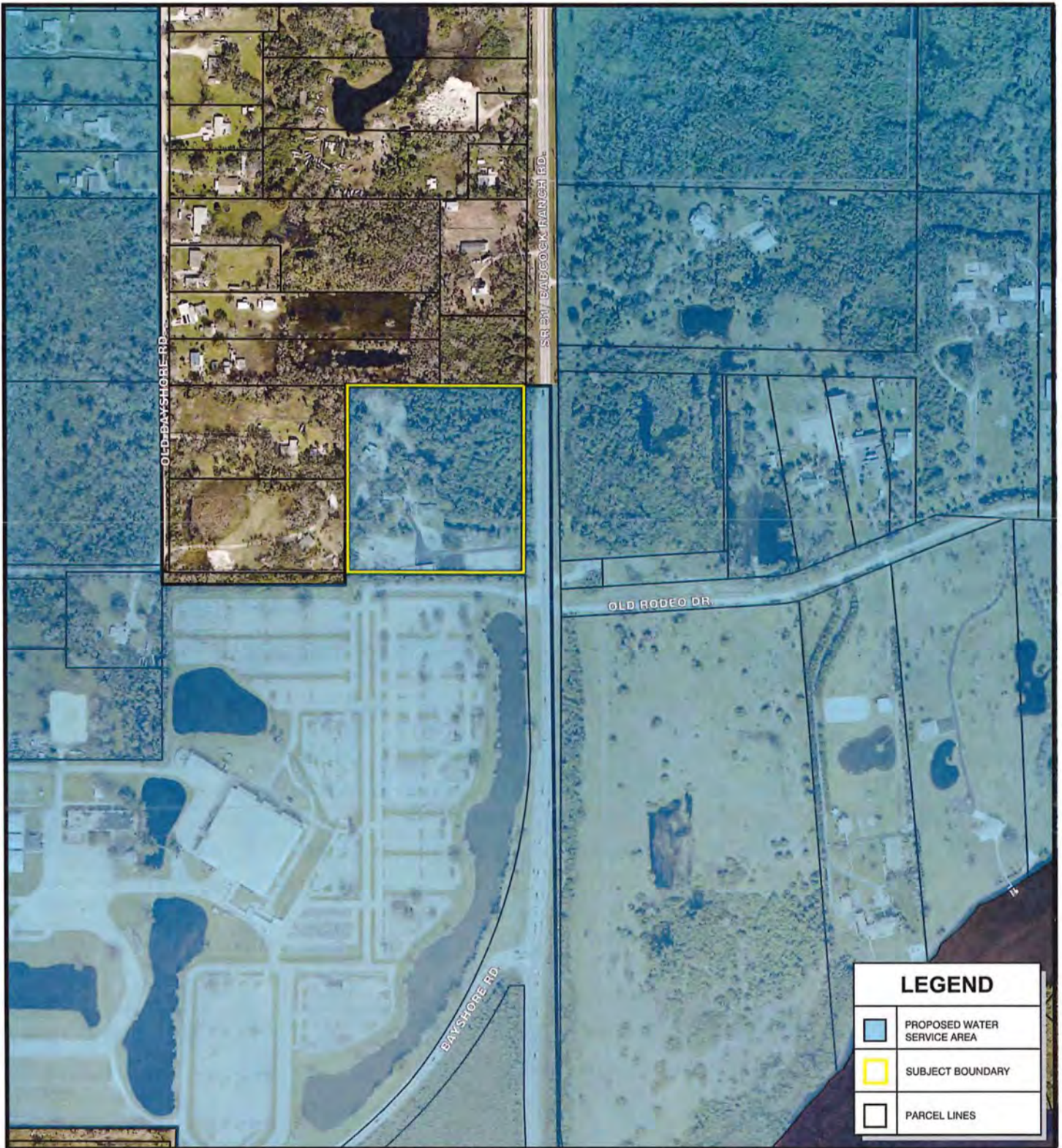
JURISDICTION: LEE COUNTY

DATE: 11/26/2024

SHEET TITLE: PROPOSED FUTURE LAND USE MAP

SHEET NUMBER: EX M-11

JOB/FILE NUMBER: 23071



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PROJECT:
SR 31 CIVIC 10

LOCATION:
18031/41 SR 31
NORTH FORT MYERS

CONSULTANT:




MORRIS DEPEW
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LANDSCAPE ARCHITECTS
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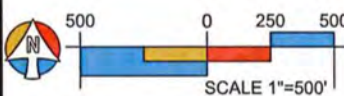
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Toll free: 866-337-7341

Destin
5597 Highway 88
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CLIENT:



Restoration GROUP INC.
LIC# 0001312371



SCALE 1"=500'

PROJECT MANAGER:	BS
DRAWING BY:	DGL
JURISDICTION:	LEE COUNTY
DATE:	7/8/2025
SHEET TITLE:	PROPOSED FUTURE WATER SERVICE AREA
SHEET NUMBER:	
JOB/FILE NUMBER:	23071

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SR 31 CIVIC 10 Map Amendments

CPA2024-00017

Lee Plan Analysis & Justification of Proposed Amendment (EXHIBITS M12, M19, M20, M21)

SR31 Civic 10 CPA**Lee Plan, State & Regional Policy Plan, Community Plan Area Consistency &
Justification of the Proposed Amendment**

Exhibits M12, M19, M20, M21

REVISED JULY 2025**I. REQUEST & PROPERTY LOCATION**

Mario's Painting of South Florida (Applicant) is requesting approval of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use (FLU) category of ±9.58 acres from Rural to Outlying Suburban, and to add the ±9.58 acre property to the Lee County Utilities Future Water Service Area. This request requires two (2) map amendments to Lee Plan Maps 1A and Map 4A.

The ±9.58 acre property (Property) is located directly north of the Lee County Civic Center and directly west of SR 31 in the Bayshore Community Planning Area.

The Applicant submitted a companion rezone application to rezone the property from AG-2 to a Commercial Planned Development (CPD) (DCI2025-00005). No residential dwelling units or retail commercial uses are proposed. A special permit for truck storage was approved for the Property in 1974 and the Applicant is also requesting that existing approval be memorialized as part of the CPD.



Figure 1: Boundary of Proposed Map Amendment

II. SURROUNDING LAND USE

Large-lot single-family residential and undeveloped parcels still remain within the interior of the Bayshore Planning Community, which was previously known for its semi-rural character. However, the Property is located in an area of the county that is transitioning quickly as evidenced by the following:

- Planned expansion of the SR 31 roadway. For the segment that the property fronts upon, the existing roadway will become a frontage road for a new 4-lane highway. The segment south of the Civic Center is being widened to six lanes, and the segment from the bridge over the Caloosahatchee will be widened to 4 lanes.
- FDOT is currently conducting PD&E studies on SR 31 from SR 80 to SR 78 as well as on SR 78 from I-75 to SR 31 to evaluate future widening of these roadways to four-lane facilities
- Lee County Civic Center directly adjacent to the south which is going to be updated and/or redeveloped in the near future. The Lee Board of County Commissioners is working with county staff to visualize a new, reimagined future for the Lee County Civic Center complex.
- Babcock Ranch MPD to the northeast on SR 31 with over two thousand dwelling units already developed, over 4,000 dwelling units sold, and a total of 19,500 total dwelling units and 6,000,000 square feet of non residential uses planned and approved.
- Greenwell property Comprehensive Plan Amendments and MPD rezoning to the east of SR 31 that is approved for commercial and residential uses.
- Cary + Duke + Povia Comprehensive Plan Amendments to add the Property to the Lee County Utilities Future Water Service Areas Map and the Future Sewer Service Area and companion rezone to allow for a residential development of up to 1,099 dwelling units
- Owl Creek RPD rezone and Comprehensive Plan Amendments to add the Property to the Lee County Utilities Future Water Service Areas Map and the Future Sewer Service Area to allow for a residential development of up to 380 dwelling units
- Additional Bayshore Community Plan uses are outlined in Goal 18.



Figure 2: Surrounding Land Uses

Lands in the immediate area are predominantly designated Rural on the west side of SR 31, Outlying Suburban on the east side of SR 31, and Public Facilities directly adjacent to the south of the Property. The property’s northern boundary is adjacent to an existing pond on the adjacent lot, which provides a significant separation between the subject property and the nearest building which is approximately 400-feet away. Due to the proximity of the existing lands designated as Outlying Suburban and the scheduled roadway improvements on SR 31 as well as the other suburban features of this area, the request to include the Property in Outlying Suburban is appropriate at this location. Table 1 below provides an inventory of the adjacent land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Rural	AG-2	Vacant Agricultural Lands; Vacant Portion of Large-Lot Single Residential
SOUTH	Public Facilities	CF	Lee County Civic Center
EAST	Outlying Suburban	AG-2	SR 31; Vacant Agricultural Lands
WEST	Rural	AG-2	Large-Lot Single Family Residential

III. PUBLIC INFRASTRUCTURE

As evidenced by the Letters of Availability (Exhibit M18) the Property is serviced or is planned to be serviced by existing and planned public infrastructure and services that can accommodate the proposed commercial development.

The Applicant is requesting to add the Property to the Lee County Utilities Future Water Service Area. As demonstrated in Exhibit M18, Lee County Utilities has provided a letter of availability indicating there is adequate capacity to serve this site for potable water. Sanitary sewer services (wastewater disposal) will be provided by FGUA. A letter of availability from FGUA provided on May 21, 2025 has been included.

The Property is located directly north of the Old Rodeo Dr. and SR 31 intersection and currently has direct access, and approximately 685-feet of frontage, on SR 31. SR 31, also known as Babcock Ranch Road, is a north/south two-lane undivided arterial roadway with a posted speed limit of 60 MPH under the jurisdiction of Florida Department of Transportation (FDOT). As outlined in the enclosed Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc., SR 31 is funded to be reconstructed as a new four-lane facility from SR 78 to Cook Brown Road by the Babcock Ranch community. This four-lane expansion will be expandable to a future six-lane facility. The existing intersection of Old Rodeo Dr. with SR 31 will be directionalized as part of the widening project. The construction of the four-lane expansion is scheduled to be completed by 2025. As a result of this SR 31 expansion project, access to the site will be directly provided to Old SR 31 that will run parallel to the new 4-lane section of SR 31.

Future commercial development at this location will be served by a "frontage" road after SR 31 is widened, and therefore access for higher commercial traffic will be much safer by having no direct access from the property to the highway, utilizing accesses north and south at future signalized intersections, as will also be the case for the Civic Center. This further demonstrates how the property is an ideal location for commercial uses.

Furthermore, there are adequate public facilities and services in the immediate vicinity of the Property, including Fire (Bayshore Fire Department), Law Enforcement, EMS, Solid Waste, and Utilities. Letters of Availability are enclosed as Exhibit 18. Please also refer to the enclosed Public Facilities Analysis (Exhibit M15, M17).

IV. PROPOSED AMENDMENT

The proposed amendments will allow for commercial development of the Property. The Applicant submitted a companion CPD rezoning application that will implement the intended development program.

The amendment includes a request for the Property to be added to the Lee County Utilities Future Water Service Area. Based on the location of the Property directly adjacent to the

boundary of the Future Water Area, the request represents a logical extension of the boundary to include the Property.

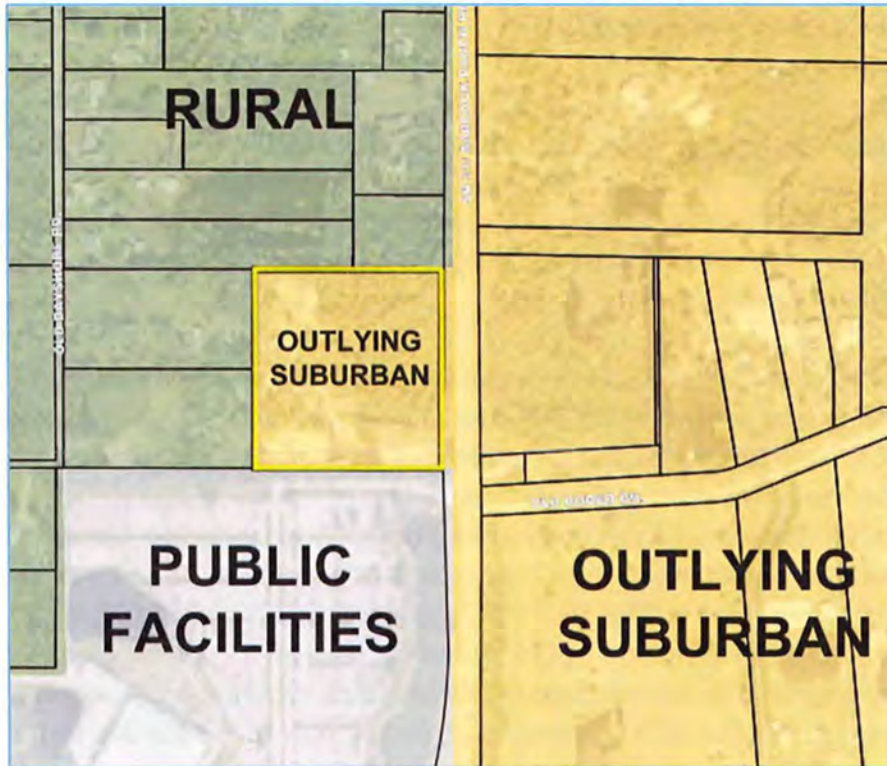


Figure 3: Proposed FLU Map Amendment



Figure 4: Proposed LCU Water Service Area

V. COMPATIBILITY & CHARACTER OF THE AREA

The Property is located within the Bayshore Community Planning Area, and is directly adjacent to the Northeast Lee County Community Planning Area located on the east side of SR 31. The amendments will result in a development that is compatible and appropriate at this location as evidenced by the surrounding existing and planned uses.

Changing the FLU of the Property from Rural to Outlying Suburban is appropriate at this location of the county. The property on the eastern side of SR 31 from the Caloosahatchee River to N. River Road is designated Outlying Suburban, which demonstrates that the transition of intensity from Rural to Outlying Suburban is complementary to the surrounding land use pattern and represents a logical extension of that FLUC across SR 31. Also located on the eastern side of SR 31 is ±265 acres in the Outlying Suburban FLUC, approved as the Greenwell SR 31 FLUM amendment, from Rural and Wetlands FLU to Outlying Suburban and Wetlands in 2023. The same area was also added to the Lee County Future Water Service Area. In addition to the comprehensive plan amendments, ±77 acres of that area was rezoned from AG-2 to Mixed Use Planned Development to allow up to 400,000 sq. ft. of commercial development and up to 122 dwelling units. The recent land use changes along this corridor are an indicator of expected growth to this area of the county.

Further demonstrating the appropriateness of this request is the proximity of the Property to the Lee County Civic Center located directly south of the Property. The Lee Board of County Commissioners (BoCC) is currently working with county staff to visualize a new, reimagined future for the Lee County Civic Center complex. Since 2022, the Lee County BoCC has met several times to discuss the future plans for the Civic Center. The Civic Center is a 99 acre regional event center which hosts events of all kinds all year round that attract thousands of participants. Private events are held as well, including weddings with outdoor music. The demand for commercial in this area of the county is already high and is increasing. Providing a CPD directly adjacent to the Civic Center will create a useable mix of land uses that will support the growing community. Alternatively, the ability of the subject property to redevelop with appropriate and complementary development is not currently possible within the constraints of the rural future land use category. Low density single family residential development will not continue to be appropriate in this location directly adjacent to the Civic Center and SR 31.

Another key indicator of the appropriateness of the request is the planned improvements to the SR 31 roadway which will increase capacity. As outlined in the enclosed Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc., SR 31 is funded to be reconstructed as a new four-lane facility from SR 78 to Cook Brown Road by Babcock Ranch community. This four-lane expansion will be further expandable to a future six-lane facility. The existing intersection of Old Rodeo Dr. with SR 31 is planned to be directionalized as part of the widening project. The construction of the 4-lane expansion is scheduled to be completed in 2025. As a result of the SR

31 roadway expansion project, access to the site will be directly provided via Old SR 31 that will run parallel as a frontage road to the new 4-lane section of SR 31.

Brightwater RPD and country club is located within the Bayshore Community Planning Area. Approved in 2022, the RPD allows for up to 1,475 dwelling units and includes Brightwater Lagoon, a 7-acre lagoon and water park. The resort is open to members and their guests for a membership fee, and also includes a daily non-resident reservation-based system for the general public.

Bayshore Village CPD at the intersection of Bayshore Road and Wells Road was recently approved for 92,750 square feet of commercial uses and 125 hotel units.

Stonehill Manor is an RPD and recent subdivision with associated infrastructure to support 71 single-family homes located within the Bayshore Community Planning Area fronting on the south side of Bayshore Road.

Bayshore Ranch is an RPD approved in 2023 for 130 single-family homes on 109.63-acres within the Bayshore Planning Community fronting on the north side of Bayshore Road.

Leetana RPD was approved for 201 dwelling units in the Bayshore Planning Community in 2019 with frontage on Rich Rd near I-75.

Babcock MPD begins on the north side of North River Road, less than a mile from the Property, continuing to develop and at buildout will allow for 19,500 total dwelling units and 6,000,000 square feet of non-residential uses.

VI. LEE PLAN CONSISTENCY & COMMUNITY PLAN AREA CONSISTENCY

The following is an analysis of how the proposed amendment is consistent with the goals, policies and objectives of the Lee Plan.

POLICY 1.1.6: The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.

Consistent with this policy, the Property is located in an area of the county where semi-rural meets suburban areas. An urban-like town center is developing in Babcock Ranch, the boundary of which is less than a mile from the Property. Located directly adjacent to the Civic Center and fronting on SR 31 with its upcoming expansion, the Property is situated in an area where public infrastructure exists to support the proposed development. While this category allows for limited residential density, the Applicant

has submitted a companion rezoning application to limit the property to commercial development only. Commercial development is appropriate in this location as it will provide commercial uses to support the residential development along this transitioning corridor while also reducing the number of vehicle miles traveled.

GOAL 2: GROWTH MANAGEMENT. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

As previously stated, the Property is located directly adjacent to and has access to SR 31, which is planned for significant improvements including a four-lane expansion. The proposed amendments include extending the Lee County Utilities of water to the site providing for centralized utility services with capacity to serve the proposed project. Further, the Property will be served by existing public services such as Fire (Bayshore Fire), EMS, Solid Waste, and Sheriff. The proposed amendments will make efficient use of the county's investment in infrastructure and public services that are available to serve the development.

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.

As noted earlier, the proposed amendments will result in a contiguous pattern of Outlying Suburban that will create a compact growth pattern in this area of the County. The request will allow for commercial development directly adjacent to the Lee County Civic Center, which will result in a harmonious and compatible development pattern that will reduce urban sprawl and provide the community with commercial resources. By extending the Lee County Utilities boundaries for water, the amendments will provide minimized energy costs and prevent services from leap-frogging into areas of the county that are more distant from these services. The proposed commercial development provides surrounding existing and proposed residential uses with access to commercial services, while also reducing vehicle miles traveled between the uses. As evidenced by the surrounding existing development pattern and land uses, the amendments are appropriate at this location.

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.

Consistent with this policy, the resulting development will provide commercial uses to residents within and adjacent to the Bayshore community which will reduce vehicle miles traveled. The request to extend the water services area will allow for development that does not rely on well and septic and will be able to utilize public potable water services. Per the provided Letters of Availability, other services exist to support development of the property. The Property is adjacent to an arterial roadway with imminent plans for expansion, adjacent to the Lee County Civic Center, which is also going to be updated or redeveloped in the near future, and adjacent to large areas of existing Outlying Suburban lands, all indicative that the amendments in this location will result in development that is compact and contiguous and where adequate public facilities exist or are planned to support development.

STANDARD 4.1.1: WATER & STANDARD 4.1.2: SEWER.

The amendment proposes to add the Property to the Lee County Utilities Future Water Service Area Map. LCU has provided a letter of availability indicating adequate capacity is available to serve the proposed commercial development. Extending the LCU service areas will allow for development that will not rely upon individual wells and septic tanks. The proposed expansion represents a logical extension of the boundaries and does not leap frog across properties that are not within these areas. The expanded utilities are essential for this growing corridor. Sanitary sewer services (wastewater disposal) will be provided by FGUA. A letter of availability from FGUA provided on May 21, 2025 has been included.

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.

As evidenced by the surrounding existing and planned land uses, the proposed amendment will result in commercial development that is compatible with adjacent land uses. The Property is located in a growing corridor of the county with planned roadway improvements, planned developments, an existing mixed use community (Babcock Ranch) and adjacent to a public facility with plans to evolve. The resulting commercial development will provide the area with a supportive and compatible development.

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

Consistent with this policy, the Applicant filed a companion planned development application to rezone the property to a CPD. The companion rezone will be in compliance with the LDC where commercial development guidelines are provided that

require architectural design regulations. The MCP that will be adopted as part of the CPD will provide the required landscape buffers and open space.

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.

The expansion of SR-31 to a 4 lane highway adjacent to the property as well as the abutting civic center are factors that make this Property a perfect example of a location that is desirable for infill commercial development where residential uses are not reasonably expected to continue. The proposed amendments will not result in a commercial development that is scattered, premature, or strip development. The Property is directly adjacent to the Lee County Civic Center and will provide the area with commercial uses that are complementary to the existing and planned development pattern. Being located directly on a main corridor with planned improvements, the Property is not ideal for low-density residential development.

GOAL 18: BAYSHORE COMMUNITY PLAN. Protect the existing rural residential, agricultural and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, and exclude incompatible uses that are destructive to the character of this rural residential environment. (Ord. No. 03-02, 18-18)

The proposed amendment is requested in order to allow limited commercial uses on the subject property. Although residential density limits will increase with the proposed amendment, a companion planned development rezoning application has been submitted, which limits the property to commercial uses and no residential units.

The proposed rezone will not be destructive to the character of the rural residential environment. The Property is not currently vacant, and contains limited outdoor storage and a mobile home. A special permit for truck storage a for a mobile home was approved for the Property in 1974 and the Applicant is requesting the truck storage approval be memorialized as part of the CPD. The MCP provides for enhanced separation and buffering of approximately 200' between the general development area and the residential properties to the west. There is also enhanced separation and buffering from the properties to the north ranging from 130'-215'. The properties to the north are also separated by the CPD's preservation area. While there is substantial buffering and separation to the north it is important to note that the CPD does not abut residential uses to the north. The parcel directly north and on SR 31 is vacant, and the parcel directly north to the west is the stormwater pond associated with the existing residence.

In terms of the general area, the CPD will support the community and will not be destructive to the character of the community. While it is understood that the Property is located within the Bayshore Community Plan area, it is also important to note several other developments, some that could be classified as more intense than the proposed CPD, are already located within the Bayshore Community Planning area. The following is not a comprehensive list, but demonstrates that several developments in Bayshore that are approved and not considered destructive to the character of the rural residential environment:

- **Lee County Civic Center Complex** – a county cultural center that hosts a wide variety of programs and events year-round. The Civic Center is located directly south of the Property and is adjacent to several residential properties. Types of events held at the Civic Center include RV shows, music concerts, antique/vintage markets, banquets, craft shows, gun shows, 4-H events, 4-H meetings, agriculture/livestock events and the Southwest Florida Ag Expo. The Southwest Florida Ag Expo itself is a major event that attracts thousands of visitors year after year and includes events and entertainment in addition to livestock shows. The Ag Expo also includes traditional fair rides with traditional midway vendors. All events held at the Civic Center draw in hundreds and thousands of visitors to the area from all over the state. In addition to the wide range of monthly events, the public may also rent out buildings at the Civic Center to be used for private events such as weddings.
- **ECHO Global Farm** – located on Bayshore Road, the ECHO Global Farm is a 501(c)3 nonprofit organization that helps educate and empower farming families across the globe. The 57-acre location includes several contiguous properties that form a unique center that offers guided tours and includes a nursery and bookstore open to the public. The location also hosts events including the annual Global Food & Farm Festival which includes tours, experiences, workshops, and food trucks, advertising the event as a festival atmosphere.
- **Brightwater Lagoon** – located in the heart of the Bayshore Community Planning Area, the Brightwater Lagoon aka Brightwater RPD, approved via Z-22-015, as amended, is a community that allows for up to 1,475 dwelling units and a Brightwater Country Club, which is a 7-acre lagoon and water park. The lagoon is open to members and their guests for a membership fee, and also includes a daily non-resident reservation-based system for the general public. The public lagoon offers a variety of amenities including a swim-up bar, mini golf, a water slide, a water obstacle course, kayaks, paddle boards, beach lounge rentals (tikis, daybeds, beach loungers with umbrellas), food trucks and a grill for lunch. The Brightwater Lagoon also features an array of events and activities including live music, happy hour, trivia night, food trucks, a live DJ, movie nights, exercise

classes, etc. with some events going late into the evening hours.. Brightwater Lagoon provides a desirable amenity for the Bayshore Community Planning area.

- Blossom and Brie Farmside Dining & Events – formerly known as Rosy Tomorrow's, this farm-to-table style venue provides a unique dining experience. The farm venue hosts a variety of events including weddings, corporate events, and private parties. The farm also offers several other events including brunches and barbecues for different holidays (Memorial Day, Mother's Day, etc.). The venue is comprised of a full restaurant and bar and fully functioning farm offering visitors the opportunity to eat a meal and enjoy farm scenery. Events include live music and access to a full bar. The events are mostly held in the evenings. The Property received special approval to allow for an upgraded Consumption on Premises (COP) to allow for a liquor license in addition to the existing beer and wine COP (SE22024-00009). This new approval rescinded and replaced the 2015 COP approval and also included limitations to ensure maintained compatibility with the surrounding lands in the Bayshore Community Planning area including limited hours of operation for amplified music.
- Bay Pointe Yacht & Raquet Club – located directly on the Caloosahatchee River on the far south portion of the Bayshore Community Planning Area, this yacht and racquet club is a condominium community. The community includes boat slips and resort-style amenities including a community pool, community boat slips with a dock and access to the Gulf, a fishing pier and kayak launch, numerous sports courts including pickleball, tennis, and bocce, a horseshoe pit; a fitness center, library, BBQ/picnic area, and bike paths.
- Upriver RV Resort – a fully amenitized adult RV camping community located along the Caloosahatchee River. This dense RV development features over 400 RV sites and is located directly adjacent to existing single-family residential. The RV park offers amenities including bocce, horseshoes, pool tables, exercise rooms and classes, golf cart parades, swimming pools, and river access. There are also several events held including live music, food trucks, weekly vegetable market, talent shows, church services, water aerobics, and more.

Seminole RV Campground - an RV park currently with 129 sites that is fully amenitized including swimming pools and a dog park. RV parks are transient in nature and generally cater to seasonal residents. A rezoning to expand this RV park with 237 additional RV sites is currently pending. .

- **Stonehill Manor, Bayshore Ranch and Leetana RPDs are relatively recently approved subdivisions which will allow for a combined 402 new single family homes within the Bayshore Planning Community.**
- **Bayshore Village CPD at the intersection of Bayshore Road and Wells Road was recently approved for 92,750 square feet of commercial uses and 125 hotel units.**

All of the examples listed above are existing or planned developments within the Bayshore community that demonstrate the area is no longer rural. Approval of this request and the companion CPD is consistent with the transition that the area has been undergoing for many years. It will be necessary to provide additional commercial services to serve the additional residents and the traveling public visiting the various attractions within the community.

OBJECTIVE 18.1: LAND USE. The County will continue to enforce land development regulations that ensure separation of urban and rural land uses through the implementation of open space, buffers, and setback requirements that protect high quality environmental areas, such as creeks, oak hammocks, floodplains and wetlands from potential impacts of development. Planned developments, through appropriate conditions of approval, will be required to locate low residential densities along the perimeters of the development. Amendments to the Future Land Use Map that increase density or intensity must demonstrate compatibility through a concurrent planned development rezoning.

A companion CPD rezoning application has been submitted to request limited commercial uses at the subject property. No residential units will be proposed. The planned development includes appropriate land development regulations for open space, buffers, and setback requirements to protect the wetlands located on the property.

POLICY 18.1.1: Retail commercial uses will be limited to the Interstate Interchange designation at Bayshore and I-75, plus minor commercial uses at the intersections of Nalle Road and Bayshore, SR 31 and Bayshore, and SR 31 and Old Bayshore. Non-retail commercial uses are permitted elsewhere consistent with the Lee Plan and the LDC.

Consistent with this policy, the proposed amendment and companion planned development rezoning will only include non-retail commercial uses.

POLICY 18.1.3: No new industrial uses or industrial rezonings are permitted after February 3, 2003.

The proposed future land use category of Outlying Suburban does not allow for industrial uses and the companion planned development rezoning will not request industrial uses.

POLICY 18.1.4: No new mining uses or commercial excavations are permitted after February 3, 2003.

The proposed amendment and companion planned development rezoning will not request mining uses or commercial excavations on the subject property.

OBJECTIVE 18.3: SEWER AND WATER. Given the desire to maintain a low residential density, new central sewage service is not economically feasible and is discouraged north of Bayshore Road within the future non-urban land use categories. Central water service for enhanced fire protection will be encouraged where economically feasible.

POLICY 18.3.1: No landowner will be required to connect to central sewer or water utilities or be assessed for same unless a threat to public health can be documented, or if a new development proposes an intensity that exceeds the thresholds in Standards 4.1.1 and 4.1.2.

Although not required, the Applicant is requesting to add the Property to the Lee County Utilities, Future Service Areas for Water. As demonstrated in Exhibit M18, Lee County Utilities has provided a letter of availability indicating there is adequate capacity to serve this site for potable water. Sanitary sewer services (wastewater disposal) will be provided by FGUA. A letter of availability from FGUA provided on May 21, 2025 has been included.

POLICY 61.1.6: When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a development. New developments will coordinate with County staff regarding the source of irrigation water.

As outlined in the Letter of Availability provided by Lee County Utilities, there is no reuse water available to serve the property and therefore cannot be used to meet irrigation needs of the development. The irrigation water source will be determined at the time of local development order approval. The Applicant will strive to utilize all other potential water sources other than potable water as the sole source of meeting the irrigation needs of the development. As the resulting development will be new, consistent with this policy, the Applicant will coordinate with County staff regarding the source of irrigation water at the time of local development order approval.

OBJECTIVE 101.1: COASTAL AREA PLANNING. Improve the function of natural systems as a

defense against coastal flooding.

The applicant will submit an Environmental Resource Permit (ERP) application to South Florida Water Management District (SFWMD) for review and approval. The SFWMD ERP permitting process will include an analysis of storm water management (water retention and quality). The wetland habitat for wildlife onsite has very poor quality due to site disturbances and exotic vegetation infestation as well as the surrounding roads and development. SR31 is adjacent to the east and the Lee County Civic Center is to the south.

The proposed plan includes preserving wetlands and buffers totaling 3.9 acres which will include the removal of exotic vegetation. This will greatly improve the primary productivity of this wetland community and will improve the potential defense against coastal flooding. As the applicant will obtain a SFWMD ERP, the onsite and offsite site conditions and the proposed preservation plan for the proposed project are in compliance with Objective 101.1.

OBJECTIVE 101.2: LIMITATION OF PUBLIC EXPENDITURES IN COASTAL AREAS.

Limit the expenditure of public funds in areas particularly subject to repeated destruction by coastal flooding to only necessary repairs, public safety needs, restoration of natural systems, services to existing residents, and recreation and open space uses. Coastal flooding includes, but is not limited to, high tide events, storm surge, flash floods, stormwater runoff, and impacts of sea level rise.

The proposed plan includes preserving wetlands and buffers totaling 3.9 acres which will include the removal of exotic vegetation. This will improve the overall health of this wetland area which will help it to withstand negative effects from potential coastal flooding. Preserving this wetland will also provide storage of storm water which has the potential to help with coastal flooding in the vicinity.

OBJECTIVE 101.3: DEVELOPMENT IN COASTAL AREAS. Protect human life and property from natural and man-made disasters.

The proposed project is approximately 2,700' north of the shoreline of the Caloosahatchee River and will not affect the beach or cause beach erosion. Preserving 3.9 acres of wetlands and buffers will provide storage of storm water which has the potential to help with coastal flooding in the vicinity.

GOAL 124: WETLANDS. To maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems.

The wetlands onsite are very poor quality due to historical site disturbances and exotic vegetation infestation as well as the surrounding roads and development. SR31 is adjacent to the east and the Lee County Civic Center is to the south. The proposed plan includes preserving wetlands and buffers totaling 3.9 acres which will include the removal of exotic vegetation.

The applicant will submit an Environmental Resource Permit (ERP) application to South Florida Water Management District (SFWMD) for review and approval. The SFWMD ERP permitting process will include an analysis of wetland impact avoidance and minimization as well as wetland mitigation. Wetland mitigation will be accomplished by onsite wetland improvements and the purchase of wetland mitigation bank credits at Little Pine Island Mitigation Bank if required. Construction will not commence until issuance of the required state permits. As the applicant will obtain a SFWMD ERP which incorporates the review of wetland impact avoidance and minimization as well as wetland mitigation, the proposed project is in compliance with Goal 124.

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

The project will provide an on-site surface water management system that provides water quality treatment in accordance with the State of Florida and South Florida Water Management District criteria.

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

The project will provide an on-site surface water management system designed at an elevation to maintain existing groundwater levels. The surface water management system will be designed to discharge surface water flow rates at or below the pre-development conditions.

VII. ADJACENT LOCAL GOVERNMENTS

The Property is located entirely within Lee County.

VIII. STATE COMPREHENSIVE PLAN POLICY

In accordance with the Map Amendment application requirements to provide State Policy and Regional Policy Plan analysis, the following is included. However, the Community Planning Act of 2011 eliminated the requirement for consistency of the local comprehensive plan with the state comprehensive plan.

187.201(6) *PUBLIC SAFETY.* –

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

(b) *Policies:*

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

Consistency: The Lee County Sheriff's Office provided a Letter of Availability for the proposed amendments.

(b) *Policies:*

22. *Require local governments, in cooperation with regional and state agencies, to prepare advance plans for the safe evacuation of coastal residents.*

23. *Require local governments, in cooperation with regional and state agencies, to adopt plans and policies to protect public and private property and human lives from the effects of natural disasters.*

Consistency: The property is located within the Coastal High Hazard Area (CHHA); however, the proposed amendment to change the future land use from Rural to Outlying Suburban will not result in the development of residential uses on the site. The project is commercial and does not contain any residential units, or plans for future residential development. The resulting development outcome of the property will be a commercial development that will be built to Florida Building Code standards, which should protect the property from damage typically caused by natural disasters. There will be no need for evacuation as the site contains no residential uses, and any employees of the commercial development will be notified and out of the building well ahead of any storm arrival.

187.201(7) *WATER RESOURCES.* —

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

(b) *Policies.*—

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

Consistency: Lee County Utilities provided a Letter of Availability for the proposed amendments. The proposed amendments will place the property within the Lee County Future Water service area. Sanitary sewer services (wastewater disposal) will be provided by FGUA. A letter of availability from FGUA provided on May 21, 2025 has been included.

187.201(9) *NATURAL SYSTEMS AND RECREATIONAL LANDS.* —

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

(b) *Policies.*—

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

Consistency: In direct compliance with these policies, the Lee County Map Amendment application requires a full environmental assessment report, which has been provided. The report demonstrates there are no endangered species or habitats to protect on the property. The County requirements, which would require mitigation if endangered species were identified, are consistent with State requirements. As previously stated, the project will require an Environmental Resource Permit.

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

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

(b) *Policies.*—

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

Consistency: Lee County Solid Waste provided a Letter of Availability to provide solid waste removal services for the property.

187.201(14) PROPERTY RIGHTS. —

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

(b) *Policies.*—

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

Consistency: The Property is privately owned and therefore not affected by State or local policies or land use regulations that would require compensation, judicial proceeding, or

acquisition.

187.201(15) LAND USE. –

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

(b) Policies.—

- 1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.*
- 2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.*
- 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.*

Consistency: In direct compliance with these policies, the proposed amendment to include the property in Outlying Suburban enhances livability and character of the area it is located within. The site is serviced by all urban services and has received Letters of Availability from the appropriate agencies. The site has access to a complete roadway network that connects to major roadways with adequate carrying capacity (SR 80 is shown to be widened to a six-lane facility on the Lee County’s 2045 Needs Plan, which would alleviate the project of projected deficiencies for the segment of SR 31 between SR 78 and SR 80). The site is also located along a corridor that is directly linked to the Babcock Ranch community along with several other approved planned developments demonstrating the appropriateness of this request at this location.

187.201(17) PUBLIC FACILITIES. –

(a) Goal.—Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.

(b) Policies.—

- 1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.*
- 2. Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.*

Consistency: The Property is located in an area of the county where adequate public infrastructure and facilities exist to support development as demonstrated by the SR 31 reconstruction project, the proximity to Babcock Ranch and the Lee County Civic Center, and the surrounding FLUCs and zoning entitlements. The proposed amendment to locate the property within the Outlying Suburban FLU represents a logical placement of intensity that

can be readily serviced by existing and available infrastructure.

IX. REGIONAL POLICY PLAN CONSISTENCY

In accordance with the Map Amendment application requirements to provide State Policy and Regional Policy Plan analysis, the following is included. The regional policy analysis is based on Volume Two of the Strategic Regional Policy Plan of Southwest Florida Regional Planning Council.

Housing Element

Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

Consistency: While the proposed amendment will not result in providing housing opportunities, it will provide the county with employment opportunities based on the wide range of commercial uses proposed in the companion CPD rezone. The commercial uses will provide necessary services to the surrounding community, enhancing the livability of this semi-rural area of the county.

Natural Resources Element

Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.

Consistency: As proposed, the amendment and companion CPD rezone will ensure the protection of natural resources located on the property.

Regional Transportation Element

Goal 2: Livable communities designed to affect behavior, improve quality of life and responsive to community needs.

Consistency: As outlined in the Transportation analysis prepared by TR Transportation Consultants, Inc., the property is serviced directly by SR 31, which will be undergoing planned renovations and currently has adequate capacity to support the proposed development. The location of the project directly adjacent to SR 31 and the Lee County Civic Center make it an ideal location for commercial uses to support the surrounding community as well as the larger area.

X. CONCLUSION

The purpose of the proposed Comprehensive Plan Map Amendments is to allow for commercial development and to add the Property to the Lee County Utilities Service Areas for public water service. The proposed amendments will result in a commercial development that is appropriate

at the Property's location as evidenced by the surrounding existing and proposed land uses, is serviced by existing and planned public infrastructure and public services, provides for a contiguous and compact development pattern, and ensures that planned investments in public infrastructure will not be underutilized. The Rural future land use category is not appropriate in this location abutting the Lee County Civic Center and SR31 corridor. The request to extend the Outlying Suburban future land use category to the property is a logical community planning and corridor planning action to support the transitioning community which has been adding residents and contains long standing and relatively new regional attractions. The Applicant respectfully requests approval of this petition.

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SR 31 CIVIC 10 Map Amendments

CPA2024-00017

Environmental Impacts Analysis (EXHIBIT M13)

18031 State Road 31

Section 13, Township 43, Range 25 East
North Fort Myers, Florida

Protected Species Survey & Florida Bonneted Bat Roost Survey

January 2024

Prepared by:

OWEN



ENVIRONMENTAL CONSULTING, LLC
15957 Tropical Breeze Drive, Fort Myers, FL 33908
(239) 994-9007

INTRODUCTION

The 9.58± acre parcel is located within a portion of Section 13, Township 43, Range 25 East, in North Fort Myers, Lee County, Florida (Figure 1). The parcel is bordered by low density single family homes to the north and west. The Lee County Civic Center borders the property to the south and State Road 31 borders the parcel to the east.

VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2023 digital 1" = 100' scale aerial photography. The property boundary was obtained from Target Surveying, LLC and inserted into the digital aerial. The boundary was not staked in the field at the time of our site inspection. Nine vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 2 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is also provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
427D	Live Oak, Disturbed	0.89
427E2	Live Oak Invaded by Exotics (26-50%)	0.21
450	Mixed Exotic Upland Forest	0.17
617DE3*	Mixed Wetland Hardwoods, Disturbed, Invaded by Exotics (51-75%)	1.50
618DE4*	Willow Disturbed, Invaded by Exotics (76-90%)	2.26
740	Disturbed Land	3.07
740H*	Disturbed Land, Hydric	0.96
742**	Borrow Areas	0.22
743	Spoil Areas	0.30
	Total	9.58

*Potential Jurisdictional Wetlands

**Potential Jurisdictional Other Surface Waters

FLUCCS Code 427D, Live Oak, Disturbed

In this disturbed area the canopy consists of live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), java plum (*Syzygium cumini*), and cabbage palm (*Sabal palmetto*). The mid story is open and the understory contains Caesar weed (*Urena lobata*), St. Augustine grass (*Stenotaphrum secundatum*), Spanish needles (*Bidens alba*), and wedelia (*Wedelia trilobata*).

FLUCCS Code 427E2, Live Oak Invaded by Exotics (26 – 50%)

This area contains live oak, wild balsam apple (*Momordica charantia*), wild coffee (*Psychotria nervosa*), Queensland umbrella (*Schefflera actinophylla*), Brazilian pepper (*Schinus terebinthifolia*), cabbage palm, bishopwood (*Bischofia javanica*), myrsine (*Rapanea punctata*), and briar (*Smilax sp.*).³³

FLUCCS Code 450, Mixed Exotic Upland Forest

This small area in the southwest of the site includes melaleuca (*Melaleuca quinquenervia*), Brazilian pepper, and cabbage palm.

FLUCCS Code 617DE3, Mixed Wetland Hardwoods, Disturbed, Invaded by Exotics (51 – 75%)

This disturbed wetland includes cabbage palm, live oak, Brazilian pepper, wild coffee, briar, strangler fig (*Ficus aurea*), bishopwood, briar, poison ivy (*Toxicodendron radicans*), pepper vine (*Ampelopsis arborea*), cattail (*Typha sp.*), primrose willow (*Ludwigia peruviana*), swamp fern (*Blechnum serrulatum*), and flatsedges (*Cyperus sp.*).

FLUCCS Code 618DE4, Willow, Disturbed, Invaded by Exotics (76-90%)

This wetland consists of willow (*Salix caroliniana*), Brazilian pepper, primrose willow, cabbage palm, saltbush (*Baccharis halimifolia*), scattered laurel oak (*Quercus laurifolia*), and pepper vine.

FLUCCS Code 740, Disturbed Land

The disturbed land includes false buttonweed (*Spermacoce remota*), Bahia grass (*Paspalum notatum*), St. Augustine grass, southern sida (*Sida acuta*), wedelia, Florida pusley (*Richardia scabra*), guineagrass (*Panicum maximum*), Spanish needles, and scattered live oak, laurel oak, and cabbage palm.

FLUCCS Code 740H, Hydric Disturbed Land

These areas were recently disturbed and include Virginia creeper (*Parthenocissus quinquefolia*), wild balsam apple (*Momordica charantia*), briar, and Caesar weed (*Urena lobata*), with no canopy or mid-story.

FLUCCS Code 742, Borrow Areas

This open water area has Brazilian pepper lining the banks but is devoid of other vegetation.

FLUCCS Code 743, Spoil Areas

The spoil areas on site consist of Brazilian pepper (*Schinus terebinthifolia*) with scattered willow (*Salix caroliniana*).

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 50 feet apart. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 100' scale aerial Protected Species Survey map (Figure 3) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the late morning hours of December 20, 2023. During the survey the weather was sunny and warm.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, contains species that were subsequently delisted by the state, does not necessarily reflect existing conditions within or adjacent to the 9.58± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey. Prior to conducting the protected species survey, a search of the FWC listed species database (updated in June 2023) was conducted to determine the known occurrence of listed species in the project area.

Florida Bonneted Bat (*Eumops floridanus*) Roost Survey Method

Per U.S. Fish and Wildlife Service (FWS) Draft Protocol for Florida Bonneted Bat Roost Surveys dated February 3, 2015, a series of meandering transects were completed across the portion of the site containing areas with potential natural roosting structures. Transects through roosting habitat were spaced approximately 50 feet apart and all trees and snags were visually inspected for evidence of cavities. Evidence of protected species was gathered through both direct observation and through observation of signs such as potential roost cavities, tracks, nests, and scat. If a sign was found or sighting occurred, their locations in the field were recorded using a Global Positioning System (GPS) unit.

Figure 3 depicts the locations and results of the potential cavities survey. The site inspection was conducted on December 20, 2023.

Table 2. Listed Species That Could Potentially Occur On-site

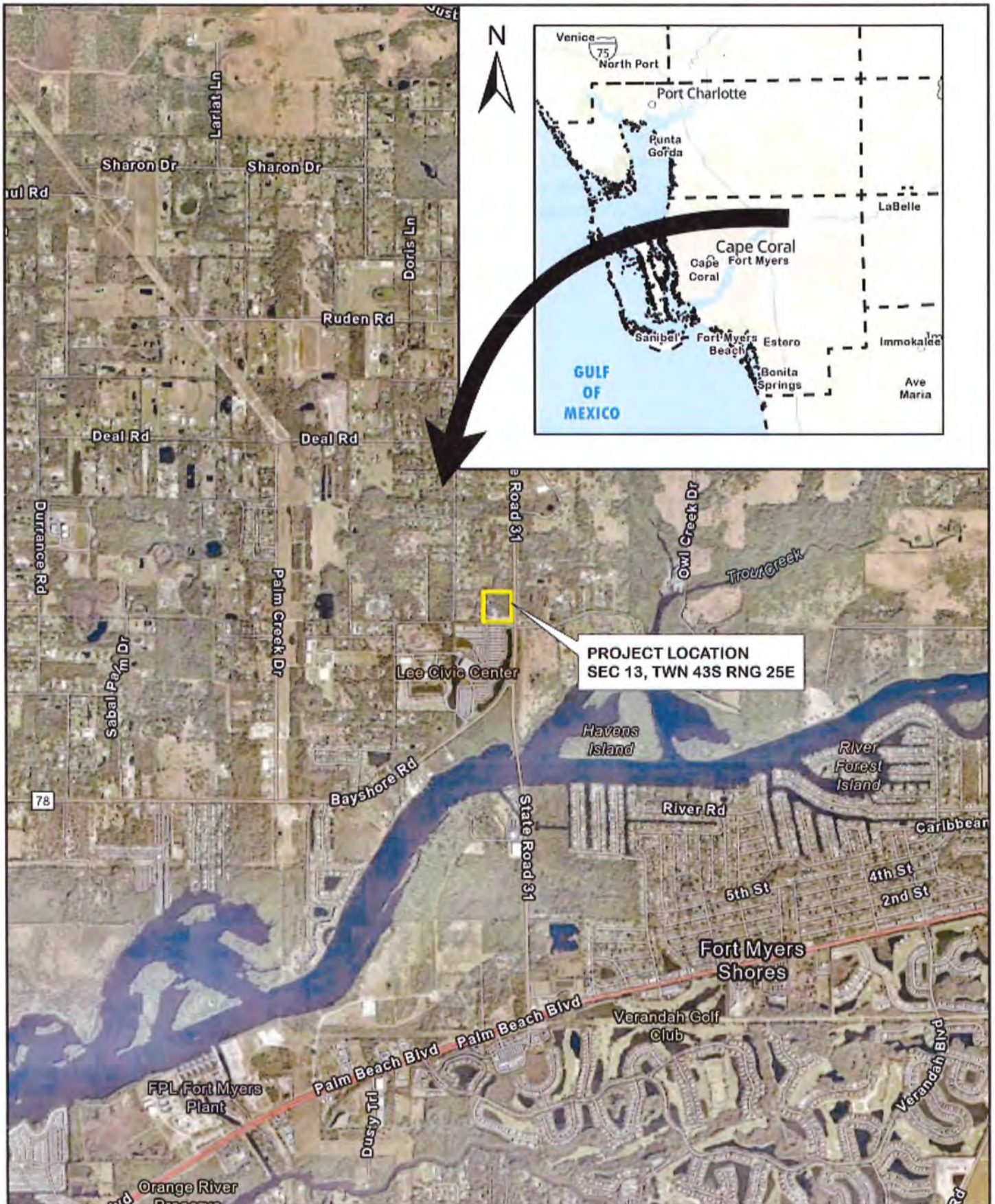
FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
427	80	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)		√
		Gopher Tortoise (<i>Gopherus polyphemus</i>)		√
		Florida Black Bear (<i>Ursus americanus floridanus</i>)*		√
		Florida Panther (<i>Felis concolor coryi</i>)		√
		Hand Adder's Tongue Fern (<i>Ophioglossum palmatum</i>)		√
		Simpson's Stopper (<i>Myrcianthes fragrans</i> var. <i>simpsonii</i>)		√
		Twisted Air Plant (<i>Tillandsia flexuosa</i>)		√
450	80	None		√
617	80	Limpkin (<i>Aramus guarauna</i>)*		√
		Little Blue Heron (<i>Egretta caerulea</i>)		√
		Snowy Egret (<i>Egretta thula</i>)*		√
		Tricolored Heron (<i>Egretta tricolor</i>)		√
		Florida Black Bear (<i>Ursus americanus floridanus</i>)*		√
		Florida Panther (<i>Felis concolor coryi</i>)		√
618	80	American Alligator (<i>Alligator mississippiensis</i>)		√
		Little Blue Heron (<i>Egretta caerulea</i>)		√
		Reddish Egret (<i>Egretta rufescens</i>)		√
		Snowy Egret (<i>Egretta thula</i>)*		√
		Tricolored Heron (<i>Egretta tricolor</i>)		√
		Wood Stork (<i>Mycteria americana</i>)		√
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)		√
		Everglades Mink (<i>Mustela vison evergladensis</i>)		√
740	80	None		
742	80	None		
743	80	None		

* Species delisted subsequent to adoption of Lee County Protected Species Ordinance No. 89-34.

** Lee County Protected Species Ordinance No. 89-34 does not list this species for this FLUCCS Code but it was observed on-site.

SURVEY RESULTS

No species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. In addition to the site inspection, a search of the FWC species database (updated in June 2023) revealed no additional known protected species within or immediately adjacent to the project limits.



PROJECT LOCATION
SEC 13, TWN 43S RING 25E

Figure 1. Project Location Map

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CONSULTING, LLC.
FORT MYERS 239-994-9007



PROPERTY
BOUNDARY

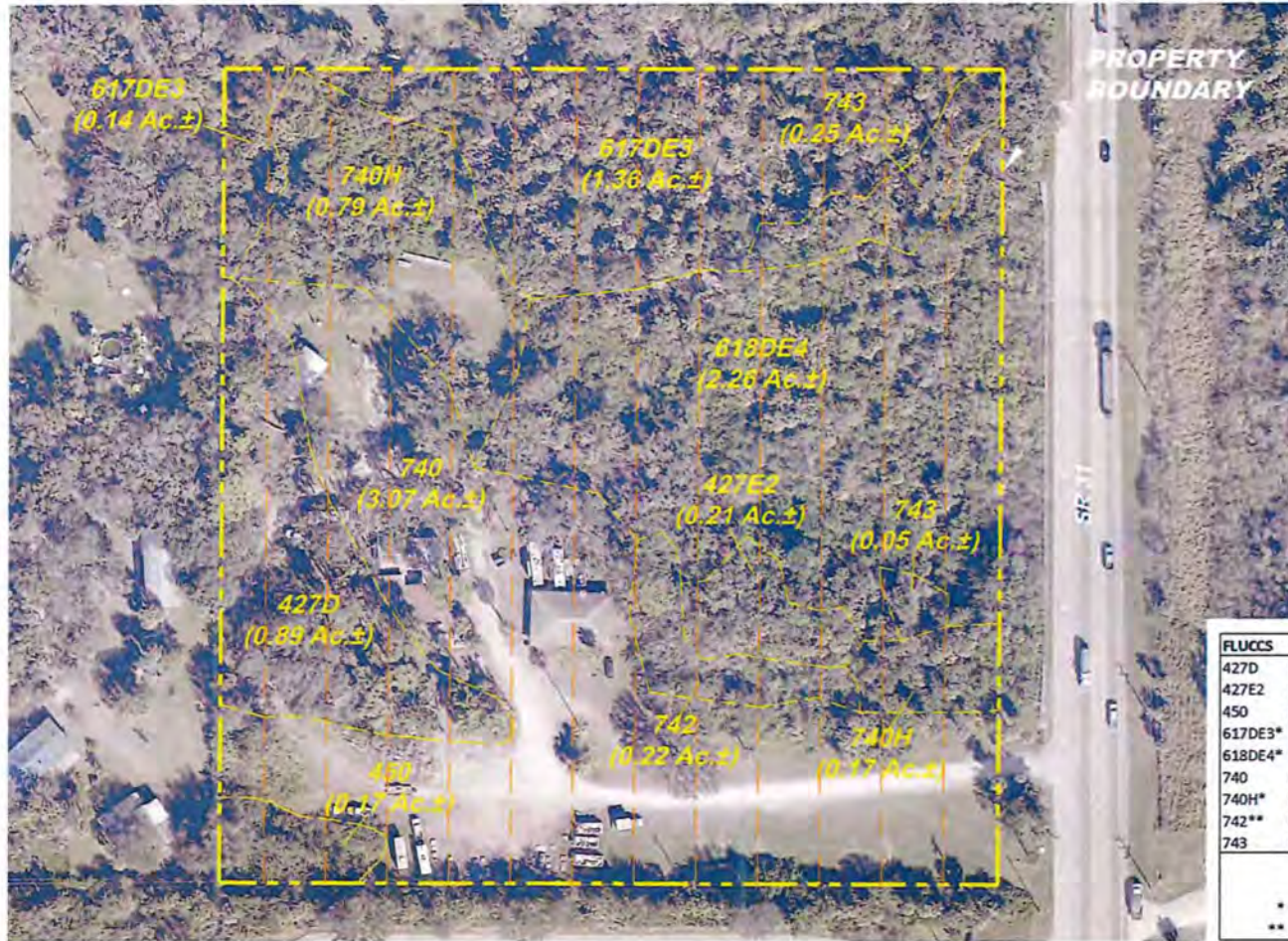


FLUCCS	Description	Acreage
427D	Live Oak, Disturbed	0.89 Ac.±
427E2	Live Oaks Invaded by Exotics (26-50%)	0.21 Ac.±
450	Mixed Exotic Upland Forest	0.17 Ac.±
617DE3*	Mixed Wetland Hardwoods Disturbed, Invaded by Exotics (51-75%)	1.50 Ac.±
618DE4*	Willow Disturbed, Invaded by Exotics (76-90%)	2.26 Ac.±
740	Disturbed Land	3.07 Ac.±
740H*	Disturbed Land, Hydric	0.96 Ac.±
742**	Borrow Areas	0.22 Ac.±
743	Spoil Areas	0.30 Ac.±
Total		9.58 Ac.±

* Potential SFWMD Jurisdictional Wetlands
** Potential SFWMD Jurisdictional Other Surface Waters

- Notes:
1. Property boundary obtained by Target Surveying, LLC.
 2. Mapping based on photointerpretation of 2022 aerial photography and ground truthing in December 2023.
 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

Figure 2. Vegetation Map



Legend:

— Approximate Pedestrian Survey Transects

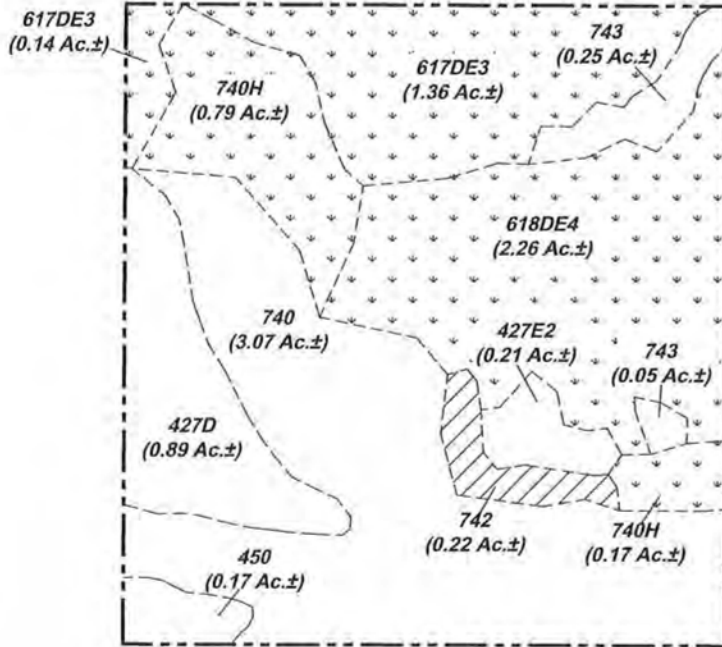
FLUCCS	Description	Acreage
427D	Live Oak, Disturbed	0.89 Ac.±
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450	Mixed Exotic Upland Forest	0.17 Ac.±
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Total		9.58 Ac.±

* Potential SFWMD Jurisdictional Wetlands
 ** Potential SFWMD Jurisdictional Other Surface Waters

Notes:

1. Property boundary obtained by Target Surveying, LLC.
2. Mapping based on photointerpretation of 2022 aerial photography and ground truthing in December 2023.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.



Figure 3. Protected Species Survey Map



PROPERTY BOUNDARY



Legend:

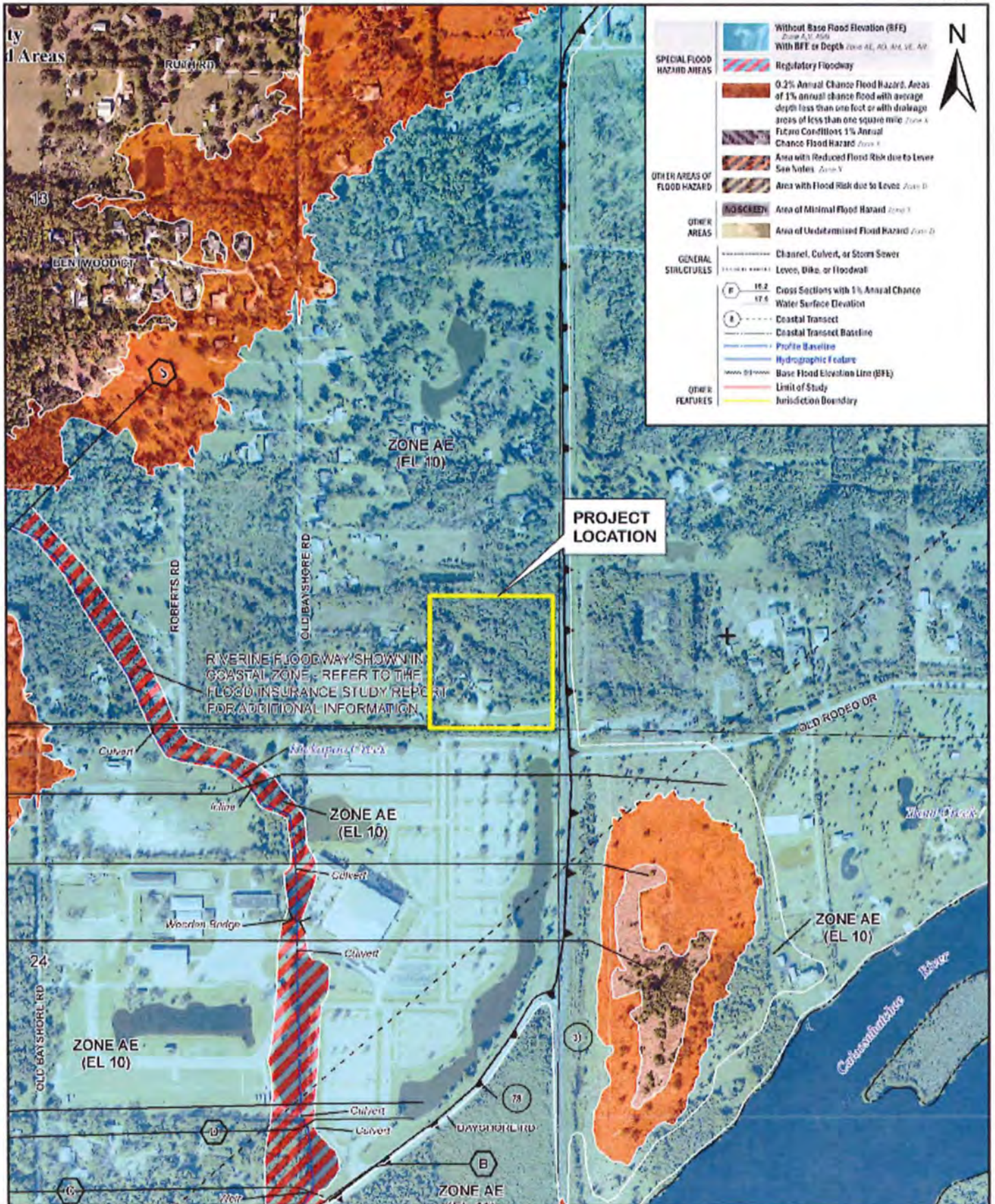
-  Potential Jurisdictional Wetlands (4.72 Ac.±)
-  Potential Jurisdictional Other Surface Waters (0.22 Ac.±)

FLUCCS	Description	Acreage
427D	Live Oak, Disturbed	0.89 Ac.±
427E2	Live Oaks Invaded by Exotics (26-50%)	0.21 Ac.±
450	Mixed Exotic Upland Forest	0.17 Ac.±
617DE3*	Mixed Wetland Hardwoods Disturbed, Invaded by Exotics (51-75%)	1.50 Ac.±
618DE4*	Willow Disturbed, Invaded by Exotics (76-90%)	2.26 Ac.±
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Total		9.58 Ac.±

* Potential SFWMD Jurisdictional Wetlands
 ** Potential SFWMD Jurisdictional Other Surface Waters

Notes:

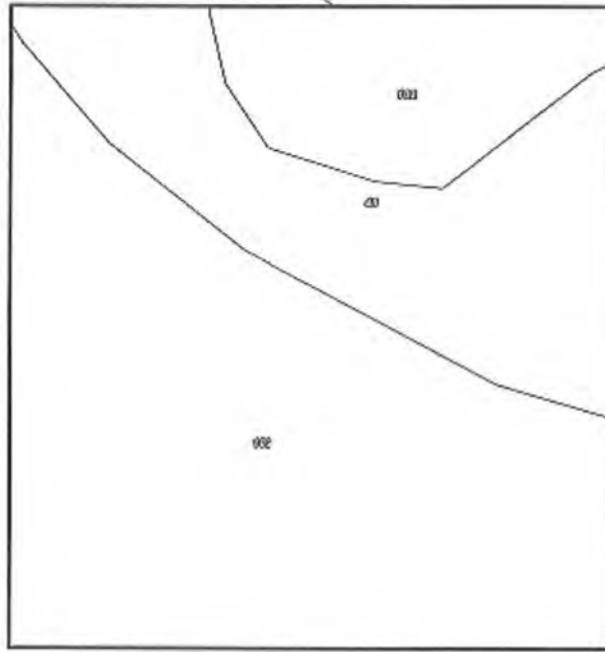
1. Property boundary obtained by Target Surveying, LLC.
2. Mapping based on photointerpretation of 2022 aerial photography and ground truthing in December 2023.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.



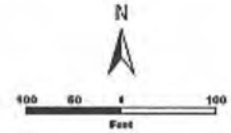
Flood Insurance Rate Map

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FORT MYERS 239-994-9007

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Soil Legend	
45	Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes
102	Cypress Lake fine sand-Uhlan hist complex, 0 to 2 percent slopes



Soils Map

SR 31

**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-294-9007

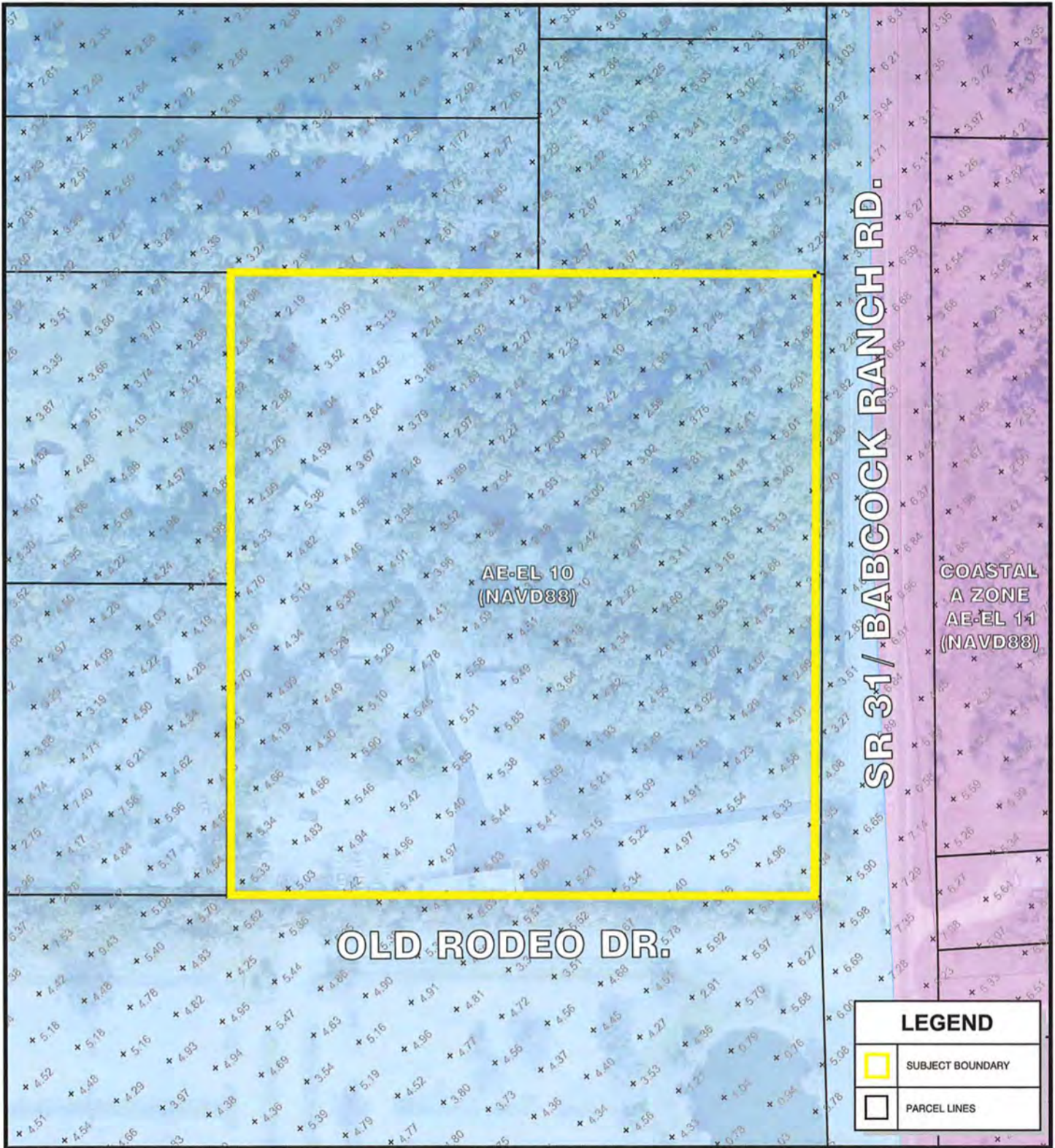
Lee County NRCS Soils Map Unit Descriptions

45-Copeland sandy loam, depressional

This is a low, nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is about 8 inches of very dark gray sandy loam. The subsoil is very dark gray sandy loam about 12 inches thick. It is underlain by 8 inches of light brownish gray sandy clay loam with soft calcium carbonate throughout. Fractured limestone bedrock is at a depth of 28 inches. Included with this soil in mapping are small areas of Chobee, Anclote, Boca, Felda, Floridana, and Pompano soils. In addition, soils similar to Copeland soils but with a mixture of fine sand and shell fragments to a depth of 60 inches or more are included. Areas with limestone at a depth of more than 40 inches are also included. Included soils generally make up less than 15 percent of any mapped area. Under natural conditions, the water table is above the surface for 3 to 6 months. It is 10 to 40 inches below the surface for about 3 to 6 months. The available water capacity is medium. Natural fertility is medium. Permeability is rapid in the surface layer and moderate in the subsoil.

102-Cypress Lake fine sand-Urban land complex, 0 to 2 percent slopes

The Cypress Lake component makes up 42 percent of the map unit. Slopes are 0 to 2 percent. This component is on flatwoods on marine terraces on coastal plains. The parent material consists of sandy and loamy marine deposits over limestone. Depth to a root restrictive layer, bedrock, lithic, is 8 to 40 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during July, August, September, October. Organic matter content in the surface horizon is about 2 percent. This component is in the F155XY130FL Sandy over Loamy Flatwoods and Hammocks ecological site. Non-irrigated land capability classification is 3w. This soil meets hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.



LEGEND	
	SUBJECT BOUNDARY
	PARCEL LINES

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PROJECT:
SR 31 CIVIC 10

LOCATION:
18031/41 SR 31
NORTH FORT MYERS

CONSULTANT:



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LANDSCAPE ARCHITECTS
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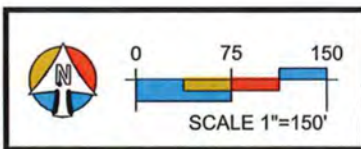
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Toll free: 866-337-7341

CLIENT:



Restoration GROUP INC.



PROJECT MANAGER:	BS
DRAWING BY:	CJV
JURISDICTION:	LEE COUNTY
DATE:	4/8/2025
SHEET TITLE:	TOPOGRAPHIC MAP
SHEET NUMBER:	EX M13
JOB/FILE NUMBER:	23071

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SR 31 CIVIC 10 Map Amendments

CPA2024-00017

Historic Resources Impact Analysis (EXHIBIT M14)

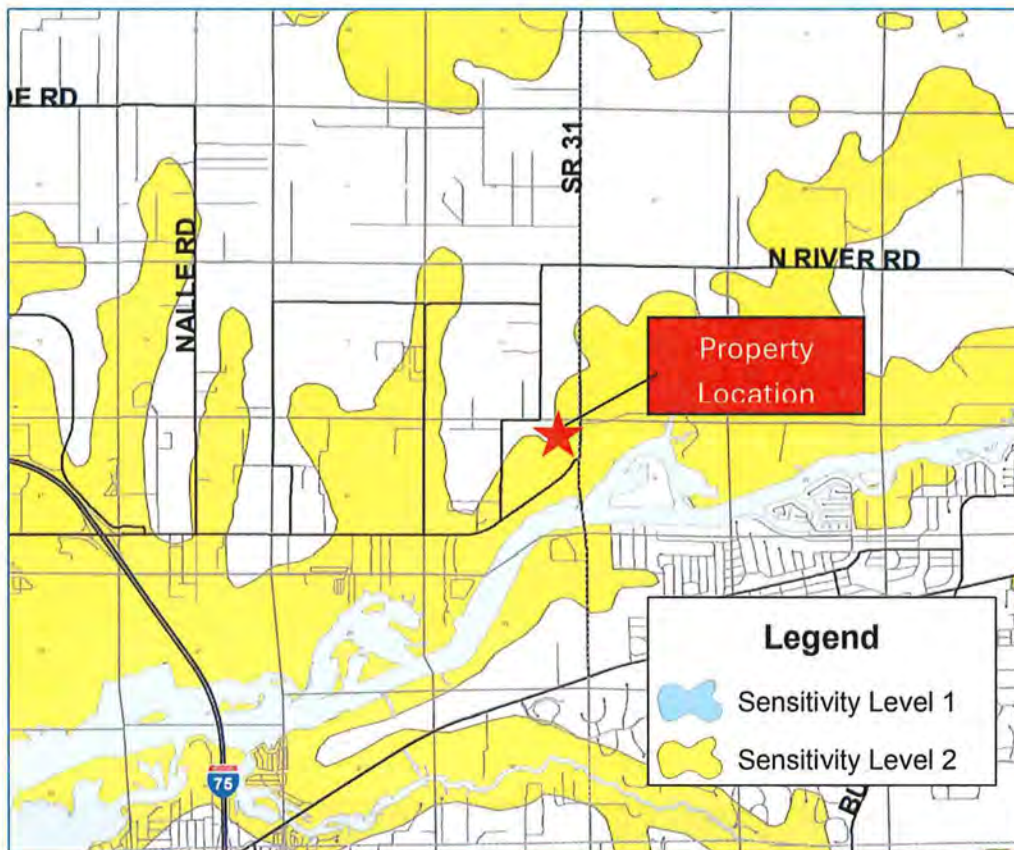
SR 31 Civic 10 CPA

Historic Resources Impact Analysis

Exhibit M14

There are no recorded cultural resources listed on the subject parcels, per the Master Site File Letter. Please see the attached correspondence from the Florida Department of State, Division of Historical Resources.

The Lee County Archaeological Sensitivity Map indicates that the property is located within the Sensitivity Level 2 Zone. It is understood that a Certificate to Dig is required prior to issuance of development permits within this sensitivity zone. Any future development on the site will comply with the requirements of Sec. 22-106 of the LDC.



Lee County Archaeological Sensitivity Map

From: Greenwood, Ezekiel <Ezekiel.Greenwood@dos.fl.gov>
Sent: Wednesday, July 24, 2024 2:32 PM
To: Lindsay F. Rodriguez
Subject: RE: Florida Master Site File Request - SR 31
Attachments: [Survey Roster.pdf](#); [Map.pdf](#)

Hello,



There are no previously recorded resources within the search area. I have attached a roster of the surveys that intersect with the area and a PDF map. Please let me know if there is anything else you need.

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

EZEKIEL GREENWOOD

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

From: Lindsay F. Rodriguez <lrodriguez@m-da.com>
Sent: Wednesday, July 24, 2024 2:22 PM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Cc: Ben Smith <BSmith@m-da.com>
Subject: Florida Master Site File Request - SR 31

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

Good afternoon,

I have another one! Please see Florida Master Site File request attached. Let us know if you need anything else. Thanks!



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Manuscript Roster

MS#	Title	Publication Information	Year
20161	Cultural Resource Assessment Survey of State Road 31 from State Road 80 (Palm Beach Boulevard) to North of County Road 78 (North River Road) Lee County, Florida	On file at FL DHR and SEARCH, Newberry, FL	2012
8646	An Archaeological and Historical Survey of the Proposed Lee County Civic Center Tower Location in Lee County, Florida	Panamerican Consultants, Inc., Tampa. Submitted to Envirodesign Associates, Inc.	2003

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SR 31 CIVIC 10 Map Amendments

CPA2024-00017

Traffic Circulation Analysis (EXHIBIT M16)

SR 31 CIVIC 10 Map Amendments

CPA2024-00017

TRAFFIC IMPACT STATEMENT

FOR

SR 31 CIVIC 10 CPA/CPD COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2410.19)

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

Revised:
June 17, 2025

CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. COMPREHENSIVE PLAN AMENDMENT ANALYSIS
- IV. ZONING ANALYSIS
- V. CONCLUSION

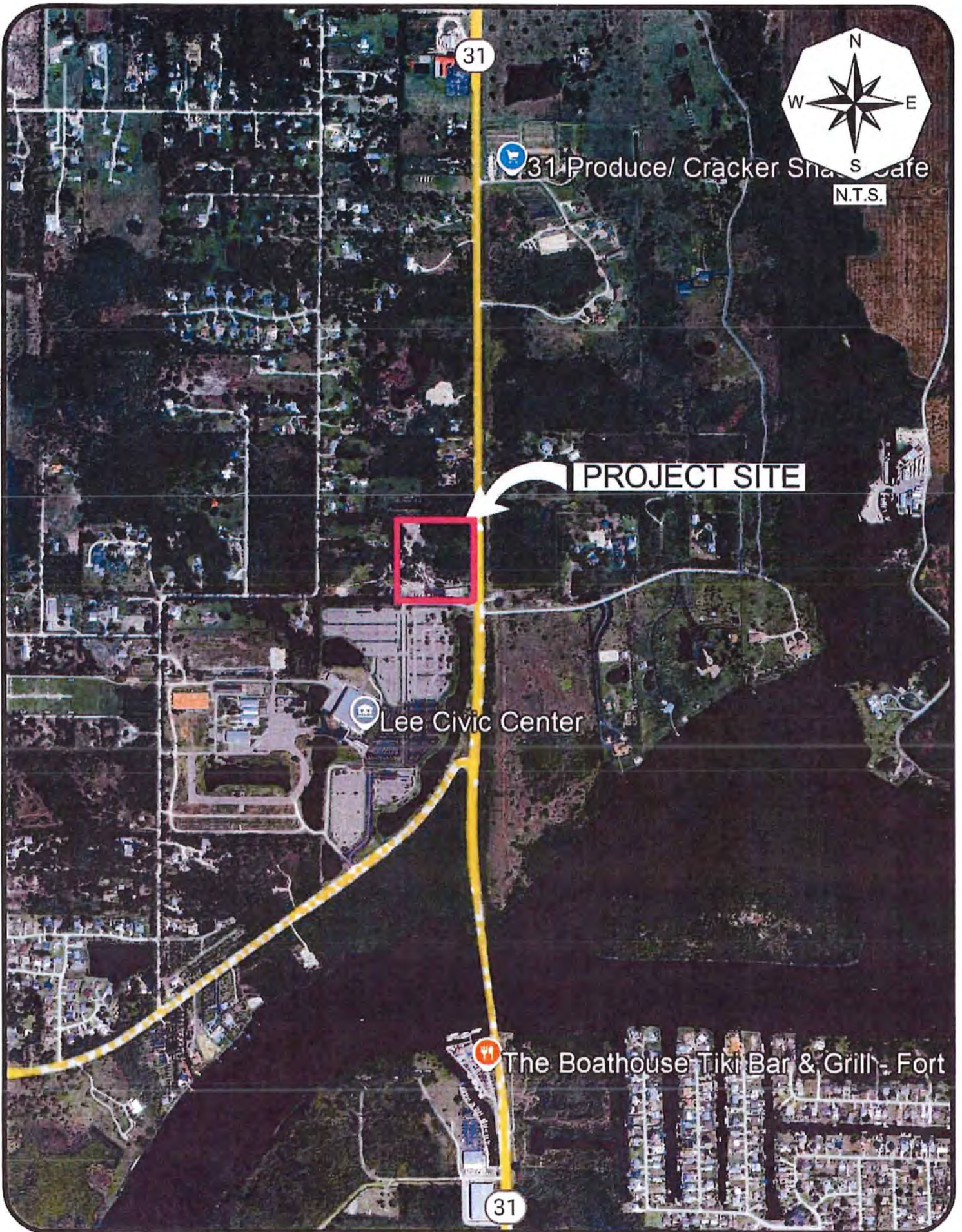
I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking an amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located at 18031 SR 31 in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The analysis in this report will determine the impacts of change in land use on the approximately 9.59-acre subject site from Rural to Outlying Suburban as well as a zoning amendment to permit the development of up to 100,000 square feet of floor area, which includes a maximum of 20,000 square feet of medical office floor area as shown on the proposed Schedule of Uses. It is important to note that this project is located in Bayshore Planning Community which does not allow retail uses such as supermarkets, grocery stores, etc. at this location. The transportation related impacts of the proposed Comprehensive Plan amendment will be assessed based on evaluation of the long-range impact (20-year horizon) and short-range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site is proposed to Old SR 31 via a single connection.

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

F2410.19



II. EXISTING CONDITIONS

The subject site is currently partially occupied by two buildings and some open storage area. The subject site is generally bordered by Lee Civic Center to the south, SR 31 to the east, vacant land to the north, and by residential uses to the west.

SR 31 is currently a north/south two-lane undivided arterial within the vicinity of the subject site. SR 31 has a posted speed limit of 60 mph and is under the jurisdiction of the Florida Department of Transportation (FDOT).

SR 31 is funded to be reconstructed as a new four-lane facility from SR 78 to Cook Brown Road by the Babcock Ranch Community Independent Special District (ISD). This four-lane improvement will be expandable to a future six-lane facility. The existing intersection of Old Rodeo Drive with SR 31 will be directionalized as part of this widening project as shown on the attached SR 31 Signing and Pavement Marking Plans. The construction of the four-lane improvement is scheduled to be completed by 2027. As a result of this SR 31 project, access to the site will be directly provided to Old SR 31 that will continue to run parallel to the new four-lane section of SR 31.

FDOT is proposing to rebuild SR 31 from 2 lanes to 6 lanes with flyovers at the SR 80 intersection, as part of FDOT's Project No. 441942-1. This improvement, which includes a new six-lane bridge over Caloosahatchee River, is funded for construction in FY 2029. The latest concept plans are attached to the Appendix of this report. FDOT is also currently conducting Project Development & Environmental (PD&E) study on SR 78 from I-75 to SR 31 to evaluate the future widening of this roadway to a four-lane facility. This PD&E study is anticipated to be completed by early FY 2025.

III. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

The proposed Map Amendment would change the future land use designation on the approximate 9.59-acre subject site from Rural to Outlying Suburban to allow for up to 100,000 square feet of floor area, which includes a maximum of 20,000 square feet of medical office floor area as shown on the proposed Schedule of Uses. To be conservative for the purposes of the analysis, the remaining 80,000 square feet of floor area was assumed as general office floor area based on the proposed Schedule of Uses. It is important to note that this project is located within the Bayshore Planning Community which does not allow retail uses such as supermarkets, grocery stores, etc. at this location. **Table 1** summarizes the development intensity that was assumed as a result of the proposed Map Amendment.

**Table 1
Land Use
SR 31 Civic 10 - CPA**

Land Use	Intensity
Medical Office	Max. 20,000 Sq. Ft.
General Office	80,000 Sq. Ft. *
Total (9.59 acres)	100,000 Sq. Ft.

*To be conservative the remaining 80,000 square feet of floor area was assumed as general office floor area.

Trip Generation

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 11th Edition. Land Use Code 720 (Medical-Dental Office Building) and Land Use Code 710 (General Office Building) were utilized for the trip generation purposes of the proposed development. The equations used from this land use are included in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday AM and PM peak hour trip generation based on the proposed development. The daily trip generation is also indicated in this table.

**Table 2
Trip Generation – Total Trips
SR 31 Civic 10 - CPA**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Medical Office (20,000 Sq. Ft.)	45	12	57	23	55	78	751
General Office (80,000 Sq. Ft.)	122	16	138	23	115	138	956
Total Trips	167	28	195	46	170	216	1,707

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

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization’s (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the improvements include the widening of SR 31 to a six-lane facility from SR 80 to Charlotte County, widening of SR 78 to a four-lane facility from SR 31 to I-75 and widening of Buckingham Road to a four-lane facility from SR 80 to Orange River Road. Note, the Lee County 2045 Needs Plans also indicates widening of SR 80 to a six-lane facility from SR 31 to Buckingham Road. Improvements that are shown on the Needs Plan are not included in this analysis. The Lee County 2045 Highway Cost Feasible Plan and 2045 Needs Plan maps are attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization’s (MPO) long range transportation plan along with the FDOT District One travel model were also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area. The new PM peak hour trips to be generated from the project as shown in Table 2 were

then added to the projected 2045 background volumes. The Level of Service for those roadways were then evaluated. The Level of Service threshold volumes for County maintained roadways were obtained from *Lee County's Generalized Peak Hour Directional Service Volumes* table. The Level of Service threshold volumes for State maintained roadways were derived based on the FDOT's *Generalized Service Volume Tables*. Both documents are attached to the Appendix of this report for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any roadway links, except for SR 31 between SR 78 and SR 80, to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. However, Transportation Concurrency is non-regulatory per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which provides *"Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes."* Note, SR 80 east of SR 31 was shown to operate at a poor Level of Service in the 2045 background (without project traffic) conditions. As previously mentioned, SR 80 is shown to be widened to a six-lane facility on the Lee County's 2045 Needs Plan, which would alleviate this projected background deficiency. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed Map Amendments. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Range Impacts (5-year horizon)

The 2023/2024-2027/2028 Lee County Transportation Capital Improvement Plan as well as the 2024-2029 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, SR 31 is funded to be widened to a four-lane facility from SR 78 to Cook Brown Road by Babcock Ranch. As previously mentioned, SR 31 is also funded to be widened from 2 lanes to 6 lanes with flyovers at the SR 80 intersection, as part of FDOT's Project No. 441942-1. This improvement,

which includes a new six-lane bridge over Caloosahatchee River, is funded for construction in FY 2029. There are no other programmed improvements in the vicinity of the subject site. Note, FDOT is currently conducting PD&E study on SR 78 from I-75 to SR 31 to evaluate future widening of this roadway to a four-lane facility.

Table 3A and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the uses that would be permitted under the proposed land use change. The existing peak hour, peak season, peak direction traffic volumes on the roadway links maintained by Lee County were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report*.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2029 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* resource. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2029 without the proposed amendment and year 2029 with the proposed amendment. Traffic data obtained from the aforementioned FDOT's resource is attached to the Appendix of this report for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2029 volumes will not cause any roadway links to fall below the minimum acceptable Level of Service standards. There were several roadway segments that were shown to operate below the adopted LOS standards in 2029 in the background traffic conditions and not as a result of adding new trips from the project. Therefore, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

IV. ZONING ANALYSIS

An analysis was also completed to support the rezoning on the approximate 9.59-acre subject site from Agricultural (AG-2) to Commercial Planned Development (CPD) to allow a development of up to 100,000 square feet of commercial uses, which includes a maximum of 20,000 square feet of medical office floor area as shown on the proposed Schedule of Uses. It is important to note that this project is located within the Bayshore Planning Community which does not allow retail uses such as supermarkets, grocery stores, etc. at this location. The rezoning analysis was completed consistently with the trip generation as shown in Table 2 of this report.

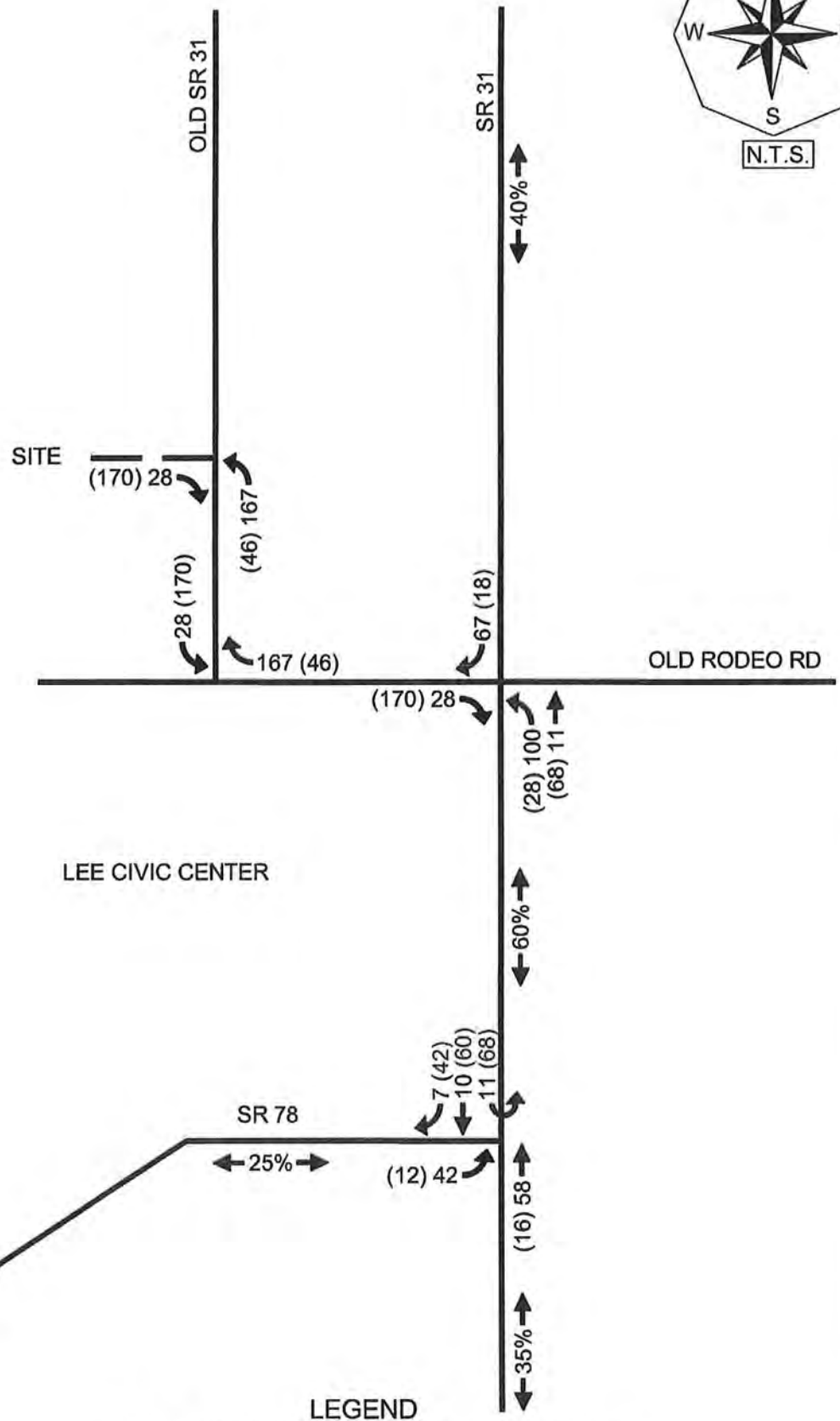
Trip Distribution

The trips the proposed development is anticipated to generate, as shown in the Table 2, were assigned to the surrounding roadway network. The project traffic distribution and the assignment of trips anticipated to be generated by the proposed development to the site access drive and surrounding intersections is illustrated on **Figure 2**.

Level of Service Analysis

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 5A**, contained in the Appendix, was created. This table indicates which roadway links will experience a significant impact as a result of the added development traffic. Significant impact is defined as any roadway projected to experience greater than 10% of the Peak Hour – Peak Direction Level of Service “C” volumes. The Level of Service threshold volumes for SR 31 were derived based on the FDOT’s *Generalized Service Volume Tables* and included the funded 4-lane widening project. Based on the information contained within Table 5A, no roadway segments are anticipated to be significantly impacted as a result of the proposed development.

F2410.19



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR VOLUMES
- ← (000) WEEKDAY PM PEAK HOUR VOLUMES
- ←20%→ PERCENT TRIP DISTRIBUTION

ASSIGNMENT & DISTRIBUTION OF PROJECT TRIPS SR 31 CIVIC 10 CPD

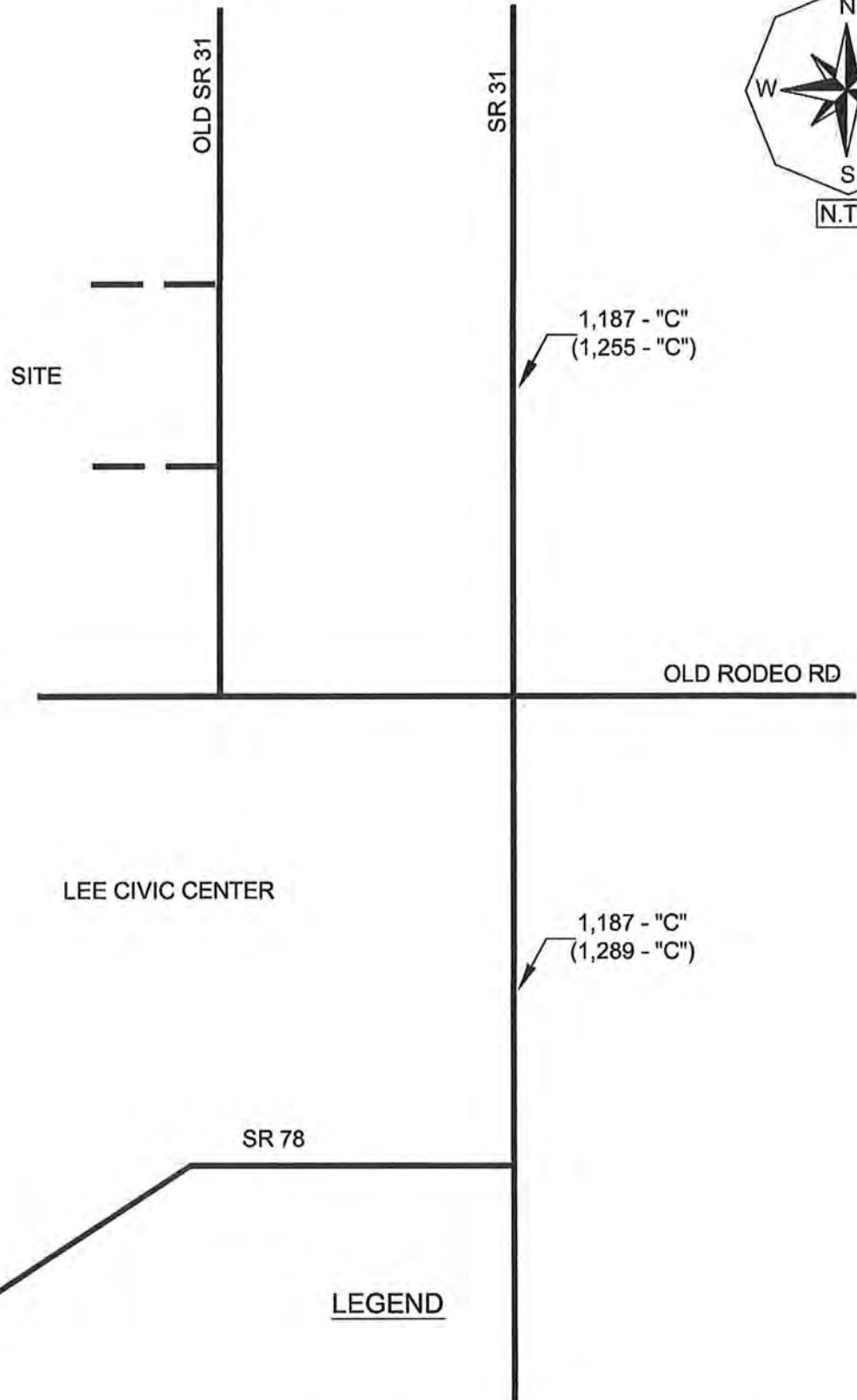
The future Level of Service analysis was based on projected build-out year of the project, or year 2029. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates for each roadway segment were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* resource. Based on the project distribution illustrated on Table 5A, the link data was analyzed for the year 2029 without the development and year 2029 with the development.

Table 6A in the Appendix of the report indicates the methodology utilized to obtain the year 2029 background and build-out traffic volumes. The existing peak hour, peak season, peak direction traffic volumes on the roadway links maintained by the Lee County were obtained from the most recent Lee County *Public Facilities Level of Service and Concurrency Report*. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2029 background traffic conditions on the area roadway network.

Figure 3 indicates the year 2029 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 4 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 6A contained in the Appendix.

As can be seen from Figure 3, the roadway links analyzed as part of this report will not be adversely impacted as a result of the proposed rezoning request. SR 31 adjacent to the site as a four-lane roadway was shown to operate at acceptable Level of Service “C” in 2029 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed rezoning request.

F2410.19



LEGEND

XXX - "C" 2029 PEAK SEASON, PEAK HOUR, PEAK DIRECTION PROJECTED BACKGROUND TRAFFIC AND LEVEL OF SERVICE DESIGNATION

(XXX -"C") 2029 PEAK SEASON, PEAK HOUR, PEAK DIRECTION PROJECTED BACKGROUND TRAFFIC PLUS PM PEAK HOUR PROJECT TRIPS AND LEVEL OF SERVICE DESIGNATION

Intersection Analysis

Intersection analysis was conducted utilizing the *HCS*® software to determine the operational characteristics of the proposed site access drive on Old SR 31 that will continue to run parallel to the new four-lane section of SR 31. Intersection analysis was also conducted at the off-site intersection of Old SR 31 intersection with Old Rodeo Drive. The intersection analysis was based on the projected 2029 weekday AM and PM peak hour traffic conditions with the project traffic added to the intersections. Since the traffic volumes along the future section of Old SR 31 are unknown at this time, the through traffic volumes on this roadway were estimated based on approximately 10% of the traffic volumes from the traffic count conducted at the existing SR 31 and Old Rodeo Drive intersection.

The peak hour turning movements were then adjusted for peak season conditions based on peak season factor data as provided by FDOT in their *Traffic Information Online* resource. The FDOT peak season correction factor is included in the Appendix of this report for reference. The peak hour peak season traffic volumes were then increased by a growth rate factor to determine the projected 2029 background turning movement volumes. The turning volumes projected to be added to the intersection as illustrated on Figure 2 were then added to the 2029 background volumes to estimate the future 2029 traffic volumes with the project. These volumes are based on the data from the spreadsheet contained in the Appendix of this report titled *Development of Future Year Background Turning Volumes*.

The results of the intersection analysis as shown on attached *HCS*® reports indicate all intersections to operate at an acceptable LOS with the proposed development traffic in the 2029 weekday A.M. and P.M. peak hour traffic conditions.

Turn lane improvements at the site access drives intersections will be evaluated at the time the project seeks a Local Development Order approval.

V. CONCLUSION

The proposed project is located at 18031 SR 31 in Lee County, Florida. The results of the long-range link Level of Service Analysis conducted as part of the Comprehensive Plan Amendment request indicate that the addition of the trips from the proposed amendment to the projected 2045 volumes will not cause any roadway links, except for SR 31 between SR 78 and SR 80, to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. However, Transportation Concurrency is non-regulatory per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which provides “*Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes.*” Note, SR 80 east of SR 31 was shown to operate at a poor Level of Service in the 2045 background (without project traffic) conditions. As previously mentioned, SR 80 is shown to be widened to a six-lane facility on the Lee County’s 2045 Needs Plan, which would alleviate this projected background deficiency.

The results of the short-range link Level of Service Analysis conducted as part of the Comprehensive Plan Amendment request indicate that the addition of the trips from the proposed amendment to the projected 2029 volumes will not cause any roadway links to fall below the minimum acceptable Level of Service standards. There were several roadway segments that were shown to operate below the adopted LOS standards in 2029 in the background traffic conditions and not as a result of adding new trips from this project.

The 2045 Financially Feasible Roadway network and the short-term 5-year Capital Improvement Program currently in place in Lee County will not require any modification in order to accommodate the proposed Land Use Change.

The rezoning analysis also indicates that the subject site will not have an adverse impact on the surrounding roadway network. SR 31 adjacent to the site as a four-lane roadway

was shown to operate at acceptable Level of Service “C” in 2029 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed rezoning request.

The results of the intersection analysis indicate all analyzed intersections to operate at an acceptable LOS with the proposed development traffic in the 2029 weekday A.M. and P.M. peak hour traffic conditions.

A more detailed traffic analysis will be conducted at the time the project seeks a Local Development Order approval, which is when more specific end-users and intensities will be known.

APPENDIX

TABLES 1A & 2A
2045 LOS ANALYSIS

**TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - SR 31 CIVIC 10 CPA**

ROADWAY	ROADWAY SEGMENT	2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
		# Lanes	Roadway Designation	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME
N. River Rd	E. of SR 31	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Old Bayshore Rd	W. of SR 31	2LU	Collector	0	0	310	660	740
SR 31	N. of North River Rd.	6LD	Arterial - C3R	0	0	2,751	2,866	2,866
	N. of Site	6LD	Arterial - C3R	0	0	2,751	2,866	2,866
	S. of Site	6LD	Arterial - C3R	0	0	2,751	2,866	2,866
	S. of SR 78	6LD	Arterial - C3C	0	0	2,478	2,814	2,814
SR 78 (Bayshore Rd)	W. of SR 31	4LD	Arterial - C3R	0	0	1,785	1,942	1,942
	W. of Nelle Rd	4LD	Arterial - C3R	0	0	1,785	1,942	1,942
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	Arterial - C3C	0	0	2,478	2,814	2,814
	E. of SR 31	4LD	Arterial - C3C	0	0	1,596	1,900	1,900
	E. of Buckingham Rd	4LD	Arterial - C3C	0	0	1,596	1,900	1,900
Nalle Rd	N. of SR 78	2LU	Collector	0	0	310	660	740
Buckingham Rd	S. of SR 80	4LD	Arterial	0	250	1,840	1,960	1,960

- Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Service Volume Tables.

**TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
SR 31 CIVIC 10 - CPA**

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 216 VPH IN= 46 OUT= 170

ROADWAY	ROADWAY SEGMENT	2045	COUNTY PCS / FDOT SITE #	AADT	K-100 FACTOR	100TH HIGHEST	D	2045		PROJECT TRAFFIC DIST.	PK DIR PM PROJ TRAFFIC	2045 BACKGROUND PLUS PROJ	
		FSUTMS AADT		BACKGROUND TRAFFIC		HOUR PK DIR 2-WAY VOLUME		PEAK DIRECTION TRAFFIC VOLUMES & LOS	PEAK DIRECTION TRAFFIC VOLUMES & LOS				
N. River Rd	E. of SR 31	12,426	124650	12,426	0.095	1,180	0.554	654	C	10%	17	671	C
Old Bayshore Rd	W. of SR 31	2,861	124650 *	2,861	0.095	272	0.554	151	C	5%	9	160	C
SR 31	N. of North River Rd.	69,826	120273	69,826	0.095	6,633	0.521	3,456	F	25%	43	3,499	F
	S. of North River Rd.	59,332	121001	59,332	0.095	5,637	0.568	3,202	F	40%	68	3,270	F
	S. of Site	59,446	121001	59,446	0.095	5,647	0.568	3,207	F	60%	102	3,309	F
	S. of SR 78	54,311	120030	54,311	0.090	4,888	0.568	2,776	D	35%	60	2,836	F
SR 78 (Bayshore Rd)	W. of SR 31	30,972	121002	30,972	0.090	2,787	0.568	1,583	C	25%	43	1,626	C
	W. of Nelle Rd	37,113	120022	37,113	0.090	3,340	0.568	1,897	D	20%	34	1,931	D
SR 80 (Palm Beach Blvd)	W. of SR 31	53,399	126005	53,399	0.090	4,806	0.568	2,730	D	15%	26	2,756	D
	E. of SR 31	49,557	120085	49,557	0.090	4,460	0.568	2,533	F	20%	34	2,567	F
	E. of Buckingham Rd	25,951	120012	25,951	0.090	2,336	0.568	1,327	C	5%	9	1,336	C
Nalle Rd	N. of SR 78	4,253	124110	4,253	0.095	404	0.554	224	C	5%	9	233	C
Buckingham Rd	S. of SR 80	28,052	126011	28,052	0.090	2,525	0.554	1,399	C	5%	9	1,408	C

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

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
SR 31 CIVIC 10 - CPA**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	<u>GENERALIZED SERVICE VOLUMES</u>				
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
				<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
N. River Rd	E. of SR 31	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Old Bayshore Rd	W. of SR 31	2LU	Collector	0	0	310	660	740
SR 31	N. of North River Rd.	4LD	Arterial - C3R	0	0	1,785	1,942	1,942
	N. of Site	4LD	Arterial - C3R	0	0	1,785	1,942	1,942
	S. of Site	4LD	Arterial - C3R	0	0	1,785	1,942	1,942
	S. of SR 78	6LD	Arterial - C3C	0	0	2,478	2,814	2,814
SR 78 (Bayshore Rd)	W. of SR 31	2LU	Arterial - C3R	0	0	1,019	1,166	1,166
	W. of Nelle Rd	2LU	Arterial - C3R	0	0	1,019	1,166	1,166
SR 80 (Palm Beach Blvd)	W. of SR 31	6LD	Arterial - C3C	0	0	2,478	2,814	2,814
	E. of SR 31	4LD	Arterial - C3C	0	0	1,596	1,900	1,900
	E. of Buckingham Rd	4LD	Arterial - C3C	0	0	1,596	1,900	1,900
Nalle Rd	N. of SR 78	2LU	Collector	0	0	310	660	740
Buckingham Rd	S. of SR 80	2LU	Arterial	0	140	800	860	860

- Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Service Volume Tables.

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
SR 31 CIVIC 10 - CPA**

TOTAL PROJECT TRAFFIC AM = 195 VPH IN = 167 OUT = 28
 TOTAL PROJECT TRAFFIC PM = 216 VPH IN = 46 OUT = 170

ROADWAY	ROADWAY SEGMENT	FDOT SITE #	BASE YR ADT	2023 ADT	YRS OF GROWTH ¹	ANNUAL RATE	2022	2029		PERCENT V/C	PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2029 BCKGRND		2029 BCKGRND		V/C	+ PM PROJ VOLUME	LOS	Ratio	
							PK HR	PK HR	PK SEASON					PK SEASON	PK SEASON	PK SEASON	PK SEASON					PK SEASON
N. River Rd	E of SR 31	124650	1,000	4,700	12	13.76%	145	407	B	0.25	10%	17	17	424	C	0.26	424	C	0.26			
SR 31	N of North River Rd	120273	4,232	14,878	15	8.74%	717	1,402	C	0.79	25%	42	43	1,444	C	0.81	1,444	C	0.81			
	N. of Site	121001	7,700	19,800	15	6.50%	717	1,187	C	0.61	40%	67	68	1,253	C	0.65	1,255	C	0.65			
	S of North River Rd.	121001	7,700	19,800	15	5.50%	717	1,187	C	0.61	60%	100	102	1,287	C	0.66	1,289	C	0.66			
	S of SR 78	120030	8,500	18,900	15	5.47%	766	1,173	C	0.42	35%	58	60	1,232	C	0.44	1,233	C	0.44			
SR 78 (Bayshore Rd)	W of SR 31	121002	7,500	13,200	15	3.84%	776	1,049	D	0.90	25%	42	43	1,091	D	0.94	1,092	D	0.94			
	W of Nelle Rd	120022	10,400	17,400	15	3.49%	776	1,057	D	0.91	20%	33	34	1,090	D	0.93	1,091	D	0.94			
SR 80 (Palm Beach Blvd)	W. of SR 31	126005	26,004	36,000	15	2.19%	1,618	1,925	C	0.68	15%	25	26	1,950	C	0.69	1,950	C	0.69			
	E. of SR 31	120085	30,000	44,500	15	2.66%	2,204	2,720	F	1.43	20%	33	34	2,753	F	1.45	2,754	F	1.45			
	E. of Buckingham Rd	120012	21,000	38,000	15	4.03%	1,547	2,123	F	1.12	5%	8	9	2,131	F	1.12	2,131	F	1.12			
Nalle Rd	N. of SR 78	124110	2,100	1,550	12	2.00%	124	151	C	0.20	5%	8	9	160	C	0.22	160	C	0.22			
Buckingham Rd	S of SR 80	126011	8,212	11,000	15	2.00%	678	826	D	0.96	5%	8	9	835	D	0.97	835	D	0.97			

1 AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage

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

TABLES 5A & 6A
REZONING LOS ANALYSIS

**TABLE 5A
LEVEL OF SERVICE THRESHOLDS
SR 31 CIVIC 10 - CPD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 195 VPH IN= 167 OUT= 28
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 216 VPH IN= 46 OUT= 170

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u># LANES</u>	<u>ROADWAY DESIGNATION</u>	<u>GENERALIZED SERVICE VOLUMES</u>					<u>PERCENT</u>		
				<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>	<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>PROJ/</u>
				<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>			<u>LOS C</u>
SR 31	N. of Site	4LD	Arterial - C3R	0	0	1,785	1,942	1,942	40%	68	3.8%
	S. of Site	4LD	Arterial - C3R	0	0	1,785	1,942	1,942	60%	102	5.7%

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Service Volume Tables.

**TABLE 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
SR 31 CIVIC 10 - CPD**

TOTAL PROJECT TRAFFIC AM =	195	VPH	IN =	167	OUT=	28
TOTAL PROJECT TRAFFIC PM =	216	VPH	IN=	46	OUT=	170

	<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	<u>FDOT SITE #</u>	<u>BASE YR</u>	<u>2023</u>	<u>ADT</u>	<u>YRS OF</u>	<u>ANNUAL</u>	<u>PK SEASON</u>	<u>PK HR</u>	<u>PK HR</u>	<u>PK SEASON</u>	<u>PEAK DIRECTION</u>	<u>V/C</u>	<u>PERCENT</u>	<u>PROJECT</u>	<u>AM PROJ</u>	<u>PM PROJ</u>	<u>2029</u>			<u>2029</u>		
																			<u>+ AM PROJ</u>	<u>V/C</u>	<u>+ PM PROJ</u>	<u>V/C</u>	<u>BCKGRND</u>	<u>VOLUME</u>
SR 31		N of Site	121001	7,700	19,800	15	6.50%	717	1,187	C	0.61	40%	67	68	1,253	C	0.65	1,255	C	0.65				
		S. of Site	121001	7,700	19,800	15	6.50%	717	1,187	C	0.61	60%	100	102	1,287	C	0.66	1,289	C	0.66				

1 AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage

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

**FDOT GENERALIZED SERVICE
VOLUMES TABLE**

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

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



(C3C-Suburban Commercial)

Peak Hour Two-Way

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

AADT

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

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



(C3R-Suburban Residential)

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

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

Adjustment Factors

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

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

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

* Cannot be achieved using table input value defaults.

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

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

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016

c:\input5

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

TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1203 SR80, 31 & 78 E OF I-75

MOCF: 0.95
 PSCF

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.99	1.04
2	01/07/2024 - 01/13/2024	1.00	1.05
3	01/14/2024 - 01/20/2024	1.02	1.07
4	01/21/2024 - 01/27/2024	1.00	1.05
* 5	01/28/2024 - 02/03/2024	0.98	1.03
* 6	02/04/2024 - 02/10/2024	0.96	1.01
* 7	02/11/2024 - 02/17/2024	0.94	0.99
* 8	02/18/2024 - 02/24/2024	0.94	0.99
* 9	02/25/2024 - 03/02/2024	0.94	0.99
*10	03/03/2024 - 03/09/2024	0.94	0.99
*11	03/10/2024 - 03/16/2024	0.94	0.99
*12	03/17/2024 - 03/23/2024	0.94	0.99
*13	03/24/2024 - 03/30/2024	0.95	1.00
*14	03/31/2024 - 04/06/2024	0.95	1.00
*15	04/07/2024 - 04/13/2024	0.96	1.01
*16	04/14/2024 - 04/20/2024	0.96	1.01
*17	04/21/2024 - 04/27/2024	0.97	1.02
18	04/28/2024 - 05/04/2024	0.99	1.04
19	05/05/2024 - 05/11/2024	1.00	1.05
20	05/12/2024 - 05/18/2024	1.01	1.06
21	05/19/2024 - 05/25/2024	1.03	1.08
22	05/26/2024 - 06/01/2024	1.04	1.09
23	06/02/2024 - 06/08/2024	1.06	1.12
24	06/09/2024 - 06/15/2024	1.07	1.13
25	06/16/2024 - 06/22/2024	1.07	1.13
26	06/23/2024 - 06/29/2024	1.07	1.13
27	06/30/2024 - 07/06/2024	1.07	1.13
28	07/07/2024 - 07/13/2024	1.07	1.13
29	07/14/2024 - 07/20/2024	1.07	1.13
30	07/21/2024 - 07/27/2024	1.06	1.12
31	07/28/2024 - 08/03/2024	1.06	1.12
32	08/04/2024 - 08/10/2024	1.05	1.11
33	08/11/2024 - 08/17/2024	1.04	1.09
34	08/18/2024 - 08/24/2024	1.05	1.11
35	08/25/2024 - 08/31/2024	1.05	1.11
36	09/01/2024 - 09/07/2024	1.06	1.12
37	09/08/2024 - 09/14/2024	1.07	1.13
38	09/15/2024 - 09/21/2024	1.08	1.14
39	09/22/2024 - 09/28/2024	1.06	1.12
40	09/29/2024 - 10/05/2024	1.04	1.09
41	10/06/2024 - 10/12/2024	1.03	1.08
42	10/13/2024 - 10/19/2024	1.01	1.06
43	10/20/2024 - 10/26/2024	1.00	1.05
44	10/27/2024 - 11/02/2024	0.99	1.04
45	11/03/2024 - 11/09/2024	0.98	1.03
46	11/10/2024 - 11/16/2024	0.97	1.02
47	11/17/2024 - 11/23/2024	0.97	1.02
48	11/24/2024 - 11/30/2024	0.98	1.03
49	12/01/2024 - 12/07/2024	0.98	1.03
50	12/08/2024 - 12/14/2024	0.99	1.04
51	12/15/2024 - 12/21/2024	0.99	1.04
52	12/22/2024 - 12/28/2024	1.00	1.05
53	12/29/2024 - 12/31/2024	1.02	1.07

* PEAK SEASON

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4650 - NORTH RIVER ROAD, EAST OF S.R. 31

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	4700	C	E 2300		W 2400	9.50	55.40	19.00
2022	3800	R	E 1900		W 1900	9.50	53.90	15.00
2021	3600	T	E 1800		W 1800	9.50	53.50	13.60
2020	3400	S	E 1700		W 1700	9.50	53.80	12.50
2019	3400	F	E 1700		W 1700	9.50	54.90	12.50
2018	3200	C	E 1600		W 1600	9.50	55.20	12.50
2017	3200	T	E 1600		W 1600	9.50	54.90	12.20
2016	3000	S	E 1500		W 1500	9.50	54.80	15.00
2015	2800	F	E 1400		W 1400	9.50	55.50	15.00
2014	2600	C	E 1300		W 1300	9.50	55.20	15.00
2013	1000	S	0		0	9.50	55.00	12.20
2012	1000	F	0		0	9.50	55.30	11.50
2011	1000	C	E 0		W 0	9.50	55.20	11.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

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

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0273 - SR-31,202' NORTH OF FOXHILL ROAD, LEE CO.

YEAR	AADT		DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2023	14878 C	N	7392	S	7486	9.50	52.10	19.10	
2022	12799 C	N	6265	S	6534	9.50	52.10	19.90	
2021	11660 C	N	5695	S	5965	9.50	52.30	21.20	
2020	9182 C	N	4508	S	4674	9.50	52.70	23.40	
2019	9292 C	N	4645	S	4647	9.50	52.10	25.30	
2018	7959 C	N	4032	S	3927	9.50	54.10	26.90	
2017	7337 C	N	3712	S	3625	9.50	53.40	28.20	
2016	6620 C	N	3338	S	3282	9.50	53.90	26.60	
2015	5216 C	N	2618	S	2598	9.50	55.60	28.00	
2014	4653 C	N	2325	S	2328	9.50	55.60	27.00	
2013	4195 C	N	2099	S	2096	9.50	55.90	29.00	
2012	4217 C	N	2149	S	2068	9.50	56.40	26.90	
2011	4126 C	N	2094	S	2032	9.50	55.10	25.60	
2010	4034 C	N	2041	S	1993	9.79	54.46	26.00	
2009	3964 C	N	1994	S	1970	9.81	52.26	25.10	
2008	4232 C	N	2124	S	2108	9.88	55.53	23.50	

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 1001 - SR 31, SOUTH OF CR 78/NORTH RIVER ROAD (LC393)

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
023	19800	C	N 9800	S 10000	9.50	56.80	23.00
022	17800	C	N 8800	S 9000	9.50	52.10	25.40
021	16000	C	N 8000	S 8000	9.50	52.80	23.30
020	11000	C	N 5500	S 5500	9.50	53.70	23.40
019	11000	C	N 5500	S 5500	9.50	54.00	25.30
018	9400	C	N 4700	S 4700	9.50	55.20	26.90
017	8800	C	N 4500	S 4300	9.50	54.40	20.20
016	8600	F	N 4200	S 4400	9.50	57.70	20.20
015	7800	C	N 3800	S 4000	9.50	57.50	20.20
014	7200	F	N 3600	S 3600	9.50	56.80	20.50
013	7000	C	N 3500	S 3500	9.50	56.50	20.50
012	7500	C	N 3800	S 3700	9.50	54.20	22.60
011	7300	F	N 3700	S 3600	9.50	56.20	17.60
010	7300	C	N 3700	S 3600	9.91	56.34	17.60
009	7100	C	N 3600	S 3500	9.98	55.90	19.70
008	7700	C	N 3900	S 3800	10.16	57.01	23.50

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ROUTE: 0030 - SR 31, NORTH OF SR 80/PALM BEACH BOULEVARD LC391

SECT	AADT		DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
J23	18900	F	N	9000	S	9900	9.00	56.80	21.90
J22	16600	C	N	7900	S	8700	9.00	52.10	21.90
J21	15900	C	N	7900	S	8000	9.00	52.80	14.20
J20	13800	C	N	6600	S	7200	9.00	53.70	17.80
J19	13500	C	N	6600	S	6900	9.00	54.00	20.80
J18	11500	C	N	5600	S	5900	9.00	55.20	18.60
J17	11200	C	N	5500	S	5700	9.00	54.40	19.00
J16	11100	F	N	5500	S	5600	9.00	57.70	12.50
J15	10100	C	N	5000	S	5100	9.00	57.50	12.50
J14	8700	F	N	4300	S	4400	9.00	56.80	14.90
J13	8500	C	N	4200	S	4300	9.00	56.50	14.90
J12	8700	C	N	4400	S	4300	9.00	54.20	13.80
J11	8500	F	N	4200	S	4300	9.00	56.20	13.70
J10	8500	C	N	4200	S	4300	9.91	56.34	13.70
J09	7800	C	N	3800	S	4000	9.98	55.90	13.40
J08	8500	C	N	4200	S	4300	10.16	57.01	12.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 1002 - SR 78/BAYSHORE ROAD, SOUTHWEST OF SR 31

EAR	AADT		DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
023	13200	C	E	6900	W	6300	9.00	56.80	25.40
022	13600	F	E	7000	W	6600	9.00	52.10	21.80
021	12400	C	E	6400	W	6000	9.00	52.80	21.80
020	11000	C	E	5700	W	5300	9.00	53.70	18.90
019	10600	C	E	5500	W	5100	9.00	54.00	22.00
018	9600	C	E	5000	W	4600	9.00	55.20	21.60
017	9200	C	E	4600	W	4600	9.00	54.40	13.00
016	8600	F	E	4300	W	4300	9.00	57.70	13.00
015	7800	C	E	3900	W	3900	9.00	57.50	13.00
014	7300	F	E	3700	W	3600	9.00	56.80	14.00
013	7100	C	E	3600	W	3500	9.00	56.50	14.00
012	7500	C	E	3800	W	3700	9.00	54.20	16.40
011	6800	F	E	3500	W	3300	9.00	56.20	14.90
010	6800	C	E	3500	W	3300	9.91	56.34	14.90
009	6900	C	E	3500	W	3400	9.98	55.90	17.00
008	7500	C	E	3800	W	3700	10.16	57.01	19.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 0022 - SR 78, EAST OF NALLE ROAD

LC217

EAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
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023	17400 C	E	9000	W	8400	9.00	56.80	20.70
022	17300 C	E	8900	W	8400	9.00	52.10	19.10
021	16400 C	E	8300	W	8100	9.00	52.80	21.70
020	14300 C	E	7400	W	6900	9.00	53.70	15.40
019	14600 C	E	7600	W	7000	9.00	54.00	18.70
018	12900 C	E	6700	W	6200	9.00	55.20	16.30
017	12000 C	E	6200	W	5800	9.00	54.40	17.50
016	12300 C	E	6300	W	6000	9.00	57.70	15.00
015	11500 C	E	5800	W	5700	9.00	57.50	13.60
014	10000 F	E	5000	W	5000	9.00	56.80	12.00
013	9800 C	E	4900	W	4900	9.00	56.50	12.00
012	10200 C	E	5100	W	5100	9.00	54.20	12.90
011	9800 F	E	4800	W	5000	9.00	56.20	12.20
010	9800 C	E	4800	W	5000	9.91	56.34	12.20
009	9900 C	E	5000	W	4900	9.98	55.90	13.90
008	10400 C	E	5300	W	5100	10.16	57.01	13.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 6005 - SR 80/PALM BEACH BLVD, 0.25 MI W OF SR 31. PTMS 104, LCPR 05

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
023	36000 X	0	0	9.00	56.80	12.80
022	34500 X	0	0	9.00	52.10	7.40
021	34000 T	0	0	9.00	52.80	11.70
020	33500 S	0	0	9.00	53.70	11.50
019	35000 F	0	0	9.00	54.00	12.30
018	35091 C	0	0	9.00	64.90	12.60
017	34000 F	0	0	9.00	64.90	11.10
016	32970 C	E 16326	W 16644	9.00	64.90	10.40
015	30167 C	E 14945	W 15222	9.00	63.20	11.00
014	27785 C	E 13885	W 13900	9.00	62.60	5.90
013	26228 C	E 12981	W 13247	9.00	61.80	9.50
012	25563 C	E 12791	W 12772	9.00	61.60	10.80
011	26888 C	E 13397	W 13491	9.00	61.60	12.40
010	26743 C	E 13334	W 13409	9.89	61.01	8.90
009	25939 C	E 12914	W 13025	9.90	62.73	9.60
008	26004 C	E 12909	W 13095	10.24	63.18	9.20

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

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 0085 - SR 80/PALM BEACH BLVD, EAST OF SR 31 LC360

EAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
023	44500	C	E 23000		W 21500	9.00	56.80	7.50
022	47000	C	E 23500		W 23500	9.00	52.10	7.40
021	43000	C	E 21500		W 21500	9.00	52.80	7.50
020	36500	C	E 18000		W 18500	9.00	53.70	8.30
019	36500	C	E 18000		W 18500	9.00	54.00	9.00
018	33500	C	E 16500		W 17000	9.00	55.20	9.30
017	33500	C	E 16500		W 17000	9.00	54.40	8.50
016	35000	C	E 17500		W 17500	9.00	57.70	8.20
015	32000	C	E 16000		W 16000	9.00	57.50	9.00
014	29500	S	E 15000		W 14500	9.00	56.80	9.20
013	28500	F	E 14500		W 14000	9.00	56.50	9.20
012	28500	C	E 14500		W 14000	9.00	54.20	9.20
011	29500	F	E 14500		W 15000	9.00	56.20	9.40
010	29500	C	E 14500		W 15000	9.91	56.34	9.40
009	29500	C	E 14500		W 15000	9.98	55.90	9.50
008	30000	C	E 15000		W 15000	10.16	57.01	8.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 0012 - SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD LC362

EAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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023	38000 S	E	19000	W 19000	9.00	56.80	13.50
022	33000 F	E	16500	W 16500	9.00	52.10	13.50
021	30000 C	E	15000	W 15000	9.00	52.80	13.50
020	29000 C	E	14500	W 14500	9.00	53.70	12.40
019	28000 C	E	14000	W 14000	9.00	54.00	12.40
018	26000 C	E	13000	W 13000	9.00	55.20	12.40
017	24000 C	E	12000	W 12000	9.00	54.40	11.80
016	23500 C	E	11500	W 12000	9.00	57.70	10.30
015	21000 C	E	10500	W 10500	9.00	57.50	10.20
014	18200 S	E	9100	W 9100	9.00	56.80	12.00
013	17800 F	E	8900	W 8900	9.00	56.50	12.00
012	17800 C	E	8900	W 8900	9.00	54.20	12.00
011	21000 F	E	10500	W 10500	9.00	56.20	12.50
010	21000 C	E	10500	W 10500	9.91	56.34	12.50
009	21000 C	E	10500	W 10500	9.98	55.90	13.70
008	21000 C	E	10500	W 10500	10.16	57.01	11.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

ITE: 4110 - NALLE GRADE ROAD, EAST OF SLATER ROAD

EAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
023	1550 T	E	800	W	750	9.50	55.40	21.70
022	1450 S	E	750	W	700	9.50	53.90	18.00
021	1350 F	E	700	W	650	9.50	53.50	18.00
020	1250 C	E	650	W	600	9.50	53.80	18.00
019	1300 F	E	650	W	650	9.50	54.90	18.30
018	1200 C	E	600	W	600	9.50	55.20	18.30
017	1400 T	E	700	W	700	9.50	54.90	22.80
016	1300 S	E	650	W	650	9.50	54.80	16.90
015	1200 F	E	600	W	600	9.50	55.50	16.90
014	1100 C	E	550	W	550	9.50	55.20	16.90
013	2100 S		0		0	9.50	55.00	18.40
012	2100 F		0		0	9.50	55.30	18.70
011	2100 C	E	0	W	0	9.50	55.20	25.60

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

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2023 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6011 - BUCKINGHAM RD, 0.5 MI S OF SR 80/PALM BEACH BLVD, PTMS 2011, LCPR 11

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2023	11000 X		0		0	9.00	55.40	15.30
2022	10500 X		0		0	9.00	53.90	15.00
2021	10500 T		0		0	9.00	53.50	13.60
2020	10000 S		0		0	9.00	53.40	13.00
2019	10500 F		0		0	9.00	53.80	12.70
2018	10538 C		0		0	9.00	53.30	12.30
2017	9800 F		0		0	9.00	55.40	12.20
2016	9856 C	N	4913	S	4943	9.00	63.90	11.20
2015	9348 C	N	4665	S	4683	9.00	51.70	11.50
2014	9120 C	N	4581	S	4539	9.00	51.70	11.80
2013	8793 C	N	4369	S	4424	9.00	51.70	12.20
2012	8700 C	N	4290	S	4410	9.00	52.30	11.50
2011	8444 C	N	4178	S	4266	9.00	52.80	11.70
2010	8378 C	N	4156	S	4222	10.47	55.10	13.30
2009	8500 C	N	0	S	0	9.27	57.21	14.80
2008	8212 C	N	4103	S	4109	9.21	58.32	9.00

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

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

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
					LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	365	0.42	C	384	0.45	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	262	0.26	C	275	0.28	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	515	0.52	D	542	0.55	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	555	0.56	D	583	0.59	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	555	0.56	D	649	0.66	pre-development order res development
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,166	0.59	B	1,225	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,166	0.39	B	1,261	0.43	
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,166	0.39	B	1,533	0.52	Three Oaks Distribution Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,618	0.88	B	2,752	0.93	(4)
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,448	0.49	B	1,533	0.52	(4)
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN/4LN	E	1,100	C	406	0.37	D	660	0.60	(4)(5); unincorporated Lee Co; Ctr Pl/Prm Aprt Pk
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	256	0.23	B	269	0.24	(4)
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	60	0.07	C	65	0.08	
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	2LN	E	860	C	152	0.18	C	160	0.19	
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	712	0.40	C	766	0.43	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	1,942	D	1,920	0.99		2,018	1.04	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942		1,944	1.00		2,043	1.05	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,910	B	1,215	0.42	B	1,294	0.44	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	1,166	C	776	0.67	C	816	0.70	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	1,166	C	776	0.67	C	816	0.70	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	E	1,524	0.76	E	1,615	0.81	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	E	1,524	0.76	E	1,602	0.80	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	A	1,136	0.38	A	1,221	0.41	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,136	0.57	A	1,195	0.60	unincorporated Lee County
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	336	0.39	C	529	0.62	Classic Hills (Copperhead) Golf Community
02400	BONITA BEACH RD	HICKORY BLVD	VANDEBILT DR	4LD	E	1,900	E	803	0.42	E	844	0.44	(4); constrained in city plan
02500	BONITA BEACH RD	VANDEBILT DR	US 41	4LD	E	1,900	E	1,417	0.75	E	1,489	0.78	constrained in city plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	E	1,456	0.78	E	1,530	0.82	constrained; old count projection (2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	E	1,921	0.69	E	2,019	0.72	constrained in city plan
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	E	2,139	0.76	E	2,248	0.80	constrained in city plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	A	655	0.32	A	688	0.34	constrained in city plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	4LD	E	2,020	A	655	0.32	A	688	0.34	constrained in city plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	695	0.81	D	730	0.85	
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,798	0.71	E	1,890	0.75	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	271	0.32	C	285	0.33	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	158	0.18	C	166	0.19	
03500	BROADWAY RD (ALVA)	SR 80	North RIVER RD	2LN	E	860	C	262	0.30	C	275	0.32	
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	487	0.49	D	511	0.52	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	358	0.36	C	392	0.40	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	E	678	0.68	E	877	0.89	Portico RPD
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	A	851	0.29	B	894	0.30	City of Cape Coral
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	571	0.50	C	600	0.53	partially located in City of Cape Coral
04200	BUS 41 (N TAMIAMI TR, SR 739)	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	6LD	D	2,810	C	2,158	0.77	D	2,268	0.81	
04300	BUS 41 (N TAMIAMI TR, SR 739)	PONDELLA RD	SR 78	6LD	D	2,694	C	1,494	0.55	C	1,570	0.58	
04400	BUS 41 (N TAMIAMI TR, SR 739)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,186	0.62	C	1,246	0.66	
04500	BUS 41 (N TAMIAMI TR, SR 739)	LITTLETON RD	US 41	4LD	D	1,900	C	617	0.32	C	648	0.34	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,097	0.77	D	3,255	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS PLANTATION RD	2LN	E	860		1,069	1.24		1,124	1.31	constrained

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2022 100TH HIGHEST HOUR			2027 FUTURE FORECAST			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	LOS ⁽¹⁾	VOLUME ⁽²⁾	V/C ⁽³⁾	
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	C	476	0.47	D	500	0.50	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	322	0.37	C	338	0.39	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	308	0.36	C	324	0.38	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	123	0.14	C	129	0.15	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	393	0.46	C	413	0.48	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,429	0.86	E	2,553	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,001	0.70	E	2,103	0.74	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	2,118	0.75	E	2,255	0.79	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	909	0.46	B	955	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	909	0.89	E	955	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	549	0.64	D	577	0.67	
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	764	0.42	B	803	0.45	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	711	0.83	D	851	0.99	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	498	0.58	C	523	0.61	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	C	426	0.50	C	448	0.52	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	376	0.43	C	427	0.49	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	330	0.38	C	347	0.40	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	E	1,179	0.60	E	1,239	0.63	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	E	1,129	0.58	E	1,187	0.61	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	966	0.49	A	1,015	0.52	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	966	0.49	A	1,015	0.52	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,900	C	1,334	0.70	C	1,402	0.74	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,900	C	1,334	0.70	C	1,402	0.74	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,942	D	1,837	0.95	D	1,931	0.99	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,810	D	1,716	0.95	D	1,804	1.00	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	735	0.65	C	772	0.69	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,166	C	1,208	1.04	C	1,270	1.09	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,087	0.89	D	1,142	0.93	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	C	1,186	0.42	C	1,273	0.45	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,186	0.62	C	1,246	0.66	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,684	0.89	D	1,770	0.93	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,755	0.92	D	1,845	0.97	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,589	0.55	C	1,670	0.58	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	(4)
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	202	0.23	(4)
17800	MOODY RD	HANCOCK B. PKWY	PONCELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	72	0.08	C	76	0.09	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	124	0.14	C	130	0.15	(4)
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	141	0.16	C	148	0.17	(4)
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	145	0.13	B	265	0.23	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	145	0.13	B	255	0.22	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	131	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	407	0.47	C	428	0.50	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONCELLA RD	4LN	E	1,790	C	510	0.28	C	536	0.30	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	381	0.38	C	400	0.40	

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

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

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

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

2045 E+C NETWORK VOLUMES

6320
CR-78 W RIVER RD
1

1
CR-78 W RIVER RD
6106

34917
SR-31
3

3
SR-31
34909

1423
RIVER
1

1
RIVER
1438

29556
SR-31 RIVER
3

3
SR-31 RIVER
29776

29612
BAYSHORE
3

3
BAYSHORE
29834

26892
SR-31
3

3
SR-31
27419

15327

2

2

15645

1
NALLE RD
2099

1
2154
NALLE RD

18368
BAYSHORE
2

2
BAYSHORE
18745

29556
SR-31 RIVER
3
SR-31 RIVER
29776

29612
BAYSHORE
3
BAYSHORE
29834

26892
SR-31
3
SR-31
27419

15645

24943

2
2

24614

27126
M BEACH BL
3

3
PALM BEACH BL
26273

18660
PALM BEACH
2

2
PALM BEACH
18374

13868
SPRING LINE RD
2

2
SPRING LINE RD
14184

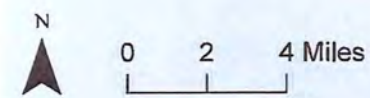
12975
SR-80 PALM BEACH
2

2
SR-80 PALM BEACH
12976

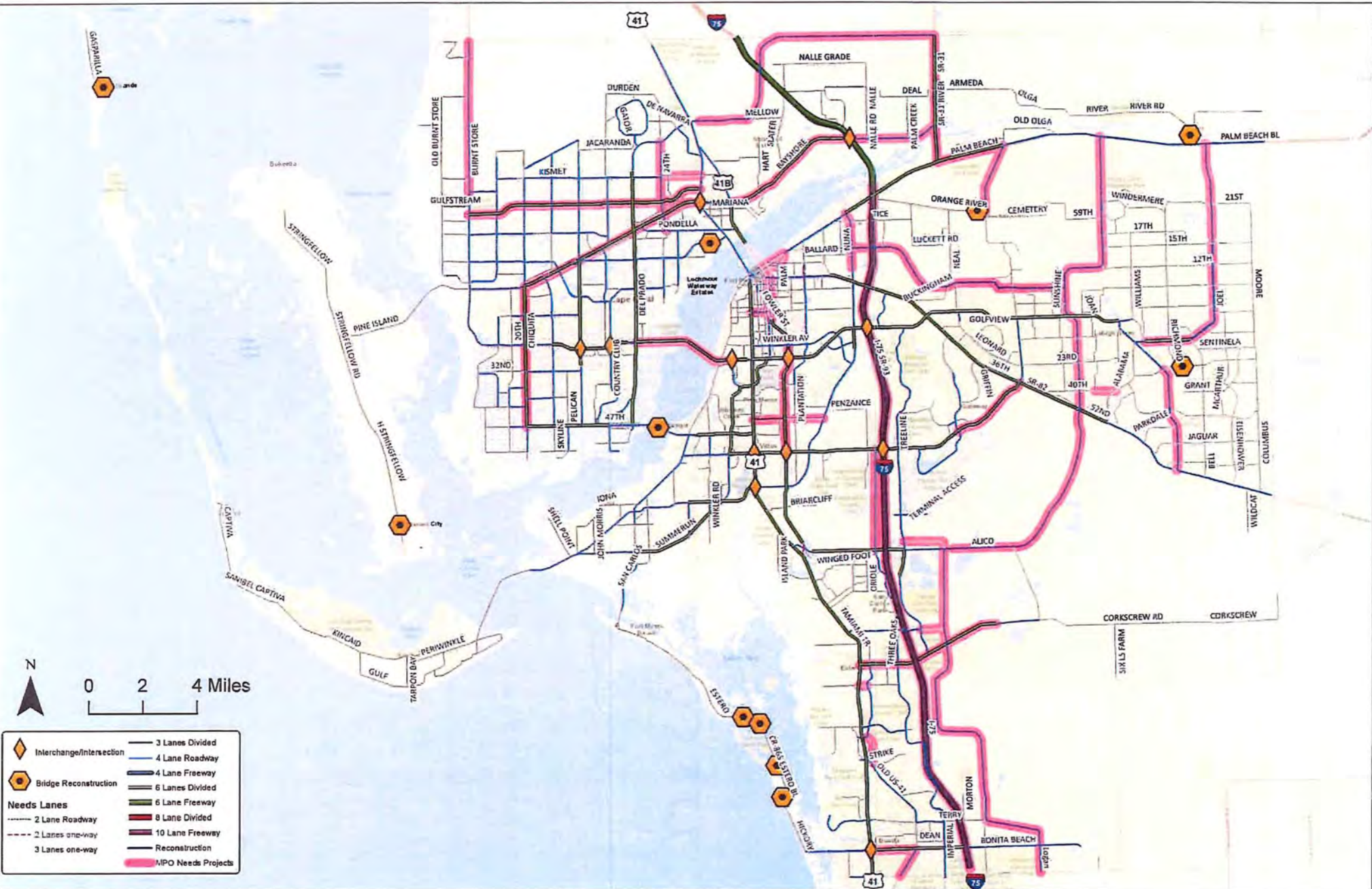
**LEE COUNTY MPO 2045 COST
FEASIBLE HIGHWAY PLAN**



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



LEE COUNTY MPO 2045 NEEDS PLAN



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

FDOT 5-YEAR WORK PROGRAM



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Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 12/8/2024 8:1

Five Year Work Program

Selection Criteria	
District 01 Lee County Item Number:441942-3	2025-2029 AD Category:Highways

[Display current records in a Report Style](#)
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Project Summary					
Transportation System: INTRASTATE STATE HIGHWAY	District 01 - Lee County				
Description: SR 31 FROM SR 80 (PALM BEACH BLVD) TO SR 78 (BAYSHORE RD)					
Type of Work: ADD LANES & RECONSTRUCT	View Scheduled Activities				
Item Number: 441942-3	SIS				
Length: 0.148	View Map of Item				
Project Detail					
Fiscal Year:	2025	2026	2027	2028	2029
Highways/Right of Way	<i>(On-Going)</i>				
Amount:	\$30,049,106				

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Web Application

Office of Work Program and Budget **Julie Adamson - Director**

Updated: 12/8/2024 8:11

Five Year Work Program

Selection Criteria	
District 01 Lee County Item Number:441942-2	2025-2029 AD Category:Highways

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Project Summary					
Transportation System: INTRASTATE STATE HIGHWAY			District 01 - Lee County		
Description: SR 31 FROM SR 80 (PALM BEACH BLVD) TO SR 78 (BAYSHORE RD)BRIDGE#120064					
Type of Work: BRIDGE REPLACEMENT			View Scheduled Activities		
Item Number: 441942-2			SIS		
Length: 1.407			View Map of Item		
Project Detail					
Fiscal Year:	2025	2026	2027	2028	2029
Highways/Preliminary Engineering					<i>(On-Going)</i>
Amount:	\$2,467,236				
Highways/Railroad & Utilities					
Amount:	\$900,000				\$7,900,000
Highways/Environmental					
Amount:			\$640,000		\$200,000
Highways/Design Build					
Amount:					\$205,418,748
Item Total:	\$3,367,236		\$640,000		\$213,518,748



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Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 12/8/2024 8:11

Five Year Work Program

Selection Criteria	
District 01 Lee County Item Number:444937-1	2025-2029 AD Category:Highways

[Display current records in a Report Style](#)
[Display current records in an Excel Document](#)

Project Summary					
Transportation System: INTRASTATE STATE HIGHWAYDistrict 01 - Lee County					
Description: SR 78 FROM I-75 TO SR 31 CAPACITY STUDY					
Type of Work: PD&E/EMO STUDY				View Scheduled Activities	
Item Number: 444937-1					
Length: 3.572				View Map of Item	
Project Detail					
Fiscal Year:	2025	2026	2027	2028	2029
Highways/PD & E					(On-Going)
Amount:	\$161,143				

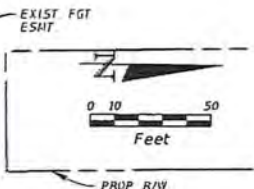
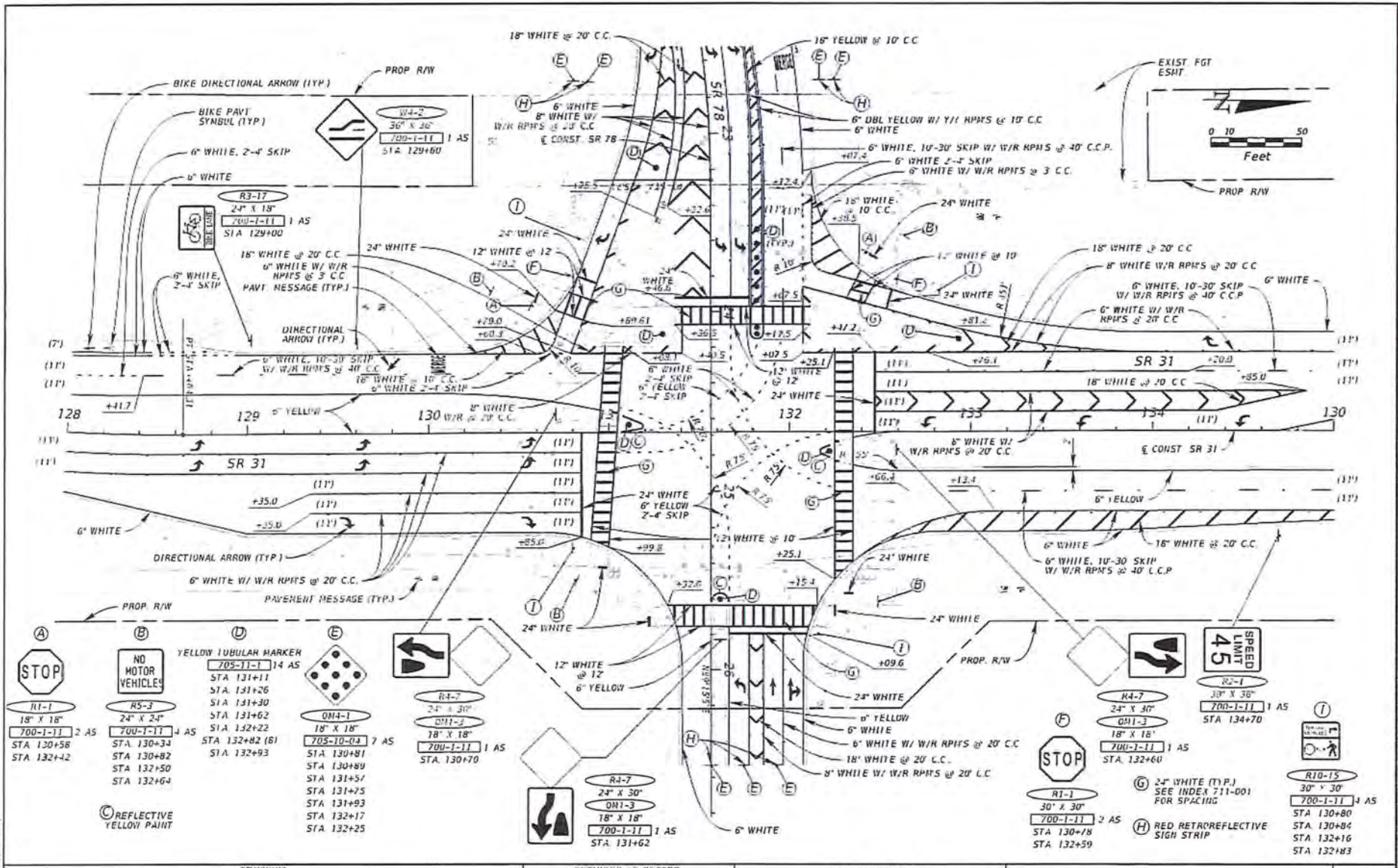
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**SR 31 SIGNING & PAVEMENT
MARKING PLAN
(NORTH OF SR 78)**

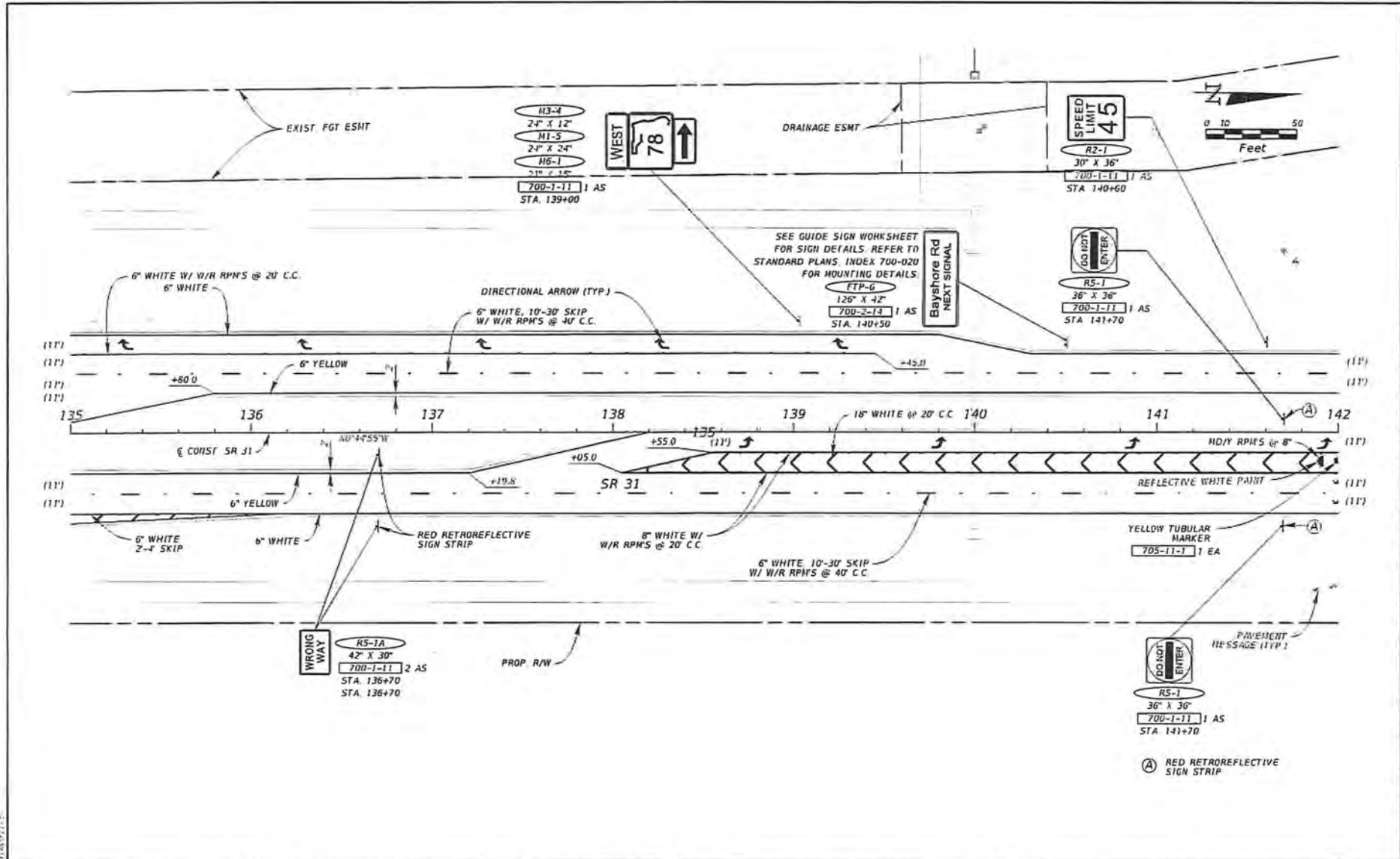


REVISIONS		ENGINEER OF RECORD		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		SHEET NO
DATE	DESCRIPTION	DATE	DESCRIPTION	ROAD NO.	COUNTY	
			JORDAN E LEEP, P.E. LICENSE NUMBER: 76102 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900 SARASOTA, FL 34236	SR 31	LEE	5-6
				FINANCIAL PROJECT ID: 442027-2-54-01		

SIGNING AND PAVEMENT MARKING PLAN (3)

15-2027-PA-16-000001
 15-2027-PA-16-000001

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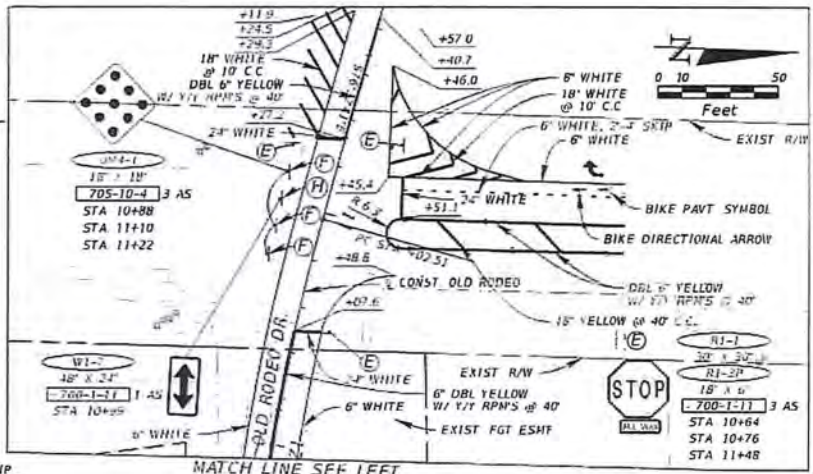
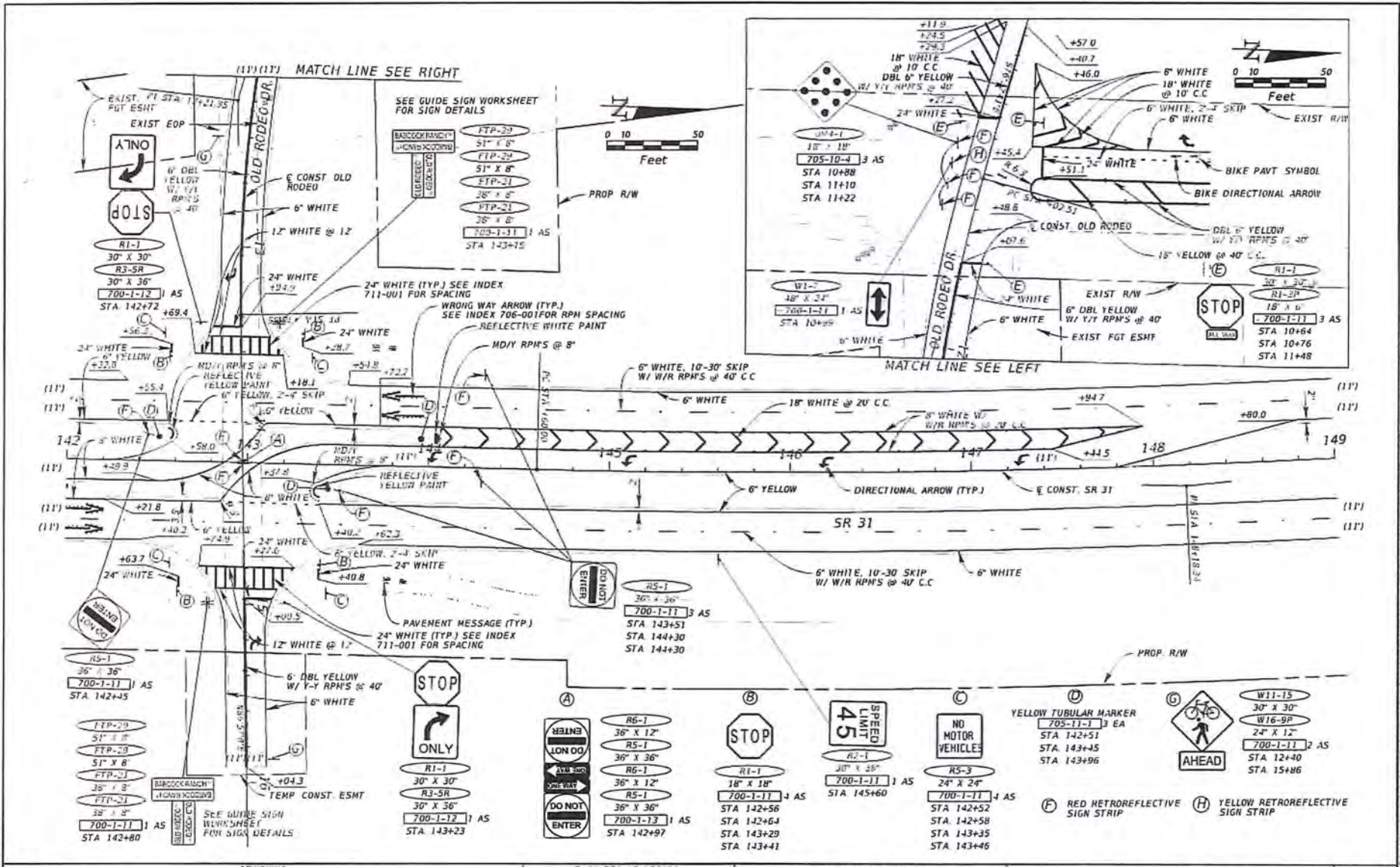


12/28/2021 10:00 AM
 12/28/2021 10:00 AM
 12/28/2021 10:00 AM

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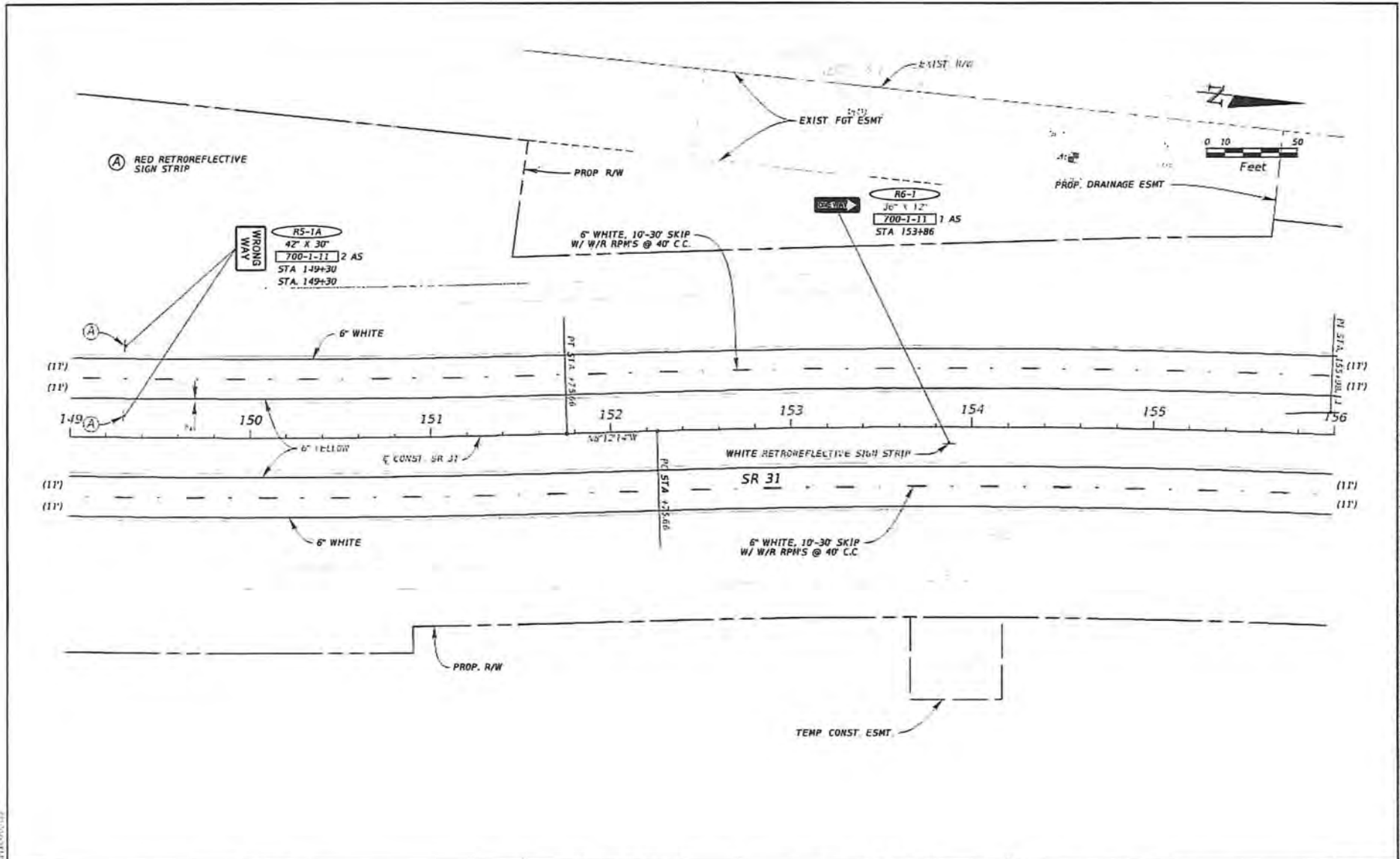
REVISIONS			ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO
DATE	DESCRIPTION	BY		ROAD NO	COUNTY	FINANCIAL PROJECT ID	
			JORDAN E. LEEP, P.E. LICENSE NUMBER: 76102 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900 SARASOTA, FL 34236	SR 31	LEE	442021-2-54-01	5-7

**SIGNING AND PAVEMENT
MARKING PLAN (A)**



REVISIONS				ENGINEER OF RECORD		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		SHEET NO
DATE	DESCRIPTION	DATE	DESCRIPTION	JORDAN E. LEEP, P.E. LICENSE NUMBER: 76102 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900 SARASOTA, FL 34236	ROAD NO	FINANCIAL PROJECT ID	5-8	
					SR 31	LEE		442027-2-54-01

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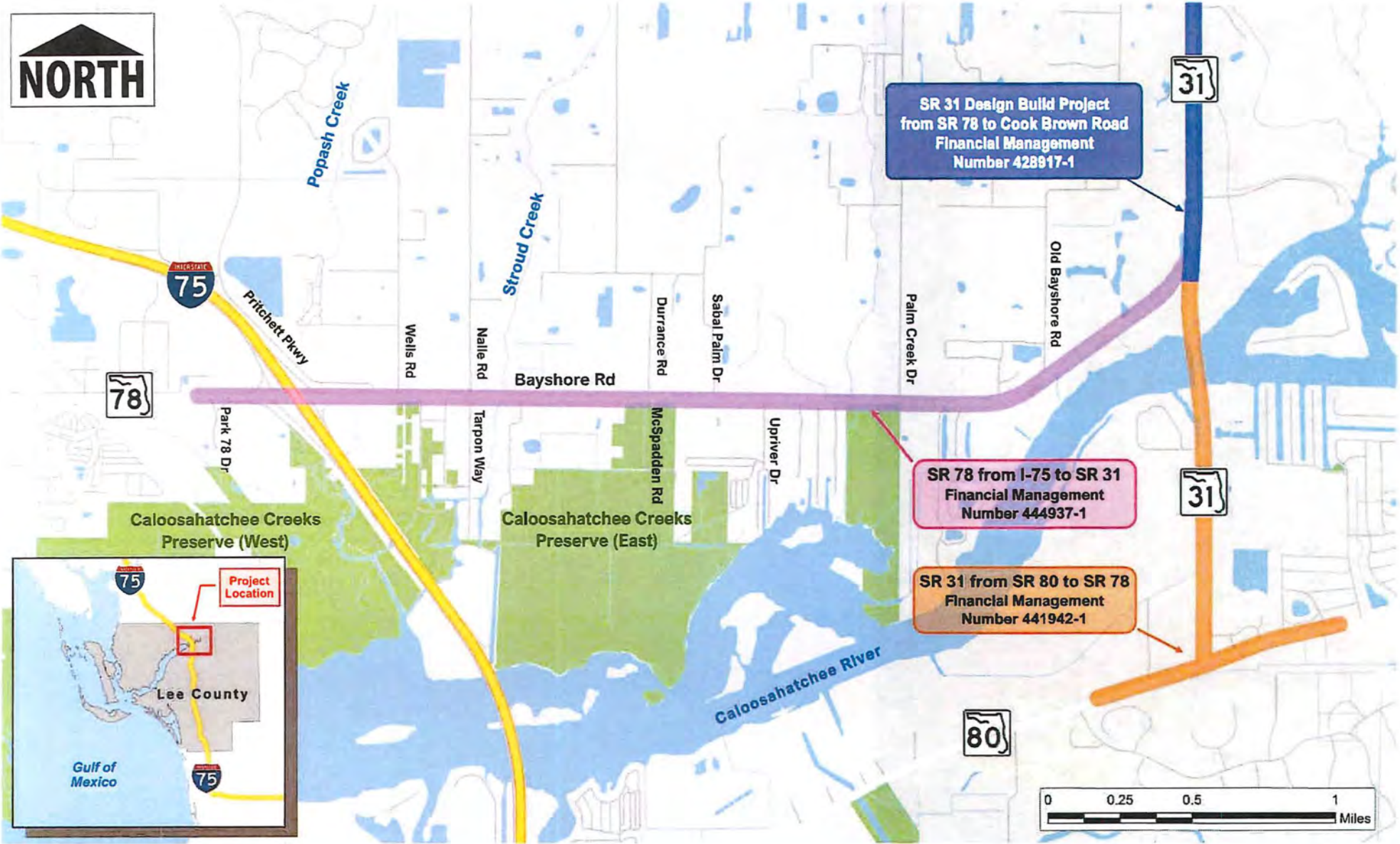


REVISIONS				ENGINEER OF RECORD	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
				JORDAN E. LEEP, P.E. LICENSE NUMBER: 76102 KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900 SARASOTA, FL 34236	SR 31	LEE	442027-2-54-01	SIGNING AND PAVEMENT MARKING PLAN (6) 5-9

11/15/2027 10:00 AM
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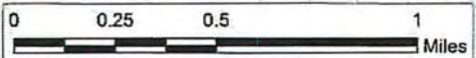
FDOT'S PROJECT SUMMARY



SR 31 Design Build Project
from SR 78 to Cook Brown Road
Financial Management
Number 428917-1

SR 78 from I-75 to SR 31
Financial Management
Number 444937-1

SR 31 from SR 80 to SR 78
Financial Management
Number 441942-1



SR 31 from SR 80 (Palm Beach Boulevard) to SR 78 (Bayshore Road)
Project Development and Environment (PD&E) Study
Lee County, FL
Financial Project Number: 441942-1-22-01

PROJECTS LOCATION MAP





SR 31 from SR 28 (Point Beach Following) to SR 78 (Royal's Bend)
 Project Development and Environment (PD&E) Study
 Lee County, FL
 Financial Project Number: 44102-1-02-01

SR 31 PREFERRED ALTERNATIVE



SR 31 @ OLD RODEO DR
CONCEPT PLAN



LEE COUNTY
CIVIC CENTER

OLD SR 31

SR 31

OLD RODEO

LEGEND


-  SOUTHBOUND SR 31
-  NORTHBOUND SR 31
-  EASTBOUND OLD RODEO
-  CIVIC CENTER EXIT TO SOUTHBOUND SR 31
-  CIVIC CENTER EXIT TO NORTHBOUND SR 31
-  CIVIC CENTER ENTRANCE FROM NB SR 31

EXHIBIT B - OLD RODEO

TRAFFIC COUNTS
SR 31 @ OLD RODEO DR

**DEVELOPMENT OF FUTURE YEAR
BACKGROUND TRAFFIC VOLUMES
SPREADSHEETS**

Development of Future Year Background Turning Volumes

Intersection
Count Date
Build-Out Year

Old SR 31 @ Site Access
June 3, 2025
2029

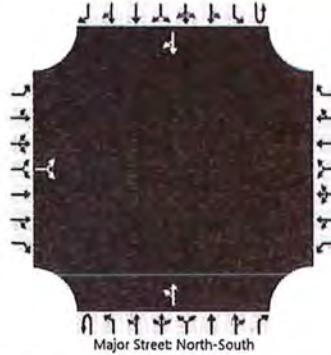
	AM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	61	0	0	84	0	0	0	0	0	0	0
Peak Season Correction Factor	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06
Current Peak Season Volumes	0	65	0	0	89	0	0	0	0	0	0	0
Growth Rate	2.00%	6.50%	2.00%	2.00%	6.50%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Years to Build-out	4	4	4	4	4	4	4	4	4	4	4	4
2029 Background Turning Volumes	0	84	0	0	114	0	0	0	0	0	0	0
Project Turning Volumes	167								28			
2029 Background + Project	167	84	0	0	114	0	0	0	28	0	0	0
	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	89	0	0	70	0	0	0	0	0	0	0
Peak Season Correction Factor	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06
Current Peak Season Volumes	0	94	0	0	74	0	0	0	0	0	0	0
Growth Rate	0.00%	6.50%	0.00%	0.00%	6.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	4	4	4	4	4	4	4	4	4	4	4	4
2029 Background Turning Volumes	0	121	0	0	95	0	0	0	0	0	0	0
Project Turning Volumes	46								170			
2029 Background + Project	46	121	0	0	95	0	0	0	170	0	0	0

HCS SUMMARY SHEETS
OLD SR 31 @ SITE ACCESS

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	YB	Intersection	Old SR 31/Site Access				
Agency/Co.	TR	Jurisdiction					
Date Performed	6/17/2025	East/West Street	Site Access				
Analysis Year	2029	North/South Street					
Time Analyzed	PM Pk Hr With Project	Peak Hour Factor	0.97				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	F2410.19						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	0	0		0	1	0		0	1	0	
Configuration			LR							LT						TR	
Volume (veh/h)		0		170						46	121				95	0	
Percent Heavy Vehicles (%)		3		3						3							
Proportion Time Blocked																	
Percent Grade (%)		0															
Right Turn Channelized																	
Median Type Storage		Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			175							47								
Capacity, c (veh/h)			955							1489								
v/c Ratio			0.18							0.03								
95% Queue Length, Q ₉₅ (veh)			0.7							0.1								
95% Queue Length, Q ₉₅ (ft)			17.9							2.6								
Control Delay (s/veh)			9.6							7.5	0.3							
Level of Service (LOS)			A							A	A							
Approach Delay (s/veh)		9.6									2.3							
Approach LOS		A									A							

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	YB	Intersection	Old SR 31/Site Access				
Agency/Co.	TR	Jurisdiction					
Date Performed	6/17/2025	East/West Street	Site Access				
Analysis Year	2029	North/South Street					
Time Analyzed	AM Pk Hr With Project	Peak Hour Factor	0.97				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	F2410.19						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound				
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R	
Movement																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	0	0		0	1	0		0	1	0	
Configuration			LR							LT						TR	
Volume (veh/h)		0		28						167	84				114	0	
Percent Heavy Vehicles (%)		3		3						3							
Proportion Time Blocked																	
Percent Grade (%)		0															
Right Turn Channelized																	
Median Type Storage	Undivided																

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

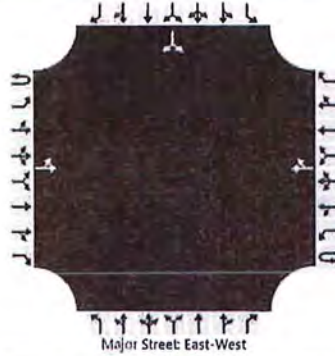
Flow Rate, v (veh/h)			29							172						
Capacity, c (veh/h)			932							1465						
v/c Ratio			0.03							0.12						
95% Queue Length, Q ₉₅ (veh)			0.1							0.4						
95% Queue Length, Q ₉₅ (ft)			2.6							10.2						
Control Delay (s/veh)			9.0							7.8	1.0					
Level of Service (LOS)			A							A	A					
Approach Delay (s/veh)	9.0								5.5							
Approach LOS	A								A							

HCS SUMMARY SHEETS
OLD SR 31 @ OLD RODEO DR

HCS Two-Way Stop-Control Report

General Information				Site Information			
Analyst	YB	Intersection	Old SR 31/Old Rodeo Dr				
Agency/Co.	TR	Jurisdiction					
Date Performed	6/17/2025	East/West Street	Old Rodeo Dr				
Analysis Year	2029	North/South Street					
Time Analyzed	PM Pk Hr With Project	Peak Hour Factor	0.97				
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25				
Project Description	F2410.19						

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Movement	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		0	0				0	192						265		0
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0														273
Capacity, c (veh/h)		1369														897
v/c Ratio		0.00														0.30
95% Queue Length, Q ₉₅ (veh)		0.0														1.3
95% Queue Length, Q ₉₅ (ft)		0.0														33.3
Control Delay (s/veh)		7.6	0.0													10.8
Level of Service (LOS)		A	A													B
Approach Delay (s/veh)																10.8
Approach LOS																B

TRIP GENERATION EQUATIONS

General Office Building (710)

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

Setting/Location: General Urban/Suburban

Number of Studies: 59

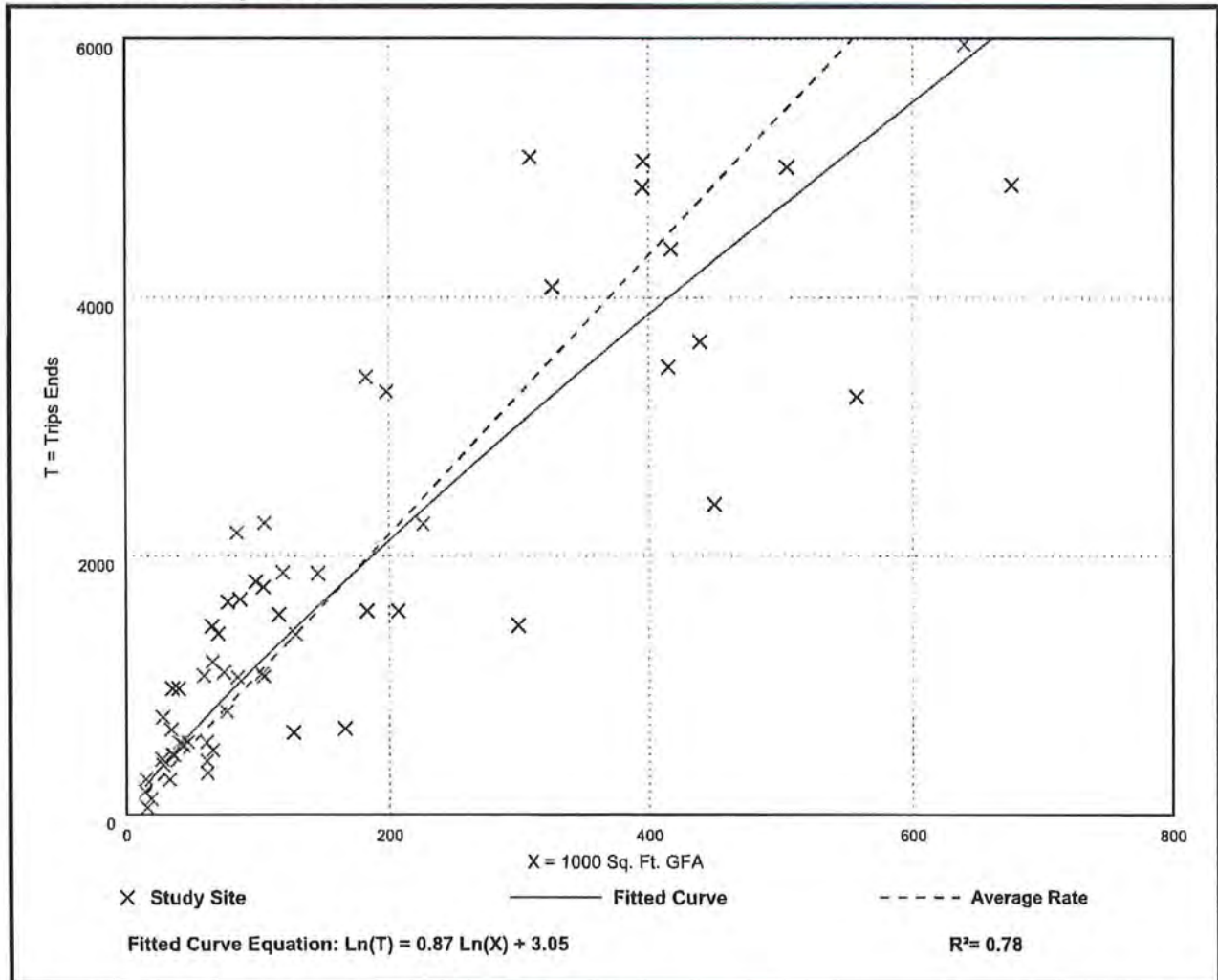
Avg. 1000 Sq. Ft. GFA: 163

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

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

Setting/Location: General Urban/Suburban

Number of Studies: 221

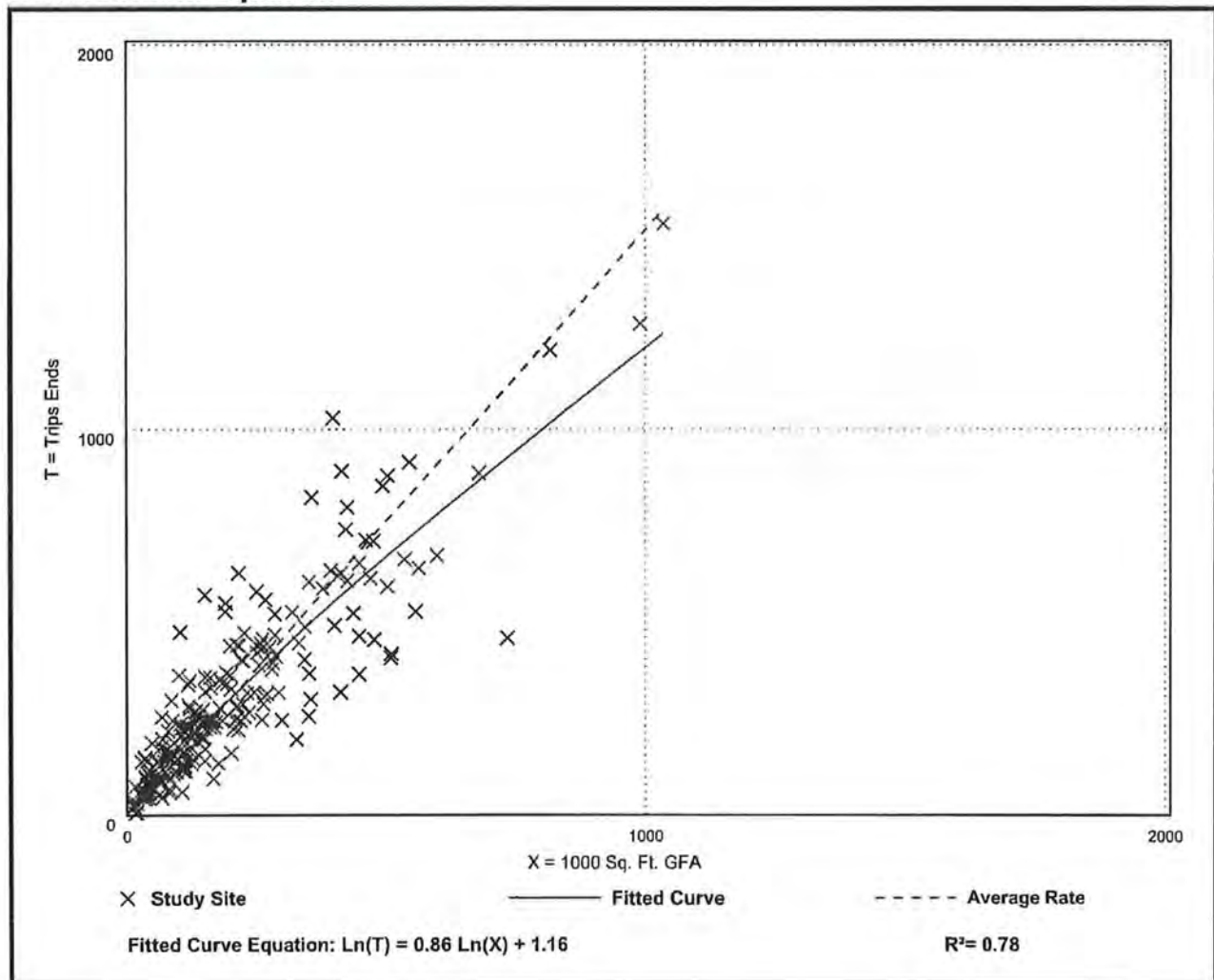
Avg. 1000 Sq. Ft. GFA: 201

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

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

Setting/Location: General Urban/Suburban

Number of Studies: 232

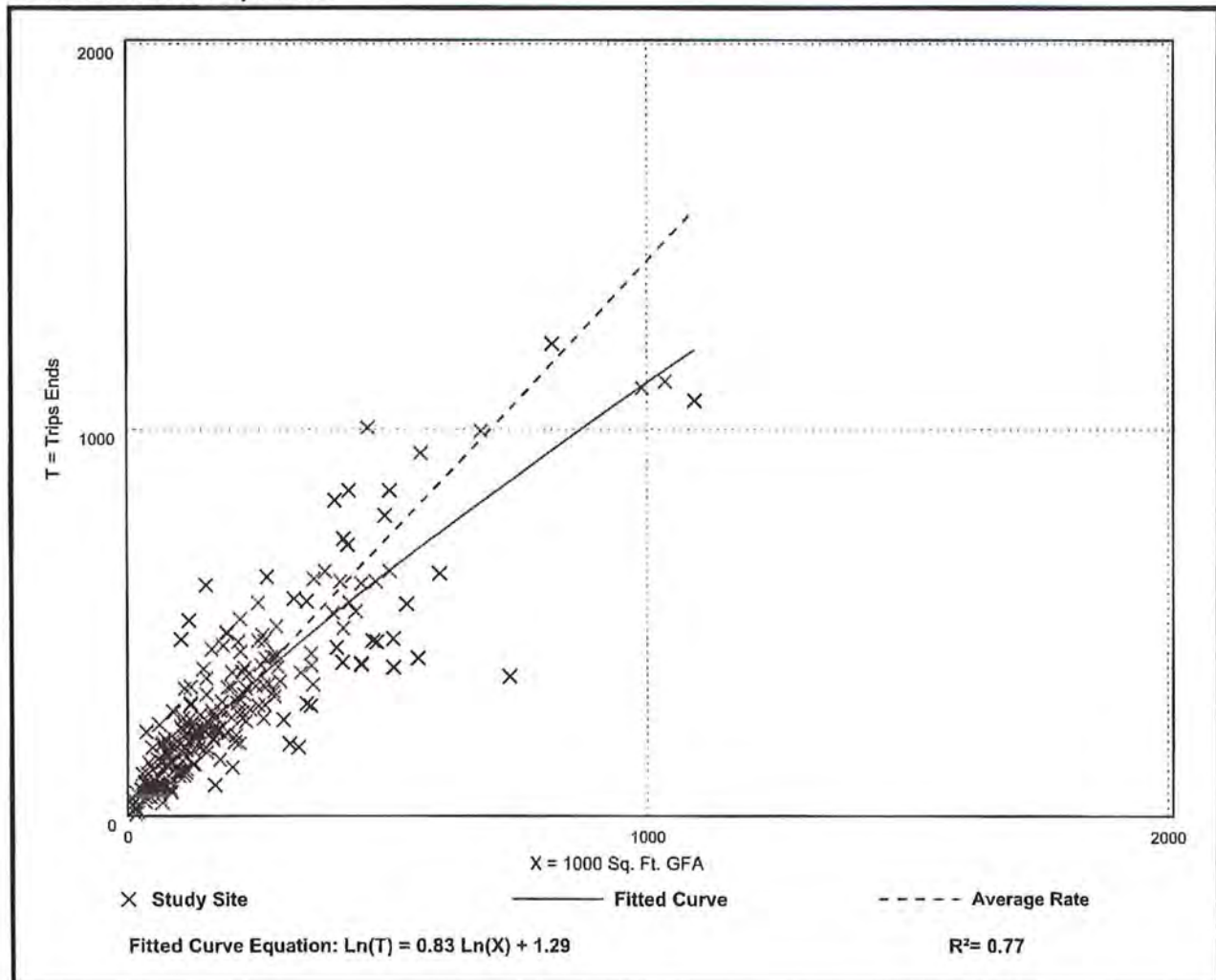
Avg. 1000 Sq. Ft. GFA: 199

Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



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

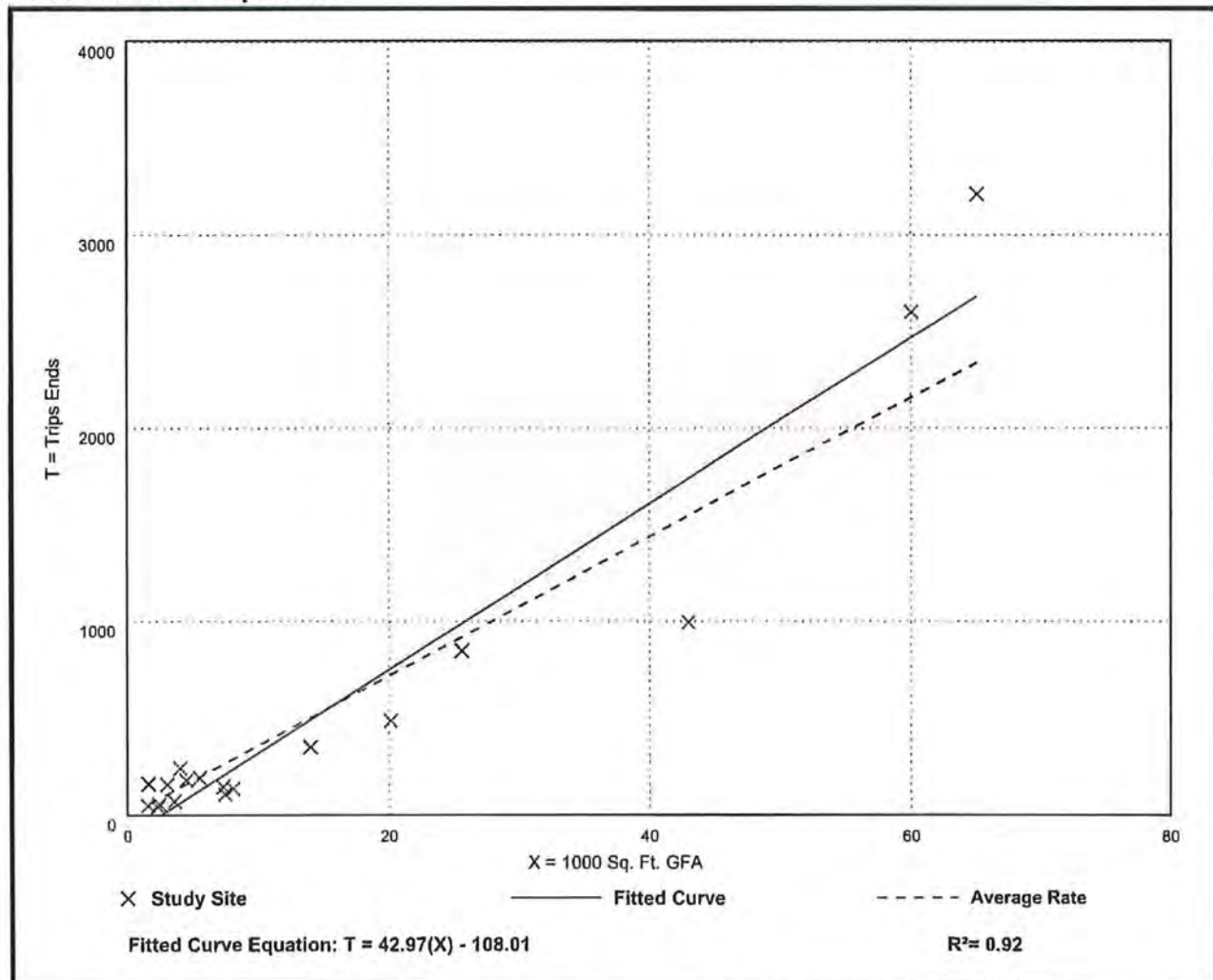
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 15
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

Data Plot and Equation



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

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 24

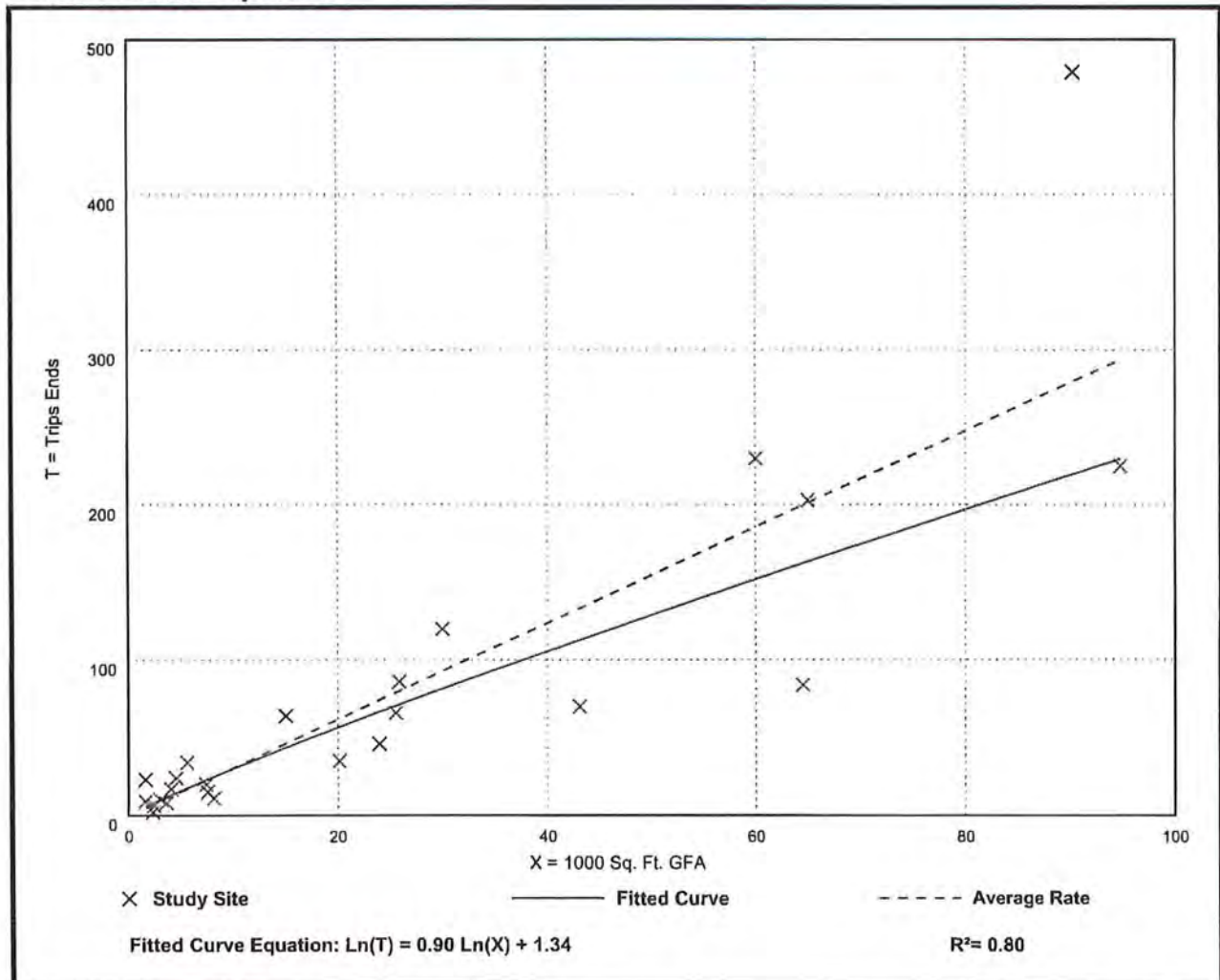
Avg. 1000 Sq. Ft. GFA: 25

Directional Distribution: 79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

Data Plot and Equation



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

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

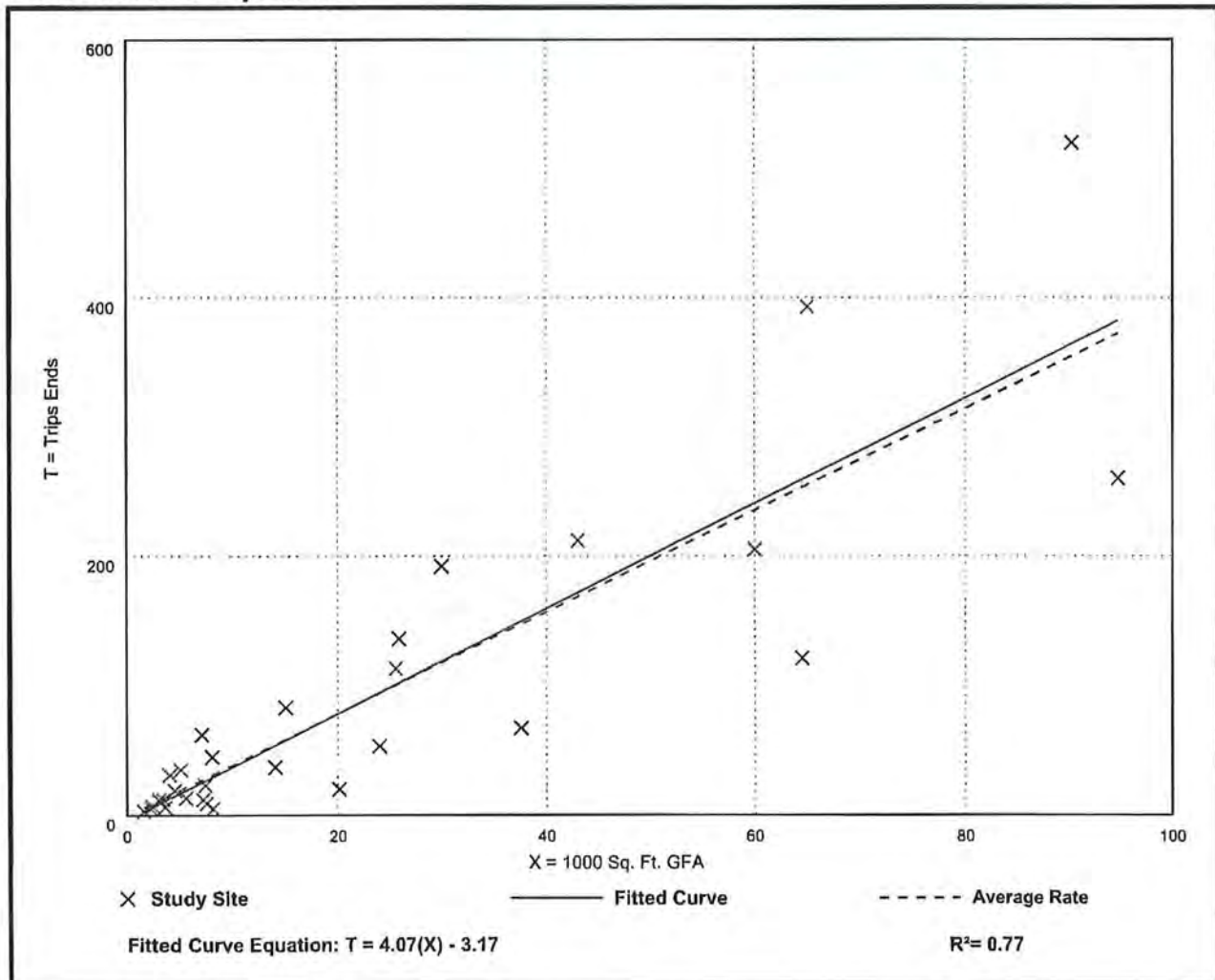
Avg. 1000 Sq. Ft. GFA: 23

Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation



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Public Facilities Impacts Analysis & Existing and Future Conditions Analysis (EXHIBIT M15 & M17)

SR 31 CIVIC 10 Map Amendments

CPA2024-00017

SR 31 Civic 10
Comprehensive Plan Amendment
Public Facilities Impacts Analysis
Exhibit – M15

**The below analysis is based upon the maximum attainable commercial intensity assuming 10,000 square feet per developable acre. The Applicant will be filing a companion CPD rezone that will limit development of the property to 50,000 square feet and no residential dwelling units.*

1. Traffic Circulation Analysis

The attached Traffic Circulation Analysis prepared by TR Transportation Consultants, demonstrates that the proposed amendments will not cause any roadway links, except for SR 31 between SR 78 and SR 80, to fall below the recommended minimal acceptable Level of Service thresholds as recommended by Lee Plan Policy 37.1.1 of the Comprehensive Plan. However, Transportation Concurrency is non-regulatory per Florida Statutes and Lee Plan Policy 95.1.3. As outlined in the enclosed Transportation Circulation Analysis, SR 80 east of SR 31 was shown to operate at a poor Level of Service in the 2045 background (without project traffic) conditions; however, SR 80 is shown to be widened to a six-lane facility on the Lee County's 2045 Need Plan, which would alleviate this projected background deficiency.

2. Sanitary Sewer

Lee Plan Policies 56.1.2 and 95.1.3 establishes an LOS standard for Sanitary Sewer of 200 GPD per residential dwelling and 0.1 GPD per square foot of shopping center commercial use.

Existing Land Use - Rural

9.59 ac of Rural @ 1 du/ac = 10 du X 200 GPD = 2,000 GPD

Total: 2,000 GPD

Proposed Land Use – Outlying Suburban

50,000 sq. ft. X 0.1 GPD/SF = 5,000 GPD

Total: 5,000 GPD

The proposed FLUM amendment results in an increased sanitary sewer demand of 3,000 GPD.

The amendment includes a request to add the Property to the Lee County Utilities Future Sanitary Sewer Service Areas. Lee County Utilities has indicated adequate capacity to serve the project, if the proposed service area is updated to include this parcel.

Please see the enclosed letter from LCU confirming the availability of centralized sewer service (Exhibit M18).

3. Potable Water Service

Lee Plan Policies 56.1.2 and 95.1.3 establishes an LOS standard for Potable Water of 250 GPD per residential dwelling and 0.1 GDP per square footage of shopping center commercial use.

Existing Land Use - Rural

9.59 ac of Rural @ 1 du/ac = 10 du X 250 GPD = 2,500 GPD

Total: 2,500 GPD

Proposed Land Use – Outlying Suburban

50,000 sq. ft. X 0.1 GPD/SF = 5,000 GPD

Total: 5,000 GPD

The proposed FLUM amendment results in an increased potable water demand of 2,500 GPD.

The amendment includes a request to add the Property to the Lee County Utilities Future Water Service Area. Currently the Lee County Utilities Water Treatment Plant Systems is designed for 52.9 Million Gallons per Day (MGD) of production. Per the 2023 Lee County Concurrency Report, the projected 2027 demand is 40.0 MGD. Therefore, adequate capacity is available to serve the proposed FLUM amendment in accordance with Lee Plan Policy 95.1.3.

Please see the enclosed letter from LCU confirming the availability of potable water. (Exhibit M18).

4. Surface Water Management

The Property is located within the Tidal North Watershed and Tidal Caloosahatchee Drainage Basin.

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

The Applicant will obtain an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD) prior to Development Order approval to be deemed concurrent.

5. Parks, Recreation, Open Space

Objectives 83.1 and 84.1 and Policy 95.1.3 establish non-regulatory LOS standards for Community Parks and Regional Parks as follows:

Parks and Recreation Facilities LOS:

(a) Regional Parks - 6 acres of developed regional park land open for public use per 1000 total seasonal County population for all of Lee County.

(b) Community Parks - 0.8 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population.

The 2023 Concurrency Report indicates the following required and available capacities needed to meet these LOS standards:

Type of Park	Required Capacity (acres)	Available Capacity (acres)
Regional	5,682	7,066
Community	314	762

The existing inventory meets the community park and regional park level-of-service standard in the County for the year 2022 and will continue to do so at least through the next five years of the CIP.

Therefore, there is adequate acreage to accommodate the proposed amendment.

6. Public Schools

The Property is located in the East Zone. According to the 2023 Concurrency Report, projected capacity for elementary, middle and high schools in the East Zone for the 2022-23 school year is as follows:

Capacity by School Type
 Elementary Schools = -670
 Middle Schools = 158
 High Schools = -29
 Total = -541

Lee Plan Policies 68.1.1 and 95.1.3 establish an LOS standard for schools of “100% of Permanent FISH Capacity” for Elementary Schools, Middle Schools, High Schools, and Special Purpose Facilities.

The proposed demand for seats is calculated at 0.297 students per single-family dwelling unit, which would result in the following demand for each school type as follows:

Total Demand by School Type (Single-Family Dwellings)
 Elementary (29 dus X 0.149) = 4 seats
 Middle School (29 dus X 0.071) = 2 seats
 High School (29 dus X 0.077) = 2 seats
 Total: 8 seats

Per the 2023 Concurrency Report, in the East Zone in 2023-2024, total available capacities for elementary schools will increase by 984 seats with the opening of Amanecer Elementary School, and capacity for middle schools will increase by 1,043 seats with the opening of the soon-to-be-named “QQ” Middle School occupying the old Lehigh Acres Middle School campus. High school capacity is expected to be unchanged from 2022. Additionally, the 2023 Concurrency Report notes that contiguous districts may provide capacity when capacity in the project’s District is not available.

Letter of Availability

The capacity analysis demonstrates that adequate capacity exists to accommodate the proposed FLUM amendment. The School District of Lee County has also provided a Letter of Availability (Exhibit M18) confirming the adequate capacity. It is important to note again that the Applicant is not proposing a development that will consist of any residential units.

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Letters of Availability (EXHIBIT M18)

SR 31 CIVIC 10 Map Amendments

CPA2024-00017

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October 22, 2024

Mr. Doug Underwood
Fire Chief
Bayshore Fire Protection and Rescue Service District
17350 Nalle Road
North Fort Myers, FL 33917
dunderwood@bayshorefire.org

RE: Letter of Availability Request

Mr. Underwood,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment and Commercial Planned Development Rezone to allow for a maximum of 100,000 square feet of commercial space to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

The property is located at 18031/041 State Road 31 and the subject area for future development consists of ±9.7 acres. A location map is attached for your reference. The subject property is currently within the Rural Future Land Use Category and is zoned AG-2. The proposed Future Land Use Category will be Outlying Suburban, and the proposed zoning will be Commercial Planned Development.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development.

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

MORRIS-DEPEW ASSOCIATES, INC

Marissa Fewell

Marissa Fewell
Senior Planner

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October 22, 2024

Mr. Paul DiCicco
Chief
Emergency Medical Services
2000 Main Street, Suite 100
Fort Myers, FL 33901
PDiCicco@leegov.com

RE: Letter of Availability Request

Mr. DiCicco,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment and Commercial Planned Development Rezone to allow for a maximum of 100,000 square feet of commercial space to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

The property is located at 18031/041 State Road 31 and the subject area for future development consists of ±9.7 acres. A location map is attached for your reference. The subject property is currently within the Rural Future Land Use Category and is zoned AG-2. The proposed Future Land Use Category will be Outlying Suburban, and the proposed zoning will be Commercial Planned Development.

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Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

MORRIS-DEPEW ASSOCIATES, INC

Marissa Fewell

Marissa Fewell
Senior Planner

MORRIS

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October 22, 2024

Mr. Stanley Nelson
Director of Planning and Research
Lee County Sheriff's Office
14750 6 Mile Cypress Parkway
Fort Myers, FL 33912
SNelson@sheriffleefl.org

RE: Letter of Availability Request

Mr. Nelson,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment and Commercial Planned Development Rezone to allow for a maximum of 100,000 square feet of commercial space to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

The property is located at 18031/041 State Road 31 and the subject area for future development consists of ±9.7 acres. A location map is attached for your reference. The subject property is currently within the Rural Future Land Use Category and is zoned AG-2. The proposed Future Land Use Category will be Outlying Suburban, and the proposed zoning will be Commercial Planned Development.

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Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

MORRIS-DEPEW ASSOCIATES, INC

Marissa Fewell

Marissa Fewell
Senior Planner

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October 22, 2024

Ms. Jacqueline Heredia
Planning Specialist, Planning, Growth and Capacity
The School District of Lee County
2855 Colonial Blvd
Fort Myers, FL 33966
JacquelineHe@leeschools.net

RE: Letter of Availability Request

Ms. Heredia,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment and Commercial Planned Development Rezone to allow for a maximum of 100,000 square feet of commercial space to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

The property is located at 18031/041 State Road 31 and the subject area for future development consists of ±9.7 acres. A location map is attached for your reference. The subject property is currently within the Rural Future Land Use Category and is zoned AG-2. The proposed Future Land Use Category will be Outlying Suburban, and the proposed zoning will be Commercial Planned Development.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development.

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

MORRIS-DEPEW ASSOCIATES, INC

Marissa Fewell

Marissa Fewell
Senior Planner

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October 22, 2024

Ms. Clarissa Marino Diaz
Planner
LeeTran
3401 Metro Pkwy
Fort Myers, FL 33905
cmarinodiaz@leegov.com

RE: Letter of Availability Request

Ms. Marino Diaz,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment and Commercial Planned Development Rezone to allow for a maximum of 100,000 square feet of commercial space to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

The property is located at 18031/041 State Road 31 and the subject area for future development consists of ±9.7 acres. A location map is attached for your reference. The subject property is currently within the Rural Future Land Use Category and is zoned AG-2. The proposed Future Land Use Category will be Outlying Suburban, and the proposed zoning will be Commercial Planned Development.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development.

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

MORRIS-DEPEW ASSOCIATES, INC

Marissa Fewell

Marissa Fewell
Senior Planner

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Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

October 22, 2024

Mr. Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste
1500 Monroe Street
Fort Myers, FL 33901
JLighthall@leegov.com

RE: Letter of Availability Request

Mr. Lighthall,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment and Commercial Planned Development Rezone to allow for a maximum of 100,000 square feet of commercial space to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

The property is located at 18031/041 State Road 31 and the subject area for future development consists of ±9.7 acres. A location map is attached for your reference. The subject property is currently within the Rural Future Land Use Category and is zoned AG-2. The proposed Future Land Use Category will be Outlying Suburban, and the proposed zoning will be Commercial Planned Development.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development.

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

MORRIS-DEPEW ASSOCIATES, INC

Marissa Fewell

Marissa Fewell
Senior Planner

October 22, 2024

Mr. Ashanti Shahriyar
Lee County Utilities
1500 Monroe Street
Fort Myers, FL 33901
LCUDCAP@leegov.com

RE: Letter of Availability Request

Mr. Shahriyar,

We are requesting a Letter of Availability for a project consisting of a Comprehensive Plan Amendment and Commercial Planned Development Rezone to allow for a maximum of 100,000 square feet of commercial space to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

The property is located at 18031/041 State Road 31 and the subject area for future development consists of ±9.7 acres. A location map is attached for your reference. The subject property is currently within the Rural Future Land Use Category and is zoned AG-2. The proposed Future Land Use Category will be Outlying Suburban, and the proposed zoning will be Commercial Planned Development.

The proposed development is strictly for commercial uses and there is no request for residential density or residential development.

Estimated Demand: 100,000 sq. ft. X 0.10 GPD/sf = 10,000 GPD (per Ch. 64e-6)

Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,

MORRIS-DEPEW ASSOCIATES, INC



Marissa Fewell
Senior Planner



© COPYRIGHT MORRIS - DEPEW ASSOCIATES, INC. 2024 ALL RIGHTS RESERVED G:\23071 - 18031 & 41 SR 31 North Fort Myers\Plans\23071-00 (Exhibits)\Current Plans\23071-00 AERIAL LOCATION MAP.dwg -M9> - Sep 26 2024 10:52:05 am PLOTTED BY: deon

PROJECT:
SR 31 CIVIC 10

LOCATION:
18031/41 SR 31
NORTH FORT MYERS

CONSULTANT:



MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6891 / LC26000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-9594
Toll free: 866-337-7341

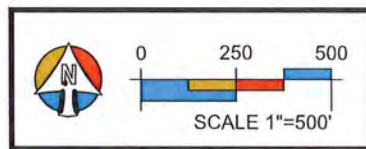
Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5597 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CLIENT:



Restoration GROUP INC.
DIS# 0001312361



PROJECT MANAGER: BS

DRAWING BY: DGL

JURISDICTION: LEE COUNTY

DATE: 9/26/2024

SHEET TITLE:
AERIAL
LOCATION MAP

SHEET NUMBER: EX-M9

JOB/FILE NUMBER: 23071



Lee County

Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

November 25, 2024

Cecil L. Pendergrass
District Two

Marissa Fewell, Senior Planner
Morris-Depew Associates, INC
2914 Cleveland Avenue
Fort Myers, FL 33901

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

VIA ELECTRONIC MAIL

Dave Harner, II
County Manager

Re: Letter of Service Availability – SR 31 CIVIC 10

Richard Wm. Wesch
County Attorney

Ms. Fewell,

Donna Marie Collins
County Hearing
Examiner

I am in receipt of your email requesting a Letter of Service Availability for a project to be located at the property associated with the following STRAP:

- 13-43-25-00-00009.0000

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location you have provided. There is one ambulance located 5.3 miles away and four additional ambulances located within ten miles of your project location.

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

Sincerely,

Paul DiCicco
Deputy Director - EMS Chief

Carmine Marceno
Sheriff



State of Florida
County of Lee

"Proud to Serve"

October 22, 2024

Marissa Fewell
Morris-Depew Associates
2914 Cleveland Ave.
Fort Myers, FL 33901

Ms. Fewell,

The Lee County Sheriff's Office has reviewed your letter of availability request for a 9.7 +- acre project that would allow for a maximum of 100,000 square feet of commercial space at 18031/18041 State Road 31 in North Fort Myers and that is associated with the following STRAP: 13-43-25-00-00009.0000

The project proposal includes a Comprehensive Plan Amendment and Commercial Planned Development Rezone that would change the Future Land Use Category from Rural to Outlying Suburban and zoning from AG-2 to Commercial Planned Development.

Based on the information provided in your request, the Lee County Sheriff's Office has no objections to this request. This Agency will provide law enforcement services from our 1st Precinct offices in North Fort Myers.

Respectfully,

Rob Casale
Major, Patrol Bureau



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

From: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Sent: Monday, October 28, 2024 7:49 AM
To: Marissa C. Fewell
Cc: Lindsay F. Rodriguez
Subject: Re: Letter of Availability Request Lee Schools - SR31 Civic 10

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

The School District has no comment for SR31 Civic 10. The applicant is not proposing additional dwelling units nor are they proposing COP within 500' of school.

Please do not hesitate to reach out should you have any questions.

Thank you.

Jacqueline Heredia

District Planning Specialist

2855 Colonial Blvd, Fort Myers, FL 33966

o: 239-335-1494

JacquelineHE@leeschools.net

www.leeschools.net

THE SCHOOL DISTRICT OF LEE COUNTY

PERSONAL | PASSIONATE | PROGRESSIVE

From: Marissa C. Fewell <mfewell@m-da.com>
Sent: Tuesday, October 22, 2024 10:18 AM
To: Heredia, Jacqueline <JacquelineHe@LeeSchools.net>
Cc: Lindsay F. Rodriguez <lrodriguez@m-da.com>
Subject: Letter of Availability Request Lee Schools - SR31 Civic 10

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Attached please find a letter of availability request for a Lee County Comprehensive Plan Amendment and Commercial Planned Development Rezone associated with the property located at 18031/041 State Road 31. The project is known as SR31 Civic 10. The details of

our request are outlined in the attached letter, along with an aerial location map of the property.

Please let me know if you have any questions or need any additional information to issue a letter of availability.

Thank you,



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Senior Planner

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Lee County
Southwest Florida

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District One

November 22, 2024

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District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

MORRIS-DEPEW ASSOCIATES, INC
Attn: Marissa Fewell, Senior Planner
2914 Cleveland Ave,
Fort Myers, FL 33901
RE: 18031/041 SR-31 Letter of Service Availability

Dear Mr. McHarris:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed 100,000 square feet of commercial space located directly north of the Lee Civic Center and directly west of SR-31 through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

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

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

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department



Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

October 13, 2025

Via E-Mail

Cecil L. Pendergrass
District Two

Marrisa Fewell

David Mulicka
District Three

Morris – Depew Associates

Brian Hamman
District Four

2914 Cleveland Avenue

Fort Myers, FL 33901

Mike Greenwell
District Five

RE: **Potable Water Availability**

SR 31 Civic 10 – 18031/041 State Road 31, Fort Myers, FL 33917

STRAP # 13-43-25-00-00009.0000

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

To whom this may concern:

Donna Marie Collins
County Hearing
Examiner

The subject property is not located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not adjacent to the property mentioned above. To provide water 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 one commercial unit with an estimated flow demand of approximately 15,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above, if the proposed service area is updated to include this parcel.

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

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 potable water service is to be utilized for Planning Map Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Ohdet Kleinmann

LEE COUNTY UTILITIES
Public Utilities Manager



BAYSHORE FIRE PROTECTION AND RESCUE SERVICE DISTRICT

17350 Nalle Road, North Fort Myers, Florida 33917

Business: 239-543-3443 Fax: 239-543-7075

"Serving With Pride"

June 25, 2025

Marissa Fewell, Senior Planner
Morris Depew
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993

RE: 18031/041 SR-31 Letter of Service Availability

Marissa,

With regards to your request for a letter of availability concerning the above referenced project, Bayshore Fire Protection & Rescue District is aware that the project is proposing 100,000 sq ft of commercial space. The District does provide fire and rescue services to the subject property, and can provide those services to the proposed development. However, the District will require the development be serviced by an adequate pressurized fire hydrant system.

Please feel free to contact me if I can be of any further assistance.

Sincerely,

William Underwood
Fire Chief
Bayshore Fire Rescue



Florida Governmental Utility Authority

FGUA c/o Accenture
9400 Southpark Center Loop, Suite 400
Orlando, FL 32819

(877) 552-3482 Toll Free
(407) 629-6900 Tel

March 14, 2025

Bill Morris
Morris-Depew Associates
2914 Cleveland Avenue
Fort Myers, FL 33901
permitting@m-da.com

RE: Wastewater and Reclaim Water Availability – LOA ID#: 25-044 NFMD
Parcel ID No.: 13-43-25-00-00009.0000
18031/041 State Rd 31, North Fort Myers, FL 33917
SR 31 Civic 10

Dear Mr. Morris:

The FGUA has received your Application for Service Availability, and upon review, it has been determined that wastewater disposal service is generally available to the address provided. The attached site map indicates the approximate size and location of the existing mains in the area. Please be advised that main extensions, connection to the reclaimed water system, and other system enhancements funded by the project sponsor may be required.

The application indicated that the proposed project consists of 100,000 SF Commercial Building with an estimated wastewater disposal demand of 16,025 GPD. Currently, FGUA facilities are able to accommodate this demand. During the design process, if existing conditions warrant, a hydraulic analysis may need to be performed by the project engineer to evaluate the impacts the proposed project may have on the existing wastewater system.

This letter should not be construed as a commitment to serve, but only as a statement of the availability of service and is effective for twelve (12) months from the date of issue. The FGUA commitment to serve will be made once a Utility Infrastructure Conveyance and Service Agreement (CSA) is fully executed. To move this project forward, contact Development Services via email at devservices@fgua.com to receive a plan submittal package and schedule the pre-application meeting if required.

FGUA Board of Directors

PAM KEYES, P.E., Vice Chair, Lee County / KEN CHEEK, P.E., Citrus County / SHANE PARKER, P.E., Vice Chair, Hendry County / TAMARA RICHARDSON, P.E., Chair, Polk County / ADÓLFO GONZALEZ, P.E., Pasco County / JOSHUA KRAMER, P.E., Marion County / HEIDI PETITO, Flagler County

Sincerely,

FLORIDA GOVERNMENTAL UTILITY AUTHORITY



Digitally signed by Paul Arnett
Date: 2025.05.21 09:43:44
-04'00'

Paul Arnett
Development Services Manager

CC: Mike Currier, South Region Area Manager

Encl.

1. Pre-Development Meeting Information
2. Utility Locates
3. Fee Statement/Receipt

FGUA Board of Directors

PAM KEYES, P.E., Vice Chair, Lee County / KEN CHEEK, P.E., Citrus County / SHANE PARKER, P.E., Vice Chair, Hendry County / TAMARA RICHARDSON, P.E., Chair, Polk County / ADOLFO GONZALEZ, P.E., Pasco County / JOSHUA KRAMER, P.E., Marion County / HEIDI PETITO, Flagler County



Development Services Division

Pre-Application Meeting Information

Purpose:

The pre-application meeting is designed to be an informative discussion, specifically geared toward assisting the applicant (owner/developer/engineer) understand the FGUA's policies and development process. The pre-application meeting may be required prior to the formal submission and review of any utility construction plans by the Development Division.

It is our goal to assist you through the FGUA development process as smoothly as possible, and for your development to be a success. This pre-application meeting, if required, will provide you with the details you need to make this a successful and stress-free process.

What to Expect:

If the meeting is required, you will be provided with a variety of both general and specific information regarding the FGUA's development process. This will include, but not be limited to staff contact information, plan review guidelines, current fees, conveyance, and closeout procedures.

Who Should Attend:

It is encouraged that a representative from the property owner, developer, and engineer, at a minimum, attend this meeting. Representatives of the FGUA's Development Division, including the Development Technician, Development Services Manager, and utility system Area Manager will also be in attendance as required.

In an effort to accommodate the potential long-distance commute between the FGUA's Operations Office in Orlando, Florida and the FGUA system areas, these meetings will take place via Microsoft Teams.

Meeting Requests:

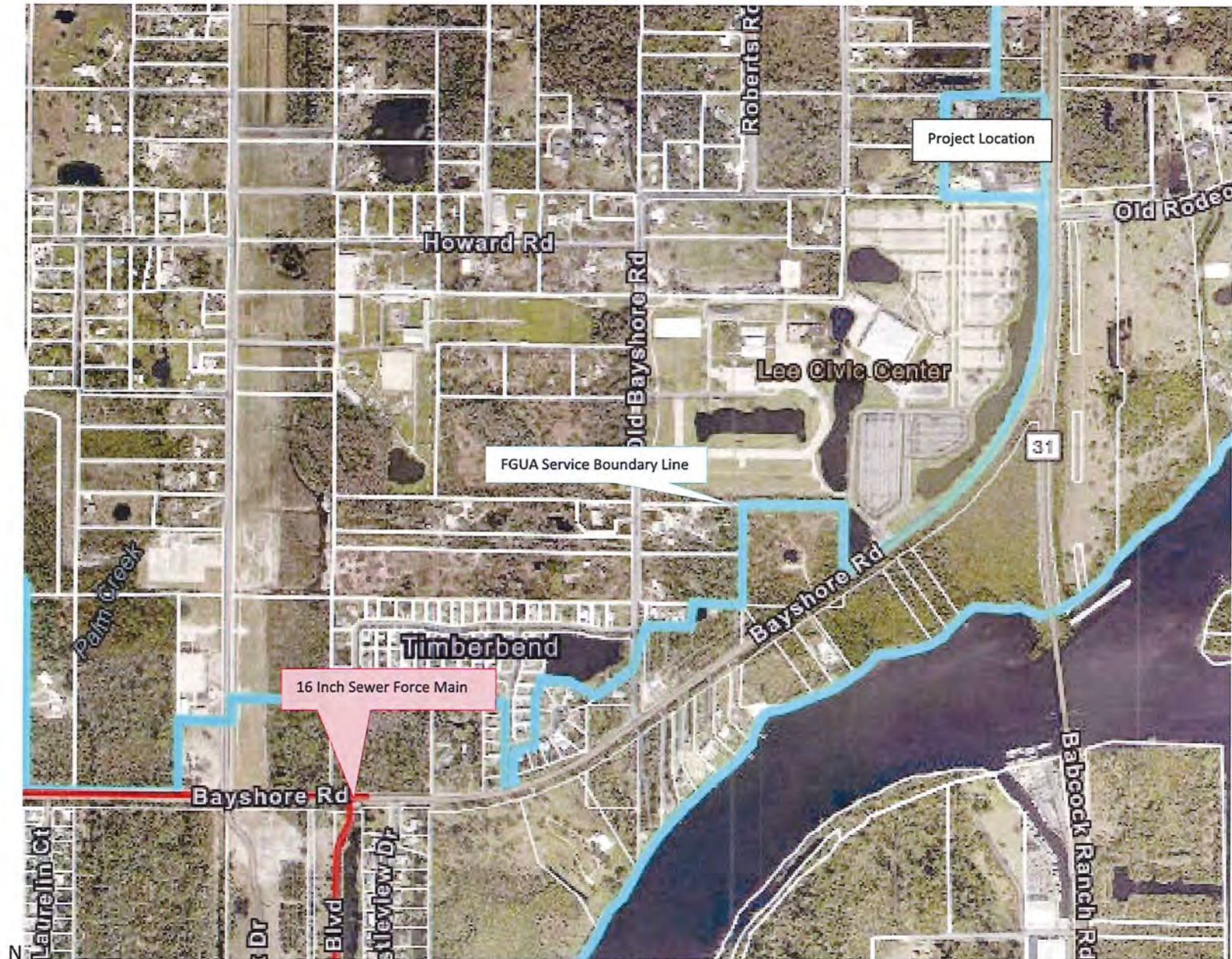
Please e-mail Development Services to request a meeting at devservices@fgua.com.

Please have your FGUA Letter of Availability (LOA) Number (included on the first page of your previously issued Letter of Availability) ready when you email to schedule this meeting.

You will also be required to provide a preliminary site utility plan for staff review before the meeting is scheduled.

FGUA Board of Directors

PAM KEYES, P.E., Vice Chair, Lee County / KEN CHEEK, P.E., Citrus County / SHANE PARKER, P.E., Vice Chair, Hendry County / TAMARA RICHARDSON, P.E., Chair, Polk County / ADOLFO GONZALEZ, P.E., Pasco County / JOSHUA KRAMER, P.E., Marion County / HEIDI PETITO, Flagler County



ALL UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE DEVELOPER IS SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS VIA POTHOLING OR OTHER ACCEPTABLE MEANS.



FGUA Fee Statement Letter of Availability and/or Locate Request

Property Address or PID: 18031/041 State Rd 31, North Fort Myers, FL 33917

System: North Fort Myers 416

Development/Project Name: SR 31 Civic 10

Date: March 14, 2025

County: Lee

LOA ID: 25-044 NFMD

All fee amounts are based on the rates in effect as of the date of this statement and are subject to change.

Fees based on:

0 Letter of Utility Location Availability and Locate Map	\$	100.00
1 Utility Availability Map (Map Only)	\$	75.00
2 Letter of Utility Location Availability (Letter Only)	\$	25.00

<i>FGUA</i>	G/L Code	Fees	Total fees	Amount Paid	Balance Due
LOA Request	202098	\$ 100.00	\$ 100.00	\$ 100.00	\$ -

Fees Due: \$ -

<i>Payment History</i>	Date	Check Date	Check #	Payer Name	Amount
0 Letter and Locate Map	3/14/2025	3/13/2025	8094	Morris-Depew Associates, Inc	\$ 100.00
1 Map Only					
2 Letter Only					

MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEW

Phone (239) 337-3993 | Toll Free (866) 337-7341

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Community Meeting Summary

MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEW

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ENGINEERS · PLANNERS · SURVEYORS
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June 20, 2025

Kate Burgess, AICP
Principal Planner
Department of Community Development
Fort Myers, FL 33902

**RE: SR 31 Civic 10 – CPA2024-00017
Community Meeting Summary**

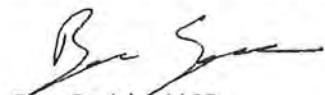
Dear Ms. Burgess:

The Applicant's consultant team held a publicly advertised community meeting in compliance with Lee Plan Policy 17.3.2, which requires one public information meeting for privately-initiated applications that propose a text change within a community plan or that revises a map designation within a community plan area boundary. The meeting was advertised in the local newspaper and the Affidavit of Publication is enclosed. The meeting was held at 5:00PM at the Bayshore Fire Station located at 17350 Nalle Rd, Fort Myers, FL 33917. The Bayshore Fire Station is located within the Bayshore Planning Community.

There were 0 attendees from the public.

Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.



Ben Smith, AICP
Director of Planning

AFFIDAVIT OF PUBLICATION

Morris Depew and Associates
2914 Cleveland Rd
Fort Myers FL 33901

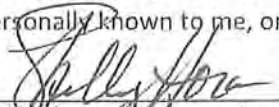
STATE OF WISCONSIN, COUNTY OF BROWN

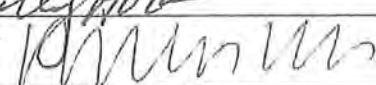
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

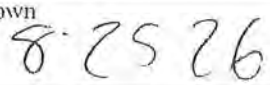
06/06/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 06/06/2025



Legal Clerk 

Notary, State of WI, County of Brown


My commission expires

Publication Cost:	\$174.38	
Tax Amount:	\$0.00	
Payment Cost:	\$174.38	
Order No:	11375671	# of Copies:
Customer No:	1345153	0
PO #:	LSAR0309064	

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Please do not use this form for payment remittance

MARIAH VERHAGEN
Notary Public
State of Wisconsin

Public Notice Ad

Applicant: Mario's Painting of South Florida, Inc. c/o Mario Pena

Strap Number: 13-43-25-00-00009.0000

Project Description: The 9.58+/- subject property ("Property") address is 18031/041 State Road 31, North Fort Myers, FL 33917. The Property is located directly west of Babcock Ranch Rd. (SR 31), directly north of the Lee County Civic Center, and approximately 3/4 mile south of the N. River Road & Babcock Ranch Rd. (SR 31) intersection. The Property is currently zoned AG-2, is designated as Rural on the Lee County Future Land Use Map (FLUM) and is located within the Bayshore Community Planning Area.

Action Requested: The Applicant is requesting approval of Comprehensive Plan Map Amendments to change the FLUM of the entire property from Rural to Outlying Suburban and to include the subject property in the Lee County Future Water and Sewer Services Maps (CPA2024-00017).

Meeting Location: Bayshore Fire Station 131, 17350 Nalle Road, North Fort Myers, FL 33917

Meeting Date: Wednesday, June 18, 2025

Meeting Time: 5:00 PM

The purpose of the meeting is to educate community members and nearby landowners about the proposed map amendments and to address any questions. The Bayshore Fire Protection and Rescue Service District does not endorse this project. Please direct any questions or concerns to Ben Smith, AICP, Director of Planning, Morris-Depew Associates Inc., 239-337-3993, or BSmith@m-da.com

June 6 2025

LSAR0309064