Lee County
Southwest Florida

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September 10, 2026

Barbara Powell, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

Re: Amendment to the Lee Plan
Transmittal Package
CPA2024-00016 Caloosa 80 CPA Map Amendment

Dear Ms. Powell,

In accordance with the provisions of F.S. Chapter 163.3184(3) for Expedited State Review, please find attached the proposed Comprehensive Plan Amendment, known locally as CPA2024-00016 (Caloosa 80). The amendment is as follows:

> **CPA2024-00016 –** Caloosa 80**:**
> Amend Map 1-A, Future Land Use Map, to redesignate 92.71 acres of the subject property from Rural to Sub-Outlying Suburban, add the full 192.3-acre site into Maps 4-A and 4-B, Lee County Utilities Future Water and Sewer Service Areas, and update Table 1(b). The property is generally located to the east of Bateman Rd and to the south of Palm Beach Blvd (SR 80).

The Local Planning Agency held a public meeting for the plan amendment on **April 27, 2026**. The Board of County Commissioners voted to transmit the amendment on **September 2, 2026**. The proposed amendment is not applicable to an area of critical state concern. The Board of County Commissioners will hold an adoption hearing following the receipt of the review agencies' comments.

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

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

Lee County
Southwest Florida
Board of County Commissioners

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

Respectfully,
Lee County Department of Community Development
Planning Section

Brandon Dunn,
Manager, Planning Section

Cc Case File

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

Comprehensive Plan Review
Department of Agriculture and Consumer Services

Office of Educational Facilities
Department of Education

Plan Review
Department of Environmental Protection

Alissa S. Lotane
Florida Department of State

Scott Sanders
Florida Fish and Wildlife Conservation Commission

Vitor Suguri
FOOT District One

Ms. Rebekah Harp
Southwest Florida Regional Planning Council

Peter Germain
South Florida Water Management District

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AFFIDAVIT OF PUBLICATION

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

The Lee County Board of County Commissioners will hold a public hearing to consider the proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, the 2nd day of September, 2026. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

(TRANSMITTAL HEARING)

At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Commerce:

CPA2024-00016 – Caloosa 80 CPA – Map Amendment. Amend Map 1-A, Future Land Use Map, to redesignate 92.71 acres of the subject property from Rural to Sub-Outlying Suburban, add the full 192.3 acre site into Maps 4-A and 4-B, Lee County Utilities Future Water and Sewer Service Areas, and update Table 1(b). The property is generally located to the east of Bateman Rd and to the south of Palm Beach Blvd (SR 80).

CPA2025-00007 – Pondella Holdings – Map Amendment. Amend Map 4-B, Lee County Utilities Future Sewer Service Areas, to include the 6.42-acre subject property. Additionally, staff recommends inclusion of all properties south of Pondella Road, north of Stillwater Court, west of Palm Avenue and east of Hancock Creek be included in the Future Sewer Service Area.

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

Documentation for the Proposed Comprehensive Plan Amendments is available at https://www.leegov.com/dcd/planning/cpa or at the Department of Community Development located at 1500 Monroe Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the Proposed Plan Amendments. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

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

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8/21/26 #12555976

STAFF REPORT FOR CPA2024-00016: CALOOSA 80

Privately Initiated Lee Plan Map Amendment

Recommendation:
Transmit

Applicant:
Neal Communities of Southwest Florida, LLC.

Representatives:
Alexis Crespo, AICP
RVi Planning + Landscape Architecture

Property Location:
18910 Palm Beach Blvd,
STRAPs: 30-43-27-00-00001.0190, 29-43-27-00-00005.0000, and 29-43-27-00-00012.0060

Size:
± 192.3 acres

Planning District:
District #1 (Northeast Lee)

Commissioner District:
District #5
Trish Petrosky

Hearing Dates:
LPA: April 27, 2026
BOCC #1: September 2, 2026
BOCC #2: TBD

Attachment(s):
1: Proposed Amendments
2: Applicant Materials

REQUESTS

- Amend Map 1-A, Future Land Use Map, to redesignate 92.71 acres of the subject property from Rural to Sub-Outlying Suburban
- Amend Maps 4-A and 4-B, Lee County Utilities Future Water and Sewer Service Area, to include the entire 192.3-acre subject property
- Amend Table 1(b) to increase the residential allocation for Sub-Outlying Suburban in District 1.

SUMMARY

The applicant requests to amend the Future Land Use Category of a +/- 92.71-acre portion of the subject property from Rural to Sub-Outlying Suburban and incorporate the entirety of the subject property into the Lee County Utilities water and sewer service area maps to allow for the development of a residential community with a commercial component along Palm Beach Blvd. The applicant has submitted a companion rezone application, DCI2024-00045.

PROPERTY LOCATION

The property is generally located east of Bateman Rd and south of Palm Beach Blvd (SR 80).

Figure 1: Location map of the subject property.

RECOMMENDATION

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

PART 1
STAFF DISCUSSION AND ANALYSIS

BACKGROUND AND REQUEST

The 192.3-acre subject property is comprised of three (3) currently undeveloped parcels with frontage along Palm Beach Blvd (SR 80), east of Bateman Rd, adjacent to Lee County's Hickey Creek Mitigation Park.

The subject property surrounds seven (7) properties that are not included in this request but have frontage on Palm Beach Blvd (SR 80), a four-lane divided state highway with an approximately 200 ft right-of-way (ROW). Two (2) of the seven (7) properties are held by the Florida Department of Transportation (FDOT), and the remaining five (5) are privately held. Three (3) of the privately held properties are developed with single-family residences.

This property has a history of planning and zoning actions. In 2009, the subject property was rezoned from Multifamily Residential (RM-2) and Agricultural (AG-2) to Recreational Vehicle Planned Development (RVPD) to allow 121 transient and 296 non-transient recreational vehicle (RV) sites, for a total of 417 RV sites with associated accessory and subordinate uses, including limited commercial uses. In 2022, another rezone application was filed, and ultimately withdrawn, requesting to rezone from RVPD to MPD to allow 783 RV units and 30,000 sf of neighborhood commercial. The 2022 rezone application included companion Comprehensive Plan Amendment applications (CPA2022-00018 and CPA2022-00017) with a nearly identical request to the current map amendment requests. The case was withdrawn after the Board hearing on May 22, 2024, where it was continued indefinitely. The subject property is currently zoned RVPD, allowing the 417 RV sites and associated accessory uses.

Future Land Use Categories

The subject property is currently within two future land use categories: Urban Community and Rural. Approximately 101.79 acres of the subject property are currently designated as Urban Community, which is the least-intense urban category in the County. Lee Plan **Policy 1.1.4** states that this land use category generally allows all types of land uses, but limits density to 6 units an acre with the ability to add additional density through the County's Bonus Density programs. The policy 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 then other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

92.71 acres of the subject property are within the Rural future land use category. **Policy 1.4.1** outlines the Rural future land use category, which allows very low-density residential, agricultural, and recreational uses**. Policy 1.4.1 is reproduced below.**

> ***POLICY 1.4.1:*** *The Rural future land use category are areas that are to remain predominantly rural – that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Natural resource extraction may be permitted in accordance with Policy 10.1.4. Maximum density in the Rural future land use category is one dwelling unit per acre (1 du/acre). See Policy 123.2.17 for a potential density incentive resulting from preservation and/or restoration of Rare and Unique Upland Habitat.*

The property does not currently contain any land designated as the Wetlands future land use category; however, under Objective 1.5, the Wetlands future land use category will be applied to all areas the state identifies as wetlands. Requirements and standards pertaining to development within or adjacent to state-designated wetlands within the subject property are not changed by the proposed amendment if wetlands are found on the property.

Community Plan Area

In addition to the future land use categories mentioned above, the subject property is located within two Community Plan Areas: Northeast Lee and Alva. Lee Plan Goal 27, reproduced below, describes the Northeast Lee Community Plan Area.

> ***GOAL 27: NORTHEAST LEE COUNTY COMMUNITY PLAN.*** *Maintain, enhance, and support the heritage and rural character, natural resources, and agricultural lands. Alva and North Olga will work cooperatively toward this goal through the objectives and policies that follow, and through their individual community plans.*

Northeast Lee encompasses the land North of the Caloosahatchee River and East of SR 31 to the County boundary and South to SR 80 (Palm Beach Blvd), with some areas extending south of SR 80. Goal 27 is divided into four(4) objectives, each with supporting policies, that address agricultural and rural character, rural planning toolbox, natural resources, and connectivity.

Due to the size and varying needs of the Northeast Lee Community Plan Area, it contains two additional Community Plan Areas within its boundaries. The subject property is also located in the overlapping region where the Alva Community Plan Area intersects with Northeast Lee. Lee Plan Goal 28, shown below, describes the Alva Community Plan Area.

> ***GOAL 28: ALVA COMMUNITY PLAN.*** *Support and enhance the unique rural, historic, agricultural character and natural environment and resources of the Alva Community Plan area, including the rural village and surrounding area.*

The Alva Community Plan Area is irregularly shaped, but generally encompasses the land East of Bob Janes Preserve to the Charlotte and Hendry County Boundaries south to approximately 1.5 miles South of SR 80 (Palm Beach Blvd). Goal 28 is divided into six objectives, each with supporting policies, addressing Public Resources Access, Natural Resources and Environmental Systems, Connectivity, Rural Village Framework, Rural Lands Framework, and Rural Character.

Planning District

The subject property is located in the Northeast Lee Planning District (District 1), which allocates 813 acres to the Urban Community and no acreage to the Sub-outlying Suburban future land use category for

residential development. District 1 allocates 300 acres for commercial use and 30 acres for industrial use. The applicant is requesting an amendment to Table 1(b) to allocate the appropriate acreage to residential development in the Sub-Outlying Suburban category to accommodate the additional residential acreage required for the proposed development.

Surrounding Properties

The subject property comprises three parcels. One parcel, which is currently designated as the Urban Community future land use category, and two parcels, which are currently designated as the Rural future land use category. The existing Urban Community portion of the site is adjacent to the Hickey Creek Mitigation Park. No land use change is proposed for this parcel; only its incorporation into the Lee County Utilities Future Water and Sewer Services Map.

TABLE 1: SURROUNDING PROPERTY INFORMATION

	Future Land Use	Community Plan Area	**Zoning**	**Existing Use**
North	Rural	Alva	AG-2	Residential/SR 80
East	Rural	Alva	AG-2	Single-Family Residential
South	Urban Community/Rural	Alva	AG-2	Residential/Private Outdoor Recreation
West	Conservation	Northeast Lee	EC	Conservation Land

As described in the second paragraph of this report on page two, the majority of the surrounding properties are developed with large-lot single-family residences and conservation land. Across SR 80 from the eastern-most property line is a large commercial agriculture operation. Development along this corridor is a mixture of large-lot residential uses on agriculturally zoned properties and small-scale commercial uses, with some commercial agriculture as well.

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

Because the applicant is proposing a new map designation on a property that is within two (2) Community Plan Areas, one public information meeting is required in each area prior to the application being found sufficient under Lee Plan Policy 17.3.2. The applicant held a total of five (5) community meetings, as shown in the Community Meetings Table, including at least one meeting in the Alva Community Plan Area and one in the North Olga Community Plan Area, per Note 7 to Policy 17.3.3. The applicant has also submitted documentation on the required affidavits of publication, presentation materials, and sign-in sheets. **The applicant has met the public input requirements of Lee Plan Objective 17.1.**

COMMUNITY MEETINGS TABLE

DATE	LOCATION	COMMUNITY PLAN AREA
10/16/2024	Bayshore Fire Station	Bayshore
1/14/2025	Alva Community Center	Alva/Northeast Lee
2/11/2025	Alva Community Center	Alva/Northeast Lee
2/19/2025	Owl Creek Drive/N River Road ROW	North Olga/Northeast Lee
4/16/2025	Bayshore Fire Station	Bayshore

Under Florida Statutes, the proposed amendments do not qualify as a small-scale map amendment because they total land area exceeds 50 acres and the amendments include changes to a map that is not part of the Future Land Use Map Series (Maps 1A through 1H); therefore, **the amendments will follow the Expedited State Review process under F.S. 163.3184(3),** which will require one public hearing before the Local Planning Agency for recommendation to the BOCC and two public hearings with the BOCC. Applications that follow the Expedited State Review process also require review by the State Reviewing Agencies.

LEE PLAN ANALYSIS

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

The applicant has requested an amendment to the Future Land Use designation from Rural to Sub-Outlying Suburban for approximately 92.71 acres of the subject property, located between the existing Urban Community portion and the adjacent Rural areas. The Lee Plan **Policy 1.1.11** describes the Sub-Outlying Suburban category as follows:

> ***POLICY 1.1.11:*** *The Sub-Outlying Suburban future land use category is characterized by low density residential areas. Generally, the infrastructure needed for higher density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range1 is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.*

The part of the subject property that the applicant seeks to amend the Future Land Use for is surrounded by existing very-low-density development within the Rural land use category, which allows a maximum density of one (1) unit per acre, and undeveloped land within the Urban Community category, which

allows a maximum standard density of six (6) units per acre with the potential for Bonus Density up to ten (10) units an acre. The proposed Sub-Outlying Suburban land use category allows a maximum of two (2) units per acre with no allowance for Bonus Density. **The proposed Future Land Use Map amendment would increase the potential density from one (1) unit per acre to two (2) units per acre on approximately 92.71 acres of the subject property;** however, as discussed later in this report, it would not increase the total potential population in the Alva Community Plan Area.

A Sub-Outlying Suburban land use designation would change the broad land use category from a "Future Non-Urban Area" to a "Future Suburban Area," which could increase the amount of commercial development permitted on the site. **Policy 6.1.2** limits commercial development in Future Non-Urban Areas to "Minor Commercial," which the Lee Plan defines as "Commercial development that provides for the sale of convenience goods and services and contains less than 30,000 square feet of gross floor area." Minor Commercial has additional limitations on the types of commercial uses allowed. The Alva Community Plan includes some provisions on commercial development, but none expressly prohibit it. **The proposed map amendment to Sub-Outlying Suburban could allow more commercial development than is currently permitted under the Rural designation.**

Industrial uses are prohibited in Sub-Outlying Suburban areas and generally not allowed in Rural areas, unless related to mining or agriculture. Lee Plan **Policy 28.1.4** also limits industrial uses within the Alva Community Plan Area. **The proposed map amendment would prohibit new industrial uses altogether.**

The description of Sub-Outlying Suburban also states that these areas generally lack the infrastructure needed for higher-density development. The applicant is requesting that the entire subject property be added to Lee County Utilities' Future Water and Wastewater Service Areas; however, **the utility infrastructure is not yet in place**, and the developer will need to extend the lines to make higher-density/intensity development possible. The subject property also has over 1400 feet of frontage on Palm Beach Blvd (SR 80), a state-maintained divided highway.

The overall characteristics of the portion of the property the applicant wants to amend the Future Land Use are not inconsistent with the Sub-Outlying Suburban. Based on the land use category descriptions alone, the property is actually most similar to the Suburban category; however, the subject property is within the Alva and Northeast Lee Community Plan Areas, which also influences the appropriateness of a future land use designation.

Lee Plan **Goal 27** is the Northeast Lee County Community Plan, which prioritizes maintaining its agricultural and rural character. **Objective 27.1** defines what is considered rural character. This Objective is reproduced below.

> ***OBJECTIVE 27.1: AGRICULTURAL AND RURAL CHARACTER.*** *Maintain and enhance the viability of the existing and evolving commercial agricultural operations, preserve open space, and retain the rural character of Northeast Lee County. For the purposes of this objective, rural character is defined as those characteristics that convey a sense of rural lifestyle such as large lots or clustered development, ample views of wooded areas, open spaces, and river fronts, working farms and productive agricultural uses, and the protection of environmentally sensitive lands.*

Regardless of whether the future land use of the property remains in its current configuration of Rural and Urban Community or changes to Sub-outlying Suburban and Urban Community, the developer must

demonstrate compliance with this requirement in the final design of the Planned Development. **The proposed future land use amendment does not affect whether the final development must be consistent with the established rural character standards**; however, it would increase the allowed density from one unit per acre to two units per acre on 92.71 acres of the 192.3-acre site, which could make it more difficult to meet those standards.

Objective 27.1 is supported by eight policies. **Policies 27.1.2, 27.1.3, 27.1.4, 27.1.6, and 27.1.7** direct the county to work with the Alva and North Olga residents to create Land Development Code standards for development, coordinate planning activities, and support land acquisition for public recreation space. **Policy 27.1.8** requires public input meetings for zoning actions, similar to the requirements of Policy 17.3.2, which the applicant has met. These do not apply to a Future Land Use Map amendment.

Policy 27.1.1 states that the county should support the agricultural and rural character in Northeast Lee by allowing commercial agriculture to continue and encouraging new development to be clustered to conserve open space. Sub-Outlying suburban would not preclude commercial agricultural development or a developer's ability to cluster development to conserve open space. **The proposed amendment to Sub-Outlying Suburban is not inconsistent with Policy 27.1.1.**

Objective 27.2, the Rural Planning Toolbox, directs the County to develop incentives, programs, and regulations to support the rural character in the Northeast Lee Community Plan Area. This objective is supported by two policies that relate to creating LDC regulations and establishing Northeast Lee as a sending zone for Transferable Development Rights (TDRs). The proposed amendments are not impacted by these policies, the LDC requirements will apply regardless of the future land use at time of zoning.

Objective 27.3, Natural Resources, relates to the preservation of natural resources in the Northeast Lee Community Plan Area. The objective is reproduced below.

> ***OBJECTIVE 27.3: NATURAL RESOURCES.*** *To enhance, preserve and protect the physical integrity, ecological standards, and rural character of Northeast Lee County by focusing on: water basins; native vegetation; wildlife habitat and resources; and areas designated for long-term conservation.*

The subject property abuts the County's Hickey Creek Mitigation Park, which is designated as Conservation Land on the Future Land Use Map; however, the requested Future Land Use Map amendment to Sub-Outlying Suburban is separated from this area by the Urban Community portion of the property. The Sub-Outlying Suburban land use category, as shown on page 5 of this report, is intended to be placed in areas where "higher densities would be incompatible or where there is a desire to retain a low-density community character." **The proposed Future Land Use Map amendment to Sub-Outlying Suburban is consistent with Objective 27.3.**

In addition to the Future Land Use Map amendment, the applicant is requesting inclusion in Lee County Utilities' Future Water and Sewer Service Area maps, which facilitate developer-funded infrastructure expansion to connect development on the subject property to central utilities. Connection to central utilities will help protect the water quality of the Caloosahatchee River and Estuary Basin Management Action Plan (BMAP). **The proposed amendments to include the subject property in Maps 4-A and 4-B are consistent with Objective 27.3.**

Objective 27.4 provides guidance related to Connectivity in Northeast Lee stating that this area of the county should have enhanced and high-level connectivity for wildlife, transportation, and recreation. The proposed Future Land Use Map Amendment to redesignate a portion of the subject property from Rural to Sub-Outlying Suburban, which will require transportation infrastructure related to the development of the property to be consistent with **Policy 39.2.2**, which requires sidewalks and bicycle facilities. Non-Urban areas, like the Rural category, do not require the same level of transportation infrastructure as future suburban areas, per **Policy 39.2.3**. **The request to amend the future land use to Sub-Outlying Suburban, which would require a higher level of transportation connectivity, is consistent with Objective 27.4.**

The proposed Future Land Use Map Amendment and amendments to Maps 4-A and 4-B, Lee County Utilities Future Water and Sewer Service Areas, are consistent with Goal 27.

Lee Plan **Goal 28** is the Alva Community Plan, which, similar to the Northeast Lee Community Plan Area, prioritizes maintaining Alva's rural, agricultural, and historic character. **Objective 28.1** defines what constitutes Rural character within the Alva Community Plan Area. This objective is reproduced below.

> ***OBJECTIVE 28.1: RURAL CHARACTER.*** *Maintain and enhance the rural character and environment of Alva through planning practices that:*
> 1. *Manage growth and protect Alva's rural nature.*
> 2. *Maintain agricultural lands and rural land use patterns.*
> 3. *Provide needed community facilities, transportation systems, and infrastructure capacity.*
> 4. *Protect and enhance native species, ecosystems, habitats, natural resources, and water systems.*
> 5. *Preserve Alva's historic places and archaeological sites.*

The description of Sub-Outlying Suburban, as previously outlined in this report, indicates that this "land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character." It represents a step up in density from the current Rural Future Land Use, allowing an increase from one (1) to two (2) units per acre. Moreover, developing this site would support the expansion of utility and transportation infrastructure in this area of the County. Regardless of the land use category, the development must protect native species and habitats, and no historical or archaeological sites have been identified on the property.

Objective 28.1 is supported by nine (9) policies that further describe what the Rural Character means for the Alva Community Plan Area. **Policy 28.1.4** states that new industrial uses, not directly associated with Alva's Commercial Agriculture, are prohibited. The proposed land use change to Sub-Outlying Suburban would not allow any industrial uses, consistent with this policy. **Policy 28.1.5** prohibits new resource extraction (mining) operations. The proposed land use change would not allow any new mining activities, consistent with this policy. **Policy 28.1.6** prohibits outdoor display areas exceeding one acre; this policy would apply to any proposed commercial use, regardless of land use category and is typically addressed during the zoning or development order processes. **The proposed amendments to the Future Land Use Map and water and sewer maps are consistent with the general intent of Objective 28.1 and its supporting policies.** The other policies in this objective, not specifically covered in this report, are directives for Alva and the County that do not apply to the proposed amendments.

Objective 28.2, Rural Land Framework, establishes the planning framework to maintain Alva's rural character. **Policy 28.2.2** addresses land use amendments that increase density. As stated previously, the proposed Future Land Use Map amendment to the 92.71 acres of the subject property currently designated as Rural would increase the allowed density on that part of the property, from one (1) to two (2) units per acre. Policy 28.2.2 and Policy 28.2.3 are reproduced below.

> ***POLICY 28.2.2:*** *Future land use amendments that would increase* ***the allowable total density of Alva*** *are discouraged and must demonstrate consistency with the objectives and policies of this goal through concurrent planned development rezoning. Future Land Use Map amendments that would decrease the allowable total density of Alva and that are otherwise consistent with the objectives and policies of this goal are encouraged.[Emphasis added]*
>
> ***POLICY 28.2.3:*** *Promote sustainable residential development patterns and rural character by utilizing rural planning practices such as:*
>
> 1. *Cluster development in compact, interconnected neighborhoods situated in appropriate locations.*
> 2. *Designate appropriate allowed uses.*
> 3. *Establish compatible parcel sizes, density, and intensity standards.*
> 4. *Conserve natural resources.*
> 5. *Provide standards for adequate open space.*
> 6. *Maintain commercial agricultural uses.*
> 7. *Incorporate green building standards.*
> 8. *Identify locations suitable for public services.*

In addition to the map amendments, the applicant has also requested an amendment to **Table 1(b),** which provides development allocations for the County's Planning Districts. The subject property is within **Planning District 1**, which extends beyond Alva but closely aligns with the boundaries of the Northeast Lee Community Plan Area. Sub-Outlying Suburban currently has no population allocation in District 1 in Table 1(b) because there are no properties with this land use within the Planning District.

To accommodate the requested amendment to Sub-Outlying Suburban, allocations for other areas of District 1 were reassessed based on current conditions, including reallocating the use acreages for the subject property based on the change from an RV (commercial) use to a mostly residential use. The table accommodated the Sub-Outlying Suburban residential use category without increasing the District's allowable total number of units from 4,206. Prior to the requested amendment, District 1 had an allowable total density of 0.94 units per acre. With the proposed amendment, District 1 will have an allowable total density of 0.93 units per acre. The reallocation removed the majority of the acreage required for this amendment from the Urban Community allocations within Alva Community Plan Area, a higher-density land use, effectively lowering the density within this Planning District. **Based on Table 1(b), the total allowable density within District 1 does not increase with the proposed amendments, even though the density on the portion of the subject property will increase.**

Although the proposed Future Land Use Map amendment does not effectively increase Alva's total potential population, **the applicant has submitted a concurrent planned development application, DCI2024-00045, per Policy 28.2.2, which is under review.**

The master concept plan includes a small commercial area along Palm Beach Blvd with clustered single-family attached and single-family detached residential types. The densest areas, mostly single-family

attached housing types, are located within the existing Urban Community portion of the site. Generally, **the Master Concept Plan (MCP) for the companion rezone includes clustered development, open space exceeding Land Development Code minimums, and appropriate uses, all of which are indicated in Policy 28.2.3 as rural planning practices.** Because the application is still under review, some details of the MCP may change by the time it reaches a public hearing; however, **the rezoning application will have to prove consistency with Goal 28 regardless of the decision of the requested comprehensive plan amendments.**

The requested Future Land Use Map amendment, which would increase density on a portion of the subject property, but not increase the potential population of Planning District 1, is not inconsistent with Objective 28.2, Rural Lands Framework.

The subject property is not within the Rural Village, as indicated on Map 1-C and described in **Objective 28.3**. **Objectives 28.5** and **28.6** direct the County to create development standards, evaluate land conservation funding, protect wellfields, and pursue access to public resources. **These objectives and their supporting policies are not applicable to this request.**

As stated in the Connectivity section relating to Objective 27.4, development of the subject property will need to be consistent with the Urban and Suburban road standards in Goal 39, rather than the Urban and Rural standards, **consistent with Objective 28.4**. The applicant will need to demonstrate consistency with **Policy 28.4.2** in the design of the proposed development, but the requested comprehensive plan amendments do not change or conflict with the requirements of this Objective and are therefore **consistent with Objective 28.4, and its supporting policies.** Additionally, the applicant has provided a Traffic Impact Statement. The impacts of the proposed land use change are discussed in the Public Facilities and Infrastructure section (Page 11) of the staff report.

Lee Plan **Objective 4.1** requires all residential development exceeding 2.5 units per acre to connect to water and sewer. To fully realize the density potential of the Sub-Outlying Suburban and Urban community Future Land Use Categories, the property owner or applicant would need access to central water and sewer services. As mentioned in the analysis for Objective 27.3 on page 7, the subject property is subject to a Basin Management Action Plan (BMAP). Under state statute FS 163.3177, as amended by HB 1379 in 2023, local governments must consider how to extend utilities to residential development exceeding one (1) unit per acre in a BMAP. The proposed Future Land Use Map amendment would allow for a maximum of 796 potential units on the subject property, based on standard densities, at a density of approximately four (4) units per acre. **The proposed incorporation of the subject property into the LCU Future Water Service Area (Map 4-A) and LCU Future Sewer Service Area (Map 4-B) is consistent with state statutes regarding utility expansion within a BMAP and Lee Plan Objective 4.1.**

Goals 53, Potable Water Infrastructure, and 56, Sanitary Sewer Infrastructure, state:

> ***GOAL 53: POTABLE WATER INFRASTRUCTURE****. Provide high-quality central potable water service throughout Lee County. Ensure that the costs of providing facilities is borne by those who benefit from them.*
>
> ***GOAL 56: SANITARY SEWER INFRASTRUCTURE****. In partnership with franchised/certificated utilities providers, provide sanitary sewer service and wastewater treatment and disposal throughout Lee County.*

The applicant is electing to connect to Lee County Utilities' potable water and sanitary sewer infrastructure. The applicant would be financially responsible for extending the line if the proposed development exceeds the allowances in Standards 4.1.1 and 4.1.2 or connecting to the line when it becomes available. **Policy 53.1.1** states that the LCU service area is illustrated in Map 4-A, and **Policy 56.1.1** states that sewer service areas are indicated on Map 4-B. The applicant has received a letter from **Lee County Utilities dated January 17, 2025, stating that it can serve the subject property** if the property is included in the Potable Water and Sanitary Sewer Future Service Areas.

The Urban Community portion of the subject property is currently within the Florida Governmental Utilities Authority (FGUA) wastewater franchise area. Lee Plan Policy 56.1.5 states that when a property is within a designated franchise area (FGUA), another franchise—in this case, LCU—may not serve the property without written approval from the designated franchise. This policy is reproduced below.

> ***POLICY 56.1.5:*** *No permit will be issued allowing any utility to use a public right-of-way or to cut a pavement in a public right-of-way to extend service outside of its certificated/franchised area or to extend service into an area allocated to another utility, unless the other utility concurs in writing. This will be enforced along municipal and state rights-of-way by interlocal agreement and memorandum of agreement as required.*

The applicant received a letter from FGUA dated September 29, 2017 agreeing to release the service area to Lee County Utilities. **Based on this letter, the request does not conflict with Policy 56.1.5.**

The request to add the subject property to Map 4-A is consistent with Goals 53 and 56 and their supporting policies.

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

Lee Plan **Policy 1.6.5** establishes the Planning Districts Map and Acreage Allocation Table, which divides the county into districts and allocates acreage for residential and non-residential development. The policy is reproduced below.

> ***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.*

Because the applicant is requesting a future land use category that does not currently exist within District 1, the applicant is requesting new residential acreage for the Sub-Outlying Suburban category. The amendments are shown in Attachment 1. As stated previously in this report, the residential acreage was removed from the Urban Community areas within District 1 and reallocated to Sub-Outlying Suburban in District 1 without increasing the total population. Staff has reviewed the Table 1(b) amendment and found it **consistent with the current parcel-based database and projected development for Planning District 1.**

Based on the analysis in this report, the Sub-Outlying Suburban land use category would appropriately balance the property's general characteristics with the limitations of the Community Plan Areas and provide additional protection from industrial uses adjacent to existing single-family residential development. The proposed amendments to Maps 1-A, 4-A, and 4-B, and Table 1(b) are generally consistent with the Lee Plan.

PUBLIC FACILITIES AND INFRASTRUCTURE

Site-specific impacts on public services and service availability will be examined during the review of 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 amendment to the Lee Plan requires short-range (5-year) and long-range (2045) LOS analysis. The tables in this section summarize the proposed project's traffic generation for the weekday AM and PM peak hours. This traffic analysis summary outlines the Level of Service (LOS) for various roadway segments and intersections, comparing conditions without a proposed change to conditions with the proposed change.

5-Year Analysis (2029)

The 5-year analysis[2] indicates the following roadway segments will operate at the following LOS with and without the proposed change, respectively.

ROADWAY SEGMENT	LOS WITHOUT CHANGE[1]	LOS WITH CHANGE[1]
SR 80 (Palm Beach Blvd)		
• From Werner Dr. to Joel Blvd. (Site Access)	C	C
• From Joel Blvd to Hendry Co. Line	C	C
Broadway Ave		

[1] Table 4A of the TIS was resubmitted under separate cover during staff review and includes a corrected background traffic growth rate estimate with corrected LOS estimates.

• From North River Rd to SR 80	D	D
Joel Blvd		
• From 18th St to SR 80	C	C
N. River Rd		
• From Franklin Lock Rd to Broadway.	B	B
• From Broadway to Hendry Co. Line	C	C

Long Range Horizon Analysis (2045)

The Long Range 2045 Horizon LOS analysis indicates the following roadway segments will operate at the corresponding Level of Service (LOS), respectively.

ROADWAY SEGMENT[2]	**LOS WITHOUT CHANGE**	**LOS WITH CHANGE**
SR 80 (Palm Beach Blvd)[3]		
• From Werner Dr. to Joel Blvd. (Site Access)	C	C
• From Joel Blvd to Hendry Co. Line	B	B
Broadway Ave		
• From North River Rd to SR 80	F	F
Joel Blvd		
• From 18th St to SR 80	D	D
N. River Rd		
• From Franklin Lock Rd to Broadway.	C	C
• From Broadway to Hendry Co. Line	C	C

[2] North River Road and Joel Boulevard are Arterial Roads, and Broadway Ave is a Major Collector maintained by the County.

[3] SR 80 is a 55mph Arterial Road maintained by the State of Florida.

The proposed amendment is consistent with GOAL 95 of the Lee Plan, Objective 95.1, and Policy 95.1.1. The County ensures the provision of services at the adopted "Minimum Acceptable Levels of Service." While the analysis indicates that Broadway Avenue will operate at LOS "F," mitigation is not required for the zoning petition, as the mandatory payment of impact fees is considered to mitigate any existing deficiencies to the level at which they occurred without the development.

Transportation concurrency is non-regulatory, according to Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which states, "Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes."

UTILITIES

The subject property is not currently within Lee County Utilities' (LCU) potable water or sewer service area map; however, **LCU provided a letter of availability, dated January 17, 2025, indicating capacity to serve.**

OTHER INFRASTRUCTURE

- Emergency Medical Services and Fire: The primary ambulance for this location is Medic 11, located 8.4 miles west. This location cannot meet the existing service standards for the proposed development, as required by County Ordinance 08-16. The department plans to construct a station at River Hall to help address this response issue. Additional analysis will be required once the new station is under construction.
- Police: According to a letter from the Lee County Sheriff's Office, dated October 21, 2024, the amendment will not affect the Agency's ability to provide law enforcement services.
- Solid Waste: According to a letter dated February 21, 2025, Lee County Solid Waste Department is capable of providing solid waste collection service through their franchised hauling contractors.
- Public Transit: According to a letter from LeeTran, dated February 24, 2025, the proposed development is not within one-quarter mile of a fixed-route corridor. The 2021 TDP does not identify the need for enhanced or additional services in the area; the developer is not required to connect to or improve transit facilities based on the current Lee County Transit LDC section 10-441.
- Schools: This project is located in the Elementary School Proximity Zone "D", the Middle Schools Proximity Zone "DD", and the High School Enrollment Zone East, Sub-Zone 3. According to a letter from the School District of Lee County, dated 2025, the proposed project will not negatively impact school capacity.

CONCLUSIONS

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

- The Sub-Outlying Suburban land use category would appropriately balance the property's general characteristics with the limitations of the applicable Community Plan Areas
- Adding the subject property to Map 4-A is consistent with Goals 53 and 56 and supporting policies.
- The proposed incorporation of the subject property into the LCU Future Water Service Area (Map 4-A) and LCU Future Sewer Service Area (Map 4-B) is consistent with state statutes regarding utility expansion within a BMAP and Lee Plan Objective 4.1.
- The applicant has provided all of the required documentation for the proposed amendments according to AC 13-6 and Goal 17.

For the reasons discussed in this staff report, staff recommends that the Board of County Commissioners ***adopt*** the proposed amendment as shown in Attachments 1 and 2.

PART 2

LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: April 27, 2026

A. LOCAL PLANNING AGENCY REVIEW

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

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

Four members of the public provided comments opposing this request, expressing concerns about panther habitat and protected species in general, as well as the appropriateness of the request within the Alva Community Plan Area.

Members of the LPA inquired about impact fees for the roads, terminology used in the staff report, the impact of the water and sewer map amendments on adjacent properties, the water and sewer map skipping properties between River Hall and the subject property, clarification of the potential units versus the applicant's proposed unit count, and the history of the Outlying Suburban category.

Mr. Stouder's closing remarks noted that he did not find the request consistent with Lee Plan Goals 27 and 28, the Northeast Lee and Alva Community Plan Areas, which is why he did not vote in favor of the amendment.

B. LOCAL PLANNING AGENCY RECOMMENDATION

A motion was made to recommend that the Board of County Commissioners (BoCC) ***adopt*** CPA2024-00016. The motion passed 3 to 2.

DUSTIN GARDNER	**NAY**
DAWN RUSSELL	**AYE**
JENNIFER SAPEN	**AYE**
DON SCHROTENBOER	**AYE**
STAN STOUDER	**NAY**
HENRY ZUBA	**ABSENT**
VACANT POSITION	**-**

C. STAFF RECOMMENDATION

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

PART 3
BOARD OF COUNTY COMMISSIONERS
TRANSMITTAL HEARING

DATE OF PUBLIC HEARING: September 2, 2026

A. BOARD REVIEW:

Staff presented the proposed privately initiated amendment, including the LPA and staff recommendations, and an overview of the proposed amendment's consistency with the Lee Plan and other county regulations. Following the staff presentation the applicant's representatives provided a detained presentation addressing the proposed amendments as well as anticipated impacts to water quality, water quantity, wildlife, the transportation network, and Lee Plan consistency.

The Board of County Commissioners asked staff and the applicant questions regarding terminology and the consistency of the application with the Northeast Lee Community Plan Area requirements, clarification on the use of Table 1(b), whether other properties in the Alva area were within the requested land use category, clarification about the applicability Northeast Lee County (Goal 27) and Alva (Goal 28) Community Plan areas, existing approvals on the site, net difference of the potential density, the environmental constraints on the property, stormwater, the proposed development's impact on groundwater levels, the role of the state reviewing agencies in the review process, and how the site would look if the property owner did request the maximum density allowed.

Six (6) members of the public spoke at the meeting with concerns regarding panther habitat, rural character, and general appropriateness of the proposed amendments.

B. BOARD ACTION:

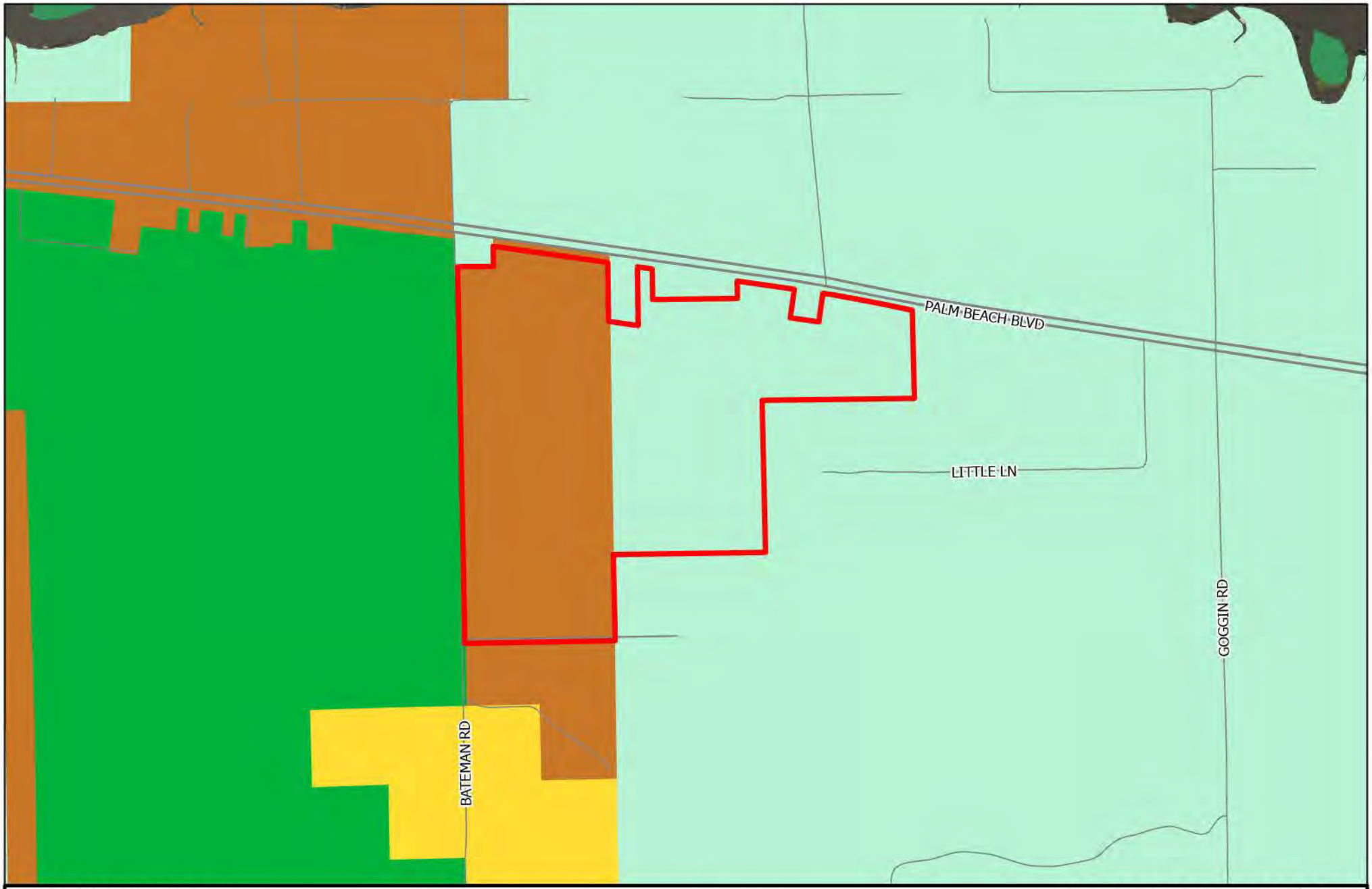
A motion was made to ***transmit*** CPA2024-00016 as recommended by staff and the LPA. The motion passed 3 to 1.

MOTION DETAILS

BRIAN HAMMAN	**AYE**
CECIL PENDERGRASS	**AYE**
DAVID MULICKA	**NAY**
KEVIN RUANE	**ABSENT**
TRISH PETROSKY	**AYE**

ATTACHMENT 1

- **Map 1A Existing Future Land Use Map**
- **Map 1A Proposed Future Land Use Map**
- **Map 4A Future Water Service Areas**
- **Map 4B Future Sewer Service Areas**
- **Table 1(b) Proposed – Staff Recommendation**



CPA2024-00016

Existing Future Land Use

Lee County
Southwest Florida

Urban Community
Outlying Suburban
Rural
Conservation Lands - Upland
Wetlands
Subject Property

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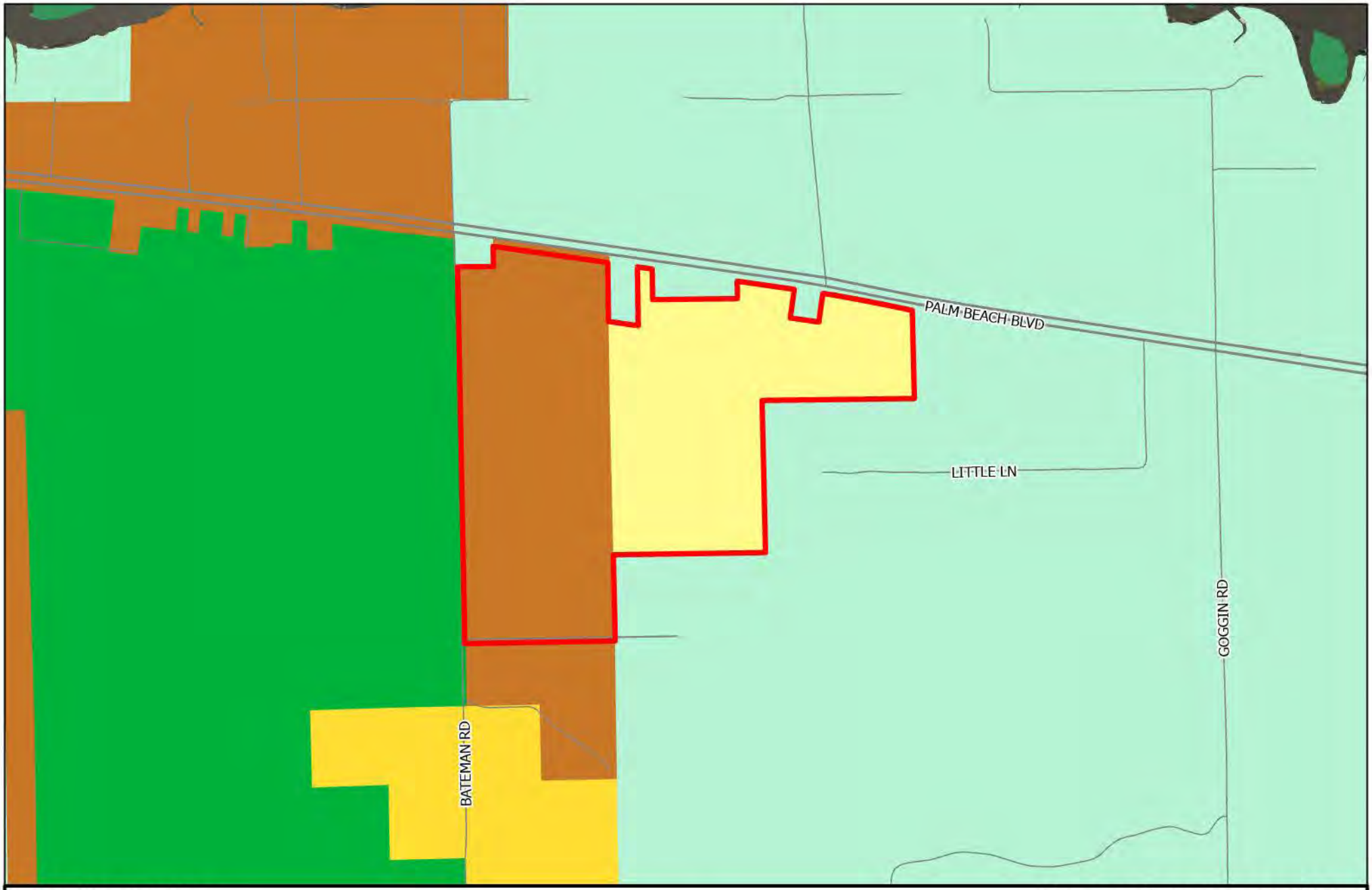
Map Generated: March 2026



CPA2024-00016

Lee County
Southwest Florida

Map Generated: March 2026

Urban Community
Outlying Suburban
Rural
Conservation Lands - Upland
Wetlands
Sub-Outlying Suburban
Subject Property

Proposed Future Land Use

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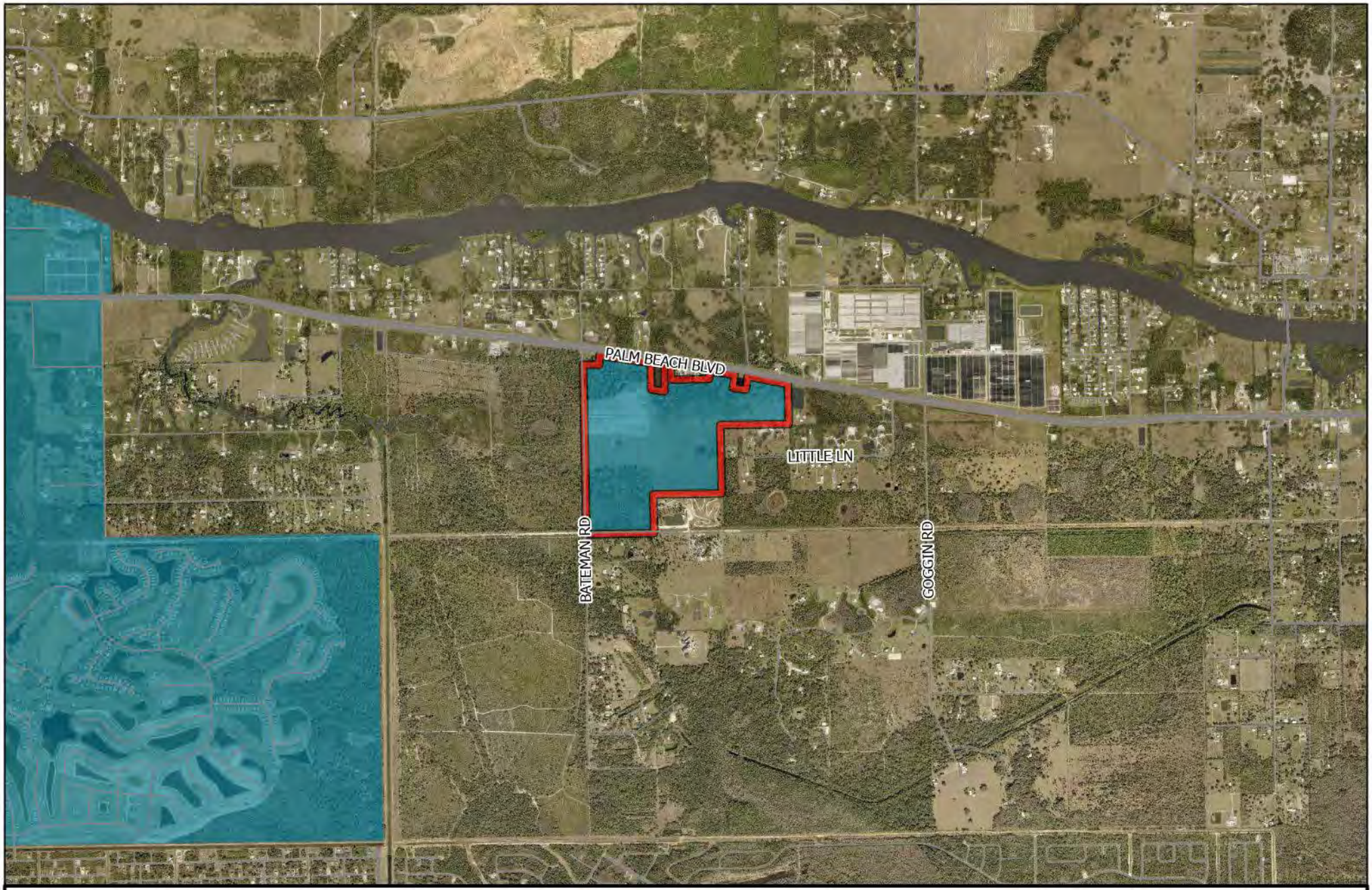

CPA2024-00016

Future Water Service Areas

Lee County
Southwest Florida

Existing Future Water Service Areas

Proposed Future Water Service Areas

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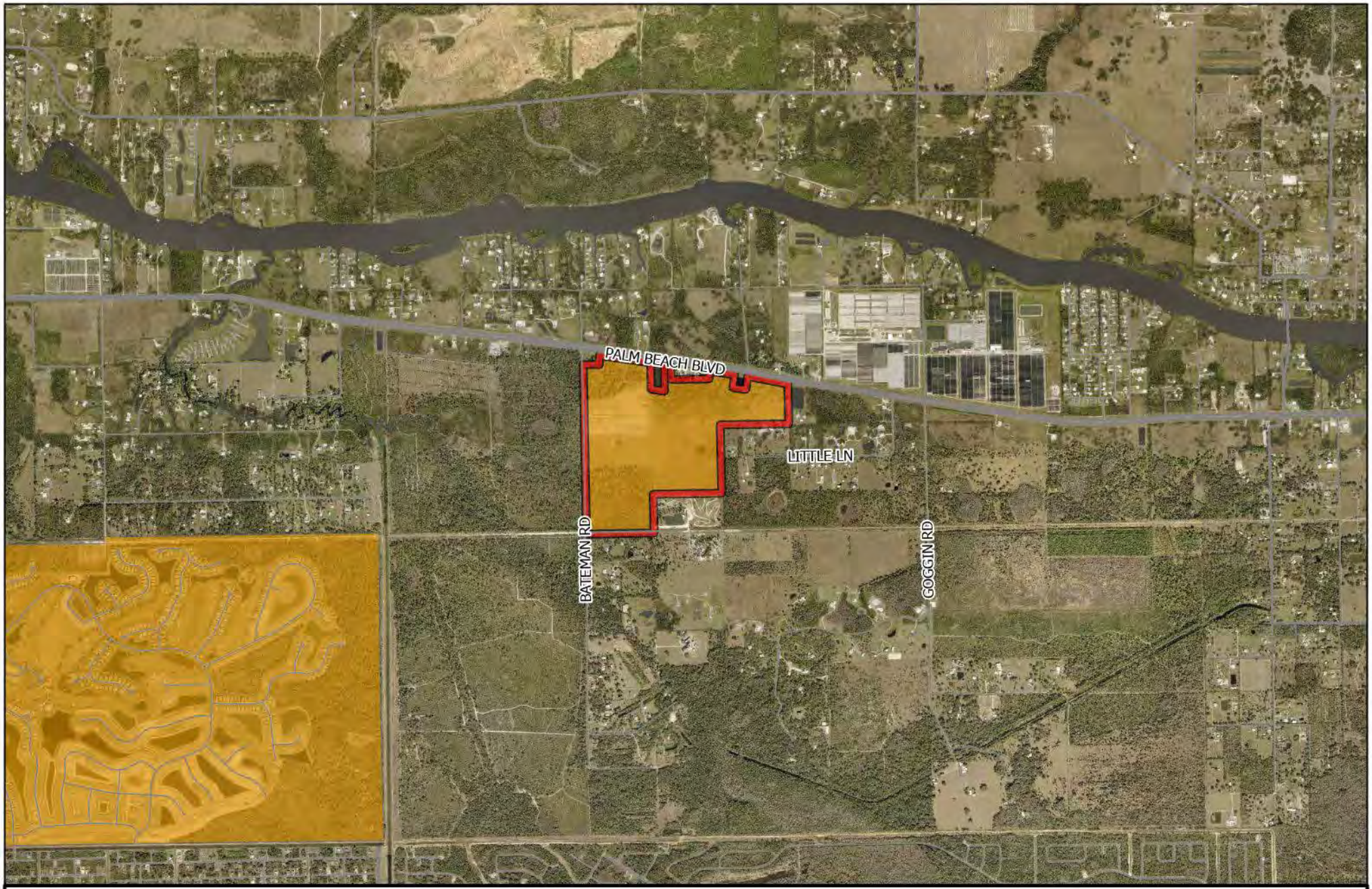
Feet

Map Generated: March 2026



CPA2024-00016

Future Sewer Service Areas

Lee County
Southwest Florida

Existing Future Sewer Service Areas

Proposed Future Sewer Service Areas

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Feet

Map Generated: March 2026

Future Land Use Category		Unincorporated County		Planning District										
				District 1 Northeast Lee County		District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
		Existing	Proposed	Existing	Proposed									
Residential By Future Land Use Category	Intensive Development	~~1,516~~	1,516	~~-~~	-	-	-	17	-	21	-	238	-	-
	Central Urban	~~13,658~~	13,658	~~-~~	-	-	-	207	24	-	-	230	-	25
	Urban Community	~~22,453~~	22,431	~~813~~	791	453	-	475	-	-	-	-	-	150
	Suburban	~~14,871~~	14,871	~~-~~	-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	~~3,652~~	3,652	~~38~~	38	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	~~1,787~~	1,831	~~-~~	44	-	-	330	-	-	-	-	-	227
	Commercial	~~-~~	-	~~-~~	-	-	-	-	-	-	-	-	-	-
	Industrial	~~15~~	15	~~-~~	-	-	-	-	-	-	-	-	-	6
	Public Facilities	~~-~~	-	~~-~~	-	-	-	-	-	-	-	-	-	-
	University Community	~~503~~	503	~~-~~	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	~~8~~	8	~~-~~	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	~~2~~	2	~~-~~	-	-	-	-	2	-	-	-	-	-
	Industrial Interchange	~~-~~	-	~~-~~	-	-	-	-	-	-	-	-	-	-
	General Interchange	~~110~~	110	~~-~~	-	-	-	-	-	-	-	-	-	35
	General Commercial Interchange	~~-~~	-	~~-~~	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	~~-~~	-	~~-~~	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	~~-~~	-	~~-~~	-	-	-	-	-	-	-	-	-	-
	New Community	~~2,075~~	2,075	~~1,115~~	1,115	-	-	-	-	-	-	-	-	960
	Airport	~~-~~	-	~~-~~	-	-	-	-	-	-	-	-	-	-
	Tradeport	~~3~~	3	~~-~~	-	-	-	-	-	-	-	-	-	3
	Rural	~~7,564~~	7,559	~~2,230~~	2,225	-	-	800	730	-	-	-	-	-
	Rural Community Preserve	~~3,517~~	3,517	~~-~~	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	~~1,338~~	1,338	~~-~~	-	-	-	-	-	-	-	-	-	-
	Outer Island	~~233~~	233	~~2~~	2	4	-	1	-	-	169	-	-	-
	Open Lands	~~2,186~~	2,186	~~153~~	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	~~6,974~~	6,974	~~131~~	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	~~-~~	-	~~-~~	-	-	-	-	-	-	-	-	-	-
	Wetlands	~~-~~	-	~~-~~	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	~~-~~	-	~~-~~	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		~~82,464~~	82,481	~~4,482~~	4,499	457	-	4,270	1,026	24	598	548	-	1,406
Commercial		~~8,916~~	8,916	~~300~~	300	53	-	450	27	9	125	150	-	1,216
Industrial		~~4,788~~	4,788	~~30~~	30	3	-	300	10	15	70	315	-	2,134
Non Regulatory Allocations														
Public		~~120,279~~	120,279	~~14,219~~	14,219	622	-	4,864	7,323	6	2,340	583	-	9,689
Active AG		~~21,889~~	21,889	~~5,500~~	5,500	-	-	240	90	-	-	-	-	2
Passive AG		~~13,658~~	13,658	~~5,500~~	5,500	-	-	615	100	-	-	-	-	465
Conservation		~~87,756~~	87,756	~~2,468~~	2,468	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		~~26,773~~	26,756	~~1,294~~	1,277	28	-	733	742	8	103	17	-	88
Total		~~366,523~~	366,523	~~33,793~~	33,793	1,460	-	12,635	12,504	129	4,831	2,539	-	17,206
Population Distribution (unincorporated Lee County)		~~584,331~~	584,331	~~8,235~~	8,235	1,470	-	35,253	2,949	152	725	5,273	-	22,566

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
Residential By Future Land Use Category	**Intensive Development**	33	-	-	-	801	1	30	-	376	-	-	-
	Central Urban	7	656	32	-	3,113	-	7,233	-	2,131	-	-	-
	Urban Community	-	978	1,207	-	863	540	16,851	-	7	115	-	-
	Suburban	-	2,566	2,069	-	1,202	659	-	-	6,345	-	-	-
	Outlying Suburban	1,253	438	-	-	-	502	-	-	396	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	55	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	33	-	-	-	-	-	-	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	-	-	1,667
	Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		**2,979**	**4,651**	**3,926**	**-**	**5,982**	**3,322**	**24,129**	**4,805**	**9,897**	**3,748**	**90**	**6,125**
Commercial		**326**	**774**	**938**	**-**	**2,012**	**288**	**900**	**118**	**1,121**	**19**	**18**	**72**
Industrial		**5**	**198**	**387**	**-**	**566**	**67**	**218**	**215**	**244**	**4**	**2**	**4**
Non Regulatory Allocations													
Public		**3,214**	**4,898**	**6,375**	**-**	**5,883**	**4,831**	**20,267**	**17,992**	**10,117**	**3,052**	**653**	**3,351**
Active AG		**5**	**13**	**5**	**-**	**-**	**2,780**	**35**	**11,945**	**90**	**630**	**4**	**550**
Passive AG		**3**	**-**	**5**	**-**	**-**	**70**	**50**	**2,500**	**250**	**2,000**	**-**	**2,100**
Conservation		**1,677**	**9,786**	**2,232**	**-**	**211**	**15,489**	**1,077**	**41,028**	**1,607**	**382**	**1,465**	**895**
Vacant		**12**	**55**	**244**	**-**	**4**	**2,200**	**15,115**	**2,400**	**1,323**	**850**	**130**	**1,425**
Total		**8,221**	**20,375**	**14,113**	**-**	**14,658**	**29,047**	**61,791**	**81,003**	**24,649**	**10,685**	**2,362**	**14,522**
Population Distribution (unincorporated Lee County)		**15,325**	**44,132**	**53,974**	**-**	**76,582**	**13,431**	**160,429**	**18,538**	**109,952**	**5,951**	**741**	**8,653**

CALOOSA 80

COMPREHENSIVE PLAN AMENDMENT

CPA2024-00016

RECEIVED
APR 16 2026
COMMUNITY DEVELOPMENT

SUBMITTED TO:

Lee County
Planning Division
1500 Monroe St.
Fort Myers, FL 33901

Application Form

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Caloosa 80 CPA

Project Description: Proposal to change the FLU category of a 92.71+/- ac site from Rural to Sub-Outlying Suburban and to add the Property (192.3+/- ac) to the LCU Future Water and Sanitary Sewer Service Areas. This requires 3 map amendments to Lee Plan Map 1A, Map 4A, & Map 4B. There is a companion text amendment to Table 1(b) to increase residential acreage in the Northeast Lee County District. There is a companion MPD rezone request for 690 DU's and 30,000 SF of commercial uses.

Map(s) to Be Amended: 1A, 4A, 4B

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

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1. **Name of Applicant:** Neal Communities of Southwest Florida, LLC
   Address: 28100 Bonita Grande Dr., Suite 106
   City, State, Zip: Bonita Springs, FL 34135
   Phone Number: (239) 405-7366 E-mail: toak@nealcommunities.com

2. **Name of Contact:** RVi Planning + Landscape Architecture c/o Alexis Crespo, AICP
   Address: 28100 Bonita Grande Dr., #305
   City, State, Zip: Bonita Springs, FL 34135
   Phone Number: (239) 850-8525 E-mail: acrespo@rviplanning.com

3. **Owner(s) of Record:** Caloosa 80 LLP c/o Stan Whitcomb
   Address: 631 Turtle Beach Road
   City, State, Zip: North Palm Beach, FL 33408
   Phone Number: (239) 405-0836 E-mail: stanw@whitgroup.com

4. **Property Location:**
   1. Site Address: Multiple, see STRAPs below
   2. STRAP(s): 29-43-27-00-00005.0000; 29-43-27-00-00012.0060; 30-43-27-00-00001.0190

5. **Property Information:**
   Total Acreage of Property: 192.3 Total Acreage Included in Request: 92.71 (Map 1A, 192.3 (Map 4A& 4B)
   Total Uplands: 183.56 Total Wetlands: 8.74 Current Zoning: RVPD
   Current Future Land Use Category(ies): Urban Community and Rural
   Area in Each Future Land Use Category: Urban Community (99.64 acres) and Rural (92.71 acres)
   Existing Land Use: Pastures

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: 746 Commercial Intensity: _____ Industrial Intensity: _____

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 690 Commercial Intensity: _____ Industrial Intensity: _____

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COMMUNITY DEVELOPMENT

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 rangeimprovements
   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 LeeCounty.

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 andobjective.
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)

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

APPLICANT – PLEASE NOTE:

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

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

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

Disclosure of Interest

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Alfred Hoffman Jr., 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 29-43-27-00-00005.0000; 29-43-27-00-00012.0060; 30-43-27-00-00001.0190 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

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

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are

true to the best of my knowledge and belief.

Property Owner

ALFRED HOFFMAN

Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

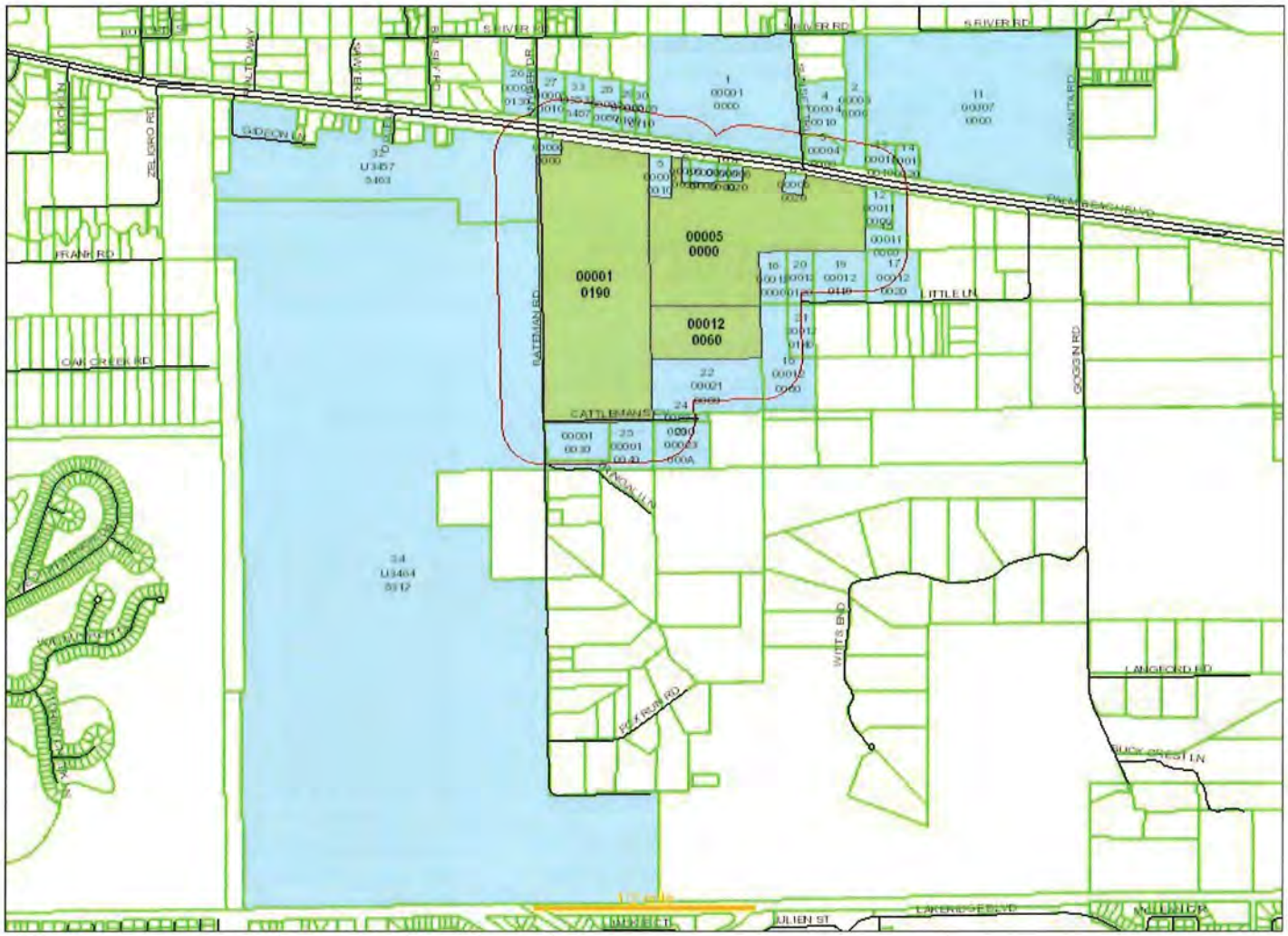
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, on 11-15-24 (date) by Alfred Hoffman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

DENISE T. COMAS
MY COMMISSION EXPIRES 05-02-2027
NOTARY PUBLIC
COMM. # HH 392468
STATE OF FLORIDA

Surrounding Property Owners List, Mailing Labels, and Map for All Parcels Within 500 Feet of the Subject Property



Date of Report: October 21, 2024

Buffer Distance: 500 feet Rerun

Parcels Affected: 35

Subject Parcels: **29-43-27-00-00005.0000, 29-43-27-00-00012.0060, 30-43-27-00-00001.0190**

To change, add or remove subject parcels please change the parcel selection in GeoView

Click here to download the map image, mailing labels (Avery 5161) and CSV formatted information.

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
RIVERGLEN PROPERTIES LLC 1380 GASPARILLA DR FORT MYERS FL 33901	**29-43-27-00-00001.0000** 19171 PALM BEACH BLVD ALVA FL 33920	N1/2OFN12OFSW1/4OFNW1/4N STRD80+NW1/4OFNW1/4+APARL INNW1/4DESC OR797PG765 LES R R/W	1
CS HOLDINGS OF SWFL LLC 15975 ANDERSON LN FORT MYERS FL 33912	**29-43-27-00-00003.0000** 19431 PALM BEACH BLVD ALVA FL 33920	PARL IN NW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 1017 PG 221 LES R R/W OR 2896/25	2
HOELDERLIN ARTHUR JOSEPH III 2251 SUNSET TRL ALVA FL 33920	**29-43-27-00-00004.0000** 2251 SUNSET TRL ALVA FL 33920	PARL IN NW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 919 PG 455 + LESS OR 3272/2265 LESS R/W OR 2828/1203 + LESS R/W OR 2894/2555	3
MALLETT ROBERT LANE TR 2101 SUNSET TRL ALVA FL 33920	**29-43-27-00-00004.0010** 2101 SUNSET TRL ALVA FL 33920	PARL IN NW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 3272 PG 2265 LESS R/W OR 2828/1203 + LESS R/W OR 2894/2555	4

STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	**29-43-27-00-00005.0010** 19030 PALM BEACH BLVD ALVA FL 33920	PARL LOC IN THE S 1/2 OF NW 1/4 AS DESC IN OR 2879/3553 LESS RD R/W + LESS 5.0020	5
STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	**29-43-27-00-00005.0020** 19200 PALM BEACH BLVD ALVA FL 33920	PARL LOC IN THE S 1/2 OF NW 1/4 AS DESC IN OR 2879/3553 LESS RD R/W + LESS 5.0010	6
GONZALEZ ARAQUE MAIRON YUSET 19140 PALM BEACH BLVD ALVA FL 33920	**29-43-27-00-00006.0000** 19140 PALM BEACH BLVD ALVA FL 33920	N 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 S OF RD LESS RD R/W LESS W 200 FT + LESS	7
BOWDLER DAVID F 14011 CEMETERY RD FORT MYERS FL 33905	**29-43-27-00-00006.0020** 19170 PALM BEACH BLVD ALVA FL 33920	PARL IN SW 1/4 OF NW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 785 PG 90	8
CHILDRESS SHANE & VICTORIA 16050 MULRION BLVD PUNTA GORDA FL 33982	**29-43-27-00-00006.0030** 19080 PALM BEACH BLVD ALVA FL 33920	E 100 FT OF W 485 FT OF N 260.17 FT OF S 1150.17 FT OF NW 1/4 S OF SR 80 R/W	9
LYNCH THOMAS 19160 PALM BEACH BLVD ALVA FL 33920	**29-43-27-00-00006.0040** 19160 PALM BEACH BLVD ALVA FL 33920	FRM SW CRN OF N 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 E 820 TO POB THN S 100 E 110 N 100 W 110 FT	10
ARIS HORTICULTURE INC ERIN MAZZUCCO 115 THIRD ST SE BARBERTON OH 44203	**29-43-27-00-00007.0000** 2200 OWANITA RD ALVA FL 33920	NE 1/4 N OF SR 80 LESS 11.001 THRU 11.003 + LESS BLDG ONLY PARL AS DESC IN INST#2008000328784	11
STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	**29-43-27-00-00011.0000** 19600 PALM BEACH BLVD ALVA FL 33920	PARL LOC IN THE SW 1/4 OF THE NE 1/4 AS DESC IN OR 2854 PG 4034	12
WILKINSON KATHERINE A TR 19521 PALM BEACH BLVD ALVA FL 33920	**29-43-27-00-00011.0010** 19521 PALM BEACH BLVD ALVA FL 33920	LANDS AS DESC IN OR 1113 PG 294 LES R R/W OR 2870/970	13
ROSAS RUIZ MARCO A 8956 BANYAN COVE FORT MYERS FL 33919	**29-43-27-00-00011.0020** 19581 PALM BEACH BLVD ALVA FL 33920	E 280 FT OF E 1/2 OF NW 1/4 OF SW 1/4 OF NE 1/4 N OF ST RD 80	14
BARLEY SANDRA D PO BOX 217 ALVA FL 33920	**29-43-27-00-00011.0060** 19590 PALM BEACH BLVD ALVA FL 33920	PAR IN SW 1/4 OF NE 1/4 DESC IN OR 896 PG 728 LESS OR 1916 PG 4675 + OR 2854 PG 4034	15
JOHNSON JACKIE L 19401 LITTLE LN ALVA FL 33920	**29-43-27-00-00012.0000** 19401 LITTLE LN ALVA FL 33920	W 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4	16
HEATH STANLEY TR 19591 LITTLE LN ALVA FL 33920	**29-43-27-00-00012.0020** 19591 LITTLE LN ALVA FL 33920	NW 1/4 OF NW 1/4 OF SE 1/4 LESS RD R/W	17
CHOW KAI FU 15861 COUNTRY CT FORT MYERS FL 33912	**29-43-27-00-00012.0080** 19400 LITTLE LN ALVA FL 33920	NW 1/4 OF SE 1/4 OF SW 1/4 + W 1/2 OF SW 1/4 OF NE 1/4 OF SW 1/4 OF SEC 29	18
SMITH BRITTANY G 19471 LITTLE LN ALVA FL 33920	**29-43-27-00-00012.0110** 19471 LITTLE LN ALVA FL 33920	NE 1/4 OF NE 1/4 OF SW 1/4 OF SECTION 29	19
QUATTROCCHI STEPHANIE 19431 LITTLE LN ALVA FL 33920	**29-43-27-00-00012.0120** 19431 LITTLE LN ALVA FL 33920	E 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4	20
REINBOTT MICHAEL & LISA PO BOX 1423 LABELLE FL 33975	**29-43-27-00-00012.0140** 19430 LITTLE LN ALVA FL 33920	E 1/2 OF SW 1/4 OF NE 1/4 OF SW 1/4 DESC IN OR 4032 PG 3737	21
MARRA ESTATES LLC 3001 BATEMAN RD	**29-43-27-00-00021.0000** 19101 CATTLEMANS CV	N 1/2 OF SW 1/4 OF SW 1/4	22

ALVA FL 33920	ALVA FL 33920		
MARRA ESTATES LLC 3001 BATEMAN RD ALVA FL 33920	**29-43-27-00-00023.000A** ACCESS UNDETERMINED ALVA FL 33920	SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SEC 29 TWP 43 R 27 LEE COUNTY FLORIDA LESS THE NORTH 100 FEET 8.487 ACRES +/-	23
MARRA JASON A 7800 UNIVERSITY POINT DR FORT MYERS FL 33907	**29-43-27-00-00024.0000** ACCESS UNDETERMINED ALVA FL	PARL IN SW 1/4 OF SW 1/4 SEC 29 TWP 43 R 27 DESC IN OR 75 PG 562	24
BERNARD BRIAN W & SIMONE 2995 BATEMAN RD ALVA FL 33920	**30-43-27-00-00001.0040** 2995 BATEMAN RD ALVA FL 33920	PARL LOC IN SE 1/4 OF THE SE 1/4 AS DESC IN OR 2811 PG 3151	25
HAMILTON MILTON J III & 1901 BALSEY RD ALVA FL 33920	**30-43-27-00-00004.0130** 2076 SNYDER DR ALVA FL 33920	PORT EAST 430 FT OF THE NW 1/4 OF NE 1/4 N OF SR 80 DESC OR 2619/3015 LESS PAR A AS DESC IN INST #2013000259081 + LESS ROW DESC IN OR 2843 PG 1273	26
GROFF NICHOLAS P II TR 2051 SNYDER DR ALVA FL 33920	**30-43-27-00-00005.0010** 2051 SNYDER DR ALVA FL 33920	PARL IN NE 1/4 OF THE NE 1/4 N OF ST RD 80. AS DESC IN OR 2747/0143 LESS R/W OR 2900/2921	27
HERNANDEZ LILIANA & 4537 LUCKETT RD FORT MYERS FL 33905	**30-43-27-00-00005.0080** 18881 PALM BEACH BLVD ALVA FL 33920	PARL IN NE 1/4 OF THE N 1/4 N OF ST RD 80 AS DESC IN 2006000138419.	28
ALVAREZ FREDDYS VALDES 18931 PALM BEACH BLVD ALVA FL 33920	**30-43-27-00-00005.0100** 18931 PALM BEACH BLVD ALVA FL 33920	PARL IN NE 1/4 OF THE NE 1/4 N OF ST RD 80 AS DESC IN OR 2747/0143 LESS R/W OR 2900/2921	29
ALVAREZ FREDDYS VALDES 18951 PALM BEACH BLVD ALVA FL 33920	**30-43-27-00-00005.0110** 18951 PALM BEACH BLVD ALVA FL 33920	PARL IN NE 1/4 OF THE NE 1/4 N OF ST RD 80 AS DESC IN OR 2747/0143 LESS R/W OR 2900/2921	30
MARRA ESTATES LLC 7800 UNIVERSITY POINTE DR #300 FORT MYERS FL 33907	**30-43-27-00-00006.0000** 18770 PALM BEACH BLVD ALVA FL 33920	PARL IN SE 1/4 OF NE 1/4 SEC 30 TWP 43 R 27 DESC IN OR 1120 PG 438	31
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	**30-43-27-L1-U3457.5463** ACCESS UNDETERMINED ALVA FL 33920	PINE CREEK ACRES UNIT 1 PB 10 PG 13 LTS 5 THRU 17 + 29 + 30 + 33 THRU 36 + 39 + 40 PINE CREEK ACRES UNIT 2 PB 10 PG 74 LTS 2 THRU 23 + 29 THRU 39 + LEGAL CONT IN NOTES	32
STULB JOSEPH JR 18851 PALM BEACH BLVD ALVA FL 33920	**30-43-27-L2-U3532.5487** 18851 PALM BEACH BLVD ALVA FL 33920	PARCEL OF NE 1/4 OF THE NE 1/4 OF SEC 30 TWP 43 RNG 27 DESC IN INSTRUMENT 2020000169009	33
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	**31-43-27-L1-U3464.5312** ACCESS UNDETERMINED ALVA FL 33920	THE SOUTH 3279 FT OF SEC W OF LESS BATEMAN RD RD + ALL OF SEC 31 WEST + SOUTH OF BATEMAN RD LES PARLS 2.000 + 4.001 + GREENBRIAR UN 34 PB 27 PG 54 PARCELS 47 + 70 THRU 72 + 75	34

RIVERGLEN PROPERTIES LLC
1380 GASPARILLA DR
FORT MYERS FL 33901

CS HOLDINGS OF SWFL LLC
15975 ANDERSON LN
FORT MYERS FL 33912

HOELDERLIN ARTHUR JOSEPH III
2251 SUNSET TRL
ALVA FL 33920

MALLETT ROBERT LANE TR
2101 SUNSET TRL
ALVA FL 33920

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

GONZALEZ ARAQUE MAIRON YUSET
19140 PALM BEACH BLVD
ALVA FL 33920

BOWDLER DAVID F
14011 CEMETERY RD
FORT MYERS FL 33905

CHILDRESS SHANE & VICTORIA
16050 MULRION BLVD
PUNTA GORDA FL 33982

LYNCH THOMAS
19160 PALM BEACH BLVD
ALVA FL 33920

ARIS HORTICULTURE INC
ERIN MAZZUCCO
115 THIRD ST SE
BARBERTON OH 44203

STATE OF FL DOT
PO BOX 1249
BARTOW FL 33831

WILKINSON KATHERINE A TR
19521 PALM BEACH BLVD
ALVA FL 33920

ROSAS RUIZ MARCO A
8956 BANYAN COVE
FORT MYERS FL 33919

BARLEY SANDRA D
PO BOX 217
ALVA FL 33920

JOHNSON JACKIE L
19401 LITTLE LN
ALVA FL 33920

HEATH STANLEY TR
19591 LITTLE LN
ALVA FL 33920

CHOW KAI FU
15861 COUNTRY CT
FORT MYERS FL 33912

SMITH BRITTANY G
19471 LITTLE LN
ALVA FL 33920

QUATTROCCHI STEPHANIE
19431 LITTLE LN
ALVA FL 33920

PageBreak

REINBOTT MICHAEL & LISA
PO BOX 1423
LABELLE FL 33975

MARRA ESTATES LLC
3001 BATEMAN RD
ALVA FL 33920

BERNARD BRIAN W & SIMONE
2995 BATEMAN RD
ALVA FL 33920

GROFF NICHOLAS P II TR
2051 SNYDER DR
ALVA FL 33920

ALVAREZ FREDDYS VALDES
18931 PALM BEACH BLVD
ALVA FL 33920

MARRA ESTATES LLC
7800 UNIVERSITY POINTE DR #300
FORT MYERS FL 33907

STULB JOSEPH JR
18851 PALM BEACH BLVD
ALVA FL 33920

PageBreak

MARRA ESTATES LLC
3001 BATEMAN RD
ALVA FL 33920

MARRA JASON A
7800 UNIVERSITY POINT DR
FORT MYERS FL 33907

HAMILTON MILTON J III &
1901 BALSEY RD
ALVA FL 33920

HERNANDEZ LILIANA &
4537 LUCKETT RD
FORT MYERS FL 33905

ALVAREZ FREDDYS VALDES
18951 PALM BEACH BLVD
ALVA FL 33920

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

Aerial Map

Document Path: L:\22001218 Caloosa 80\04 BASE INFORMATION\02 GIS\MXD\Caloosa 80 Aerial Map.mxd

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RVi
10401 Highland Manor Dr.
Suite 220
Tampa, FL 33610
Tel: 813.443.8282
www.rviplanning.com

CALOOSA 80 • AERIAL MAP

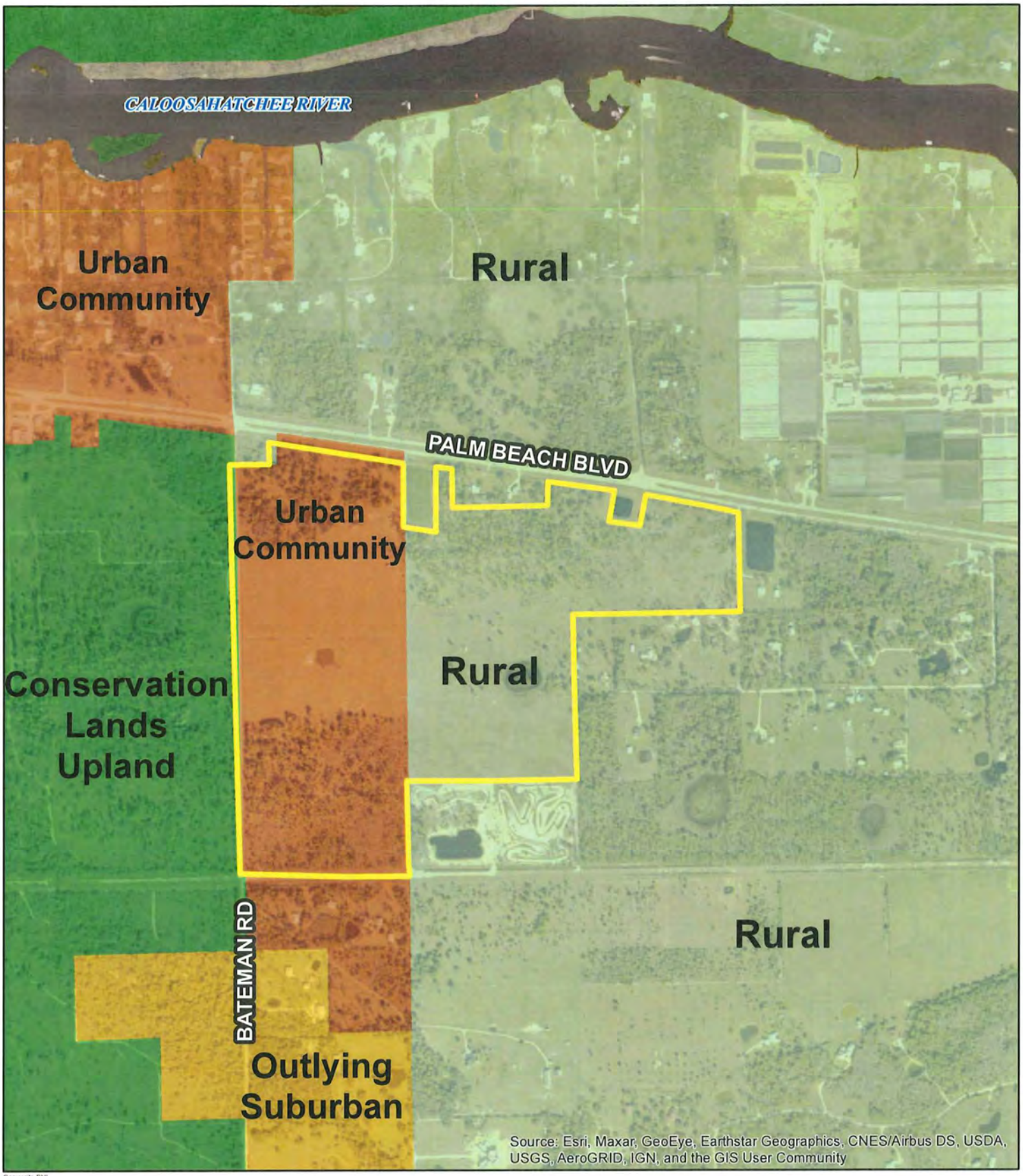
- Lee County, FL
- Date: 4/1/2022
- 22001218
- Caloosa 80 LLP

Subject Boundary

0 320 640 1,280 Feet

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

Lee Plan Map Amendments
(Existing & Proposed – Map 1A, 4A and 4B)



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www.rviplanning.com

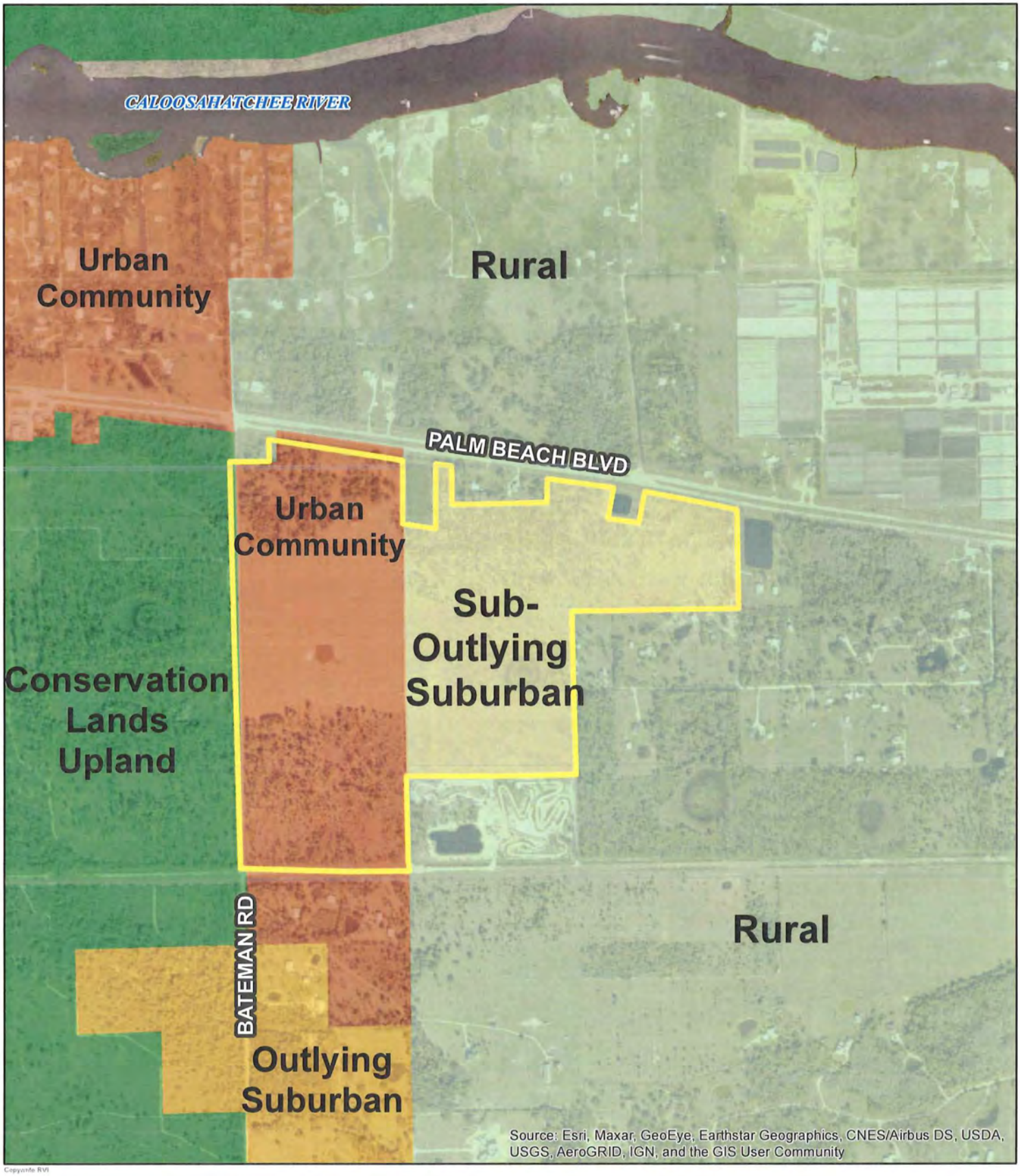
CALOOSA 80 • EXISTING FUTURE LAND USE MAP

- Lee County, FL
- Date: 5/18/2022
- # 22001218
- Caloosa 80 LLP

Subject Boundary

0 320 640 1,280 Feet

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



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CALOOSA 80 • PROPOSED FUTURE LAND USE MAP

- Lee County, FL
- Date: 5/18/2022
- # 22001218
- Caloosa 80 LLP

Subject Boundary

0 320 640 1,280 Feet

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

Document Path: L:\22001218 Caloosa 80\04 BASE INFORMATION\02 GIS\MXD\Caloosa 80 Future Water Service Area Map.mxd

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CALOOSA 80 • EXISTING FUTURE WATER SERVICE AREA MAP

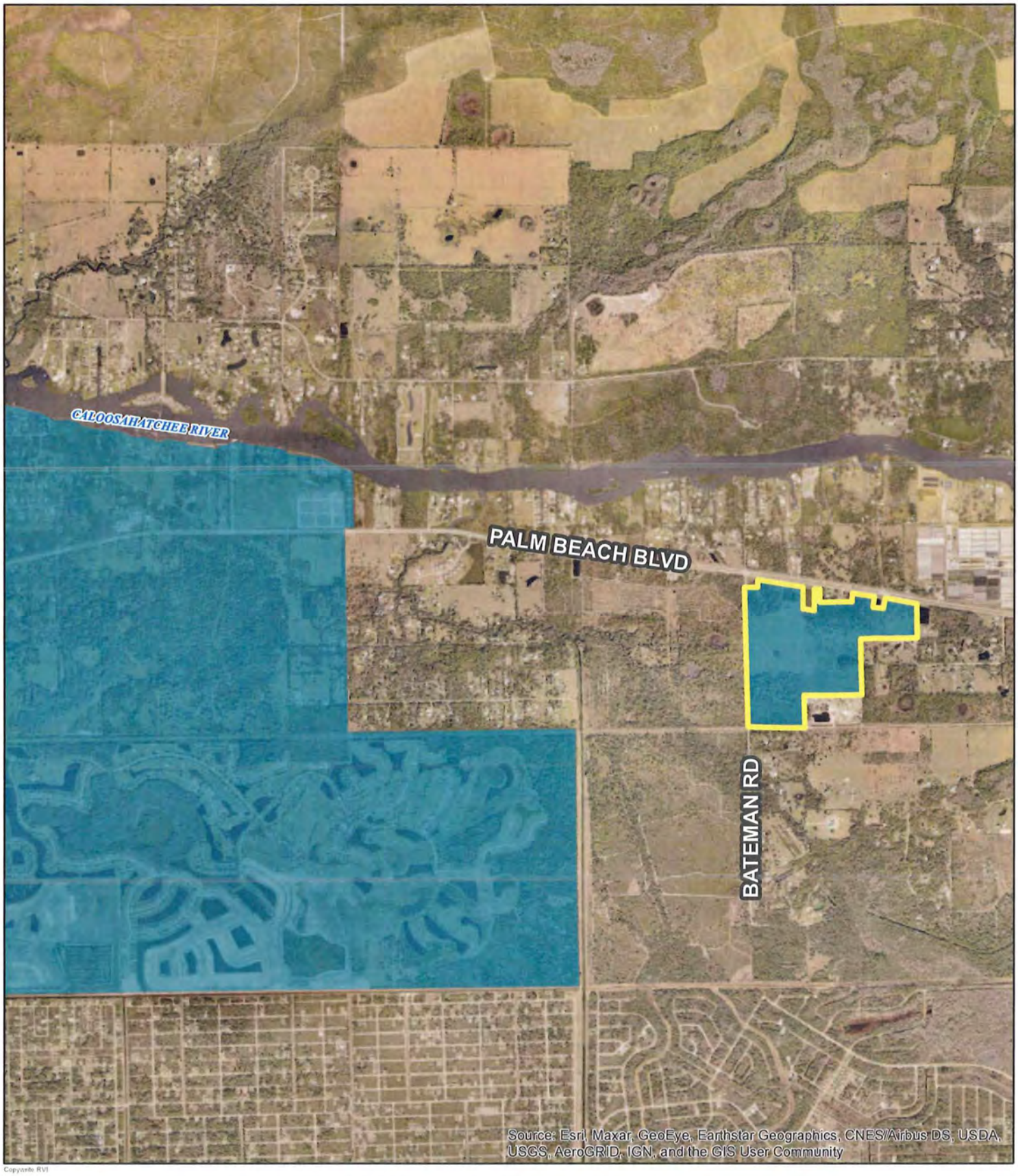
- Lee County, FL
- Date: 5/19/2022
- 22001218
- Caloosa 80 LLP

Subject Boundary

Future Water Service Area

0 900 1,800 3,600 Feet

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



Document Path: L:\22001218 Caloosa 80\04 BASE INFORMATION\02 GIS\MXD\Caloosa 80 Proposed Future Water Service Area Map.mxd

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Suite 220
Tampa, FL 33610
Tel: 813.443.8282
www.rviplanning.com

CALOOSA 80 • PROPOSED FUTURE WATER SERVICE AREA MAP

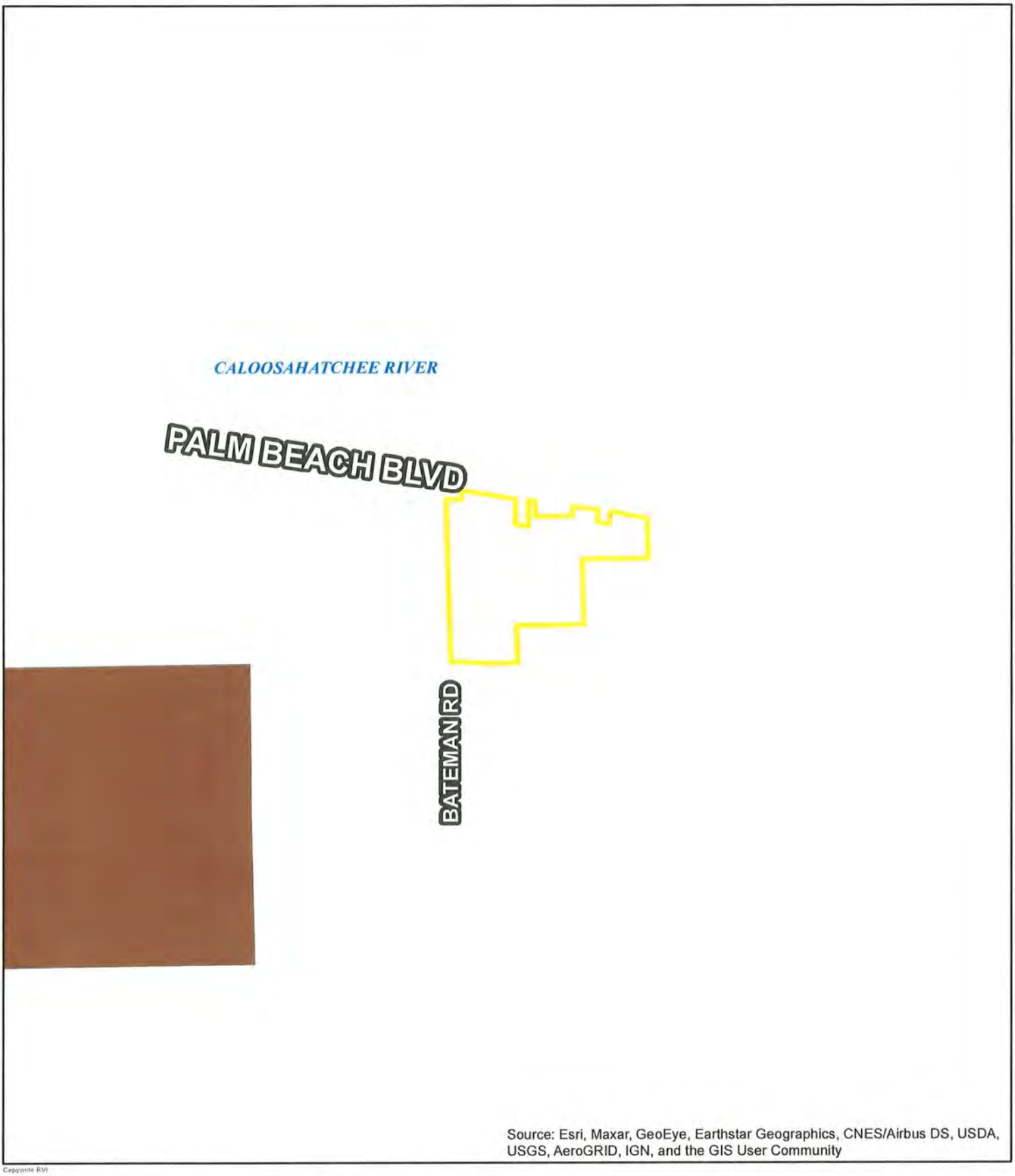
- Lee County, FL
- Date: 4/1/2022
- # 22001218
- Caloosa 80 LLP

Subject Boundary

Proposed Future Water Service Area

0 900 1,800 3,600 Feet

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



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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CALOOSA 80• EXISTING FUTURE SANITARY SEWER SERVICE MAP

Lee County, FL

Date: 8/31/2022

22001218

Caloosa 80 LLP

Subject Boundary

Future Sanitary Sewer Service Area

0 750 1,500 3,000 Feet

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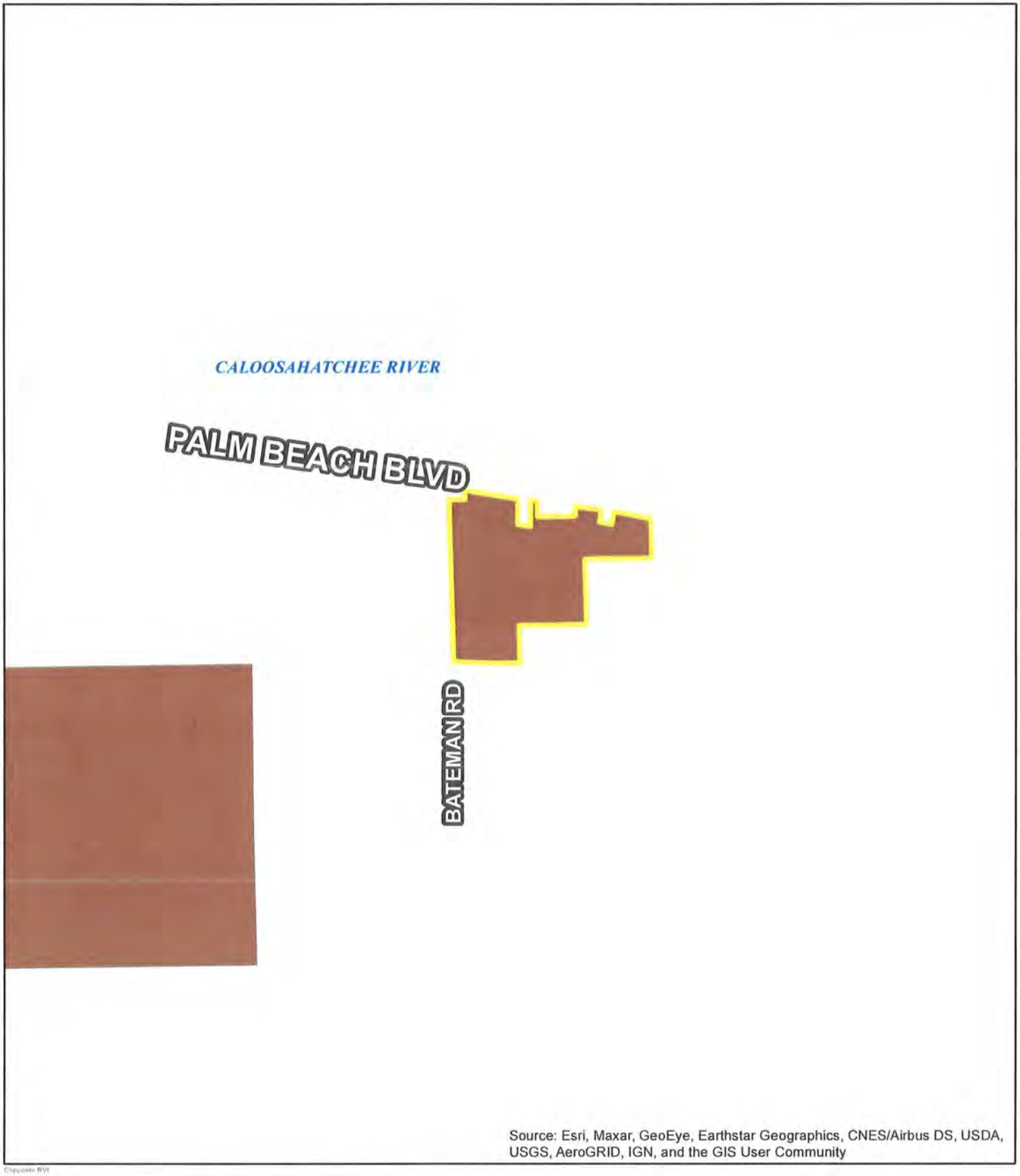
Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Copyright: RVI

CALOOSA 80• PROPOSED FUTURE SANITARY SEWER SERVICE MAP

Lee County, FL

Date: 8/31/2022

22001218

Caloosa 80 LLP

Subject Boundary

Future Sanitary Sewer Service Area

0 750 1,500 3,000 Feet

10401 Highland Manor Dr
Suite 220
Tampa, FL 33610
Tel 813 443 8282
www.rviplanning.com

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

Legal Description and Sketch of the Description of Proposed FLUC

DESCRIPTION:

RURAL FUTURE LAND USE (F.L.U.)

A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST IN LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE N 01°19'47" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION FOR A DISTANCE OF 1321.81 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL BY INSTRUMENT NUMBER 2007000251171 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID WEST SECTION LINE, RUN N 01°19'47" W, 1321.45 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST OF SAID SECTION 29; THENCE RUN N 00°49'00" W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 701.74 FEET TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553, OF THE PUBLIC RECORDS OF LEE COUNTY; THENCE DEPARTING SAID WEST SECTION LINE, RUN S 81°55'10" E, 259.80 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF AFOREMENTIONED PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE N 00°50'15" W, 509.82 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM BEACH BOULEVARD (STATE ROAD 80); THENCE RUN S 82°03'50" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 129.52 FEET TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2655, PAGE 3059; THENCE RUN S 00°54'50" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 266.04 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN N 89°15'34" E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL AND THE SOUTHERLY BOUNDARY LINES OF THREE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 1140, PAGE 1744, OFFICIAL RECORDS BOOK 2983, PAGE 1220 AND OFFICIAL RECORDS BOOK 2246, PAGE 2979 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 734.80 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2246, PAGE 2979; THENCE RUN N 00°51'50" W, ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL, A DISTANCE OF 150.82 FEET TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°52'00" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 500.41 FEET, TO THE NORTHWEST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2879, PAGE 3553; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, S 08°06'20" W, 250.12 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE RUN S 81°52'20" E, 249.92 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL TO THE SOUTHEAST CORNER THEREOF; THENCE RUN N 08°09'20" E, 250.10 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 81°56'50" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 73.56 FEET, TO A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17087.13 FEET, A CENTRAL ANGLE OF 01°40'52", A CHORD BEARING OF S 79°16'26" E FOR 501.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 501.33 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S 78°26'40" E FOR 183.55 FEET TO A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 17159.98 FEET, A CENTRAL ANGLE OF 00°06'34", A CHORD BEARING S 78°15'52" E FOR 32.74 FEET; THENCE ALONG THE ARC OF SAID CURVE AND THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN 32.74 FEET; THENCE DEPARTING SAID AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN S 01°13'02" E, 764.34 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3616, PAGE 2890; THENCE RUN S 89°15'48" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND THE NORTHERLY BOUNDARY LINE OF THE TWO FOLLOWING PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 3906, PAGE 52 AND BY INSTRUMENT NUMBER 2007000138101 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A DISTANCE OF 1320.51 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000138101; THENCE RUN S 01°17'38" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL AND CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3039, PAGE 3678, A DISTANCE OF 1319.21 FEET, TO THE NORTHEAST CORNER OF A CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3296, PAGE 4612; THENCE RUN S 89°09'58" W, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL AND A CERTAIN PARCEL DESCRIBED BY INSTRUMENT NUMBER 2007000251171, A DISTANCE OF 1320.26 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 92.75 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

THE DESCRIPTION SHOWN HEREON IS NEW.

BEARINGS BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29-43-27, AS BEARING N 01°19'47" W, PER FLORIDA GRID, WEST.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

COORDINATES SHOWN HEREON ARE BASED ON FLORIDA GRID, WEST ZONE, NAD 83/2011.

CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.

THIS IS NOT A SURVEY!

PREPARED BY: _____

THOMAS M. ROOKS JR. P.S.M. DATE
FLORIDA CERTIFICATE NO. 6347

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PROJECT:

CALOOSA 80
RURAL F.L.U. LEGAL

LOCATION:

SECTION 29
T-43-S, R-27-E
LEE COUNTY, FLORIDA

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

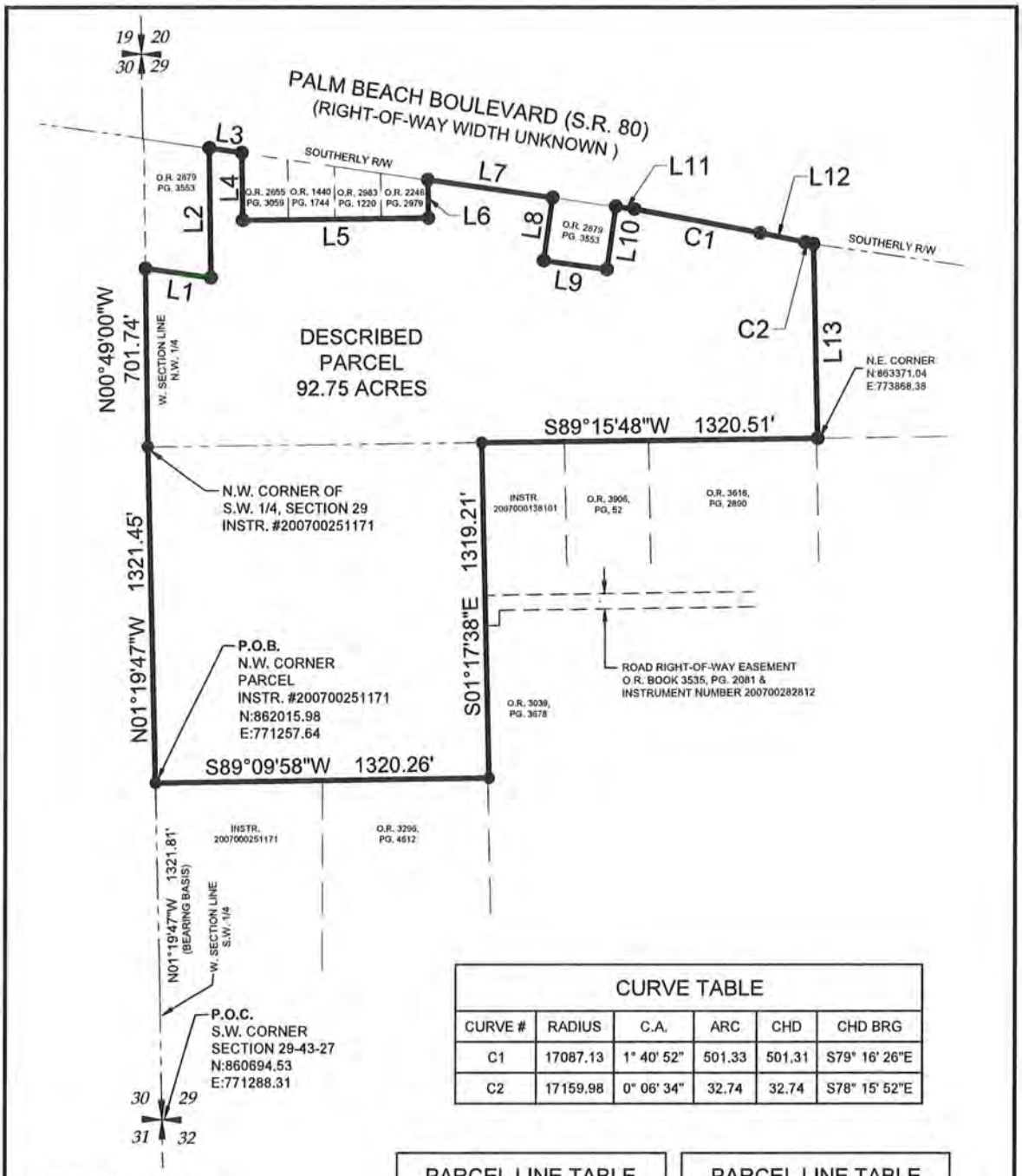
Fort Myers
Tallahassee
Destin

CLIENT:

CALOOSA 80
WHITCOMB

0 5 10
SCALE 1"=10'

PROJECT MANAGER:	TMR
DRAWING BY:	TAB
JURISDICTION:	LEE COUNTY
DATE:	11-08-2022
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	1 OF 2
JOB/FILE NUMBER:	22110



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C1	17087.13	1° 40' 52"	501.33	501.31	S79° 16' 26"E
C2	17159.98	0° 06' 34"	32.74	32.74	S78° 15' 52"E

ABBREVIATIONS

BRG = BEARING
C1 = CURVE DESIGNATION
C.A. = CENTRAL ANGLE
CHD = CHORD
INSTR. = INSTRUMENT
L1 = LINE DESIGNATION
LB = LICENSED BUSINESS
O.R. = OFFICIAL RECORDS
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S81°55'10"E	259.80
L2	N0°50'15"W	509.82
L3	S82°03'50"E	129.52
L4	S0°54'50"E	266.04
L5	N89°15'34"E	734.80
L6	N0°51'50"W	150.82
L7	S81°52'00"E	500.41

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L8	S8°06'20"W	250.12
L9	S81°52'20"E	249.92
L10	N8°09'20"E	250.10
L11	S81°56'50"E	73.56
L12	S78°26'40"E	183.55
L13	S1°13'02"E	764.34

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PROJECT:
CALOOSA 80
RURAL F.L.U. LEGAL

LOCATION:
SECTION 29
T-43-S, R-27-E
LEE COUNTY, FLORIDA

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
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Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5547 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

CLIENT:
CALOOSA 80
WHITCOMB

0 250 500
SCALE 1"=500'

PROJECT MANAGER:	TMR
DRAWING BY:	TAB
JURISDICTION:	LEE COUNTY
DATE:	11-08-2022
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	2 OF 2
JOB/FILE NUMBER:	22110

Warranty Deeds

INSTR # 2005000025366, Doc Type D, Pages 4, Recorded 09/15/2005 at 10:06 AM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $24132.50 Rec. Fee $35.50 Deputy Clerk CKELLER

Return to: (enclose self-addressed stamped envelope)
Name: Stacy H. Krumin, Esquire
Address: 201 N. Franklin St, Suite 2100
Tampa, FL 33602

This Instrument Prepared by: Don R. Livingstone, Esq.
Address: Don R. Livingstone, P.A.
7711 S. W. 62 Avenue, #101
South Miami, Fl. 33143

Property Appraisers Parcel Identification (Folio) Number(s):

29-43-27-00-00005.0000

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

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

This Indenture, made this 11th day of August, 2005, **Between** BONITA GLADE, L.C., A FLORIDA LIMITED LIABILITY COMPANY, of the County of Miami-Dade, State of FL., grantor*, and CALOOSA 80, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP whose post office address is 8891 Brighton Lane Suite126, Bonita Springs, Florida 34135, Grantee*,

Witnesseth that said grantor, for and in consideration of the sum of Ten ..... Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

A tract of Land in Section 29, Township 43 South, Range 27 East, Lee County, Florida, being more particularly described as follows: SEE ATTACHED EXHIBIT "A"

(A)

SUBJECT TO: Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and mattters appearing on the Plat or otherwise common to the subdivision; public utility easements of record, restrictions, reservations, conditions, easements, dedications and limitations of record and taxes for the year 2005 and subsequent years.

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

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

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

Signed sealed and delivered in our presence:

Melinda Osborne
Witness Signature
MELINDA OSBORNE
Printed name

Douglas J. Smith
Witness Signature
Douglas J. Smith
Printed Name

BONITA GLADE, L.C., A FLA. LTD. LIABILITY COMPANY

By: Roy F. Custer, Jr.
Grantor Signature
ROY F. CUSTER, JR., MANAGER
Printed name

6924 Willow Lane, Miami Lakes, Fl. 33014
Post Office Address

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 11th day of August, 2005, by ROY F. CUSTER, JR., as Manager of BONITA GLADE, L.C., A FLORIDA LIMITED LIABILITY COMPANY, who is personally known to me or who has produced a n/a as identification and did take an oath.

NOTARY PUBLIC: Melinda Osborne
Print Name: MELINDA OSBORNE

My Commission Expires:

State of Florida at Large (Seal)

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
MELINDA OSBORNE
COMMISSION NUMBER
DD167217
MY COMMISSION EXPIRES
DEC. 2,2006

EXHIBIT "A"

THE NORTH ONE-HALF (N-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4)OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA,

AND

THE SOUTH ONE-HALF (S-1/2) OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM BEACH BOULEVARD (STATE ROAD 80),

LESS THE FOLLOWING SEVEN (7) PARCELS:

THREE (3) PARCELS DESCRIBED IN STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2879, AT PAGES 3553 THROUGH 3558, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 1:

THAT PORTION OF THE NORTHWEST (1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA;

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 29; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 29, NORTH 00°53'13" WEST, 1,211.99 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 80 (PALM BEACH BOULEVARD [PER SECTION 1202-108]) FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE SOUTH 81°52'20" EAST, 260.00 FEET; THENCE SOUTH 00°53'13" EAST, 510.00 FEET; THENCE NORTH 81°52'20" WEST, 260 FEET TO SAID WEST BOUNDARY OF SECTION 29; THENCE ALONG SAID WEST BOUNDARY NORTH 00°53'13" WEST, 510.00 FEET TO THE POINT OF BEGINNING,

PARCEL 2:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA;

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 29; THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4, NORTH 01°11'04" WEST, 876.48 FEET TO THE SURVEY BASE LINE OF STATE ROAD 80 (PALM BEACH BOULEVARD); THENCE ALONG SAID SURVEY BASE LINE NORTH 81°52'20" WEST, 1,022.32 FEET; THENCE SOUTH 08°07'40"WEST, 75 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD 80 (PER SECTION 1202-108) FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE SOUTH 81°52'20" EAST, 250.00 FEET; THENCE SOUTH 08°07'40" WEST, 250.00 FEET; THENCE NORTH 81°52'20" WEST, 250.00 FEET; THENCE NORTH 08°07'40" EAST, 250.00 FEET TO THE POINT OF BEGINNING,

EXHIBIT "A" CONTINUED

PARCEL 3:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA,

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 29; THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4, NORTH 01°11'04" WEST, 800.48 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 80 (PALM BEACH BOULEVARD [PER SECTION 1202-108]) FOR A POINT OF BEGINNING; THENCE ALONG SAID EAST LINE SOUTH 01°11'04" EAST, 36.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 17,159.98 FEET, A CENTRAL ANGLE OF 00°06'33.9", AN ARC LENGTH OF 32.77 FEET, THE CHORD FOR WHICH BEARS NORTH 78°29'32" WEST TO THE END OF SAID CURVE; THENCE NORTH 78°26'15" WEST, 183.47 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 17,087.13 FEET, A CENTRAL ANGLE OF 01°40'53.3", AN ARC LENGTH OF 501.46 FEET, THE CHORD FOR WHICH BEARS NORTH 79°16'41" WEST TO SAID SOUTHERLY EXISTING RIGHT OF WAY LINE AND THE END OF SAID CURVE; THENCE ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE SOUTH 81°52'20" EAST, 710.95 FEET TO THE POINT OF BEGINNING,

PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2655, AT PAGES 3059 THROUGH 3060, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 4:

BEGINNING AT A POINT 385 FEET EAST AND 1150.17 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, SAID POINT OF BEGINNING BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 80; THENCE SOUTH 260.17 FEET; THENCE EAST 100 FEET; THENCE NORTH 243.73 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 80; THENCE WESTERLY 101.34 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 80 TO THE POINT OF BEGINNING.

EXHIBIT "A" CONTINUED

PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 1440, AT PAGES 1744 THROUGH 1745, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 5:

A TRACT OF PARCEL OF LAND LYING IN THE S.W. 1/2 OF THE N.W. 1/4 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL IS FURTHER DESCRIBED AS:

COMMENCE AT THE N.W. CORNER OF THE S. 1/2 OF THE N. 1/2 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SEC. 29; THENCE RUN S. 89°59'08" E., ALONG THE NORTH LINE OF SAID FRACTION, FOR 496.50 FEET TO THE P.O.B. OF THE PARCEL HEREIN DESCRIBED: FROM SAID P.O.B. RUN S. 00°08'42" E., PARALLEL TO THE WEST LINE OF SAID SEC. 29, FOR 100.00 FEET; THENCE RUN S 89°59'08" E., PARALLEL TO THE NORTH LINE OF SAID FRACTION, FOR 310.00 FEET; THENCE RUN N. 00°08'42" W., FOR 100.00 FEET TO A POINT ON SAID NORTH LINE OF FRACTION; THENCE CONTINUE N. 00°08'42" W., FOR 100.22 FEET, MORE OR LESS, TO A POINT ON THE S'LY R/W LINE OF S.R. #80, "PALM BEACH BLVD."; THENCE RUN N. 81°08'00" W., ALONG SAID R/W LINE, FOR 313.88 FEET, MORE OR LESS TO A POINT WHICH LIES N. 00°08'42" W., FROM P.O.B.; THENCE RUN S. 00°08'42" E., FOR 148.52 FEET TO THE P.O.B.

PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2983, AT PAGE 1220 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 6:

THE EAST 500 FEET OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, LYING SOUTH OF STATE ROAD NO. 80, EXCEPTING THERE FROM THE EASTERLY 390 FEET THEREOF.

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST, THENCE RUN EAST 820 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 100 FEET; THENCE EAST 100 FEET; THENCE NORTH 100 FEET; THENCE WEST 110 FEET TO THE POINT OF BEGINNING.

PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 2246, AT PAGE 2979 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

PARCEL 7:

FROM NW CORNER S 1/2 OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4, THENCE

EAST 930 FEET TO POB THENCE S 100 FEET, THENCE EAST 190 FEET; NORTH TO S R/W LINE STATE ROAD 80 NORTHWESTERLY ALONG S.R. R/W TO A POINT NORTH OF POB, THENCE SOUTH TO POB, BEING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 27 EAST.

INSTR # 2007000282812, Doc Type D, Pages 2, Recorded 09/12/2007 at 03:49 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $3500.00 Rec. Fee $18.50 Deputy Clerk AKLESH

(2)

This Document Prepared By and Return to:
Jayne M. Skindzier, Esq.
Cummings & Lockwood LLC
3001 Tamiami Trail North
Naples, FL 34103

Parcel ID Number: 29-43-27-00-00012.0060

Warranty Deed

This Indenture, Made this 16TH day of August, 2007 A.D., **Between** Morgan Halle

of the County of Lee, State of Florida, **grantor,** and Caloosa 80 LLP, a Florida limited liability partnership

whose address is: 3461 Bonita Bay Boulevard #101, Bonita Springs, FL 34134

of the County of Lee, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Lee State of Florida to wit:

The following described parcel lying in Section 29, Township 43 South, Range 27 East, Lee County, Florida, described as follows: The South 1/2 of the Northwest 1/4 of the Southwest 1/4, together with a non-exclusive easement for road right of way purposes over and across the following described property: the West 60 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4, lying South of SR-80; and the West 60 feet of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 and the South 60 feet of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 and the South 60 feet of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 and the South 60 feet of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 and North 60 feet of the West 60 feet of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4, Lee County, Florida.

Subject to (i) comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; (ii) restrictions and matters appearing on the plat or otherwise common to the subdivision; (iii) outstanding oil, gas and mineral interest of record, without right of entry; (iv) unplatted public utility easements of record; and (v) real property taxes for the year of closing and subsequent years.

The subject property is vacant land and not the homestead of the Grantor who resides as listed herein.

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

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Warranty Deed - Page 2

Parcel ID Number: 29-43-27-00-00012.0060

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

Signed, sealed and delivered in our presence:

Darlajo I. Angelo
Printed Name: Darla Jo I. Angelo
Witness

Jean A Cea
Printed Name: Jean A Cea
Witness

(Seal)
Morgan Halle
P.O. Address: 208 NW 5th Terrace, Cape Coral, FL 33993

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 16TH day of August, 2007 by Morgan Halle

he is personally known to me or he has produced his FLDL as identification.

Darlajo I. Angelo
Printed Name:
Notary Public
My Commission Expires:

DARLAJO C. ANGELO
MY COMMISSION # DD 244333
EXPIRES: November 2, 2007
Bonded Thru Notary Public Underwriters

Laser Generated by © Display Systems, Inc., 2007 (863) 763-5555 Form FLWD-2

INSTR # 2005000025367, Doc Type D, Pages 2, Recorded 09/15/2005 at 10:06 AM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $82740.00 Rec. Fee $18.50 Deputy Clerk CKELLER

(4)

Return to: (enclose self-addressed stamped envelope)
Name: Stacy H. Krumin, Esquire
201 North Franklin St, Suite 2100
Address: Tampa, Florida 33602
This Instrument Prepared by: Don R. Livingstone, Esq.
Address: Don R. Livingstone, P.A.
7711 S. W. 62 Avenue, #101
South Miami, Fl. 33143
Property Appraisers Parcel Identification (Folio) Number(s):

30-43-27-00-00001.0190

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

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

This Indenture, made this 11th day of August, 2005, **Between** ROY F. CUSTER and PEGGY M. CUSTER, HUSBAND AND WIFE of the County of Miami-Dade, State of FL., grantor*, and CALOOSA 80, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP whose post office address is 8891 Brighton Lane Suite126, Bonita Springs, Florida 34135 Grantee*,

Witnesseth that said grantor, for and in consideration of the sum of Ten ..... Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

A tract of Land in the East half of Section 30, Township 43 South, Range 27 East, Lee County, Florida, being more particularly described as follows:

(2)

Commencing at the Southeast corner of Section 30, Township 43 South, Range 27 East, Lee County, Florida; thence North 00 degrees 17 minutes and 18 seconds West along the East section line of said Section 30, a distance of 574.13 feet to the centerline of the Florida Power and Light Easement and the point of beginning of a tract of land herein described; thence run North 00 degrees 17 minutes 18 seconds West along the East section line of said Section 30 a distance of 2,069.55 feet to the North line of the Southeast Quarter of said Section 30; thence North 00 degrees 53 minutes 41 seconds West along the East Section line of said Section 30, a distance of 1,211.84 feet, to the Southerly right of way line of State Road 80; thence North 81 degrees 53 minutes 8 seconds West, along Southerly right of way line of State Road 80, a distance of 1,003.30 feet; thence South 1 degree 9 minutes 48 seconds East, a distance of 175.44 feet; thence South 89 degrees 32 minutes 57 seconds West, a distance of 312.00 feet, to the Easterly R/W of Bateman Road, (50 foot wide) as described in County Commissioner's Minute Book 5, at Page 592, of the Public Records of Lee County, Florida; thence South 1 degree 7 minutes 53 seconds East (South 1 degree 8 minutes 50 seconds East on Johnson Engineering Survey, dated June 9, 1994), along the centerline of Bateman Road, a distance of 3267.33 feet, to the centerline of a 150 foot Florida Power and Light Electrical Easement; thence North 89 degrees 1 minute 22 seconds East, along the centerline of aforesaid electrical easement, a distance of 1,302.81 feet, to the East section line of said Section 30, and the point of beginning. Less and Except any road right-of-way.

SUBJECT TO: Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and mattters appearing on the Plat or otherwise common to the subdivision; public utility easements of record, restrictions, reservations, conditions, easements, dedications and limitations of record and taxes for the year 2005 and subsequent years.

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

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed sealed and delivered in our presence:

Melinda Osborne
Witness Signature
MELINDA OSBORNE
Printed name
Douglas J. Smith
Witness Signature
Douglas J. Smith
Printed Name

Roy F. Custer
Grantor Signature
ROY F. CUSTER
Printed name
6924 Willow Lane, Miami Lakes, Fl. 33014
Post Office Address

Melinda Osborne
Witness Signature
MELINDA OSBORNE
Printed name
Douglas J. Smith
Witness Signature
Douglas J. Smith
Printed Name

Peggy M. Custer
Grantor Signature
PEGGY M. CUSTER
Printed name
6924 Willow Lane, Miami Lakes, Fl. 33014
Post Office Address

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 11th day of August, 2005, by ROY F. CUSTER and PEGGY M. CUSTER, HUSBAND AND WIFE, who are personally known to me or who have produced a n/a as identification and did take an oath.

NOTARY PUBLIC: Melinda Osborne

Print Name: **MELINDA OSBORNE**

My Commission Expires:

State of Florida at Large (Seal)

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
MELINDA OSBORNE
COMMISSION NUMBER
DD167217
MY COMMISSION EXPIRES
DEC. 2,2006

Letter of Authorization

AFFIDAVIT OF AUTHORIZATION

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

I, Alfred Hoffman Jr. (name), as Registered Agent (owner/title) of Caloosa 80 LLP (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

**Notes:*

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

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

A Hoffman
Signature

11-15-24
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 15th day of November, 20 24, by Alfred Hoffman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

DENISE T. COMAS
Notary Public - State of Florida
Commission # HH 393468
My Comm. Expires May 2, 2027

Denise Comas
Signature of Notary Public

Project Narrative

Caloosa 80 Comprehensive Plan Amendment (Map & Text)

Lee Plan, State Policy Plan, Regional Policy Plan, Community Plan Area Consistency & Justification of the Proposed Amendment

Exhibits M12, M19, M20, M21a

REVISED OCTOBER 2025

I. Request

Neal Communities of Southwest Florida ("Applicant") is requesting approval of a Large-Scale Comprehensive Plan Amendment to change the future land use (FLU) category of 92.71 +/- acres of the 192.3+/- acre site ("Property") from Rural to Sub-Outlying Suburban, and to add the Property to the Lee County Utilities, Future Water and Sanitary Sewer Service Areas. This request requires three map amendments to Lee Plan Maps 1A, Map 4A, and Map 4B. It also includes a text amendment to Table 1(b) to increase the residential acreage of land in the Sub-Outlying Suburban FLU category of District 1, Northeast Lee County.

The total Property owned by the Applicant is 192.3 acres. Currently, the majority of the site (99.6 acres) is within the Urban Community FLU category, which allows for 6 du/acre and commercial uses. The remaining 92.7 acres of the Property are designated as Rural and are limited to 1 du/acre.

The amendment will allow for the development of a maximum of 2 du/ac in the parcels proposed as Sub-Outlying Suburban. This would entail a maximum total of 746 dwelling units per the density limitations set forth in Lee Plan Table 1(a).

The proposed text amendment will ensure sufficient residential acreage is allocated to the Sub-Outlying Suburban FLU category of District 1 per Lee Plan Table 1(b) to support this request. There is existing available residential acreage within the Urban Community FLU category of District 1 as well as commercial acreage in District 1.

The Applicant has filed a companion Mixed Use Planned Development (MPD) rezoning application to further limit development of the Property to 690 dwelling units and up to 50,000 SF of neighborhood commercial retail along with accessory uses, and supportive infrastructure.

II. Existing Conditions & Property History

The Property is located south of Palm Beach Boulevard (SR 80) and east of Bateman Road and west of Goggin Road. The Property is currently zoned Recreational Vehicle Planned Development (RVPD) per Resolution No. Z-09-042 and is located within the Northeast Lee County Planning Community and Alva Community Planning Areas. The Property is currently utilized as agricultural pastureland. The RVPD zoning district permits the development of 417 RV sites, including 121 transient and 296 non-transient RV sites, with associated accessory and subordinate uses, including limited commercial uses.

III. Surrounding Land Use Pattern

The Property is within an area characterized by rural and transitional suburban development patterns. The surrounding land use pattern consists of public rights-of-way to the north, south and west; Hickeys Creek Mitigation Park to the west; FDOT ponds and single-family residential to the north; vacant agricultural lands and single-family residential to the east; and a single-family residence to the south. Additionally, several developments are approved and/or permitted along SR 80 in proximity to the Property, including River Hall, Hickey's Creekside and River Oaks. Table 1 below further defines the surrounding Future Land Use designations, zoning districts and existing land uses.

Lands in the immediate area are designated Rural, Conservation, as well as Urban Community to the south and northwest of the Property, and further to the east along SR 80. The FLUM amendment request will allow for a more gradual "step down" or transition of density from Urban Community (6 du/acre) to the Sub Outlying Suburban FLU (2 du/acre), in a manner that compliments the adjacent lower density and agricultural lands. Table 1 below further defines the surrounding Future Land Use designations, zoning districts and existing land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
NORTH	Rural	AG-2 (Agricultural)	Right of Way (SR 80.); single-family residential; agriculture
SOUTH	Urban Community; Rural	AG-2 (Agricultural)	Florida Power & Light easement; single-family residential; vacant
EAST	Rural	AG-2 (Agricultural)	Single-family residential; agriculture
WEST	Conservation Lands - Upland	EC (Environmentally Critical)	Right-of-Way (Bateman Road); conservation (Hickeys Creek Mitigation Park)

IV. Public Infrastructure

As outlined in the application materials, the subject property is serviced or planned to be serviced by existing public infrastructure that can accommodate the proposed mix of residential and commercial uses.

Potable water and sanitary sewer service will be provided by Lee County Utilities (please see the Letter of Service Availability from Lee County Utilities) via developer funded extensions of these facilities to the project. This proposal provides a substantial private investment in public infrastructure and will provide the opportunity to connect numerous properties currently on well and septic to centralized utilities. This is particularly impactful considering the area's proximity to the Caloosahatchee River.

The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc. There are adequate community facilities and services in the immediate vicinity of the project, including fire, law enforcement, schools, and parks.

The Applicant anticipates coordination of zoning conditions with County Staff to ensure that adequate service is available at the time of construction. Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibit M15, M16 & M17) for a complete description of available infrastructure and services to support the amendment request.

V. Proposed Amendment

The amendment request will allow for development of the Property as a mixed-use community with a maximum of 690 units and up to 50,000 SF of commercial uses, along with associated infrastructure and amenities. The Applicant has submitted a companion MPD rezoning petition to implement the intended development program, while ensuring adequate protection to the environment and rural character of the area.

The current amendment requests for a change in FLU from Rural to Sub-Outlying Suburban, which allows for the increase in density to allow for a compact form of development where infrastructure exists to support new growth, while ensuring that the rural character of the community is preserved. The proposed FLU category restricts residential density to 2 units per acre, achieving a gradual reduction in densities from Urban Community that lies to the immediate west to the Rural lands to the east.

At the same time, the residential development introduces housing options in the community as well as commercial uses that could provide required services to the residents of the community and the adjoining rural areas, thereby reducing vehicle miles travelled and allowing for accessibility by bicycle and pedestrians in the project and immediate area.

The proposed development, being developed at a density greater than 2.5 du/ac is required to connect to a public water service, per the Lee Plan Standard 4.1.1. The amendment includes a request for the Property to be added to the Lee County Utilities, Future Water Service Areas. The gross density of the companion MPD is 4 du/acre, thereby exceeding this minimum threshold. The extension of utilities is solely at the developer's expense and will eliminate well and septic tanks on the property. This is a significant environmental benefit due to proximity to the Caloosahatchee River.

Further, the proposed text amendment requests that additional acreage be added to the Sub-Outlying Suburban FLU category in District 1, ensuring that the project is consistent with Table 1(b) of the Lee Plan.

VI. Compatibility/Protection of Rural Character

The MPD proposes several development standards and limitations to ensure the rural character of the Alva community is protected post-development. The proposed standards/conditions are as follows:

- Maximum of 690 dwelling units (below the allowable density under current Urban Community & proposed Sub-Outlying Suburban future land use categories);
- The tracts are predominantly single-family with a limited area of townhome dwelling types in the western portions of the site in the Future Urban-designated areas;
- Commercial uses will be limited per the proposed Schedule of Uses to serve the proposed development and nearby residential communities along Palm Beach

Boulevard and in Alva. A 15-foot-wide Type D buffer is proposed where the neighborhood commercial outparcel abuts SR 80.

- An 80-foot-wide buffer is proposed along Bateman Road to screen the proposed community from the conservation areas to the west of the roadway and protect views for the travelling public. Access to this roadway is also limited to "emergency-only" for first responders to limit trips and maintain low traffic volumes.

- Preserves are proposed along the SR 80 frontage to screen views of the community from the right-of-way and maintain rural vistas.

- 40 to 45-foot-wide enhanced landscape buffers or native preservation areas abut the eastern property line ensuring screening from the vacant agricultural lands or single-family lots further east. Where native vegetation does not exist, substantial plantings are proposed totaling 15 trees and 66 shrubs per 100 LF.

- A 289+/- setback is proposed from the southwestern portion of the property, which also provides a substantial wildlife corridor/native preserve area that interconnects with Hickeys Creek Mitigation Park.

- 109± acres of open space are proposed, which far exceeds the LDC requirements, and also exceeds the previous RVPD open space commitment by over 8± acres.

- 42± acres of indigenous preserve (including credits) are proposed, which exceeds the LDC requirements. This preserve represents the highest quality vegetation existing on-site, including Pine Flatwoods in the southern portion of the project, providing connectivity to Hickey's Creek Mitigation Bank conservation areas.

VII. Lee Plan Consistency & Community Plan Area Consistency

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

POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities then other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 Future Land Use II-2 November 2021 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.

Roughly 99 acres of the Property lies within the Urban Community future land use category. The proposed maximum density of 690 units is well below the density limits per the calculations provided in this application, based upon the proposed FLUM change. Further, the proposed residential and commercial uses are

consistent with the intent of this policy and will be limited to the proposed Schedule of Uses. The denser townhome product is sensitively located on in the Urban Community portion of the site. No intensive commercial uses or industrial uses are proposed in compliance with this policy.

POLICY 1.1.11: The Sub-Outlying Suburban future land use category is characterized by low density residential areas. Generally, the infrastructure needed for higher density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

The Property is currently designated within the Urban Community and Rural FLU designations. Urban Community is a Future Urban Area designation that allows development of 6 du/acre, while the Rural FLU is a Non-Urban Area designation, permitting development of only 1 du/ac. Thus, the Property itself exhibits a sharp variation in permitted densities. The proposed Sub-Outlying Suburban FLU is a Future Suburban Area designation, permitting density of 2 du/ac and will allow for a more gradual decrease in densities from west to east. While this allows for the increase in density necessary to achieve the Client's compact development program and make appropriate use of available infrastructure, it still ensures a low-density community character, with a net increase of only 1 du/ac across 89.65 acres or 90 units. The Property is also situated along SR 80, a corridor that is experiencing rapid growth, and currently has Future Urban/Suburban Area designations along it in the vicinity of the project. The proposed change is further supported by the planned expansion of public utilities along this corridor.

POLICY 1.6.7: The Agricultural Overlay (Map 1-G) shows existing active and passive agricultural operations in excess of 100 acres located outside of the future urban areas. Since these areas play a vital role in Lee County's economy, they should be protected from the impacts of new developments, and the County should not attempt to alter or curtail agricultural operations on them merely to satisfy the lifestyle expectations of non-urban residents.

As noted above, the majority of the property is in the Future Urban Area. The site no longer represents viable agricultural land due to the infrastructure in the area, both existing and planned.

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

The Property is partially located in a Future Urban Area pursuant to the underlying Urban Community future land use category on the western side of the Property. The Property abuts and has direct access to a 4-lane state-maintained arterial roadway. The application proposes to extend water and sewer to the site providing for centralized utility service via water and wastewater treatment plants with capacity to serve the project. The development will be served by the Alva Fire District and the Lee County Sheriff's Office. The proposal to convert the Rural portion of the Property to Sub-Outlying Suburban will accommodate slightly higher densities and make efficient use of infrastructure and services, as well as a more appropriate transition to Rural

lands further east. The request also provides private investment in the County's infrastructure system that will help to reduce reliance on wells and septic tanks in the general area, which is highly sensitive due to proximity to the Caloosahatchee River.

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

The proposed development would result in a contiguous and compact growth pattern. As noted above, the majority of the Property is within Urban Community. The request will allow for additional density and provides infrastructure in an area that Lee County Utilities is able to serve. An existing RVPD zoning approval already authorizes development of the site as an RV Park with ancillary commercial uses. The applications will allow connection to water and sewer, increased residential density, and commercial uses that will serve not only the residents but the surrounding rural community that is in need of additional retail and services. The applications also protect natural resources by preserving wetlands, reconfiguring the lake system, and providing for expansive perimeter buffers and preserve connectivity to publicly owned conservation lands to the west, while providing for expansive perimeter buffers and on-site open space.

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.

As noted above, the majority of the Property is within the Future Urban Area. The request will allow for the transition of the already approved RV and ancillary commercial uses to a compact mixed-use community. The mix of uses will allow for the proposed neighborhood commercial to reduce vehicle miles travelled in the Alva area. LCU has indicated ability to serve the project for both water and sewer, thereby allowing for the expansion of infrastructure along a major arterial corridor, and reducing reliance on wells, septic and/or private wastewater treatment facilities. Other infrastructure and services are available to serve the project per the letters of availability provided.

STANDARD 4.1.1: WATER.

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

   ...

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

The Property is proposed to be developed with 690 dwelling units on 192.3 acres, for a total gross density of 3.59 du/acre, and is so, required to connect to a public water system. This amendment proposes to add the Property to the Lee County Utilities Future Water Service Area, as contemplated by subsection 6 of this policy. Lee County Utilities has indicated adequate capacity to serve the project per the letter of availability, included in this application.

The public benefit of the utilities expansion to the Property includes reduction of reliance on individual wells in an area proximate to the Caloosahatchee River and significant natural resources (Hickey Creek Mitigation Park). It is understood that the City of LaBelle and Hendry County are extending utilities from the City of LaBelle to the Lee/Hendry County line along SR 80. The proposed expansion will help fill a gap in utility service along this important growth corridor. Therefore, the amendment is consistent with this policy.

STANDARD 4.1.2. SEWER

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

   ...

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

The Property is proposed to be developed with 690 dwelling units on 192.3 acres, for a total gross density of 3.59 du/acre, and is so, required to connect to a public sewer system. This amendment proposes to add the Property to the Lee County Utilities Future Water Service Area, as contemplated by subsection 5 of this policy. Lee County Utilities has indicated adequate capacity to serve the project per the letter of availability, included in this application.

The public benefit of the utilities expansion to the Property includes reduction of reliance on individual septic tanks in an area proximate to the Caloosahatchee River and significant natural resources (Hickey Creek Mitigation Park). It is understood that the City of LaBelle and Hendry County are extending utilities from the City of LaBelle to the Lee/Hendry County line along SR 80. The proposed expansion will help fill a gap in utility service along this important growth corridor. Therefore, the amendment is consistent with this policy.

STANDARD 4.1.3: REUSE.
1. Any development that requires a development order, on a property that is adjacent to public reuse infrastructure with sufficient capacity, must connect to the reuse system for irrigation needs.

The project will connect to public reuse infrastructure, if available at time of development.

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 Chapter 10 of the Land Development Code 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 Land Development Code will continue to require appropriate buffers for new developments.

The proposed amendment is requesting a change in the FLU designation from Rural to Sub-Outlying Suburban, allowing for a nominal increase in density from 1 du/acre to 2 du/acre. This proposal will enable a more gradual transition from the Urban Community node on the western portion of the property to the more rural land use pattern to the east.

The proposed FLU designation does not permit industrial development, that could be destructive to the low-density, rural character of the area. Further, through the companion MPD rezone, non-residential uses are further restricted to specific neighborhood commercial uses that would serve the residential community. Roughly 4.5 acres of the project are to be dedicated towards 50,000 SF of neighborhood commercial uses and are appropriately oriented to the intensive SR 80 frontage.

Further, the proposed MPD Master Concept Plan demonstrates expansive buffering that exceeds the code requirements and will screen the proposed community from adjoining residential uses. The proposed community is predominantly single-family detached with townhome product sensitively located in the western portion of the site designated for urban densities per the Lee Plan. Wetland preservation areas will also separate and screen proposed development from the perimeters of the property and public view.

The single-family dwellings that abut the property to the north and directly abut SR 80 will be buffered from the proposed development by Preserve Area #2. Single-family uses along the southern and eastern property lines 40 to 45-foot-wide buffers consisting of either native preserve or 15 trees and 66 shrubs per 100 linear feet. This exceeds the buffering treatment where proposed industrial uses abut residential uses, as a demonstration of the appropriateness of the proposal to ensure compatibility between existing and proposed residential uses.

Objective 17.3: PUBLIC INPUT. To provide opportunities for public input as part of the comprehensive plan and land development code amendment process.

The Applicant has scheduled numerous public meetings, exceeding the minimum requirements of this policy.

GOAL 27: NORTHEAST LEE COUNTY COMMUNITY PLAN. Maintain, enhance, and support the heritage and rural character, natural resources, and agricultural lands. Alva and North Olga will

work cooperatively toward this goal through the objectives and policies that follow, and through their individual community plans.

The proposed amendment will maintain the rural character and protect natural resources via the following provisions, and as further detailed in this narrative:

- **56% total on-site open space far exceeding the requirements of the LDC**
- **Substantial perimeter buffers consisting of 80' wide setback/vegetative buffer adjacent to Bateman Road/Hickey Creek Mitigation Park and 40-45-foot-wide preserve or enhanced buffers along southern and eastern property lines**
- **Preserve areas lining southwestern and northern property lines**
- **Clustering of development around high-quality wetlands and upland preserves**
- **The proposed commercial uses are limited to ensure neighborhood-serving retail uses that are permitted today per the underlying Urban Community future land use on the western portion of the site.**

POLICY 27.1.1: Support the agricultural and rural character within Northeast Lee County by encouraging continued commercial agricultural operations and encourage new development to be clustered to conserve large areas of open lands.

The request for new development incorporates the desire to cluster development areas in order to conserve large areas of open lands on site. The aspirational portion of the policy to encourage continued commercial agricultural operations is aspirational and non-regulatory.

As noted above, the MPD aligns with the definition of clustered development via smaller lot sizes that allows for increased open space. Specifically, the proposed design provides 56% open space, whereas the LDC requires only 40% open space for residential projects and 30% for commercial use areas.

POLICY 27.1.5: In all discretionary actions, consider the effect on Northeast Lee County's commercial agricultural operations and rural character.

In recognition of these policies, the proposed MPD enhances the rural character of Northeast Lee County through the enhanced buffers, setbacks, environmental preservation. The buffers have been detailed throughout the narrative and include 80-foot buffers on Bateman Road, 40 to 45-foot buffers along eastern and southeastern property lines, 184-foot-wide preserve area supplemented by a 75-foot-wide FPL easement along the southwest portion of the property.

Enhanced perimeter setbacks are provided along all property boundaries as follows:

- **50 feet from SR 80.**

- **80 feet from Bateman Road.**
- **40-289 feet from southern property boundaries.**
- **40 feet along the eastern property boundaries.**

These open space areas far exceed the LDC requirements and will preserve the rural character of the SR 80 corridor within Northeast Lee County.

The proposed density is consistent with the existing and proposed future land use categories and provides preservation areas which protect and enhance on site and adjacent environmentally sensitive areas, while acknowledging the long-standing Urban designation on 99 acres of this site. Proposed uses are consistent with the agricultural and residential development surrounding the Property.

POLICY 27.1.8: The owner or agent of a rezoning or special exception request within the Northeast Lee County Community Plan area must conduct two public information meetings, in accordance with Policies 17.3.3 and 17.3.4, prior to the application being found sufficient. One meeting must be held within the Alva Community Plan area boundary and the other in the North Olga Community Plan area boundary.

The Applicant has conducted public information meetings within the Alva Community Plan area boundary on January 14, 2025, and February 11, 2025 at the Alva Community Center, 21471 N. River Rd., Alva, at 7:00 pm (within the Alva community plan area boundary) and on February 19, 2025 at the intersection of Owl Creek Dr. and N. River Rd., Alva, FL 33920 at 4:00 pm (within the North Olga Community Plan area boundary). The Community Meeting Summary exhibit provided to staff includes information regarding these meetings.

OBJECTIVE 27.3: NATURAL RESOURCES. To enhance, preserve and protect the physical integrity, ecological standards, and rural character of Northeast Lee County by focusing on: water basins; native vegetation; wildlife habitat and resources; and areas designated for long-term conservation.

A detailed environmental assessment for the project site was conducted by Kimley-Horn and is included in the application materials. The companion rezoning will provide for protection of natural resources by preserving on-site uplands and wetlands, providing native preserve in accordance with the LDC, and implementing expansive perimeter buffers, including an 80-foot-wide buffer adjacent to Bateman Road/Hickeys Creek Mitigation Park. The eastern property lines have incorporated additional native preserve areas and enhanced buffers to exceed the requirements of the LDC. Preserve area also interconnects Hickey's Creek Mitigation Bank in the southwest portion of the site.

When combined, the proposed design will fully comply with the above policy. Moreover, the extension of utilities will reduce the number of private wells and septic tanks in the area, and provide centralized public utilities to this site, which is preferred when compared to a private, on-site wastewater treatment facility.

POLICY 27.4.3: Proactively plan for wildlife connections within Northeast Lee County that support habitat needs of native animals on public lands and waters.

The project far exceeds the open space and native preserve requirements. Exceeding the LDC requirements for native preservation by 4 acres is in direct compliance with this policy.

Preserve and enhanced buffers line the east, south and west property lines and range in width from 40 to 289 feet, providing opportunities for wildlife connections. Moreover, Preserves #1 and #3 will provide connectivity from the Hickey's Creek Mitigation Bank to the west of Bateman Road, providing a substantial contribution to regional wildlife corridors.

OBJECTIVE 28.1: RURAL CHARACTER. Maintain and enhance the rural character and environment of Alva through planning practices that: 1. Manage growth and protect Alva's rural nature. 2. Maintain agricultural lands and rural land use patterns. 3. Provide needed community facilities, transportation systems, and infrastructure capacity. 4. Protect and enhance native species, ecosystems, habitats, natural resources, and water systems. 5. Preserve Alva's historic places and archaeological sites.

The majority of the Property is located in the Urban Community future land use, which is a future urban area per the Lee Plan. The proposed amendment and companion MPD rezone will increase the allowable density to 690 residential dwelling units. The commercial component of the project is permitted today per the underlying Urban Community future land use. The extension of utilities will provide community facilities to the immediate area and allow more areas to be served by centralized public utilities. The applications will allow for an appropriate transition of growth from west to east and a nominal increase in allowable density. The plan also protects natural resources, including on-site wetlands and uplands, as detailed in this application, as well as the companion MPD rezone. There are no current historic and/or archeological sites located on the development.

The rural character of Alva/Northeast Lee County is also addressed through the design of the project as shown on the companion Planned Development Rezone Master Concept Plan. Expansive buffers and preserve areas along all publicly visible perimeters. Wetland and upland preserve areas will ensure views from SR 80 and Bateman Road are of native vegetation as opposed to development. The proposed development will provide improved compatibility with surrounding single-family residences and provides open space adjacent to surrounding properties and publicly owned preserve areas.

POLICY 28.1.1: Evaluate and identify appropriate commercial areas with a focus on the rural village area.

The commercial uses proposed on the Property will be along SR 80, as demonstrated on the proposed MPD Master Concept Plan, and within Future Urban Area/Urban Community FLU that allows commercial uses. SR 80 is a 4-lane arterial roadway, that will provide a strategic location for neighborhood commercial uses. Further, sidewalks and a shared-use path are planned for the portion of SR 80 within the Alva Community allowing for pedestrian access from surrounding neighborhoods.

POLICY 28.1.4: New industrial activities or changes of land use that allow future industrial activities, not directly associated with Alva's commercial agriculture, are prohibited in Alva.

The proposal requests a change of FLU from Rural to Sub-Outlying Suburban. Industrial uses are not permitted in this FLU category per Policy 1.1.11. Further, only neighborhood commercial uses, that benefit the residents and surrounding neighborhoods, are being proposed through the companion MPD rezone.

POLICY 28.2.2: Future land use amendments that would increase the allowable total density of Alva are discouraged and must demonstrate consistency with the objectives and policies of this goal through concurrent planned development rezoning. Future Land Use Map amendments that would decrease the allowable total density of Alva and that are otherwise consistent with the objectives and policies of this goal are encouraged.

As the requested amendment proposes an increase in density within the Alva Community Plan, it is accompanied by a concurrent MPD rezone application that will safeguard the rural character of the Alva community an ensure consistency with all relevant Goals, Objectives and Policies of Northeast Lee County and Alva community plans.

The companion rezone establishes development standards to address compatibility with the rural character, along with the substantial protection of natural resources. Impacts to existing wetlands on the Property are minimized through establishment of preserve areas. Further, enhanced buffering is proposed along Bateman Road, adjacent to the Hickey Creek Mitigation Park and along eastern and southern property lines. The proposed development will be clustered to ensure open space far exceeding the LDC requirements.

Further, the FLU amendment is to change the designation of part of the Property from Rural to Sub-Outlying Suburban. The remainder of the Property is already designated as Urban Community, allowing for development of up to 6 du/ac. While there is a proposed increase in density, the change to the Sub-Outlying Suburban designation creates an increase of 93 units across the 192.3 +/- project. As seen from the below Table, the restriction to 690 units via the proposed MPD rezone, will result in only a net increase of 34 units over what is currently allowed.

	Max. Density	Net Increase
Current FLU conditions	656 units	-
With proposed amendment	746 units	90 units
Per MPD rezone	690 units	34 units

The Sub-Outlying Suburban FLU designation is specifically designed for places "where there is a desire to retain a low-density community character" per Policy 1.1.11 of the Lee Plan. This designation would allow for densities to gradually decrease from Urban Community to the adjoining Rural.

Lastly, the amendment will support the extension of centralized water and sewer service to the site and surrounding area. This will reduce reliance on well and septic, thereby providing a net positive environmental benefit in relation to numerous Lee Plan provisions relating natural resource protection, water quality, groundwater/aquifer protection. Thus, the proposed amendment enhances consistency with the Lee Plan as a whole.

OBJECTIVE 28.5: NATURAL RESOURCES AND ENVIRONMENTAL SYSTEMS. To enhance, preserve, protect, and restore the physical integrity, ecological standards, and natural beauty of the Alva Community Plan area.

A detailed environmental assessment for the project site was conducted by Kimley-Horn. The amendment and companion MPD protect natural resources, including on-site wetlands and uplands, as detailed in this application, as well as the companion MPD rezone. There are no current historic and/or archeological sites located on the development.

The plan also protects natural resources, including on-site wetlands and uplands, as detailed in this application, as well as the companion MPD rezone. There are no current historic and/or archeological sites located on the development. been protected to ensure natural beauty on the property while also maintain the rural character of Alva Community.

POLICY 28.5.2: Identify and evaluate land conservation funding opportunities and acquisition priorities to protect vital natural resources, ecosystems, and habitats from the impacts of clear cutting for residential or agricultural purposes.

According to the detailed environmental assessment for the project site conducted by Kimley-Horn, the site does not contain significant high quality native vegetation. However, native upland and the highest quality wetlands areas are conserved on the property in full compliance with the LDC. As such, the development will not have a negative impact on the ecosystem.

POLICY 28.5.3: All new development and redevelopment must maintain compliance with State of Florida mandated Total Maximum Daily Load (TMDL) requirement for designated water bodies.

The Applicant will remain compliant with State of Florida mandated Total Maximum Daily Load requirement. Total Maximum Daily Loads (TMDLs) adopted under Chapter 62-304, F.A.C., that interpret the narrative water quality criterion for nutrients in paragraph 62-302.530(47)(b), F.A.C., for one or more nutrients or nutrient response variables. This will be thoroughly evaluated during the South Florida Water Management (SFWMD) permitting process, and an environmental resource permit (ERP) will not be issued unless the project design demonstrates compliance with these requirements.

POLICY 28.5.4: New development and redevelopment in or near existing and potential wellfields must: 1. Be designed to minimize the possibility of contaminating groundwater during construction and operation. 2. Comply with the Lee County Wellfield Protection Ordinance.

There are no public wellfields on the Property. Please see attached stormwater management narrative describing the lake design and its consistency with Lee County's groundwater protection regulations. Moreover, the lakes have been redesigned since the original zoning approval to break the large central lake previously approved into smaller lakes to better protect the groundwater within and abutting the property.

POLICY 28.5.5: Provide educational programs or materials on energy conservation, energy efficiency, greenhouse gas emission reductions, solid waste management, hazardous waste,

surface water runoff, septic maintenance, water conservation, Florida Friendly Landscaping, green building, cultural resources, history, etc.

This policy is not applicable to individual developments.

GOAL 60: COORDINATED SURFACE WATER MANAGEMENT AND LAND USE PLANNING ON A WATERSHED BASIS. To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.

The development has conserved the on-site wetlands, which aid in flood protection. The proposed lake system will be designed in accordance with the SFWMD requirement to ensure water is retained on-site until water quality meets minimum standards, at which time water will slowly attenuate off-site at flow rates approved by the district.

GOAL 61: PROTECTION OF WATER RESOURCES. To protect the County's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.

The site will contain 19± acres of lakes that will be maintained properly in accordance with the Lee County Land Development Code. The surface waters and groundwater resources of the County shall be protected to ensure that their biological, ecological, and hydrological functions are maintained, conserved, or improved.

OBJECTIVE 77.3: New developments must use innovative open space design to preserve existing native vegetation, provide visual relief, and buffer adjacent uses and proposed and/or existing rights-of-way. This objective and subsequent policies are to be implemented through the zoning process.

The MPD incorporates innovative open space design via incorporating native preserve into the perimeter buffers along Bateman Road and the southern and eastern property lines. These buffers and preserve areas range in width from 40 feet to 289 feet to screen adjacent lands visually and provide substantial wildlife habitat. Preserve areas represent the highest quality habitat and are strategically located along Bateman Road and SR 80 to maintain well-vegetated, rural viewsheds along these roadways.

The site exceeds the open space requirement by 32 acres and the indigenous preserve requirement by 4 acres as further demonstration of the project's MPD's compliance with this Objective.

POLICY 77.3.3: The County encourages new developments to incorporate existing native plant communities and/or native trees along proposed and/or existing rights-of-way.

Preserve areas have been located adjacent to SR 80, Bateman Road and Cattleman CV rights-of-way. All adjacent rights-of-way are substantially buffered by preserves and buffers exceeding the requirements of the LDC by 100% or more in terms of width. Where native vegetation does not exist in the 40-45-foot-wide buffers along

the eastern edge of the site, enhanced plantings totaling 15 trees and 66 shrubs/100 LF are proposed. This design exceeds the LDC's most substantial Type F buffering requirements and will fully meet the intent of the above policy.

POLICY 77.3.7: New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Lee County Greenways Master Plan, must incorporate the greenway trail into their development design. In addition to counting towards the project's general open space requirements, developments constructing the onsite portions of the greenway trail will be eligible for community and regional park impact fee credit.

The site is located on Palm Beach Blvd which is located on the Lee County Greenways map of the Lee Plan Map 22. According to Map 22, Palm Beach Blvd. is located on the Pine Island Hendry Trail on shared use path. However, the greenway trail is located outside of the property and will not be incorporated inside the development design.

POLICY 123.2.4: Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.

As identified in the Environmental Report, the companion MPD represents avoidance of wetland impacts, and preservation of highest quality on-site habitat with focus on contiguity to off-site preserve areas. Wetland impacts are limited to low quality and disturbed habitat.

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

The preserves are primarily located along the northern, southern and western property boundary and ensure protection of the natural resources, public investment, and habitat connectivity with the Hickeys Creek Mitigation Park. The companion MPD is consistent with this policy. 40-45-foot-wide native preservation tracts have been incorporated along the eastern boundary, wherever possible.

POLICY 123.2.15: Protect Rare and Unique upland habitats from development impacts, to the maximum extent possible, through conservation and/or site design

Although not required, Pine Flatwoods is Rare and Unique habitat included in Preserve #3 on the companion MPD's MCP in compliance with this policy.

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.

The site contains approximately 8.74 acres of wetlands. These wetlands are planned to be protected and designated within the preserve areas on the companion MPD

rezone's MCP, except where impacts are proposed to low-quality disturbed wetland areas. Development will be clustered to ensure open space as well as adequate buffering, particularly along Bateman Road, adjacent to the Hickey's Creek Mitigation Park.

POLICY 124.1.2: The County's wetlands protection regulations will be consistent with the following: 4. Every reasonable effort will be required to avoid or minimize adverse impacts on wetlands through the clustering of development and other site planning techniques. On- or off-site mitigation will only be permitted in accordance with applicable state standards.

The proposed development protects on-site wetlands, by designation of preserve areas through the companion MPD Rezone.

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

Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District, and all other applicable state agencies. The site design will ensure pretreatment of stormwater prior to discharge off-site.

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

The companion MPD will include stormwater lakes adjacent to the residential tracts to address water quality. The surface water system will also be required to obtain an ERP from the South Florida Water Management District at the time of DO.

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

The extension of potable water and sanitary sewer service to the site, at the sole cost of the developer, will substantially improve water quality via the elimination of septic tanks and ability to convert other properties to centralized utilities instead of well and septic.

The companion MPD will include stormwater lakes adjacent to the residential tracts to address water quality. The surface water system will also be required to obtain an ERP from the South Florida Water Management District at the time of DO.

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

The development has conserved the wetlands and uplands on property. The proposed lakes will provide protection from flooding and provide water quality treatment for the proposed development. The natural water system features such as the surface waters and groundwater levels will be identified, protected and managed.

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

The proposed lakes will provide flooding runoff and further protection for the proposed development. the surface waters and groundwater resources of the County shall be protected to ensure that their biological, ecological, and hydrological functions are maintained, conserved, or improved.

VIII. Adjacent Local Governments

The subject property is located entirely within Lee County.

VII. State Comprehensive Plan Consistency

The proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to ensure protection of natural resources while providing housing opportunities. Specifically, the amendment is consistent with the following guiding policies:

Housing. The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

The proposal will allow for housing opportunities while also ensuring clustering through the Planned Development zoning to minimize impacts on wetlands and the adjacent Hickey's Creek Mitigation Park through designation of preserve areas and buffers, as demonstrated on the MCP included in the companion MPD rezone petition. The amendment will allow for slightly higher densities to accommodate the demand for housing options in Lee County, in an area that fronts a major state corridor and where surrounding densities/intensities support the change.

Land Use. 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.

There is service capacity in place to serve the project in terms of potable water, sanitary sewer service, solid waste, law enforcement, fire, parks, and school services. The Applicant will work with County regarding EMS services. Further, through the companion MPD rezone petition, the project will ensure preservation of environmental resources through preservation of wetlands and other sensitive lands, and stormwater management. Development will be clustered to ensure open space as well as adequate buffering, especially along Bateman Road, adjacent to the Hickey's Creek Mitigation Park.

Transportation. Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit and transportation.

The project is serviced by an arterial roadway, SR 80. Pedestrian access options through a shared use path and sidewalks are planned for the area (Map 3-D).

Natural Systems & Recreational Lands. 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.

The site is an active agricultural pasture with just 8.74 acres of wetlands. Approximately 4.94 acres of these higher quality wetlands are planned to be protected and designated within the preserve areas on the companion MPD rezone. Upland preserves and open space exceeding LDC requirements is also provided.

VIII. Regional Policy Plan Consistency

The proposed amendment is consistent with the Southwest Florida Regional Policy Plan (SWFRPP) as follows:

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

The proposed amendment will expand housing opportunities through a clustered residential development. Further, 50,000 SF of commercial uses on the property will help provide services to the residents of the park as well as the neighboring rural communities.

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

The proposed amendment and companion rezoning application will provide for stormwater management infrastructure to ensure protection of the wetlands located within the Property.

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

The property is serviced by The property is serviced by Palm Beach Boulevard (SR 80), a county-maintained 4-lane arterial roadway. As demonstrated in the Traffic Circulation Analysis by TR Transportation Consultants, Inc., there is adequate capacity available to serve the project. Further, the strategic location of neighborhood commercial uses in the project will serve the future residents of the development as well as surrounding rural residential areas.

IX. Conclusion

The proposed Comprehensive Plan Text and Map Amendments are to allow for a transition of density from the Urban Community area on-site, to the Rural designated lands to the east. The amendment will also add the Property to the Lee County Utilities service areas for water and sanitary sewer, thereby providing substantial environmental benefit to Northeast Lee County by supportive conversion from well and septic tanks to centralized utilities. The

Applicant has carefully planned the project to address substantial open space provisions, upland and wetland habitat protection, and enhanced buffering to protect the rural character of Alva.

These amendments will allow for a change to the existing RVPD zoning on the Property, through the companion MPD rezone application. The application is consistent with the Lee Plan, the State Comprehensive Plan, and Regional Policy Plan. The Applicant respectfully requests approval of this petition and reserves the right to make any changes to the request during the review process.

Environmental Impacts Analysis

CALOOSA 80

LEE COUNTY
INDIGENOUS SPECIES MANAGEMENT PLAN

November 2024

Prepared for:
NEAL COMMUNITIES
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240

Prepared by:
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INTRODUCTION

Kimley-Horn has prepared the indigenous habitat management plan on behalf of Neal Communities ("Applicant") for the approximately 192.36-acre project area known as "Caloosa 80" located east of Bateman Road and south of SR 80 in Sections 29 and 30, Township 43, Range 27 East, Lee County. Improved habitats within the project area consist of improved pasture, woodland pasture, an electrical power transmission line easement, and cattle ponds. Indigenous native habitats onsite include herbaceous rangeland, palmetto prairie, pine flatwoods, pine – mesic oak, and freshwater marshes.

The Lee Plan defines rare and unique wetland habitats as "High-quality native upland habitats categorized as "mature" due to the absence of severe impacts caused by logging, drainage, and exotic infestation". Due to the disturbed nature of the site and historical agricultural use of the property, there are upland habitats that meet these criteria located within the project area.

The goal of this plan is to preserve, enhance, and restore 26.42± acres of wetland and upland habitat to meet the requirements of the Lee County Land Development Code (LDC) Chapter 10-415. Exotics (as defined by the Florida Exotic Pest Plant Council's List of Invasive Species, Categories 1 and 2), which are present within the proposed preserves, will be removed to re-establish functional wetland and upland ecosystems.

PRESERVATION AND RESTORATION PLANS

Wetland Preservation

Approximately 4.93 acres of wetlands (FLUCCS 641) will be preserved as shown on the attached Preservation and Impact Map. Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below.

Upland Preservation

Approximately 17.42 acres of indigenous native uplands (FLUCCS 310, 411 and 414) will be preserved as shown on the Preservation and Impact Map Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below.

Upland Restoration

Approximately 4.07 acres of improved pasture (FLUCCS 211) uplands will be restored as shown on the attached Preservation and Impact Map. Exotic vegetation will be treated and/or removed per the Initial Exotic Vegetation Treatment section below. The upland restoration area will then be planted with native ground cover, shrubs, and trees, as listed in the Upland Restoration Planting Plan (Table 1). The community structure is based on the mix of slash pine and oak species within the adjacent habitat. The final species list will be based upon site specific conditions and on plant material availability at the time of planting.

Table 1: Upland Restoration Planting Plan

Community Structure	Scientific Name	Common Name	Sizing	On-Center Spacing
Pine – Mesic Oak (FLUCCS 414)	*Pinus elliotti*	Slash pine	7-gal/15-gal	20'
	Quercus virginiana	Live oak	7-gal/15-gal	20'
	Callicarpa americana	Beautyberry	3-gal	10'
	Myrica cerifera	Wax myrtle	3-gal	10'
	Serenoa repens	Saw palmetto	3-gal	10'
	Muhlenbergia capilliaris	Muhly grass	1-gal	3'
	Spartina bakeri	Sand cordgrass	1-gal	3'
	Tripsacum floridana	Dwarf fakahatchee	1-gal	3'

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Initial Exotic Vegetation Treatment

All exotic and nuisance species (defined per LDC Sec. 10-420(f) and Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within the upland and wetland preservation areas will be treated. A vegetation removal permit associated with the development order is required for the initial exotic vegetation treatment.

An initial eradication of nuisance and exotic vegetation within wetlands will be performed with the intent to remove as much biomass as possible without further impacting the wetlands. Nuisance and exotic vegetation will be controlled and removed if the cover of the species exceeds the levels outlined in in the Ecological Performance Standards Section below. Invasive vegetation, such as primrose willow (*Ludwigia peruviana*), and cattails (*Typha* spp.), will be treated in place with aquatic approved herbicides, and larger woody species, such as Brazilian pepper (*Schinus terebinthifolia*), will be removed by hand-clearing methods. This will include stump cutting, herbicide treatment of the stump, and removal of the above ground biomass from the area. No machinery will be used within the wetland areas. All herbicide applications will be done under the supervision of a state-certified herbicide applicator with appropriate natural areas or aquatic certifications.

Invasive vegetation within uplands will be removed by both mechanical and hand clearing methods. If extraction methodologies will result in significant alteration of natural soils, vegetation or elevations within the Open Space areas, the invasive vegetation will be stump cut. The cut stumps will be treated with herbicide and the above ground biomass will be removed from the area for disposal. Chemical control will be used annually to treat nuisance and exotic species if the cover of the species exceeds 5 percent. All herbicide applications will be done under the supervision of a state-licensed herbicide applicator with appropriate natural areas or aquatic certifications. Management as described in this section will occur in preservation and conservation areas as appropriate.

Ecological Performance Standards

To meet the objective of this plan, the following performance standards will apply to the onsite wetland and upland preservation and restoration areas:

1. At least 80 percent cover by appropriate wetland species (i.e. facultative wet or obligate) within the wetlands and 80 percent coverage by appropriate upland species in the upland preservation and restoration areas.
2. The preservation areas are free of exotics immediately following maintenance treatment events. All exotic and nuisance species (defined as Category I and II species on the Florida Exotic Pest Plant Council's List of Invasive Species) within these wetlands will be treated. The nuisance species dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), primrose willow (*Ludwigia peruviana*), grape vine (*Vitis* sp.), and cattail (*Typha* spp.) as well as exotic species shall total less than five percent combined between maintenance events.
3. Monitoring of the preserve areas shall be conducted for a minimum of 5 years with annual reports submitted to the County. After the initial restoration plantings described above, if the appropriate native species do not achieve 80% coverage within the initial two years of the monitoring program, supplemental native species shall be planted in accordance with the maintenance program.
4. The preserve areas shall be maintained in perpetuity to ensure coverage by native desirable vegetation and the target habitat types and success criteria are maintained as specified in the permit.

These performance standards will be achieved by the end of the five-year monitoring period.

Long Term Management
Maintenance activities will initially be the responsibility of the developer/owner, until an active Homeowners Association (HOA) has been established. Upon establishment, maintenance responsibilities will then be delegated to the HOA.

Adaptive Management
If during monitoring of the onsite preservation area, areas do not appear to be trending toward meeting the above ecological performance standards, the methods for treating exotic vegetation will be re-evaluated.

Maintenance
A routine maintenance program will be initiated upon the completion of the initial exotic treatment and native plant installation. For the first two years following the initial treatment, the preservation areas will be inspected twice a year (late spring and fall) and all exotic and/or nuisance species will be treated. During these inspections the preservation areas will be qualitatively evaluated, potential problems (if any) identified, and corrective actions recommended. After the second year, inspections and treatments will be conducted annually during the dry season. The property owner will be responsible for long term management of the preserves.

Pruning and trimming activities will not be performed in the preserve however invasive exotic vegetation may have to be treated within planting areas. The frequency of maintenance will be based on how successful the new plantings are and the extent to which nuisance pest species enter into the newly planted area. Semi-annual monitoring will be conducted in each newly planted area for one year to carefully evaluate these parameters. Herbicide maintenance will be conducted semi-annually during the first year following implementation of the pest control program and at least annually thereafter, in accordance with LDC 10-420(h).

If monitoring events reveal severe deer grazing or other disturbance from wild hogs, the affected planting area will be temporarily isolated with a fence to keep out larger animals until the plantings are well established. Once success criteria are achieved, all temporary fencing will be removed from the preserve.

Newly planted areas will be included in the invasive pest control program. The herbicide maintenance areas shall expand to control exotic and nuisance species as necessary where native vegetation is being established. Periodic management of the planting areas is required to ensure that the plants will survive and thrive. This will guarantee success and allow desirable indigenous species an opportunity to recruit into the planting areas. As part of ongoing management of the site, the owner or his designee shall treat and/or remove exotic species (per LDC Sec. 10-420(h) and nuisance species as necessary at least semiannually for one year and annually thereafter. Nuisance species shall mean those species of flora whose noxious characteristics or presence in sufficient number, biomass, or areal extent may reasonably be expected to prevent, or unreasonably interfere with, the designated use of the waters under consideration, as defined in rules 62-312.310(8) and 62-302.200(14), F.A.C. Invasive exotic species include at a minimum the species listed in LDC Sec. 10-420(h).

PROTECTED SPECIES MANAGEMENT PLANS

GOALS AND OBJECTIVES

During the protected species survey conducted on the site, listed species or potential listed species habitat was identified on the subject site. This preliminary management plan serves to address the presence or potential presence of listed species which may occupy the site at the time of rezoning. Additional details or modifications of the specific plans required by regulatory agencies may be

provided at the time of development order approval.

SPECIES PRESENCE

The following is a brief description of these protected species and proposed management activities.

Florida Sandhill Crane

Grus (canadensis) pratensis

DESCRIPTION: The non-migratory Florida Sandhill Crane occurs throughout peninsular Florida and listed as a threatened species by the Florida Game and Freshwater Fish Commission. The crane is a large gray bird with a red crown and a bustled tail. They are omnivorous, feeding on a wide variety of plant materials, invertebrates, and small vertebrates, both on land and in shallow wetlands. The call of the Sandhill crane is very distinctive, melodious, rattling bugle, often delivered while the birds arc in flight.

HABITAT: The Florida Sandhill crane requires open upland habitat with low growth characteristics near' permanent emergent wetland habitats. The Florida Sandhill crane inhabits wet prairies, ponds, sparsely vegetated marshes, shallow flooded open areas, dry prairies, and low—lying improved cattle pastures that offer a good supply of food. Nest are found in marsh vegetation in shallow water of lakes, ponds, and open marshes that contain pickerelweed, maiden cane, and arrowhead and on dry ground close to water. The nest is composed of a mound of plant material gathered from around the site.

PROPOSED PROTECTION MEASURES: The property will be resurveyed prior to development in order to confirm the absence of nesting Sandhill cranes. In the event that no nests are found before development the goal of the management plan is to provide suitable foraging habitat for Sandhill cranes that may utilize the property. The development plans include ponds, lathes, and littoral plantings that should provide suitable foraging habitat for any Sandhill cranes that may utilize the property.

American Alligator

Alligator mississippiensis

DESCRIPTION: The American Alligator is the largest reptile in North America and is listed by the State of Florida as a Species of Special Concern. It has a large, slightly rounded body, with thick limbs, a broad head, and a very powerful tail. They generally have an olive, brown, gray or nearly black color with a creamy white underside. Adult male alligators can grow as large as 13 to 14.7 feet long while adult females average 9.8 feet. The tail, which accounts for half of the alligator's total length, is primarily used for aquatic propulsion.

Alligators eat fish, birds, turtles, snakes, mammals and amphibians. Hatchlings, however, are restricted to smaller prey items like invertebrates such as insects and. larvae, snails, spiders and worms. They will also eat small fish at any opportunity. As they grow, they gradually move onto larger fish, mollusks, frogs and small mammals like rats and mice. Sub adult alligator's take a larger variety of prey, ranging from a snake or turtle to a bird and moderate sized mammals like a raccoon. Once an alligator reaches adulthood, any animal living in the water or coming to water to drink is potential prey. Adult alligators will eat hogs, deer, and domestic animals including cattle.

HABITAT: Alligators are found in wetlands, rivers, swamps, lakes ponds, ditches, creeks, canals, and other bodies of water. The alligator's "gator hole" is created and expanded on over a period of years. It uses its mouth and claws to uproot vegetation to clear out a space; then, shoving with its body and slashing with its powerful tail, it wallows out a depression that stays full of water in the wet season and

holds water after the rains stop. During the dry season, and particularly during extended droughts, gator holes provide vital water for fish, insects, crustaceans, snakes, turtles, birds, and other animals in addition to the alligator itself.

Females build their nests in marshy areas and along shorelines and are made of vegetation, sticks, leaves, and mud dug up by female built in a sheltered spot in or near water with mound tall enough that eggs are above the high water mark.

PROPOSED PROTECTION MEASURES: In order to manage potential human and alligator interaction the following construction phase and post-development measures will be undertaken.

DURING CONSTRUCTION:

To protect the alligator during project construction, modification of the existing ditches and canals will be conducted mindful of the alligator's presence. Egress points, for alligators to receive out of the area being filled, will be made available. Construction field personnel will be notified for the potential for alligators to be present during construction and that construction activities should be conducted to minimize the potential for alligators to become entombed. Should an alligator occupying a ditch or canal being filled or excavated on site not leave of its own accord through the egress point provided by the contractor, the contractor is required to vacate the area temporarily and not resume work until after the departure of the alligator or the contractor should contact the FWC nuisance alligator hotline for further direction.

POST CONSTRUCTION:

Following the completion of construction activities, a program will be established to familiarize and educate the residents and maintenance personnel about the presence of the American Alligator. The program, at a minimum, will consist of the following:

Educational Materials- The pamphlets will include pictures, a description of the alligator, and information regarding the negative consequence of human interaction. Specifically, information regarding the feeding and/or harassing alligators is prohibited.

Protective Signage- Upon completion of construction and prior to the operation of any phase of development, permanent signs will be installed that will provide notice to the public that feeding and/or harassing alligators is prohibited. The signs will be installed adjacent to stormwater' management lathes in common areas where there is the greatest potential for public interactions with alligators.

Big Cypress Fox Squirrel

Sciurus niger avicennia

DESCRIPTION: The Big Cypress Fox Squirrel (Sciurus niger avicennia) is listed as a threatened species by the Florida Fish and Wildlife Conservation Commission (FWC). The Big Cypress Fox Squirrel is larger than the gray squirrel. The average length of the Big Cypress Fox Squirrel is ten to fifteen inches, not including the tail, which can be up to fourteen inches in length. The fur coat is highly variable, including shades of reddish orange, black, and occasionally tan, with white nose, front toes and ear tips.

HABITAT: The primary habitats used by the Big Cypress Fox Squirrel include open pine flatwoods, cypress strands, broad-leaf evergreen hammocks, mangroves, oak forests, and suburban habitats including golf courses, and residential areas in native vegetation. These squirrels feed on cypress balls, pine seed and occasionally cabbage palm and saw palmetto berries. The seasonal availability of pine seed and cypress ball production tends to dictate which habitat is most heavily used for foraging. Open understory is a critical factor in determining the use of the habitat. The Big Cypress

Fox Squirrels spend a considerable amount of time foraging on the ground with optimal habitat consisting of open park-like atmosphere. The Big Cypress Fox Squirrels are usually active during the day. Nests are constructed for resting, sleeping and breeding. Platform leaf nests in pines, cypress, cabbage palms, and melaleuca nests in tree hollows; and nests in bromeliad are used by the Big Cypress Fox Squirrels.

PROPOSED PROTECTION MEASURES: Efforts will be made during various phases of construction to help ensure the safety of the fox squirrel. Actions taken will include, but may not be limited to, the following:

DURING CONSTRUCTION:

Educational Pamphlets - Educational pamphlets will be provided to contractors to distribute this information to construction wonders associated with land clearing and mitigation activities. These pamphlets will provide information regarding the special status of fox squirrels, the appearance of fox squirrels and their nests/daybeds, and measures to be taken during construction to help protect these squirrels. Workers involved in clearing of trees are required to call the project ecologist if a fox squirrel is seen within 125 feet of an area being cleared. World may not resume until the project ecologist, or a specified crew member has encouraged the fox squirrel out of the area being cleared and the area has been inspected for fox squirrel nests. Clearing activities may be resumed if no nests are found

Inspection of Areas to be Cleared - Prior to clearing within approximately 125 feet of forested areas that constitute potential fox squirrel habitat, a qualified ecologist is required inspect the area to be cleared for the presence of squirrel nests. If a nest is located, the ecologist will observe it for 0.75 to 1.5 hours to determine whether any adults or young are present within the nest. If no fox squirrels are present, the nest must be removed to discourage squirrels from returning to the area of impact. Any relocation activities must first be coordinated with and approved by the Florida Fish and Wildlife Conservation Commission (FWC). If young fox squirrels are observed in the nest, a buffer with a radius of approximately 125 feet will be created around the tree using enviro-fence or equivalent barrier. No heavy construction will be performed within this buffer area until after the young fox squirrels leave the nest or the squirrels and nest are relocated.

POST CONSTRUCTION:

Following the completion of construction activities, a program will be established to familiarize and educate the residents and maintenance personnel about the presence of the Big Cypress fox squirrel. The program, at a minimum, will consist of the following:

Educational Pamphlets to be Provided by the Permittee to the Residents The pamphlets will include pictures, a description of the protected status of the fox squirrel, suitable fox squirrel habitat types, notification of the negative consequence of human interaction with the fox squirrel, requirements for leashing of dogs, and notification that free-roaming house cats are predators and house cats should not be allowed to roam free. A map will be included showing the onsite preserves that are potential fox squirrel habitat areas.

Educational Pamphlets to be Provided by Permittee to Maintenance Personnel Pamphlets containing the information listed above will be made available to maintenance staff by posting the pamphlets in common areas inside the maintenance facility building.

Conservation Area Signage - Contractors will post signage adjacent to the on-site conservation areas containing suitable fox squirrel habitat to inform residents and visitors of the appearance of the fox squirrel, the protected status of the fox squirrel, and precautions to avoid harming of the fox squirrel by human interaction with the squirrel. Sign spacing shall be at a maximum of 300 feet; reference the sign details on this sheet for signage size and language.

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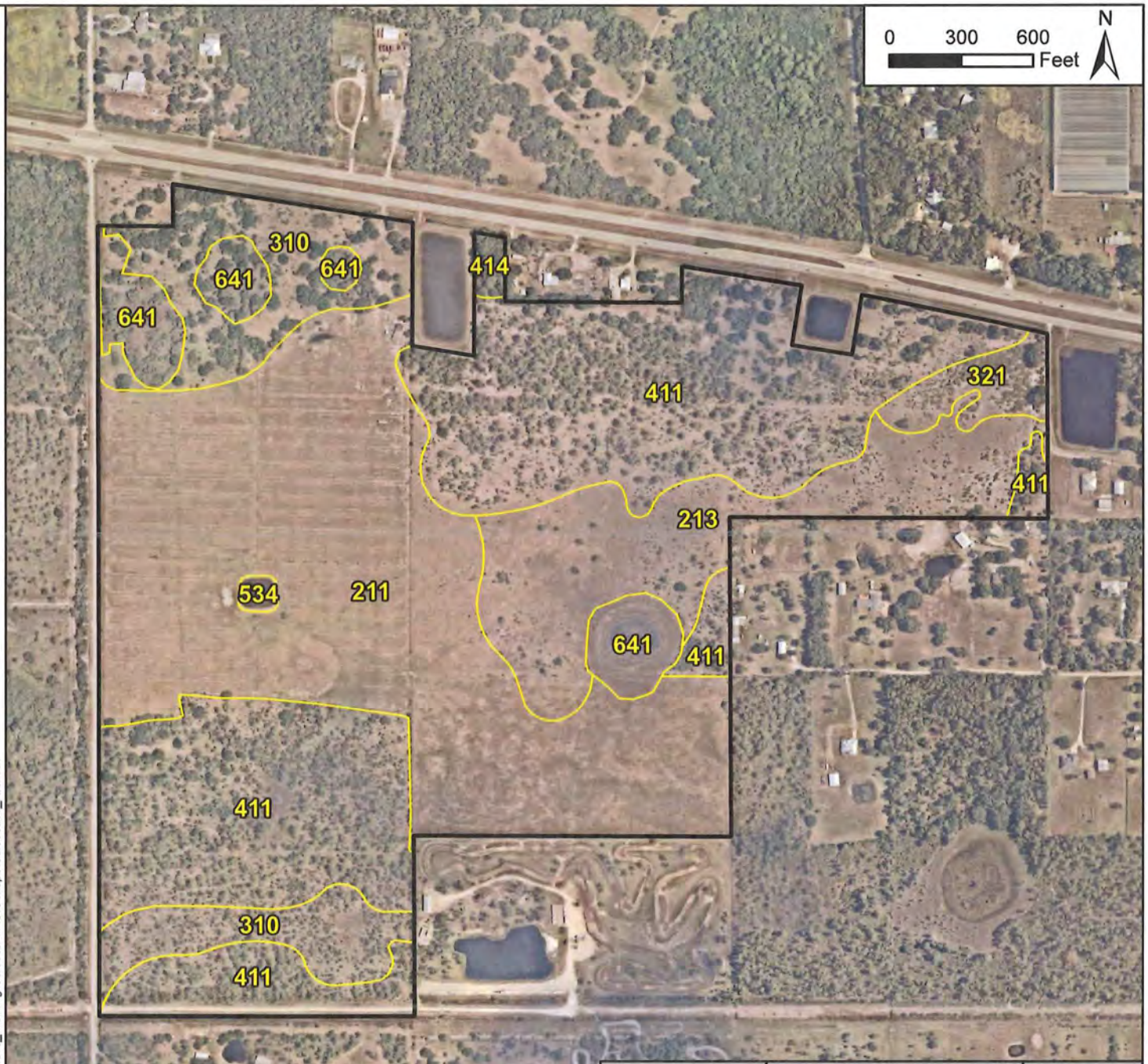
Other Listed Wading Birds

PROPOSED PROTECTION MEASURES: The development plans include wetland preservation, lakes, and littoral plantings that should provide suitable foraging habitat for any wading birds that may utilize the property. Additional details may be provided at time of development order.

If you have any questions, or if we can provide any additional information, please do not hesitate to contact me at 941-404-1639.

Sincerely,

Chris Kennedy
Environmental Scientist



FLUCFCS Code	Description	± Acreage
211	Improved Pasture	67.15
213	Woodland Pasture	22.32
310	Herbaceous	19.04
321	Palmetto Prairies	3.80
411	Pine Flatwoods	70.07
414	Pine - Mesic Oak	0.75
534	Reservoirs less than 10 ac.	0.50
641	Freshwater Marshes	8.73
	Total Project Acreage	192.36

Legend

- Project Boundary (± 192.36 acres)
- FLUCFCS Habitat Area

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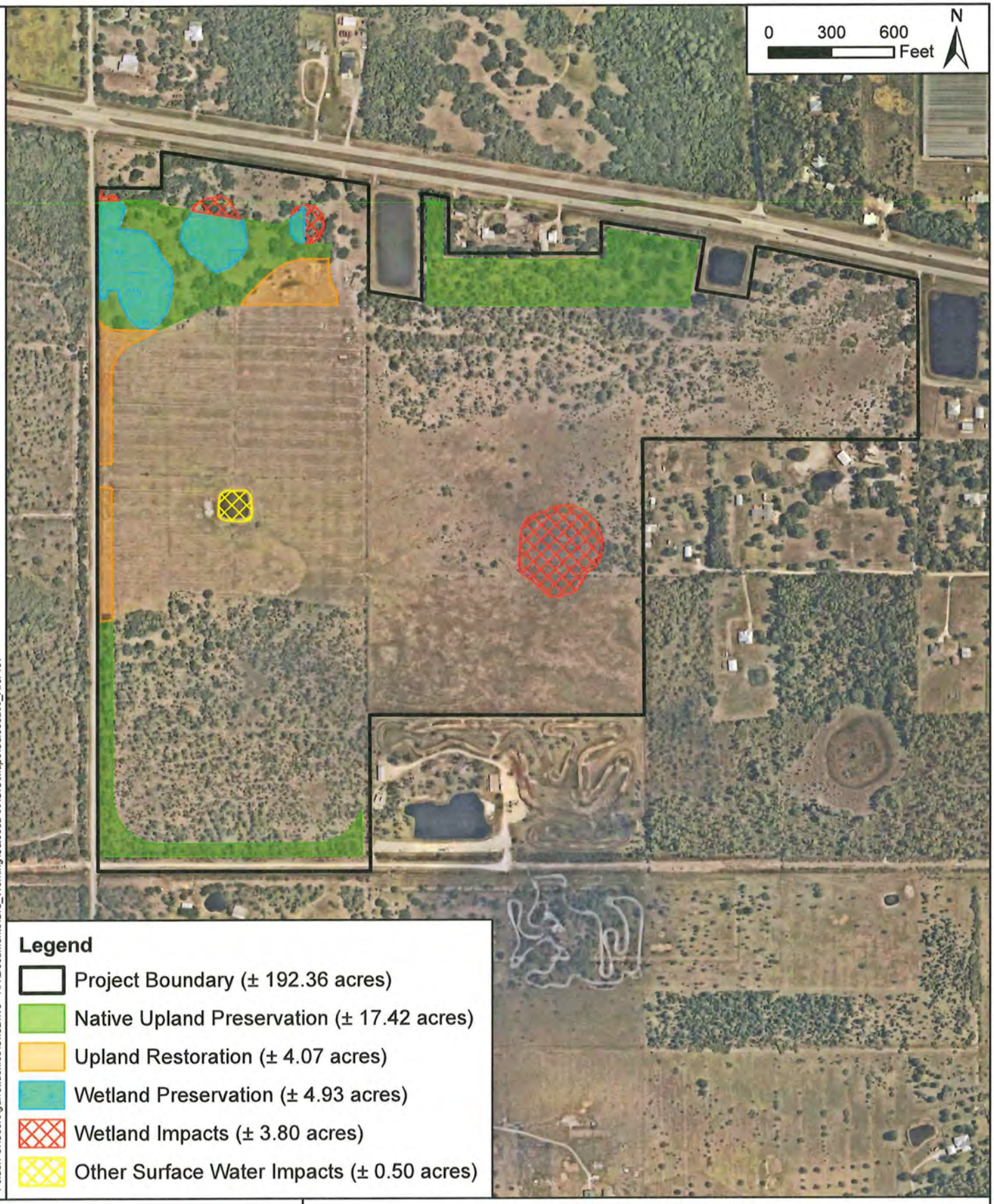
Florida Land Use Covers & Forms Classification System Map

Caloosa 80
Lee County, Florida

1 IN = 600 FT	PROJECT NUMBER: 048119281	NOVEMBER 2024	FIGURE 4



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Preservation and Impact Map

Caloosa 80
Lee County, Florida

1 IN = 600 FT	PROJECT NUMBER: 048119281	NOVEMBER 2024	FIGURE 5

CALOOSA 80

LEE COUNTY
PROTECTED SPECIES ASSESSMENT

November 2024

Prepared for:
NEAL COMMUNITIES
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240

Prepared by:
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INTRODUCTION

Kimley-Horn has prepared this protected species assessment on behalf of Neal Communities ("Applicant") for the approximately 192.36-acre project area located east of Bateman Road and south of SR 80 in Sections 29 and 30, Township 43, Range 27 East, Lee County. Upland habitats within the subject parcel consist of improved pasture, woodland pasture, herbaceous rangeland, palmetto prairie, pine flatwoods, and an electrical power transmission line easement. Wetland and other surface water habitats onsite include cattle ponds and disturbed freshwater marshes.

EXISTING CONDITIONS

The existing conditions of the project, including upland and wetland plant communities, were mapped in accordance with Florida Land Use Cover Forms and Classification System (FLUCCS, Florida Department of Transportation 1999) and are shown on the "FLUCCS Habitat Map" (attached).

Improved Upland Descriptions

FLUCCS Code 211, Improved Pasture

The canopy and sub-canopy of these areas is mostly open with widely scattered slash pine (*Pinus elliotti*), and live oak (*Quercus virginiana*), Brazilian pepper (*Schinus terebinthifolius*), and cabbage palm (*Sabal palmetto*). The groundcover is dominated by bahia grass (*Paspalum notatum*), with musky mint (*Hyptis alata*), Caesar weed (*Urena lobata)*, tickseed (*Coreopsis floridana*), rosy camphorweed (*Pluchea rosea*), smutgrass (*Sporobolus sp.*), cogon grass *(Imperata cylindrica),* and various other weedy ruderal species.

FLUCCS Code 213, Woodland Pasture

The canopy is mostly open with widely scattered live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), and slash pine (*Pinus elliottii*). The sub-canopy includes cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), and Brazilian pepper (*Schinus terebinthifolius*). The ground cover is dominated by bahia grass *(Paspalum notatum)* with scattered saw palmetto (*Serenoa repens*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), beautyberry *(Callicarpa americana),* hairy beggar-ticks (*Bidens alba*), smutgrass (*Sporobolus sp.*), false buttonweed (*Spermacoce verticillata*), three- awn grass (*Aristida purpurea*), and flattop goldenrod *(Euthamia caroliniana),* with various other weedy ruderal species. Commonly observed vines include greenbriar (*Smilax sp.)*, grapevine (*Vitis rotundifolia)*, Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*).

FLUCCS Code 832, Electrical Power Transmission Lines

There is a Florida Power & Light transmission line easement located in the southern portion of the project area that includes an access road and regularly mowed open land vegetated with bahia grass (*Paspalum notatum*) and weedy ruderal species.

Native Upland Descriptions

FLUCCS Code 310, Herbaceous Rangeland

The canopy is mostly open with scattered slash pine (*Pinus elliottii*) and live oak (*Quercus virginiana*). The sub-canopy consists of wax myrtle (*Myrica cerifera*), hog plum (*Prunus umbellate*), cabbage palm (*Sabal palmetto*), staggerbush (*Lyonia lucida*), and tarflower (*Befaria racemosa*). The groundcover is dominated by bahia grass (*Paspalum notatum*), with saw palmetto (*Serenoa repens*), wiregrass (*Aristida stricta*), dwarf live oak (*Quercus virginiana*), shiny blueberry (*Vaccinium myrsinites*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia trifida*), caesar weed (*Urena lobata*), hairy beggar-ticks (*Bidens alba*), smutgrass (*Sporobolus sp.*), and flattop goldenrod *(Euthamia caroliniana).*

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FLUCCS Code 321, Palmetto Prairie
The canopy contains scattered slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), and cabbage palm (*Sabal palmetto*). The sub-canopy is dominated saw palmetto (*Serenoa repens*) with of Brazilian pepper (*Schinus terebinthifolius*), beautyberry (*Callicarpa americana*), and winged sumac (*Rhus copallinum*). The ground cover is dominated by saw palmetto (*Serenoa repens*), with various other ruderal, weedy species. Commonly observed vines include grapevine (*Vitis rotundifolia*) and greenbriar (*Smilax sp.).*

FLUCCS Code 411, Pine Flatwoods
The canopy vegetation is dominated by slash pine *(Pinus ellotti),* with scattered live oak (*Quercus virginiana*), melaleuca *(Melaleuca quinquenervia),* and cabbage palm *(Sabal palmetto).* The sub-canopy is dominated by rusty lyonia *(Lyonia ferruginea),* tar flower (*Bejaria racemosa*), wax myrtle *(Myrica cerifera),* and buckthorn *(Rhamnus caroliniana).* Ground cover is dominated by saw palmetto *(Serenoa repens),* blue maidencane *(Amphicarpum muhlenbergianum),* beakrush *(Rhyncospora spp.),* goldentop *(Euthamia graminifolia),* pennyroyal *(Piloblephis rigida),* chalky bluestem *(Andropogon capilllpes),* white paw paw *(Aslmina trlloba),* paspalum *(Paspalum spp.),* panicum *(Panicum spp.),* gopher apple *(Ucania michauxit),* bracken fern *(Pleridium aquilinum),* wiregrass *(Aristlda stricta),* and broomsedge *(Andropogon glomeratus).*

FLUCCS Code 414, Pine – Mesic Oak
The canopy is dominated by live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), java plum *(Syzygium cumim),* and melaleuca *(Melaleuca quinquenervia).* The sub-canopy contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), myrsine (*Rapanea guinensis*), wild coffee (*Psychotria nervosa*), cocoplum (*Chrysobalanus icaco*), and beauty-berry (*Callicarpa americana*). The groundcover contains Spanish needle (*Bidens alba*), false buttonweed (*Spermacoce floridan*), cogon grass (*Imperata cylindrica*), caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*), sandspur (*Cenchrus echinatus*), broomsedge (*Andropogon virginicus*), and bahia grass (*Paspalum notatum*). Commonly observed vines include air potato (*Dioscorea bulbifera*), greenbriar (*Smilax sp.),* grapevine (*Vitis rotundifolia),* Virginia creeper (*Parthenocissus quinquefolia*), peppervine (*Ampelopsis arborea*), and poison ivy (*Toxicodendron radicans*).

<u>Wetland and Other Surface Water Descriptions</u>

FLUCCS Code 534, Reservoirs Less than 10 Acres
This other surface water (OSW) habitat includes upland-excavated cattle ponds that are mostly open water with nutsedge (*Cyperus spp.*) and torpedo gras (*panicum repens*) along the banks.

FLUCCS Code 641, Freshwater Marshes
The outer/transitional zone of this habitat type is dominated by laurel oak (*Quercus laurifolia*), water oak (*Quercus nigri*), Brazilian pepper (*Schinus terebinthifolius),* wax myrtle (*Morella cerifiera*), cabbage palm (*Sabal palmetto*), marsh pennywort (*Hydrocotyle umbellate*), coinwort (*Centella asiatica*), smartweed (*Polygnum spp.*), various sedges (*Carex spp.*), and beaksedges (*Rynchospera spp.).* The deeper/obligate zone is dominated by Carolina willow (*Salix caroliana*), melaleuca (*Melaleuca quinquenervia),* buttonbush (*Cephalanthus occidentalis*), torpedo gras (*panicum repens*), blue waterhyssop (*Bacopa carliniana*), west Indian marsh grass (*Hymenachne amplexicaulis),* pickerelweed (*Pontederia cordata*), arrowhead (*Sagittaria latifolia*), fire flag (*Thalia geniculata*), and spatterdock (*Nuphar advena*).

METHODOLOGY

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology and US Fish and Wildlife Service (FWS) guidance on Florida bonneted bat roost surveys. In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 100 feet apart. The approximate location of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species, were denoted on the aerial photography. The attached 1" = 500' scale aerial Protected Species Assessment Map depicts the approximate location of the survey transects. Please see the results of the survey listed in Table 1 below. The listed species survey was conducted on October 15th, 21st, 23rd, 28th, and 30th.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcels according to the Lee County Protected Species Ordinance are shown in Table 1. This list from the Lee County Protected Species Ordinance is general in nature, does not necessarily reflect existing conditions within or adjacent to the property, and is provided for general informational purposes only. In addition to the species listed below, a limited roost survey was also conducted for the Florida Bonneted Bat (*Eumops floridanus*). During this survey potential roost trees, snags, and artificial structures were visually inspected for evidence of its potential use as a roost/shelter.

Table 1: Potential Listed Species by Habitat Type

FLUCCS Code	FLUCCS Description	Common Name	Scientific Name	Present	Absent
211	Improved Pasture	Florida Sandhill crane	*Grus canadensis pratensis*	--	√
213	Woodland Pasture	Florida sandhill crane	*Grus canadensis pratensis*	--	√
310	Herbaceous	Gopher tortoise	*Gopherus polyphemus*	√	--
		Burrowing owl	*Athene cunicularia floridana*	--	√
		Florida sandhill crane	*Grus canadensis pratensis*	--	√
321	Palmetto Prairie	Audubon's crested caracara	*Polyborus plancus audubonii*	--	√
		Beautiful paw-paw	*Deeringothamnus pulchellus*	--	√
		Curtis milkweed	*Asclepias curtissii*	--	√
		Fakahatchee burmannia	*Burmannia flava*	--	√
		Florida black bear	*Ursus americanus floridanus*	--	√
		Eastern indigo snake	*Drymarchon corais couperi*	--	√
		Gopher frog	*Rana areolata*	--	√
		Gopher tortoise	*Gopherus polyphemus*	√	--
		Florida black bear	*Ursus americanus floridanus*	--	√
		Florida coontie	*Zamia floridana*	--	√
		Florida sandhill crane	*Grus canadensis pratensis*	--	√
		Southeastern American kestrel	*Falco sparverius paulus*	--	√
		Beautiful paw-paw	*Deeringothamnus pulchellus*	--	√
		Big cypress fox squirrel	*Sciurus niger avicennia*	--	√
		Eastern indigo snake	*Drymarchon corais couperi*	--	√
		Fakahatchee burmannia	*Burmannia flava*	--	√
		Florida black bear	*Ursus americanus floridanus*	--	√
		Florida coontie	*Zamia floridana*	--	√

411	Pine Flatwoods	Gopher frog	*Rana areolata*	--	--
		Gopher tortoise	*Gopherus polyphemus*	√	--
		Red-cockaded woodpecker	*Picoides borealis*	--	√
		Satinleaf	*Chrysophyllum olivaeforme*	--	√
		Southeastern American Kestrel	*Falco sparverius paulus*	--	√
414	Pine – Mesic Oak	Florida panther	*Felis concolor coryi*	--	√
		Eastern indigo snake	*Drymarchon corais couperi*	--	√
		Florida black bear	*Ursus americanus floridanus*	--	√
500	Other Surface Water	American alligator	*Alligator mississipiensis*	--	√
		Everglades mink	*Mustela vison evergladensis*	--	√
		Limpkin	*Aramus guarauna*	--	√
		Little blue heron	*Egretta caerulea*	--	√
		Reddish egret	*Egretta rufescens*	--	√
		Roseate spoonbill	*Ajaia ajaja*	--	√
		Snowy egret	*Egretta thula*	--	√
		Tricolored heron	*Egretta tricolor*	--	√
641	Freshwater Marsh	American alligator	*Alligator mississipiensis*	--	√
		Everglades mink	*Mustela vison evergladensis*	--	√
		Florida sandhill crane	*Grus canadensis pratensis*	--	√
		Limpkin	*Aramus guarauna*	--	√
		Little blue heron	*Egretta caerulea*	--	√
		Snail kite	*Rostrhamus sociabilis*	--	√
		Snowy egret	*Egretta thula*	--	√
		Tricolored heron	*Egretta tricolor*	--	√
832	Electrical Transmission	None			

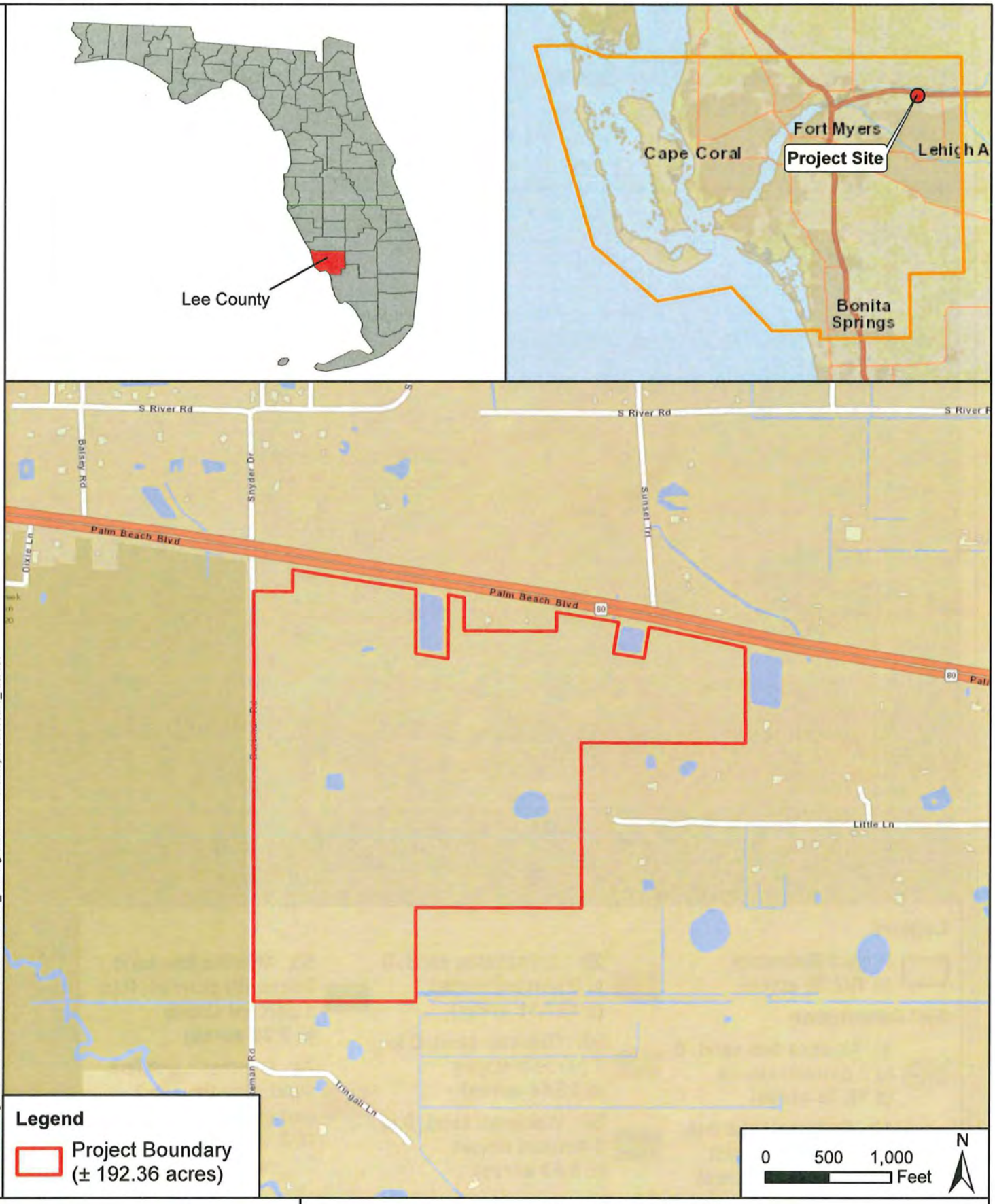
RESULTS

During the survey several potentially occupied gopher tortoise burrows were observed within the woodland pasture, herbaceous rangeland, palmetto prairie, pine flatwoods, and pine – mesic oak habitats. A 100 percent survey of suitable habitat will be conducted ninety (90) days prior to construction and land clearing within the project area. Following completion of the 100 percent survey, a relocation permit from FWC will be obtained to remove all gopher tortoises in or within 25' of the limits of clearing. No other protected species were observed nesting, denning, or roosting within any of the onsite habitats.

If you have any questions, or if we can provide any additional information, please do not hesitate to contact me at 941-404-1639.

Sincerely,

Chris Kennedy
Environmental Scientist



Folder: C:\Users\garret.denise\OneDrive - KH\Documents\GIS_Working\Caloosa 80\GIS\Maps\Caloosa80_ArcPro\

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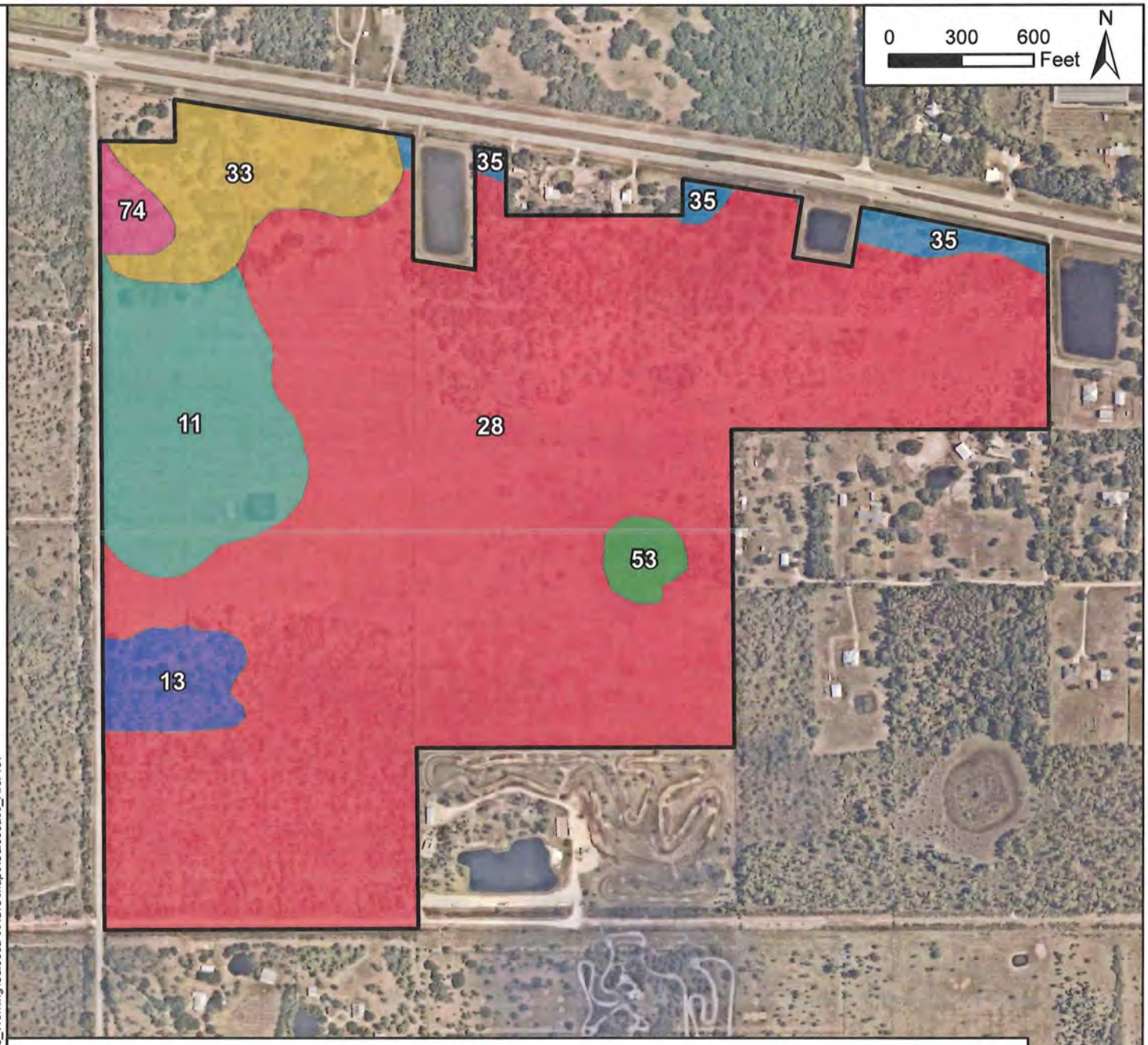
Phone (941) 379 - 7600
www.kimley-horn.com

Project Location Map

Caloosa 80
Lee County, Florida

1 IN = 1,000 FT	*PROJECT NUMBER: 048119281*	*NOVEMBER 2024*	*FIGURE 1*



Legend

Project Boundary (± 192.36 acres)

Soil Description

- 11: Myakka fine sand, 0 to 2 percent slopes **(± 19.79 acres)**
- 13: Cypress Lake fine sand, 0 to 2 percent slopes **(± 5.39 acres)**
- 28: ; Immokalee sand, 0 to 2 percent slopes **(± 147.11 acres)**
- 33: Oldsmar sand, 0 to 2 percent slopes **(± 12.14 acres)**
- 35: Wabasso sand, 0 to 2 percent slopes **(± 3.53 acres)**
- 53: Myakka fine sand, frequently ponded, 0 to 1 percent slopes **(± 2.26 acres)**
- 74: Cypress Lake fine sand, slough, 0 to 1 percent slopes **(± 2.15 acres)**

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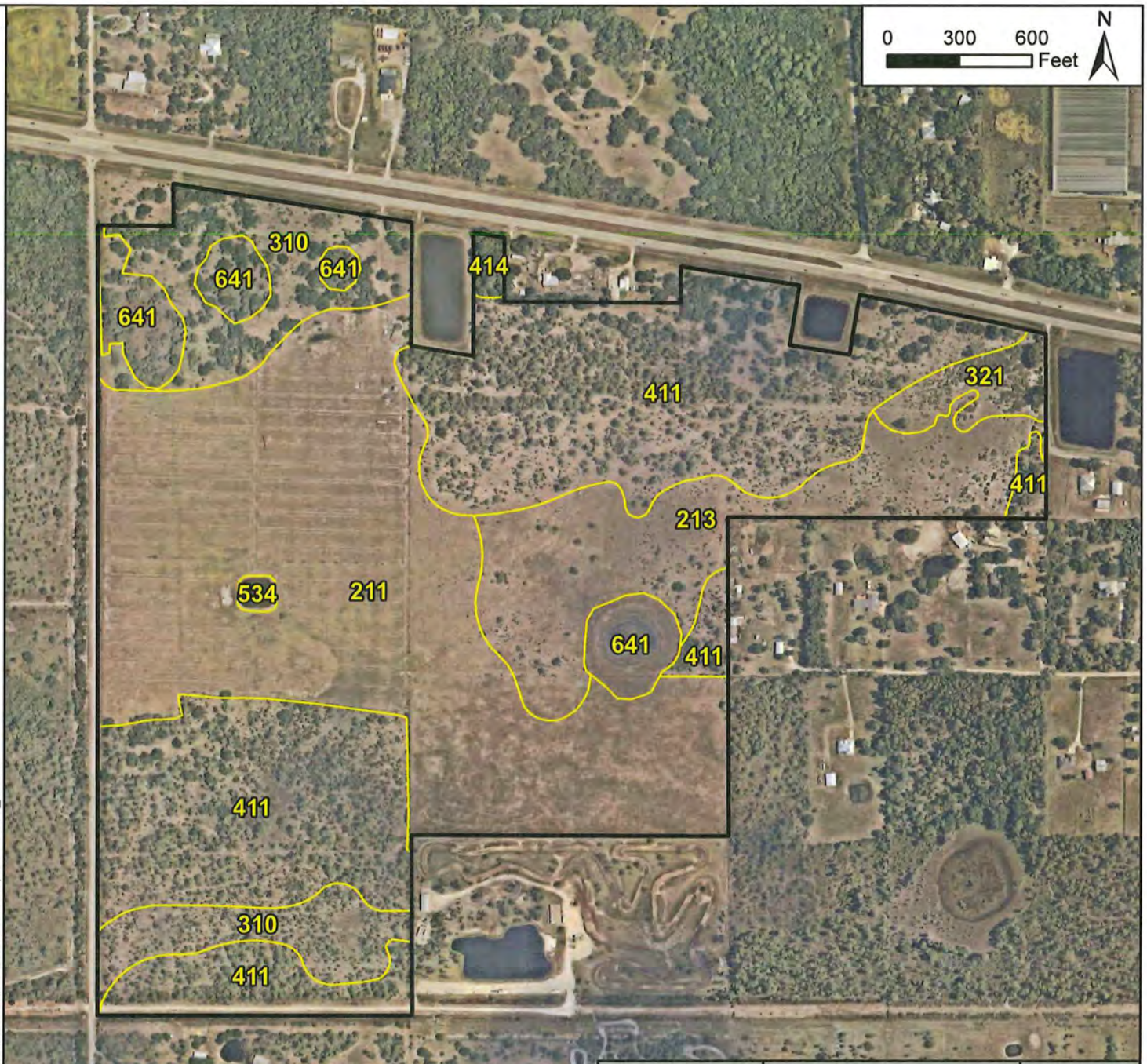
NRCS Soils Classification Map

Caloosa 80
Lee County, Florida

1 IN = 600 FT	PROJECT NUMBER: 048119281	NOVEMBER 2024	FIGURE 3



FLUCFCS Code	Description	± Acreage
211	Improved Pasture	67.15
213	Woodland Pasture	22.32
310	Herbaceous	19.04
321	Palmetto Prairies	3.80
411	Pine Flatwoods	70.07
414	Pine - Mesic Oak	0.75
534	Reservoirs less than 10 ac.	0.50
641	Freshwater Marshes	8.73
	Total Project Acreage	192.36

Legend

- Project Boundary (± 192.36 acres)
- FLUCFCS Habitat Area

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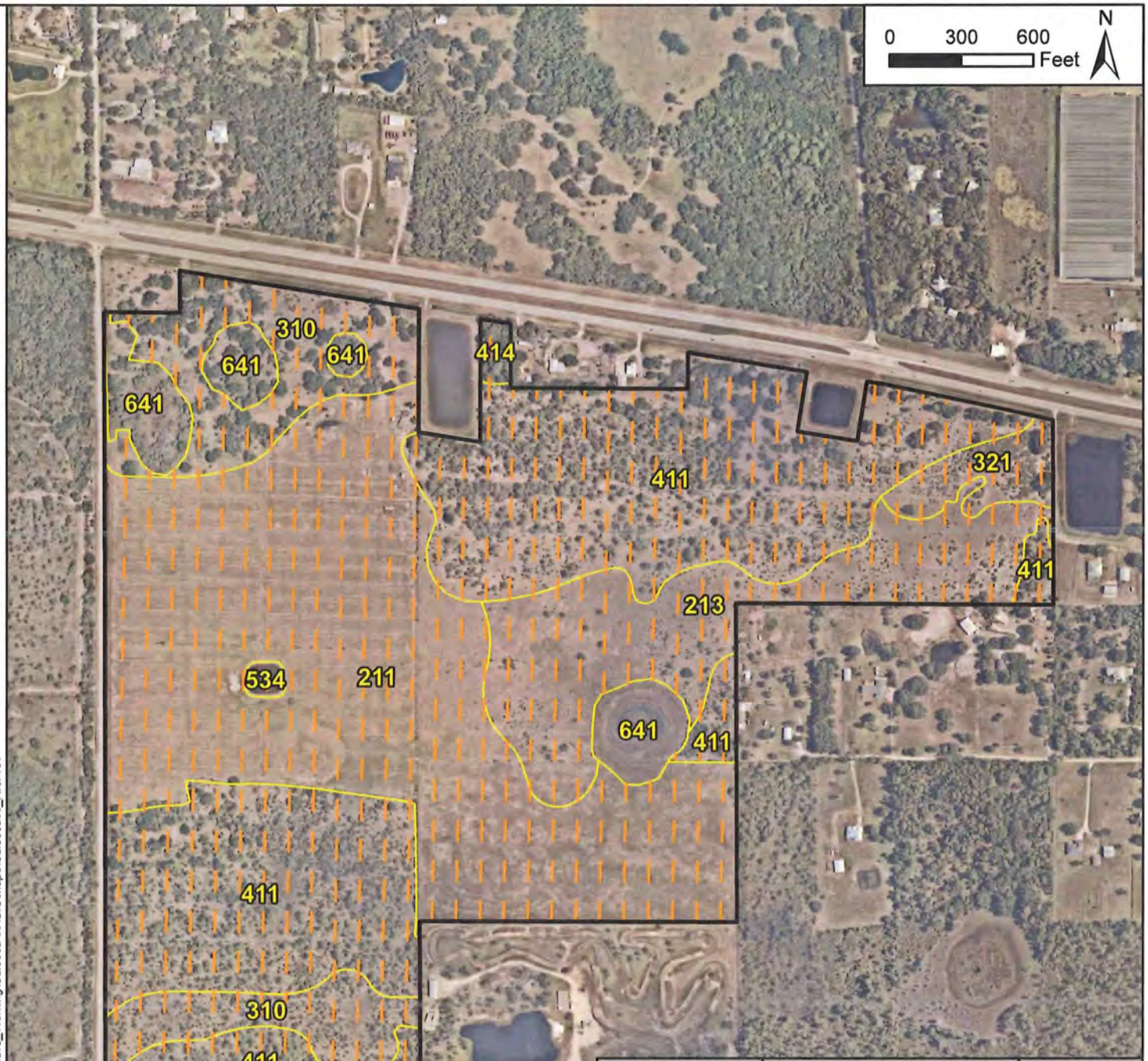
Florida Land Use Covers & Forms Classification System Map

Caloosa 80
Lee County, Florida

1 IN = 600 FT	PROJECT NUMBER: 048119281	NOVEMBER 2024	FIGURE 4



FLUCFCS Code	Description	± Acreage
211	Improved Pasture	67.15
213	Woodland Pasture	22.32
310	Herbaceous	19.04
321	Palmetto Prairies	3.80
411	Pine Flatwoods	70.07
414	Pine - Mesic Oak	0.75
534	Reservoirs less than 10 ac.	0.50
641	Freshwater Marshes	8.73
	Total Project Acreage	192.36

Legend

- Project Boundary (± 192.36 acres)
- FLUCFCS Habitat Area
- 100ft. Survey Transects

Folder: C:\Users\garret.denise\OneDrive - KH\Documents\GIS_Working\Caloosa 80\GIS\Maps\Caloosa80_ArcPro\

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Protected Species Survey Map

Caloosa 80
Lee County, Florida

1 IN = 600 FT	PROJECT NUMBER: 048119281	NOVEMBER 2024	FIGURE 6

Historic Resources Impact Analysis

RVi Planning + Landscape Architecture

Caloosa 80 Comprehensive Plan Amendment

Exhibit M-13 – Historic Resources Impact Analysis

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

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

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

April 14, 2022

Lindsey E. W. Craig
Planner
RVi **Planning + Landscape Architecture**
10401 Highland Manor Dr, Suite 220 • Tampa FL 33610

In response to your request on April 14, 2022, the Florida Master Site File lists no cultural resources recorded at the designated parcels No's 29-43-27-00-00005.0000; 29-43-27-00-00012.0060; 30-43-27-00-00001.0190, within Sections 29 & 30, Township 43S Range 27E.

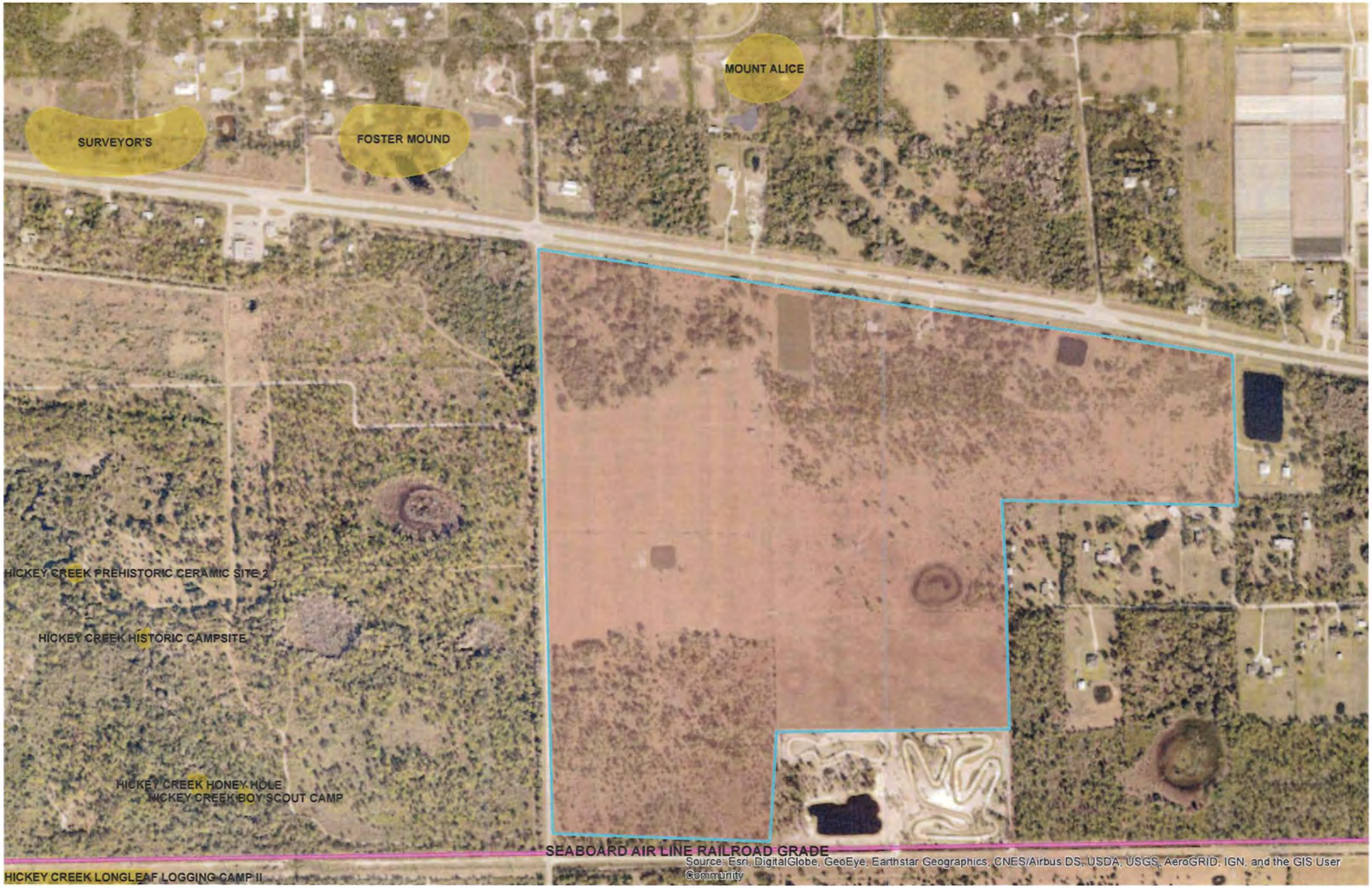
When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at** CompliancePermits@dos.MyFlorida.com**.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com


MOUNT ALICE
SURVEYOR'S
FOSTER MOUND
HICKEY CREEK PREHISTORIC CERAMIC SITE 2
HICKEY CREEK HISTORIC CAMPSITE
HICKEY CREEK HONEY HOLE
HICKEY CREEK BOY SCOUT CAMP
SEABOARD AIR LINE RAILROAD GRADE
HICKEY CREEK LONGLEAF LOGGING CAMP II
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Existing & Future Conditions Analysis, Public Facilities Impacts Analysis

RVi Planning + Landscape Architecture

Caloosa 80 Comprehensive Plan Amendment

Exhibit M16, Exhibit M14 – Existing and Future Conditions Analysis/Public Facilities Impacts Analysis

**The below analysis is based upon the maximum attainable density under the proposed FLUM for 746 dwelling units. However, the companion MPD limits the unit count to 690 dwellings.*

I. Sanitary Sewer

LOS Standard = 200 GPD (residential dwellings); 0.1 GDP (per square foot of shopping center commercial use)

Existing Land Use – Urban Community & Rural
99.64 ac of Urban Community @ 6 du/ac = 598 du x 200 GPD = 119,600 GPD
92.71 ac of Rural @ 1 du/ac = 93 du x 200 GPD = 18,600 GPD

30,000 SF of Commercial = 30,000 x 0.1 = 3,000 GPD

Total GPD = 141,200 GPD

Proposed Land Use – Urban Community & Sub-Outlying Suburban
94.4 ac of Urban Community and Preserved Wetlands @ 6 du/ac = 567 du x 200 GPD = 113,400 GPD
89.65 ac of Sub-Outlying Suburban @ 2 du/ac = 179 du x 200 GPD = 35,800 GPD

30,000 SF of Commercial = 30,000 x 0.1 = 3,000 GPD

Total GPD = 152,200 GPD

The proposed FLUM amendment results in an increased sanitary sewer demand of 11,000 GPD.

The amendment includes a request to add the subject Property to the Lee County Utilities Future Sanitary Sewer Service Areas. Lee County Utilities has indicated adequate capacity to serve the project through the CFM Central Water Reclamation Facility. Please see the enclosed letter of service availability provided by Lee County Utilities.

II. Potable Water

LOS Standard = 250 GPD (residential dwellings); 0.1 GDP (per square foot of shopping center commercial use)

Existing Land Use – Urban Community & Rural
99.64 ac of Urban Community @ 6 du/ac = 598 du x 250 GPD = 149,500 GPD
92.71 ac of Rural @ 1 du/ac = 93 du x 250 GPD = 23,250 GPD

30,000 SF of Commercial = 30,000 x 0.1 = 3,000 GPD

Total GPD = 175,750 GPD
Proposed Land Use – Urban Community & Sub-Outlying Suburban

94.4 ac of Urban Community and Preserved Wetlands @ 6 du/ac = 567 du x 250 GPD = 141,750 GPD
89.65 ac of Sub-Outlying Suburban @ 2 du/ac = 179 du x 250 GPD = 44,750 GPD

30,000 SF of Commercial = 30,000 x 0.1 = 3,000 GPD

Total GPD = 189,500 GPD

The proposed FLUM amendment results in an increased potable water demand of 13,750 GPD.

The amendment includes a request to add the subject Property to the Lee County Utilities Future Water Service Area. Presently, the Lee County Utilities Water Treatment Plant Systems is designed for 52.9 Million Gallons per Day (MGD) of production. According to the 2023 Lee County Public Facilities and Concurrency Report, the projected 2027 demand is 40.0 MGD. Therefore, adequate capacity is available to serve the proposed density in accordance with Lee Plan Policy 95.1.3. Please also refer to the enclosed letter of availability provided by Lee County Utilities.

III. Surface Water Management

The Property is located within the Hickey Creek Watershed and Drainage Basin.

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

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

IV. Parks and Recreation

LOS Standard: 6 acres of regional park/ 1000 seasonal population and 0.8 acres of community park/1000 permanent population.

(Persons per household 2016-2020: 2.58, per Lee County 2021 Census Data)

<u>Existing Land Use – Urban Community & Rural</u>
99.64 ac of Urban Community @ 6 du/ac = 598 du x 2.58 = 1,543 persons
92.71 ac of Rural @ 1 du/ac = 93 du x 2.58 = 240 persons

Total = 1,783 persons

<u>Proposed Land Use – Urban Community & Sub-Outlying Suburban</u>
94.4 ac of Urban Community and Preserved Wetlands @ 6 du/ac = 567 du x 2.58 = 1,463 persons
89.65 ac of Sub-Outlying Suburban @ 2 du/ac = 179 du x 2.58 = 462 persons

Total = 1,925 persons

The proposed amendment creates a population increase of 142 people. If seasonal or permanent, this would require 0.85 acres of regional parks and 0.11 acres of community parks. According to the 2023 Lee County Public Facilities and Concurrency Report, the existing regional and community parks far exceed the above requirement. There is an excess of 1,384 acres of existing regional parks and 448 acres of existing community parks available. Please also refer to the enclosed letter of availability provided by Lee County Parks and Recreation Department.

V. Public Schools

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

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

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

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

Total Demand by School Type (Single Family Dwellings)
Elementary (746 dus x 0.149) = 111 seats
Middle School (746 dus x 0.071) = 53 seats
High School (746 dus x 0.077) = 57 seats
Total = 221 seats

The 2023 Concurrency Report indicates that several construction projects in the next five years will result in an increase of 1,043 seats. Additionally, the 2023 Concurrency Report notes that contiguous districts may provide capacity when capacity in the project's District is not available.

Programmed Improvements/Expansions
Two facilities are programmed to be opened in the East Zone. The 2023 Concurrency Report estimates that the completion of Middle School "QQ," will expand the Lehigh Acres Middle School and provide additional seats in 2023-24.

Letter of Availability
The capacity analysis above demonstrates that adequate capacity exists to accommodate the proposed development. Additionally, the School District has provided the enclosed letter confirming the availability of seats (Exhibit M17).

Traffic Circulation Analysis

TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

CALOOSA 80
COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2409.17)

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

REVISED:
October 14, 2025

TRANSPORTATION CONSULTANTS, INC

CONTENTS

I. INTRODUCTION

II. EXISTING CONDITIONS

III. COMPREHENSIVE PLAN AMENDMNET

IV. TRIP GENERATION

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

VI. ZONING ANALYSIS

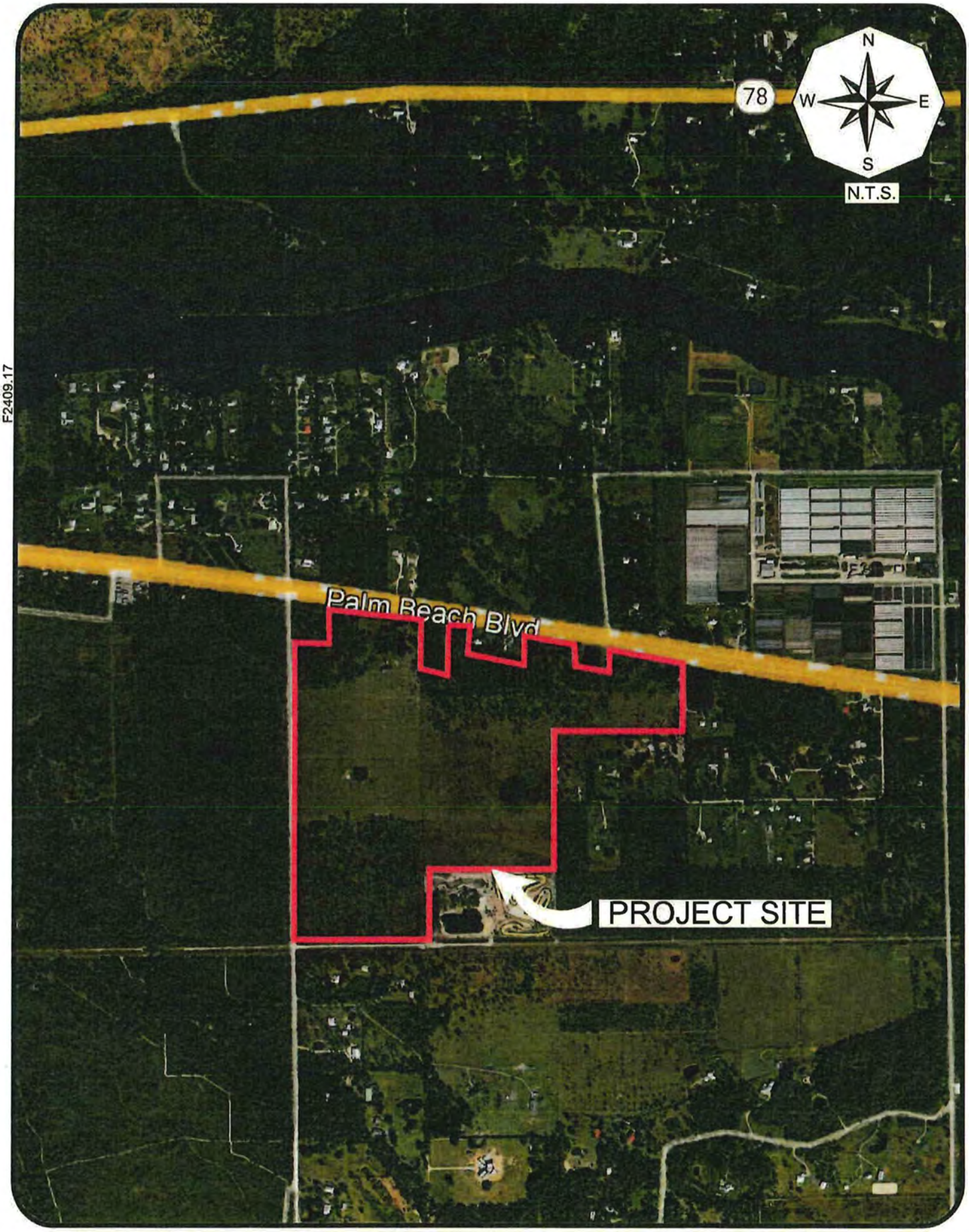
VII. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located along the south side of S.R. 80 approximately 4½ miles east of Buckingham Road in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The analysis in this report will determine the impacts of change in land use designation on approximately 92.71 acres of the parcel (not the entire parcel) from Rural to a Sub-Outlying Suburban land use category to permit the development of the subject site with a residential community on the overall 192-acre site. The property immediately to the west of the 92 acres subject to the change in land use is already within the Urban Community Future Land Use Category (99.64 acres). With the two land use categories, and the companion rezoning application that is being filed, the overall 192-acre site will be rezoned to permit up to 690 residential dwelling units and up to 50,000 square feet of commercial uses.

The transportation related impacts of the proposed Comprehensive Plan Amendment will be assessed based on evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site is proposed to S.R. 80 at two locations as shown on the Master Concept Plan.



F2409.17

TR TRANSPORTATION CONSULTANTS, INC

PROJECT LOCATION MAP
CALOOSA 80 MPD

Figure 1

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

II. EXISTING CONDITIONS

The subject site is currently vacant. The site is generally bordered by S.R. 80 to the north, vacant land to the south, Bateman Road to the west, and residential uses to the east.

S.R. 80 is a four-lane divided arterial that borders the subject site to the north. S.R. 80 has a posted speed limit of 55 mph and is under the jurisdiction of the Florida Department of Department of Transportation. S.R. 80 in this area has an Access Management Classification of Class 3 with required access spacing at 660 feet, directional median opening spacing at 1,320 feet and full median opening spacing at ½ mile.

Bateman Road is a two-lane undivided and unimproved local roadway that borders the site to west. Bateman Road is located within an easement and the subject site does not have legal access to this easement. There is no posted speed limit on Bateman Road and is shown to be maintained by Lee County.

III. COMPREHENSIVE PLAN AMENDMENT

The Comprehensive Plan Amendment would change the future land use designation on approximately 92.71 acres from Rural to Sub-Outlying Suburban land use category. Under the existing Rural land use category, the site could be developed with up to approximately 93 residential dwelling units (1 dwelling unit/acre). **Table 1** summarizes the land uses that could be constructed under the existing land use designations and the intensity of uses under the proposed land use designation.

Table 1
Land Uses
Caloosa 80

Existing/ Proposed	Land Use Category	Intensity
Existing	Rural	93 Dwelling Units (Rural ≈ 92.71 acres @ 1 DU/Acre
Proposed	Sub-Outlying Suburban	186 Dwelling Units (Sub-Outlying Suburban @ 2 DU/Acre

IV. TRIP GENERATION

The trip generation for the permitted and proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 11th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the permitted and proposed residential uses on the subject site. The trip generation equations utilized for this land use are attached to the Appendix of this report for reference. **Table 2** and **Table 3** outline the anticipated weekday AM and PM peak hour trip generation based on the existing and proposed future land use category, respectively.

Table 2
Trip Generation
Based on Existing Land Use Category
Caloosa 80

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (93 Dwelling Units)	18	52	70	58	35	93	944

Table 3
Trip Generation
Based on Proposed Land Use Category
Caloosa 80

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (186 Dwelling Units)	34	97	131	112	66	178	1,786

Table 4 indicates the trip generation difference between the proposed and existing land use categories. The long range transportation impact (20-year horizon) and the short range transportation impact (5-year horizon) will be evaluated based on the resultant trip change illustrated in Table 4.

Table 4
Trip Generation – Resultant Trip Change
Caloosa 80

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation (186 Dwelling Units)	34	97	131	112	66	178	1,789
Existing Land Use Designation (93 Dwelling Units)	-18	-52	-70	-58	-35	-93	-944
Resultant Trip Change	**+16**	**+45**	**+61**	**+54**	**+31**	**+85**	**+845**

The resultant trip change in Table 4 indicates that the trip generation will be **increased** in the AM and PM peak hour conditions as a result of this land use change.

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

The Comprehensive Plan Amendment would change the future land use designation on the approximately 92.71 acres from Rural to Sub-Outlying Suburban land use category. The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year

horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there were no roadway improvement projects **within a 3-mile radius of the site** shown on the 2045 Cost Feasible Plan.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation plan along with the FDOT District One travel model were also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area and then the PM peak hour trips to be generated by additional trips shown in Table 4 were then 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 Lee County's *Generalized Peak Hour Directional Service Volumes* table as well as FDOT's *Generalized Peak Hour Directional Volumes*, Table 7.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any roadway links to fall below the recommended minimum acceptable Level of Service standards. The only roadway segment in the area that is shown to operate below the recommended minimum Level of Service standard in 2045 is Broadway Avenue between SR 80 and N. River Road, which is shown to operate below the Level of Service standard based on the existing 2045 network and not as result of the requested Land Use Change. All other roadways are shown to operate at or above the minimum recommended Level of Service in 2045 both with and without the project traffic added to the surrounding roadway segments.

A Level of Service analysis for the 2045 Existing plus Committed (E + C) roadway network is attached to this report for reference. **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions. No changes to the adopted long range transportation plan are required as result of the proposed land use change.

Short Range Impacts (5-year horizon)

The 2023/2024 – 2029/2028 Lee County Five Year Capital Improvement Programs (CIP) as well as the Florida Department of Transportation Adopted Work Programs were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there were no road improvement planned to the roadways within a 3-mile radius of the subject site on the 5-Year Capital Improvement Program for either FDOT or Lee County.

As can be depicted from Table 4 of this report, the proposed map amendment will increase the overall trip generation potential of the subject site by approximately 61 vehicles during the A.M. peak hour and 85 vehicles during the P.M. peak hour. **Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the additional trips shown in Table 4. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links maintained by Lee County were obtained from the most recent Lee County ***Public Facilities Level of Service and Concurrency Report***. The existing peak hour, peak season, peak direction traffic volumes for state maintained roadways were derived by factoring the latest AADT volumes by appropriate K & D factors. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2029 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's ***Florida Traffic Online*** resource as well as the traffic data from the latest ***Lee County Traffic Count Report***. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2029 without the proposed amendment and year 2029 with the proposed amendment. Traffic data obtained

from the aforementioned Lee County and FDOT resources is attached to the Appendix of this report for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2029 volumes will not cause any roadway link to fall below the minimum acceptable Level of Service standards. All analyzed roadways were shown operate within their recommended minimum Level of Service standards.

The proposed Comprehensive Plan Amendment is to change the future land use designation on approximately 92.71 acres from Rural to Sub-Outlying Suburban. Based on the analysis, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

VI. ZONING ANALYSIS

An analysis was also completed to support the rezoning of the entire 192-acre subject site from RVPD to MPD. The site is currently zoned RPVD under Zoning Resolution Z-09-042, which permits the development of the 192-acre site as a Recreational RV park with up to 417 RV sites and related accessory uses.

Table 5 summarizes the land uses that are being proposed for the proposed rezoning application.

Table 5
Land Uses
Caloosa 80 MPD

Approved Zoning	Proposed Zoning
471 RV Units	690 Residential Dwelling Units & 50,000 Sq. Ft. Retail

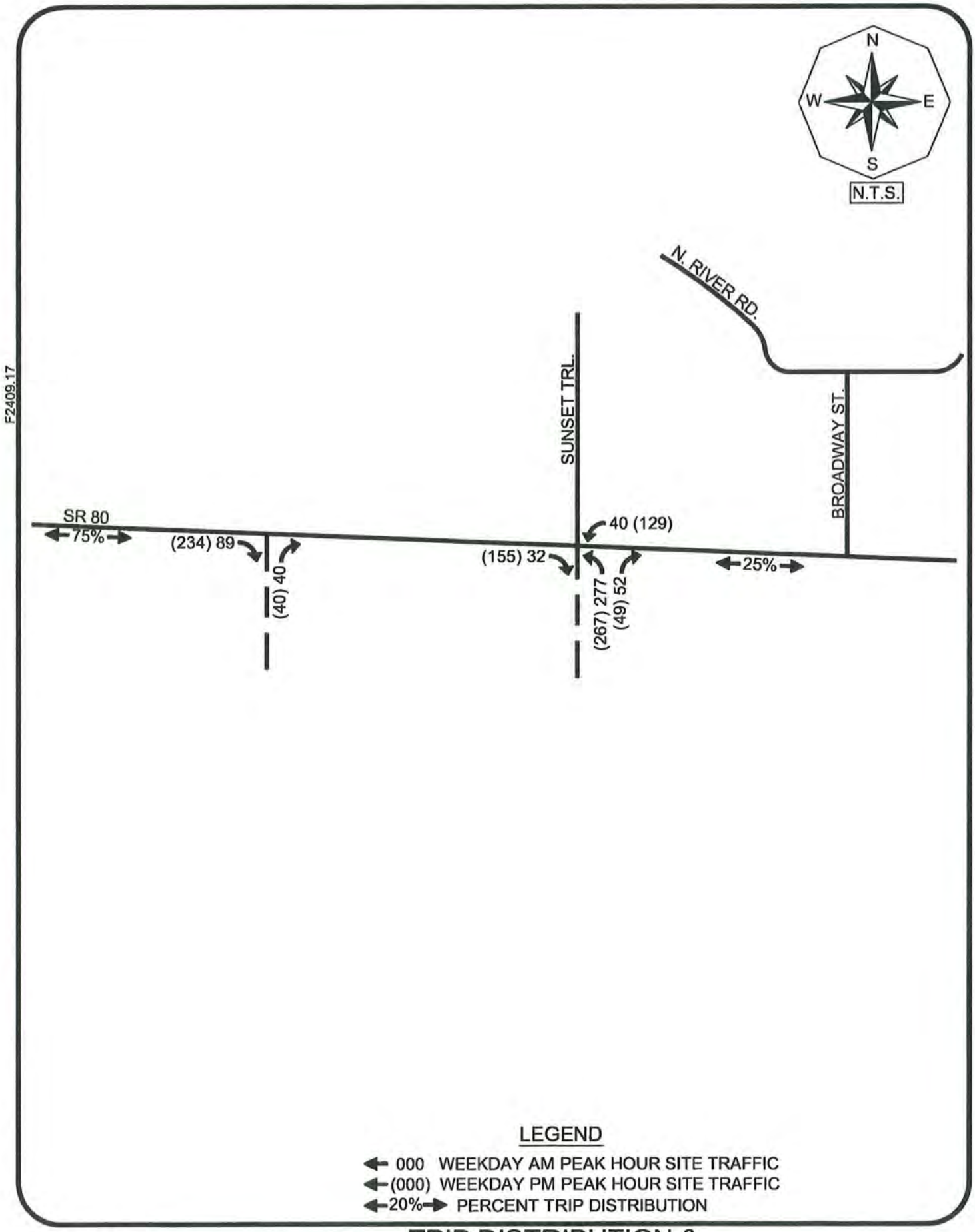
Access to the subject site is proposed to Palm Beach Boulevard (SR 80) via two access connections. A stabilized emergency access only is being proposed to Bateman Road that will only allow access to Emergency Vehicles.

The trip generation for the project was based on data from the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Since there multiple dwelling types identified in the proposed Schedule of Uses, Land Use Code210 (Single Family Detached Housing) was utilized to formulate the trip generation for all 690 dwelling units since this would represent the "worst case" in terms of trip generation for the residential units. Land Use Code 821 (Shopping Plaza 40 - 150k – No Grocery) was utilized for the retail uses proposed on the site. The equations used from these land uses are contained in the Appendix of this report for reference. **Table 6** outlines the anticipated weekday A.M. and P.M. peak hour as well as the daily trip generation of the development as proposed.

Table 6
Trip Generation
Caloosa 80 MPD

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Residential Units (690 Units)	112	338	450	401	235	636	6,212
Commercial (50,000 Sq. Ft.)	49	31	80	117	121	238	3,269
Total Trips	**161**	**369**	**530**	**518**	**356**	**874**	**9,481**

The trips the proposed development is anticipated to generate were then assigned to the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure 2** illustrates the anticipated trip distribution and assignment of trips to the site access drives along S.R. 80.



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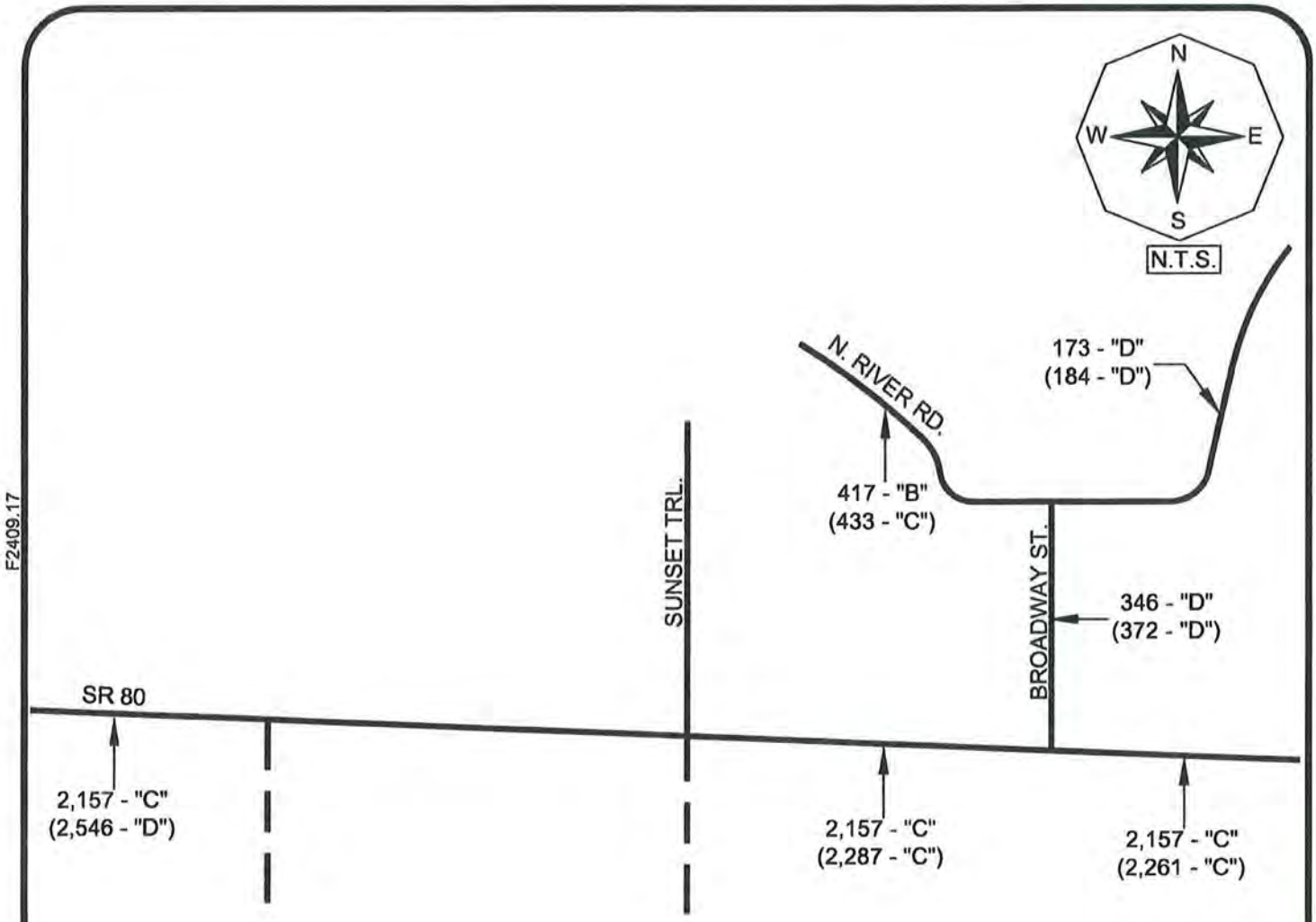
TRANSPORTATION CONSULTANTS, INC

TRIP DISTRIBUTION &
SITE TRAFFIC ASSIGNMENT
CALOOSA 80 MPD

Figure 2

A horizon year analysis of 2029 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates on Palm Beach Boulevard (SR 80) were obtained through comparisons of historical annual traffic data obtained from FDOT's ***Florida Traffic Online*** webpage. The growth rate on Broadway Street was obtained through comparison of historical annual traffic data obtained from Lee County's ***Traffic Count Database System (TCDS)*** webpage. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2029 without the development and year 2029 with the development.

Table 5A in the Appendix of the report indicates the percent impacts the project is anticipated to have on the adjacent roadway network based on the Generalized Service Volumes and the Level of Service "C" Service Volume impacts. The Service Volume Thresholds for SR 80 were taken from the most recent FDOT Multimodal Quality/Level of Service Handbook (2023) for Uninterrupted Flow Highways, which SR 80 meets the definition of as defined in the FDOT Manual. FDOT defines Uninterrupted Flow Highways in the Q/LOS Manual as "***A nonfreeway roadway that generally has uninterrupted flow, with average signalized intersection spacing of greater than 2.0 miles; a two-lane highway or a multilane highway.***" **Table 6A** in the Appendix indicates the methodology utilized to obtain the year 2029 build-out traffic volumes as well as the growth rate utilized for each roadway segment. **Figure 3** indicates the year 2029 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday P.M. peak hour with the development traffic added to the roadways. This figure was derived from Table 2A contained in the Appendix.



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LEGEND

XXX - "X" 2029 PEAK SEASON PEAK HOUR PEAK DIRECTION EXISTING TRAFFIC AND LEVEL OF SERVICE DESIGNATION

(XXX -"X") 2029 PEAK SEASON PEAK HOUR PEAK DIRECTION EXISTING PLUS PEAK DIRECTION PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

TR TRANSPORTATION CONSULTANTS, INC

2029 LEVEL OF SERVICE ANALYSIS
CALOOSA 80 MPD

Figure 3

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2029 traffic volumes to the Service Volume Tables, it was determined that all analyzed roadways are projected to operate above the minimum adopted Level of Service in 2029 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development.

Intersection analysis was conducted at the two site access drive intersections serving the site along S.R. 80. A summary of the analysis is contained in the Appendix of this report. There are no other intersections within ¼ mile of the subject site that are impacted by the development of the subject site.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks a connection permit from the Florida Department of Transportation.

IX. CONCLUSION

The proposed development is located along the south side of S.R. 80 and approximately 4½ mile to the east of Buckingham Road in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both a Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed Comprehensive Plan amendment and rezoning requests.

The 2045 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place in the Lee County will not require any modification in order to accommodate the proposed Land Use Change. The rezoning analysis also indicates that the subject site will not have an adverse impact on the surrounding roadway network. Therefore, no roadway capacity improvements are necessary to accommodate the proposed development.

APPENDIX

TABLES 1A & 2A

2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - CALOOSA 80 CPA

Revised 10-14-2025

		2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	ROADWAY SEGMENT	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
N. River Rd	E. of Broadway	2LU	Arterial	0	0	330	710	780
	W. of Broadway	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Joel Blvd.	S. of SR 80	2LN	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd.	4LD	Uninterrupted Flow Highway	0	1,753	2,510	3,055	3,507
	E. of Site	4LD	Uninterrupted Flow Highway	0	1,753	2,510	3,055	3,507
	E. of Broadway	4LD	Uninterrupted Flow Highway	0	1,753	2,510	3,055	3,507
	E. of Joel Blvd.	4LD	Uninterrupted Flow Highway	0	1,753	2,510	3,055	3,507
Broadway Ave.	N. of SR 80	2LU	Collector	0	0	310	660	740

[ ] - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County roadways were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)
* Level of Service Thresholds for State mantained roadways were taken from FDOT's Multimodal Quality Level of Service Handbook

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
CALOOSA 80 CPA

Revised 10-14-2025

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 85 VPH IN= 54 OUT= 31

ROADWAY	ROADWAY SEGMENT	2045 FSUTMS AADT	COUNTY PCS / FDOT SITE #	AADT BACKGROUND TRAFFIC	K-100 FACTOR	100TH HIGHEST HOUR PK DIR 2-WAY VOLUME	D FACTOR	PM PK HR PEAK DIRECTION	2045 PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME	LOS	PROJECT TRAFFIC DIST.	PK DIR PM PROJ TRAFFIC	2045 BACKGROUND PLUS PROJ PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME	LOS
N. River Rd	E. of Broadway	3,864	124654	3,864	0.095	367	0.55	EAST	202	C	2%	1	203	C
	W. of Broadway	10,592	124650	10,592	0.095	1,006	0.55	EAST	553	C	3%	2	555	C
Joel Blvd.	S. of SR 80	22,813	305	22,813	0.100	2,281	0.521	NORTH	1,188	D	5%	3	1,191	D
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd.	26,125	120006	26,125	0.095	2,482	0.55	EAST	1,365	B	75%	41	1,406	B
	E. of Site	25,303	120006	25,303	0.095	2,404	0.55	EAST	1,322	B	25%	14	1,336	B
	E. of Broadway	33,948	120006	33,948	0.095	3,225	0.55	EAST	1,774	C	20%	11	1,785	C
	E. of Joel Blvd.	33,075	120086	33,075	0.095	3,142	0.55	EAST	1,728	B	15%	8	1,736	B
Broadway Ave.	N. of SR 80	15,387	124654	15,387	0.095	1,462	0.55	NORTH	804	F	5%	3	807	F

* The K-100 and D factors were obtained from Florida Traffic Online resource and for Joel Blvd., Lee County Traffic County Database System K-100 and D-Factor or Broadway Ave. data not available by FDOT or Lee DOT so assumed similar to nearby N. River Road.

TABLES 3A & 4A

5-YEAR LOS ANALYSIS

TABLE 3A
LEVEL OF SERVICE THRESHOLDS
CALOOSA 80 CPA

Revised 10-14-2025

				GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
N. River Rd.	E. of Broadway	2LU	Arterial	0	0	330	710	780
	E. of Cemetery Rd.	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Joel Blvd.	S. of SR 80	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd.	4LD	Uninterrupted Flow Highway	0	1,753	2,510	3,055	3,507
	E. of Site	4LD	Uninterrupted Flow Highway	0	1,753	2,510	3,055	3,507
	E. of Broadway	4LD	Uninterrupted Flow Highway	0	1,753	2,510	3,055	3,507
	E. of Joel Blvd.	4LD	Uninterrupted Flow Highway	0	1,753	2,510	3,055	3,507
Broadway Ave.	N. of SR 80	2LU	Collector	0	0	310	660	740

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)
* Level of Service Thresholds for State mantained roadways were taken from FDOT's Multimodal Quality Level of Service Handbook (2023)

TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
CALOOSA 80 CPA

TOTAL PROJECT TRAFFIC AM =	61	VPH	IN =	16	OUT=	45
TOTAL PROJECT TRAFFIC PM =	85	VPH	IN=	54	OUT=	31

FDOT Sta. #	K	D
120006	0.095	0.528
120086	0.095	0.528
124654	0.095	0.535
124650	0.095	0.535
305	0.095	0.540
231	0.095	0.540

Revised 10-14-2025

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2021 ADT	YRS OF GROWTH.[1]	ANNUAL RATE	2023 PK HR PK SEASON PEAK DIR.[2]	2029 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2029 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2029 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
N. River Rd	E. of Broadway	124654	2,500	4,000	7	6.94%	100	196	C	0.28	2%	1	1	197	C	0.28	197	C	0.28
	E. of Cemetery Rd.	124650	2,800	4,700	7	7.68%	224	469	C	0.39	3%	1	2	471	C	0.39	471	C	0.39
Joel Blvd.	S. of SR 80	305	8,800	13,400	7	6.19%	547	939	D	0.57	5%	2	3	942	D	0.57	942	D	0.57
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd.	120006	17,700	27,000	7	6.22%	1,457	2,508	C	0.72	75%	34	41	2,541	D	0.72	2,548	D	0.73
	E. of Site	120006	17,700	27,000	7	6.22%	1,457	2,508	C	0.72	25%	11	14	2,519	D	0.72	2,521	D	0.72
	E. of Broadway	120006	17,700	27,000	7	6.22%	1,457	2,508	C	0.72	20%	9	11	2,517	D	0.72	2,518	D	0.72
	E. of Joel Blvd.	120086	14,600	24,000	7	7.36%	1,295	2,454	C	0.70	15%	7	8	2,460	C	0.70	2,462	C	0.70
Broadway Ave.,	N. of SR 80	231	6,100	6,400	4	2.00%	284	346	D	0.47	5%	2	3	348	D	0.47	349	D	0.47

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 Concurrency Report

TABLES 5A & 6A

REZONING LOS ANALYSIS

TABLE 5A
LEVEL OF SERVICE THRESHOLDS
CALOOSA 80 MPD

Revised 10-14-2025

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 530 VPH IN= 161 OUT= 369

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 874 VPH IN= 518 OUT= 356

				GENERALIZED SERVICE VOLUMES					PERCENT			
ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	PROJ TRIPS % of LOS "C"
N. River Rd.	E. of Broadway	2LU	Arterial	0	0	130	710	780	2%	7	10	8.0%
	W. of Broadway	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640	3%	11	16	1.8%
Joel Blvd.	S. of SR 80	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640	5%	18	26	3.0%
SR 80 (Palm Beach Blvd)	W. of Buckingham Rd.	4LD	Arterial	0	0	1,874	2,040	2,040	60%	221	311	16.6%
	W. of River Hall Pkwy	4LD	Arterial	0	0	1,874	2,040	2,040	70%	258	363	19.3%
	E. of Hickey Creek Rd.	4LD	Uninterrupted Flow Highway	0	1,753	2,510	3,055	3,507	75%	277	389	15.5%
	E. of Site	4LD	Uninterrupted Flow Highway	0	1,753	2,510	3,055	3,507	25%	92	130	5.2%
	E. of Broadway	4LD	Uninterrupted Flow Highway	0	1,753	2,510	3,055	3,507	20%	74	104	4.1%
	E. of Joel Blvd.	4LD	Uninterrupted Flow Highway	0	1,753	2,510	3,055	3,507	15%	55	78	3.1%
Broadway Ave	N. of SR 80	2LU	Collector	0	0	310	660	740	5%	18	26	8.4%
Buckingham Rd.	S. of SR 80	2LU	Arterial	0	140	800	860	860	10%	37	52	6.5%

[ ] - Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for State mantained roadways were taken from FDOT's Multimodal Quality/Level of Service Handbook Peak Hour Directional Volumes

TABLE 6A

CALOOSA 80 MPD

Revised 10-14-2025

TOTAL PROJECT TRAFFIC AM =	530	VPH	IN =	161	OUT=	369
TOTAL PROJECT TRAFFIC PM =	874	VPH	IN=	518	OUT=	356

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2024 ADT	YRS OF GROWTH.[1]	ANNUAL RATE	2023 PK HR PK SEASON PEAK DIR.[2]	2029 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2029 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2029 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
N. River Rd	E. of Broadway	124654	2,500	4,100	9	5.65%	100	173	D	0.24	2%	7	10	181	D	0.25	184	D	0.26
	W. of Broadway	124650	2,800	4,900	9	6.42%	224	417	B	0.34	3%	11	16	428	C	0.35	433	C	0.36
Joel Blvd.	S. of SR 80	305	8,800	13,400	7	6.19%	547	939	D	0.57	5%	18	26	958	D	0.58	965	D	0.59
SR 80 (Palm Beach Blvd)	E. of Hickey Creek Rd	120006	15,600	30,000	15	4.46%	1,457	2,157	C	0.62	75%	277	389	2,434	C	0.69	2,546	D	0.73
	E. of Site	120006	15,600	30,000	15	4.46%	1,457	2,157	C	0.62	25%	92	130	2,249	C	0.64	2,287	C	0.65
	E. of Broadway	120006	15,600	30,000	15	4.46%	1,457	2,157	C	0.62	20%	74	104	2,231	C	0.64	2,261	C	0.64
	E. of Joel Blvd.	120086	12,700	26,000	15	4.89%	1,295	1,991	C	0.57	15%	55	78	2,046	C	0.58	2,068	C	0.59
Broadway Ave.,	N. of SR 80	231	6,100	6,400	4	2.00%	284	346	D	0.47	5%	18	26	365	D	0.49	372	D	0.50

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 Concurrency Report.

LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES TABLE

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

		Level of Service				
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

		Level of Service				
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

		Level of Service				
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

		Level of Service				
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

		Level of Service				
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

FDOT MULTIMODAL QUALITY LEVEL OF SERVICE HANDBOOK DIRECTIONAL VOLUMES

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables

C1-Natural & C2-Rural)

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

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.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

C3C-Suburban Commercial)

Peak Hour Directional

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

Peak Hour Two-Way

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

AADT

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

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

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	4900 F	E 2400	W 2500	9.50	55.40	19.00
2023	4700 C	E 2300	W 2400	9.50	55.40	19.00
2022	3800 R	E 1900	W 1900	9.50	53.90	15.00
2021	3600 T	E 1800	W 1800	9.50	53.50	13.60
2020	3400 S	E 1700	W 1700	9.50	53.80	12.50
2019	3400 F	E 1700	W 1700	9.50	54.90	12.50
2018	3200 C	E 1600	W 1600	9.50	55.20	12.50
2017	3200 T	E 1600	W 1600	9.50	54.90	12.20
2016	3000 S	E 1500	W 1500	9.50	54.80	15.00
2015	2800 F	E 1400	W 1400	9.50	55.50	15.00
2014	2600 C	E 1300	W 1300	9.50	55.20	15.00
2013	1000 S	0	0	9.50	55.00	12.20
2012	1000 F	0	0	9.50	55.30	11.50
2011	1000 C	E 0	W 0	9.50	55.20	11.70

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0086 - SR-80/PALM BEACH BLVD, W OF HENDRY COUNTY LC358

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	26000 F	E 13000	W 13000	9.50	55.00	18.20
2023	24000 C	E 12000	W 12000	9.50	56.80	18.20
2022	23000 F	E 11500	W 11500	9.50	52.10	15.80
2021	21000 C	E 10500	W 10500	9.50	52.80	15.80
2020	20000 C	E 10000	W 10000	9.50	53.70	14.70
2019	18600 C	E 9300	W 9300	9.50	54.00	15.60
2018	17300 C	E 8600	W 8700	9.50	55.20	15.90
2017	16900 C	E 8400	W 8500	9.50	54.40	13.70
2016	15700 C	E 7800	W 7900	9.00	57.70	12.60
2015	14600 C	E 7300	W 7300	9.00	52.00	13.00
2014	13100 S	E 6600	W 6500	9.00	52.30	13.60
2013	12700 F	E 6400	W 6300	9.00	56.30	13.60
2012	12500 C	E 6300	W 6200	9.00	59.60	13.60
2011	13700 C	E 7000	W 6700	9.00	56.40	12.40
2010	12700 C	E 6200	W 6500	11.06	64.00	13.90

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: 4654 - C.R. 78, EAST OF BROADWAY STREET

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	4100 C	E 2000	W 2100	9.50	55.40	13.30
2023	4000 T	E 2000	W 2000	9.50	55.40	15.30
2022	3600 S	E 1800	W 1800	9.50	53.90	13.50
2021	3400 F	E 1700	W 1700	9.50	53.50	13.50
2020	3200 C	E 1600	W 1600	9.50	53.80	13.50
2019	2900 F	E 1400	W 1500	9.50	54.90	15.00
2018	2700 C	E 1300	W 1400	9.50	55.20	15.00
2017	2900 T	E 1400	W 1500	9.50	54.90	12.20
2016	2700 S	E 1300	W 1400	9.50	54.80	10.80
2015	2500 F	E 1200	W 1300	9.50	55.50	10.80
2014	2300 C	E 1100	W 1200	9.50	55.20	10.80
2013	2100 S	0	0	9.50	55.00	12.20
2012	2100 F	0	0	9.50	55.30	11.50
2011	2100 C	E 0	W 0	9.50	55.20	11.70

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0006 - SR 80 W OF HERZOG ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2024	30000 F	E 15000	W 15000	9.50	55.00	15.40
2023	27000 C	E 13500	W 13500	9.50	56.80	15.40
2022	27000 C	E 13500	W 13500	9.50	52.10	16.30
2021	23500 C	E 12000	W 11500	9.50	52.80	15.00
2020	24000 C	E 12000	W 12000	9.50	53.70	13.00
2019	23000 C	E 11500	W 11500	9.50	54.00	13.10
2018	22000 C	E 11000	W 11000	9.50	55.20	12.40
2017	20000 C	E 10000	W 10000	9.50	54.40	14.00
2016	20000 C	E 10000	W 10000	9.00	57.70	12.40
2015	17700 C	E 8900	W 8800	9.00	57.50	13.30
2014	15600 S	E 7800	W 7800	9.00	56.80	10.90
2013	15200 F	E 7600	W 7600	9.00	56.50	10.90
2012	15200 C	E 7600	W 7600	9.00	54.20	10.90
2011	15200 F	E 7500	W 7700	9.00	56.20	14.10
2010	15200 C	E 7500	W 7700	9.91	56.34	14.10
2009	15600 C	E 7600	W 8000	9.98	55.90	15.90

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

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1203 SR80, 31 & 78 E OF I-75

MOCF: 0.95

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	0.97	1.02
2	01/08/2023 - 01/14/2023	1.01	1.06
3	01/15/2023 - 01/21/2023	1.06	1.12
4	01/22/2023 - 01/28/2023	1.02	1.07
* 5	01/29/2023 - 02/04/2023	0.99	1.04
* 6	02/05/2023 - 02/11/2023	0.96	1.01
* 7	02/12/2023 - 02/18/2023	0.93	0.98
* 8	02/19/2023 - 02/25/2023	0.93	0.98
* 9	02/26/2023 - 03/04/2023	0.93	0.98
*10	03/05/2023 - 03/11/2023	0.93	0.98
*11	03/12/2023 - 03/18/2023	0.93	0.98
*12	03/19/2023 - 03/25/2023	0.94	0.99
*13	03/26/2023 - 04/01/2023	0.95	1.00
*14	04/02/2023 - 04/08/2023	0.95	1.00
*15	04/09/2023 - 04/15/2023	0.96	1.01
*16	04/16/2023 - 04/22/2023	0.98	1.03
*17	04/23/2023 - 04/29/2023	1.00	1.05
18	04/30/2023 - 05/06/2023	1.02	1.07
19	05/07/2023 - 05/13/2023	1.04	1.09
20	05/14/2023 - 05/20/2023	1.07	1.13
21	05/21/2023 - 05/27/2023	1.07	1.13
22	05/28/2023 - 06/03/2023	1.07	1.13
23	06/04/2023 - 06/10/2023	1.07	1.13
24	06/11/2023 - 06/17/2023	1.08	1.14
25	06/18/2023 - 06/24/2023	1.07	1.13
26	06/25/2023 - 07/01/2023	1.06	1.12
27	07/02/2023 - 07/08/2023	1.05	1.11
28	07/09/2023 - 07/15/2023	1.05	1.11
29	07/16/2023 - 07/22/2023	1.04	1.09
30	07/23/2023 - 07/29/2023	1.04	1.09
31	07/30/2023 - 08/05/2023	1.03	1.08
32	08/06/2023 - 08/12/2023	1.03	1.08
33	08/13/2023 - 08/19/2023	1.02	1.07
34	08/20/2023 - 08/26/2023	1.02	1.07
35	08/27/2023 - 09/02/2023	1.02	1.07
36	09/03/2023 - 09/09/2023	1.02	1.07
37	09/10/2023 - 09/16/2023	1.02	1.07
38	09/17/2023 - 09/23/2023	1.01	1.06
39	09/24/2023 - 09/30/2023	1.00	1.05
40	10/01/2023 - 10/07/2023	0.99	1.04
41	10/08/2023 - 10/14/2023	0.98	1.03
42	10/15/2023 - 10/21/2023	0.97	1.02
43	10/22/2023 - 10/28/2023	0.97	1.02
44	10/29/2023 - 11/04/2023	0.96	1.01
45	11/05/2023 - 11/11/2023	0.96	1.01
46	11/12/2023 - 11/18/2023	0.96	1.01
47	11/19/2023 - 11/25/2023	0.96	1.01
48	11/26/2023 - 12/02/2023	0.96	1.01
49	12/03/2023 - 12/09/2023	0.97	1.02
50	12/10/2023 - 12/16/2023	0.97	1.02
51	12/17/2023 - 12/23/2023	1.00	1.05
52	12/24/2023 - 12/30/2023	1.03	1.08
53	12/31/2023 - 12/31/2023	1.06	1.12

* PEAK SEASON

COUNTY: 12
STATION: 0006
DESCRIPTION: SR 80 W OF HERZOG ROAD
START DATE: 09/05/2023
START TIME: 1200

TIME	DIRECTION: E 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: W 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	15	17	13	7	52	9	15	7	6	37	89
0100	13	22	12	7	54	10	10	10	8	38	92
0200	9	9	6	2	26	6	13	18	15	52	78
0300	9	18	9	14	50	16	10	28	21	75	125
0400	7	25	20	27	79	24	49	71	100	244	323
0500	41	53	61	66	221	117	175	252	373	917	1138
0600	73	103	154	179	509	437	435	390	344	1606	2115
0700	164	202	180	186	732	339	333	382	384	1438	2170
0800	157	150	180	157	644	281	307	300	166	1054	1698
0900	147	136	125	129	537	219	212	166	186	783	1320
1000	121	142	170	138	571	172	173	162	190	697	1268
1100	164	132	136	133	565	158	142	172	178	650	1215
1200	161	175	160	177	673	179	170	164	154	667	1340
1300	206	181	202	195	784	156	183	176	153	668	1452
1400	223	235	215	193	866	180	229	223	210	842	1708
1500	241	236	273	291	1041	181	177	170	169	697	1738
1600	311	343	354	338	1346	186	196	159	157	698	2044
1700	373	358	376	373	1480	162	187	168	170	687	2167
1800	369	366	275	199	1209	154	144	121	115	534	1743
1900	171	154	165	144	634	88	82	79	64	313	947
2000	120	116	118	99	453	85	78	59	52	274	727
2100	83	58	83	58	282	50	50	42	34	176	458
2200	55	54	35	27	171	19	24	25	14	82	253
2300	25	24	23	13	85	18	16	18	8	60	145
24-HOUR TOTALS:					13064					13289	26353

PEAK VOLUME INFORMATION

	DIRECTION: E HOUR	VOLUME	DIRECTION: W HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	700	732	700	1438	700	2170
P.M.	1730	1484	1415	843	1700	2167
DAILY	1730	1484	545	1635	700	2170
TRUCK PERCENTAGE	15.49		15.21		15.35	

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	30	6834	4177	49	791	212	27	497	418	18	2	6	3	0	0	2023	13064
W	31	6966	4271	45	791	121	115	510	377	50	0	8	4	0	0	2021	13289

GENERATED BY SPS 5.0.0.61

PSF = 1.02

PEAK SEASON VOL

2023 EB	2023 WB	2029 EB	2029 WB
579	1638	745	2353
1510	701	2169	1007

AGR = 6.22%

TRAFFIC DATA FROM LEE COUNTY TRANSPORTATION DATA MANAGEMENT SYSTEM

Updated 5/29/2024			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
HOMESTEAD RD	S OF ARTHUR RD	451	10400	11600	11800	11700					11600	
HOMESTEAD RD	N OF IMMOKOLEE RD	456						1900				2700
IMMOKALEE RD (SR 82)	W OF COLONIAL BLVD	90		25900	28800			30700	29900			
IMMOKALEE RD (SR 82)	E OF GUNNERY RD	21	25100	26700	28000	26100		28000	27600	36500	40400	45500
IMPERIAL PKWY	N OF STRIKE LN	63	11000	13200	13000	14200	14800	15000	11700	13500	15200	16700
IMPERIAL PKWY	S OF BONITA BEACH RD	492				22200		20200				23700
IONA RD	W OF McGREGOR BLVD	303		7100		7200		7000				7100
JOEL BLVD (CR 884)	E OF BELL BLVD	306	13400	14100	14500	14100	13600	14800	13900			
JOEL BLVD (CR 884)	N OF E 10TH ST	69			8900	9000	9400	9500	9100	10300	10600	11900
JOEL BLVD (CR 884)	S OF PALM BEACH BLVD	305	7600	8200	8800	9200	9200	11000	10900			13400
JOHN MORRIS RD	N OF SUMMERLIN RD	498		4500		4700		4800				3400
KELLY RD	W OF SAN CARLOS BLVD	308		5300		4500		4900				3800
DR. M. L. KING BLVD (SR 82)	E OF CRANFORD AVE	84		28500	26800	27600	28300	29100	27000	29800		
DR. M. L. KING BLVD (SR 82)	W OF I - 75	20	35100	38600	41100	42200	43600	44400	40700	47100	51400	53300
DR. M. L. KING BLVD (SR 82)	E OF I-75	68	32200	35100	37800	39400	40300	41200	38600	42600	45000	52100
LAUREL DR	E OF BUSINESS 41	309		5900		6500						6000
LEE BLVD(CR 884)	E OF IMMOKALEE RD	310	42800		49500		44800				51600	
LEE BLVD(CR 884)	W OF GUNNERY RD	22	33500	35300	37400	37900	41300	41000	36500	39300	39700	43100
LEE BLVD(CR 884)	E OF SUNSHINE BLVD	312		33100		32600		43300		45000		41100
LEE BLVD(CR 884)	N OF LEELAND HEIGHTS	311	10900	12100	12600	12600	12800		19300			

Updated 5/29/2024			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
BONITA BEACH RD	E OF RACE TRACK RD	130							29300	39700	39700	40000
BONITA BEACH RD	W OF I-75	42	35100	35300		36400	38900	40500	37900	43500	44200	43500
BONITA BEACH RD	E OF I - 75	235									22400	24300
BROADWAY (ESTERO)	W OF US 41	463		5700		6200		6300		5700		
BROADWAY RD	S OF ALVA BRIDGE	231						6100				6400
BUCKINGHAM RD	S OF PALM BEACH BLVD	11	9000	9300	9800	9800	10400	11400	11100	13100	13800	15100
BUCKINGHAM RD	S OF CEMETERY RD	227	10600		9800		9600		8600		7800	
BUCKINGHAM RD	E OF ALVIN AVE	232	7000		8600		9200		10700		10600	
BURNT STORE RD	N OF PINE ISLAND RD	233	12600	13600	14800	15300	15100	19100	16800			
BURNT STORE RD	S OF CHARLOTTE CO. LINE	12	6300	7000	7700	8000	8300	8800	8600	10000	11500	13400
BUSINESS 41 (SR 739)	N OF EDISON BRIDGE	41	27200	28000				35600	33500	38200	41500	44300
BUSINESS 41 (SR 739)	S OF PINE ISLAND RD	77		22000	25500							
BUSINESS 41 (SR 739)	N OF LITTLETON RD	76		11500	12800	13200						
CAPE CORAL PKWY	E OF 11TH CT	114							20300	25300	25900	25200
CAPE CORAL PKWY	E OF SKYLINE BLVD	13	27700	28800	29700	28200	29600	30400	27700	31100	31600	30500
CAPE CORAL PKWY	E OF 6TH ST	2112									44600	46100
CAPE CORAL PKWY	W OF PALM TREE	56	44100									
CAPE CORAL BRIDGE	W OF BRIDGE	234	51600									
CAPE CORAL BRIDGE	AT TOLL PLAZA	122		44000	42600	42000	43100	47800	43400	49700	49400	48800
CEMETERY RD	E OF BUCKINGHAM RD	486	5700		5800		5500		6700		7100	
CHAMBERLIN PKWY	S OF DANIELS PKWY	33	1200	1200	1200							

LEE COUNTY PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS[1]	CAPACITY[2]	LOS[1]	VOLUME[2]	V/C[3]	LOS[1]	VOLUME[2]	V/C[3]	
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	384	0.45	C	404	0.47	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	428	0.43	D	479	0.48	pre-development order res development
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	481	0.49	D	506	0.51	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	547	0.55	D	575	0.58	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	547	0.55	D	637	0.64	pre-development order res development
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,170	0.59	B	1,230	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,170	0.40	B	1,298	0.44	
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,170	0.40	B	1,422	0.48	Three Oaks Distribution Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	E	2,761	0.93	E	2,902	0.98	
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,448	0.49	B	1,521	0.51	[4]
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN/4LN	E	1100/1960	E	853	0.78	C	1,171	0.60	[4][5]; unincorporated Lee Co; Ctr Pl/Prm Aprt Pk
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	256	0.23	B	269	0.24	[4]
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	60	0.07	C	65	0.08	[4]
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	2LN	E	860	C	150	0.17	C	158	0.18	
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	655	0.37	C	709	0.40	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	1,942	F	2,046	1.05	F	2,302	1.19	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	1,942	F	2,070	1.07	F	2,515	1.30	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,910	B	1,275	0.44	B	1,426	0.49	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	1,166	C	846	0.73	C	1,007	0.86	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	1,166	C	846	0.73	C	1,007	0.86	Bayshore Ranch/Stonehill Manor
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,548	0.77	B	1,700	0.85	Grandeza
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,548	0.77	B	1,627	0.81	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,525	0.51	B	1,603	0.53	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	B	1,041	0.53	B	1,094	0.55	unincorporated Lee County
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	314	0.37	C	451	0.52	Ibis Landing (a.k.a. Copperhead Glf 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 TAMIAMI TR, SR 739)	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	6LD	D	2,950	C	1,936	0.66	C	2,274	0.77	
04300	BUS 41 (N TAMIAMI TR, SR 739)	PONDELLA RD	SR 78	6LD	D	2,950	C	1,936	0.66	C	2,274	0.77	
04400	BUS 41 (N TAMIAMI TR, SR 739)	SR 78	LITTLETON RD	4LD	D	1,900	C	1,177	0.62	C	1,406	0.74	
04500	BUS 41 (N TAMIAMI TR, SR 739)	LITTLETON RD	US 41	4LD	D	1,900	C	682	0.36	C	846	0.45	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,073	0.77	D	3,230	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS PLANTATION RD	2LN	E	860	C	267	0.31	C	281	0.33	constrained, old count (2010)

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

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

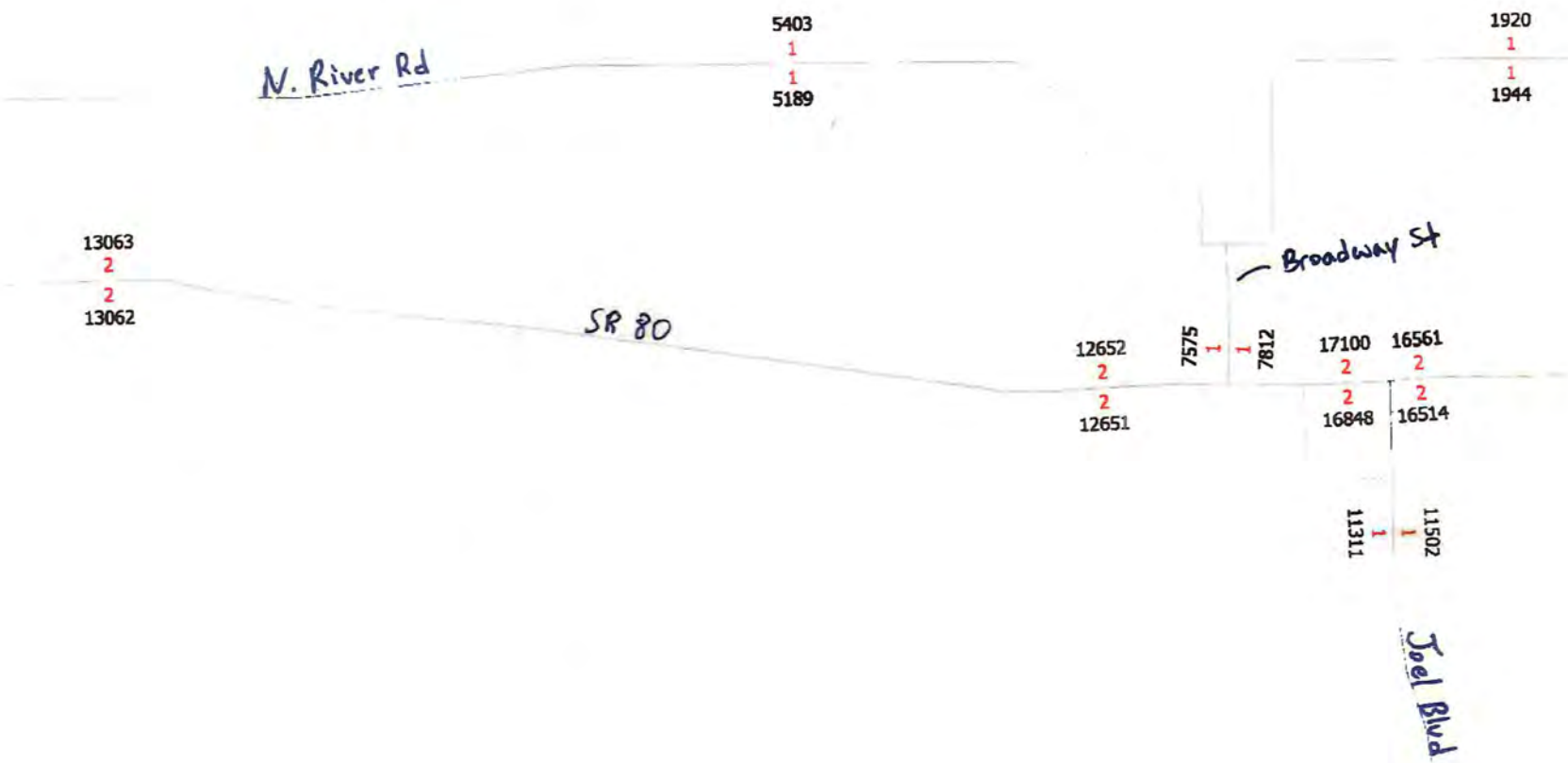
LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

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

2045 E+C NETWORK LANES

&

VOLUMES



2045 LRTP COST FEASIBLE ROADWAY NETWORK LANES AND VOLUMES

cube

(Licensed to TR Transportation Consultants Inc.)

LEE COUNTY MPO 2045 COST FEASIBLE HIGHWAY PLAN

N
0 2 4 Miles
Interchange/Intersection
Bridge Reconstruction
Cost Feasible Lanes
2 Lane Roadway
2 Lanes one-way
3 Lanes one-way
3 Lane Roadway
4 Lane Roadway
4 Lane Limited Access
6 Lanes Divided
6 Lane Freeway
8 Lane Divided
10 Lane Freeway
Reconstruction
Cost Feasible Projects
GASPARILLA
OLD BURNT STORE
BURNT STORE
DURDEN
DE NAVARRA
GATOR
JACARANDA
KISMET
24TH
GULFSTREAM
MARIANA
PONDELLA
MELLOW
HART
SLATER
BAYSHORE
NALLE GRADE
NALLE RD
NALLE
DEAL
PALM CREEK
SR-31 RIVER
SR-31
ARMEDA
OLGA
OLD OLGA
RIVER
RIVER RD
PALM BEACH
PALM BEACH BL
ORANGE RIVER
CEMETERY
59TH
WINDERMERE
21ST
17TH
15TH
12TH
TICE
LUCKETT RD
NEAL
BALLARD
NUNA
PALM
FOWLER ST
BUCKINGHAM
GOLFVIEW
LEONARD
36TH
GRIFFIN
SR-82
40TH
52ND
SUNSHINE
JOHN
WILLIAMS
JOEL
MOORE
RICHMOND
SENTINELA
ALABAMA
23RD
GRANT
MCARTHUR
PARKDALE
JAGUAR
BELL
EISENHOWER
COLUMBUS
WILDCAT
STRINGFELLOW
STRINGFELLOW RD
PINE ISLAND
H STRINGFELLOW
20TH
CHIQUITA
32ND
SKYLINE
PELICAN
47TH
COUNTRY CLUB
DEL PRADO
WINKLER AV
PLANTATION
PENZANCE
I-75 SR-93
TREELINE
TERMINAL ACCESS
ALICO
BRIARCLIFF
ISLAND PARK
WINGED FOOT
ORIOLE
TAMIAMI TR
THREE OAKS
CORKSCREW RD
CORKSCREW
SIX L S FARM
I-75
STRIKE
OLD US 41
TERRY
DEAN
IMPERIAL
MORTON
BONITA BEACH
Logan
HICKORY
CR 865 ESTERO BL
ESTERO
WINKLER RD
SUMMERLIN
SAN CARLOS
JOHN MORRIS
IONA
SHELL POINT
CAPTIVA
SANIBEL CAPTIVA
KINCAID
PERIWINKLE
GULF
TARPON BAY
41
41B
75

LEE COUNTY MPO

2045 NEEDS PLAN

N
0 2 4 Miles
Interchange/Intersection
Bridge Reconstruction
Needs Lanes
2 Lane Roadway
2 Lanes one-way
3 Lanes one-way
3 Lanes Divided
4 Lane Roadway
4 Lane Freeway
6 Lanes Divided
6 Lane Freeway
8 Lane Divided
10 Lane Freeway
Reconstruction
MPO Needs Projects
GASPARILLA
OLD BURNT STORE
BURNT STORE
DURDEN
GATOR
DE NAVARRA
JACARANDA
KISMET
GULFSTREAM
MARIANA
PONDELLA
MELLOW
HART
SLATER
BAYSHORE
NALLE GRADE
NALLE RD
NALLE
DEAL
PALM CREEK
SR-31 RIVER
SR-31
ARMEDA
OLGA
RIVER
RIVER RD
OLD OLGA
PALM BEACH
PALM BEACH BL
ORANGE RIVER
CEMETERY
59TH
WINDERMERE
21ST
17TH
15TH
12TH
TICE
LUCKETT RD
NEAL
BALLARD
NUNA
PALM
FOWLER ST
BUCKINGHAM
SUNSHINE
JOAN
WILLIAMS
JOEL
MOORE
GOLFVIEW
LEONARD
36TH
GRIFFIN
SR-82
23RD
40TH
52ND
ALABAMA
RICHMOND
SENTINELA
GRANT
MCARTHUR
PARKDALE
JAGUAR
BELL
EISENHOWER
COLUMBUS
WILDCAT
STRINGFELLOW
PINE ISLAND
STRINGFELLOW RD
H STRINGFELLOW
20TH
CHIQUITA
DEL PRADO
COUNTRY CLUB
32ND
47TH
SKYLINE
PELICAN
WINKLER AV
PLANTATION
PENZANCE
I-75 SR-93
TREELINE
TERMINAL ACCESS
BRIARCLIFF
ALICO
WINGED FOOT
ORIOLE
TAMIAMI TR
THREE OAKS
CORKSCREW RD
CORKSCREW
SIX LS FARM
CAPTIVA
SANIBEL CAPTIVA
KINCAID
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ISLAND PARK
ESTERO
CR-865 ESTERO BL
HICKORY
STRIKE
OLD US-41
I-75
TERRY
MORTON
DEAN
IMPERIAL
BONITA BEACH
Logan
41
41B
75

HCS RESULTS

E. ACCESS @ S.R. 80

HCS Two-Way Stop-Control Report

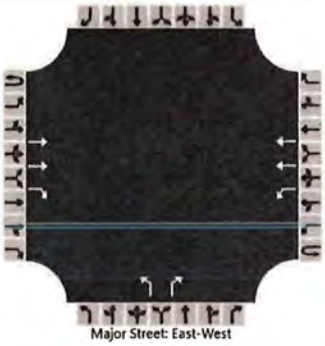
General Information

Analyst	tbt
Agency/Co.	TR Transportation
Date Performed	10-14-2025
Analysis Year	2029
Time Analyzed	AM Peak W/Project
Intersection Orientation	East-West
Project Description	Caloosa 80 MPD

Site Information

Intersection	SR 80/E. Site Access
Jurisdiction	FDOT
East/West Street	SR 80
North/South Street	East Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			745	32	0	40	2353			277		52				
Percent Heavy Vehicles (%)					1	2				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage					Left Only							2				

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.14				6.84		6.94				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						43				301		57				
Capacity, c (veh/h)						788				165		595				
v/c Ratio						0.06				1.83		0.09				
95% Queue Length, Q_{95} (veh)						0.2				22.1		0.3				
95% Queue Length, Q_{95} (ft)						5.1				561.3		7.6				
Control Delay (s/veh)						9.8				442.1		11.7				
Level of Service (LOS)						A				F		B				
Approach Delay (s/veh)					0.2				374.0							
Approach LOS					A				F							

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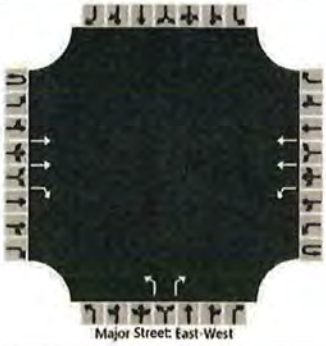
HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	tbt	Intersection	SR 80/E. Site Access
Agency/Co.	TR Transportation	Jurisdiction	FDOT
Date Performed	10-14-2025	East/West Street	SR 80
Analysis Year	2029	North/South Street	East Site Access
Time Analyzed	PM Peak W/Project	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Caloosa 80 MPD		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	1	2	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			2169	155	0	129	1007			267		49				
Percent Heavy Vehicles (%)					1	2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type | Storage	Left Only								2							

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.5		6.9				
Critical Headway (sec)						4.14				6.84		6.94				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						140				290		53				
Capacity, c (veh/h)						175				42		183				
v/c Ratio						0.80				6.94		0.29				
95% Queue Length, Q_{95} (veh)						5.4				34.2		1.1				
95% Queue Length, Q_{95} (ft)						137.2				868.7		27.9				
Control Delay (s/veh)						77.7				2859.6		32.5				
Level of Service (LOS)						F				F		D				
Approach Delay (s/veh)					8.8				2421.2							
Approach LOS					A				F							

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HCS RESULTS

W. ACCESS @ S.R. 80

HCS Two-Way Stop-Control Report

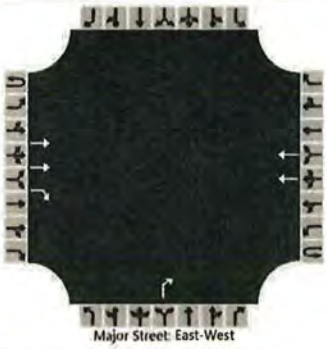
General Information

Analyst	tbt
Agency/Co.	TR Transportation
Date Performed	10-14-2025
Analysis Year	2029
Time Analyzed	AM Peak W/Project
Intersection Orientation	East-West
Project Description	Caloosa 80 MPD

Site Information

Intersection	SR 80/W. Site Access
Jurisdiction	FDOT
East/West Street	SR 80
North/South Street	W. Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	0
Configuration			T	R			T					R				
Volume (veh/h)			734	89			2353					40				
Percent Heavy Vehicles (%)												2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)												6.9				
Critical Headway (sec)												6.94				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												43				
Capacity, c (veh/h)												601				
v/c Ratio												0.07				
95% Queue Length, Q_{95} (veh)												0.2				
95% Queue Length, Q_{95} (ft)												5.1				
Control Delay (s/veh)												11.5				
Level of Service (LOS)												B				
Approach Delay (s/veh)									11.5							
Approach LOS									B							

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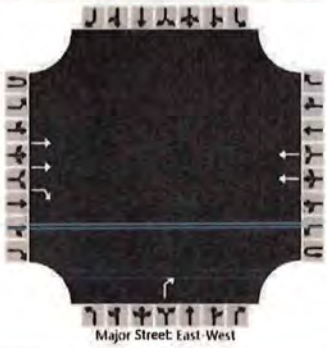
HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	tbt	Intersection	SR 80/W. Site Access
Agency/Co.	TR Transportation	Jurisdiction	FDOT
Date Performed	10-14-2025	East/West Street	SR 80
Analysis Year	2029	North/South Street	W. Site Access
Time Analyzed	PM Peak W/Project	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Caloosa 80 MPD		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	1	0	0	2	0		0	0	1		0	0	0
Configuration			T	R			T					R				
Volume (veh/h)			2281	234			1007					40				
Percent Heavy Vehicles (%)												2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No								No							
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)												6.9				
Critical Headway (sec)												6.94				
Base Follow-Up Headway (sec)												3.3				
Follow-Up Headway (sec)												3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)												43				
Capacity, c (veh/h)												167				
v/c Ratio												0.26				
95% Queue Length, Q_{95} (veh)												1.0				
95% Queue Length, Q_{95} (ft)												25.4				
Control Delay (s/veh)												34.0				
Level of Service (LOS)												D				
Approach Delay (s/veh)									34.0							
Approach LOS									D							

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TRIP GENERATION EQUATIONS

Single-Family Detached Housing
(210)

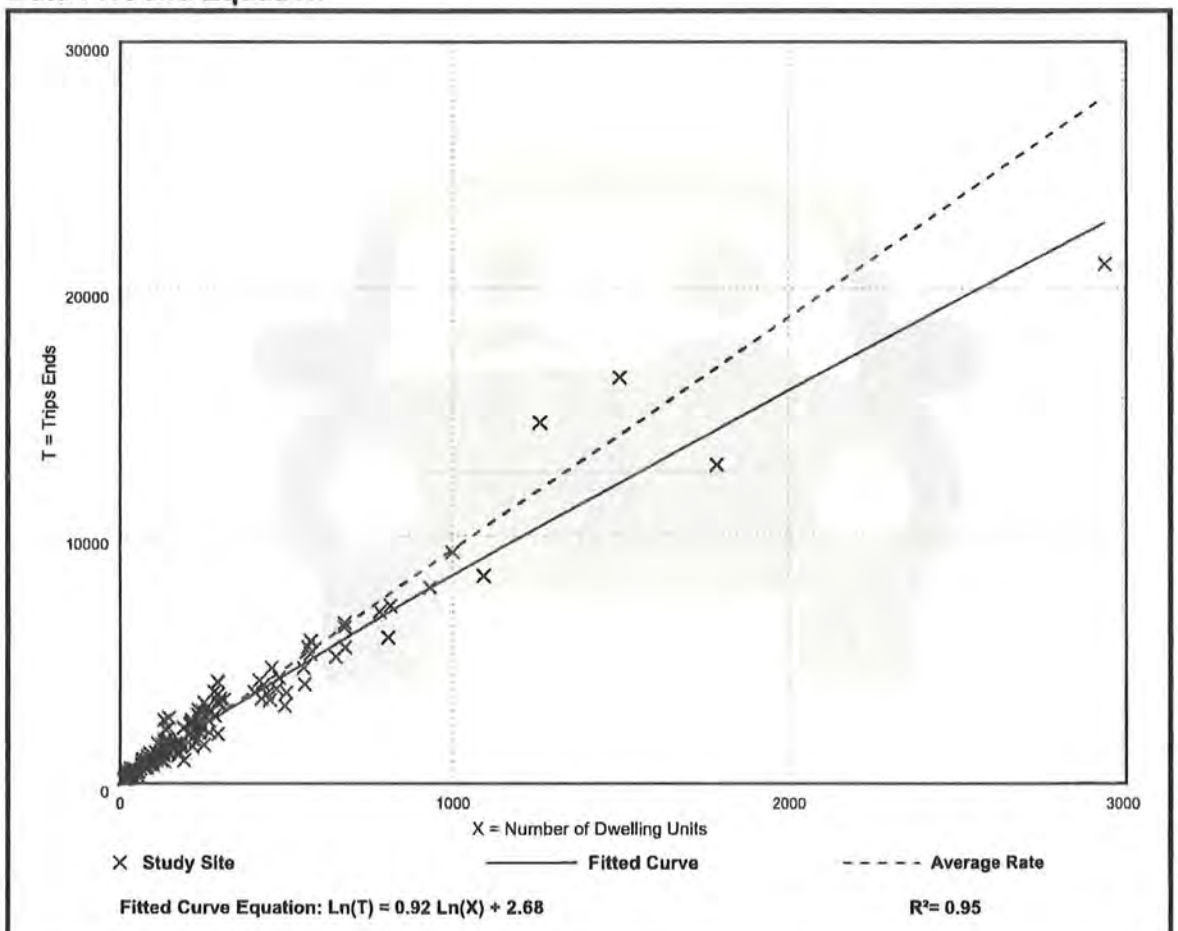
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

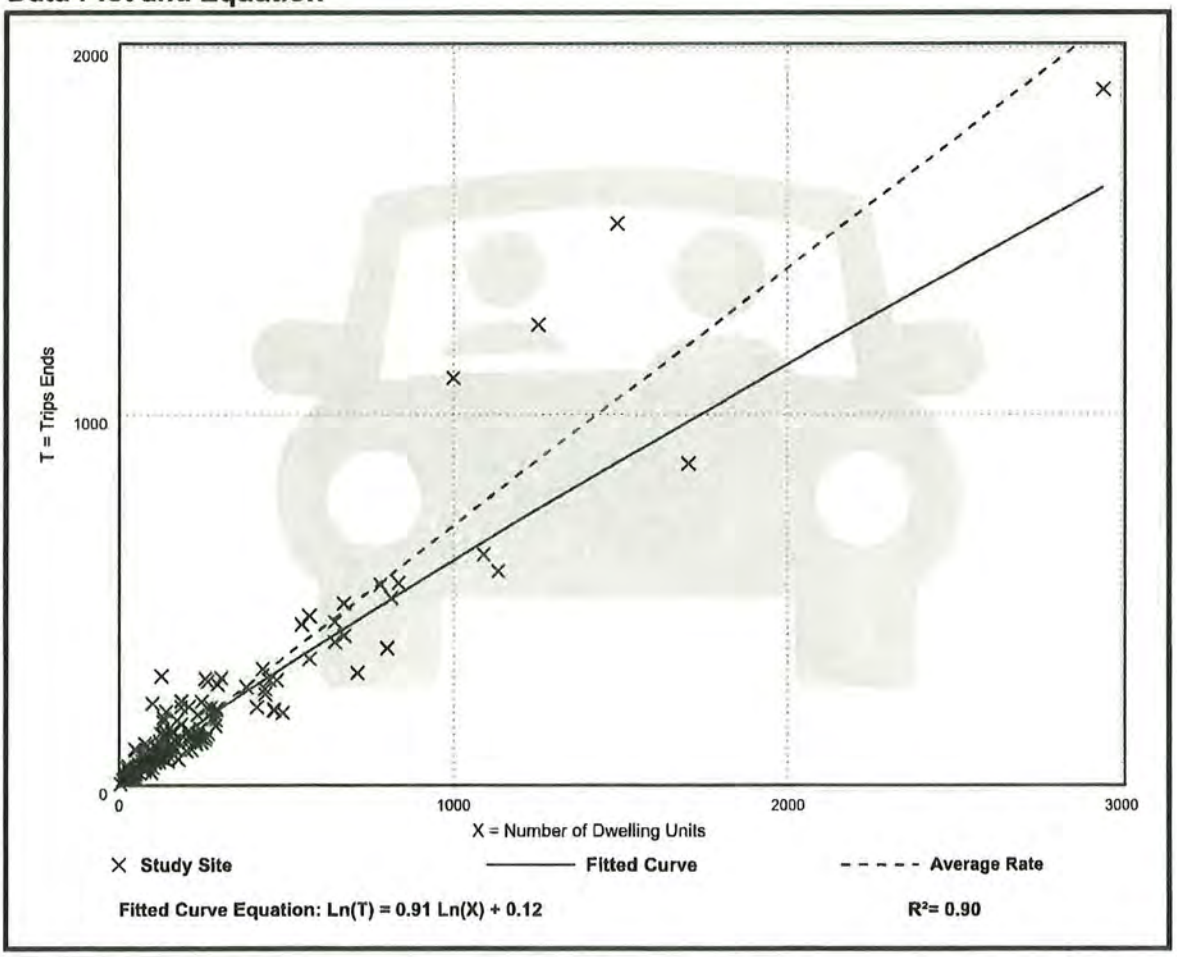
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
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: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



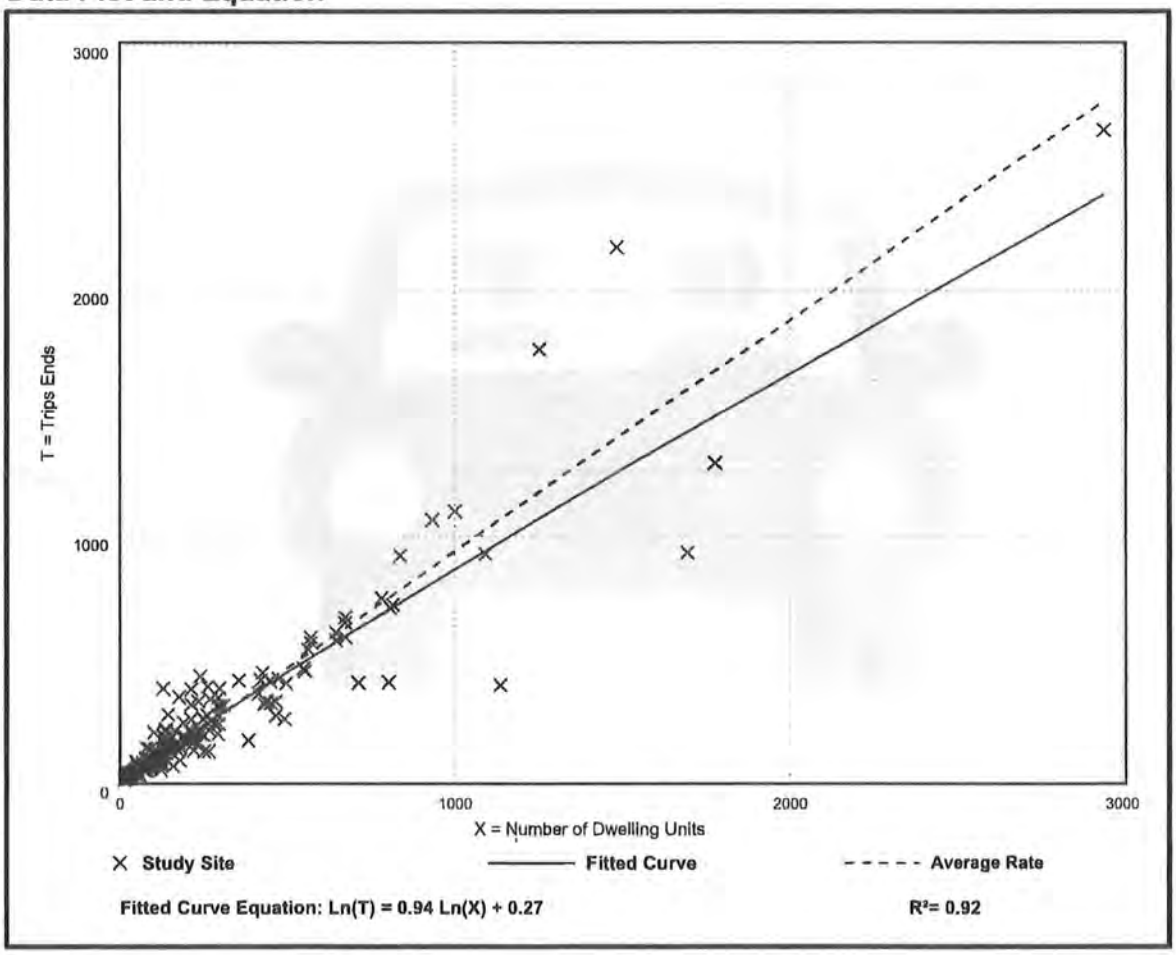
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
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: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



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

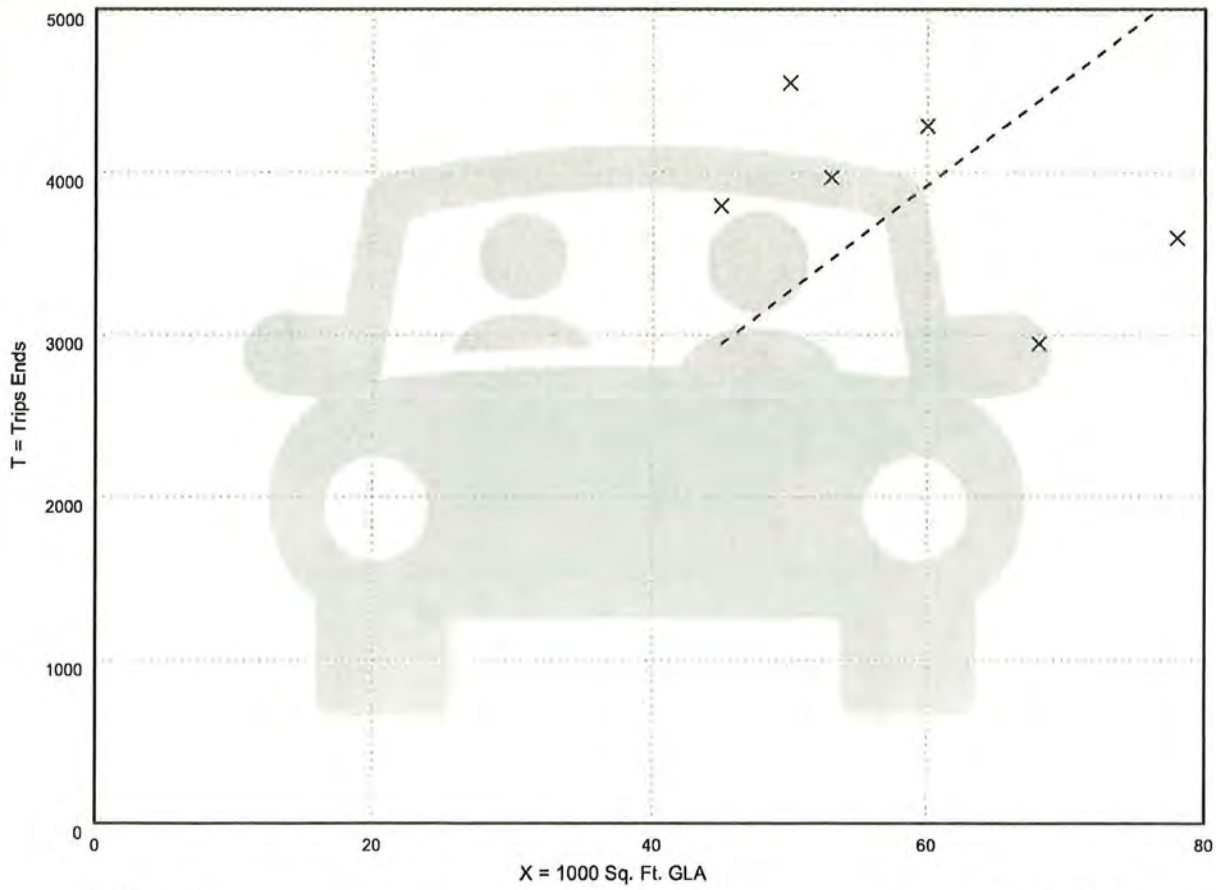
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GLA: 59
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
65.38	43.29 - 91.06	20.03

Data Plot and Equation



× **Study Site**

- - - - - **Average Rate**

Fitted Curve Equation: Not Given

R^2= ***

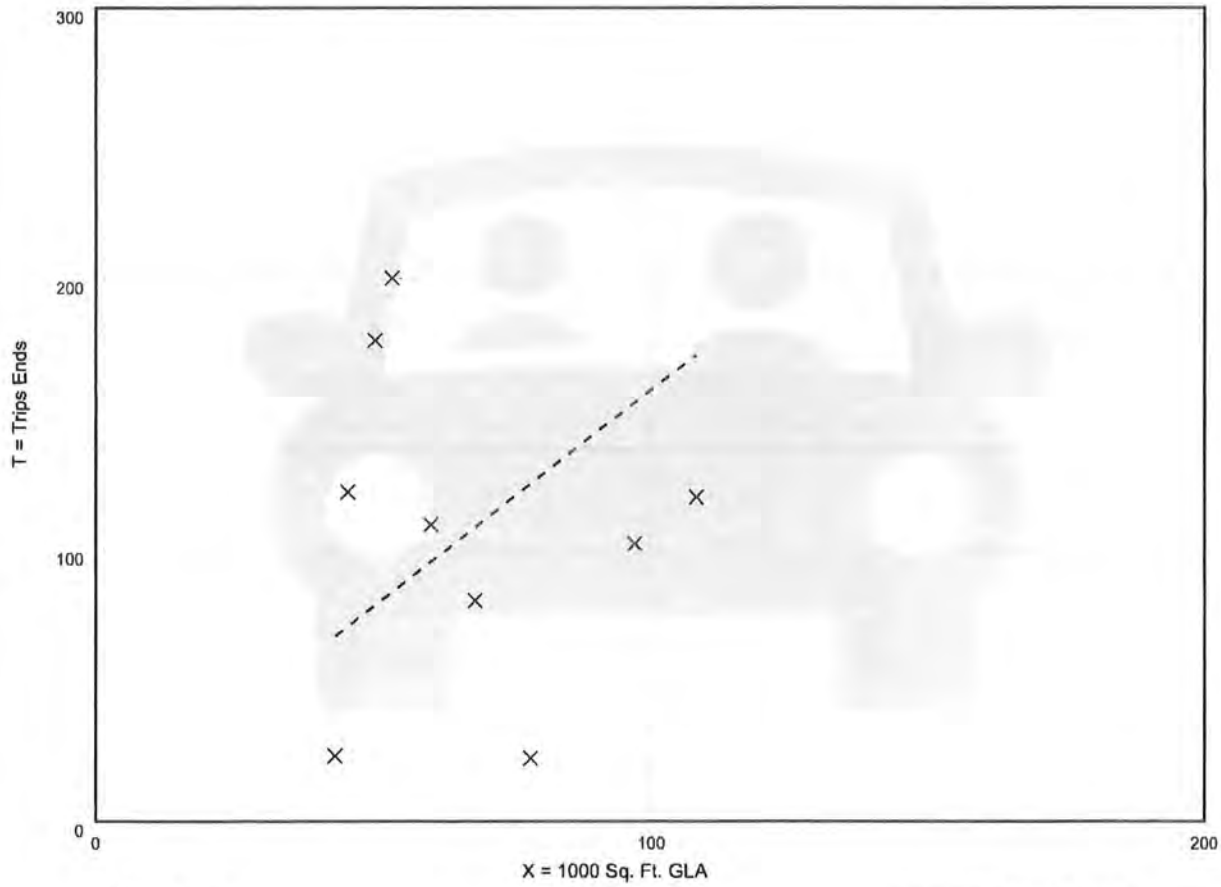
Shopping Plaza (40-150k) - Supermarket - No (821)

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
1.59	0.29 - 3.77	1.18

Data Plot and Equation



× **Study Site**

- - - - - **Average Rate**

Fitted Curve Equation: Not Given

R^2= ***

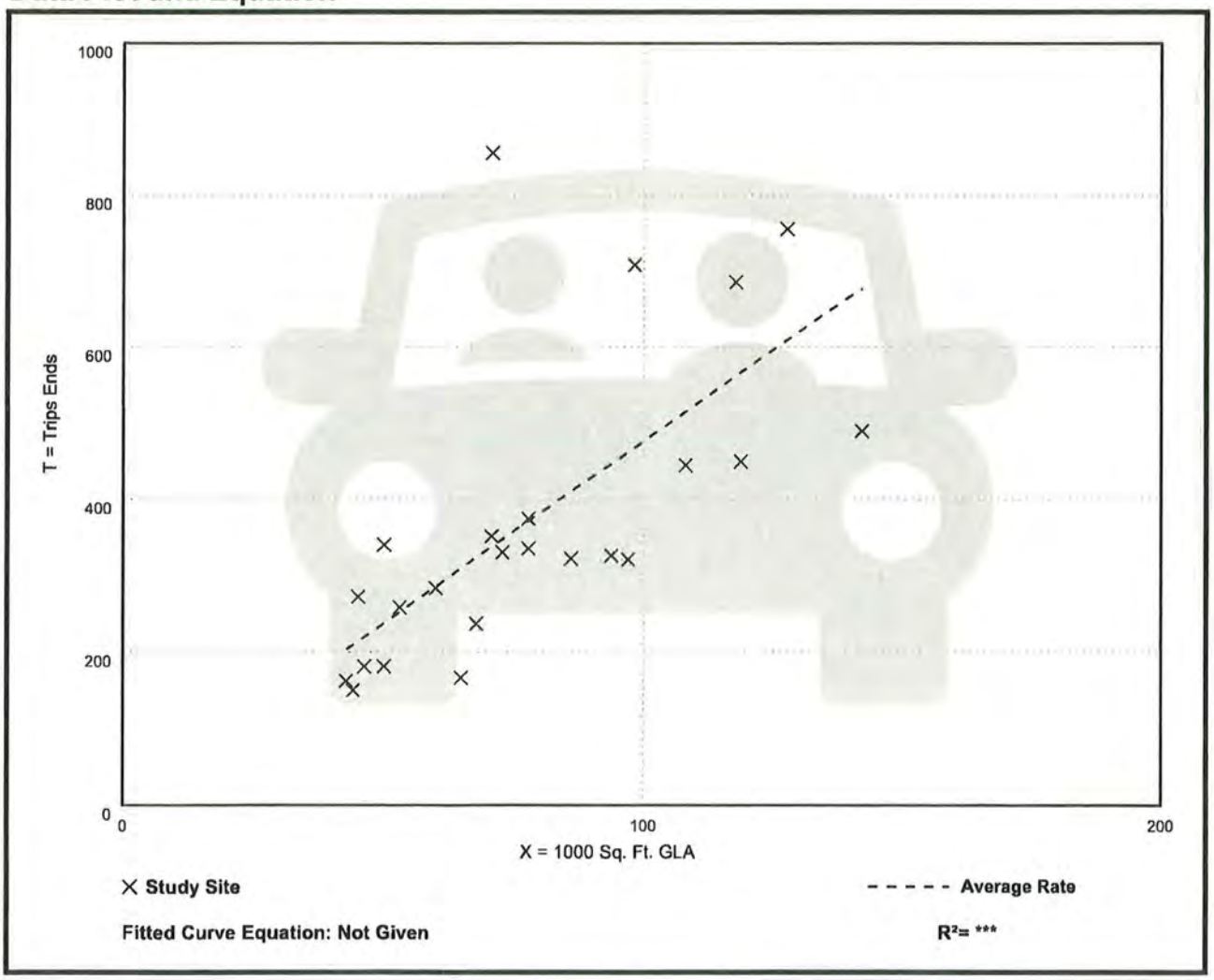
Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	24
Avg. 1000 Sq. Ft. GLA:	79
Directional Distribution:	49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
4.76	2.55 - 12.04	1.89

Data Plot and Equation



FGUA Service Area Release

RVi Planning + Landscape Architecture

UTILITY SERVICE AREA RELEASE

THIS RELEASE is hereby given by the FLORIDA GOVERNMENTAL UTILITY AUTHORITY, a legal entity and public body created by Interlocal agreement pursuant to section 163.01(7), Florida Statutes, whose address is 280 Wekiva Springs Road, Suite 2070, Longwood, FL 32779-6026, hereinafter the UTILITY, to LEE COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, and the UTILITY states the following:

At the request of the Caloosa 80 LLP, as developer of the Caloosa 80 development, to allow for unified utility service to the development by the COUNTY, the UTILITY does hereby and by these presents for itself, its successors, and assigns, relinquish any and all rights it has or may have to provide water and wastewater service to the property described in Exhibit A, attached hereto and incorporated herein by reference. The UTILITY further consents to LEE COUNTY providing water and wastewater services to the proposed development project to be constructed on that property described in Exhibit A by extending a water line along Palm Beach Boulevard (SR80) through the FGUA's service area to the Caloosa 80 LLP property. Lee County may not utilize the line extension referenced herein to serve any other connections within the FGUA's service area without the expressed written permission of the FGUA.

The UTILITY hereby and by these presents for itself, its successors, and assigns, releases LEE COUNTY, its officials, agents, and employees from any claims, demands, or causes of actions whatsoever, which the UTILITY may have relating to LEE COUNTY providing water and wastewater service to that property described in Exhibit A.

The UTILITY further agrees to amend its territory to delete the property described in Exhibit A from its service area. The UTILITY'S consent to service by LEE COUNTY and this release apply only to that property specifically described in Exhibit A.

LEE COUNTY joins in this release for the purpose of accepting the UTILITY'S release and to acknowledge that it will provide water and wastewater service, subject to the Developer addressing applicable regulations and pursuing comprehensive plan amendments to update Maps 6&7 of the Lee Plan, to the property specifically described in Exhibit A.

Caloosa 80 LLP joins in this release for the purpose of acknowledging that it requested the UTILITY to grant this release and that it will accept water and wastewater service from LEE COUNTY.

IN WITNESS WHEREOF, the parties hereto have executed the foregoing agreement on this 29th day of September 2017.

Witnesses:

Print Name: Nathan Beals

Print Name: Anne L Cyganiak

LEE COUNTY UTILITIES

By: _____
Pamela Keyes, Director

Approved as to Form for the
Reliance of Lee County Only

By: _____
Office of the County Attorney

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

Date: October 19, 2017

Lea Ann Thomas, Chair

SEAL

STATE OF FLORIDA
COUNTY Seminole

The foregoing instrument was acknowledged before me this 19th day of October, 2017 (date), by Lea Ann Thomas as Chair of the Florida Governmental Utility Authority (name of person acknowledging), who is personally known to me or who has produced — N/A — (type of identification) as identification.

Seal:

JANELLE D. KUSIOLEK
Notary Public - State of Florida
Commission # FF 233612
My Comm. Expires Sep 18, 2019
Bonded through National Notary Assn.

NOTARY

(SEAL)

CALOOSA 80 LLP

ATTEST:

Christina Clyne

Date: 9-29-2017

BY: _____

STANLEY WHITCOMB JR PRES.
CRYSTAL PARKWAY II INC

Its PARTNER
Title

STATE OF ~~FLORIDA~~ North Carolina
COUNTY Transylvania

The foregoing instrument was acknowledged before me this September 29, 2017 (date), by Stanley Whitcomb (name of person acknowledging), who is personally known to me or who has produced Driver's License

(SEAL)

ATTEST:

CLERK

BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

CHAIRMAN

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

Date: October 19, 2017

Lea Ann Thomas, Chair

FLORIDA GOVERNMENTAL UTILITY AUTHORITY SEAL

STATE OF FLORIDA
COUNTY Seminole

The foregoing instrument was acknowledged before me this 19th day of October, 2017 (date), by Lea Ann Thomas as Chair of the Florida Governmental Utility Authority (name of person acknowledging), who is personally known to me or who has produced — N/A — (type of identification) as identification.

Seal:

JANELLE D. KUSIOLEK
Notary Public - State of Florida
Commission # FF 233612
My Comm. Expires Sep 18, 2019
Bonded through National Notary Assn.

NOTARY

(SEAL)

ATTEST:

Christina Flynn

Date: 9-29-2017

CALOOSA 80 LLP

BY:

STANLEY WHITCOMB JR PRES.
CRYSTAL PARKWAY II INC

Its PARTNER
Title

STATE OF ~~FLORIDA~~ North Carolina
COUNTY TRANSYLVANIA

The foregoing instrument was acknowledged before me this September 29, 2017 (date), by STANLEY WHITCOMB (name of person acknowledging), who is personally known to me or who has produced Driver's License (type of identification) as identification.

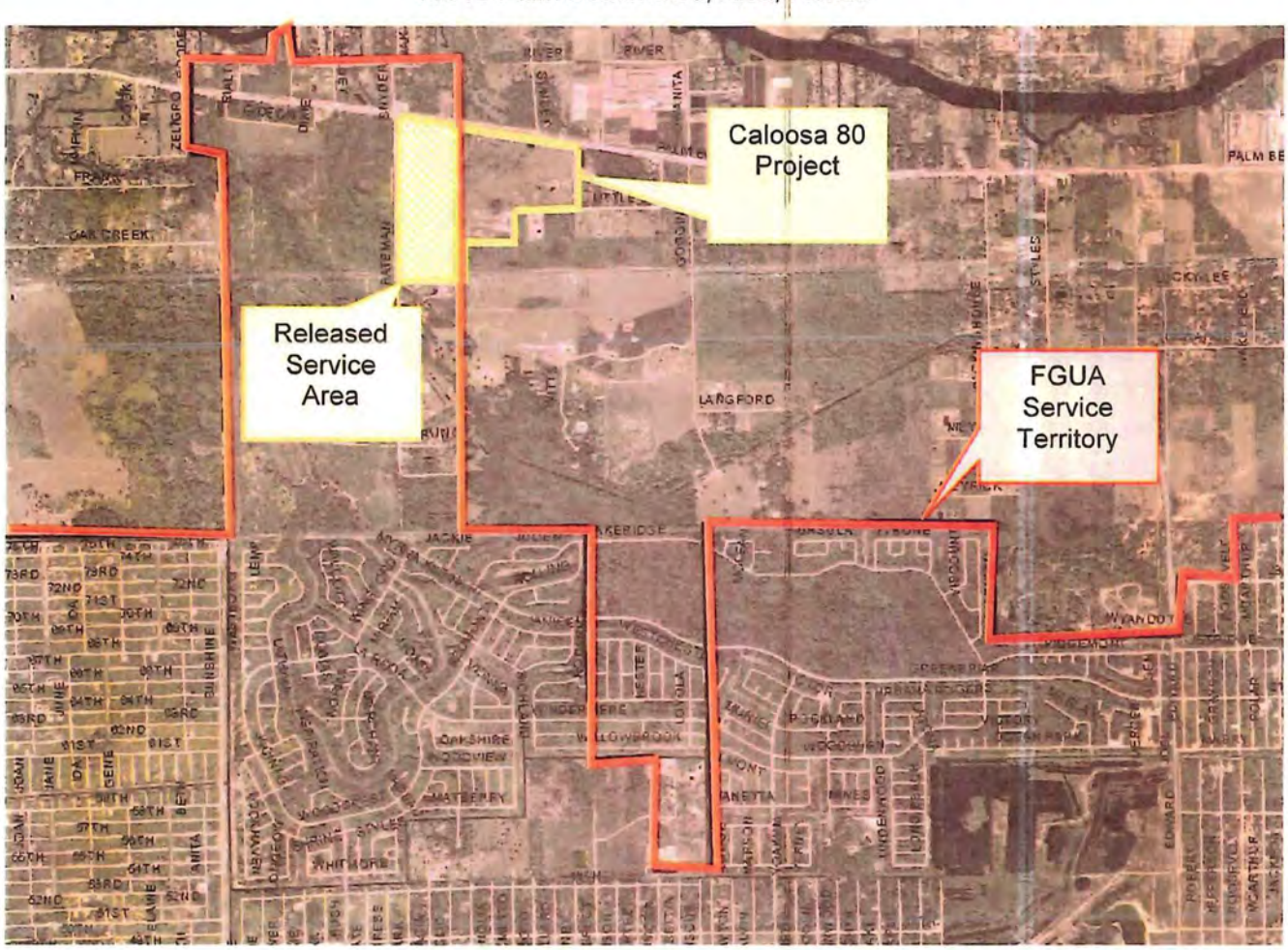
Seal:

LYNN COLLINS
Notary Public
Transylvania County
My Comm. Exp. 5-9-2022
NORTH CAROLINA

Lynn Collins – Lynn Collins
NOTARY
my commission Expires 5-9-2022

EXHIBIT A

Parcel ID : 30-43-27-00-00001.0190
18910 Palm Beach Blvd, Alva, Florida



Letters of Service Availability

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

January 17, 2025 Via E-Mail

Jem Frantz
RVI Planning & Landscape Architecture
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

RE: **Potable Water and Wastewater Availability**
Caloosa 80 MPD - Intersection of State Road 80 and Bateman Road
STRAP # 29-43-27-00-00005.0000; 29-43-27-00-00012.0060;
and 30-43-27-00-00001.0190

To whom this may concern:

The subject properties are not located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water infrastructure is located approximately 2.75 miles west of the proposed property mentioned above. Sanitary Sewer infrastructure is located approximately 3.75 miles west of the proposed 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 721 single family residential units with an estimated flow demand of approximately 183,250 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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 and sanitary sewer service is to be utilized for Comprehensive Plan Amendment, Zoning, and Planned Development

Application only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Ashanti Shahriyar

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

The School District of Lee County

Jacqueline Heredia, District Planning Specialist
2855 Colonial Boulevard, Fort Myers, FL 33966

The School District of Lee County has the following comments on this project:

This project is located in Elementary School Proximity Zone "D"
•The District's Student Generation Rate (SGR) for this area for Single family development is 0.160 at the elementary level.
•The proposed 721 residential units could be expected to produce up to 231.44 elementary school students.
•Elementary School Proximity Zone "D" is currently operating at approximately 99 % of capacity with about 121 open seats.
•This proposed project will not negatively impact school capacity in the enrollment zone forFY25.

This project is located in Middle School Proximity Zone "DD"

•The District's Student Generation Rate (SGR) for this area for single family development is 0.159 at the middle school level.
•The proposed 721 residential units could be expected to produce up to 114.64 middle school students.
•Middle School Proximity Zone "DD" is currently operating at approximately 109% of capacity with 1 open seats.
•This proposed project will not negatively impact school capacity in the enrollment zone FY25.

This project is located in High School Enrollment Zone East, Sub-Zone 3

•The District's Student Generation Rate (SGR) for this area for single family development is 0.207 at the high school level.
•The proposed 721 residential units could be expected to produce up to 149.25 high school students.
•East Zone 3 is currently operating at approximately 107% of capacity with about 69 open seats.
•This proposed project will not negatively impact school capacity in the enrollment zone FY25.

Board Members: **Samuel Fisher**, District 1, Chair | **Jada Langford Fleming**, District 6, Vice Chair
Melisa W. Giovannelli, District 2 | **William F. Ribble, Jr.**, District 3 | **Debbie Jordan**, District 4 | **Armor Persons**, District 5
Vanessa M. Chaviano, District 7| **Denise M. Carlin, Ed.D.**, Superintendent | **Kathy Dupuy-Bruno, Esq. B.C.S.**, Board Attorney

Lee County
Southwest Florida
BOARD OF COUNTY COMMISSIONERS

LeeTran Headquarters
3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0340

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

February 24th, 2025

Jem Frantz, AICP
Project Director

Caloosa 80 MPD – Comprehensive Plan Amendment & Rezoning
Letter of Service Availability Request

To Whom It May Concern:

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 the intersection of Palm Beach Blvd. and Bateman Road) is not within one-quarter mile of a fixed-route corridor. The 2021 TDP does not identify the need for enhanced or additional services in the area, the developer is not required to connect to or improve transit facilities based on the current Lee County Transit LDC section 10-441.

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

Sincerely,

Clarissa Marino Diaz

Clarissa Marino Diaz,

Senior Project Planner

Lee County Transit

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

February 21, 2025

RVi Planning + Landscape Architecture
Attn: Jem Frantz, Project Director
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135
RE: Solid Waste Service Availability Letter Request – Caloosa 80

Dear Ms. Frantz:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the planned 794 dwelling units for Caloosa 80 LLP located along Palm Beach Boulevard (SR 80), at its intersection with Bateman Road through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

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

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

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

Community Meetings Summary

Caloosa 80
Community Meeting Table

CPA2024-00016 - DCI2024-00045	
10/16/2024	Bayshore Fire Station
1/14/2025	Alva Community Center
2/11/2025	Alva Community Center
2/19/2025	Owl Creek Drive/North River Road ROW
4/16/2025	Bayshore Fire Station

Caloosa 80 CPA & MPD Rezone
Community Meeting Summary

Neal Communities (Applicant) and their consultant team hosted a public information meeting at the Alva Community Center, 21471 N River Rd., Alva, FL 33920, at 7:00 p.m., on Tuesday, January 14, 2025 as part of the Alva, Inc. monthly meeting. The meeting was held for the proposed Comprehensive Plan Amendment and Mixed Use Planned Development rezone applications, CPA2024-00016 and DCI2024-00045, respectively.

Alexis Crespo (Agent) welcomed attendees, introduced the project, and, together with the Applicant and consultant team, presented the proposed Future Land Use Map and proposed Master Concept Plan (MCP).

The Applicant explained the proposed development will include 721 dwelling units and 30,000 SF of neighborhood commercial uses with a maximum height of 35 feet. The Master Concept Plan was also displayed and proposed uses, access, preserve areas. It was noted the preserve areas were strategically placed along the perimeter of the project to maintain the views of native vegetation from SR 80 and adjacent lands. It was also noted that access to Bateman Road would remain emergency access only. After the presentation the Applicant opened the floor for attendees to ask questions and make comments.

Comments raised from attendees included the following topics:

- Questions regarding whether the project was affordable housing. It was noted the homes are not "affordable" per Lee County's definition and would be sold at market rate.
- Questions regarding building height. It was noted the homes would be 1-2 stories.
- Questions regarding the number of model homes. It was noted 7 models are planned.
- There was discussion on panthers on the property and within the vicinity. The Applicant's environmental consultant explained the process for determining if listed or endangered species are on the site, as well as the wide range of habitat for the Florida Panther.
- Concern regarding the increase of density via the future land use map change.
- Request to consider expanding the preserve in the southern portion of the site to serve as a wildlife corridor, and reduce preserve along SR 80. It was noted the Consultant Team will evaluate this request, but the preserve areas are driven by locations of wetlands which are generally near the SR 80 frontage.
- There was discussion on stormwater design and sheet flow, with description of the proposed water management design and safeguards to ensure water does not leave the site faster than it does today in the post-development scenario.
- There was discussion on the applications' review status.
- There were questions on the provision of utilities. It was explained LCU will serve the site with the developer extending utilities that are to the west, generally near River Hall.

Attendees were provided contact information and it was noted that multiple opportunities for public input remained through the public hearing process. The presentation concluded at 8:15 p.m.

An additional meeting was held in the same location on Tuesday, February 11, 2025. The meeting notice was published in the News-Press on January 31, 2025. The Affidavit of Publication is attached as Exhibit A.

Jem Frantz (Agent) introduced the project and presented the proposed Future Land Use Map and proposed Master Concept Plan (MCP). The exhibits presented are attached as Exhibit B.

The Applicant explained the proposed development will include 721 dwelling units and 30,000 SF of neighborhood commercial uses with a maximum height of 35 feet. The Master Concept Plan was also displayed and proposed uses, access, preserve areas. Access locations, proposed open space and preserve locations were presented. It was also noted that access to Bateman Road would remain emergency access only. After the presentation the Applicant opened the floor for attendees to ask questions and make comments.

Comments raised from attendees included the following topics:

- Questions regarding building height. It was noted the maximum height is 35 feet.
- Concern regarding the increase of density via the future land use map change and how density would be located throughout the property.
- Questions regarding the utility service areas. It was explained LCU will serve the site with the developer extending utilities from the west.
- Whether the emergency access to Bateman Road could be required only in the case that the two proposed access locations on SR 80 are not approved.
- Questions regarding affordability of the proposed development.
- Whether there would be separate access to the commercial area.
- Questions regarding off site transportation improvements.
- Whether the area needs 30,000 square feet of commercial uses.
- Questions regarding proposed lot sizes.

The presentation concluded at 7:30 p.m.

Exhibit A: Affidavits of Publication

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

ATTN: Alexis Crespo
RVI Planning, Inc
28100 Bonita Grande DR
STE 305
Bonita Springs FL 34135-6219

STATE OF WISCONSIN, COUNTY OF BROWN

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

01/31/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/31/2025

Amy Kobitt
Legal Clerk

Nicole Jacobs
Notary, State of WI, County of Brown

8-21-26
My commission expires

Publication Cost:	$194.66	
Tax Amount:	$0.00	
Payment Cost:	$194.66	
Order No:	10987096	# of Copies:
Customer No:	1125689	0
PO #:	LSAR0231205	

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Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Tuesday, February 11, 2025

TIME: 7:00 PM

ADDRESS: Alva Community Center, 21471 N. River Rd., Alva, FL 33920

In accordance with the Alva Planning Community Requirements of the Lee County Land Development Code, the Applicant, Neal Communities of Southwest Florida, Inc, will be presenting information to the public regarding a Comprehensive Plan Amendment Application and a Rezoning Application to make the following changes:

To rezone the 192.3+/-acre subject property from RVPD to MPD to allow for development of 721 Single-family and townhome dwelling units and 30,000 SF of neighborhood commercial uses. The maximum building height is 35 feet. The site will connect to centralized water and sewer services.

And

To amend the Comprehensive Plan to include the subject property in the Lee County Future Water and Sewer Services Maps and to redesignate a portion of the subject property to Sub-Outlying Suburban.

The purpose of the meeting is to educate community members and nearby landowners about the proposed development and to address any questions.

For questions, please contact:

Jem Frantz, AICP
RVi Planning + Landscape Architecture
28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135
(239) 357-9580 or jfrantz@rviplanning.com
January 31 2025
LSAR0231205

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

ATTN: Alexis Crespo
RVI Planning, Inc
28100 Bonita Grande DR
STE 305
Bonita Springs FL 34135-6219

STATE OF WISCONSIN, COUNTY OF BROWN

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

02/05/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/05/2025

D. Roberts
Legal Clerk

Nicole Jacobs
Notary, State of WI, County of Brown

8-21-26
My commission expires

Publication Cost:	$198.04	
Tax Amount:	$0.00	
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NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF PUBLIC INFORMATION MEETING

DATE: Wednesday, February 19, 2025

TIME: 4:00 PM

ADDRESS: Intersection of Owl Creek Dr. and N. River Rd., Alva, FL 33920

In accordance with the Alva Planning Community Requirements of the Lee County Land Development Code, the Applicant, Neal Communities of Southwest Florida, Inc, will be presenting information to the public regarding a Comprehensive Plan Amendment Application and a Rezoning Application to make the following changes:

To rezone the 192.3+/-acre subject property from RVPD to MPD to allow for development of 721 Single-family and townhome dwelling units and 30,000 SF of neighborhood commercial uses. The maximum building height is 35 feet. The site will connect to centralized water and sewer services.

And

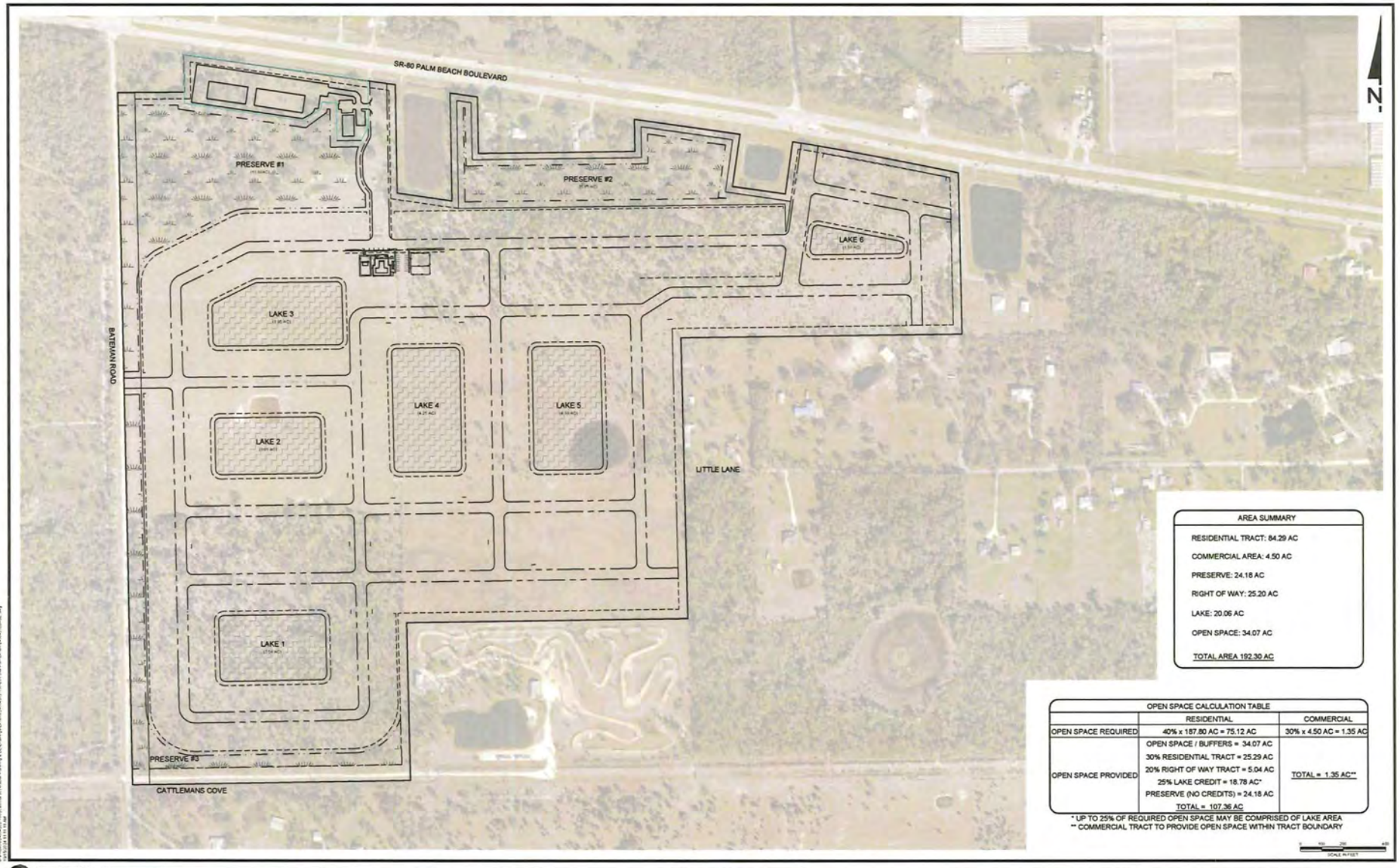
To amend the Comprehensive Plan to include the subject property in the Lee County Future Water and Sewer Services Maps and to redesignate a portion of the subject property to Sub-Outlying Suburban.

The purpose of the meeting is to educate community members and nearby landowners about the proposed development and to address any questions.

For questions, please contact:

Jem Frantz, AICP
RVi Planning + Landscape Architecture
28100 Bonita Grande Drive, Suite 305, Bonita Springs, FL 34135
(239) 357-9580 or jfrantz@rviplanning.com
February 5 2025
LSAR0231190

Exhibit B: Presentation Materials



AREA SUMMARY
RESIDENTIAL TRACT: 84.29 AC
COMMERCIAL AREA: 4.50 AC
PRESERVE: 24.18 AC
RIGHT OF WAY: 25.20 AC
LAKE: 20.06 AC
OPEN SPACE: 34.07 AC
TOTAL AREA 192.30 AC

OPEN SPACE CALCULATION TABLE		
	RESIDENTIAL	COMMERCIAL
OPEN SPACE REQUIRED	40% x 187.80 AC = 75.12 AC	30% x 4.50 AC = 1.35 AC
OPEN SPACE PROVIDED	OPEN SPACE / BUFFERS = 34.07 AC 30% RESIDENTIAL TRACT = 25.29 AC 20% RIGHT OF WAY TRACT = 5.04 AC 25% LAKE CREDIT = 18.78 AC* PRESERVE (NO CREDITS) = 24.18 AC TOTAL = 107.36 AC	TOTAL = 1.35 AC**

* UP TO 25% OF REQUIRED OPEN SPACE MAY BE COMPRISED OF LAKE AREA
** COMMERCIAL TRACT TO PROVIDE OPEN SPACE WITHIN TRACT BOUNDARY

0 100 200 400
SCALE IN FEET

ATWELL

CALOOSA 80

PRELIMINARY SITE PLAN (DRAFT)

15 October 2024