



LEE COUNTY BOARD OF COUNTY COMMISSIONERS

ZONING HEARING  
AGENDA

Wednesday, May 6, 2026  
9:30AM

DCI2025-00003  
Z-26-008

Betsy Parkway MPD

DCI2024-00001  
Z-26-005

712 Adams CPD

CPA2025-00003

Pugliese Multifamily

**CPA2025-00003**

**US 41 Pugliese  
Multi-Family  
Map Amendment**

**SUMMARY SHEET  
CPA2025-00003 – PUGLIESE MULTI-FAMILY CPA  
ADOPTION HEARING**

**REQUEST:**

Amend Lee Plan Map 1-A, Future Land Use Map, to change the future land use category of the 13.20-acre subject property from the Suburban future land use category to the Urban Community future land use category.

**LOCAL PLANNING AGENCY REVIEW:**

The applicant’s representative provided a presentation addressing the requested map amendment, the subject property, surrounding uses, and consistency with the Lee Plan. After the applicant’s presentation, the LPA inquired about the Coastal High Hazard Area (CHHA), wetlands, future use, and traffic access. The applicant and their representative addressed the restriction of Transferrable Development Rights (TDRs) within CHHA, pending wetland determination and use, and site access from Jonathan Bay.

Following this, staff made a presentation addressing the requested map amendment, consistency with the Lee Plan, and staff recommendation. Members of the LPA asked staff to elaborate on Policy 5.1.5 within the staff report before opening public comment.

**PUBLIC INPUT:**

Seven (7) members of the public, including an attorney and professional planner retained by the adjacent neighborhood, made public comments concerning the proposed amendment. Public comments included concerns about due process, incompatibility, potential density under the Live Local Act, noise, access, flooding, and the CHHA. The County Attorney’s office responded to the due process concern and Staff responded to the remaining comments by stating design requirements for development in flood zones/CHHA are required at time of a DO, not future land use amendment. Staff also noted the only change is allowing light industrial uses, which are not planned, and that current C-1 zoning already permits a wide range of uses. Additionally, staff emphasized the corridor along S. Tamiami Trail is commercially zoned with existing commercial development and referred to a map in the staff presentation.

**LOCAL PLANNING AGENCY RECOMMENDATION**

A motion was made to recommend that the Board of County Commissioners (BoCC) **adopt** CPA2025-00003. The motion passed 5 to 0.

<b>DUSTIN GARDNER</b>	<b>ABSENT</b>
<b>DAWN RUSSELL</b>	<b>AYE</b>
<b>JENNIFER SAPEN</b>	<b>AYE</b>
<b>DON SCHROTENBOER</b>	<b>AYE</b>
<b>STAN STOUDE</b>	<b>AYE</b>
<b>HENRY ZUBA</b>	<b>AYE</b>

**STAFF RECOMMENDATION**

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

LEE COUNTY ORDINANCE NO. \_\_\_\_

**AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN TO ADOPT A SMALL SCALE AMENDMENT (CPA2025-00003) PERTAINING TO US 41 PUGLIESE MULTI-FAMILY; PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN MAP 1-A, THE FUTURE LAND USE MAP; LEGAL EFFECT OF THE “LEE PLAN”; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY; INCLUSION IN CODE, CODIFICATION AND 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 private individuals to request amendment to the Future Land Use Map through a small scale amendment public hearing process; and

WHEREAS, the Local Planning Agency (“*LPA*”) held a public hearing on the adoption of the proposed amendment on February 23, 2026. At that hearing the LPA found the proposed amendment to be consistent with the Lee Plan and recommended that the Board adopt the amendment; and

WHEREAS, the Board held a public hearing for the adoption of the proposed amendment on May 6, 2026. At that hearing, the Board approved a motion to adopt proposed amendment CPA2025-00003 pertaining to US 41 Pugliese Multi-Family, amending Map 1-A of the Lee Plan, the Future Land Use Map. The subject parcel is located along the west side of South Tamiami Trail and abuts the eastern edge of the Forest Country Club.

**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 a public hearing to review a proposed small scale amendment to the Future Land Use Map Series of the Lee Plan. The purpose of this ordinance is to adopt the amendment to the Lee Plan discussed at that meeting and later 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 “US 41 Pugliese Multi-Family (CPA2025-00003)”.

**SECTION TWO: ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN FUTURE LAND USE MAP SERIES, MAP 1-A**

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment to the Future Land Use Map Series, Map 1-A, the Future Land Use Map to change the future land use category of the 13.20-acre subject property from Suburban to Urban Community. The subject parcel is located along the west side of South Tamiami Trail and abuts the eastern edge of the Forest Country Club. The corresponding staff report and analysis, along with all attachments for this amendment, are adopted as “support documentation” for the Lee Plan.

**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 of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

**SECTION SEVEN: INCLUSION IN CODE, CODIFICATION AND 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 re-numbered or re-lettered 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 designee, without need of a public hearing, by filing a corrected or re-codified copy with the Clerk of the Circuit Court.

**SECTION EIGHT: EFFECTIVE DATE**

The small scale Lee Plan amendment adopted by this ordinance will be effective 31 days after adoption unless challenged within 30 days after adoption. If challenged within 30 days after adoption, the small scale amendment to the Lee Plan will not be effective until the Florida Department of Commerce or the Administration Commission issues a final order determining the small scale amendment is in compliance with Florida Statutes, Section 163.3184. No development orders, development permits or land uses dependent on this amendment may be issued or commence before the amendment has become effective.

Commissioner \_\_\_\_\_ made a motion to adopt the foregoing ordinance, seconded by Commissioner \_\_\_\_\_. The vote was as follows:

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

DONE AND ADOPTED this 6<sup>th</sup> day of May, 2026.

ATTEST:  
KEVIN C. KARNES  
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: \_\_\_\_\_  
Deputy Clerk

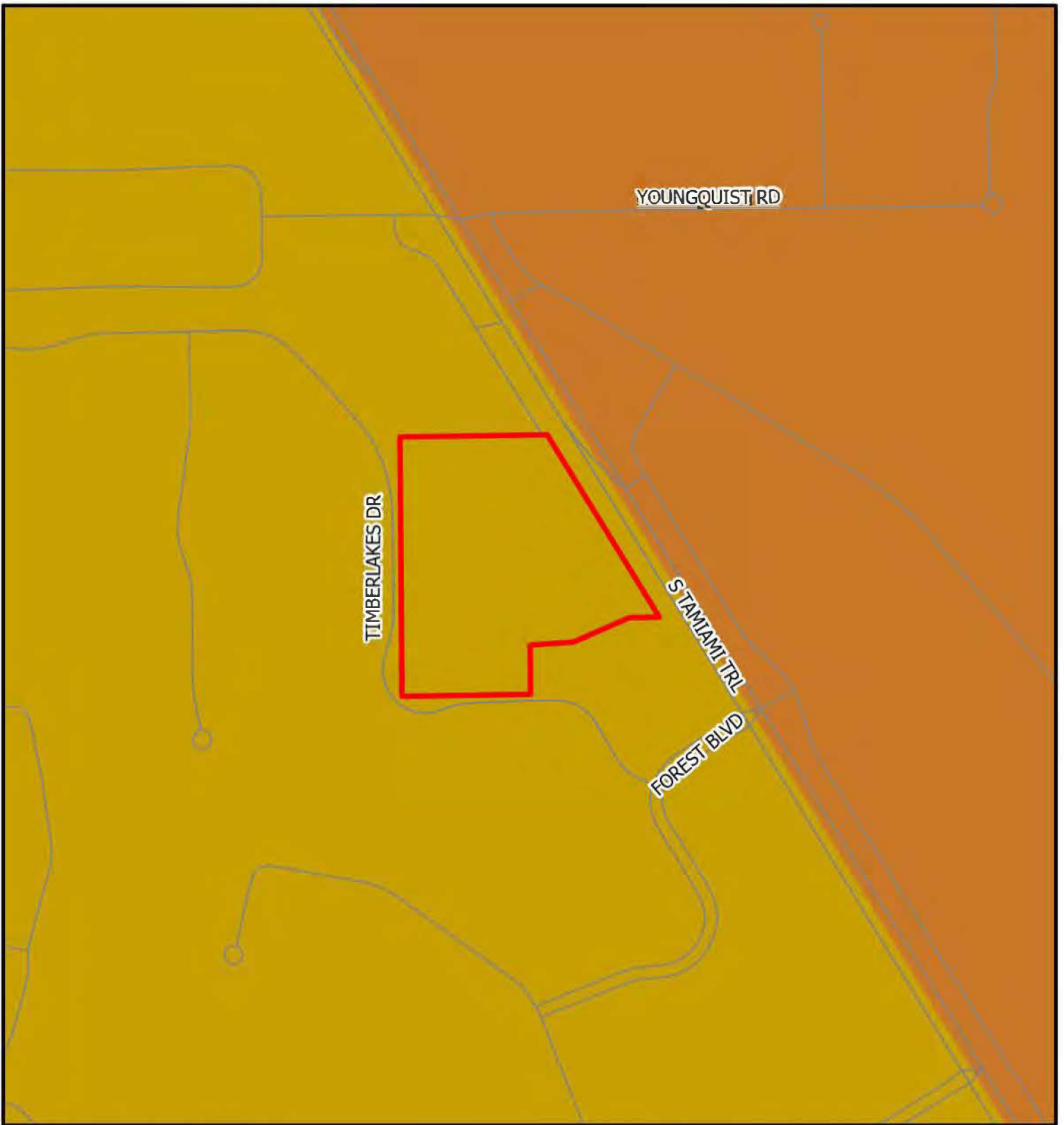
BY: \_\_\_\_\_  
Cecil L. Pendergrass, Chair

DATE: \_\_\_\_\_

APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

\_\_\_\_\_  
Lee County Attorney's Office




Exhibit A (Adopted by BOCC May 6, 2026):  
Adopted existing Map 1-A Future Land Use Map  
Adopted proposed Map 1-A Future Land Use Map

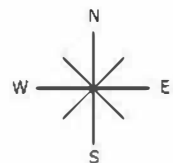


CPA2025-00003

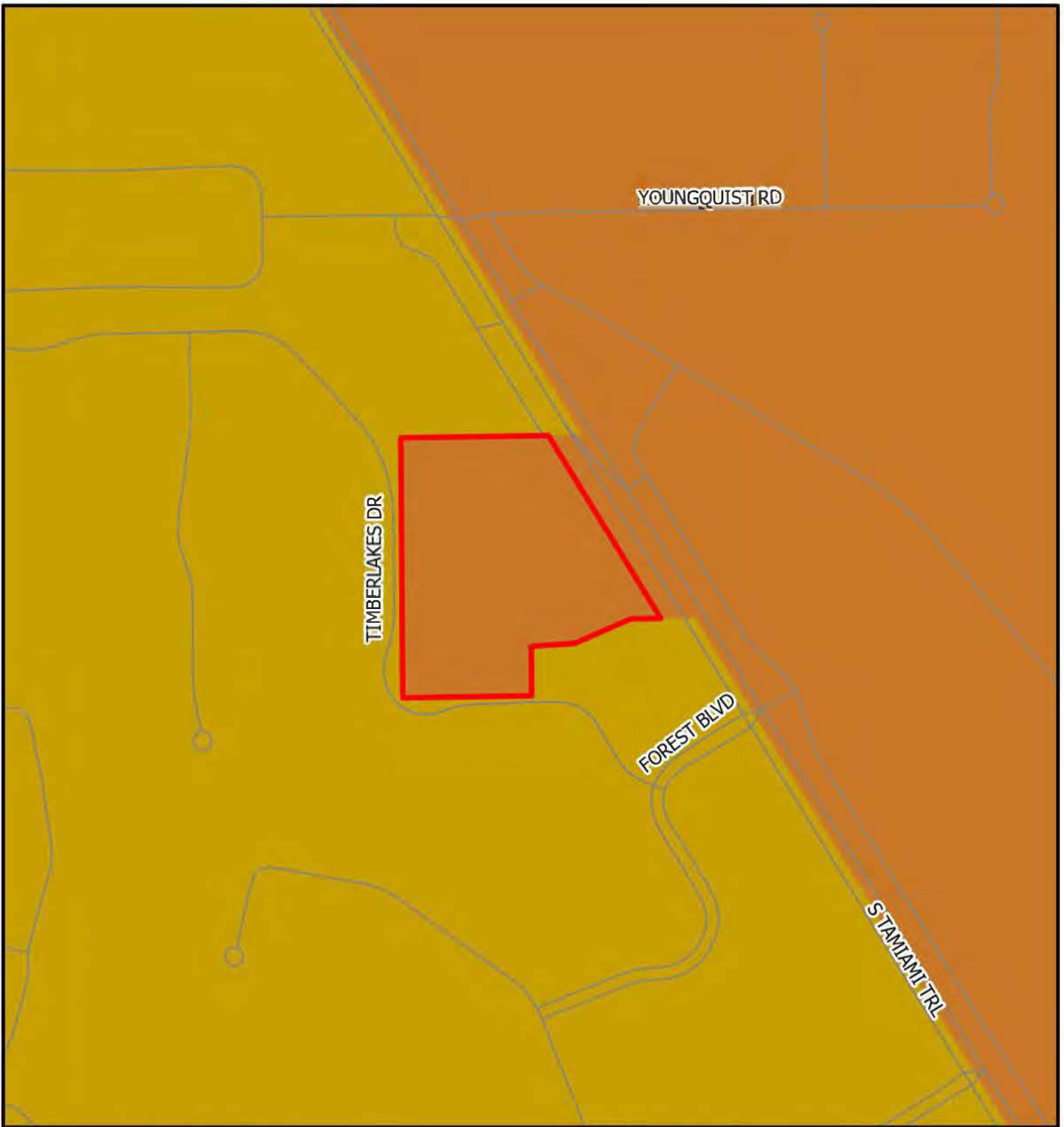
Existing Future Land Use



-  Subject Property
-  Urban Community
-  Suburban






Map Generated: December 2025

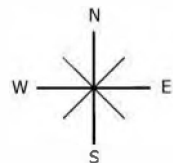


CPA2025-00003

Proposed Future Land Use



-  Subject Property
-  Urban Community
-  Suburban



Map Generated: December 2025

# STAFF REPORT FOR CPA2025-00003: PUGLIESE MULTI-FAMILY CPA



## Privately Initiated Small-Scale Lee Plan Map Amendment

### Recommendation:

Adopt

### Applicant:

Land America, LLC

### Representatives:

Quattrone & Associates INC

### Amended Element(s):

Future Land Use

### Planning District:

District 13

### Commissioner District:

District 3

### Hearing Dates:

LPA: February 23, 2026

BoCC #1: TBD

### Attachment(s):

- 1: Map Amendment
- 2: Applicant Materials

### REQUEST

Amend Lee Plan Map 1-A, Future Land Use Map, to change the future land use category of the 13.20-acre subject property from Suburban to Urban Community. The subject property abuts the west side of South Tamiami Trail and borders the east side of the Forest Country Club. Just one and a half miles north of the subject property is the intersection of South Tamiami Trail and Ben C Pratt Six Mile Cypress, and less than a quarter of a mile south of the subject property is Island Park Road.

### SUMMARY

This is a privately initiated, small-scale Comprehensive Plan Amendment to the Future Land Use Map (Map 1-A), to change the future land use category of the subject property from Suburban to Urban Community.

### PROPERTY LOCATION

The subject property is located along the west side of South Tamiami Trail and abuts the eastern edge of the Forest Country Club.



Figure 1: Aerial location of the subject property

### RECOMMENDATION

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

**PART 1**  
**STAFF DISCUSSION AND ANALYSIS**

**BACKGROUND AND REQUEST**

The proposed amendment is a privately initiated, small-scale Comprehensive Plan Amendment to the Future Land Use Map (Map 1-A), to change the future land use category of the 13.20-acre subject property from Suburban to Urban Community. The two parcels comprising the subject property are currently zoned C-1 Commercial District.

The subject property is undeveloped and almost entirely vegetated. Clara Point LLC, the applicant, has indicated plans to develop the site for multi-family housing. The C-1 zoning district allows Dwelling Unit: Multi-Family as a permitted use. The applicant has not yet submitted a development order (DO) application or concept plan to verify that this is the intended use.

The County's Future Land Use Map does not currently depict any wetlands on the subject property. However, the application materials indicate that wetlands are present on the property. If the State determines that wetlands exist on the property, future development will be required to meet the state permitting standards for wetlands.

Additionally, Lee Plan Map 5-A identifies the subject property within the Coastal High Hazard Area (CHHA).

***Future Land Use Category***

The subject property is currently within the Suburban future land use category, which allows a mixture of residential and commercial uses and does not permit industrial uses. **Policy 1.1.5** describes the Suburban future land use category and is reproduced below.

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

The Suburban future land use category is intended to serve as a predominantly residential area, prohibiting industrial land uses and supporting low to moderate residential densities. It protects the character of existing and emerging neighborhoods where appropriate.

The subject property is located on a major arterial road within an area of the county that includes a mixture of established uses, including relatively intense commercial uses, multi-family residential and single-family residential, as well as industrial uses. The Tamiami Trail corridor is also served by public transit, with multiple bus stops within walking distance of the site.

***Community Plan Area***

The subject property is not within, adjacent to, or abutting a Community Plan Area.

**Planning District**

The subject property is in the San Carlos Planning District (District 13). Table 1(b) in the Lee Plan displays projected allocations for the year 2045 for each Planning District. The proposed amendment to the Future Land Use Map will change the subject property’s future land use category from Suburban to Urban Community. In District 13, the Suburban future land use category allocates 2,069 acres for residential development, and the Urban Community future land use category allocates 1,207 acres for residential development. District 13 allocates 938 acres for commercial uses in all future land use categories. The subject property has a total acreage of 13.20 acres, and any future development is not anticipated to exceed the Planning District’s allocated acreage for those uses.

**Surrounding Properties**

The subject property comprises two parcels on the west side of South Tamiami Trail (US 41), approximately 1 mile north of Alico Road.

**TABLE 1: SURROUNDING PROPERTIES INFORMATION**

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>North</b>	Suburban	C-1	Commercial
<b>East</b>	Urban Community	C-1, IL	Commercial, Light Industrial
<b>South</b>	Suburban	C-1, RM-2	Commercial/Vacant/Residential
<b>West</b>	Suburban	RM-2	Residential

Table 1 above describes the subject property’s surrounding uses and zoning categories. The surrounding development includes a mix of commercial, residential, and light industrial uses. The property to the north is zoned commercial (C-1) and supports an appliance store and an automobile sales operation. The properties along the east side of US 41 are zoned commercial and light industrial (C-1, IL), including uses such as RV sales and service, retail commercial, and an industrial park. South of the subject property is zoned commercial (C-1) and supports a flooring store. The access point to Forest Boulevard is approximately a tenth of a mile south of the subject property along US 41, leading to The Forest County Club community, which contains multi-family and single-family development around a golf course. Timberlakes Drive, a private road that runs through the multi-family portion of the adjacent residential community, is immediately adjacent to the western property line of the subject property.

**PROCEDURAL REQUIREMENTS**

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

*This plan, including the Future Land Use Map, may be amended in accordance with Florida Statutes and administrative procedures adopted by the Board of County Commissioners in Lee County Administrative Code 13-6. In accordance with §*

*163.3177(1)(f), Fla. Stat., all amendments must be based upon relevant and appropriate data and analysis.*

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

The 13.20-acre subject property is well below the 50-acre threshold for small-scale amendments, and no text amendments are proposed. **The proposed amendment is a small-scale amendment under F.S. 163.3187**, which will require one public hearing before the Local Planning Agency for recommendation to the BOCC and one adoption hearing with the BOCC.

Small-scale development amendments may not become effective until 31 days after adoption.

### **LEE PLAN ANALYSIS**

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

Lee Plan Policy 1.1.5 describes the Suburban future land use category, which generally allows a mixture of residential and commercial uses. This policy is included in full on page 2 of this report. The applicant argues that the existing Suburban future land use category is no longer appropriate for the subject property given the surrounding development characteristics. The two parcels are adjacent to US 41/South Tamiami Trail, a major arterial roadway. The area around the site includes a residential neighborhood to the west, zoned RM-2 Multiple Family. The properties located to the north, east, and south of the subject property are zoned C-1 Commercial. Additionally, the subject property's underlying zoning is C-1 Commercial. The C-1 zoning district allows for a more intense array of non-residential land uses, including animal clinics, contractors and builders' offices, schools, and vehicle dealerships. The Suburban future land use category prioritizes the protection of emerging residential neighborhoods and permits lower maximum densities than the proposed Urban Community future land use category. Given the subject property's location relative to major roadways and commercial and residential developments, the Suburban designation no longer reflects the area's existing conditions.

The applicant is proposing to change the subject property's future land use category to Urban Community. Policy 1.1.4 describes the Urban Community future land use category and is reproduced below.

***POLICY 1.1.4:*** *The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public*

*and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 Future Land Use II-2 April 2024 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

The Urban Community future land use category applies to future urban areas of Lee County, intended to support urban activities, allow bonus density, and encourage a mix of uses. Urban Community properties are supported by public services that may need expansion as development occurs. The Lee Plan permits a standard density range of 1 to 6 dwelling units per acre, or up to 10 dwelling units per acre using the County's bonus density program.

Urban Community is well-suited for the site, given the existing conditions of the surrounding area. The subject property is adjacent to US 41 and abuts a saturated area of established urban community properties just on the other side of US 41. The nearby properties are developed with a mix of residential and commercial uses, and public facilities are readily available to serve the future development of the site. Additionally, Urban Community's higher maximum density through the County's Bonus Density program would support nearby employment hubs, potentially resulting in more efficient traffic patterns, particularly with the existing public transit facilities. **The characteristics of the subject property are more consistent with the Urban Community future land use category than the existing Suburban designation.**

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

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

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

**Policy 5.1.5** protects existing and future residential areas from any violation of uses that could be harmful to the character and integrity of the residential environment. The policy is reproduced below.

***POLICY 5.1.5:** Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a*

*Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.*

The subject property is in an area with a variety of residential, commercial, and light industrial uses. The Urban Community future land use category includes all use categories permitted under the current Suburban future land use category, as well as limited light industrial uses, when approved through the Planned Development process<sup>1</sup>. These uses are already present on the western side of Tamiami Trail, and the commercial uses adjacent to the site are intense commercial uses (car sales and a flooring center). Future development of the property must comply with the applicable Land Development Code standards, including requirements for buffering and other property development regulations, to help mitigate any potential incompatibilities with the surrounding development. Additionally, the subject property fronts US 41, meaning the proposed development will not intrude into a predominantly residential area. **The proposed future land use map amendment is consistent with Policy 5.1.5; it does not introduce incompatible uses and would not impair the character and integrity of the surrounding residential uses.**

**Policy 101.1.4** sets forth requirements for density increases within the CHHA. Both Suburban and Urban Community future land use categories support a maximum standard density of six (6) dwelling units per acre. Unlike the Suburban future land use category, Urban Community does allow general Bonus Density. The applicant has not indicated whether the proposed development will utilize Lee County's Bonus Density Program. If Bonus Density is proposed through a Bonus Density Application at Development Order, staff will assess the appropriateness of the request, consistent with the Lee Plan requirements, specifically with Policy 101.3.5. Additionally, any future residential development on this site would require flood and storm mitigation in accordance with the Lee Plan, LDC, Florida Building Code, and other applicable regulations. **The proposed map amendment is consistent with Lee Plan Policy 101.1.4, as it does not increase standard densities.**

#### **SERVICE AVAILABILITY**

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

**Transportation:** The CPA application is required to provide an analysis of the highest potential trip-generation scenario permissible under the proposed comprehensive plan designation. While the applicant has stated that the development is contemplated as "multi-family," no companion applications have been filed. The highest potential trip generator under the proposed Future Land Use designation is ITE Land Use Code 821 (Shopping Plaza (40k-150k; with Supermarket), generating a peak potential of 816 PM Peak Hour Trips. Lee County Department of Transportation analyzed the short-range (5 years) and long-range (20 years) level of service (LOS) analyses based on the highest trip-generating use scenario.

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<sup>1</sup> See Policy 7.1.2

**5-Year Analysis (2030)**

The 5-year analysis indicates the following roadway segments are forecasted to operate at the following LOS without and with the proposed change, respectively:

<b><u>5 Year Analysis (2030)</u></b>					
<b>Roadway Segment</b>	<b>Location</b>	<b>Level of Service (LOS)</b>			
		<b>LOS without Change</b>		<b>LOS With Change</b>	
US 41	N. of Daniels Pkwy	F	1.16	F	1.17
	N. of Six Mile Cypress Pkwy	F	1.06	F	1.09
	N. of Site	F	1.35	F	1.42
	S. of Site	F	1.14	F	1.22
	S. of Alico Rd	F	1.19	F	1.24
Alico Rd	E. of US 41	C	0.47	C	0.50
Gladiolus Dr	W. of US 41	C	0.91	C	0.93
	W. of Summerlin Rd	C	0.51	C	0.52
	W. of Winkler Rd	C	0.51	C	0.52
Summerlin Rd	S. of Gladiolus Dr	C	0.64	C	0.66
	S. of Winkler Rd	C	0.64	C	0.66
Six Mile Cypress Pkwy	E. of US 41	F	1.34	F	1.36
	E. of Metro Pkwy	C	0.89	C	0.91
Metro Pkwy	N. of Six Mile Cypress Pkwy	C	0.56	C	0.57
Cypress Lake Dr	W. of US 41	C	0.81	C	0.81
Daniels Pkwy	E. of US 41	C	0.8	C	0.84

**Long Range Horizon Analysis (2045)**

The Long Range 2045 Horizon LOS analysis indicates the following roadway segments are forecasted to operate at the corresponding Level of Service (LOS) without, and with the proposed change, respectively:

<b><u>Long Range 2045 Horizon LOS Analysis (2045)</u></b>					
<b>Roadway Segment</b>	<b>Location</b>	<b>Level of Service (LOS)</b>			
		<b>LOS without Change</b>		<b>LOS With Change</b>	
US 41	N. of Daniels Pkwy	F	1.02	F	1.04
	N. of Six Mile Cypress Pkwy	C	0.85	D	0.89
	N. of Site	F	1.10	F	1.17
	S. of Site	F	1.07	F	1.14

	S. of Alico Rd	C	0.86	D	0.91
Alico Rd	E. of US 41	C	0.80	C	0.83
Gladiolus Dr	W. of US 41	F	1.06	F	1.08
	W. of Summerlin Rd	C	0.61	C	0.62
	W. of Winkler Rd	C	0.68	C	0.69
Summerlin Rd	S. of Gladiolus Dr	C	0.82	C	0.83
	S. of Winkler Rd	C	0.74	C	0.76
Six Mile Cypress Pkwy	E. of US 41	C	0.56	D	0.57
	E. of Metro Pkwy	C	0.52	C	0.53
Metro Pkwy	N. of Six Mile Cypress Pkwy	C	0.48	C	0.49
Cypress Lake Dr	W. of US 41	C	0.78	C	0.78
Daniels Pkwy	E. of US 41	C	0.88	C	0.89

Differences are noted in the two analysis scenarios above, in which the 5-Year Analysis (2030) appears to have a greater traffic impact than the Long-Range Horizon Analysis (2045).

The differences in the forecasted background traffic impacts between the 2030 and 2045 scenarios are due to how growth is calculated under short-term and long-range analysis methodologies. The 5-year analysis uses a "linear" forecasting method, applying a minimum 2% (or greater) annual growth rate directly to the recorded traffic volumes on existing roads, creating the appearance that traffic volumes can greatly exceed 100% of roadway capacity. In contrast, the 20-year analysis uses a regional travel model that "balances" the traffic volumes on the network by assuming traffic will redistribute to other roads and interact with other land uses.

While these two forecasting methods produce different results, both are standard practice and have been applied correctly before project traffic volumes were added to the roadway network. The 2030 analysis highlights pressure on the local road network under a minimum annual growth rate, while the 2045 analysis reflects long-term regional patterns that adjust to localized congestion. **Ultimately, both scenarios show that US 41 and potentially Six-Mile Cypress Parkway will exceed their carrying capacity with or without the proposed project.**

Regarding roadway maintenance, US 41, Six Mile Cypress Parkway (between US 41 and Metro Parkway), and Metro Parkway are owned and maintained by the State of Florida. Alico Road, Daniels Parkway, Gladiolus, Cypress Lake Drive, and Summerlin Rd are arterial roads owned and maintained by Lee County.

**Based on this analysis, Lee County DOT finds the application consistent with the Lee Plan and LOS standards.**

**LeeTran:** The proposed development is within one-quarter mile of a fixed-route corridor and the closest bus stop is #11561 - located approximately 250 feet to the south of the subject property. The letter also states that the developer may be required to incorporate improvements. Any such improvements will be reassessed at the time of Development Order review. Based on the letter of availability, **public transit is available to serve the subject property.**

**Utilities:** The subject property is within the Lee County Utilities' water infrastructure, as shown on Map 4-A, and the Forest Utilities Franchise sewer infrastructure. **Both utility providers have issued letters of no objection to the proposed future land use change.**

**Fire/EMS:** San Carlos Park Fire Protection and Rescue Service District has provided a letter of availability. This letter indicates that the **San Carlos Park Fire Protection and Rescue District can provide fire and EMS services to the subject property.**

**Sherrif:** The Lee County Sherrif's Office has provided a letter of availability. This letter confirmed that **Lee County police services will be ready to serve the subject property.**

**Solid Waste:** The Future Land Use Map amendment to redesignate the subject property from Suburban to Urban Community **does not increase the capacity needs of Lee County's solid waste program.**

**Lee County School District:** The Lee County School District has provided a letter of availability and has stated that the proposed map amendment **will not negatively impact school concurrency for the School District of Lee County.**

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

## **CONCLUSIONS**

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

- The subject property is located on S. Tamiami Trail, a major arterial, and is adjacent to other Urban Community designated properties, minimizing the effects of urban sprawl.
- The characteristics of the subject property are more consistent with the Urban Community future land use category than the existing Suburban designation.
- Future development must be in compliance with Coastal High Hazard (CHHA), FEMA floodplain, and Land Development Code requirements and standards.
- Utilities and other public services and infrastructure are already established, with no availability issues for development of the subject property, making it an ideal infill development opportunity.
- The applicant has provided all the required documentation for the proposed amendments according to AC 13-6.

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

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

DATE OF PUBLIC HEARING: February 23, 2026

**A. LOCAL PLANNING AGENCY REVIEW**

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

After the applicant’s presentation, a member of the LPA inquired about the Coastal High Hazard Area (CHHA), wetlands, future use, and traffic access. The applicant and their representative addressed the restriction of Transferrable Development Rights (TDRs) within CHHA, pending wetland determination and use, and site access from Jonathan Bay Drive.

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

Members of the LPA asked staff to elaborate on Policy 5.1.5 within the staff report before opening public comment.

Seven (7) members of the public, including an attorney and professional planner retained by the adjacent neighborhood, made public comments concerning the proposed amendment. Public comments included concerns about due process, incompatibility, potential density under the Live Local Act, noise, access, flooding, and the CHHA.

The County Attorney’s office responded to the due process concern and Staff responded to the remaining comments by stating design requirements for development in flood zones/CHHA are required at time of a DO, not future land use amendment. Staff also noted the only change is allowing light industrial uses, which are not planned, and that current C-1 zoning already permits a wide range of uses. Additionally, staff emphasized the corridor along S. Tamiami Trail is commercially zoned with existing commercial development and referred to a map in the staff presentation. (see figure 2)

**B. LOCAL PLANNING AGENCY RECOMMENDATION**

A motion was made to recommend that the Board of County Commissioners (BoCC) **adopt** CPA2025-00003. The motion passed 5 to 0.

<b>DUSTIN GARDNER</b>	<b>ABSENT</b>
<b>DAWN RUSSELL</b>	<b>AYE</b>
<b>JENNIFER SAPEN</b>	<b>AYE</b>
<b>DON SCHROTENBOER</b>	<b>AYE</b>
<b>STAN STOUWER</b>	<b>AYE</b>
<b>HENRY ZUBA</b>	<b>AYE</b>

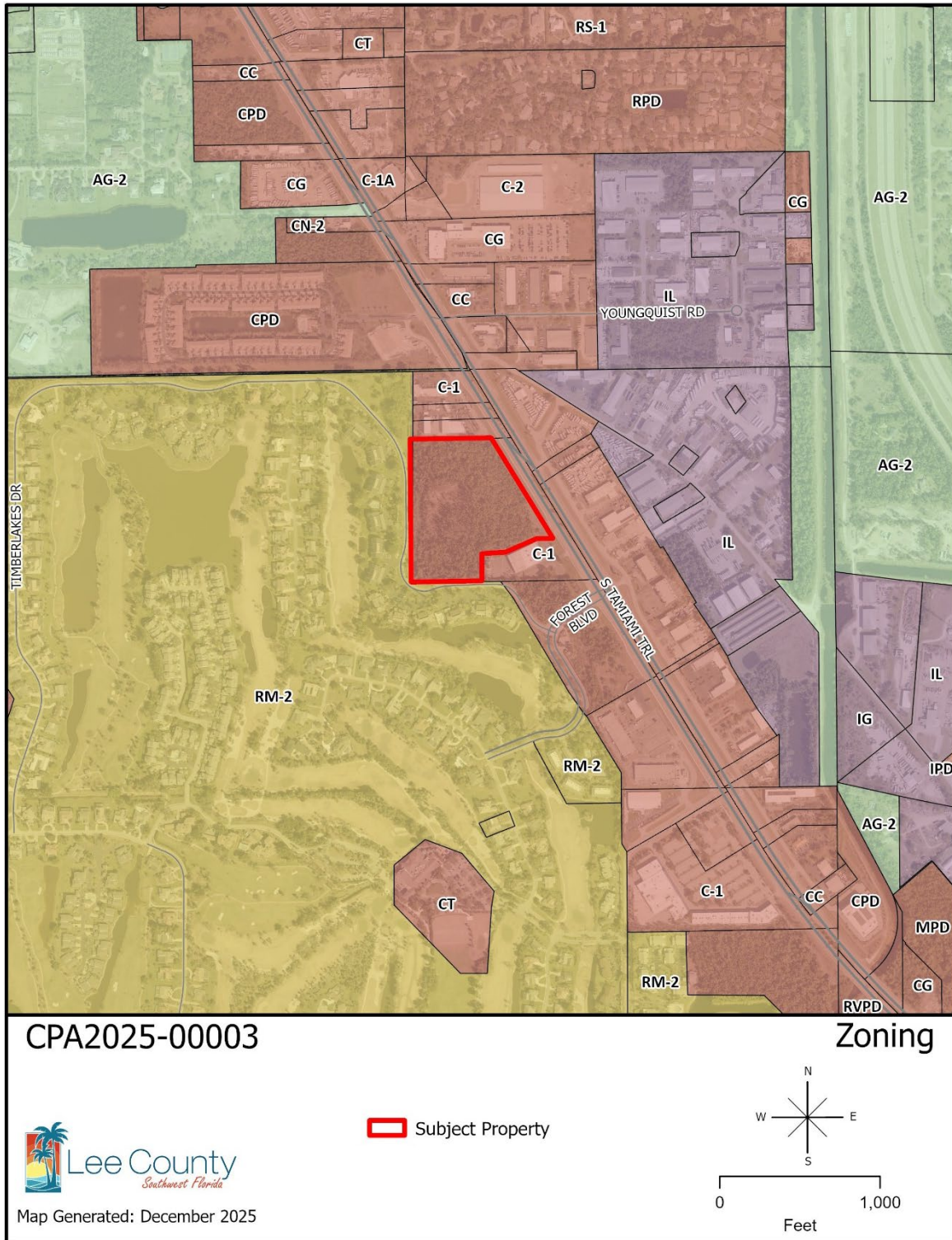


Figure 2 - Generalized Zoning Map of the Subject Property and Surrounding Area.

**C. ACTIONS SUBSEQUENT TO LPA HEARING**

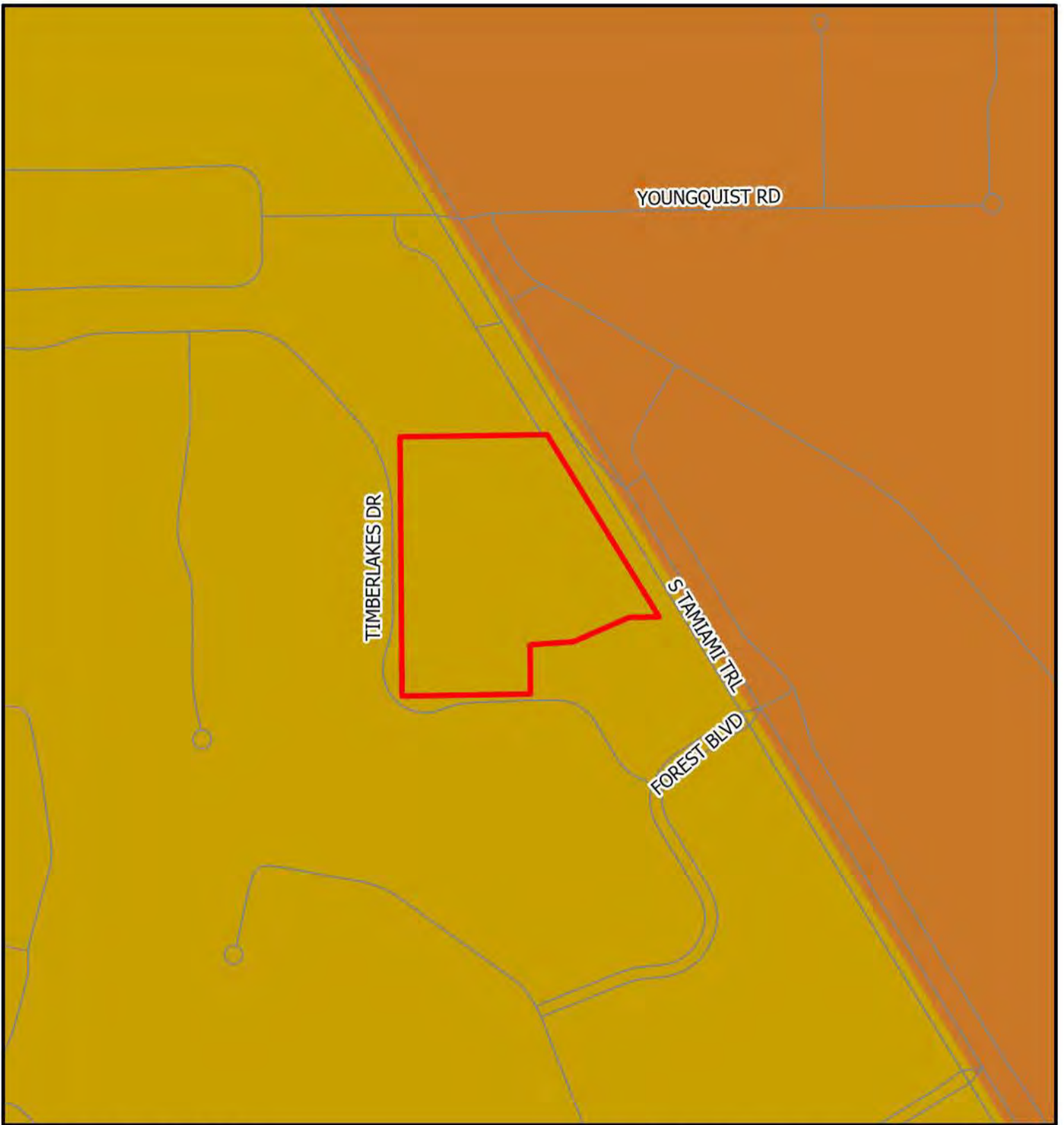
Following the Local Planning Agency Hearing, the applicant met with Staff and the County Attorney's Office to propose a Development Agreement, that would cause the developer and county to enter into a binding agreement to memorialize the mitigation plan, to comply with Florida Statute 163.3178(8). If the BoCC adopts the proposed amendment, the development agreement will be presented to the BoCC at two separate hearings.

**D. STAFF RECOMMENDATION**

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

# **ATTACHMENT 1**




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

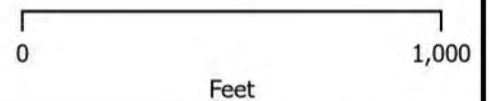
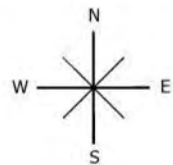


CPA2025-00003

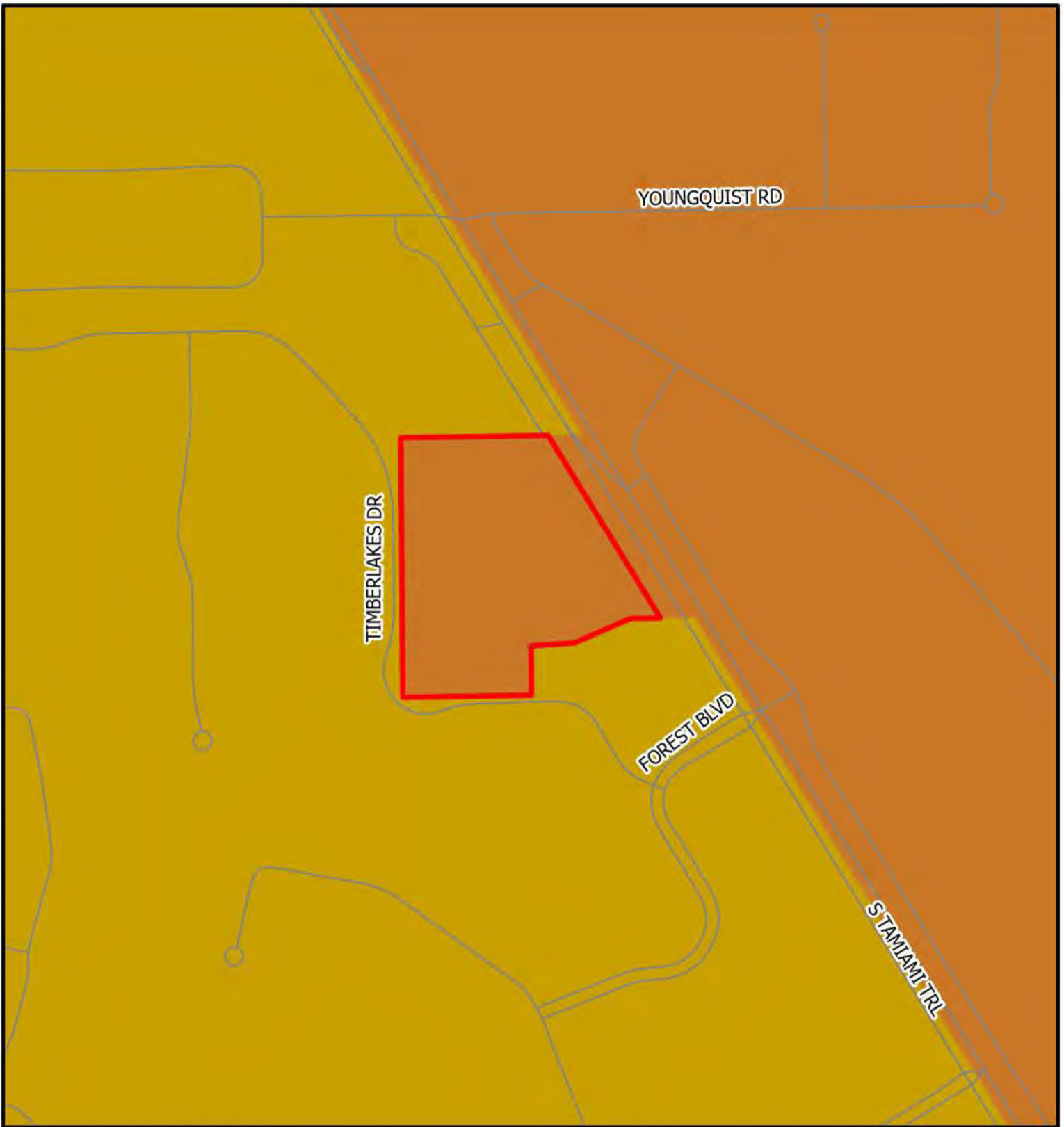
Existing Future Land Use



-  Subject Property
-  Urban Community
-  Suburban






Map Generated: December 2025

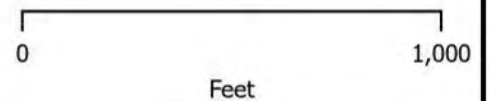
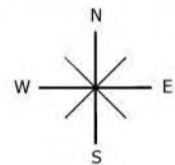


CPA2025-00003

Proposed Future Land Use



-  Subject Property
-  Urban Community
-  Suburban



Map Generated: December 2025



# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

**Project Name:** Pugliese Multifamily

**Project Description:** The application is requesting a map Amendment to change the 13.2-acre site from Suburban to Urban Community

**Map(s) to Be Amended:** Map 1, Page 1

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

1. **Name of Applicant:** Land America, LLC-Chris King

Address: 101 Pugliese's Way, Suite 200

City, State, Zip: Delray Beach, FL 33444

Phone Number: 561-454-1606

E-mail: cking@puglieseco.com

2. **Name of Contact:** Quattrone & Associates, Inc

Address: 4301 Veronica Shoemaker Blvd

City, State, Zip: Fort Myers, FL 33916

Phone Number: 239-936-5222

E-mail: permits@qanet.net

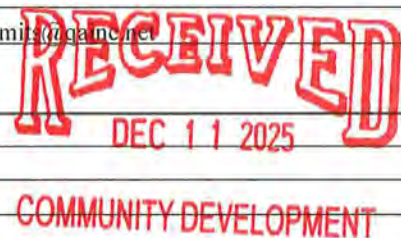
3. **Owner(s) of Record:** Clara Point, LLC

Address: 101 Puglieses Way, 2nd Fl

City, State, Zip: Delray Beach, FL 33444

Phone Number: \_\_\_\_\_

E-mail: \_\_\_\_\_



4. **Property Location:**

1. Site Address: Access Undetermined (S. Tamimai Trail)

2. STRAP(s): 01-46-24-00-00004.2020; 01-46-24-00-00004.2000

5. **Property Information:**

Total Acreage of Property: 13.2 ac

Total Acreage Included in Request: 13.2 ac

Total Uplands: 8.94 ac

Total Wetlands: 4.26 ac

Current Zoning: C-1

Current Future Land Use Category(ies): Suburban

Area in Each Future Land Use Category: 13.2

Existing Land Use: vacant

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

Residential Units/Density: 6 du/ac,

Commercial Intensity: 100,000 to

Industrial Intensity: Per "LDC"

max of 8du/ac through greater Pine Island TDUs

400,000 sf

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

Residential Units/Density: 6 du/ac

Commercial Intensity: 100,000 to

Industrial Intensity: Per "LDC"

max of 10du/ac with affordable housing bonus

400,000 sf

## **Public Facilities Impacts**

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

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

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

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

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

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

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

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

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

**Environmental Impacts**

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

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

**Impacts on Historic Resources**

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

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

**Internal Consistency with the Lee Plan**

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

**State Policy Plan and Regional Policy Plan**

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

**Justify the proposed amendment based upon sound planning principles**

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

**Planning Communities/Community Plan Area Requirements**

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

**Sketch and Legal Description**

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

**SUBMITTAL REQUIREMENTS**

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

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

**MINIMUM SUBMITTAL ITEMS (3 Copies)**

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

**APPLICANT – PLEASE NOTE:**

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

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

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

AFFIDAVIT

I, Robert H Goodman, 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] 3/1/23  
Signature of Applicant Date

Robert H Goodman  
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 3/1/23 (date) by Robert H Goodman (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



Megan Shaw  
(Name typed, printed or stamped)

**DISCLOSURE OF INTEREST  
AFFIDAVIT**

BEFORE ME this day appeared David Cloran, as Vice President, 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 01-46-24-00-00004.2000, 01-46-24-00-00004.2020 and is the subject of an application for zoning action (hereinafter the "Property").

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

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

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


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

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

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

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

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

 VP  
\_\_\_\_\_  
Property Owner

David Cloran, Vice President  
Print Name

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

STATE OF FLORIDA  
COUNTY OF LEE PALM BEACH

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, on MAY 1, 2025 (date) by David Cloran as Vice President Clara Point, LLC (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

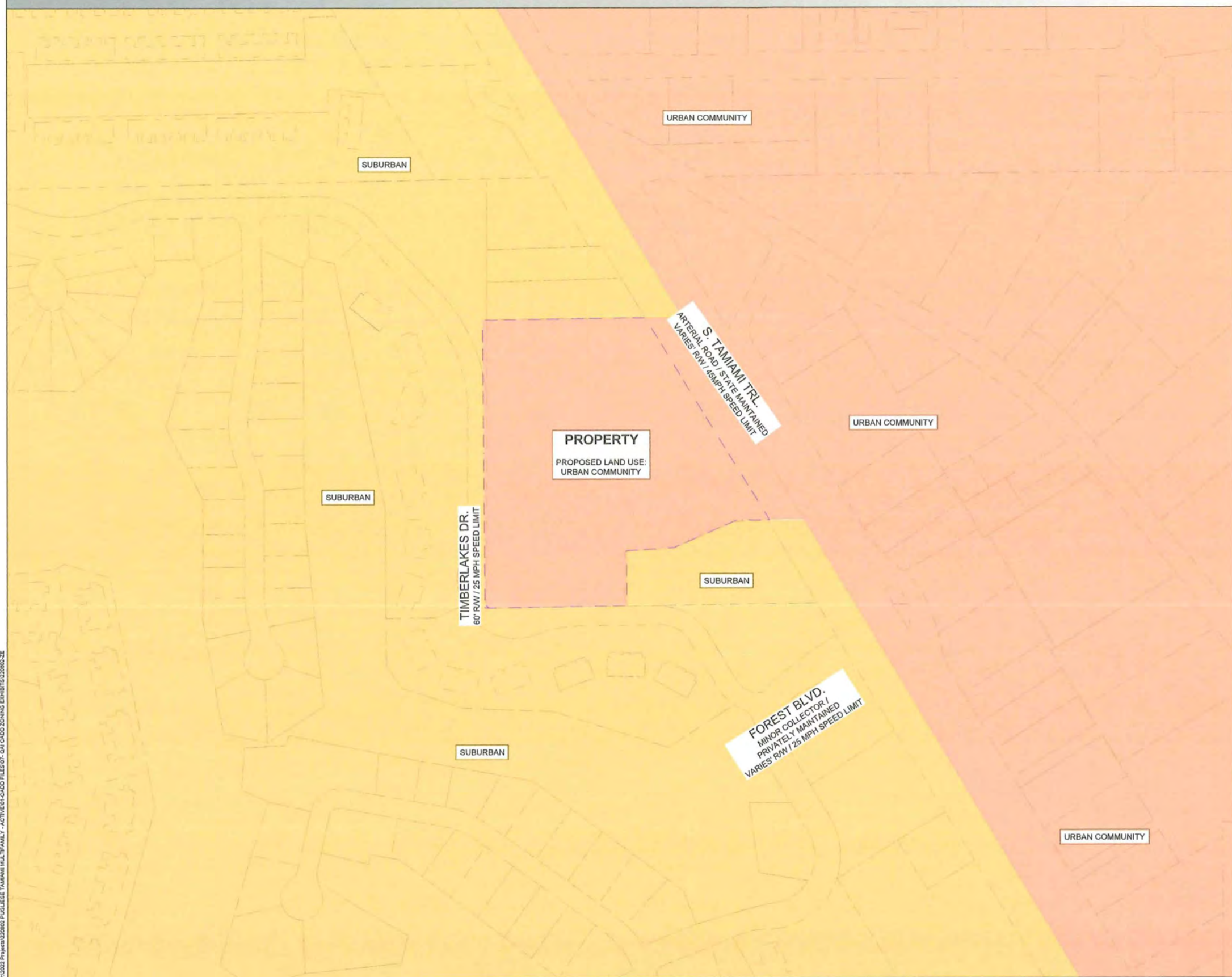
STAMP/SEAL



  
\_\_\_\_\_  
Signature of Notary Public



# EXHIBIT M-4 FUTURE LAND USE - PROPOSED



**Future Urban Areas**

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent

**Special Urban Areas**

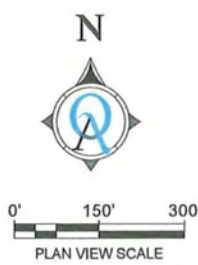
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village Interchange
- New Community
- Tradeport
- Airport

**Non-Urban Areas**

- Rural
- Rural Community Preserve
- Coastal Rural
- Outer Island
- Open Lands
- Density Reduction/Groundwater Resource
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland

**NOTES:**

- THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2022.
- FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2022.



P:\2022 Projects\220602 PUGLIESE TAMAMI MULTIFAMILY - ACTIVE\01-CADD FILES\07-041 CADD ZONING EXHIBITS\220602-ZE

REV	REVISION	DATE

PUGLIESE TAMAMI MULTIFAMILY  
 FUTURE LAND USE MAP - PROPOSED  
 ACCESS UNDETERMINED  
 FORT MYERS, FL 33908

**Quattrone & Associates, Inc.**  
 Engineers, Planners, & Development Consultants  
 4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222  
 Certificate of Authorization Number: 9465

ALFRED QUATTRONE, P.E.  
 FL REG #52741  
UNOFFICIAL COPY - NOT FOR CONSTRUCTION  
 SAVED BY: Gabriela  
 SAVED ON: 8/10/25  
**SHEET**  
**M-4**  
 FUTURE LAND USE PROPOSED

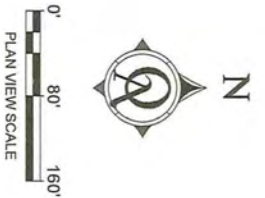




**EXHIBIT M-6 ZONING LAND USE**

NOTES:

THIS AERIAL PHOTOGRAPH SHOWN WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2022.  
 FUTURE LAND USE DATA FROM LEE COUNTY GIS OPEN DATA, UPDATED 2022.



ALIGNED QUATTORNE, INC.  
 4301 VERONICA SHOEMAKER BLVD.  
 FORT MYERS, FL 33916  
 (813) 936-5222  
 SHEET  
**M-6**  
 ZONING

**Quattorne & Associates, Inc.**  
 Engineers, Planners, & Development Consultants  
 4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222  
 Certificate of Authorization Number: 9465

**PUGLIESE TAMAMI MULTIFAMILY  
 ZONING LAND USE MAP**  
 ACCESS UNDETERMINED  
 FORT MYERS, FL 33908

REV	REVISION	DATE



# Legal Description

**Subject Parcel Description:**



A TRACT OR PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, ALSO BEING IN GOVERNMENT LOT 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 27 MINUTES 15 SECONDS EAST, ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, A DISTANCE OF 1321.39 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1 AND THE **POINT OF BEGINNING**; THENCE NORTH 00 DEGREES 27 MINUTES 15 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 891.50 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 23 SECONDS EAST, A DISTANCE OF 505.91 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 - TAMiami TRAIL (ALSO STATE ROAD 45 AS DEPICTED IN PLANS FOR SECTION 12010-2503); THENCE SOUTH 31 DEGREES 35 MINUTES 06 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 735.85 FEET TO THE NORTHERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2012000230678, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARIES OF SAID TRACT FOR THE FOLLOWING FOUR (4) COURSES: SOUTH 89 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 102.74 FEET; 2) THENCE SOUTH 66 DEGREES 25 MINUTES 56 SECONDS WEST, A DISTANCE OF 210.69 FEET; 3) THENCE SOUTH 86 DEGREES 15 MINUTES 22 SECONDS WEST, A DISTANCE OF 148.24 FEET; 4) THENCE SOUTH 00 DEGREES 25 MINUTES 08 SECONDS EAST, A DISTANCE OF 169.66 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 89 DEGREES 04 MINUTES 30 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 441.72 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 575,162 SQUARE FEET, 13.20 ACRES (MORE OR LESS).

BEARINGS ARE BASED ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, BEING SOUTH 00 DEGREES 27 MINUTES 15 SECONDS EAST.

NOT VALID WITHOUT THE ATTACHED SHEET 2 OF 2 SKETCH OF DESCRIPTION.

<b>THIS IS NOT A SURVEY</b>	<p>Description to Accompany Sketch</p> <p><b>Subject Parcel</b></p> <p><i>A Tract of Land lying in Section 1, Township 46 South, Range 24 East Lee County, Florida</i></p>	<p>I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on <b>September 3, 2025</b> is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors &amp; Mappers in Chapter 51-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.</p>
<i>Sheet 1 of 2</i>	 <p>324 Nicholas Parkway W, Unit A Cape Coral, Florida 33991 Phone: (239) 673-9541 www.Ardurra.com License #LB-2610</p> <p><b>ARDURRA</b> COLLABORATE. INNOVATE. CREATE.</p>	 <p><b>Digitally signed by Cameron M Harmon Date: 2025.09.03 14:19:06 -05'00'</b></p>
JOB # 25-0700      PREPARED FOR: LAND AMERICA, LLC	SECTIONS 1, TOWNSHIP 46S, RANGE 24E	<p><b>CAMERON M. HARMON (FOR THE FIRM)</b> FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO.7483 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>

# Sketch

## SURVEY NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE IN REFERENCE TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011), FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE (0902) AND ESTABLISHED BY RTK GPS OBSERVATIONS WITH CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK (FPRN). BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 1, BEING S 00°27'15" E.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2025, ARDURRA GROUP INC., ALL RIGHTS RESERVED.
5. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURRA GROUP, INC.
6. NOT VALID WITHOUT SHEET 1 OF 2.
7. **THIS IS NOT A SURVEY**

P.O.C.  
NW COR, NE 1/4  
SEC. 1-46-24  
Northerly Line of Section 1-46-24

15' P.U.E.  
(Plat Book 34,  
Pages 20-22)

O.R. 2058, Pg. 4447

Timberlakes Drive SW  
(60' Wide R/W)

10' P.U.E.  
(Plat Book 34,  
Pages 20-22)

Westerly Line of N.W. 1/4  
of the N.E. 1/4 of Section 1  
BASIS OF BEARINGS  
S00°27'15"E 1321.39'

429.88'

INST. 2016000272331  
(Parcel 1)

INST. 2016000272331 (Parcel 2)

N89°07'23"E 505.91' N=790656.74  
E=701603.85

### LEGEND:

¢	CENTERLINE
COR.	CORNER
(D)	DENOTES DEED
E	EAST OR EASTING
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
GPS	GLOBAL POSITIONING SYSTEMS
INST.	INSTRUMENT NUMBER
LB	LICENSED BUSINESS
N	NORTH OR NORTHING
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
RTK	REAL TIME KINEMATIC
R/W	RIGHT OF WAY
SEC.	SECTION

The Forest Unit Two Subdivision  
(Plat Book 34, Pages 20-22)

N00°27'15"W 891.50'

(Vacant)  
575,162± sq. ft.  
or  
13.20± Acres

S00°25'08"E  
169.66'

S89°04'30"W 441.72'

O.R. 4188, Pg. 3246

P.O.B.  
SW Cor. N 1/2,  
of the NE 1/4  
of Sec. 1-46-24  
P.O.C.  
(Less Parcel)  
(INST. 2012000230678)  
N = 789757.52'  
E = 701105.07'

O.R. 4188, Pg. 3246

The Forest Unit Two Subdivision  
(Plat Book 34, Pages 20-22)

Westerly R/W &  
Easterly Boundary Line

U.S. 41 - Tamiami Trail  
(S.R. No. 45)(Section 12010-2-503)  
and (201-201)

S31°35'06"E 735.85'

S89°04'30"W  
102.74'

S86°15'22"W 148.24'  
S66°25'56"W 210.69'

S 86°19'07" W (D) 148.24' (D)  
S 00°21'23" E (D) 169.66' (D)

S 66°29'41" W (D) 210.69' (D)  
S 89°08'15" W (D) 102.94' (D)

INST. 2012000230678

N 89°08'15" E (D) 600.00' (D)

O.R. 1906, Pg. 1103

N 3°32'00" W (D)  
300.05' (D)

Forest Boulevard SW  
(R/W Width Varies)

Sketch to Accompany Description

### Subject Parcel

A Tract of Land lying in Section 1,  
Township 46 South, Range 24 East  
Lee County, Florida

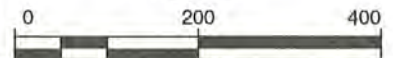
**THIS IS NOT A SURVEY**



**ARDURRA**

COLLABORATE. INNOVATE. CREATE.

324 Nicholas Parkway W, Unit A  
Cape Coral, Florida 33991  
Phone: (239) 673-9541  
www.Ardurra.com  
License #LB-2610



See Sheet 1 of 2 for Signature and Seal

SHEET 2 OF 2

JOB # 25-0700 PREPARED FOR: LAND AMERICA, LLC

SECTIONS 1, TOWNSHIP 46S, RANGE 24E

Prepared by, Record and Return to  
Doug Marek, Esq.  
Doug Marek, P.A.  
101 Pineapple Grove Way, 2<sup>nd</sup> Floor  
Delray Beach, FL 33444  
561 454-1610

Parcel ID #01-46-24-00-00004.2000 &  
01-46-24-00-00004.2020

CORRECTIVE  
SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED is made as of the \_\_\_\_ day of July 2024, by GP INVESTMENTS LLC, a Florida limited liability company ("Grantor") with a post office address of 11321 Compass Point Drive, Fort Myers, FL 33908, to CLARA POINT, LLC, a Florida limited liability company ("Grantee"), with a post office address of 101 Pugliese's Way 2nd Floor, Delray Beach, FL 33444. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Lee County, Florida, as described in Exhibit A attached hereto.

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

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED BECAUSE THE SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT #2024000123880, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, INCORRECTLY STATES THE GRANTEE TO BE "CLARA POINT DEVELOPERS, LLC" RATHER THAN "CLARA POINT, LLC"

EXHIBIT A  
Legal Description

PARCEL 1:

The Northwest 1/4 of the Northeast 1/4 of Section 1, Township 46 South, Range 24 East, Lee County Florida, lying West of S.R. 45 (U.S. 41) also being in Government Lot 2; less the Southerly 516.13 feet (as measured perpendicular to the South line of said fraction) and less the Northerly 429.88 feet (as measured perpendicular to the North line of said fraction).

PARCEL 2:

A tract or parcel of land being the Southerly 516.13 feet (as measured perpendicular to the South line of the North 1/2 of the Northeast 1/4) of the Northwest 1/4 of the Northeast 1/4 lying West of State Road 45 (U.S. 41) also being in Government Lot 2 of Section 1, Township 46 South, Range 24 East, Lee County, Florida.

LESS AND EXCEPT:

A tract or parcel of land lying in the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 46 South, Range 24 East, Lee County, Florida, also being in Government Lot 2 of said Section 1, more particularly described as follows:

Commence at the Southwest corner of the North 1/2 of the Northeast 1/4 of said Section 1; thence N89°08'15"E along the South line of said North 1/2 of the Northeast 1/4 for 441.71 feet to the point of beginning; thence continue N89°08'15"E along said South line a distance of 600.00 feet to the intersection with the Westerly right-of-way of U.S. 41 (S.R. 45) Tamiami Trail; thence N31°32'00"W along the said Westerly right-of-way for 300.03 feet; thence, leaving said right-of-way, run S89°08'15"W for 102.94 feet; thence S66° 29'41"W for 210.69 feet; thence S86°19'07"W for 148.24 feet; thence S00°21'23"E for 169.66 feet to the point of beginning.

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

GP INVESTMENTS, LLC, a Florida limited liability company

By: [Signature]  
Robert Goodman, Managing Member

Signed, sealed and delivered in the presence of:

[Signature]

Witness #1 - signature  
Megan Shaw

Witness #1 - printed name  
Megan Shaw

Address  
2071 Venetian Pointe Dr. Ft. Myers 33910

Witness #2 - signature  
[Signature]

Witness #2 - printed name  
Sarah Goodman

Address  
4306 Lyric Court, North Fort Myers, 33903

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 16 day of July 2024 by Robert Goodman, Managing Member of GP INVESTMENTS LLC, a Florida limited liability company, who is  personally known to me or  who produced \_\_\_\_\_ as identification.

[Signature]

Notary Public - State of Florida  
Print Name: Megan Shaw  
My Commission Expires: 7/25/25

(Notary Seal)




**LETTER OF AUTHORIZATION**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as address and strap number as follows:

**ADDRESS** Access Undertermined (S. Tamiami Trail)  
**STRAP NUMBER** 01-46-24-00-00004.2020, 01-46-24-00-00004.2000

The property described herein is the subject of an application for zoning or development. We hereby designate **QUATTRONE & ASSOCIATES, INC.** as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning, water management and development on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered.

 VP  
\_\_\_\_\_  
Owner / Authorized Representative  
  
David Cloran, Vice President  
\_\_\_\_\_  
Printed Name  
  
Clara Point, LLC  
\_\_\_\_\_  
Name of Company / LLC /

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization on this 1<sup>st</sup> day of MAY, 2025, by DAVID CLORAN who is personally known to me or who has produced \_\_\_\_\_ as identification.

(Affix Notary Seal)



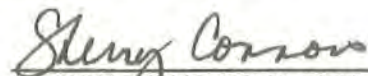
  
NOTARY PUBLIC SIGNATURE ABOVE  
NOTARY NAME: SHERY CONNORS  
COMMISSION NO.: HH 635106  
COMMISSION EXP. DATE: 3/3/2029



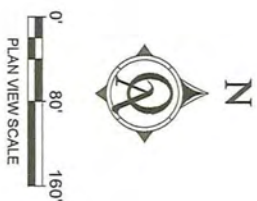
EXHIBIT M-9 AERIAL MAP

NOTES

THIS AERIAL PHOTOGRAPH SHOWS WERE PROVIDED BY LEE COUNTY GOVERNMENT AND WERE TAKEN IN 2022.

**SUBJECT PROPERTY**

STRAP #s  
01-46-24-00-00004.2000  
01-46-24-00-00004.2020



ALIGNED QUATTRONE, INC.  
FL REG #02741  
UNIVERSITY MICROFILMS  
SAVED BY: Gashala  
SAVED ON: 3/23/23  
SHEET  
M9  
AERIAL MAP



**Quattrone & Associates, Inc.**

Engineers, Planners, & Development Consultants

4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222

Certificate of Authorization Number: 9465

PUGLIESE TAMAMI MULTIFAMILY  
AERIAL MAP

ACCESS UNDETERMINED  
FORT MYERS, FL 33908

REV	REVISION	DATE

**US 41 Pugliese Multifamily**

Lee Plan Analysis  
Exhibit M12

**Request**

The proposed Lee Plan Map Amendment is to re-designate subject property from the Suburban Future Land Use to the Urban Community Future Land Use category. The property is located on the west side of US 41 (S. Tamiami Trail) approximately 1.0 mile north of Alico Road. The overall site is 13.20 ± acres consisting of two parcels, including straps # 01-46-24-00-00004.2020 and #01-46-24 00-00004.2020, as demonstrated in the aerial below



**Existing and Surrounding Conditions**

The subject property is located within the San Carlos Planning. The property is vacant and almost entirely vegetated. The two parcels are zoned Commercial (C-1). The surrounding area has been mostly developed with a mixture of Residential and Commercial uses. Future Land Use Designations zoning and current use of the adjacent parcels is identified in the table below.



	Future Land Use	Zoning	Use
Subject Property (±13.20ac)	Suburban	C-1	Vacant Commercial
North	Suburban	C-1	Best Home Services (Air Cond, Repair Svc)
East	Urban Community	C-1	RV Superstore, RV Palm (RV/Car Sales Center) Habitat for Humanity (Retail Thrift Store) PCC Tile (Retail- Tile Store)
South	Suburban	C-1	Wayne Wiles Floor Covering (Retail-Flooring Store)
West	Suburban	RM-2	Forrest County Club (M/F-SF Golf Community)

### Lee Plan Consistency Narrative

#### Future Land Use Element

*OBJECTIVE 1.1: FUTURE URBAN AND SUBURBAN AREAS. Designate areas with varying intensities on the Future Land Use Map (Map 1-A) that provide for a full range of urban activities. These designations are based upon soil conditions, historic and developing growth patterns, and existing or future availability of public facilities and services. (Ord. No. 17-13)*

*POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed. (Ord. No. 94- 30, 16-07, 17-13)*

**The site is currently designated as Suburban; however, this classification is no longer appropriate given its surroundings, which include commercial development, major roadways, and mixed-use areas. The Suburban Future Land Use Category (FLUC) prioritizes the protection of emerging residential neighborhoods and limits bonus density to 8 dwelling units per acre using Greater Pine Island Transfer of Development Units (TDUs). Since the site is located within the Coastal High Hazard Area, the use of these TDUs is prohibited. This restriction conflicts with the site's location and its potential for urban infill or mixed-use development.**

*POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 1.1.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 Future Land Use II-2 April 2024 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94-30, 02-02, 09-06, 10-10, 10-33, 16-07, 21-09)*



The proposed Urban Community designation is well-suited for this site due to its location adjacent to US 41 (South Tamiami Trail) and the US 41 Service Road to the north and its proximity to established urban development. The area is already well-developed with a mix of residential and commercial uses since its prior Suburban designation.

Policy 1.1.4 supports mixed-use development, higher densities, and a blend of residential, commercial, and light industrial uses, all of which align with the character and potential of this area. The site's access to public infrastructure and nearby employment centers further justifies a higher density designation, aligning with the County's urban planning goals.

The Urban Community category is designed to encourage infill and redevelopment in areas with adequate services that are met by this site. The proposed change will also support increased residential and economic development in a location that has both the infrastructure capacity and access necessary to accommodate future growth.

*POLICY 1.6.5: The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows: 1. For each Planning District the County will maintain a parcel based database of existing land use. 2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District. 3. When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted. (Ord. No. 94-29, 98-09, 00-22, 07-13, 10-20, 19-13, 21-09)*

The proposed amendment would allow for Light Industrial in addition to the already existing allowable residential and commercial uses. However, the amendment does not create additional capacity but simply allows the existing allowable acreage to be used under a different Future Land Use (FLU) category. Any future development order will be subject to a detailed capacity review per Policy 1.6.5 to ensure continued consistency with Table 1(b)



**TABLE 1(b)  
YEAR 2045 ALLOCATIONS**

Future Land Use Category	Planning District											
	District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
<b>Residential By Future Land Use Category</b>												
Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
Central Urban	-	656	20	-	3,113	-	7,362	-	2,225	-	-	-
Urban Community	-	978	1,318	-	663	540	17,014	-	-	115	-	-
Suburban	-	2,566	2,009	-	1,202	659	-	-	6,387	-	-	-
Outlying Suburban	1,213	438	-	-	-	502	-	-	406	-	90	-
Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	66	-	950
Commercial	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	-	3	3	-	3	-	-	-	-	-	-	-
Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
University Community	-	-	503	-	-	-	-	-	-	-	-	-
Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
General Interchange	58	-	-	-	-	-	-	8	14	-	-	20
General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
New Community	-	-	-	-	-	-	-	-	-	-	-	-
Airport	-	-	-	-	-	-	-	-	-	-	-	-
Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387
Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,607
Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
<b>Unincorporated County Total Residential</b>	<b>2,964</b>	<b>6,650</b>	<b>4,034</b>	<b>-</b>	<b>5,982</b>	<b>3,322</b>	<b>24,440</b>	<b>4,750</b>	<b>10,035</b>	<b>3,748</b>	<b>90</b>	<b>6,135</b>
Commercial	314	774	934	-	2,012	288	900	118	1,121	19	18	72
Industrial	5	199	387	-	566	67	218	215	244	4	2	4
<b>Non Regulatory Allocations</b>												
Public	3,214	4,898	6,304	-	5,883	4,831	20,207	17,992	10,117	3,052	653	3,351
Active AG	5	13	5	-	-	2,700	35	12,000	90	630	4	900
Passive AG	10	-	5	-	-	70	50	2,500	250	2,000	-	2,100
Conservation	1,077	9,766	2,232	-	211	15,489	1,077	41,031	1,607	382	1,865	895
Vacant	20	55	158	-	4	2,200	14,804	2,400	1,183	850	130	1,425
<b>Total</b>	<b>8,321</b>	<b>20,374</b>	<b>14,114</b>	<b>-</b>	<b>14,658</b>	<b>29,047</b>	<b>61,791</b>	<b>81,001</b>	<b>24,649</b>	<b>10,681</b>	<b>2,302</b>	<b>14,523</b>
Population Distribution (unincorporated Lee County)	14,322	44,132	54,615	-	76,582	13,431	162,245	17,369	110,722	5,951	741	8,653



**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. (Ordinance No. 94-30, 00-22)*

**POLICY 2.1.1:** *Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

**POLICY 2.1.2:** *New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan. (Ordinance No. 00-22)*

**POLICY 2.1.5:** *Residential and commercial development proposals within the vicinity of existing or proposed commodity movement facilities must demonstrate land use compatibility with these uses during the rezoning process and propose mitigation measures for adverse impacts. (Ordinance No. 99-15, 19-02)*

**Objective 2.1 and implementing policy 2.1.1, 2.1.2 and 2.1.5 encourage the use of existing urban areas where services and infrastructure exist to serve new development. The requested Urban Community FLU category is a future urban area with a full range of existing urban services available directly at the subject property. This includes, but not limited to, potable water, sanitary sewer, and roadway capacity. Development in this location provides for a compact and contiguous growth pattern.**

**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 Section 163.3164(7), F.S.) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No.94-30, 00-22, 17-19)*

**POLICY 2.2.1:** *Rezoning's and Development of Regional Impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ordinance No. 94-30, 00-22)*

**The primary access to the site will be provided by US 41 (S. Tamiami Trail), a State maintained Arterial roadway. Secondary access can be provided to US 41 Service Rd., north of the property. The subject property is located within the Lee County Utilities franchise area for potable water and central sewer with adequate capacity available. Urban services are available at or near the project site. Schools, EMS, Fire, and sheriff's office services are available in the vicinity of the project consistent with objective 2.2 and policy 2.2.1 of the FLU element. Letters of adequacy of service providers are attached in the application.**



**POLICY 2.2.2:** Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth beyond the Lee Plan's planning horizon of 2030. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and
2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and
3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of the acreage limitations contained in the Acreage Allocation Table (see Table 1(b)).

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of Future Land Use II-13 April 2024 additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Ord. No. 94-30, 98-09, 10-20, 21-09)

**The applicant has analyzed public service availability and confirmed that capacity is available at the present time to serve the uses permitted by the proposed Urban Community FLU map designation. Development of the site with residential uses will not burden any existing public facilities.**

**OBJECTIVE 2.6: COASTAL ISSUES.** Development in coastal areas is subject to the additional requirements found in the Conservation and Coastal Management Element of this plan, particularly those found under Goals 72, 73 and 101. (Ord. No. 18-28).

**The property is in the Coastal High Hazard Area which restricts the option to build bonus density to site built affordable housing only.**

**OBJECTIVE 2.9: CARRYING CAPACITY.** Understand the carrying capacity of the future land use map and integrate the concept into planning strategies. (Ordinance No. 07-16)

**The modification is to a FLU category which permits residential uses in addition to commercial land uses is addressing the carrying capacity of the Lee Plan FLU map. Providing more residential development capacity to urban services and employment where capacity exists to accommodate this growth is consistent with good urban planning strategies.**



**GOAL 4: GENERAL DEVELOPMENT STANDARDS.** Pursue or maintain land development regulations which protect the public health, safety and welfare, encourage creative site designs and balance development with service availability and protection of natural resources. (Ordinance No. 94-30, 07-15, 17-13)

**STANDARD 4.1.1: WATER.**

2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.
3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility
4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 62-555, FAC.

**The subject property is within the Lee County Utilities potable water franchise area as depicted on Lee Plan Map 6 of the Lee Plan. Potable water will be provided from the Green Meadows Water Treatment Plant. An adequacy letter stating that this plant has adequate capacity to provide service to the proposed development is provided as part of this application.**

**STANDARD 4.1.2: SEWER.**

2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.

**The proposed development is within the Forest Utilities sewer franchise area as depicted on Lee Plan Map 7 of the Lee Plan. Wastewater treatment will be provided by the Forrest Utilities. A letter stating that this facility has adequate capacity to provide service to the proposed development has been requested.**

**STANDARD 4.1.4: ENVIRONMENTAL FACTORS.**

1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.



The proposed land use change will have no impact on environmentally sensitive lands. Whether the site is developed with uses under the Urban Community FLU or uses currently permitted within the Suburban FLU. Efforts will be made to preserve and protect any wetlands or environmentally sensitive areas that may be encountered on site.

**GOAL 5: RESIDENTIAL LAND USES.** To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types. (Ord. No. 94-30, 07-12, 21-09)

**POLICY 5.1.3:** During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities. (Ord. No. 94-30)

There are existing commercial developments offering employment and shopping opportunities all along S. Tamiami Trail/US 41 with restaurants, businesses, and shopping centers. These uses include a Walmart (2.3 miles north), Publix, CVS pharmacy (1.9 Miles south) and Home Depot and Lowes (2.7 mile north). Rayma C Page Elementary School is 1.5± miles from the site, Three Oaks Middle School is 5.1± miles from the site and Island Park High School is 0.6± miles from the site. Lakes Park is within 2.7± miles, San Carlos Community Pool is 4.8± miles, Three Oaks Park is within 6.7± miles, and Koreshan State Park is within 6.5± miles. Lee Tran Routes 240 and 140 run along US 41 at this location with existing bus stop #1156, ±0.1 mile to the south and bus stop # 11560, ±.33 mile to the north. There are existing sidewalks on both sides of US 41, an existing bike lane, existing paved shoulder and proposed shared use path. The requested Map amendment is consistent with Policy 5.1.3

**POLICY 5.1.5:** Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments. (Ord. No. 94-30, 99-15, 00-22)

The subject property is located in an area characterized by a mix of existing residential and commercial development. The requested Future Land Use Map amendment from Suburban to Urban Community would allow for infill development that is compatible with the surrounding land use pattern and supported by existing public infrastructure and services.

While both the Suburban and Urban Community Future Land Use Categories allow the same base density of 6 dwelling units per acre, the Urban Community category provides for the potential of additional density through the use of bonus provisions. However, because the subject property is located within the Coastal High Hazard Area (CHHA), Transfer of Development Units (TDUs) are prohibited. Therefore, any increase in density above the base level would require the provision of on-site affordable housing, in accordance with the applicable requirements.



The requested amendment is not anticipated to be destructive to the character or integrity of the existing residential environment. Rather, it supports compatible infill that utilizes available infrastructure while maintaining appropriate safeguards through the Land Development Code, including required buffers and development standards. As no concurrent rezoning is being proposed, this amendment solely pertains to the Future Land Use designation and does not authorize any specific development at this time.

Accordingly, the requested Future Land Use Map amendment is consistent with Policy 5.1.5, as it does not introduce incompatible uses and maintains the integrity of the surrounding residential areas.



**POLICY 5.1.6:** *Maintain development regulations that require high-density, multi-family, cluster, and mixed use developments to have open space, buffering, landscaping, and recreation areas appropriate to their density and design. (Ord. No. 94-30)*

**The proposed development will maintain the requirement of 40% open space, all required buffers, landscaping and recreation areas.**

**POLICY 5.1.7:** *Maintain development regulations that require that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. These pathways must be interconnected with adjoining developments and public pathways whenever possible. Townhouses, condominiums, apartments, and other types of multi-family residential development must have directly accessible common open space. (Ord. No. 94-30, 00-22)*

**The proposed project includes 40% open space, recreational area and amenities center with additional recreational facilities. Sidewalks are proposed on both sides of the internal roadway and parking areas. Pedestrian and bicycle connections to US 41. A multi-use pathway is located along US-41. All open space and amenities will be directly accessible to all residents with the development.**

**POLICY 5.2.4:** *The site design of the proposed development must be compatible with surrounding land uses to the maximum extent possible. (Ord. No. 10-08)*

**The request will ensure that the property is developed with uses similar to neighboring properties. The Urban Community land use category is adjacent to and well within a one-quarter mile distance of existing Urban Community FLU.**

**Impacts on surrounding land uses are minimal due to the similarity of intent and intensity of the uses. The zoning conditions and LDC requirements will adequately address any potential impacts on adjacent uses during Development Order review.**

**GOAL 37: LEVEL OF SERVICE (LOS) STANDARDS.** *Establish and maintain specified transportation LOS standards. (Ordinance No. 98-09, 99-15, 00-08, 17-13)*

**POLICY 37.1.3:** *Lee County will use the most current Highway Capacity Manual, FDOT Quality Level of Service Handbook, and other best practices to calculate LOS. (Ordinance No. 98-09, 99-15, 07-09, 17-13)*

**The proposed land use change will have no adverse impact on the Level of Service of the Adjacent roads. As discussed in the attached traffic analysis, the change in land use is not expected to substantially increase and will likely decrease the number of potential new trips generated by the development at buildout. The proposed development will comply with all transportation requirements of the LDC at time of development order.**



**GOAL 59: PROTECTION OF LIFE AND PROPERTY.** To reduce the hazards to life, health, and property created by flooding due to rainfall in a manner consistent with the community's criteria for the preservation of environmental values and the conservation of natural resources.

**OBJECTIVE 59.1:** Lee County will continue its efforts in developing a surface water management planning process designed to produce and maintain an up-to-date body of technical information, and, based on that information, the necessary surface water management plans, regulatory mechanisms, and facility proposals that will improve the protection of present and future uses of real property from stormwater flooding, while preserving or enhancing the environmental and natural resource values of both land and water. (Ord. No. 94-30, 00-22)

**POLICY 59.1.3:** Maintain floodplain regulations in accordance with the most recently adopted Flood Insurance Rate Map (FIRM) and other available sources. (Ord. No. 94-30, 07-12, 18-28)

**POLICY 59.1.4:** Continue to develop, update, and improve technical information, with the assistance of the USDA Natural Resources Conservation Service, United States Geological Survey, Federal Emergency Management Agency (FEMA), SFWMD, and other agencies, in order to better determine the current flooding risks associated with severe rainfall events. (Ord. No. 91-19, 94-30, 99-15, 02-02)

**POLICY 59.1.9:** Maintain the floodplain management plan and analyze the flooding problem in the unincorporated areas of Lee County, inventory the flood hazard area, review possible activities to remedy identified flooding problems, select appropriate alternatives, and formulate a schedule for implementation. (Ord. No. 92-35, 94-30, 00-22, 07-12, 18-28)

**OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS.** Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems. (Ord. No. 94-30, 00-22)

**The property is within FEMA flood zone AE 11.00. This will be mitigated by placing fill that the finished floor elevation is one foot above the FEMA base flood elevation as required by Florida Building Code and Chapter 6, LDC. Prior to future development on the property, the applicant will obtain the prerequisite Environmental Resource Permit (ERP) from South Florida Water Management District, and all other applicable state agencies. The request is consistent with Policies 59.1.3, 59.1.4, 59.1.9, 61.3.2 and 61.3.5.**

**POLICY 95.1.3:** LOS standards will be the basis for planning and provision of required public facilities and services within Lee County. Regulatory LOS standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting but will be used for facility planning purposes. The LOS will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS).

**a. Sanitary Sewer – The site will provide Sanitary Sewer, meeting all the requirements in accordance with LDC requirements for development**



- b. Potable Water – The site will provide Potable Water, meeting all the requirements in accordance with LDC requirements for development**
- c. Surface Water/Drainage Basins – The property will include controlled discharge into the Hendry Creek system, meeting all requirements of South Florida Water Management District and Lee County at the time of development order.**
- d. Parks, Recreation, and Open Space – Any proposed development will provide all required Landscaping and Open Space as required by LDC.**

**GOAL 101: COASTAL AREAS.** *Protect human life along with current and future development from the impacts of coastal flooding. Coastal flooding includes, but is not limited to, high tide events, storm surge, flash floods, stormwater runoff, and impacts of sea level rise. (Ord. No. 94-30, 18-28)*

**POLICY 101.1.1:** *Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding. (Ord. No. 00-22, 18-28)*

**The proposed site plan that will eventually be associated with the amendment will be designed to comply with Policy 101.1.1 of the Lee Plan by demonstrating compatibility with natural systems in the Coastal High Hazard Area. The project will implement a stormwater management system that improves water retention and purification functions relative to existing conditions, including water-quality treatment meeting or exceeding current minimum requirements. Wildlife habitat will be supported through the enhancement and preservation of a portion of the existing wetland with the restoration of native landscaping, and the integration of ecological buffers that maintain habitat connectivity. Finally, the project will strengthen defense against coastal flooding by elevating finished floors consistent with FEMA requirements, constructing flood-resilient infrastructure, and providing on-site stormwater lakes that function as flood storage and surge attenuation features. Together, these measures ensure that the amendment advances the intent of Policy 101.1.1 by maintaining and enhancing the natural systems critical to the resilience of the Coastal High Hazard Area.**

**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. (Ord. No. 09-17, 16-07, 18-28, 21-09)*

**Because the subject property is located within the Coastal High Hazard Area (CHHA), Transfer of Development Units (TDUs) are prohibited. Therefore, the only allowable method for achieving Bonus Density on this site is through the provision of on-site affordable housing, in compliance with the Land Development Code.**

**Any future request to utilize Bonus Density would be subject to a detailed evaluation to ensure consistency with Policy 101.1.4. This evaluation would confirm the proposed development:**



- Does not result in an out-of-county evacuation time exceeding 16 hours for a Category 5 storm event.
- Maintains a 12-hour evacuation time to shelter with adequate shelter capacity; or
- Provides appropriate mitigation as determined by the Lee County Department of Public Safety.

Because this amendment does not directly authorize additional units or intensity but only establishes the potential for increased intensity through on-site affordable housing, it does not adversely impact hurricane evacuation or shelter capacity. Therefore, the amendment is consistent with Policy 101.1.4

**POLICY 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities. (Ord. No. 18-28)**

Although the property has wetlands, the area is highly disturbed and of poor quality. The wetlands will be mitigated through SFWMD permit application for prior to Development Order approval. These impacts are necessary to accommodate the water quality and quantity storage requirements through SFWMD.

*POLICY 101.3.4: Encourage new residential development, as required by the LDC, to provide continuing information to residents concerning hurricane evacuation and shelters. (Ord. No. 94-30, 00-22, 07-12, 18-28)*

**A Hurricane Preparedness Plan will be implemented at the time of Development order review.**



**POLICY 101.3.7:** Bonus density for site-built affordable housing development will be considered within the Coastal High Hazard Area. (Ord. No. 18-28)

The subject property is located within the Coastal High Hazard Area (CHHA). In accordance with Lee Plan Policy 101.3.7, bonus density for site-built affordable housing may be considered within the CHHA under specific conditions. The applicant is requesting to utilize bonus density solely through the affordable housing program, consistent with this policy.

The site's characteristics support the use of bonus density for affordable housing in this location, as it is situated within an existing urbanized area and a major employment center, contributing to the job-housing balance. It is adjacent to residential neighborhoods, providing a logical transition from the higher-intensity commercial uses along US 41 to lower-density areas. The property has direct access to US 41, a major arterial roadway, with planned ingress/egress improvements to enhance connectivity. It is located within one mile of Lakes Park, offering convenient access to recreational amenities, and within ¼ mile of a Lee Tran bus stop, supporting multimodal transportation options. Additionally, the site is fully served by existing urban infrastructure, as confirmed by letters of availability submitted with this amendment request.

The proposed density increase aligns with the intent of Policy 101.3.7 by encouraging affordable housing within a strategic, infrastructure-rich location in the CHHA.

**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. (Ord. No. 94-30, 18-28)

**OBJECTIVE 124.1:** Protect and conserve the natural functions of wetlands and wetland systems by maintaining wetland protection regulations. (Ord. No. 94-30, 00-22, 18-28)

**POLICY 124.1.1:** Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII. Owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, Sub-Outlying Suburban, and Rural future land use categories may transfer dwelling units from preserved freshwater wetlands to developable contiguous uplands under common ownership at the same underlying density as permitted for those uplands. (Ord. No. 94-30, 00-22, 10-20, 18-06, 18-28, 19-13, 21-09, 22-25)

The existing onsite wetland is 4.26 acres but is infested with *Melaleuca* and is of very poor quality. The applicant is proposing to mitigate 2.7 acres of the wetland and enhance the remaining 1.6 acres by removing the existing *Melaleuca* and revegetating the wetland with native plants. The preserved portion of the wetland will be buffered from the development.

**POLICY 125.1.2:** New development and additions to existing development must not degrade surface and ground water quality. (Ord. No. 00-22, 18-28)



**POLICY 125.1.3:** *The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems. (Ord. No. 00-22, 18-28)*

**The permit process will require a water quality management plan addressing the issues in these policies. The draft plane is part of Exhibit M14**

**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. (Ord. No. 00-22, 18-28)*

**The project will be designed in accordance with the latest SFWMD regulations in effect at time of permitting which ensures that water levels are set at the current levels of both onsite and offsite, and that the project provides the required water quality and water quantity attenuation.**

### **Conclusion**

The Future Land Use change from Suburban to Urban Community will allow for a infill development with residential uses and supportive neighborhood commercial uses. The property is located within a mature developed area of Lee County as evidence by surrounding land use, densities, and intensities. The site is in proximately to goods, services, recreation, and public infrastructure. Flexibility in the uses for the subject site will not provide for additional intensity, nor provide any new deficiencies or impact the public health, safety or welfare, only residential density can increase with bonus density, with the change from Suburban to Urban Community. Urban Community will continue to protect the natural resources and environmental features of the property through compliance with the Land Development Code and will efficiently utilize the existing public facilities and services in the area. The change will allow continued support of residential development within an appropriate location, thereby accommodating growth in areas intended by Lee County Comprehensive Plan. This narrative confirms that the proposed request from Suburban to Urban Community is consistent with the LeePlan and Land Development Code for the future land use change.



### **US 41 Pugliese Multifamily**

Environmental Analysis  
Exhibit M13

The total site area is ±13.20 ac which consists of undisturbed land. The site is bordered by roadways, commercial and residential development.

The existing vegetation for the property was identified as Mixed Exotic Upland Forest and Hydric Melaleuca. There is no evidence of listed species utilizing the south side of the property for habitat as most of the site has been developed/disturbed.

The change in land use from Suburban to Urban Community will not have an effect on the environmental aspects of the site. In both cases, the development intensity will be similar, indigenous preserve areas will be provided in accordance with the Land Development code, wetland impacts will be avoided in accordance with SFWMD and county requirements, and any listed species, if encountered will be addressed per local and state requirements.

# **16260 S Tamiami Trail**

Section 1, Township 46 South, Range 24 East  
Lee County, Florida

## **Environmental Assessment Report**

**May 2025**

Prepared for:

**Land America, LLC  
101 Pugliese's Way, Suite 200  
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Prepared by:

**OWEN**



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## Introduction

The 13.20± acre property consists of Strap Numbers 01-46-24-00-00004.2000, and 01-46-24-00-00004.2020. The property is located in Fort Myers within a portion of Section 1, Township 46 South, Range 24 East (Exhibit A). The site is undeveloped forested uplands and wetlands infested with exotic vegetation.

## Vegetation

The predominant upland and wetland vegetation associations were mapped in the field on 2024 digital color 1" = 150' scale aerial photography. The approximate property boundary was obtained from Lee County Property Appraiser and inserted into the digital aerial. The property boundaries were not staked in the field at the time of our site inspection and were, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Three vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Exhibit B depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by property and FLUCCS Code. A brief description of each FLUCCS Code is provided below.

Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
450	Mixed Exotic Upland Forest	8.59
*619M	Hydric Melaleuca	4.26
740	Disturbed Land	0.35
	<b>Upland Subtotal</b>	<b>8.94</b>
	<b>Wetland Subtotal</b>	<b>4.26</b>
	<b>Total</b>	<b>13.20</b>

\* Potential jurisdictional wetland

## Surrounding Land

Based on a review of the Lee County Property Appraiser's website, South Tamiami Trail borders the property to the east. The south and west edge of the property border Timberlakes Drive. The north edge is adjacent to a commercial building. See Exhibit C for the Surrounding Land Map.

## Soils

The Soil Survey of Lee County, Florida depicts one soil type as occurring on the Tamiami Trail property. The soil type is considered to be non-hydric (upland) soil by the Hydric Soils of Florida Handbook. Under native conditions the soil survey describes this as typically occurring in pine flatwoods. This soils information is provided for general informational purposes and the accuracy of the soils mapping contained in the Soil Survey of Lee County, Florida has not been confirmed.

**36-Immokalee-Urban land complex.** This map unit consists of nearly level Immokalee fine sand and areas of Urban land. The areas of the Immokalee soil and of Urban land are so intermingled that it was not practical to map them separately at the scale used for mapping. About 55 to 75 percent of each mapped area consists of nearly level Immokalee soil or Immokalee soil that has been reworked or reshaped. Typically, the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer is light gray fine sand about 31 inches thick. The subsoil is fine sand about 33 inches thick. The upper 4 inches is black and friable, the next 6 inches is dark reddish brown, and the lower 23 inches is dark brown. The substratum is brown fine sand that extends to a depth of more than 80 inches. About 15 to 50 percent of each mapped area is Urban land. Houses, streets, driveways, buildings, and parking lots cover the surface. Areas that have been modified by grading and shaping are not as extensive in the older communities as in the newer ones. Most areas have drainage ditches that alter the depth to the seasonal high water table. In undrained areas, the water table is within 10 inches of the surface for 1 to 4 months in most years. It recedes to more than 40 inches below the surface during the dry seasons. Myakka, Pompano, and Smyrna soils make up as much as 15 percent of the land not covered by urban facilities. In a few areas, Urban land makes up as much as 70 percent of the areas or as little as 10 percent. Present land use precludes the use of this complex for cultivated crops, citrus, or improved pasture.

Please see Exhibit D for the Soils Map.

#### **FEMA Flood Elevation Summary**

In review of the effective FIRM map, Map Number 12071C0438H, Panel 0438 (Revised 11/17/2022), the property appears to be within the Coastal Floodplain Zone AE with a base flood elevation (BFE) of 11.00' NAVD. The Zone AE designation indicates the existing undeveloped site would be subject to inundation by 1-percent-annual-chance with waves less than 3 feet. The South Florida Water Management District (SFWMD) has jurisdiction over the site development with respect to stormwater management. The Finished Floor, road elevations, and perimeter berm elevations will be identified as part of the South Florida Water Management District permitting.

Please see Exhibit E for the FEMA Firmette map with project site location highlighted.

#### **Wetlands**

Areas mapped as FLUCCS Codes 619M are likely to be claimed as jurisdictional wetlands by South Florida Water Management District (SFWMD) (Exhibit F). It appears that the potential wetlands are not connected to Waters of the United States and therefore not subject to US Army Corps of Engineers (COE) regulation per the amended Sackett Decision.

The wetland area on site is very low quality (FLUCCS Codes 619) as it was excavated from uplands several years ago and is dominated by exotic vegetation. The short term effects of Hurricane Ian on the wetland communities includes loss of trees and shrubs

and stripping of leaves. Long term it is expected that invasive exotic vegetation will spread further across this habitat.

**Listed Species**

The property has been evaluated for the potential presence of listed species. Prior to inspecting the site, the Florida Fish and Wildlife Conservation Commission (FWC) listed species occurrence data base (updated June 2024) was reviewed to determine the known occurrences of species listed by the FWC and/or U.S. Fish and Wildlife Service (FWS) as threatened, endangered, or species of special concern or regulated by FWS in the project area. According to those databases, no species listed by either the FWS or the FWC were observed on the site during the protected species survey (Exhibit G).

This assessment focuses on identifying the federal and state listed species that potentially could be found within the various vegetative habitats on the project site (Table 2).

Table 2. Listed Species That Could Potentially Occur Onsite

FLUCCS CODE	Species Name	Status
450	none	
619M	none	
740	none	

- ST – State designated Threatened
- SE – State designated Endangered
- FT – Federally designated Threatened
- FE – Federally designated Endangered

According to the FWC listed species occurrence database the property is located within the FWS Red-cockaded Woodpecker Consultation Area. Red-cockaded woodpeckers (*Picoides borealis*) (RCW) are listed as endangered by both the FWC and the FWS. There is no RCW foraging or nesting habitat onsite.

According to the FWC listed species occurrence database the property is located within the FWS designated Core Foraging Area of a wood stork colony. The wood stork (*Myrcteria americana*) is listed as threatened by both the FWC and the FWS. In the event that a COE permit is required for the development of this project, the FWS will require that the quality of wood stork foraging habitat to be impacted is evaluated using their evaluation matrix and that suitable in-kind compensation is provided.

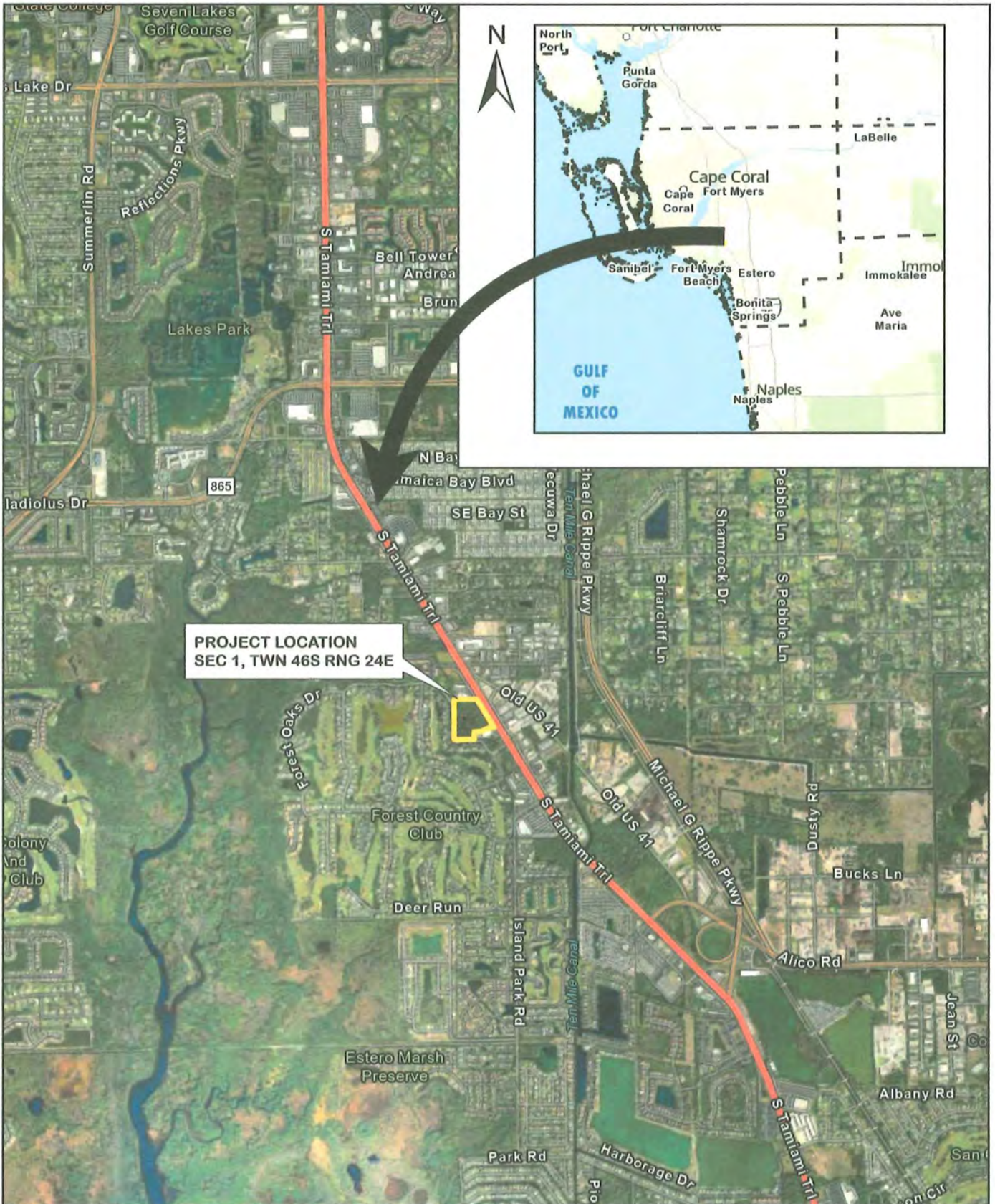
The Florida bonneted bat (*Eumpos floridanus*) is listed as endangered by the FWS and the FWC. The FWS has established a Consultation Area and Focal Area for this species.

The subject parcel is located within the overall Consultation Area and Focal Area. This bat typically roosts in cavities within large live or dead trees but may also roost in abandoned buildings and under bridges. Scattered dead trees containing potential cavity entrances were observed during our cursory inspection. The vast majority of these trees consist of pine tree snags in advanced stages of decay. These potential cavity entrances are primarily less than approximately two inches in diameter and are likely very shallow, not penetrating the heartwood of the snag. No evidence of bat utilization (bat vocalization/chatter from within the potential cavities or guano on or around the snags) was observed. Therefore, the Florida bonneted bat is not likely to be adversely affected by the project.

The wetlands onsite may provide opportunistic foraging habitat for a variety of listed and non-listed wading birds. Periodic foraging by these species on-site is not likely to be a significant issue in the future potential development of the property.

# 16260 South Tamiami Trail

22-027



**Exhibit A. Project Location Map**

**OWEN ENVIRONMENTAL  
CONSULTING, LLC.**  
FORT MYERS 239-994-9007

16260 South Tamiami Trail



SECTION: 1  
TOWNSHIP: 46S  
RANGE: 24E

0 75 150  
SCALE FEET

- Notes:
1. Property boundary is Surveyed and was obtained from Alta Survey, February 2023.
  2. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in April 2022.
  3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
450	Mixed Exotic Upland Forest	8.59 Ac.±
619M*	Hydric Melaleuca	4.26 Ac.±
740	Disturbed Land	0.35 Ac.±
<b>Total</b>		<b>13.20 Ac.±</b>
* Potential Jurisdictional Wetlands		

22-027

Exhibit B. Vegetation Map

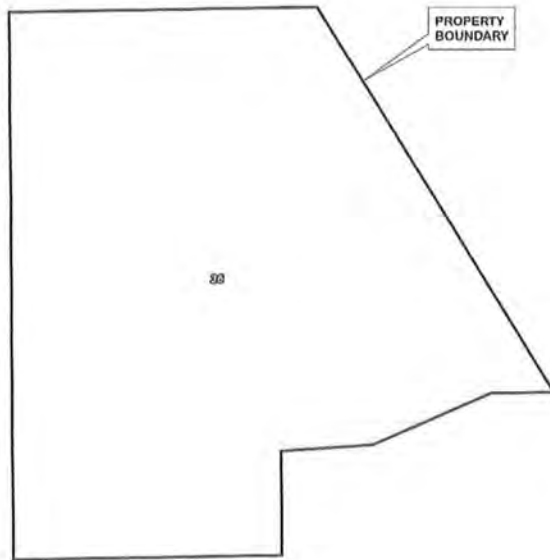
OWEN ENVIRONMENTAL  
CONSULTING, LLC.  
FORT MYERS 239-904-0007



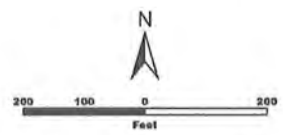
**Exhibit C. Surrounding Lands Map**

**16260 South Tamiami Trail**

**OWEN ENVIRONMENTAL  
CONSULTING, L.L.C.**  
FORT MYERS 239-994-9007



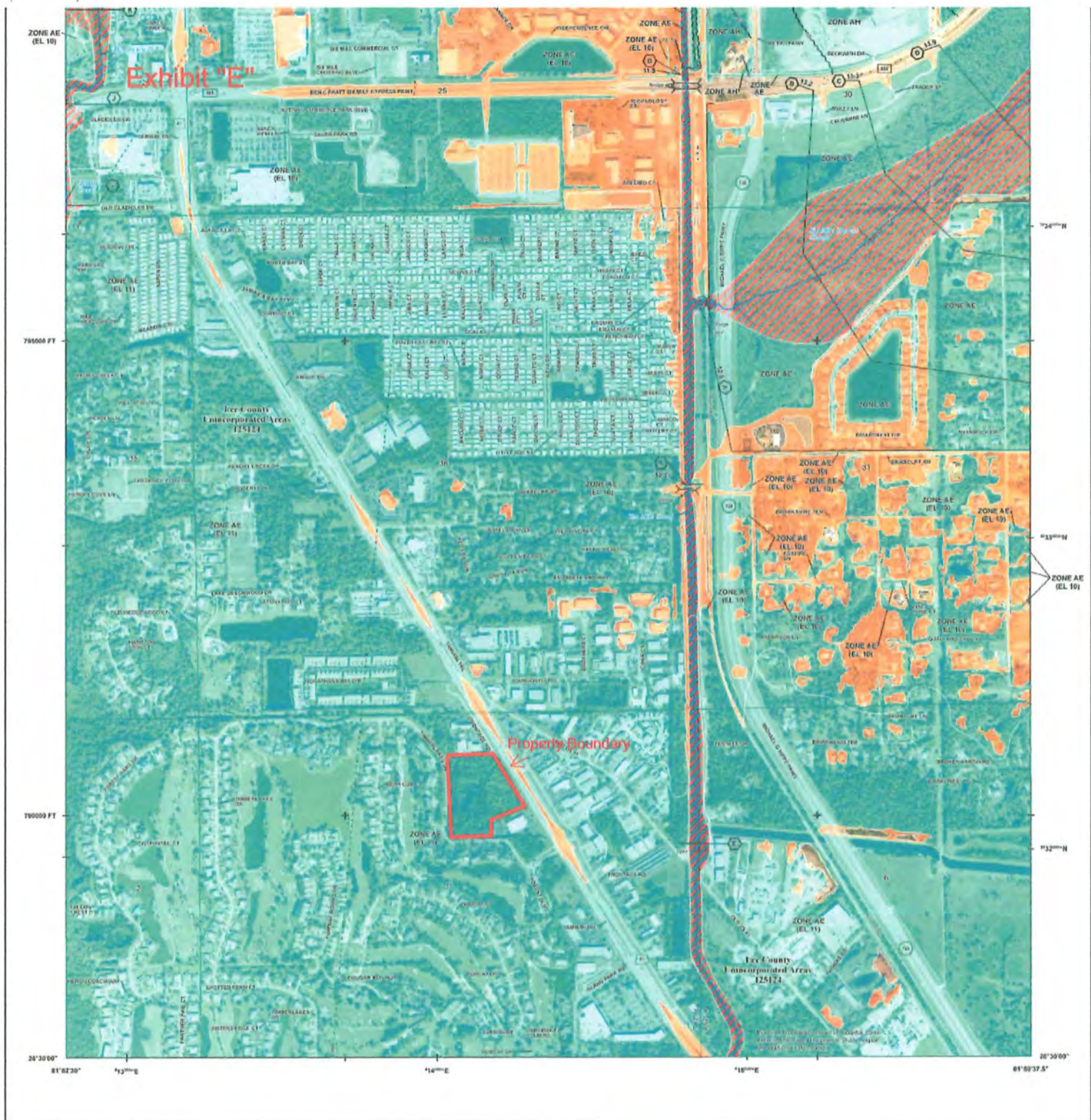
Soil Legend	
36	IMMOXLAEE SAND-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES



*Exhibit D. Soils Map*

*16260 South Tamiami Trail*

*OWEN ENVIRONMENTAL  
CONSULTING, L.L.C.  
FORT MYERS 239-994-9007*



**FLOOD HAZARD INFORMATION**

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT. THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE)
  - With BFE or Depth Zone AE, AE1, AE2, AE3, AE4
  - Regulatory Floodway
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee See Notes. Zone X
  - Area with Flood Risk due to Levee Zone X
- OTHER AREAS OF FLOOD HAZARD**
  - Area of Minimal Flood Hazard Zone X
  - Area of Undetermined Flood Hazard Zone X
- OTHER AREAS**
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
  - Cross Sections with 1% Annual Chance Water Surface Elevation

**NOTES TO USERS**

For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including boundary, elevation, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information Center at 1-877-FEMA-8488 (1-877-366-2847) or visit the FEMA Flood Map Service Center website at [www.fema.gov](http://www.fema.gov). Available products may vary by panel and future map changes. A Flood Insurance Study Report, which depicts various data sets, maps, and other products, can be ordered at additional charge from the website.

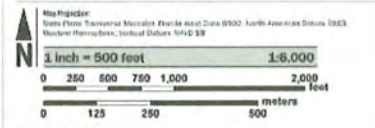
Coordinate accuracy based on adjacent FIRM panels may show a small gap or an adjacent panel as well as the current FIRM issue. These may be related directly from the Flood Map Service Center at the number listed above.

For community and corporate maps please refer to the Flood Insurance Study Report for the jurisdiction.

To determine if your jurisdiction is eligible for the National Flood Insurance Program, visit the National Flood Insurance Program website at [www.fema.gov](http://www.fema.gov).

Base map information shown on this FIRM was provided by Lee County, dated 2008 and 2010, by Florida Department of Transportation, dated 2017 and 2018, the U.S. Department of Agriculture, dated 2018, and the U.S. Department of Transportation, dated 2017.

**SCALE**



**PANEL LOCATOR**



**FEMA**  
National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM**  
FLOOD INSURANCE RATE MAP  
LEE COUNTY, FLORIDA  
and Incorporated Areas  
Panel 438 of 685

Panel Contains:  
COMMUNITY  
LEE COUNTY

NUMBER PANEL SUFFIX  
125124 0438

16260 South Tamiami Trail

PROPERTY  
BOUNDARY



Legend:



Potential Jurisdictional Wetlands  
(4.26 Ac.±)

Notes:

1. Property boundary is Surveyed and was obtained from Alta Survey, February 2023.
2. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in April 2022.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

FLUCCS	Description	Acreage
450	Mixed Exotic Upland Forest	8.59 Ac.±
619M*	Hydric Melaleuca	4.26 Ac.±
740	Disturbed Land	0.35 Ac.±
<b>Total</b>		<b>13.20 Ac.±</b>
* Potential Jurisdictional Wetlands		

22-027

Exhibit F. Wetland Map

OWEN ENVIRONMENTAL  
CONSULTING, L.L.C.  
FORT MYERS 888-884-0007

16260 South Tamiami Trail



— Approximate Pedestrian Survey Transects  
 X Potential FBB Cavity Snag (15)

FLUCCS	Description	Acreage
450	Mixed Exotic Upland Forest	8.59 Ac.±
619M*	Hydic Melaleuca	4.26 Ac.±
740	Disturbed Land	0.35 Ac.±
<b>Total</b>		<b>13.20 Ac.±</b>

\* Potential Jurisdictional Wetlands

Notes:

1. Property boundary is Surveyed and was obtained from Alta Survey, February 2023.
2. Mapping is based on photo interpretation of 2022 aerial photography and ground truthing in April 2022.
3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

22-027

Exhibit G. Protected Species Survey Map

OWEN ENVIRONMENTAL  
 CONSULTING, LLC.  
 FORT MYERS 888-604-0007

**Sharon Hrabak**

---

**From:** Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>  
**Sent:** Monday, March 6, 2023 12:23 PM  
**To:** Sharon Hrabak  
**Subject:** RE: Pugliese  
**Attachments:** Template\_102.pdf

**EXTERNAL SENDER**

Completed; no cultural resources detected  
Kind regards,

Eman M. Vovsi, Ph.D. (he/him/his)  
Sr. Data Base Analyst – Florida Department of State  
Bureau of Historic Preservation - Florida Master Site File – Tallahassee, FL 32399-0250 – Phone:  
850.245.6377 – e-mail: [Eman.Vovsi@DOS.MyFlorida.com](mailto:Eman.Vovsi@DOS.MyFlorida.com)

“Due to and depending on the requested information, work load and limited staffing, it may take longer than usual to get a response. Thank you for your patience and understanding during this time.”

**From:** Sharon Hrabak <Sharon@qainc.net>  
**Sent:** Monday, March 6, 2023 11:58 AM  
**To:** FMSFILE <FMSFILE@dos.myflorida.com>  
**Cc:** Tobias, Jennifer L. <Jennifer.Tobias@dos.myflorida.com>  
**Subject:** Pugliese

**EMAIL RECEIVED FROM EXTERNAL SOURCE**

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

To Whom it May Concern,

Can you please send us a list of any known historical resources located on Address undetermined, straps # 01-46-24-00-00004.2020 and #01-46-24 00-00004.2020?

Thank you,

*Sharon Hrabak*



4301 Veronica Shoemaker Blvd.  
Fort Myers, Florida 33916  
P: 239-936-5222 | F: 239-936-7228  
[sharon@gainc.net](mailto:sharon@gainc.net) | [www.gainc.net](http://www.gainc.net)

**US 41 Pugliese Multifamily**  
Historical Resources Impact Analysis  
Exhibit M14

**Florida Master Site File**

Per the Florida Master Site File, there are not any previously recorded cultural or historic resources located within 150 feet of the subject property.

**Archaeological Sensitivity Map**

A site  $\pm$  360 ft Southwest of the subject property is identified as being archaeologically sensitive 2 on the Lee County Archaeological Sensitivity Map dated December 2014. See below, map depicts in lower left corner shaded light green.





## **US 41 Pugliese Multifamily**

Existing and Future Public Facilities Impacts Analysis  
Exhibit M15

### **Potable Water and Sanitary Sewer**

The subject property is within the Lee County Utilities (LCU) potable water franchise area as depicted on Maps 4A and 4B of the Lee Plan. LCU owns and maintains existing potable water and wastewater lines along the adjacent streets. Green Meadows Treatment Plant will provide potable water service to the proposed development while Forest Utilities will provide wastewater service.

Lee County utilities have sufficient capacity to provide water service and Forest Utilities has sufficient capacity to provide sewer service at buildout for both the existing Suburban land use as well as the proposed Urban Community land use to include multi-family residential units. As similar uses could be developed in both land use categories, the difference in the expected water and sewer demand would be only due to the addition of the residential units and is summarized below.

Per F.A.C. 64E-6, residential/commercial:

Residential:

- 100 gallons per day per 1-bedroom unit (750 sf or less of building area)
- 200 gallons per day per 2-bedroom unit (751-1200 or less of building area)
- 300 gallons per day per 3-bedroom unit (1201-2250 sf or less of building area)
- 400 gallons per day per 4- bedroom unit (2251-3300 sf or less of building area)

(290) 2-bedroom multi-family residential units = 58,000 gpd. The proposed project can expect an average potable water and sanitary sewer demand of 58,000 GPD.

Water and sewer demand for the balance of the property would remain unchanged whether in the Suburban or Urban Community land use.

According to the 2024 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted with a capacity of 54.4 million gallons per day (MGPO) and is projected planned future to operate at 46.7 MGPO. Therefore, there is sufficient capacity within the existing water distribution system to serve the project at build-out.

This project is in the Forest Utilities Franchise and is not mentioned in the concurrency report. However, a letter of availability submitted with this application states Forest Utilities has sufficient capacity.

### **Surface Water/Drainage Basins**



The existing site consists of vacant undisturbed parcels. There is an existing stormwater swale along ROW of S. Tamiami Trail. The existing stormwater runoff sheet flows generally to the south into Hendry Creek flow way. The property has permitted SFWMD with existing Master System Environmental Resource Permit # 36-00161-S Application 080804-03 serving the combined 13.20-acre parcel.

The subject site is currently in a FEMA Zone AE-EL11 per map panel 12071C0438H, which has an established base flood elevation of 11" NAVD.

The Lee Plan Policy 95.1.3 establishes regulatory standards and non-regulatory standards for public facilities and states as follows:

Stormwater Management Facilities LOS: The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding of designated evacuation routes (see Map 3J) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.

The 2024 Concurrency Report confirms that none of the evacuation routes in the studied watersheds are anticipated to be flooded for more than 24 hours, and that new developments that receive approval from the South Florida Water Management District and comply with standards in Florida Administrative Code Chapter 62- 330 will be deemed concurrent with the Lee Plan's surface water management LOS. The US41 Pugliese Multi-family project will receive approval for an Environmental Resource Permit from the South Florida Water Management District and, as such, will be consistent with the surface water management Level of Service standards of the Lee Plan.

The change in land use from Suburban to Urban Community will change the developable area. The proposed development will include a surface water management system which will provide both stormwater attenuation and water quality treatment. The surface water management system will include controlled discharge into the Hendry Creek system, meeting all requirements of South Florida Water Management District and Lee County at the time of development order.

The change in land use will have no impacts on the design or function of the surface water management system, drainage basin, discharge rates, nutrient loadings, water quality or flood zone.

### **Parks, Recreation and Open Space**

#### **Regional Parks:**

The Lee County Public Facilities Level of Service and Concurrency Report 2024 indicates a total of 7,127 acres of existing regional parks operated by county, local, state, and federal governments within Lee County. The capacity required to meet The Lee Plan Policy 95.1.3 non-regulatory level of-service standard of 6 acres per 1,000 total seasonal county population is equal to:

$$945,000 \text{ [seasonal county population]} \times (6 \text{ acres}/1,000 \text{ population}) = 5,670 \text{ acres}$$

The Bureau of Economic and Business Research (BEBR) Projections of Florida Population by County, 2025-2050, with Estimates for 2023 provided a medium projected population of 1,075,100



for Lee County in 2050. This would require 6,450 acres to meet the level of service standard. There is more than adequate existing Regional Park acreage in Lee County to meet the needs of the project.

#### Community Parks

The Lee County Public Facilities Level of Service and Concurrency Report 2024 indicates a total of 829.3 acres of existing community parks operated by Lee County or jointly operated with The School District of Lee County within Lee County. The capacity required to meet the Lee Plan Policy 95.1.3 non-regulatory level of-service standard of 0.8 acres per 1,000 total permanent county population is equal to:

$$389,000 \text{ [permanent unincorporated county population]} \times (0.8 \text{ ac/1,000 population}) = 311 \text{ ac}$$

The existing inventory of community parks within Lee County meets the community park level of service standard in the County for the year 2023 and will continue to do so at least through the next five years. The level of service standard increased from 743.6 acres in 2023 to 829.3 acres in 2024 which represents here is more than adequate existing Community Park acreage in Lee County to meet the needs of the project.

#### Public Schools

The subject property is within the South Zone, Lee Plan Policy 95.1.3 provides that Public Schools Facilities LOS standards for Elementary Schools, Middle Schools, High Schools and Special Purpose Facilities is based upon Permanent Florida Inventory School Houses (FISH) capacity and is 100% as adjusted by the School Board annually to account for measurable programmatic changes.

According to the Lee County Public Facilities Level of Service and Concurrency Report 2024, the South Zone showed an available capacity of 252 elementary school seats, 63 middle school seats, and 255 high school seats. The letter of review and recommendation has been requested from the School District of Lee County.

MEMORANDUM

TO: Mr. Chris King  
Land America, LLC

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

DATE: Revised November 5, 2025

RE: Pugliese CPA  
Comprehensive Plan Amendment  
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for approximately 13.2 acres of property located on the west side of US 41 just north of Forest Boulevard in Lee County, Florida. Based on the discussion with the Developer, approximately 13.2 of property will be subject to a Map Amendment that will change the land use designation from Suburban to Urban Community.

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

The Applicant is proposing a Map Amendment on approximately 13.2 acres of property to change the land use designation from Suburban to Urban Community. Based on discussions with County Staff, the worst-case development scenario under the proposed Urban Community was assumed to be 132,000 square feet of commercial retail uses at a density of 10,000 square feet per acre. Note, commercial retail uses are also permitted under the existing Suburban Future Land Use Category (FLU). **Table 1** summarizes the commercial intensity that was utilized for the purposes of the traffic analysis.

**Table 1**  
**Land Use**  
**Pugliese CPA**

Land Use Category	Intensity
Urban Community (13.2 Acres)	132,000 Sq. Ft. (10,000 Sq. Ft./Acre)

The trip generation was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 12<sup>th</sup> Edition. Land Use Code 821 (Shopping Plaza with Supermarket) was utilized for the trip generation purposes of commercial retail uses. **Table 2** outlines the anticipated weekday AM and PM peak hour and daily trip generation for the proposed amendment scenario. The trip generation equations utilized are attached to this Memorandum for reference. Table 2 also includes the reduction in trips due to “pass-by” traffic associated with a commercial retail use. Consistent with the historical traffic studies prepared in Lee County for general commercial retail developments, the pass-by rate was limited to 30%.

**Table 2**  
**Trip Generation**  
**Based on Proposed Map Amendment**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Plaza (132,000 Sq. Ft.)	292	194	486	572	594	1,166	15,326
Less Pass-By (Lee County 30%)	-73	-73	-146	-175	-175	-350	-4,598
<b>Net New Trips</b>	<b>219</b>	<b>121</b>	<b>340</b>	<b>397</b>	<b>419</b>	<b>816</b>	<b>10,728</b>

**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, there are no programmed improvements within the vicinity of the subject site. The Lee County 2045 Highway Cost Feasible Plan is attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization’s (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the net new PM peak hour trips to be generated by additional trips in Table 2 were added to the projected 2045 volumes. The Level of Service for the surrounding roadways was then evaluated. The Level of Service

threshold volumes were derived based on the attached *Lee County Generalized Peak Hour Directional Service Volumes* table as well as *FDOT's Generalized Peak Hour Directional Volumes Table*.

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 link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed Map Amendment. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

#### **Short Term Impacts Analysis (5-year horizon)**

The 2024-2029 Lee County Transportation Capital Improvement Plan and the 2025-2030 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there are no programmed roadway capacity improvements in the vicinity of the subject site.

**Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the surrounding roadways based on the additional new trips shown in Table 2. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links were obtained from the most recent *Lee County Public Facilities Level of Service and Concurrency Report*.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2030 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's *Florida Traffic Online* webpage. Based on the project traffic distribution illustrated within Table 4A, the roadway link data was analyzed for the year 2030 without the proposed amendment and year 2030 with the proposed amendment. Traffic data obtained from the aforementioned FDOT resource is attached to this Memorandum for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2030 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement programs. Capacity analysis will be evaluated again at the time the project will seek a local Development Order approval.

**Conclusion**

The proposed Comprehensive Plan Amendment is for a property located on the west side of US 41 just north of Forest Boulevard in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum, the proposed amendment will not cause any roadway links to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed amendment.

No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Amendment.

Attachments

**TABLES 1A & 2A**  
**2045 LOS ANALYSIS**

**TABLE 1A  
LEVEL OF SERVICE THRESHOLDS  
2045 LONG RANGE TRANSPORTATION ANALYSIS - PUGLIESE CPA**

ROADWAY	ROADWAY SEGMENT	2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
		# Lanes	Roadway Designation	LOS A	LOS B	LOS C	LOS D	LOS E
				VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
US 41	N. of Daniels Pkwy	6LD	Arterial	0	0	2,478	2,814	2,814
	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	2,478	2,814	2,184
	N. of Site	6LD	Arterial	0	0	2,478	2,814	2,184
	S. of Site	6LD	Arterial	0	0	2,478	2,814	2,184
	S. of Alico Rd	6LD	Arterial	0	0	2,478	2,814	2,184
Alico Rd	E. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Gladolus Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Summerlin Rd	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Winkler Rd	6LD	Arterial	0	400	2,840	2,940	2,940
Summerlin Rd	S. of Gladolus Dr	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	S. of Winkler Rd	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
Six Mile Cypress Pkwy	E. of US 41	4LD	Arterial	0	0	1,596	1,900	1,900
	E. of Metro Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
Metro Pkwy	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	2,478	2,814	2,814
Cypress Lake Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Daniels Pkwy	E. of US 41	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180

- Denotes the LOS Standard for each roadway segment

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

\* Level of Service Thresholds for State maintained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes Table.

**TABLE 2A  
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS  
PUGLIESE CPA**

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 816 VPH IN= 397 OUT= 419

ROADWAY	ROADWAY SEGMENT	2045		AADT	K-100	100TH HIGHEST		PM PK HR	2045		PROJECT	PK DIR	2045 BACKGROUND PLUS PROJ	
		FSUTMS	COUNTY PCS /			BACKGROUND	FACTOR		HOUR PK DIR	D			PEAK	TRAFFIC VOLUMES & LOS
		AADT	FDOT SITE #	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	DIST.	TRAFFIC	VOLUME	LOS
US 41	N. of Daniels Pkwy	59,367	125041	59,367	0.090	5,343	0.539	NORTH	2,880	F	10%	40	2,920	F
	N. of Six Mile Cypress Pkwy	49,304	120037	49,304	0.090	4,437	0.539	NORTH	2,392	C	25%	99	2,491	D
	N. of Site	63,948	120025	63,948	0.090	5,755	0.539	NORTH	3,102	F	50%	199	3,300	F
	S. of Site	62,169	120098	62,169	0.090	5,595	0.539	NORTH	3,016	F	50%	199	3,214	F
	S. of Alico Rd	50,161	120066	50,161	0.090	4,514	0.539	NORTH	2,433	C	30%	119	2,552	D
Alico Rd	E. of US 41	45,128	124177	45,128	0.090	4,082	0.554	WEST	2,250	C	20%	79	2,330	C
Gladiolus Dr	W. of US 41	59,546	126046	59,546	0.090	5,359	0.554	EAST	2,969	F	15%	60	3,028	F
	W. of Summerlin Rd	34,833	126039	34,833	0.090	3,117	0.554	WEST	1,727	C	5%	20	1,747	C
	W. of Winkler Rd	38,658	126039	38,658	0.090	3,479	0.554	WEST	1,927	C	5%	20	1,947	C
Summerlin Rd	S. of Gladiolus Dr	46,095	126019	46,095	0.090	4,149	0.554	NORTH	2,299	C	10%	40	2,338	C
	S. of Winkler Rd	41,924	126019	41,924	0.090	3,773	0.554	NORTH	2,090	C	10%	40	2,130	C
Six Mile Cypress Pkwy	E. of US 41	31,400	125054	31,400	0.090	2,826	0.554	EAST	1,566	C	10%	40	1,605	D
	E. of Metro Pkwy	29,968	124387	29,968	0.090	2,697	0.539	EAST	1,454	C	7%	28	1,481	C
Metro Pkwy	N. of Six Mile Cypress Pkwy	27,160	125055	27,160	0.090	2,444	0.554	SOUTH	1,354	C	3%	12	1,366	C
Cypress Lake Dr	W. of US 41	43,755	124257	43,755	0.090	3,938	0.554	WEST	2,182	C	5%	20	2,202	C
Daniels Pkwy	E. of US 41	51,307	126030	51,307	0.090	4,618	0.539	WEST	2,489	C	5%	20	2,509	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  
PUGLIESE CPA**

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
				VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
US 41	N. of Daniels Pkwy	6LD	Arterial	0	0	2,478	2,814	2,814
	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	2,478	2,814	2,184
	N. of Site	6LD	Arterial	0	0	2,478	2,814	2,184
	S. of Site	6LD	Arterial	0	0	2,478	2,814	2,184
	S. of Allico Rd	6LD	Arterial	0	0	2,478	2,814	2,184
Allico Rd	E. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Gladiolus Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Summerlin Rd	6LD	Arterial	0	400	2,840	2,940	2,940
	W. of Winkler Rd	6LD	Arterial	0	400	2,840	2,940	2,940
Summerlin Rd	S. of Gladiolus Dr	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
	S. of Winkler Rd	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180
Six Mile Cypress Pkwy	E. of US 41	4LD	Arterial	0	0	1,596	1,900	1,900
	E. of Metro Pkwy	4LD	Controlled Access Facility	0	270	1,970	2,100	2,100
Metro Pkwy	N. of Six Mile Cypress Pkwy	6LD	Arterial	0	0	2,478	2,814	2,814
Cypress Lake Dr	W. of US 41	6LD	Arterial	0	400	2,840	2,940	2,940
Daniels Pkwy	E. of US 41	6LD	Controlled Access Facility	0	430	3,050	3,180	3,180

\* 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 Peak Hour Directional Volumes Table.

**TABLE 4A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
PUGLIESE CPA**

TOTAL PROJECT TRAFFIC AM = 340 VPH IN = 219 OUT = 121  
 TOTAL PROJECT TRAFFIC PM = 816 VPH IN = 397 OUT = 419

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR	2024	YRS OF GROWTH <sup>1</sup>	ANNUAL RATE	2023		2030		PERCENT			2030 BCKGRND			2030 BCKGRND		
							PK HR	PK HR	PK SEASON	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C		
							PK SEASON	PEAK DIRECTION	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS
US 41	N. of Daniels Pkwy	125041	66,000	70,000	15	2.00%	2,842	3,285	F	1.16	10%	22	42	3,265	F	1.17	3,305	F	1.16
	N. of Six Mile Cypress Pkwy	120037	53,000	54,500	15	2.00%	2,500	2,975	F	1.06	25%	55	105	3,030	F	1.08	3,080	F	1.09
	N. of Site	120025	68,500	69,500	15	2.00%	3,306	3,798	F	1.35	50%	110	210	3,907	F	1.39	4,007	F	1.42
	S. of Site	120098	60,500	62,000	15	2.00%	2,801	3,217	F	1.14	50%	110	210	3,327	F	1.18	3,427	F	1.22
	S. of Allico Rd	120086	42,500	62,500	15	2.60%	2,801	3,353	F	1.19	30%	66	126	3,419	F	1.22	3,479	F	1.24
Allico Rd	E. of US 41	124177	21,500	29,500	13	2.46%	1,170	1,387	C	0.47	20%	44	84	1,431	C	0.49	1,471	C	0.50
Gladiolus Dr	W. of US 41	126046	35,852	43,500	15	2.00%	2,330	2,676	C	0.91	15%	33	63	2,709	C	0.92	2,739	C	0.93
	W. of Summerlin Rd	126039	19,599	28,500	11	3.46%	1,193	1,514	C	0.51	5%	11	21	1,525	C	0.52	1,535	C	0.52
	W. of Winkler Rd	126039	19,599	28,500	11	3.46%	1,193	1,514	C	0.51	5%	11	21	1,525	C	0.52	1,535	C	0.52
Summerlin Rd	S. of Gladiolus Dr	126019	30,141	37,000	14	2.00%	1,761	2,046	C	0.64	10%	22	42	2,068	C	0.65	2,088	C	0.66
	S. of Winkler Rd	126019	30,141	37,000	14	2.00%	1,761	2,046	C	0.64	10%	22	42	2,068	C	0.65	2,088	C	0.66
Six Mile Cypress Pkwy	E. of US 41	125054	28,500	44,000	15	2.70%	2,109	2,542	F	1.34	10%	22	42	2,563	F	1.35	2,583	F	1.36
	E. of Metro Pkwy	124387	26,000	34,000	15	2.00%	1,630	1,872	C	0.69	7%	15	29	1,888	C	0.90	1,902	C	0.91
Metro Pkwy	N. of Six Mile Cypress Pkwy	125055	24,000	29,000	12	2.00%	1,373	1,677	C	0.66	9%	7	13	1,564	C	0.66	1,590	C	0.66
Cypress Lake Dr	W. of US 41	124257	27,500	24,000	15	2.00%	2,064	2,371	C	0.81	5%	11	21	2,382	C	0.81	2,392	C	0.81
Daniels Pkwy	E. of US 41	126030	44,040	51,500	15	2.00%	2,307	2,650	C	0.83	5%	11	21	2,661	C	0.84	2,671	C	0.84

1 AGR for roadways was calculated based the historical traffic data obtained from Florida Traffic Online webpage and Lee County Traffic Count Report.

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

**LEE COUNTY GENERALIZED  
SERVICE VOLUME TABLE**

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

April 2016

c:\input5

<b>Uninterrupted Flow Highway</b>						
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
<b>Arterials</b>						
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
<b>Controlled Access Facilities</b>						
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
<b>Collectors</b>						
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.						

**FDOT GENERALIZED PEAK HOUR  
DIRECTIONAL VOLUMES  
TABLE**

# C3C & C3R

## Motor Vehicle Arterial Generalized Service Volume Tables

### Peak Hour Directional

### Peak Hour Two-Way

### AADT



(C3C-Suburban Commercial)

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

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

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



(C3R-Suburban Residential)

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

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

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

### Adjustment Factors

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

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

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

\* Cannot be achieved using table input value defaults.

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

**TRAFFIC DATA**  
**FDOT FLORIDA TRAFFIC ONLINE**

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0066 - SR 45/US 41, SOUTHEAST OF ALICO ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	62500 S	N 30500	S 32000	9.00	53.90	5.00
2023	63500 F	N 31000	S 32500	9.00	53.80	5.00
2022	62500 C	N 30500	S 32000	9.00	53.70	5.00
2021	55000 C	N 27500	S 27500	9.00	53.10	5.30
2020	43500 C	N 21500	S 22000	9.00	52.80	5.80
2019	52500 C	N 26000	S 26500	9.00	53.30	4.40
2018	50500 C	N 25000	S 25500	9.00	53.30	5.10
2017	49500 C	N 24500	S 25000	9.00	53.20	4.00
2016	50000 C	N 25000	S 25000	9.00	56.20	4.60
2015	48000 C	N 24000	S 24000	9.00	54.50	4.30
2014	43000 C	N 21500	S 21500	9.00	54.60	3.50
2013	41000 C	N 20500	S 20500	9.00	59.70	4.50
2012	41000 C	N 20500	S 20500	9.00	54.30	5.10
2011	43000 C	N 21000	S 22000	9.00	55.00	3.90
2010	42500 C	N 21000	S 21500	10.32	57.60	3.60
2009	42500 C	N 21000	S 21500	10.24	54.47	4.40

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0098 - SR 45/US 41, NORTHWEST OF ISLAND PARK ROAD LC434

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2024	62000 F	N	30500	S	31500	9.00	53.90	5.30
2023	63000 C	N	31000	S	32000	9.00	53.80	5.30
2022	56500 F	N	28000	S	28500	9.00	53.70	5.00
2021	56500 C	N	28000	S	28500	9.00	53.10	5.10
2020	47000 C	N	23500	S	23500	9.00	52.80	6.00
2019	56000 C	N	28000	S	28000	9.00	53.30	4.40
2018	54000 C	N	26500	S	27500	9.00	53.30	5.30
2017	56500 C	N	29000	S	27500	9.00	53.20	3.30
2016	58500 C	N	29000	S	29500	9.00	56.20	3.30
2015	58000 C	N	29000	S	29000	9.00	54.50	3.30
2014	54000 C	N	26500	S	27500	9.00	54.60	3.50
2013	51500 C	N	25500	S	26000	9.00	59.70	4.40
2012	60500 C	N	30000	S	30500	9.00	54.30	4.30
2011	61000 C	N	30500	S	30500	9.00	55.00	4.20
2010	59500 C	N	30000	S	29500	10.32	57.60	4.00
2009	60500 C	N	31000	S	29500	10.24	54.47	3.90

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0025 - SR45/US41, S OF GLADIOLUS/SR 865/6-MI TURNOUT LC435

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	69500 F	N 34500	S 35000	9.00	53.90	5.30
2023	70500 C	N 35000	S 35500	9.00	53.80	5.30
2022	71000 C	N 35000	S 36000	9.00	53.70	5.00
2021	65500 C	N 32500	S 33000	9.00	53.10	4.70
2020	50000 C	N 25000	S 25000	9.00	52.80	5.50
2019	62500 C	N 31500	S 31000	9.00	53.30	4.30
2018	59500 F	N 29500	S 30000	9.00	53.30	4.20
2017	59500 C	N 29500	S 30000	9.00	53.20	4.20
2016	65500 C	N 33000	S 32500	9.00	56.20	4.50
2015	60500 C	N 30500	S 30000	9.00	54.50	4.70
2014	57500 F	N 29000	S 28500	9.00	54.60	4.00
2013	57500 C	N 29000	S 28500	9.00	59.70	4.00
2012	70000 C	N 35500	S 34500	9.00	54.30	4.00
2011	72000 C	N 36500	S 35500	9.00	55.00	3.90
2010	70500 C	N 35000	S 35500	10.32	57.60	4.10
2009	68500 C	N 34500	S 34000	10.24	54.47	4.60

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 R30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0037 - SR45/US41, N OF SR865/6-MI CYPRESS PKWY/CR865 LC418

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	54500 C	N 27000	S 27500	9.00	53.90	4.10
2023	53500 S	N 27000	S 26500	9.00	53.80	3.90
2022	52500 F	N 26500	S 26000	9.00	53.70	3.90
2021	52500 C	N 26500	S 26000	9.00	53.10	3.90
2020	43500 C	N 22000	S 21500	9.00	52.80	4.40
2019	52500 C	N 26500	S 26000	9.00	53.30	3.70
2018	50500 C	N 25000	S 25500	9.00	53.30	4.00
2017	48500 C	N 24000	S 24500	9.00	53.20	4.10
2016	55500 C	N 27500	S 28000	9.00	56.20	3.90
2015	94000 C	N 26500	S 27500	9.00	54.50	4.00
2014	54000 C	N 26500	S 27500	9.00	54.60	4.30
2013	50000 C	N 25000	S 25000	9.00	59.70	3.40
2012	55000 C	N 28000	S 27000	9.00	54.30	3.10
2011	55000 C	N 27500	S 27500	9.00	55.00	3.00
2010	54000 C	N 27000	S 27000	10.32	57.60	3.10
2009	53000 C	N 26500	S 26500	10.24	54.47	3.90

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5041 - SR45/US41, N OF CYPRESS LAKE DR/DANIELS PKWY LC426

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	70000 F	N 34000	S 36000	9.00	53.90	3.40
2023	71000 C	N 34500	S 36500	9.00	53.80	3.40
2022	71500 C	N 34000	S 37500	9.00	53.70	3.10
2021	63000 C	N 31500	S 31500	9.00	53.10	2.70
2020	57000 C	N 28500	S 28500	9.00	52.80	3.70
2019	61500 C	N 32000	S 29500	9.00	53.30	3.50
2018	62500 C	N 30500	S 32000	9.00	53.30	3.80
2017	68000 C	N 34500	S 33500	9.00	53.20	3.50
2016	58000 C	N 28000	S 30000	9.00	56.20	3.50
2015	63500 C	N 31500	S 32000	9.00	54.50	3.50
2014	67000 C	N 33000	S 34000	9.00	54.60	2.90
2013	65000 C	N 31500	S 33500	9.00	59.70	3.10
2012	67000 C	N 34000	S 33000	9.00	54.30	3.10
2011	64500 C	N 31500	S 33000	9.00	55.00	3.00
2010	65000 C	N 31500	S 33500	10.32	57.60	2.40
2009	66000 C	N 32500	S 33500	10.24	54.47	2.50

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

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4177 - ALICO ROAD, EAST OF S.R. 45 / U.S. 41

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	29500 F	E 15000	W 14500	9.00	55.40	11.90
2023	28500 C	E 14500	W 14000	9.00	55.40	11.90
2022	30000 C	E 15500	W 14500	9.00	53.90	11.60
2021	25000 T	E 13000	W 12000	9.00	53.50	5.10
2020	24000 S	E 12500	W 11500	9.00	53.80	9.60
2019	24000 F	E 12500	W 11500	9.00	54.90	9.60
2018	23000 C	E 12000	W 11000	9.00	55.20	9.60
2017	22500 T	E 11500	W 11000	9.00	54.90	4.40
2016	21500 S	E 11000	W 10500	9.00	54.80	8.30
2015	20500 F	E 10500	W 10000	9.00	55.50	8.30
2014	19700 C	E 10000	W 9700	9.00	55.20	8.30
2013	21500 S	E 10500	W 11000	9.00	55.00	4.00
2012	21500 F	E 10500	W 11000	9.00	55.30	4.20
2011	21500 C	E 10500	W 11000	9.00	55.20	4.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
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\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6046 - GLADIOLUS DR, W OF SR 45/US 41, PTMS 2046, LCPR 46

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	43500 X	0	0	9.00	55.40	6.80
2023	43000 X	0	0	9.00	55.40	5.00
2022	41500 X	0	0	9.00	53.90	4.10
2021	41500 T	0	0	9.00	53.50	4.20
2020	41000 S	0	0	9.00	53.40	3.40
2019	42000 F	0	0	9.00	53.80	3.70
2018	41365 C	0	0	9.00	56.80	4.10
2017	41500 F	0	0	9.00	56.80	4.00
2016	42094 C	E 23728	W 18366	9.00	56.80	2.80
2015	40184 C	E 22830	W 17354	9.00	57.20	2.90
2014	38568 C	E 21879	W 16689	9.00	57.00	2.30
2013	37516 C	E 21240	W 16276	9.00	57.60	4.00
2012	35633 C	E 19908	W 15725	9.00	52.60	3.50
2011	39432 C	E 21173	W 18259	9.00	52.60	3.20
2010	39139 C	E 20396	W 18743	9.97	52.58	2.40
2009	35852 C	E 19866	W 15986	10.19	55.36	2.70

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FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6039 - GLADIOLUS DR, 720' W OF BASS RD, PTMS 2039, LCPR 39

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	28500 X	0	0	9.00	55.40	6.80
2023	25000 X	0	0	9.00	55.40	5.00
2022	24000 X	0	0	9.00	53.90	4.10
2021	23500 T	0	0	9.00	53.50	4.20
2020	23000 S	0	0	9.00	59.30	3.40
2019	23500 F	0	0	9.00	59.60	3.70
2018	22612 C	0	0	9.00	53.30	4.10
2017	22000 X	0	0	9.00	59.80	4.00
2016	21500 E	0	0	9.00	55.70	2.80
2015	20500 E	0	0	9.00	52.80	2.90
2014	19900 F			9.00	52.80	3.70
2013	19599 C	E 9739	W 9860	9.00	52.80	3.90

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FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6019 - SUMMERLIN RD, 1200' E OF PINE RIDGE RD, PTMS 2019, LCPR 19

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	37000 X	0	0	9.00	55.40	6.40
2023	36500 X	0	0	9.00	55.40	4.80
2022	35000 X	0	0	9.00	53.90	5.40
2021	35000 T	0	0	9.00	53.50	4.50
2020	34500 S	0	0	9.00	53.40	4.30
2019	35500 F	0	0	9.00	53.80	4.10
2018	35033 C	0	0	9.00	53.30	4.80
2017	34000 F	0	0	9.00	55.20	4.70
2016	34034 C	E 16959	W 17075	9.00	55.70	4.60
2015	33656 C	E 16730	W 16926	9.00	52.30	4.70
2014	33571 C	E 16729	W 16842	9.00	52.30	4.30
2013	31791 C	E 15974	W 15817	9.00	52.30	4.30
2012	25766 C	E 12481	W 13285	9.00	52.00	3.50
2011	30026 C	E 14826	W 15200	9.00	51.90	4.60
2010	30141 C	E 14934	W 15207	11.54	51.89	3.10

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FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5054 - SR 865/6-MILE CYPRESS PRWY, EAST OF US 41 LC386

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	44000 S	E 21000	W 23000	9.00	54.40	9.60
2023	43000 F	E 20500	W 22500	9.00	54.50	9.60
2022	40000 C	E 19000	W 21000	9.00	52.70	9.60
2021	41000 C	E 20000	W 21000	9.00	52.60	6.70
2020	32500 C	E 15500	W 17000	9.00	51.70	6.60
2019	39000 C	E 18500	W 19500	9.00	52.00	5.10
2018	36500 C	E 18000	W 18500	9.00	52.30	7.00
2017	36500 C	E 18000	W 18500	9.00	53.20	6.40
2016	36500 C	E 18500	W 18000	9.00	57.90	5.30
2015	35500 C	E 18000	W 17500	9.00	58.40	5.00
2014	33000 F	E 16500	W 16500	9.00	56.40	5.20
2013	31000 C	E 15500	W 15500	9.00	64.00	5.20
2012	33000 C	E 16500	W 16500	9.00	63.40	7.30
2011	32000 F	E 16000	W 16000	9.00	62.50	5.70
2010	33000 C	E 16500	W 16500	11.16	63.35	5.70
2009	29500 C	E 14500	W 15000	11.00	63.18	4.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
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FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4387 - SIX MILE CYPRESS/CR 865, E OF METRO PKWY/SR 739 LC 387

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	34000 F	E 17500	W 16500	9.00	53.90	7.60
2023	35000 C	E 18000	W 17000	9.00	53.50	7.60
2022	32500 E			9.00	54.00	7.30
2021	32500 S	E 16000	W 16500	9.00	57.00	5.10
2020	32500 F	E 16000	W 16500	9.00	52.80	5.10
2019	33500 C	E 16500	W 17000	9.00	53.30	5.10
2018	34000 C	E 17000	W 17000	9.00	53.30	5.00
2017	34500 C	E 17500	W 17000	9.00	53.20	5.00
2016	33000 S	E 16500	W 16500	9.00	56.10	6.10
2015	32000 F	E 16000	W 16000	9.00	52.00	6.10
2014	30000 C	E 15000	W 15000	9.00	52.30	6.10
2013	26500 S	E 13500	W 13000	9.00	55.70	6.80
2012	26500 F	E 13500	W 13000	9.00	52.10	6.80
2011	27500 C	E 14000	W 13500	9.00	51.60	6.80
2010	26000 S	E 13500	W 12500	10.36	54.31	4.40
2009	26000 F	E 13500	W 12500	9.94	54.56	4.40

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FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5055 - SR739/METRO PKWY, N OF SR865/6-MI CYPRESS PKW LC337

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	29000 F	N 15000	S 14000	9.00	54.40	6.60
2023	28000 C	N 14500	S 13500	9.00	54.50	6.60
2022	25000 F	N 12500	S 12500	9.00	52.70	7.30
2021	24000 C	N 12000	S 12000	9.00	52.60	7.50
2020	21000 C	N 10500	S 10500	9.00	51.70	5.10
2019	24000 C	N 12500	S 11500	9.00	52.00	5.90
2018	23500 C	N 12000	S 11500	9.00	52.30	6.40
2017	23500 C	N 12000	S 11500	9.00	53.20	6.20
2016	23000 C	N 11500	S 11500	9.00	57.90	6.20
2015	21500 C	N 11000	S 10500	9.00	58.40	6.20
2014	21000 C	N 10500	S 10500	9.00	56.40	5.20
2013	29000 C	N 15000	S 14000	9.00	64.00	5.50
2012	24000 C	N 12000	S 12000	9.00	63.40	4.30
2011	8300 F	N 3700	S 4600	9.00	62.50	7.00
2010	8500 C	N 3800	S 4700	11.16	63.35	7.00
2009	9100 F	N 4200	S 4900	11.00	63.18	7.80

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FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4257 - CYPRESS LAKE DR, EAST OF SOUTH POINTE BLVD LC 257

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	24000 F	E 11500	W 12500	9.00	55.40	3.80
2023	23000 C	E 11000	W 12000	9.00	55.40	3.80
2022	28500 X	0	0	9.00	53.90	9.80
2021	27500 X	0	0	9.00	53.50	2.80
2020	26000 E	0	0	9.00	54.00	2.80
2019	26000 C	E 0	W 0	9.00	56.00	2.80
2018	23500 C	E 11000	W 12500	9.00	53.30	3.00
2017	28500 T			9.00	55.40	7.40
2016	27500 S	E 13000	W 14500	9.00	55.70	2.50
2015	26500 F	E 12500	W 14000	9.00	55.00	2.50
2014	25500 C	E 12000	W 13500	9.00	55.40	2.50
2013	27500 S	E 13500	W 14000	9.00	55.30	2.40
2012	27500 F	E 13500	W 14000	9.00	55.40	2.40
2011	28000 C	E 13500	W 14500	9.00	54.40	2.40
2010	27500 S	E 13500	W 14000	10.68	53.94	2.80
2009	27500 F	E 13500	W 14000	10.43	55.23	2.80

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FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6030 - DANIELS PKWY, 100? FT E OF PONDEROSA WY, PTMS 2030, LCPR 30

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	51500 X	0	0	9.00	53.90	4.10
2023	51000 X	0	0	9.00	53.50	9.00
2022	49000 X	0	0	9.00	54.00	9.60
2021	48500 T	0	0	9.00	57.00	7.70
2020	47500 S	0	0	9.00	52.80	4.80
2019	49500 F	0	0	9.00	53.30	3.40
2018	49596 C	0	0	9.00	53.30	3.40
2017	50500 F	0	0	9.00	52.00	4.30
2016	48893 C	E 24096	W 24797	9.00	52.00	4.90
2015	47979 C	E 23545	W 24434	9.00	52.00	5.20
2014	46931 C	E 23035	W 23896	9.00	52.30	3.00
2013	45780 C	E 22521	W 23259	9.00	51.70	4.20
2012	40796 C	E 18683	W 22113	9.00	51.70	3.90
2011	43054 C	E 21269	W 21785	9.00	51.60	3.10
2010	43618 C	E 21560	W 22058	10.20	51.56	3.40
2009	44040 C	E 21816	W 22222	9.83	53.02	4.30

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

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

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

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE						Notes		
					STANDARD		2021 100TH HIGHEST HOUR		2028 FUTURE FORECAST*				
					LOS <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(3)</sup>	V/C <sup>(4)</sup>	LOS <sup>(1)</sup>		VOLUME <sup>(3)</sup>	V/C <sup>(4)</sup>
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	315	0.37	C	331	0.38	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	450	0.25	C	473	0.26	<sup>(1)</sup> ; Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	275	0.32	C	289	0.34	<sup>(1)</sup> ; non-county maintained to east
05100	COLLEGE PKWY	MCGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,600	0.87	E	2,733	0.92	
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,838	0.62	D	1,932	0.65	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	1,838	0.62	D	1,932	0.65	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,830	0.61	D	1,923	0.65	
05500	COLONIAL BLVD	MCGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	D	2,589	0.91	D	2,721	0.96	<sup>(1)</sup>
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,589	0.91	D	2,721	0.96	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	D	2,104	0.69	D	2,211	0.73	<sup>(1)</sup>
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	105	0.12	C	110	0.13	<sup>(1)</sup>
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	371	0.43	C	390	0.45	
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	30	0.03	C	32	0.04	<sup>(1)</sup>
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	971	0.51	C	1,021	0.54	
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	C	1,582	0.83	C	1,663	0.88	
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,069	0.56	C	1,124	0.59	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	1,186	0.61	C	1,246	0.64	Corkscrew Woods/Wildblue
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	D	668	0.59		1,412	1.24	Verdana Village RPD
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	145	0.17	C	154	0.18	<sup>(1)</sup>
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	505	0.59	C	531	0.62	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	356	0.43	C	385	0.45	
07400	CYPRESS LAKE DR	MCGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,142	0.59	D	1,200	0.62	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,449	0.75	D	1,523	0.79	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,449	0.75	D	1,523	0.79	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,064	0.70	D	2,169	0.74	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,307	0.86	D	2,425	0.90	unincorporated Lee County
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,307	0.86	D	2,425	0.90	unincorporated Lee County; constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	E	2,953	0.97		3,108	1.02	unincorporated Lee Co; constrained; Dan Falls
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	E	2,953	0.97		3,104	1.02	unincorporated Lee County; constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	E	2,963	0.91	E	3,114	0.96	unincorporated Lee County
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	E	2,963	0.91	E	3,114	0.96	unincorporated Lee County
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	E	3,197	0.98		3,360	1.03	unincorporated Lee County
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160		2,304	1.07		2,469	1.14	unincorporated Lee County; Timber Creek RPD
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	395	0.46	C	415	0.48	
08700	DAVIS RD	MCGREGOR BLVD	IONA RD	2LN	E	860	C	17	0.02	C	18	0.02	<sup>(1)</sup>
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	D	2,069	0.78	D	2,175	0.82	
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	D	2,069	0.78	D	2,175	0.82	
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	2,069	0.78	D	2,174	0.82	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	E	2,600	0.98		2,733	1.03	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	D	2,041	0.73	D	2,145	0.77	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,757	0.63	C	1,847	0.66	<sup>(1)</sup>
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	538	0.63	D	643	0.75	Crane Landing Golf Course Community
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	30	0.03	C	32	0.04	<sup>(1)</sup>
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	264	0.36	A	277	0.38	<sup>(1)</sup> ; constrained
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	D	648	0.89	D	681	0.94	<sup>(1)</sup> ; constrained
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	D	648	0.89	D	681	0.94	<sup>(1)</sup> ; constrained
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671		722	1.08		759	1.13	<sup>(1)</sup> ; constrained
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	921	0.46	B	1,092	0.55	non-county maint; T and T DRI/Cyp Vw CPD

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE			2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		STANDARD LOS <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(2)</sup>	V/C <sup>(3)</sup>		
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	1,040	0.52	B	1,093	0.55		
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	103	0.12	C	108	0.13	(4)	
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	290	0.34	C	305	0.35		
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,276	0.55	D	1,341	0.58		
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,541	0.67	D	1,620	0.70		
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	309	0.36	C	325	0.38	constrained	
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	1,233	0.69	C	1,296	0.72	(4)	
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	C	505	0.59	C	531	0.62	(4)	
10900	GLADIOLUS DR	MCGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	547	0.30	C	575	0.31		
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,193	0.65	C	1,254	0.68		
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	C	1,193	0.43	C	1,254	0.45		
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,193	0.43	C	1,254	0.45		
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	C	2,330	0.84	C	2,449	0.88		
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	125	0.15	C	146	0.17	(4)	
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	B	1,426	0.74	B	1,545	0.80	pre-development order res development	
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	742	0.73	C	799	0.78	pre-development order res development	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,120	0.60	B	1,177	0.63		
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,473	0.78	B	1,548	0.82		
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,433	0.76	B	1,506	0.80		
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,433	0.76	B	1,506	0.80		
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	291	0.34	C	306	0.36	(4)	
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	E	479	0.54	E	503	0.57	(4), constrained	
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	E	479	0.54	E	503	0.57	(4), constrained	
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	E	479	0.54	E	503	0.57	(4), constrained	
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,030	C	473	0.47	D	497	0.49	(4)	
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,030	C	473	0.47	D	497	0.49	(4)	
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	1,960	C	473	0.24	C	518	0.26		
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	1,960	D	1,324	0.68	D	1,392	0.71		
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF/BLF	D	6080/3090	D	5,453	0.90	C	6,395	0.70		
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	6,080	D	6,387	1.05	D	7,465	1.23		
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	7,080	D	6,478	0.91	D	7,435	1.05		
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	6,080	E	6,109	1.00	D	7,187	1.18		
		COLONIAL BLVD	DR MLK JR BLVD (SR 82)	6LF	D	7,080	C	5,529	0.78	D	6,217	0.88		
32300	I-75	DR MLK JR BLVD (SR 82)	LUCKETT RD	6LF	D	6,080	D	5,756	0.95	D	6,683	1.10		
32400	I-75	LUCKETT RD	SR 80	6LF	D	7,080	C	5,554	0.78	D	6,405	0.90		
32500	I-75	SR 80	SR 78	6LF	D	7,080	B	3,888	0.55	B	4,564	0.64		
32600	I-75	SR 78	COUNTY LINE	6LF	D	6,080	C	3,652	0.60	C	4,164	0.68		
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	213	0.25	C	224	0.26		
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	2,814	C	2,357	0.84	D	2,957	1.05		
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	2,866	C	1,743	0.61	C	2,203	0.77	Timber Creek RPD	
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	2,866	C	2,330	0.81	D	2,817	0.98		
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	1,942	C	1,002	0.52	C	1,247	0.64		
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	4LD	D	1,942	C	770	0.40	C	950	0.49		
13500	IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,605	0.84	B	1,687	0.88		
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	B	1,211	0.63	B	1,273	0.66	City of Bonita Springs/Village of Estero	
13600	IONA RD	DAVIS RD	MCGREGOR BLVD	2LN	E	860	C	426	0.50	C	468	0.54	Watrous Plantation	
13700	ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	97	0.11	C	158	0.18	Coves of Estero Bay	
13800	JOEL BLVD	ALEX GRAHAM BELL BLVD	18TH ST	4LN	E	2,120	B	567	0.27	B	625	0.29		

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE			2028 FUTURE FORECAST*			Notes		
					STANDARD		2021 100TH HIGHEST HOUR		2028 FUTURE FORECAST*				
					LOS <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(3)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(3)</sup>			
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	547	0.54	D	575	0.57	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	(H)
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	210	0.24	C	221	0.26	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	230	0.27	C	242	0.28	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	230	0.27	C	242	0.28	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	338	0.39	C	355	0.41	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,440	0.86	E	2,564	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,182	0.77	E	2,293	0.81	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	1,944	0.68	E	2,091	0.74	pre-development order res development
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	913	0.46	B	960	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	913	0.90	E	960	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	407	0.47	C	428	0.50	
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	764	0.42	B	803	0.45	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	714	0.83		895	1.04	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	D	587	0.68	D	617	0.72	
15400	LITTLETON RD	BUS 41	BUS 41	2LN	E	860	D	570	0.66	D	599	0.70	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	364	0.41	C	416	0.47	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	320	0.37	C	336	0.39	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	(H)
15800	McGREGOR BLVD	SANBEL T PLAZA	HARBOR DR	4LD	E	1,960	A	980	0.50	B	1,030	0.53	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,396	0.71	B	1,467	0.75	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	815	0.42	A	857	0.44	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	815	0.42	A	857	0.44	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,900	D	1,810	0.95		1,961	1.03	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,900	D	1,810	0.95		1,961	1.03	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	775	0.69	D	842	0.75	constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,866	C	1,373	0.48	C	1,618	0.56	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,275	0.67	C	1,440	0.76	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,786	0.94		2,118	1.11	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,786	0.94		2,118	1.11	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,766	0.62	C	2,252	0.79	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	(H)
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	213	0.25	(H)
17800	MOODY RD	HANCOCK B, PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	(H)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	82	0.10	C	86	0.10	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	136	0.16	C	143	0.17	
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	155	0.18	C	163	0.19	
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	B	224	0.20	B	344	0.30	The Broadlands
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	B	224	0.20	B	358	0.31	River Run Estates
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	135	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	(H)
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B, PKWY	2LN	E	860	C	539	0.63	D	566	0.65	
19200	ORANGE GROVE BLVD	HANCOCK B, PKWY	PONDELLA RD	4LN	E	1,790	C	539	0.30	D	566	0.32	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	368	0.37	C	387	0.39	

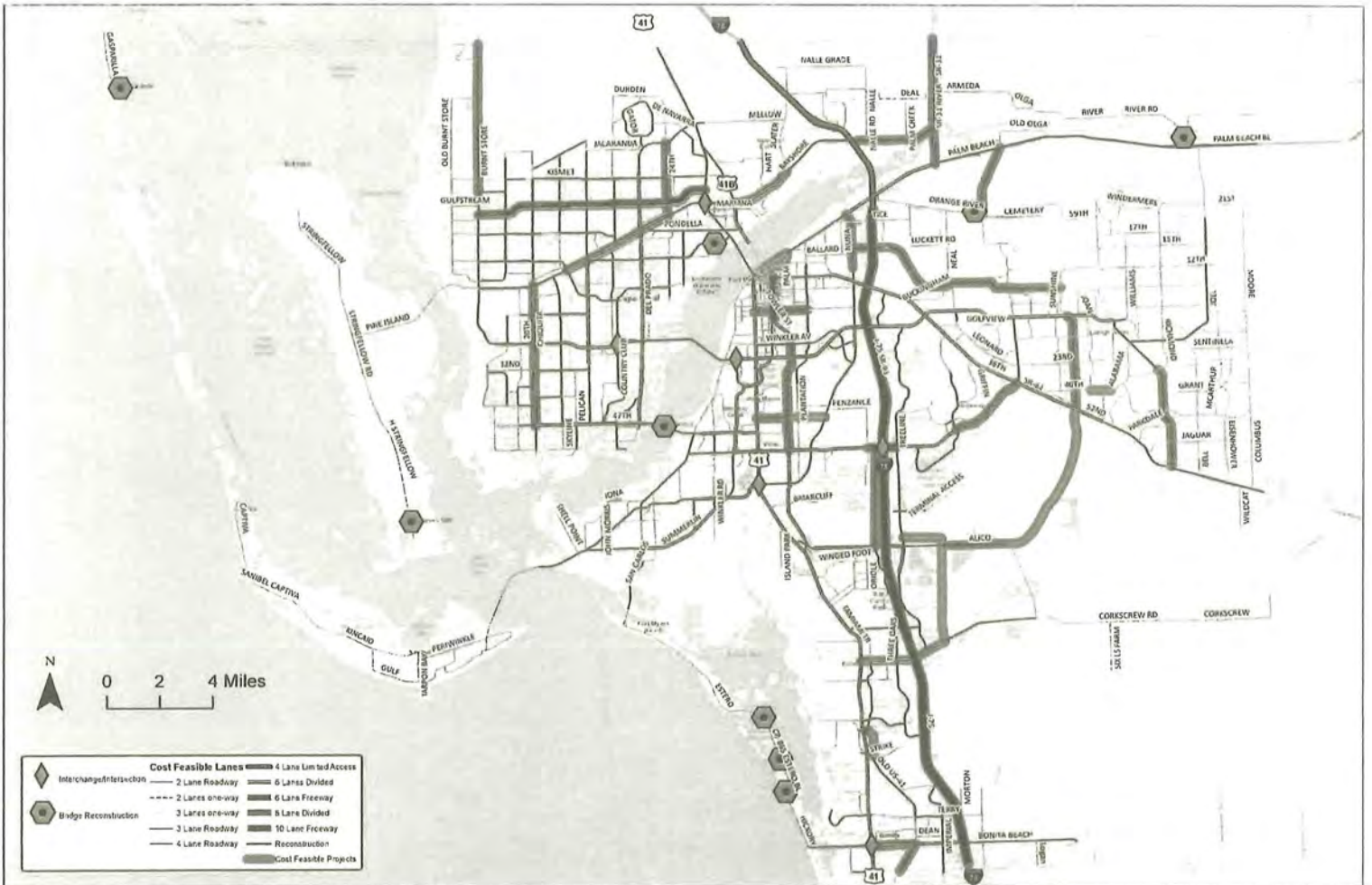
LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE			2013 100TH HIGHEST HOUR			2018 FUTURE FORECAST*			Notes
		FROM	TO		STANDARD	LOS <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(3)</sup>	V/C <sup>(4)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(3)</sup>	V/C <sup>(4)</sup>	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	368	0.37	C	387	0.39		
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	131	0.15	C	138	0.16		
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900		1,115	1.24		1,172	1.30	City of Fort Myers	
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900		947	1.05		995	1.11	partially located in City of Fort Myers	
19800	ORTIZ AVE	LUCKETT RD	SR 80	2LN	E	900	B	374	0.42	B	393	0.44	(4)	
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	1,900	C	1,306	0.69	C	1,471	0.77		
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	2,814	C	1,453	0.52	C	1,624	0.58		
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	2,814	C	1,840	0.65	C	2,030	0.72		
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,900		2,275	1.20		2,604	1.37		
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	1,942	E	1,943	1.00		2,277	1.17	River Hall (f.k.a. Hawks Haven)	
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	1,785	C	1,457	0.82	C	1,735	0.97		
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	1,785	C	1,295	0.73	C	1,541	0.86		
20500	PALOMING LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	343	0.40	C	405	0.47	The Springs at Daniels Road	
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	202	0.23	C	219	0.26		
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	150	0.17	C	180	0.21		
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	594	0.63	E	640	0.67	constrained	
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	1,900		1,902	1.00		2,312	1.22		
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	1,900	D	1,647	0.86	D	1,861	0.98		
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	459	0.53	C	549	0.64	Heritage Isles	
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	280	0.33	C	486	0.56	Heritage Isles	
21800	PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BLVD	2LN	E	860	C	280	0.33	C	294	0.34		
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	317	0.37	C	333	0.39		
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	651	0.76	D	684	0.80		
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	673	0.38	C	707	0.40		
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	994	0.53	B	1,045	0.55		
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,319	0.70	B	1,386	0.73		
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,396	0.74	B	1,467	0.78		
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	78	0.09	D	658	0.76	(4), Bightwater RPD (f.k.a. Stoneybrook North)	
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	105	0.12	C	110	0.13	(4)	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	62	0.07	C	65	0.08	(4)	
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	129	0.15	C	149	0.17	pre-development order res development	
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	129	0.15	C	198	0.23	pre-development order res development	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	324	0.38	C	341	0.40		
23000	SAN CARLOS BLVD (SR 865)	MANTARZAS PASS BRIDGE	MAIN ST	2LD	D	1,900	C	1,114	0.59	C	1,208	0.64	constrained	
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	1,900	C	1,114	0.59	C	1,208	0.64		
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	1,180	C	702	0.59	C	762	0.65		
23280	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	1,180	C	702	0.59	C	762	0.65		
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	501	0.58	C	527	0.61		
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140		1,172	1.03		1,232	1.08		
23400	SHELL POINT BLVD	MCGREGOR BLVD	PALM ACRES	2LN	E	860	C	269	0.31	C	283	0.33		
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	1,900		2,109	1.11		2,341	1.23		
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,630	0.82	B	1,713	0.86	unincorporated Lee County	
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,272	0.67	B	1,434	0.75	unincorporated Lee Co; Cr Mir RPD/Ok VIII RPD	
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,200	0.63	B	1,261	0.66	incorporated Lee County	
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,200	0.42	A	1,261	0.44	incorporated Lee County	
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	444	0.44	C	467	0.46		
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	C	514	0.56	C	540	0.59		
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	766/1180	E	966	1.26	E	1,168	0.99		

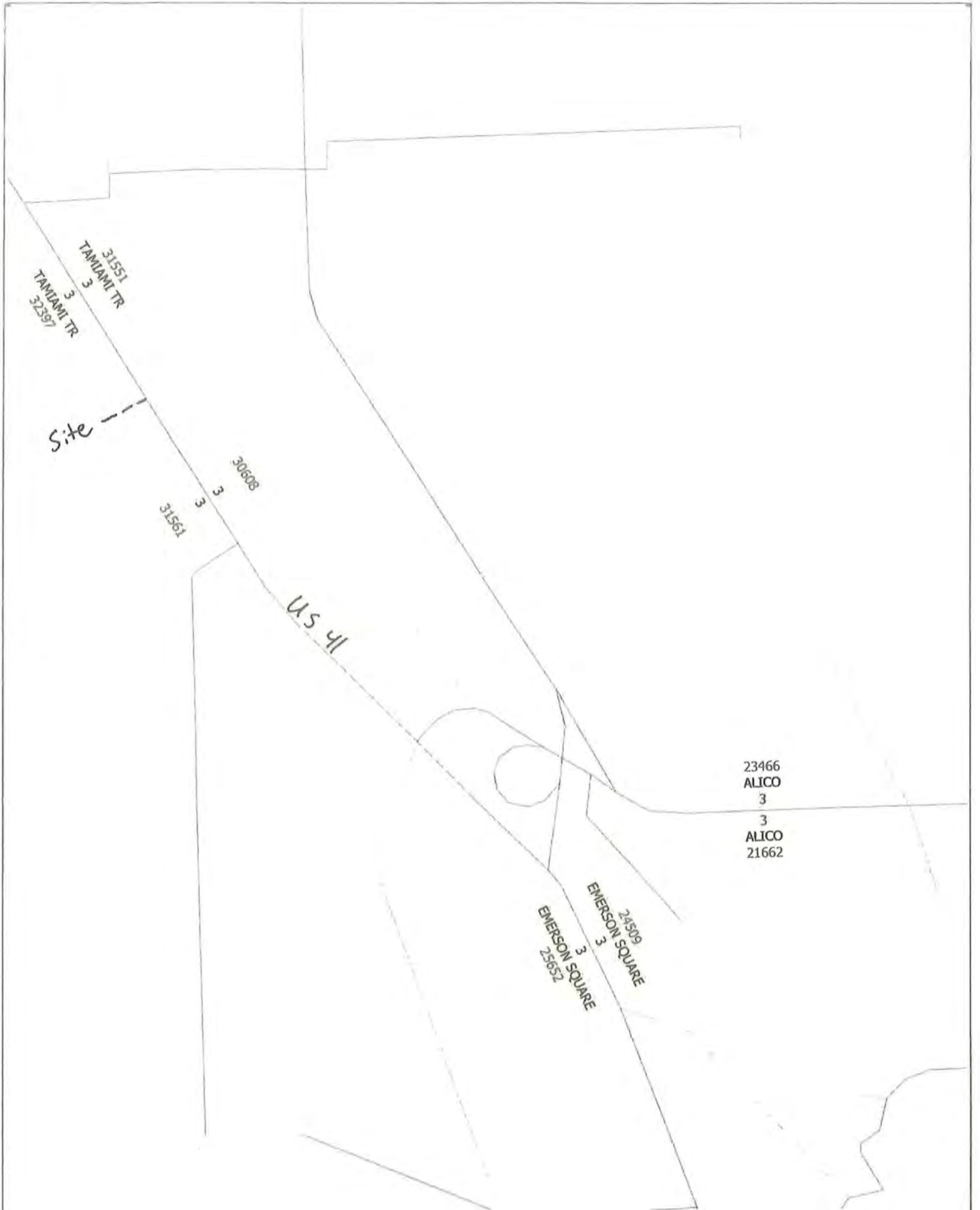
LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD			2021 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS <sup>(1)</sup>	CAPACITY <sup>(2)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(1)</sup>	V/C <sup>(1)</sup>	LOS <sup>(1)</sup>	VOLUME <sup>(1)</sup>	V/C <sup>(1)</sup>		
24300	SR 33 (ARCADIA RD)	SR 78	COUNTY LINE	2LN/ALN	C	730/1942	E	1,068	1.46	B	1,317	0.68	Babcock MPD	
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	191	0.22	C	201	0.23	(4)	
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	329	0.31	C	410	0.39	constrained; Tr Cove at Ch Est/Turtle Cy Subd	
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	D	651	0.61	D	868	0.82	constrained; Villages of Pine Island	
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	573	0.54	D	602	0.57	constrained	
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	573	0.54	D	660	0.62	constrained; Boleelia Harbor Resort	
24900	SUMMERLIN RD	MCGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,197	0.60	A	1,258	0.64	unincorporated Lee County	
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,197	0.60	A	1,258	0.64	unincorporated Lee County	
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,621	0.85	C	1,704	0.90	unincorporated Lee County	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,858	0.65	B	1,953	0.68	unincorporated Lee County	
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	2,022	0.70	B	2,125	0.74	unincorporated Lee County	
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	2,022	0.70	B	2,125	0.74	unincorporated Lee County	
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,197	0.66	D	1,258	0.69		
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,197	0.66	D	1,258	0.69		
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	45	0.05	C	53	0.06	(4)	
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	D	544	0.54	D	572	0.57		
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	D	544	0.54	D	637	0.63	pre-development order res development	
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	E	738	0.73	E	839	0.83	pre-development order res development	
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	E	738	0.86	E	863	1.00	pre-development order res development	
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,368	0.71	B	1,438	0.74		
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	806	0.42	B	926	0.48	Villages of San Carlos DRI (Portofino Vineyards)	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	E	806	0.42	B	1,210	0.62	Alico Interchange Park DRI	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	234	0.27	C	247	0.29		
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	234	0.27	C	248	0.29		
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,033	0.52	A	1,162	0.59	(4); unincorporated Lee County; Treeline ACP IPD	
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	946	0.48	A	994	0.50		
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	946	0.48	A	994	0.50		
29800	US 41 (S TAMIAHI TR)	OLD 41	CORKSCREW RD	6LD	D	2,814	D	2,808	1.00		3,044	1.08		
29900	US 41 (S TAMIAHI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	2,814	D	2,542	0.90		2,960	1.05		
30000	US 41 (S TAMIAHI TR)	SANIBEL BLVD	ALICO RD	6LD	D	2,814	D	2,801	1.00		3,191	1.13		
30100	US 41 (S TAMIAHI TR)	ALICO RD	ISLAND PARK RD	6LD	D	2,814	D	2,801	1.00		3,191	1.13	Island Park Commercial Center	
30200	US 41 (S TAMIAHI TR)	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	2,814		3,306	1.17		3,582	1.27		
30300	US 41 (S TAMIAHI TR)	BRIARCLIFF RD	SIX MILE PKWY	6LD	D	2,814		3,306	1.17		3,582	1.27		
30400	US 41 (S TAMIAHI TR)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	D	2,590	0.92	D	2,807	1.00		
30500	US 41 (CLEVELAND AVE)	DANIELS PKWY	COLLEGE PKWY	6LD	D	2,814		2,842	1.01		3,082	1.10	SR 739 6-in design/right-of-way programmed	
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH AIRPORT RD	6LD	D	2,814		2,842	1.01		3,082	1.10	SR 739 6-in design/right-of-way programmed	
30700	US 41 (CLEVELAND AVE)	SOUTH AIRPORT RD	BOY SCOUT RD	6LD	D	2,814	D	2,615	0.93		2,835	1.01	SR 739 6-in design/right-of-way programmed	
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	6LD	D	2,814	D	2,615	0.93		2,835	1.01	SR 739 6-in design/right-of-way programmed	
30910	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	6LD	D	2,814	D	2,615	0.93		2,835	1.01		
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	H. KEY DR	4LD	D	1,900		2,126	1.12		2,302	1.21		
31000	US 41 (CLEVELAND AVE)	H. KEY DR	HANCOCK B. PKWY	4LD	D	1,900		2,126	1.12		2,302	1.21		
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	4LD	D	1,900		2,126	1.12		2,302	1.21		
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	4LD	D	1,900	C	1,490	0.78	D	1,616	0.85		
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	4LD	D	1,942	C	1,490	0.77	C	1,616	0.83	Diplomat Property RPD/CPD; Merch Crssng DRI	
31400	US 41 (N TAMIAHI TR)	LITTLETON RD	BUS 41	4LD	D	1,942	C	1,427	0.73	C	1,620	0.83	Coral Bay (aka Estates at Entrada RPD/CPD)	

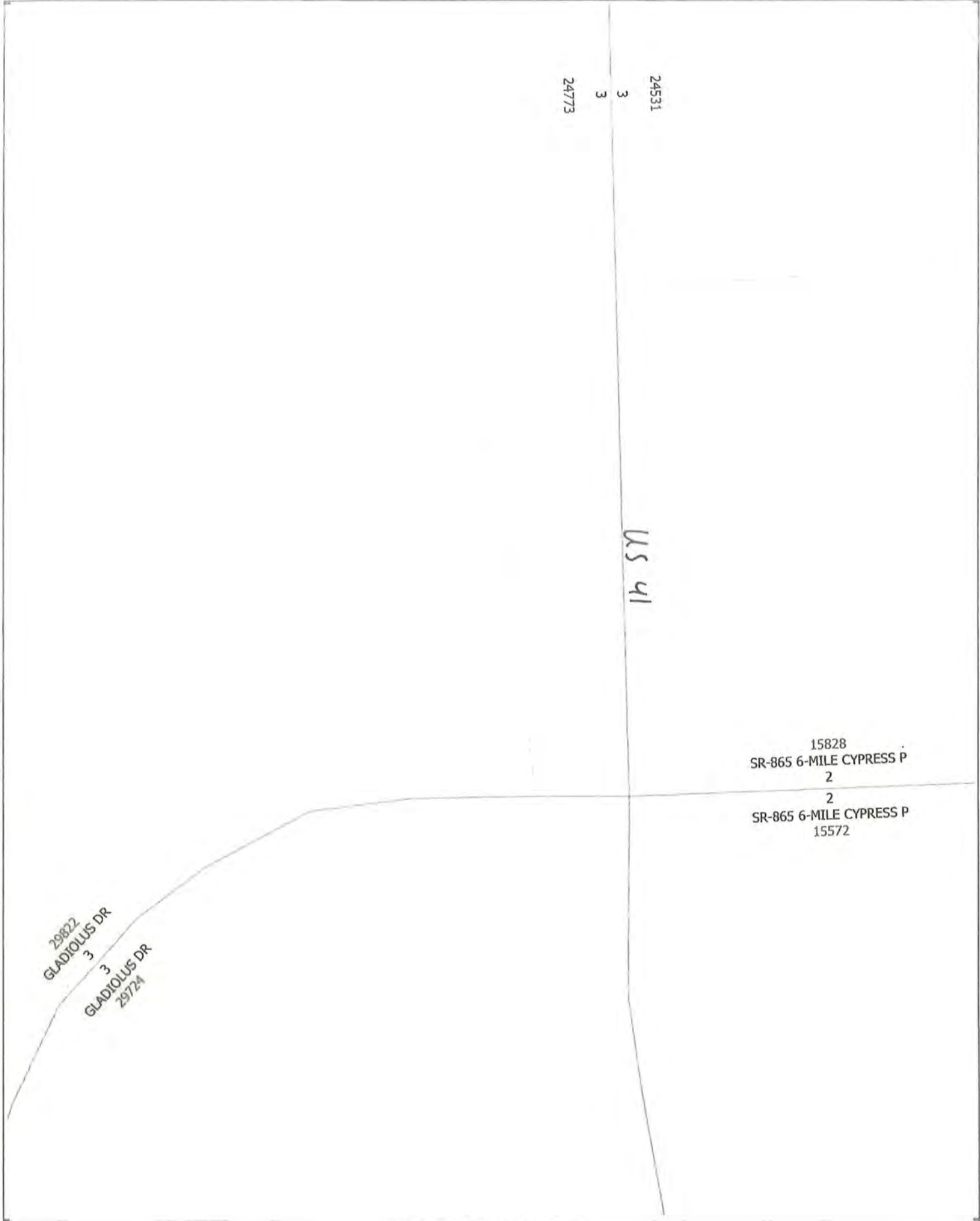
**LEE COUNTY MPO 2045 COST  
FEASIBLE HIGHWAY PLAN**



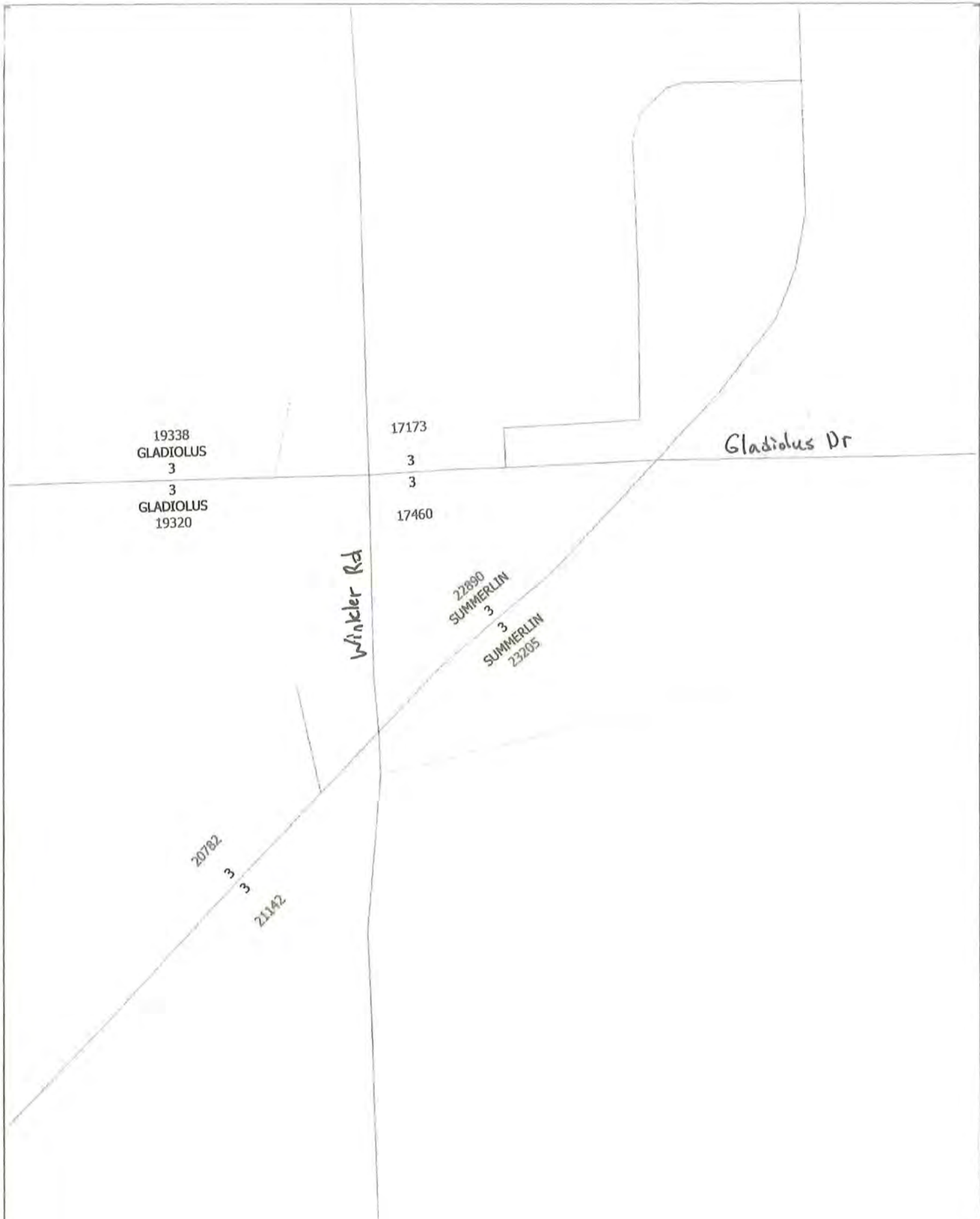
**2045 E+C NETWORK VOLUMES**



2045 AADT VOLUMES



2045 AADT VOLUMES



19338  
GLADIOLUS  
3  
3  
GLADIOLUS  
19320

17173  
3  
3  
17460

Gladiolus Dr

Winkler Rd

22890  
SUMMERLIN  
3

3  
SUMMERLIN  
23205

20782  
3

3

21142

2045 AADT VOLUMES

METRO PKWY  
13710  
3

METRO PKWY  
13450  
3

14679  
Six Mile Cypress Pkwy 2  
2  
15289

Michael G. Rippe Pkwy

2045 AADT VOLUMES

29354  
US-41 SR-45  
3

30013  
US-41 SR-45  
3

22180  
SR-45 CYPRESS LAKE DR  
3

3  
SR-45 CYPRESS LAKE DR  
21575

25747  
SR-45 DANIELS PKWY  
3

3  
SR-45 DANIELS PKWY  
25560

2045 AADT VOLUMES

# **TRIP GENERATION EQUATIONS**

# Shopping Plaza (40-150k) - Supermarket - Yes (821)

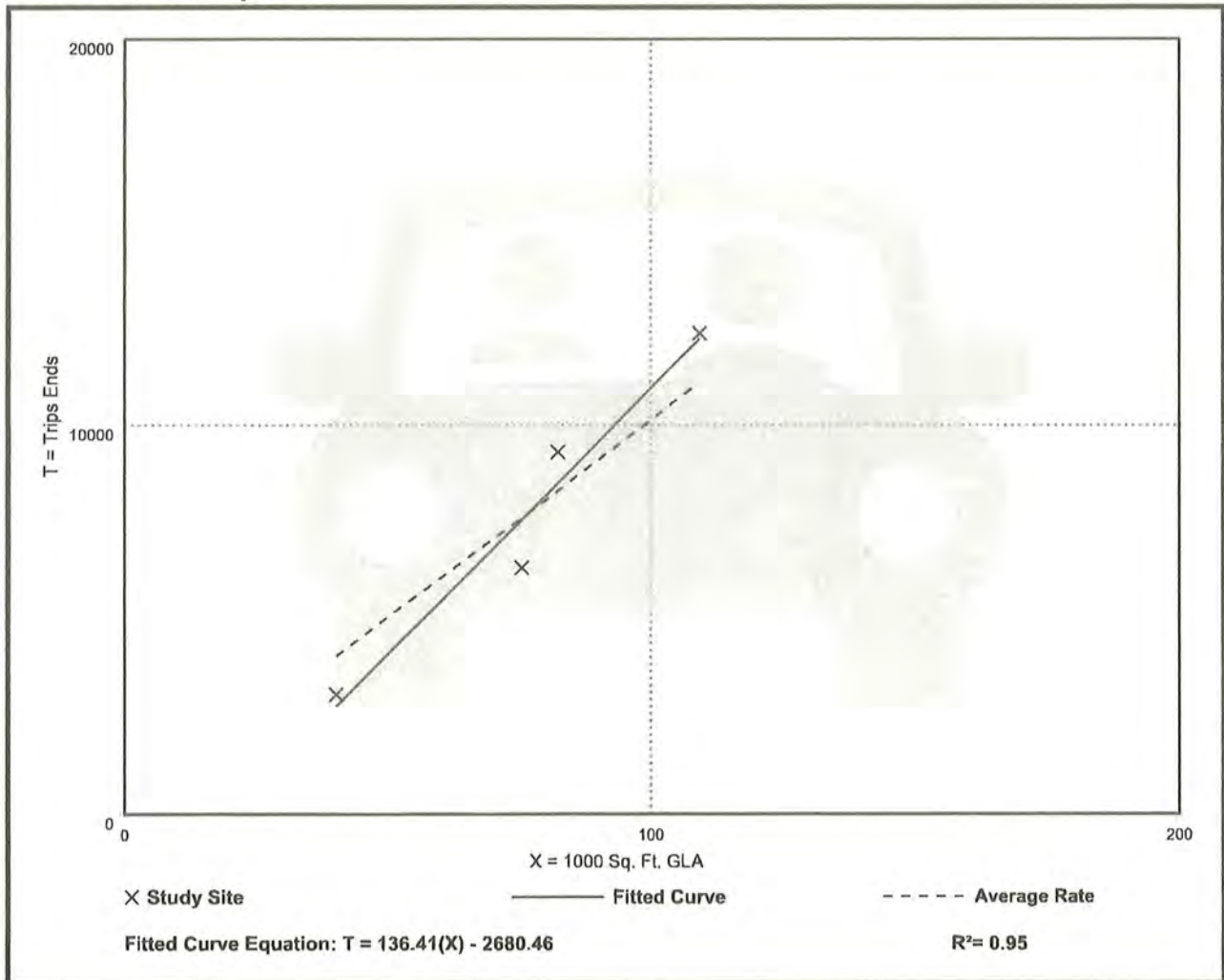
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 4  
Avg. 1000 Sq. Ft. GLA: 77  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
101.43	76.93 - 113.46	17.91

## Data Plot and Equation



# Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

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

Setting/Location: General Urban/Suburban

Number of Studies: 6

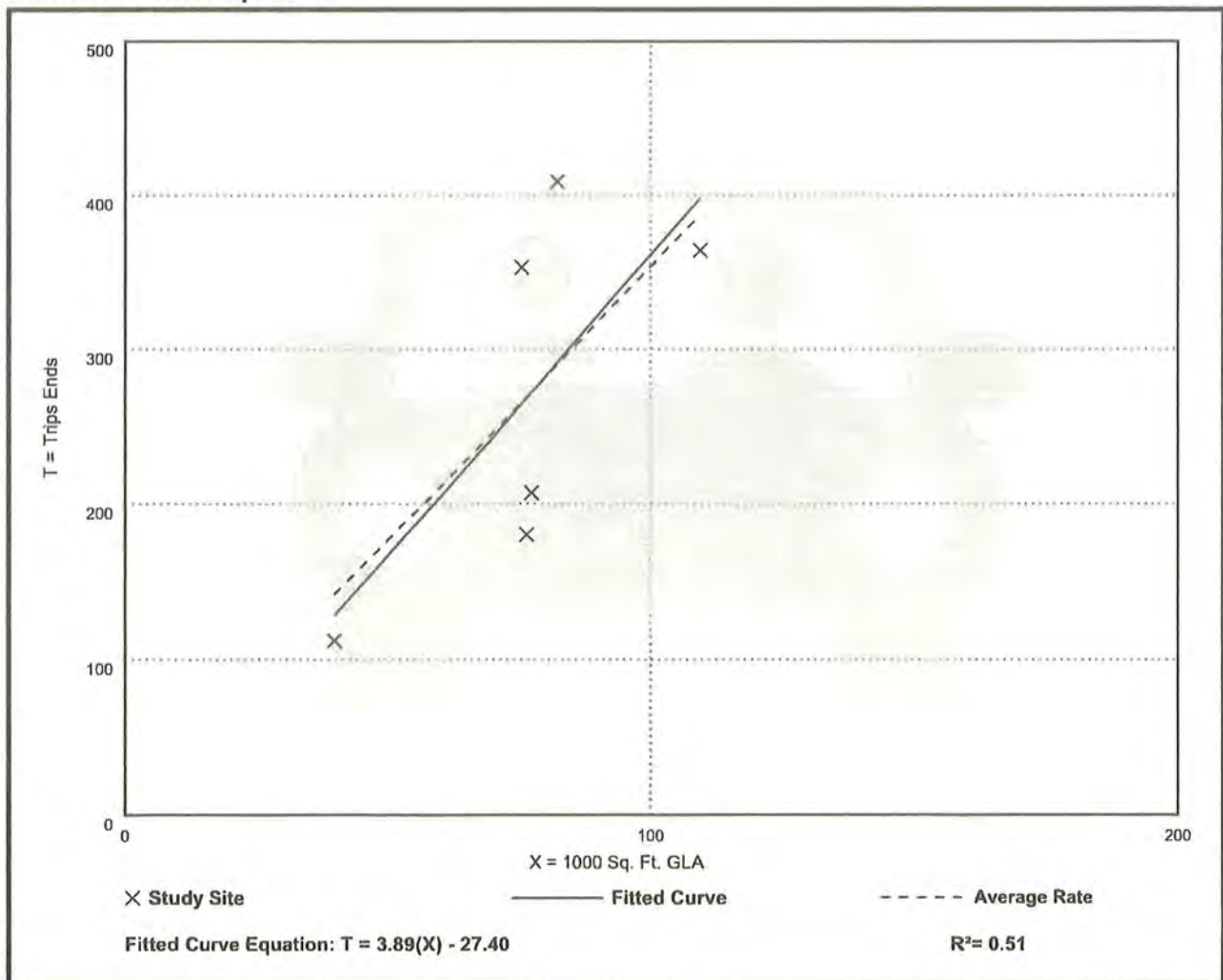
Avg. 1000 Sq. Ft. GLA: 77

Directional Distribution: 60% entering, 40% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.54	2.37 - 4.99	1.10

## Data Plot and Equation



# Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

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

Setting/Location: General Urban/Suburban

Number of Studies: 17

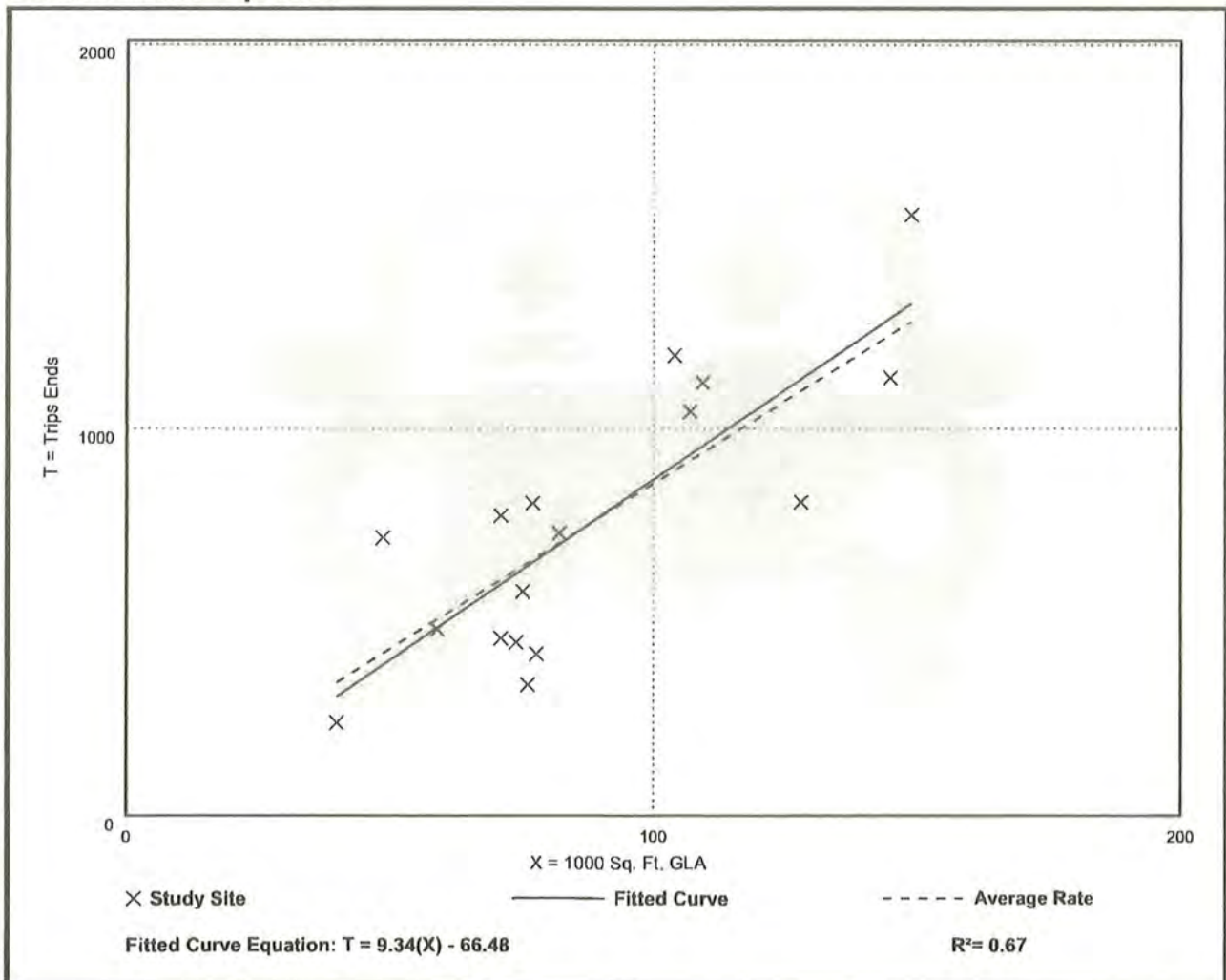
Avg. 1000 Sq. Ft. GLA: 88

Directional Distribution: 49% entering, 51% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
8.58	4.43 - 14.67	2.43

## Data Plot and Equation





Lee County  
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane  
District One

April 22, 2025

Via E-Mail

Cecil L. Pendergrass  
District Two

Al Quattrone

David Mulicka  
District Three

Quattrone & Associates, Inc.  
4301 Veronica Shoemaker Boulevard  
Fort Myers, FL 33916

Brian Hamman  
District Four

Mike Greenwell  
District Five

RE: **Potable Water Availability**  
**Pugliese Multi-Family - apprx.**  
**STRAP # 01-46-24-00-0004.2000; 01-46-24-00-00004.2020**

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

Your firm has indicated that this project will consist of 290 multi-family residential units with an estimated flow demand of approximately 58,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

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

The sanitary sewer service may be provided by Forest Utilities Water Reclamation Facility.

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

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

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

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

Sincerely,

*Ashanti Shahriyar*

**LEE COUNTY UTILITIES**

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING



Lee County  
Southwest Florida

LEE COUNTY UTILITIES  
REQUEST FOR LETTERS OF AVAILABILITY

DATE: SEPTEMBER 9, 2025

TO: **DCAP STAFF**

Lcudcap@leegov.com

FROM: **SHARON HRABAK**

FIRM: QUATTRONE & ASSOCIATES, INC

ADDRESS: 4301 VERONICA SHOEMAKER BLVD

ADDRESS: FORT MYERS, FL 33916 -

PHONE#: (239)936-5222 FAX: ( ) -

E-MAIL ADDRESS: SHARON@QAINC,NET

PROJECT NAME: PUGLIESE MULTI-FAMILY

PREVIOUS PROJECT NAME(S): \_\_\_\_\_

STRAP NUMBER(S): 01-46-24-00-00004.2000. 01-46-24-00-00004.2020

PRIOR STRAP NUMBER(S) (IF ANY): \_\_\_\_\_

LOCATION/SITE ADDRESS: ADDRESS UNDETERMIED

**PURPOSE OF LETTER:**

- DEVELOPMENT ORDER SUBMITTAL  FINANCING  EFFLUENT REUSE
- PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
- OTHER: (PLEASE SPECIFY) COMP PLAN AMENDMENT

**PLANNED USE:**

- COMMERCIAL  INDUSTRIAL  RESIDENTIAL - ( SINGLE-FAMILY  MULTI-FAMILY)
- OTHER: (PLEASE SPECIFY) \_\_\_\_\_

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: \_\_\_\_\_ TOTAL SQUARE FOOTAGE: \_\_\_\_\_

RESIDENTIAL UNITS: SINGLE-FAMILY: \_\_\_\_\_ MULTI-FAMILY: 290

AVERAGE ESTIMATED DAILY FLOW (GPD): 58,000 ( WATER  WASTE-WATER) (GPD): \_\_\_\_\_  REUS

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: 4-E ( 132 UNIT AVG 2 BED

100 Gallons Per Day Per 1-Bedroom Unit (750 Sf Or Less Of Building Area) \_\_\_\_\_

200 Gallons Per Day Per 2-Bedroom Unit (751-1200 Or Less Of Building Area) \_\_\_\_\_

300 gallons per day per 3-bedroom unit (1201-2250 sf or less of building area) \_\_\_\_\_

Please e-mail the completed form to Lcudcap@leegov.com.

If you should have any questions or require assistance, please feel free to call our office at (239) 533-8531.





**SOURCE, INC.**  
**Engineers – Planners**  
FL Eng. Business #34338

James P. Elliott, P.E., President  
Timothy E. Pugh, P.E., Vice President  
1334 Lafayette Street  
Cape Coral, FL 33904  
(239) 549-2345  
Fax (239) 549-6779  
email: [mail@source-inc.com](mailto:mail@source-inc.com)  
Visit our Website @ [www.source-inc.com](http://www.source-inc.com)

April 22, 2025

RE: Wastewater Availability  
Pugliese Multi Family Development, Fort Myers  
STRAP Nos: 01-46-24-00-00004.2000 & 01-46-24-00-00004.2020

To whom this may concern:

The subject property is located within the Forest Utilities Franchise Area. Sanitary sewer lines are in operation near to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as lift station upgrades, force main and/or gravity main connections may be required.

As we understand, wastewater flow from the site is estimated to be 58,000 gpd. Forest Utilities presently has sufficient capacity to provide sanitary sewer service based on our understanding of the existing facilities.

Availability of sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, sanitary sewer service will be provided by Forest Utilities.

The closest FUI connection is the 8-inch gravity main located within the Timberlakes Drive SW right-of-way along the westerly side of the titled parcel.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Forest 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.

Sincerely,  
**Source, Inc.**  
(as consultant to Forest Utilities, Inc.)

Timothy Pugh, P.E.  
Vice President



**Sharon Hrabak**

---

**From:** Tim Pugh <Tepugh@source-inc.com>  
**Sent:** Tuesday, April 22, 2025 11:51 AM  
**To:** Sharon Hrabak  
**Cc:** James Elliott; Doris Swor; Mitch Gilbert; Forest Utilities  
**Subject:** RE: Pugliese M/F  
**Attachments:** Checklist for New Systems Submittal and Acceptance.pdf; Pugliese Service Availability Letter.pdf

---

EXTERNAL SENDER

Sharon,

Attached is the requested service availability letter, along with a checklist for new systems submittal and acceptance.

Thank you.

**Timothy E. Pugh, P.E.**

**Vice President**

**Source, Inc**

1334 Lafayette Street  
Cape Coral, Florida 33904  
Phone: (239) 549-2345  
Fax: (239) 549-6779

[tepugh@source-inc.com](mailto:tepugh@source-inc.com)

CONFIDENTIALITY: This communication, including attachments, is for the exclusive use of the addressee(s) and may contain proprietary, confidential or privileged information. If you are not the intended recipient, any use, copying, disclosure, or distribution or the taking of any action in reliance upon this information is strictly prohibited. If you are not the intended recipient, please notify the sender immediately and delete this communication and destroy all copies

**From:** Sharon Hrabak <Sharon@qainc.net>

**Sent:** Monday, April 14, 2025 2:45 PM

**To:** James Elliott <jpellott@source-inc.com>; Tim Pugh <Tepugh@source-inc.com>

**Cc:** forrestu@aol.com

**Subject:** Pugliese M/F

Good afternoon, Tim and Jim,

We are submitting to Lee County A Comp Plan Amendment for a proposed housing project on 01-46-24-00-00004.2000, 01-46-24-00-00004.2020. CAN YOU PLEASE PROVIDE US WITH A LETTER OF AVAILABILITY?

The proposed is for up to 290 units , average estimated daily floe 58,000 gpd  
Based on 200 Gallons Per Day Per 2-Bedroom Unit (751-1200 Or Less of Building Area)

Please let us know if you need any other information from us.

Thank you,

*Sharon Hrabak*



4301 Veronica Shoemaker Blvd.

Fort Myers, Florida 33916

P: 239-936-5222 | F: 239-936-7228

[sharon@qainc.net](mailto:sharon@qainc.net) | [www.qainc.net](http://www.qainc.net)

*Carmine Marceno*  
Sheriff



*"Proud to Serve"*

State of Florida  
County of Lee

April 15, 2025

Sharon Hrabak  
Permitting Manager  
Quattrone & Associates, Inc.  
4301 Veronica Shoemaker Blvd  
Fort Myers, FL

Ms. Hrabak,

The Lee County Sheriff's Office has reviewed your letter of service availability request for a Small-Scale Comprehensive Plan Amendment for the change from the current Future Land use from Suburban to Urban Community Classification for Strap # 01-46-24-00-00004.2000; 01-46-24-00-0004.2020.

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 4<sup>th</sup> Precinct offices in Fort Myers.

Respectfully,

  
94094  
Christopher Reeves  
Colonel, 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



**Engineers, Planners & Development Consultants**

4301 Veronica Shoemaker Blvd. Fort Myers, FL  
239.936.5222 | [QAINC.net](http://QAINC.net) | f 239.936.7228

April 14, 2025

Stan Nelson, Director of Planning & Research  
Patrol Special Operations  
Lee County Office of the Sherriff  
14750 Six Mile Cypress Parkway  
Fort Myers, FL 33912  
[SNelson@sheriffleefl.org](mailto:SNelson@sheriffleefl.org)

Re: Request for Letter of Service Availability  
S. Tamiami Trail  
Comprehensive Plan Amendment  
Strap # 01-46-24-00-00004.2000; 01-46-24-00-00004.2020

Dear Major Chris Reeves,

We are in the process of preparing an application for a Small-Scale Comprehensive Plan Amendment for the referenced parcels located west of US 41 and North of Forrest Blvd. The requested amendment would change the current Future Land use from Suburban to Urban Community Classification (as shown on Map I of the Lee County Comp Plan) for the above listed parcels with 13.20 combined acreage.

The primary intent of the amendment is to accommodate a 290 unit multi-family residential community on a portion of the property. The land uses are very similar with the exception, Urban Community is intended to better accommodate higher density range. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires we provide a Letter of Service Availability from all agencies determining the adequacy/ provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or [sharon@qainc.net](mailto:sharon@qainc.net)

Sincerely,  
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak  
Permitting Manager



**Engineers, Planners & Development Consultants**

4301 Veronica Shoemaker Blvd. Fort Myers, FL  
239.936.5222 | [QAINC.net](http://QAINC.net) | f 239.936.7228

April 14, 2025

David Cambareri, Chief  
San Carlos Park Fire Department  
19591 Ben Hill Griffin Pwky.  
Fort Myers, FL 33905  
[Cambareri@SanCarlosFire.org](mailto:Cambareri@SanCarlosFire.org)

Re: Request for Letter of Service Availability  
S. Tamiami Trail  
Comprehensive Plan Amendment  
Strap # 01-46-24-00-00004.2000; 01-46-24-00-00004.2020

Dear Chief Cambareri:

We are in the process of preparing an application for a Small-Scale Comprehensive Plan Amendment for the referenced parcels located west of US 41 and North of Forrest Blvd. The requested amendment would change the current Future Land use from Suburban to Urban Community Classification (as shown on Map 1 of the Lee County Comp Plan) for the above listed parcels with 13.20 combined acreage.

The primary intent of the amendment is to accommodate a 290 unit multi-family residential community on a portion of the property. The land uses are very similar with the exception, Urban Community is intended to better accommodate higher density range. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires we provide a Letter of Service Availability from all agencies determining the adequacy/ provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or [sharon@qainc.net](mailto:sharon@qainc.net)

Sincerely,  
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak  
Permitting Manager



# *San Carlos Park Fire Protection and Rescue Service District*

19591 Ben Hill Griffin Parkway • Fort Myers, Florida 33913-8989

Emergency 911  
Office 239.267.7525  
Fax 239.267.7505

April 15, 2025

Mrs. Sharon Hrabak, Permitting Manager  
Quattrone & Associates, Inc.  
4301 Veronica Shoemaker Blvd.  
Fort Myers, FL 33916

Re : Service Availability Letter

Dear Permitting Manager Hrabak,

Thank you for this opportunity to inform you about our fire district. The San Carlos Park Fire Protection and Rescue Service District is one of 17 Special Fire Districts in Lee County. The Insurance Service Office (ISO) currently rates our department with a Property Protection Class (PPC) of 2/2X. The district consists of a 52 square mile area with 4 stations staffed 24/7 with 62 full time firefighters, which also provide non-transport Advanced Life Support (ALS) services and supported by an administrative staff.

The property in question, located on the north side of Forest Blvd, is within the jurisdiction of the San Carlos Park Fire District and is located approximately .81 miles from our station 52 located at 16901 Island Park Road, Fort Myers, FL 33908. With a response time of less than 3 minutes.

We are able to provide fire suppression and emergency medical services to the proposed development, as well as fire prevention, and public education service. If you require additional information, please do not hesitate to contact my office at (239) 267.7525. Trusting this meets with your approval, I remain,

Yours in Service,

A handwritten signature in black ink, appearing to read "D. Cambareri".

David Cambareri,  
Fire Chief

Kevin Ruane  
*District One*

April 15, 2025

Cecil L. Pendergrass  
*District Two*

David Mulicka  
*District Three*

Quattrone Associates, Inc  
Sharon Hrabak

Brian Hamman  
*District Four*

Mike Greenwell  
*District Five*

**Pugliese Multi family**  
**Letter of Service Availability Request**

Dave Harner, II  
*County Manager*

Richard Wesch  
*County Attorney*

To Whom It May Concern:

Donna Marie Collins  
*County Hearing Examiner*

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

The proposed development (at Strap # 01-46-24-00-00004.2000; 01-46-24-00-00004.2020) is within one-quarter mile of a fixed-route corridor and the closest bus stop is # 11561 (South of the property along US 41). The developer must provide an 8' x 30' landing pad within the road right-of-way or dedicated easement, however, there is a sidewalk that can be considered within these dimensions.

If this development becomes a (DO) or a (LDO) type D, the developer will be required to make the improvements based on LDC 10-442. This include the installation of a bicycle storage rack. It is important to note that this requirement will be reassessed at the time of DO/LDO.

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

Sincerely,

*Clarissa Marino Diaz*

Clarissa Marino Diaz,  
Senior Project Planner  
Lee County Transit



**Engineers, Planners & Development Consultants**

4301 Veronica Shoemaker Blvd. Fort Myers, FL  
239.936.5222 | [QAINC.net](http://QAINC.net) | f 239.936.7228

April 14, 2025

Ms. Shana Heidig  
LeeTran Headquarters  
3401 Metro Parkway  
Fort Myers, FL 33901  
[sheidig@leegov.com](mailto:sheidig@leegov.com)

Re: Request for Letter of Service Availability  
S. Tamiami Trail  
Comprehensive Plan Amendment  
Strap # 01-46-24-00-00004.2000; 01-46-24-00-00004.2020

Dear Ms. Heidig,

We are in the process of preparing an application for a Small-Scale Comprehensive Plan Amendment for the referenced parcels located west of US 41 and North of Forrest Blvd. The requested amendment would change the current Future Land use from Suburban to Urban Community Classification (as shown on Map 1 of the Lee County Comp Plan) for the above listed parcels with 13.20 combined acreage.

The primary intent of the amendment is to accommodate a 290-unit multi-family residential community on a portion of the property. The land uses are very similar with the exception, Urban Community is intended to better accommodate higher density range. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires we provide a Letter of Service Availability from all agencies determining the adequacy/ provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or [sharon@qainc.net](mailto:sharon@qainc.net)

Sincerely,  
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak  
Permitting Manager



**Engineers, Planners & Development Consultants**

4301 Veronica Shoemaker Blvd. Fort Myers, FL  
239.936.5222 | [QAINC.net](http://QAINC.net) | f 239.936.7228

April 14, 2025

Mr. Joel Deguzman  
The School District of Lee County  
2855 Colonial Boulevard  
Fort Myers, Florida 33966  
[joelsd@leeschools.net](mailto:joelsd@leeschools.net)

Re: Request for Letter of Service Availability  
S. Tamiami Trail  
Comprehensive Plan Amendment  
Strap # 01-46-24-00-00004.2000; 01-46-24-00-00004.2020

Dear Mr. Gemelli,

We are in the process of preparing an application for a Small-Scale Comprehensive Plan Amendment for the referenced parcels located west of US 41 and North of Forrest Blvd. The requested amendment would change the current Future Land use from Suburban to Urban Community Classification (as shown on Map I of the Lee County Comp Plan) for the above listed parcels with 13.20 combined acreage.

The primary intent of the amendment is to accommodate a 290 unit multi-family residential community on a portion of the property. The land uses are very similar with the exception, Urban Community is intended to better accommodate higher density range. Although the proposed land use would be slightly more intensive from a development, traffic, utility and public service needs standpoint, there is adequate infrastructure to serve the project.

The application requires we provide a Letter of Service Availability from all agencies determining the adequacy/ provision of existing/proposed support facilities. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at 239-936-5222 or [sharon@qainc.net](mailto:sharon@qainc.net)

Sincerely,  
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak  
Permitting Manager



## The School District of Lee County

Joel DeGuzman CST III, Coordinator - District Planning

2855 Colonial Boulevard, Fort Myers, FL 33966

O: 239.337.8368 | C: 239.822.8362

April 16, 2025

Sharon Hrabak  
Quattrone & Associates, Inc.  
4301 Veronica Shoemaker Boulevard  
Fort Myers, Florida 33916

RE: Letter of Service Availability Request for STRAP# 01-46-24-00-00004.2000; 01-46-24-00-00004.2020

Dear Sharon Hrabak:

This letter is in response to your request for concurrency review dated April 14, 2025, for the subject property identified as STRAP# 01-46-24-00-00004.2000 and 01-46-24-00-00004.2020, in regard to educational impact. The project is located in Elementary Enrollment Zone "O"; Middle School Enrollment Zone "MM"; and High School Enrollment Zone S2. For the purposes of tracking and projecting residential development in Lee County, the property in question is located in the "San Carlos Park" Development area (this is a study area created based on residential density and availability for expansion; not a community or municipal boundary).

This development is a request for 290 residential multi-family units. With regard to the inter-local agreement for school concurrency the student generation rates are created based on the type of dwelling unit and further broken down by grade level.

In the San Carlos Park Development Area, for multi-family units, the student generation rate is 0.296 and further broken down by grade level into the following: 0.159 for elementary, 0.056 for middle and 0.081 for high. Based on these generation rates, a 290 unit multi-family development would be projected to generate approximately 46 elementary students, 16 middle school students, and 23 high school students.

Capacity in Elementary Zone "O" shows a surplus of approximately 900 seats, with no projected seat deficits in the next 10 years. Capacity in Middle School Zone "MM" shows a surplus of approximately 80 seats, with no projected seat deficits in the next 10 years. Capacity in High School Zone "S2" shows a surplus of approximately 230 seats, with no projected seat deficits in the next 10 years. It is determined that the proposed residential development will not negatively impact school concurrency for the School District of Lee County at this time or in the following 10 years.

Thank you and if I may be of further assistance, please contact me at 239-337-8368.

Respectfully,

*Joel DeGuzman*

Joel DeGuzman, CST III



# The School District of Lee County

**Joel DeGuzman CST III, Coordinator - District Planning**

2855 Colonial Boulevard, Fort Myers, FL 33966

**O:** 239.337.8368 | **C:** 239.822.8362

District Planning  
Coordinator



## US 41 Pugliese Multifamily

State and Regional Policy Plan  
Exhibit M19

### Florida Department of Economic Opportunity - Comprehensive Plan

**CONSISTENCY WITH STATE COMPREHENSIVE PLAN** The State of Florida Comprehensive Plan is provided in Florida Statute Section 187.201. The applicant's request is not in conflict with any of the plan's stated goals or policies. However, the applicant's requested map change and goal of multifamily development at the subject property does further several of the stated goals and meet the intent of several specific policies:

#### *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 has provided a letter of service availability for this site.

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 proposed map amendment from Suburban to Urban Community will allow higher residential density on the site with direct access to US 41.

While the standard density range for both the Suburban and Urban Community Future Land Use Categories (FLUCs) is the same "1 to 6 dwelling units per acre (du/acre)" the key difference lies in the allowable bonus density provisions.

Under the Suburban FLUC, bonus density is limited: "This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units (TDUs), except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed."

In contrast, the Urban Community FLUC permits a substantially higher bonus density: "The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre



(10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island TDUs.”

Therefore, while the base density remains the same, the amendment to Urban Community would allow for a higher potential total density, up to 15 du/acre compared to a maximum of 8 du/acre under the Suburban designation.

Because the Transfer of Development Units (TDU) program is prohibited within the Coastal High Hazard Area (CHHA), bonus density on this site would instead be achieved through the provision of on-site affordable housing.

This amendment also supports improved safety and mobility by providing multiple evacuation options for residents within the CHHA.

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

**CONSISTENCY:** The site is within Lee County Utilities service area an availability letter is submitted stating LCU has sufficient capacity to provide potable and sanitary sewer service. The sites' potable water will be provided through Green Meadows Water Treatment Plant, and the Sanitary sewer service will be treated by Forest Utilities, Inc.



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

**CONSISTENCY:** The change from Suburban to Urban Community will have no impact on the surface water or groundwater quality or quantity. In either case any proposed development will be required to adhere to all surface and groundwater policies in the LDC. This will include consistency with State surface and groundwater regulations.

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:** The subject property is undisturbed and vacant. The indigenous preserve areas will be provided in accordance with the Land Development Code. A Formal Wetland Determination will be submitted and the wetlands on the site will be protected in accordance with SFWMD and county requirements.

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:** The subject property is serviced by the Lee County Solid Waste Department with adequate capacity per submitted letter of adequacy.

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.*

**CONSISTENCY** The Delineation of jurisdictional wetlands identified on-site will be protected and subject to a field review/approval by applicable regulatory agencies. The project location provides excellent opportunity for infill development with full availability of public services and near retail and existing employment centers. The proposed development supports the growth of the community without contributing to additional sprawl.



*(b)(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** The subject property is in an area that is substantially developed with commercial uses providing employment opportunities to residential uses proposed on the subject property. Infill development with multifamily residential will create an opportunity for a pedestrian-focused community.

*187.201(17) PUBLIC FACILITIES*

*(b)(1) Provide incentives for developing land in a way that maximizes the uses of existing public facilities.*

**CONSISTENCY** The applicant has not requested any special incentives for development, only the opportunity to provide infill development in an area with existing public facilities. The surrounding area is verified to have adequate capacity remaining to accommodate the maximum potential development.

*187.201(19)(b)(9) Ensure that the transportation system provides Florida's citizens and visitors with timely and efficient access to services, jobs, markets, and attractions.*

**CONSISTENCY** The traffic analysis that was performed for this request demonstrates that no improvements are necessary to accommodate the maximum potential development allowed under Central Urban FLU.

*187.201(19) TRANSPORTATION*

*(b)(15) Promote effective coordination among various modes of transportation in urban areas to assist urban development and redevelopment efforts.*

**CONSISTENCY** LeeTran provides service to this area with scheduled stops along US 41 (S. Tamiami Trail). Sidewalks are already in place along US 41 (S. Tamiami Trail). At time of site planning, the multifamily development will be designed with accommodations to promote multi model opportunities.

*187.201(21) ECONOMY*

*(a) Goal. —Florida shall promote an economic climate which provides economic stability, maximizes job opportunities, and increases per capita income for its residents.*

**CONSISTENCY** Locating diverse housing options in proximity to existing employment centers provides for a more stable, flexible, and sustainable economic climate. This benefits the workforce. Increasing the ability of additional residential units in the US41(S. Tamiami Trail) area is consistent with urban planning goals placing higher density where adequate services are available, and transit friendly development is possible.



187.201 (24) EMPLOYMENT

(b)(5) Ensure that the transportation system provides maximum access to jobs and markets.

**CONSISTENCY** The existing, roadway and sidewalk network combined with the proximity to public transportation, provides the ability for transit friendly design to maximize easy access to employment and retail needs.

#### **Southwest Florida Regional Planning Council (SWFRPC)**

*ECONOMIC DEVELOPMENT ELEMENT* The economic development element of the Regional Policy Plan details the economic infrastructure and growth opportunities to support the public facilities of the region. If the region "Maximizing the use of existing facilities through increased capacity can serve additional development more efficiently, without the cost of new construction (assuming the expansion can meet relevant requirements). In addition, expansion of an existing facility can encourage continued development and infill in its service area."

**The requested map amendment will utilize the existing public facilities and emergency services of Lee County which, are provided by attached Letters of Availability. Therefore, the requested amendment is consistent with the overall economic development goals of the Regional Policy Plan.**

*Goal 1 seeks to provide a well-maintained social, health, and educational infrastructure to support business and industry in Southwest Florida by assisting local governments and state agencies in planning for future support service facilities, before the need arises.*

**Lee County is consistent with Goal 1 by providing a yearly concurrency report and maintaining and updated Comprehensive Plan with Capital Improvements Program. The proposed LeePlan amendment will not cause public services or facilities to fall under acceptable established Level of Service (LOS). The Regional Policy plan acknowledges that future growth and development will occur in Southwest Florida to accommodate natural population growth as well as expansion of existing businesses and/or the creation of new business.**

*EMERGENCY PREPAREDNESS ELEMENT* The Regional Policy Plan "natural hazards include excessive rainfall, storm surge flooding, destructive winds and lightning normally cause by severe thunderstorms, hurricanes and tornadoes"

**The proposed LeePlan amendment will not create any additional burden to Emergency Preparedness. At time of Development Order for any multi-family development request the applicant will meet the required Hurricane Preparedness as required by Lee County.**



*NATURAL RESOURCES ELEMENT The Regional Policy Plan states in the Natural Resources Element that "Southwest Florida has an abundance of natural resources that, along with a favorable climate, creates economic opportunities, recreational opportunities and a quality of life that is important to the citizens and visitors to the region. The protection of these resources creates a challenge to planners, managers and decision makers in a rapidly growing region that must utilize these resources for economic reasons and to create housing for our population."*

**The requested LeePlan amendment will facilitate infill development on property with no known sensitive, important, or unique environmental resources, while also supporting the rapid growth of the community through increased density allowed by the FLU change.**

*REGIONAL TRANSPORTATION ELEMENT The Regional Policy Plan states that "a regional transportation plan will be an integral component of the future overall regional quality of life"*

**The Traffic Analysis as provided demonstrates that the requested LeePlan amendment will not cause undue burden to the surrounding roadway network. Additionally, the location of proposed multifamily residential in proximity to shopping and employment centers will increase internal capture decreasing generation of US41 trips.**



**US 41 Pugliese Multifamily**

Justification of Proposed Amendment  
Exhibit M20

The applicant is requesting an amendment to Lee Plan Map I, Page I Future Land Use map to redesignate ±13.20-acre from Suburban to the Urban Community Future Land Use. The subject parcels are located on the west side of US 41 (S. Tamiami Trail) approximately 1.0 mile north of Alico Road. The parcels are undisturbed vacant. The property currently is within the Suburban Future Use Category and zoned C-1.

The applicant proposes to amend the future Land Use Map of the Lee Plan to redesign approximately 13.20 acres from the Suburban Future Land Use Category to the Urban Community Future Land Use Category. The property owner(s) desires to develop a multi-family community.

Development of residential uses on the subject property represents one of the desirable and economically viable land uses in this location due to the proximity to US-41 (S. Tamiami Trail). Exhibit M5 identifies the various existing and planned land uses that abut the site.

The Lee Plan encourages development of residential areas that are heavily settled and that have the greatest range and highest levels of public services to accommodate the projected population. The request is based on key differences in allowable density, intensity, and locational characteristics, and is justified for the following reasons:

Category	Urban Community	Suburban
General Character	Mixed-use, relatively intense residential and commercial	Predominantly residential; fringe of urban areas
Primary Uses	Residential, commercial, public/quasi-public, limited light industrial	Residential only; limited to protect neighborhood character
Industrial Uses	Limited light industrial permitted	Not allowed
Mixed-Use Development	Encouraged, where appropriate	Not typical
Standard Density Range	1 to 6 dwelling units per acre (du/acre)	1 to 6 du/acre
Maximum Density	10 du/acre standard max Up to 15 du/acre with Greater Pine Island TDUs	8 du/acre max only with Greater Pine Island TDUs
Other Bonus Densities	Typically Allowed (via TDU program and policy)	Not allowed
Other Bonus Density	<b>on-site affordable housing</b> may qualify for limited bonus	<b>Not allowed;</b>
Public Services	Existing services must be maintained or expanded as development occurs	No specific mention; implies lower infrastructure demands



Category	Urban Community	Suburban
Proximity/Location	Central or urban areas; similar to Central Urban	Outskirts or fringe areas near Urban Community zones
Development Intent	Supports growth, redevelopment, and higher intensity land use	Supports neighborhood preservation and moderate growth

In Conclusion, the proposed amendment is not a speculative upzoning request, but rather a strategic change aligned with current development patterns and infrastructure capacity. The Urban Community designation better reflects the existing and planned character of this portion of the US-41 corridor and supports the County's long-term planning objectives. In contrast, maintaining the Suburban designation would underutilize a well-located, infrastructure-ready site and limit the ability to provide housing consistently with demand and policy direction.

THE LAW OFFICES OF  
**DOUG MAREK, P.A.**

**OPINION OF TITLE**

With the understanding that this Opinion of Title is furnished to the Lee County Board of County Commissioners, and it is hereby certified that I have examined the public records covering the period from the beginning to the 10<sup>th</sup> day of April 2025 at the hour of 11:00 p.m. inclusive, of the following described property.

**Legal Description:**

**PARCEL 1:**

The Northwest 1/4 of the Northeast 1/4 of Section 1, Township 46 South, Range 24 East, Lee County Florida, lying West of S.R. 45 (U.S. 41) also being in Government Lot 2; less the Southerly 516.13 feet (as measured perpendicular to the South line of said fraction) and less the Northerly 429.88 feet (as measured perpendicular to the North line of said fraction).

**PARCEL 2:**

A tract or parcel of land being the Southerly 516.13 feet (as measured perpendicular to the South line of the North 1/2 of the Northeast 1/4) of the Northwest 1/4 of the Northeast 1/4 lying West of State Road 45 (U.S. 41) also being in Government Lot 2 of Section 1, Township 46 South, Range 24 East, Lee County, Florida.

**LESS AND EXCEPT:**

A tract or parcel of land lying in the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 46 South, Range 24 East, Lee County, Florida, also being in Government Lot 2 of said Section 1, more particularly described as follows:

Commence at the Southwest corner of the North 1/2 of the Northeast 1/4 of said Section 1; thence N89°08'15"E along the South line of said North 1/2 of the Northeast 1/4 for 441.71 feet to the point of beginning; thence continue N89°08'15"E along said South line a distance of 600.00 feet to the intersection with the Westerly right-of-way of U.S. 41 (S.R. 45) Tamiami Trail; thence N31°32'00"W along the said Westerly right-of-way for 300.03 feet; thence, leaving said right-of-way, run S89°08'15"W for 102.94 feet; thence S66° 29'41"W for 210.69 feet; thence S86°19'07"W for 148.24 feet; thence S00°21'23"E for 169.66 feet to the point of beginning.

I am of the opinion that on the last-mentioned date, the fee simple title to the above-described real property was vested in:

**Names of all Owner(s) of Record:**

Clara Point, LLC, a Florida limited liability company

**Mortgages of Records: None**

**Title to the property is subject to the following easements: None**

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the public records of Lee County, Florida, affecting the above-described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 1<sup>st</sup> day of May 2025.



Doug Marek

Florida Bar No. 035180

1564-075 9224