LEE COUNTY BOARD OF COUNTY COMMISSIONERS

COMPREHENSIVE PLAN AMENDMENT
and
ZONING HEARING
AGENDA

Wednesday, September 18, 2024
9:30AM

CPA2022-00010 & CPA2022-00011	Daniels Town Square CPA Map and Text Amendment - Transmittal
DCI2023-00031 Z-24-017	Costco Gas Facility
DCI2023-00029 Z-24-010	Alico Lakes Villages CPD Amendment - Tract I
DCI2023-00033 Z-24-008	Heights Career Technical School (Crosslands CPD)
DCI2021-00038 Z-24-021	Spring Lake II RPD 56 Units

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

The Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, September 18, 2024. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers. At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Economic Opportunity:

> CPA2022-00010 and CPA2022-00011 Daniels Town Square CPA - Map and Text Amendments: Proposal to redesignate the Future Land use category of the +61.25-acre site from General Interchange and Wetlands to Intensive Development and Wetlands and to amend Lee Plan Map 1-C to add +53.13 acres of the subject property to the Mixed use Overlay. Lee Plan Table 1(b) will be updated to accommodate future development of the site. The subject property is located at the southwest corner of the Daniels Parkway and I-75 interchange.

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 Economic Opportunity's review of the application.

Documentation for the Proposed Comprehensive Plan Amendment 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 amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

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

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact Raphaela Morais-Peroba, (239) 533-8782, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.

NOTICE OF PUBLIC HEARING

The Lee County Board of County Commissioners will hold a public hearing at 9:30 am on Wednesday, September 18, 2024 in the Board Chambers at 2120 Main St., Ft. Myers, FL, to review the written recommendations made by the Hearing Examiner and make a final decision on the cases below.

DCI2023-00031 / Costco Gas Facility

Request to amend the Gulf Coast Town Center Mixed Use Planned Development (Resolution Z-20-030, as amended) to relocate the existing Costco Wholesale gas facility from its current location to a vacant outparcel to the southeast, both within the Gulf Coast Town Center, to allow development of an Automobile Service Station use with up to 30 pumps.

Located at 17440 & 17450 Ben Hill Griffin Pkwy., San Carlos Planning Community, Lee County, FL.

DCI2023-00029 / Alico Lakes Villages CPD Amendment - Tract I

Request to amend zoning on 2.7± acres of the Alico Lakes Villages Commercial Planned Development (CPD), Tract I, to allow 90,000 square feet of mini-warehouse/public warehouse use.

Located at Alico Lakes Village CPD Tract I on the northeast corner of I-75/Alico Rd., Gateway/Airport Planning Community, Lee County, FL.

DCI2023-00033 / Heights Career Technical School (Crosslands CPD)

Request to amend a Commercial Planned Development (CPD) approved by Resolution Z-86-081, as amended to increase commercial retail intensity from 23,000 SF to 66,500SF and increase the approved building height from 35 feet to 50 feet.

Located at 10940 Gladiolus Drive, Iona/McGregor Planning Community, Lee County, FL.

DCI2021-00038 / Spring Lake II RPD 56 Units

Request to rezone 5.64± acres from Tourist Commercial (CT) to Residential Planned Development (RPD) to permit the development of 56 multi-family dwelling units.

Located at 6292 Westshore Dr., South Fort Myers Planning Community, Lee County, FL.

Copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Section, 1500 Monroe St., Ft. Myers, FL. Telephone 239-533-8585 for additional information.

If you did not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners.

Statements before the Board of County Commissioners regarding the zoning case will be strictly limited to testimony presented to the Hearing Examiner, testimony concerning the correctness of the findings of fact or conclusions of law contained in the record, or to allege the discovery of new, relevant information which was not available at the time of the hearing before the Hearing Examiner.

Any document that a participant of record intends to submit must have been submitted as part of the record in the hearing before the Hearing Examiner or the document is relevant new evidence that was not known or could not have been reasonably discovered by the participant at the time of the hearing before the Hearing Examiner. All other documents will not be accepted by the Board. To ensure compliance with these regulations, copies of documents not submitted as part of the record before the Hearing Examiner must be provided to the Applicant and County Staff (JPrincing@leegov.com) not less than 2 days before the date of the zoning hearing.

If a participant decides to appeal a decision made by the Board of County Commissioners with respect to any matter considered at this hearing, a verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

In accordance with the Americans with Disabilities Act, Lee County will not discriminate against qualified individuals with disabilities in its services, programs, or activities. To request an auxiliary aid or service for effective communication or a reasonable modification to participate, contact Raphaela Morais-Peroba, (239) 533-8782, ADArequests@leegov.com or Florida Relay Service 711. Accommodation will be provided at no cost to the requestor. Requests should be made at least five business days in advance.

CPA2022-00010
and
CPA2022-00011

Daniels Town Square CPA Map and Text Amendments

SUMMARY SHEET
CPA2022-00010 and CPA2022-00011 – DANIELS TOWN SQUARE CPA
TRANSMITTAL HEARING

REQUEST:
Amend the Future Land Use Map (Lee Plan Map 1-A) to redesignate the ±61.25-acre subject property from the General Interchange and Wetlands future land use categories to the Intensive Development and Wetlands future land use categories.

Amend the Mixed Use Overlay (Lee Plan Map 1-C) to include ±53.13 acres of the subject property within the Mixed Use Overlay.

Amend the Year 2045 Allocations (Lee Plan Table 1(b)) to provide residential acreage accommodations in the Daniels Parkway Planning District (District 11) for the Intensive Development future land use category.

LPA PUBLIC HEARING:
The LPA discussed the proposed amendments and various merits of the case, including the timing of roadway projects, availability of public services, traffic capture of mixed-use development, and environmental impact of the project.

LPA PUBLIC INPUT:
Five members of the public addressed the LPA concerning the proposed amendment. One member of the public supported the amendment, one was neutral and had questions, and three were opposed, citing concerns over traffic.

LPA MOTION:
A motion was made to recommend that the Board of County Commissioners (BoCC) ***transmit*** CPA2022-00010 and CPA2022-00011. The motion passed 4 to 0.

RAYMOND BLACKSMITH	**AYE**
DUSTIN GARDNER	**AYE**
DAWN RUSSELL	**AYE**
JENNIFER SAPEN	**AYE**
DON SCHROTENBOER	**ABSENT**
STAN STOUDER	**ABSENT**
HENRY ZUBA	**ABSENT**

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

STAFF REPORT FOR DANIELS TOWN SQUARE
CPA: CPA2022-00010 & CPA2022-00011

Map and Text Amendments to the Lee Plan

Recommendation:
Transmit

Applicant:
Bison Property Holdings, LLC

Representative:
RVi Planning + Landscape Architecture

Property Location:
Southwest corner of Daniels and I-75

Property Size:
± 61.26 Acres

Planning District:
Daniels Parkway

Commissioner District:
District #2

Hearing Dates:
LPA: 08/26/24
BoCC #1: 09/18/24
BoCC #2: TBD

Attachments:
1: Proposed Amendments

REQUEST

- Amend the Future Land Use Map designation on ±61.25 acres from General Interchange and Wetlands to Intensive Development and Wetlands.
- Amend Map 1-C to add ±53.13 acres to the Mixed Use Overlay.
- Amend Table 1(b): 2045 Population Allocation to accommodate residential development on the subject property.

SUMMARY

The requested amendments will allow for the development of a Mixed-use Planned development on the subject property.

PROJECT LOCATION

The subject property is located on the south side of Daniels Parkway, at the southwest corner of Interstate 75 exit 131.

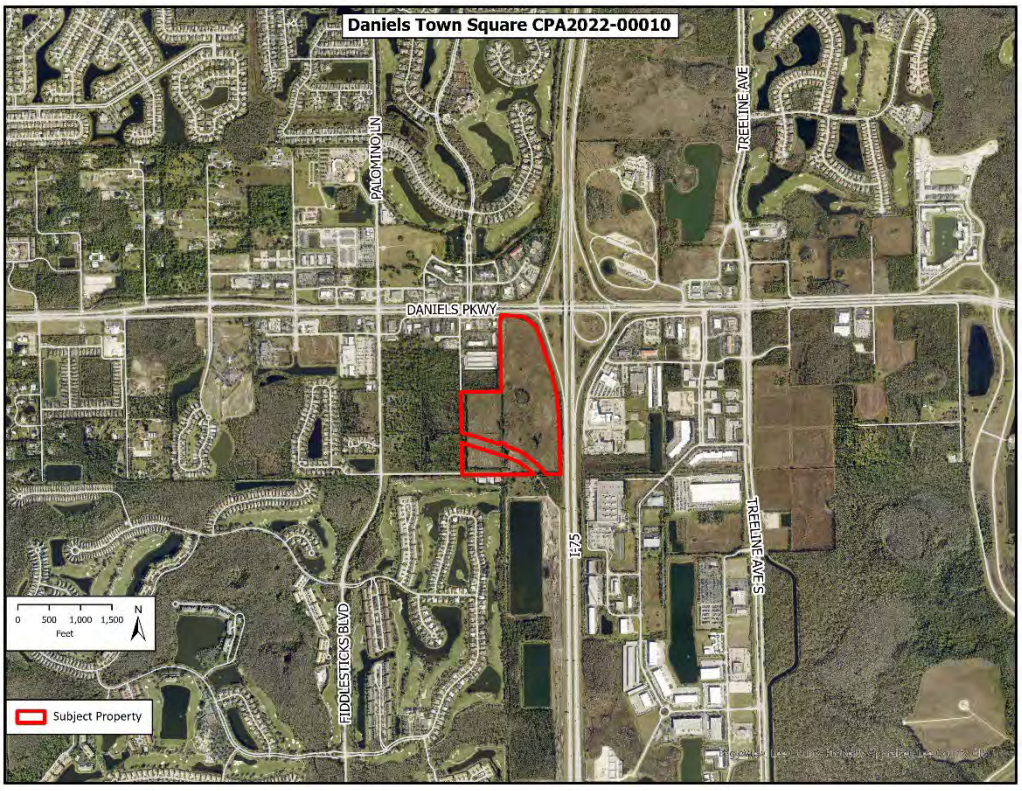


Figure 1: Subject Property Location Map

RECOMMENDATION

Staff recommends that the Board of County Commissioners ***transmit*** the requested amendments based on the analysis and findings provided in this staff report.

PART 1
STAFF DISCUSSION AND ANALYSIS

Concurrent Rezoning
The applicant has filed a companion rezoning application (DCI2022-00059) which is being reviewed concurrently with this plan amendment request. The applicant is seeking to rezone the property to a Mixed-use Planned Development to construct a mixture of multi-family housing, commercial, and hotel uses.

Florida Statutes Chapter 163.3184(12) provides that "At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection." This requires Lee County provide concurrent review of the rezoning request.

Even with the recommended transmittal of the proposed amendments, the applicant must demonstrate consistency with the Lee Plan, including the proposed amendments, in order for the companion rezoning to receive a favorable recommendation.

Subject Property
The subject property is located on the south side of Daniels Parkway, west of I-75. It is currently zoned Commercial Planned Development (CPD) with approvals for 390,000 square feet of retail and office uses and 120 hotel units.[1] The site is currently vacant.

Since the inception of the Future Land Use map, the property has been designated as General Interchange and the surrounding area has gone through significant urbanization. As Lee County has continued to develop east of I-75, Daniels Parkway has become an important thoroughfare. The area between Six Mile Cypress Slough and I-75 in particular has grown as a residential and commercial center.

Surrounding Properties
The surrounding properties consist of a mixture of retail commercial, hotel, and single family residential. Lee County Department of Transportation is currently constructing an extension of Three Oaks Parkway that will cross the southern portion of the property. Additional information about the surrounding properties can be found in Table 1 below.

[1] Zoning Resolution Z-08-043.

TABLE 1: SURROUNDING PROPERTIES INFORMATION

	Future Land Use	Zoning	Existing Use
North	General Interchange	Danport CPD/DRI – Approved for 170,000 SF commercial and 120 hotel units.	Commercial, Medical Office, Hotel
East	General Interchange	AG-2	Interstate 75
South	Outlying Suburban	Old Hickory Club RPD – Approved for 858 dwelling units. Interchange Office Park CPD – Approved for 220,000 SF commercial.	Vacant, Single-Family Homes
West	General Interchange, Public Facilities, & Wetlands	ASAP Storage CPD – Approved for 139,680 SF commercial, AG-2, CT, CG	Commercial, Hotel, Vacant

Discussion and Analysis – Map 1-A: Future Land Use Map

The applicant is requesting to amend the future land use category of the subject property from General Interchange and Wetlands to Intensive Development and Wetlands to allow development under the Mixed Use Overlay on the subject property. Both the General Interchange and Intensive Development future land use categories allow up to 14 dwelling units per acre of standard density and up to 22 dwelling units per acre with bonus density. The small portion of the property within the Wetlands future land use category will remain within the Wetlands future land use category until a jurisdictional wetland determination delineating the boundary of the state-defined wetlands is provided.

> ***POLICY 1.1.2****: The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

> ***POLICY 1.3.2****: The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial /commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).*

Policy 1.1.2 describes the Intensive Development future land use category as areas along major arterial roads that are suited to accommodate high densities and intensities. Policy 1.1.2 also encourages mixed-use development within these areas. The subject property provides access to a variety of public and private services and is located in close proximity to substantial transportation infrastructure. Access exists to a variety commercial uses adjacent to the property and across Daniels Parkway. The property also has

indirect access to Daniels Parkway, a six-lane arterial road that acts as one of the main East-West connections within the county.

Immediately east of the property is I-75, an interstate highway that provides North-South access throughout the county and beyond. Lee County Department of Transportation is extending Three Oaks Parkway north, through the subject property, providing access from the subject property south to Alico Road without accessing Daniels Parkway or I-75. The property is within short distance of Six Mile Cypress Slough, Hammond Stadium, JetBlue Park, and Southwest Florida International Airport. The location of the subject property over time has transitioned from an outlying, low-use area to one of the County's core areas of development. The current future land use category has a similar development potential to the proposed future land use category, except that the proposed future land use category allows the applicant to request inclusion in the Mixed Use Overlay (Map 1-C).

With the future construction of the Three Oaks Parkway extension, the orientation of the subject property changes to focus the primary entry points along Three Oaks Parkway. The changing orientation, away from Daniels Parkway and I-75, makes the property consistent with the Intensive Development future land use category. The subject property will still have the indirect access to Daniels Parkway, near the exit of I-75, but will primarily be accessed on Three Oaks Parkway, making the property no longer a prime location to serve the "traveling public" as discussed in **Policy 1.3.2.**

Objective 2.2 provides that new development should be directed "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." The proposed amendments will allow for an in-fill development project that provides housing and commercial uses within an area where public facilities and urban services already exist. The proposed amendments are consistent with Objective 2.2

The proposed amendment does not change the total allocated density of the future land use map within the Daniels Parkway Planning District. **Goal 5** seeks to accommodate the projected population with a variety of price ranges and housing types. As discussed in the analysis of the amendment to **Map 1-C** below, the proposed amendments will aid in the development of housing and neighborhood types that are not common within the Daniels Town Square Planning District, but are compatible with surrounding development patterns.

Based on the analysis above, redesignating the subject property from General Interchange and Wetlands to Intensive Development and Wetlands is found to be appropriate and consistent with the Lee Plan.

Discussion and Analysis – Table 1(b): Year 2045 Allocations

The applicant is also proposing an amendment to Table 1(b). This amendment is necessary to maintain internal consistency with the 2045 Lee County population accommodations and Policy 1.6.5 of the Lee Plan at time of development order. The Table 1(b) amendment provides residential acreage in the Intensive Development future land use category, consistent with Lee Plan **Goal 5**, which is to provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the 2045 projected population of Lee County. Staff recommends that Table 1(b) be amended to add 33 acres of residential development to the Intensive Development future land use category in Planning District 11 (Daniels Parkway) and subtracting 149 residential acres in the Urban Community future land use category of Planning District 17 (Lehigh Acres) in order to make the population balance countywide. Staff's recommended changes to Table 1(b) are identified in Attachment 1.

Discussion and Analysis – Map 1-C: Mixed-use Overlay

The applicant is also requesting to add the northern portion of the subject property to the Mixed Use Overlay as identified on Lee Plan Map 1-C.

Inclusion of the subject property within the Mixed Use Overlay will allow the applicant to develop different housing and neighborhood types than would otherwise be allowed on the subject property. Dwelling unit types in the surrounding area have been primarily single-family homes. Recently, multi-family has been approved north of Daniels Parkway and approximately one-half of a mile west, within the Daniels Falls Commercial Planned Development. An additional multi-family housing option at this location supports the Lee Plan's goal of providing different housing options in safe and attractive neighborhoods and is consistent with recent approvals in this area. Allowing for design standards on the subject property that support multi-family housing options would further **Objective 135.1, Policy 135.1.9, and Policy 158.1.9** by diversifying the mix of residential unit types within Lee County.

Policy 11.2.1 provides criteria that must be met to add a property to the Mixed Use Overlay. Policy 11.2.1 is provided below, followed by an analysis of each criteria.

> ***POLICY 11.2.1:*** *The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities though increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:*
>
> 1. *Located within the extended pedestrian shed of established transit routes; and,*
> 2. *Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,*
> 3. *Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,*
> 4. *Availability of adequate public facilities and infrastructure; and*
> 5. *Will not intrude into predominately single-family residential neighborhoods.*

Located within the extended pedestrian shed of established transit routes: The subject property is located on Daniels Parkway and is served by LeeTran Route 50. The nearest bus stop is stop #11554, which is ±0.15 miles from the subject property. As defined in the Lee Plan, a Pedestrian Shed is ¼ mile and an extended pedestrian shed is ½ mile. Therefore, the subject property is within the extended pedestrian shed of an existing LeeTran route.

Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways: The subject property has access to Daniels 9300, a frontage road connecting the property to a variety of commercial uses. Adjacent, undeveloped properties will have the ability to connect to the subject property through future construction. Additionally, the proposed Master Concept Plan shows that internal circulation within the project will provide connections between residential and commercial uses on site.

Located within the Intensive Development, Central Urban, or Urban Community future land use categories: The proposed amendment to the Future Land Use Map would redesignate the future land use category of the property from General Interchange to Intensive Development. The Intensive Development future land use category is consistent with Policy 11.2.1.

Availability of adequate public facilities and infrastructure: All regulatory public facilities serving the subject property have adequate capacity as provided for in the "public facilities impact" section of this report.

Will not intrude into predominately single-family residential neighborhoods: The nearest single-family residential development is located on land to the south. The extent of the Mixed Use Overlay on the subject property will be separated by Three Oaks Parkway. The south portion of the subject property was excluded from the Mixed Use Overlay to comply with this requirement of Policy 11.2.1. The Mixed-use Overlay does not intrude into predominately single-family neighborhoods.

Based on the criteria above adding the subject property to the Mixed Use Overlay is consistent with Policy 11.2.1.

Environmental Analysis

Bald eagle nest LE-058 was first documented on the property during the 2000-2001 nesting season but was last occupied by an eagle pair during the 2018-2019 nesting season. The nest was in poor condition during the 2019-2020 nesting season and came down due to natural causes prior to the 2020-2021 nesting season and has not been rebuilt. Based on this data, the nest was declared Lost by the Lee County Eagle Technical Advisory Council (ETAC) on May 9, 2023.

The project is proposing an outfall south into the Old Hickory Golf and Country Club, located along the southwest edge of the application boundary, which was permitted and constructed to accept stormwater from the Daniels Town Square project via a capped pipe in the northeast corner of the Old Hickory Golf Course site (South Florida Water Management District (SFWMD) Permit No. 36-01077-S). Ultimately, stormwater will outfall into the Six Mile Cypress Slough which is part of an impaired watershed. Future development will require a Lee County Development Order approval and Environmental Resource Permit approval from SFWMD and must comply with surface water quality standards as required by SFWMD and Lee County to be consistent with **Policy 126.1.4** and **Policy 125.1.2**. A formal wetland jurisdictional determination was not provided, therefore the upland and wetland acreages provided are subject to review and approval by the applicable State agency, consistent with **Policy 124.1.2** and **Policy 124.1.3**.

Service Availability

There are adequate potable water, sanitary sewer, solid waste, police, EMS, schools and mass transit services to accommodate anticipated development on the subject property.

Transportation: The subject property is located on the south side of Daniels Parkway, adjacent to the west side of I-75. Analysis of transportation impacts shows that the proposed amendment would not cause any roadway link to fall below the recommended acceptable Level of Service threshold. Several roadway segments in the area operate at level of service "F" both with and without the proposed amendment. Transportation concurrency is non regulatory per Florida Statutes Section 163.3180 and Lee Plan Policy 95.1.3, which provides "Compliance with non-regulatory LOS standards will not be a requirement for continued development permitting, but will be used for facility planning purposes."

Mass Transit: The subject property is within ¼ mile of a fixed route corridor and adjacent to Route 50, along Daniels Parkway. Any necessary improvements will be determined at time of Development Order. LeeTran indicated in a letter dated July 15, 2022, that the 2020 Transit Development Plan identifies the need for enhanced or additional transit service in the area.

Utilities: The subject property is within the Lee County Utilities future potable water and sanitary sewer service areas. Lee County Utilities stated in a letter dated August 16, 2022, that capacity is available to serve the subject property with potable water and sanitary sewer service. Potable water is available from the Corkscrew Water Treatment Plant. Wastewater service would be provided by the City of Fort Myers South Water Reclamation Facility. There are no reuse mains within the vicinity of the subject property.

Solid Waste: Lee County Solid Waste Department indicated in a letter dated March 6, 2023, that solid waste collection is available for the subject property. Solid waste collection services will be provided by Lee County using the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Fire: The South Trail Fire District indicated in a letter dated March 7, 2023, that they would be challenged to provide adequate fire protection and non-transport Advanced Life Support Services to this proposed development without enhancements to the current service-delivery model. The District and the applicant have had discussions on potential mitigation options to provide service to the subject property. Planning staff recommend that the availability of fire protection to the subject property continue to be monitored through conditions to the subsequent Planned Development and Development Order.

EMS: The subject property has access to Emergency Medical Services. In a letter dated July 19, 2022, Lee County Emergency Medical Services indicates they will be able to serve the property from Medic 35 located 1.2 miles from the property and a second EMS facility located within 5.1 miles of the property.

Police: The Lee County Sheriff will provide law enforcement services primarily from the Central District office in Fort Myers. The Sheriff indicated in a letter dated July 14, 2022, that proposed amendment will not affect the ability of the Lee County Sheriff's Office to provide law enforcement services to the subject property and surrounding area. The Sheriff's Office requests a Crime Prevention through Environmental Design report at the time of Development Order.

Schools: The School District of Lee County provided a letter on March 15, 2023, stating that capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Conclusions

The General Interchange and the Intensive Development future land use categories both allow for similar uses and densities. Inclusion of the subject property in the Mixed-use Overlay will allow the development flexibility in design that can create a mixed-use project that is compatible with the surrounding area and provides commercial uses for future residents and the surrounding community.

Staff has reviewed the proposed amendments and provides the following conclusions.

- The focal point of the subject property will pivot away from the Daniels Parkway exit of I-75 and toward the future Three Oaks Parkway extension.
- There are adequate public services available to accommodate anticipated development on the subject property, consistent with Objective 2.2.
- The proposed amendments will not cause a decrease in Level of Service of the surrounding roadway networks.
- The allocation of population remains consistent with the proposed future land use category. Table 1(b) will be updated to reflect the proposed designation.

- The proposed amendments will encourage and support multi-family housing options, furthering Objective 135.1, Policy 135.1.9, and Policy 158.1.9.
- Adding the subject property to the Mixed Use Overlay is consistent with Policy 11.2.1.
- The concurrent rezoning request will provide oportunities to address compatibility with surrounding uses.

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

PART 2

LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: August 26, 2024

A. LOCAL PLANNING AGENCY REVIEW

The applicant's representatives provided a presentation addressing the requested amendments, subject property, surrounding uses, consistency with the Lee Plan, traffic study, stormwater management, and overview of the companion rezoning application.

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

Members of the LPA asked about the timeline for roadway projects surrounding the property, potential challenges of the South Trail Fire and Rescue District to serve the site, impacts to wetlands, stormwater management and capacity, future analysis of public service capacity, and clarification on the FLUCCs map submitted.

Five members of the public addressed the LPA concerning the proposed amendment. One member of the public spoke in favor of the project, citing discussions between the applicant and representatives of adjacent homeowners' associations. One member of the public had questions about the alignment of Three Oaks Parkway and Daniels Parkway and about details of the rezoning application. Three members of the public spoke in opposition of the amendment, citing concerns with traffic and funding mechanisms for infrastructure serving the project.

B. LOCAL PLANNING AGENCY RECOMMENDATION

A motion was made to recommend that the Board of County Commissioners (BoCC) ***transmit*** CPA2022-00010 and CPA2022-00011. The motion passed 4 to 0.

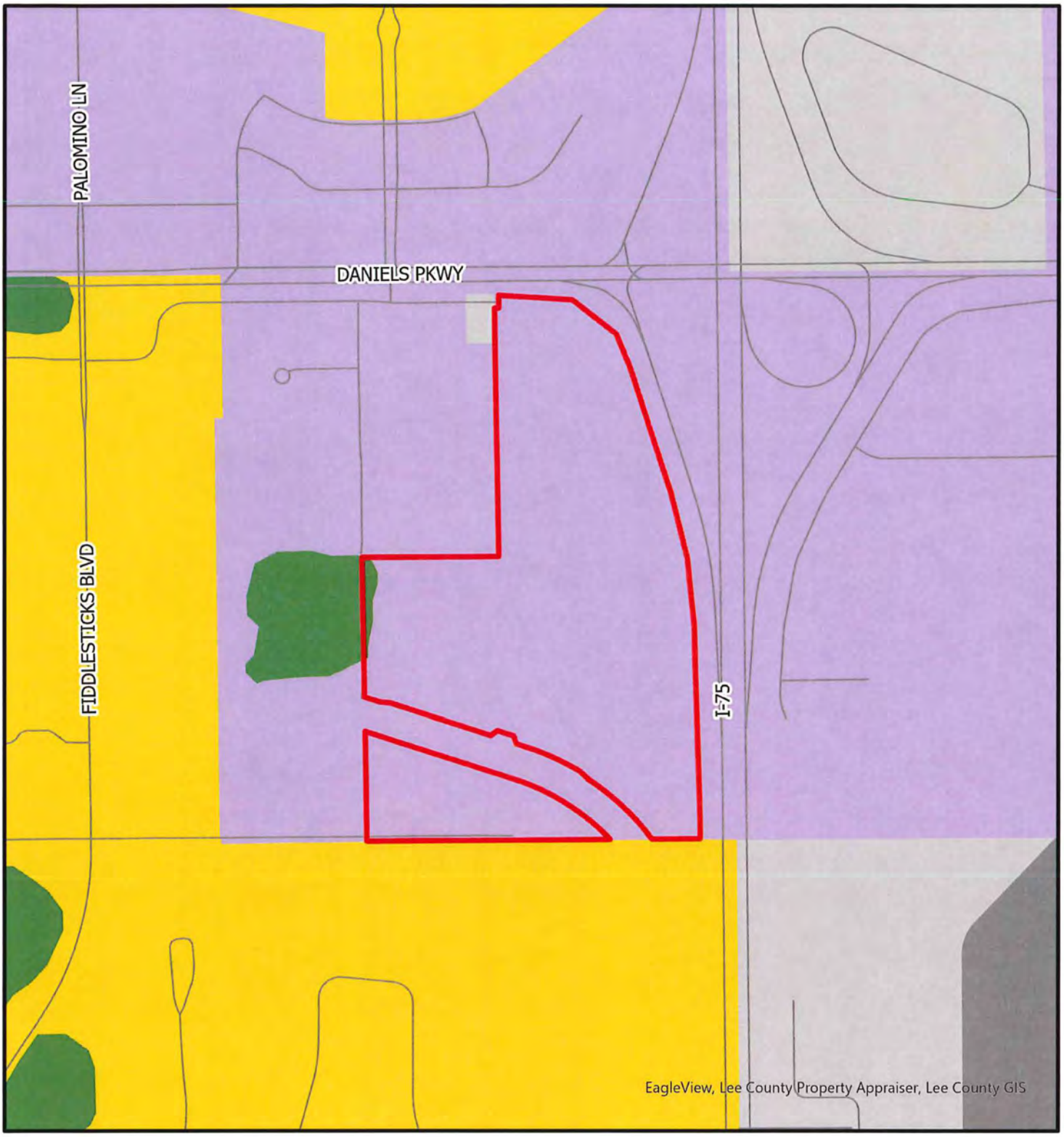
RAYMOND BLACKSMITH	**AYE**
DUSTIN GARDNER	**AYE**
DAWN RUSSELL	**AYE**
JENNIFER SAPEN	**AYE**
DON SCHROTENBOER	**ABSENT**
STAN STOUDER	**ABSENT**
HENRY ZUBA	**ABSENT**

C. STAFF RECOMMENDATION

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

ATTACHMENT 1

- **Map 1A Existing Future Land Use Map**
- **Map 1A Proposed Future Land Use Map**
- **Map 1C Proposed Future Land Use Map**
- **Table 1(b) Proposed – Staff Recommendation**



CPA2022-00010

Existing Future Land Use

- Outlying Suburban
- Public Facilities
- General Interchange
- Tradeport
- Wetlands
- Subject Property

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Lee County
Southwest Florida

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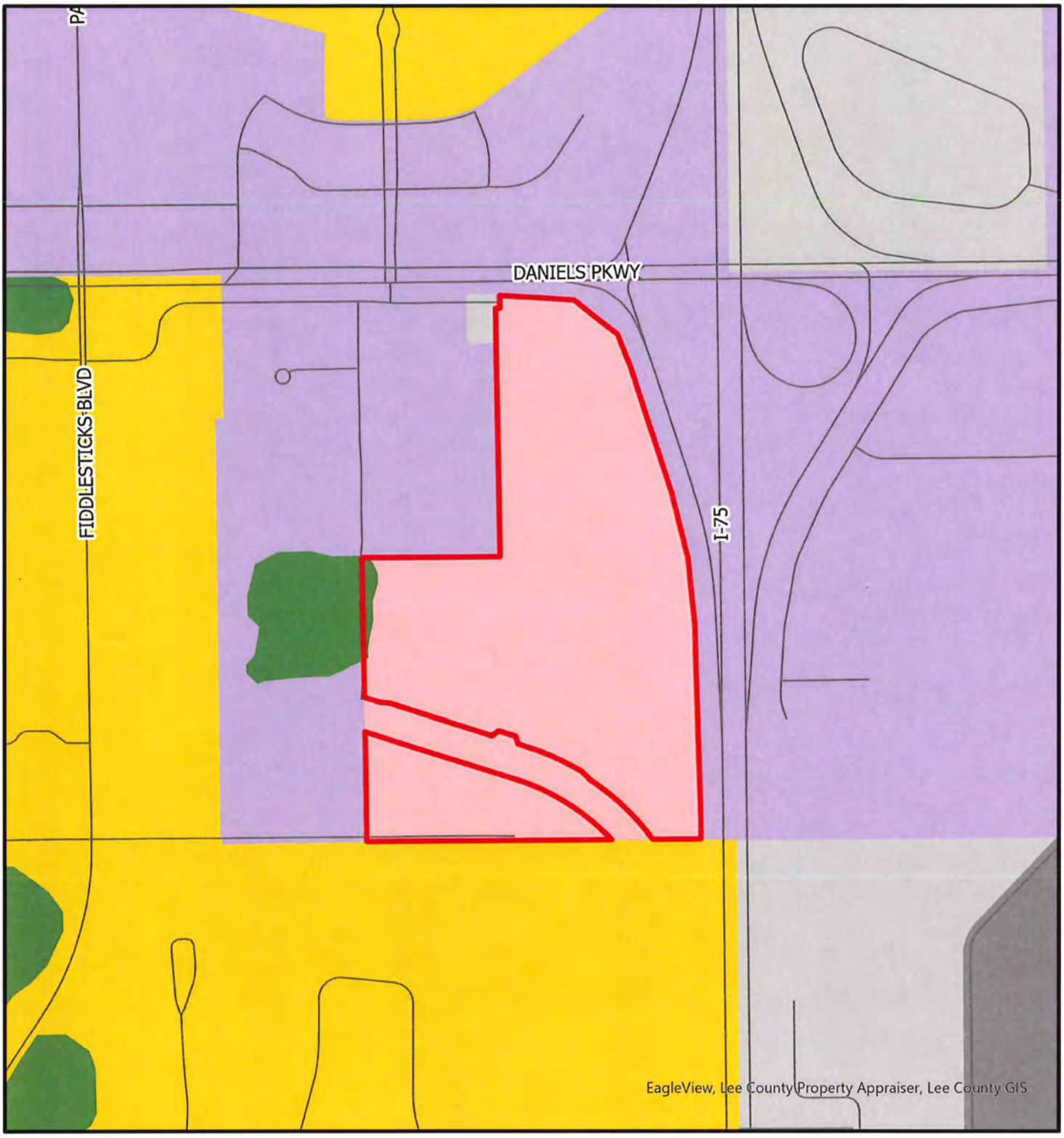

CPA2022-00010

Proposed Future Land Use

- Intensive Development
- Outlying Suburban
- Public Facilities
- General Interchange
- Tradeport
- Wetlands
- Subject Property

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Lee County
Southwest Florida

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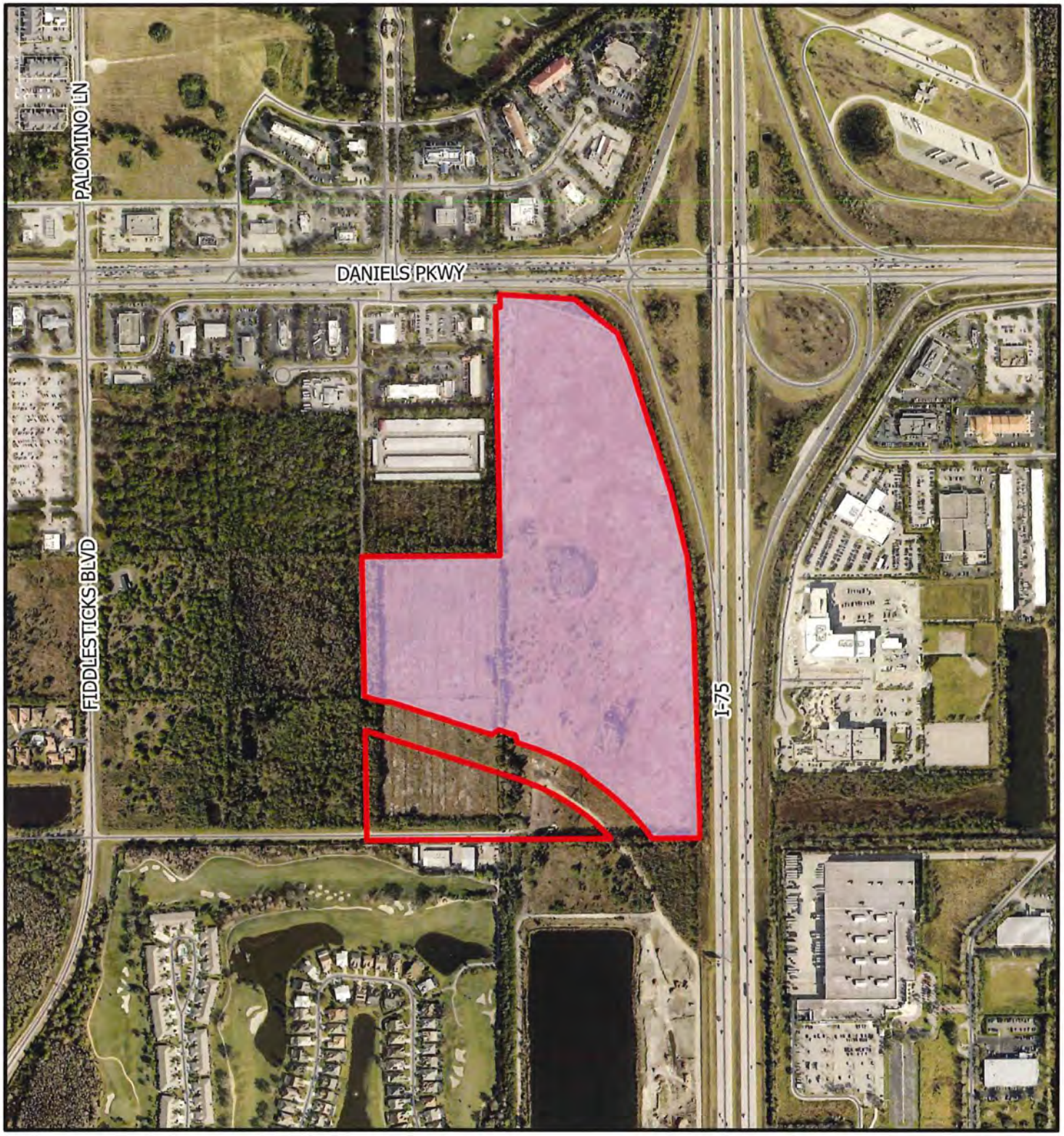

CPA2022-00010

Mixed Use Overlay

Lee County
Southwest Florida

Proposed Mixed Use Overlay
Subject Property

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Attachment 1

Future Land Use Category		Unincorporated County		Planning District									
				District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10
		Existing	Proposed	Northeast Lee County	Boca Grande	Bonita	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway / Airport
Residential By Future Land Use Category	Intensive Development	~~1,483~~	1,516	-	-	-	17	-	21	-	238	-	-
	Central Urban	~~13,729~~	13,729	-	-	-	207	-	-	-	230	-	25
	Urban Community	~~22,601~~	22,453	813	453	-	475	-	-	-	-	-	150
	Suburban	~~14,871~~	14,871	-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	~~3,652~~	3,652	38	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	~~1,707~~	1,787	-	-	-	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	~~135~~	110	-	-	-	-	-	-	-	-	-	35
	General Commercial Interchange	~~-~~	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	~~-~~	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	~~-~~	-	-	-	-	-	-	-	-	-	-	-
	New Community	~~2,075~~	2,075	1,115	-	-	-	-	-	-	-	-	960
	Airport	~~-~~	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	~~3~~	3	-	-	-	-	-	-	-	-	-	3
	Rural	~~7,564~~	7,564	2,230	-	-	800	730	-	-	-	-	-
	Rural Community Preserve	~~3,517~~	3,517	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	~~1,338~~	1,338	-	-	-	-	-	-	-	-	-	-
	Outer Island	~~233~~	233	2	4	-	1	-	-	169	-	-	-
	Open Lands	~~2,186~~	2,187	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	~~6,974~~	6,974	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	~~-~~	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	~~-~~	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	~~-~~	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		~~82,675~~	82,535	4,482	457	-	4,270	1,002	24	598	548	-	1,406
Commercial		~~8,916~~	8,916	300	53	-	450	27	9	125	150	-	1,216
Industrial		~~4,788~~	4,788	30	3	-	300	10	15	70	315	-	2,134
Non Regulatory Allocations													
Public		~~120,279~~	120,279	14,219	622	-	4,864	7,323	6	2,340	583	-	9,689
Active AG		~~21,889~~	21,889	5,500	-	-	240	90	-	-	-	-	2
Passive AG		~~13,658~~	13,658	5,500	-	-	615	100	-	-	-	-	465
Conservation		~~87,756~~	87,756	2,468	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		~~26,562~~	26,702	1,294	28	-	733	766	8	103	17	-	88
Total		~~366,523~~	366,523	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	1,470	-	35,253	2,179	152	725	5,273	-	22,566

Planning District													
District 11 Daniels Parkway		District 12	District 13	District 14	District 15	District 16	District 17 Lehigh Acres		District 18	District 19	District 20	District 21	District 22
Existing	Proposed	Iona / McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Existing	Proposed	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bashore
-	33	-	-	-	801	1	~~30~~	30	-	376	-	-	-
~~7~~	7	656	32	-	3,113	-	~~7,233~~	7,233	-	2,225	-	-	-
-		978	1,207	-	863	540	~~17,000~~	16,851	-	7	115	-	-
-		2,566	2,069	-	1,202	659	-	-	-	6,345	-	-	-
~~1,253~~	1,253	438	-	-	-	502	-	-	-	396	-	90	-
-		-	13	-	-	-	-	-	55	145	66	-	950
-		-	-	-	-	-	-	-	-	-	-	-	-
-		3	3	-	3	-	-	-	-	-	-	-	-
-		-	-	-	-	-	-	-	-	-	-	-	-
-		-	503	-	-	-	-	-	-	-	-	-	-
-		8	-	-	-	-	-	-	-	-	-	-	-
-		-	-	-	-	-	-	-	-	-	-	-	-
-		-	-	-	-	-	-	-	-	-	-	-	-
~~58~~	33	-	-	-	-	-	-	-	8	14	-	-	20
-		-	-	-	-	-	-	-	-	-	-	-	-
-		-	-	-	-	-	-	-	-	-	-	-	-
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-		-	-	-	-	-	-	-	-	-	-	-	-
-		-	-	-	-	-	-	-	-	-	-	-	-
~~1,573~~	1,573	-	99	-	-	227	~~14~~	14	-	454	50	-	1,387
-		-	-	-	-	-	-	-	-	-	3,517	-	-
-		-	-	-	-	1,338	-	-	-	-	-	-	-
-		2	-	-	-	55	-	-	-	-	-	-	-
~~80~~	80	-	-	-	-	-	-	-	-	30	-	-	1,667
-		-	-	-	-	-	-	-	4,742	-	-	-	2,101
-		-	-	-	-	-	-	-	-	-	-	-	-
-		-	-	-	-	-	-	-	-	-	-	-	-
-		-	-	-	-	-	-	-	-	-	-	-	-
~~2,971~~	2,979	4,651	3,926	-	5,982	3,322	~~24,277~~	24,129	4,805	9,992	3,748	90	6,125
~~326~~	326	774	938	-	2,012	288	~~900~~	900	118	1,121	19	18	72
~~5~~	5	198	387	-	566	67	~~218~~	218	215	244	4	2	4
~~3,214~~	3,214	4,898	6,375	-	5,883	4,831	~~20,267~~	20,267	17,992	10,117	3,052	653	3,351
~~5~~	5	13	5	-	-	2,780	~~35~~	35	11,945	90	630	4	550
~~3~~	3	-	5	-	-	70	~~50~~	50	2,500	250	2,000	-	2,100
~~1,677~~	1,677	9,786	2,232	-	211	15,489	~~1,077~~	1,077	41,028	1,607	382	1,465	895
~~20~~	12	55	245	-	4	2,200	~~14,967~~	15,115	2,400	1,228	850	130	1,425
~~8,221~~	8,221	20,375	14,114	-	14,658	29,047	~~61,791~~	61,791	81,003	24,649	10,685	2,362	14,522
~~14,723~~	15,083	44,132	53,974	-	76,582	13,431	~~161,031~~	160,670	18,538	110,722	5,951	741	8,653

DANIELS TOWN SQUARE CPA

Large-scale Comprehensive Plan Amendment

- Map Amendment -

August 26, 2024

PREPARED FOR:
Bison Property Holdings, LLC

SUBMITTED TO:
Lee County, Community Development
Development Services Department
1500 Monroe Street
Fort Myers, FL 33901

RVi

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EXHIBIT M1 – CPA APPLICATION

Community Development

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Daniels Town Square CPA

Project Description: Bison Property Holdings, LLC ("Applicant") seeks to amend the Future Land Use Category (FLUC) of 61.26+/- acres located on the southwest corner of Daniels Parkway and I-75 in unincorporated Lee County, Florida. The Applicant seeks to amend the FLUC from General Interchange to Intensive Development and include the acreage north of Three Oaks Extension in the Mixed-use Overlay. The desired development program is for up to 30,000 square feet of Non-Residential uses, a 200-room Hotel and Multifamily Residential of up to 1,234 du. There are 5.79 acres of wetlands to be impacted as approved by ERP No. 230220-37612.

Map(s) to Be Amended: Lee Plan Map 1-A – Future Land Use Map, Map 1-C – Mixed-use Overlay and Table 1b

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

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1. **Name of Applicant:** Bison Property Holdings, LLC c/o Chris Moore
   Address: 150 E. Palmetto Park Road City, State, Zip: Boca Raton, FL 33432
   Phone Number: (561) 452-8239 E-mail: cmoore@waypointresidential.com

2. **Name of Contact:** Fred Drovdlic, AICP
   Address: **RVi Planning and Landscape Architecture**, 1514 Broadway, Suite 201
   City, State, Zip: Fort Myers, FL 39901
   Phone Number: 239-318-6707 E-mail: fdrovdlic@rviplanning.com

3. **Owner(s) of Record:** DANIELS PARKWAY JV DEVELOPMENT
   Address: 12731 NEW BRITTANY BLVD
   City, State, Zip: FORT MYERS FL 33907
   Phone Number: (239) 418-0999 E-mail: drjonathanfrantz@gmail.com

4. **Property Location:**
   1. Site Address: 13841 INDIAN PAINT LN, FORT MYERS
   2. STRAP(s): 22-45-25-L3-U2060.3612, 22-45-25-L4-U2038.3602, 22-45-25-L3-U2053.3576, and 22-45-25-L4-U2037.3579

5. **Property Information:**
   Total Acreage of Property: 61.26 acres Total Acreage Included in Request: 61.26 acres
   Total Uplands: 54.68 acres Total Wetlands: 6.58 acres (0.79 preserved) current Zoning: CPD
   Current Future Land Use Category(ies): General Interchange
   Area in Each Future Land Use Category: All
   Existing Land Use: Vacant

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: 1,664 Commercial Intensity: 30,000 SF+200 room hotel Industrial Intensity: NA

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 1,664 Commercial Intensity: 30,00 SF+200 room hotel Industrial Intensity: NA

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 affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

    a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/ intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:

        i. Total peak hour trip generation less than 50 total trip ends – trip generation.

        ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.

        iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.

    b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
    a. Sanitary Sewer
    b. Potable Water
    c. Surface Water/Drainage Basins
    d. Parks, Recreation, and Open Space
    e. Public Schools

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

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

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

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

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

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

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

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

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

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

☒	Completed Application (Exhibit – M1)
☐	Filing Fee (Exhibit – M2)
☒	Disclosure of Interest (Exhibit – M3)
☒	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
☒	Future Land Use Map - Existing and Proposed (Exhibit – M4)
☒	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
☒	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)
☒	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
☒	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
☒	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
☒	Lee Plan Analysis (Exhibit – M11)
☒	Environmental Impacts Analysis (Exhibit – M12)
☒	Historic Resources Impact Analysis (Exhibit – M13)
☒	Public Facilities Impacts Analysis (Exhibit – M14)
☒	Traffic Circulation Analysis (Exhibit – M15)
☒	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
☒	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 – M17)
☒	State Policy Plan and Regional Policy Plan (Exhibit – M18)
☒	Justification of Proposed Amendment (Exhibit – M19)
☒	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

APPLICANT – PLEASE NOTE:

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

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

AFFIDAVIT 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, Jim Lott (name), as Authorized Signatory (owner/title) of Bison Property Holdings, LLC (company/property), swear or affirm under oath, that I am the authorized representative of the owner(s) of the property and authorize the Meyers Group as the applicant 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.

J Lott — **Authorized Signatory**

2/22/24 — **Date**

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

STATE OF GEORGIA
COUNTY OF CHEROKEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, this 22 day of February, 2024, by Jim Lott (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Sheila Hamilton
Signature of Notary Public

STAMP/SEAL

STATE OF GEORGIA
SHEILA HAMILTON
Notary Public, Georgia
Cherokee County
My Commission Expires
June 29, 2024

EXHIBIT M3 – DISCLOSURE AND VARIANCE REPORT

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Jim Lott as Authorized Signatory of Bison Property Holdings, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at STRAPS 22-45-25-L3-U2053.3576, 22-45-25-L4-U2037.3579, 22-45-25-L3-U2060.3612 and 22-45-25-L4-U2038.3602 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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

Authorized Signatory

Jim Lott

Print Name

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

STATE OF GEORGIA
COUNTY OF CHEROKEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, on February 22, 2024 (date) by Jim Lott (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

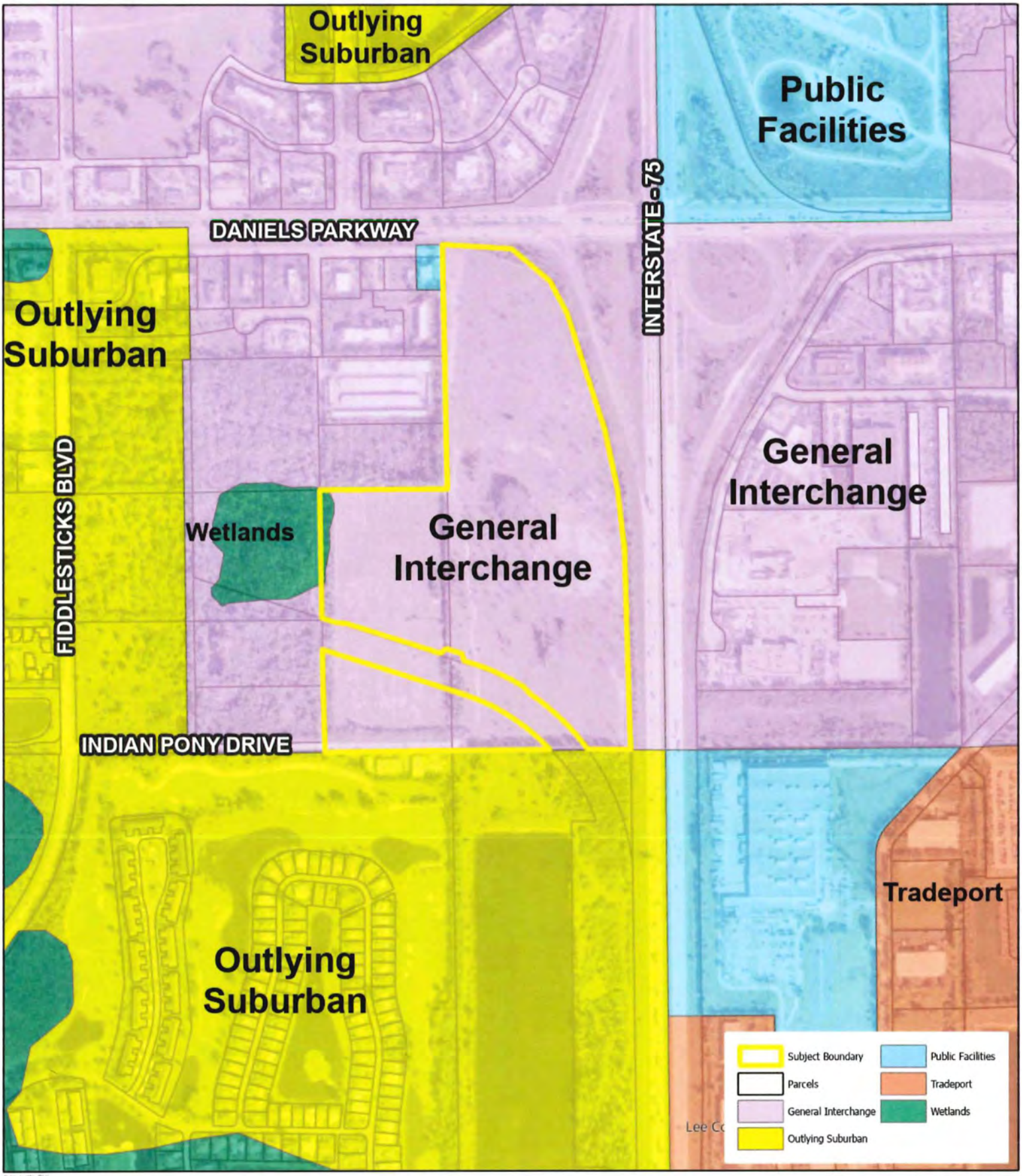
Sheila Hamilton

Signature of Notary Public

STAMP/SEAL

SHEILA HAMILTON
Notary Public, Georgia
Cherokee County
My Commission Expires
June 29, 2024

EXHIBIT M4 – FUTURE LAND USE MAP - EXISTING AND PROPOSED

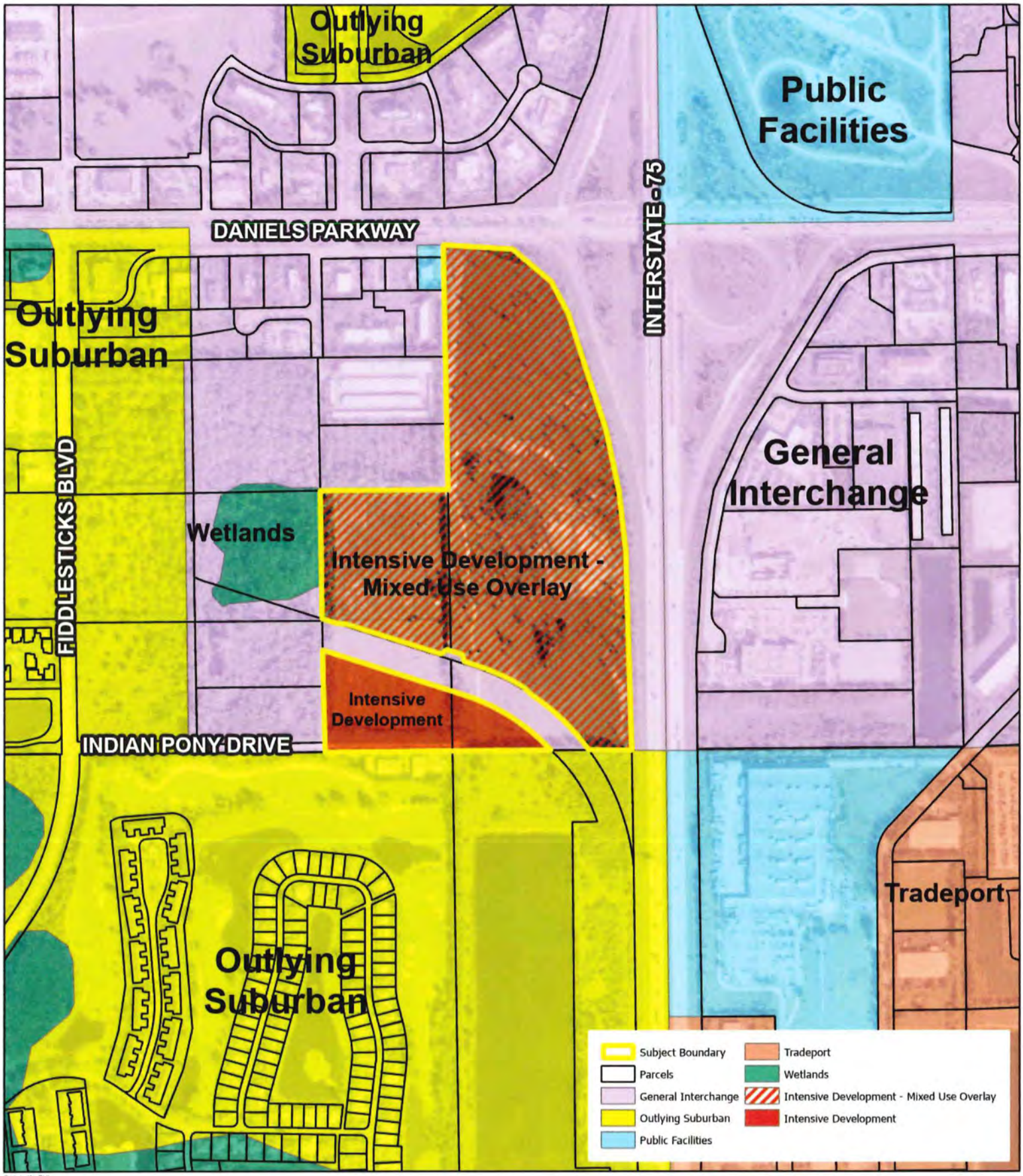


RVi
10150 Highland Manor Drive
Suite 450
Tampa, FL 33610
Tel 813.443.8282
www.rviplanning.com

DANIELS TOWN SQUARE CPA • CURRENT FUTURE LAND USE MAP

- Lee County, FL
- Date: 6/26/2024
- # 22000239
- Bison Property Holdings, LLC

0 210 420 840
Feet



RVi
10150 Highland Manor Drive
Suite 450
Tampa, FL 33610
Tel: 813.443.8282
www.rviplanning.com

DANIELS TOWN SQUARE CPA • PROPOSED FUTURE LAND USE MAP

- Lee County, FL
- Date: 6/26/2024
- # 22000239
- Bison Property Holdings, LLC

0 210 420 840
Feet

EXHIBIT M5 – MAP AND DESCRIPTION OF EXISTING LAND USES OF THE SUBJECT PROPERTY AND SURROUNDING PROPERTIES

RVi
10150 Highland Manor Drive
Suite 450
Tampa, FL 33610
Tel: 813.443.8282
www.rviplanning.com

DANIELS TOWN SQUARE CPA • SURROUNDING LAND USE MAP

- Lee County, FL
- Date: 6/26/2024
- # 22000239
- Bison Property Holdings, LLC

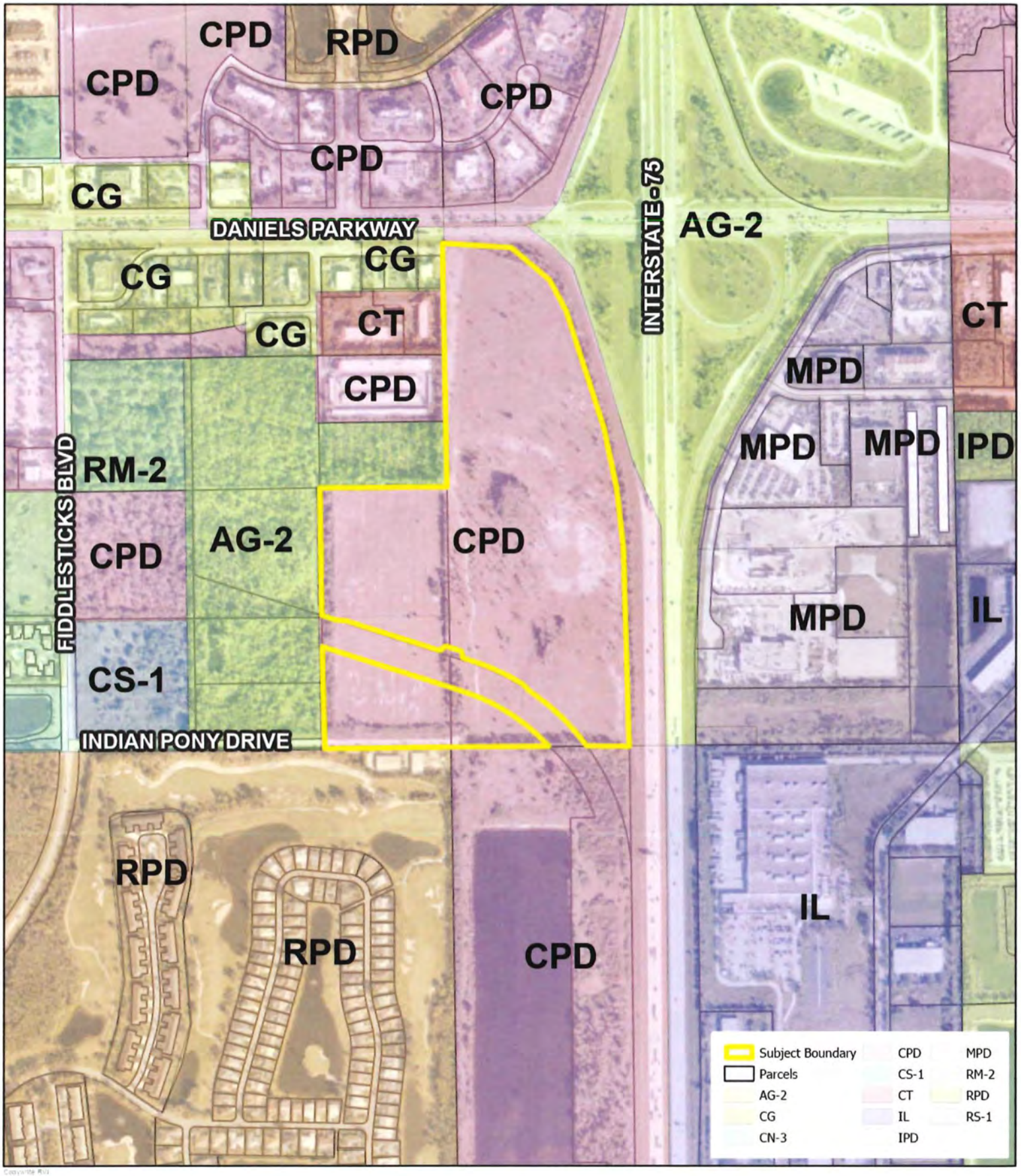
Subject Boundary

Parcels

0 210 420 840

Feet

EXHIBIT M6 – MAP AND DESCRIPTION OF EXISTING ZONING OF THE SUBJECT PROPERTY AND SURROUNDING PROPERTIES



DANIELS TOWN SQUARE CPA • **CURRENT ZONING MAP**

0 210 420 840 Feet

- Lee County, FL
- Date: 6/26/2024
- # 22000239
- Bison Property Holdings, LLC

RVi
10150 Highland Manor Drive
Suite 450
Tampa, FL 33610
Tel 813.443.8282
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EXHIBIT M7 – LEGAL SKETCH AND DESCRIPTION

DANIELS TOWN SQUARE
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

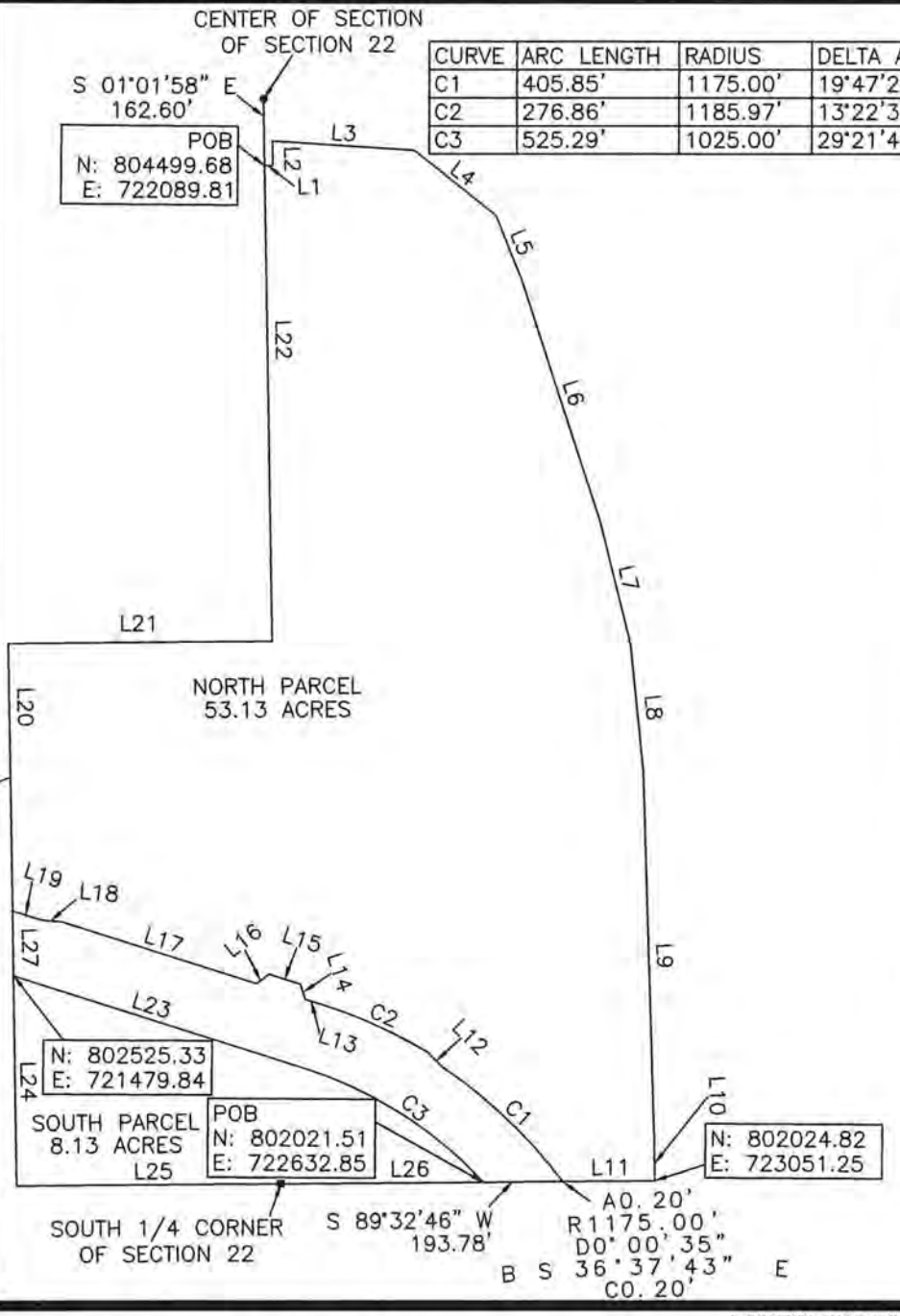
SKETCH

DATE: 04/11/24

N

0 450 900

SCALE IN FEET



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	405.85'	1175.00'	19°47'24"	N 46°31'43" W	403.83'
C2	276.86'	1185.97'	13°22'31"	N 65°42'56" W	276.23'
C3	525.29'	1025.00'	29°21'45"	N 57°43'20" W	519.56'

LINE	BEARING	DISTANCE
L1	N 89°21'01" E	20.58'
L2	N 01°01'58" W	60.03'
L3	S 86°27'08" E	349.38'
L4	S 51°43'05" E	258.16'
L5	S 22°07'24" E	168.65'
L6	S 18°01'44" E	617.97'
L7	S 13°58'40" E	311.29'
L8	S 05°51'00" E	311.31'
L9	S 01°46'50" E	898.82'
L10	S 00°33'32" E	99.54'
L11	S 89°32'46" W	224.64'
L12	N 46°08'39" W	54.78'
L13	N 72°24'12" W	50.84'
L14	N 17°37'15" W	37.95'
L15	N 72°24'12" W	81.94'
L16	S 52°48'51" W	37.95'
L17	N 72°24'12" W	497.65'
L18	N 84°48'39" W	51.20'
L19	N 72°24'12" W	75.06'
L20	N 01°00'43" W	651.75'
L21	N 89°34'03" E	645.20'
L22	N 01°01'58" W	1159.76'
L23	N 72°24'12" W	748.78'
L24	S 01°00'43" E	512.76'
L25	N 89°33'48" E	645.69'
L26	N 89°32'46" E	498.31'
L27	S 01°00'43" E	158.27'

****THIS IS NOT A SURVEY****

I CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THRU .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

REVISIONS:

PROJECT NO: N/A
SCALE: 1"= 450'
DRAWN BY: JJM
CHECKED BY: MDM
DATE DRAWN: 08/23/2022
FIELD BOOK: 55

CE-SITE
civil engineering . surveying . project management
EB-30108 • LB-7995
13650 Fiddlesticks Blvd., PMB202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

MARK D. McCLEARY, P.S.M.
FLORIDA REGISTRATION NO. 6557
FOR THE FIRM LB-7995
DATE SIGNED:

DANIELS TOWN SQUARE
SECTION 22, TOWNSHIP 45 SOUTH,
RANGE 25 EAST
LEE COUNTY, FLORIDA

DESCRIPTION

DATE: 04/11/24

****THIS IS NOT A SURVEY****

NORTH PARCEL

COMMENCE AT THE CENTER OF SAID SECTION 22 AND RUN S 01°01'58" E, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 162.60 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2006000424258 PUBLIC RECORDS LEE COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF AN INTERSTATE 75 SERVICE ROAD AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N 89°21'01" E, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.58 FEET; THENCE N 01°01'58" W A DISTANCE OF 60.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75 THE FOLLOWING EIGHT COURSES:
THENCE S 86°27'08" E A DISTANCE OF 349.38';
THENCE S 51°43'05" E A DISTANCE OF 258.16';
THENCE S 22°07'24" E A DISTANCE OF 168.65';
THENCE S 18°01'44" E A DISTANCE OF 617.97';
THENCE S 13°58'40" E A DISTANCE OF 311.29';
THENCE S 05°51'00" E A DISTANCE OF 311.31';
THENCE S 01°46'50" E A DISTANCE OF 898.82';
THENCE S 00°33'32" E A DISTANCE OF 99.54' TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE S 89°32'46" W, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE 224.64' TO THE NORTHERN LEE COUNTY RIGHT WAY AS RECORDED IN INSTRUMENT NUMBERS 2021000306954 AND 2021000128594 ; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 405.85', WITH A RADIUS OF 1175.00', WITH A DELTA ANGLE OF 19°47'24", WITH A CHORD BEARING OF N 46°31'43" W, WITH A CHORD LENGTH OF 403.83'; THENCE N 46°08'39" W A DISTANCE OF 54.78'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 276.86', WITH A RADIUS OF 1185.97', WITH A DELTA ANGLE OF 13°22'31", WITH A CHORD BEARING OF N 65°42'56" W, WITH A CHORD LENGTH OF 276.23';
THENCE N 72°24'12" W A DISTANCE OF 50.84';
THENCE N 17°37'15" W A DISTANCE OF 37.95';
THENCE N 72°24'12" W A DISTANCE OF 81.94';
THENCE S 52°48'51" W A DISTANCE OF 37.95';
THENCE N 72°24'12" W A DISTANCE OF 497.65';
THENCE N 84°48'39" W A DISTANCE OF 51.20';
THENCE N 72°24'12" W A DISTANCE OF 75.06' TO THE CENTERLINE OF INDIAN PAINT LANE;
THENCE N 01°00'43" W A DISTANCE OF 651.75' ALONG SAID CENTERLINE;
THENCE N 89°34'03" E A DISTANCE OF 645.20';
THENCE N 01°01'58" W A DISTANCE OF 1159.76'
WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 2,314,467.24 SQUARE FEET, 53.13 ACRES MORE OR LESS.

REVISIONS:

PROJECT NO: N/A
SCALE: N/A
DRAWN BY: JJM
CHECKED BY: MDM
DATE DRAWN: 08/23/2022
FIELD BOOK: 55

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Fort Myers, Florida 33912
Telephone (239) 936-9777

****THIS IS NOT A SURVEY****

AND

SOUTH PARCEL

COMMENCE AT THE CENTER OF SAID SECTION 22 AND RUN S 01°01'58" E, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 162.60 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2006000424258 PUBLIC RECORDS LEE COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF AN INTERSTATE 75 SERVICE ROAD; THENCE N 89°21'01" E, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.58 FEET; THENCE N 01°01'58" W A DISTANCE OF 60.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75 THE FOLLOWING EIGHT COURSES:
THENCE S 86°27'08" E A DISTANCE OF 349.38';
THENCE S 51°43'05" E A DISTANCE OF 258.16';
THENCE S 22°07'24" E A DISTANCE OF 168.65';
THENCE S 18°01'44" E A DISTANCE OF 617.97';
THENCE S 13°58'40" E A DISTANCE OF 311.29';
THENCE S 05°51'00" E A DISTANCE OF 311.31';
THENCE S 01°46'50" E A DISTANCE OF 898.82';
THENCE S 00°33'32" E A DISTANCE OF 99.54' TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE S 89°32'46" W, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE 224.64' TO THE NORTHERN LEE COUNTY RIGHT WAY AS RECORDED IN INSTRUMENT NUMBERS 2021000306954 AND 2021000128594;
THENCE N 89°32'46" E A DISTANCE OF 193.78';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 525.29', WITH A RADIUS OF 1025.00', WITH A DELTA ANGLE OF 29°21'45", WITH A CHORD BEARING OF N 57°43'20" W, WITH A CHORD LENGTH OF 519.56';
THENCE N 72°24'12" W A DISTANCE OF 748.78';
THENCE S 01°00'43" E A DISTANCE OF 512.76';
THENCE N 89°33'48" E A DISTANCE OF 645.69' TO THE SOUTH ONE QUARTER CORNER OF SAID SECTION; THENCE N 89°32'46" E A DISTANCE OF 498.31'; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 354,247.78 SQUARE FEET, 8.13 ACRES MORE OR LESS.

PROJECT NO: N/A
SCALE: N/A
DRAWN BY: JJM
CHECKED BY: MDM
DATE DRAWN: 08/23/2022
FIELD BOOK: 55

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civil engineering . surveying . project management
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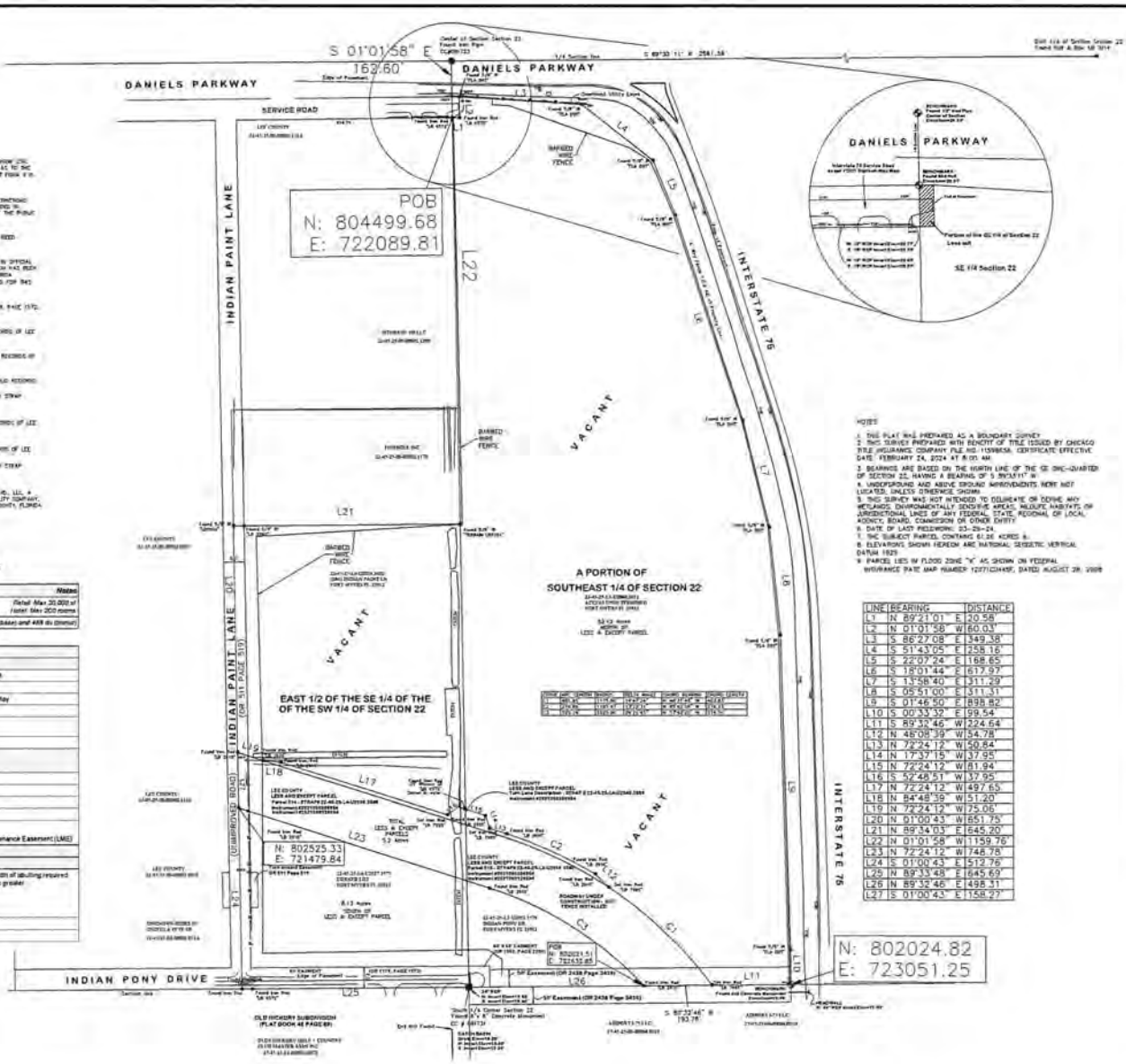

ADDRESS: (TAX) INDIAN PAINT LANE
(MEANS PONY DRIVE,
FORT MYERS, FL 33912

ZONING: THE ZONING IS IN THE APPROVED PD/MIXING CLASSIFICATION PER LEE COUNTY DSE

SCHEDULE B, PART II - EXCEPTIONS

4. OIL, GAS, MINERAL OR OTHER RESERVATIONS AS SET FORTH IN WARRANTY DEED RECORDED IN DEED BOOK 230, PAGE 451 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (HERE, NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT OWNER OF OIL, GAS AND/OR MINERALS EXCEPTED HEREIN. IN THE EVENT A FLORIDA ENDORSEMENT FORM 9 IS ISSUED WITH THE POLICY(IES), FORM 9 ENDORSEMENT COVERAGE IS NOT AFFORDED FOR THIS EXCEPTION.
— NOT PLOTTED

7. RESTRICTIONS, CONDITIONS, SETBACKS AND RIGHTS DESCRIBED IN THAT CERTAIN DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 511, PAGE 519, AS AFFECTED BY ORDER OF FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 1717, PAGE 2778, AS RE-RECORDED IN OFFICIAL RECORDS BOOK 1719, PAGE 1031, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
— NOT PLOTTED

8. EASEMENT FOR INDIAN PAINT LANE AND TURN AROUND DESCRIBED IN THAT CERTAIN AGREEMENT FOR DEED RECORDED IN OFFICIAL RECORDS BOOK 511, PAGE 519, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
— PLOTTED

9. OIL, GAS, MINERAL OR OTHER RESERVATIONS EXCEPTED BY OIL, GAS AND MINERAL LEASE RECORDED IN OFFICIAL RECORDS BOOK 657, PAGE 87, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (HERE, NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT OWNER OF OIL, GAS AND/OR MINERALS EXCEPTED HEREIN. IN THE EVENT A FLORIDA ENDORSEMENT FORM 9 IS ISSUED WITH THE POLICY(IES), FORM 9 ENDORSEMENT COVERAGE IS NOT AFFORDED FOR THIS EXCEPTION.
— NOT PLOTTED

10. EASEMENTS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1128, PAGE 1570, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
— PLOTTED

11. ENCROACHMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1362, PAGE 2209, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
— PLOTTED

12. AGREEMENT FOR EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1695, PAGE 1662, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
— NOT PLOTTED. (DESCRIPTION) BLANK

13. GRANT OF DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2252, PAGE 3613, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
— NOT PLOTTED. EASEMENT IS WITHIN OFFSITE PARCELS AND IS LOCATED DIRECTLY SOUTH BOUNDED BY STRAP NUMBERS 27-45-23-00-00004.0000 AND 27-45-23-02-00000.0000 RESPECTIVELY.

14. EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2458, PAGE 3438, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
— PLOTTED

15. DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2461, PAGE 2424, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
— NOT PLOTTED. EASEMENT IS WITHIN OFFSITE PARCELS AND IS LOCATED DIRECTLY SOUTH BOUNDED BY STRAP NUMBERS 27-45-23-00-00004.0000 AND 27-45-23-02-00000.0000 RESPECTIVELY.

16. INGRESS, EGRESS, UTILITY AND SIGNAGE EASEMENT BETWEEN SWAP CARDENA, 12701 REGULATORS BLVD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND DANIELS PARKWAY JV INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007000210575, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
— NOT PLOTTED. OFFSITE WEST OF INDIAN PAINT LANE

PROPERTY DEVELOPMENT REGULATIONS

TABLE 1: Intensity and Density

USE CATEGORY	TYPE OF USE	INTENSITY/DENSITY	Notes
Non-Residential	Commercial	Max. 36,000 square feet plus 200 hotel	Retail: Max 30,000 sf Hotel: Max 200 rooms
Residential	Multi-family	Max. 1,347 fund units	R3d du (base) and 449 du (bonus)

TABLE 2: Development Regulations

GENERAL PARAMETERS		
Category	Requirement	Notes
Maximum Lot Coverage:	60 percent	96.15 Acres Overall
Maximum Building Height:	135 feet (12 habitable stories)	
Minimum Open Space:	20%	Per mixed use overlay
Minimum Lot Area:	10,000 square feet	
Minimum Lot Dimensions:	Width: 100 feet Depth: 100 feet	
Minimum PD Boundary:	15 feet	

RESIDENTIAL USES		
Setbacks:	Requirement:	Notes:
Minimum Front (Street):	20 feet	
Minimum Front:	15 feet	
Minimum Rear:	5 feet	
Minimum Side:	5 feet	
Min. Building Separation:	20 feet	
Water Body:	20 feet	0 from Lake Maintenance Easement (LME)

NON-RESIDENTIAL USES		
Setbacks:	Requirement:	Notes:
Minimum Front (Street):	20 feet	Or the minimum width of abutting required buffer, whichever is greater
Minimum Front:	15 feet	
Minimum Rear:	5 feet	
Minimum Side:	0 feet	
Min. Building Separation:	20 feet	0 from LME
Water Body:	20 feet	0 from LME

NOTES:

1. THIS PLAT WAS PREPARED AS A BOUNDARY SURVEY.
2. THIS SURVEY PREPARED WITH BENEFIT OF TITLE ISSUED BY CHICAGO TITLE INSURANCE COMPANY FILE NO.: 11358ESA, CERTIFICATE EFFECTIVE DATE: FEBRUARY 26, 2024 AT 8:00 AM.
3. BEARINGS ARE BASED ON THE NORTH LINE OF THE SE ONE-QUARTER OF SECTION 22, HAVING A BEARING OF S 89°35'11" W.
4. UNDERGROUND AND ABOVE GROUND IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.
5. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS, OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISION OR OTHER ENTITY.
6. DATE OF LAST FIELDWORK: 2-26-24.
7. THE SUBJECT PARCEL CONTAINS 61.26 ACRES ±.
8. ELEVATIONS SHOWN HEREON ARE NATIONAL GEODETIC VERTICAL DATUM 1929.
9. PARCEL LIES IN FLOOD ZONE "X" AS SHOWN ON FEDERAL INSURANCE RATE MAP NUMBER 12071C0445F, DATED AUGUST 28, 2008

LINE	BEARING	DISTANCE
L1	N 89°21'01" E	20.58
L2	N 01°01'58" W	60.03
L3	S 86°27'08" E	349.38
L4	S 51°43'05" E	258.16
L5	S 22°07'24" E	168.65
L6	S 18°01'46" E	617.97
L7	S 13°58'40" E	311.29
L8	S 05°51'00" E	311.31
L9	S 01°46'50" E	898.82
L10	S 00°33'32" E	99.54
L11	S 89°32'46" W	224.64
L12	N 48°08'39" W	54.78
L13	N 72°24'12" W	50.84
L14	N 17°37'15" W	37.95
L15	N 72°24'12" W	61.94
L16	S 52°48'51" W	37.95
L17	N 72°24'12" W	497.65
L18	N 84°48'39" W	51.20
L19	N 72°24'12" W	125.00
L20	N 01°00'43" W	651.75
L21	N 89°34'03" E	645.20
L22	N 01°01'58" W	1159.76
L23	N 72°24'12" W	748.78
L24	S 01°00'43" E	512.76
L25	N 89°33'48" E	645.69
L26	N 89°32'46" E	498.11
L27	S 01°00'43" E	1156.27

LEGEND:
(F) = PLAT
(M) = MEASURED
FD = FOUND
ELEV = ELEVATION
W.V. = WATER VALVE
HYD = FIRE HYDRANT
T.B. = TELEPHONE RISER
S.S.M.H. = SANITARY MANHOLE
UTIL. = UTILITY
LB = LICENSED BUSINESS
G.A. = GUY ANCHOR
ELEC. = ELECTRIC
WM = WATER METER
WPP = WOOD POWER POLE
℄ = CENTERLINE
+10.00 = SPOT ELEVATION
C.B. = CATCH BASIN
R.C.P. = REINFORCED CONCRETE PIPE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
TOE = TOE OF SLOPE
TOB = TOP OF BANK
OHP/wire = OVERHEAD POWER LINES
EOP = EDGE OF PAVEMENT

SCALE: 1"= 150'

DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LYING WEST OF INTERSTATE 75 (I-75) AND LYING SOUTHERLY OF DANIELS PARKWAY RIGHT-OF-WAY, LEE COUNTY, FLORIDA

AND

THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

LESS AND EXCEPT THE REAL PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED DATED DECEMBER 17, 2021, AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2022000269854, OF THE PUBLIC RECORDS OF LEE COUNTY.

SOME PARCEL/LANDS EXCEPTED:

PARCEL 1:

COMMENCE AT THE CENTER OF SAID SECTION 22 AND RUN S 01°01'58" E, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 162.60 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2005000242258 PUBLIC RECORDS LEE COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF AN INTERSTATE 75 SERVICE ROAD AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N 89°21'01" E, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.58 FEET; THENCE N 01°01'58" W A DISTANCE OF 60.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75 THE FOLLOWING EIGHT COURSES:
THENCE S 86°27'08" E A DISTANCE OF 349.38';
THENCE S 51°43'05" E A DISTANCE OF 258.16';
THENCE S 22°07'24" E A DISTANCE OF 168.65';
THENCE S 18°01'46" E A DISTANCE OF 617.97';
THENCE S 13°58'40" E A DISTANCE OF 311.29';
THENCE S 05°51'00" E A DISTANCE OF 311.31';
THENCE S 01°46'50" E A DISTANCE OF 898.82';
THENCE S 00°33'32" E A DISTANCE OF 99.54' TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE N 89°32'46" W, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE 224.64' TO THE NORTHERN LEE COUNTY SCENIC EAST AS RECORDED IN INSTRUMENT NUMBERS 2021000268854 AND 2021000268854; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 655.85', WITH A RADIUS OF 1155.00', WITH A DELTA ANGLE OF 19°41'24", WITH A CHORD BEARING OF N 48°21'43" W, WITH A CHORD LENGTH OF 413.82'; THENCE N 58°08'26" W A DISTANCE OF 54.78'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 170.84', WITH A RADIUS OF 1382.97', WITH A DELTA ANGLE OF 07°04'51", WITH A CHORD BEARING OF N 61°43'54" W, WITH A CHORD LENGTH OF 170.73';
THENCE N 72°24'12" W A DISTANCE OF 50.84';
THENCE N 17°37'15" W A DISTANCE OF 37.95';
THENCE S 72°24'12" E A DISTANCE OF 95.94';
THENCE S 52°48'51" W A DISTANCE OF 37.95';
THENCE N 72°24'12" W A DISTANCE OF 497.65';
THENCE N 84°48'39" W A DISTANCE OF 51.20';
THENCE N 72°24'12" W A DISTANCE OF 75.00' TO THE CENTERLINE OF INDIAN PAINT LANE;
THENCE N 01°00'43" W A DISTANCE OF 651.75' ALONG SAID CENTERLINE;
THENCE N 89°34'03" E A DISTANCE OF 645.20';
THENCE N 01°01'58" W A DISTANCE OF 1159.76';
THENCE LEAVE THE POINT OF BEGINNING, CONTAINING AN AREA OF 2,815,467.24 SQUARE FEET, (64.63 ACRES MORE OR LESS).

AND

SOUTH PARCEL:

COMMENCE AT THE CENTER OF SAID SECTION 22 AND RUN S 01°01'58" E, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE OF 162.60 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2005000242258 PUBLIC RECORDS LEE COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF AN INTERSTATE 75 SERVICE ROAD; THENCE N 89°21'01" E, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.58 FEET; THENCE S 01°01'58" W A DISTANCE OF 60.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75 THE FOLLOWING EIGHT COURSES:
THENCE S 86°27'08" E A DISTANCE OF 349.38';
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THENCE S 05°51'00" E A DISTANCE OF 311.31';
THENCE S 01°46'50" E A DISTANCE OF 898.82';
THENCE S 00°33'32" E A DISTANCE OF 99.54' TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22; THENCE N 89°32'46" W, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 22, A DISTANCE 224.64' TO THE NORTHERN LEE COUNTY SCENIC EAST AS RECORDED IN INSTRUMENT NUMBERS 2021000268854 AND 2021000268854; THENCE N 89°20'46" W A DISTANCE OF 183.79';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 525.21', WITH A RADIUS OF 1025.00', WITH A DELTA ANGLE OF 27°32'45", WITH A CHORD BEARING OF N 01°43'50" W, WITH A CHORD LENGTH OF 519.58';
THENCE N 72°24'12" W A DISTANCE OF 748.78';
THENCE N 01°00'43" E A DISTANCE OF 512.76';
THENCE N 89°33'48" E A DISTANCE OF 645.69';
THENCE N 89°32'46" E A DISTANCE OF 498.11' TO THE SOUTH SAID QUARTER CORNER OF SAID SECTION; THENCE N 89°32'46" E A DISTANCE OF 698.25', UNTIL IT IS THE POINT OF BEGINNING. CONTAINING AN AREA OF 396,747.78 SQUARE FEET, 9.11 ACRES MORE OR LESS.

THIS SURVEY IS ONLY FOR THE BENEFIT OF:
Bison Property Holdings, LLC

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.
THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(A),6(B),7(A),7(B),8,9,10,11,13,14,16,17,18,19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/29/2024

MARK D. McCLEARY (FOR THE FIRM LB 7995)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6357
DATE SIGNED

date: 3/29/2024
drawn: MDM checked: MDM
field book/page: 55
job: DANIELS_66

DANIELS Town Square
SECTION 22, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

CE-SITE
civil engineering surveying project management
EB-30108 LB-7995
13650 Fiddlesticks Boulevard, PMB 202-369
Fort Myers, Florida 33912
Telephone (239) 936-9777

ALTA BOUNDARY SURVEY
FOR
Bison Property Holdings, LLC
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432

scale: HOR. 1"=150'
VER. NA
SHEET
1 OF 1

C:\Users\jmarshall\OneDrive - CE-SITE\Community Engineering Team Site - Documents\Surveying\DANIELS - 1 150 ALTA DANIELS TOWN SQUARE (24-11-24.dwg

City Limits

FEMA Flood Map Information

LIMWA

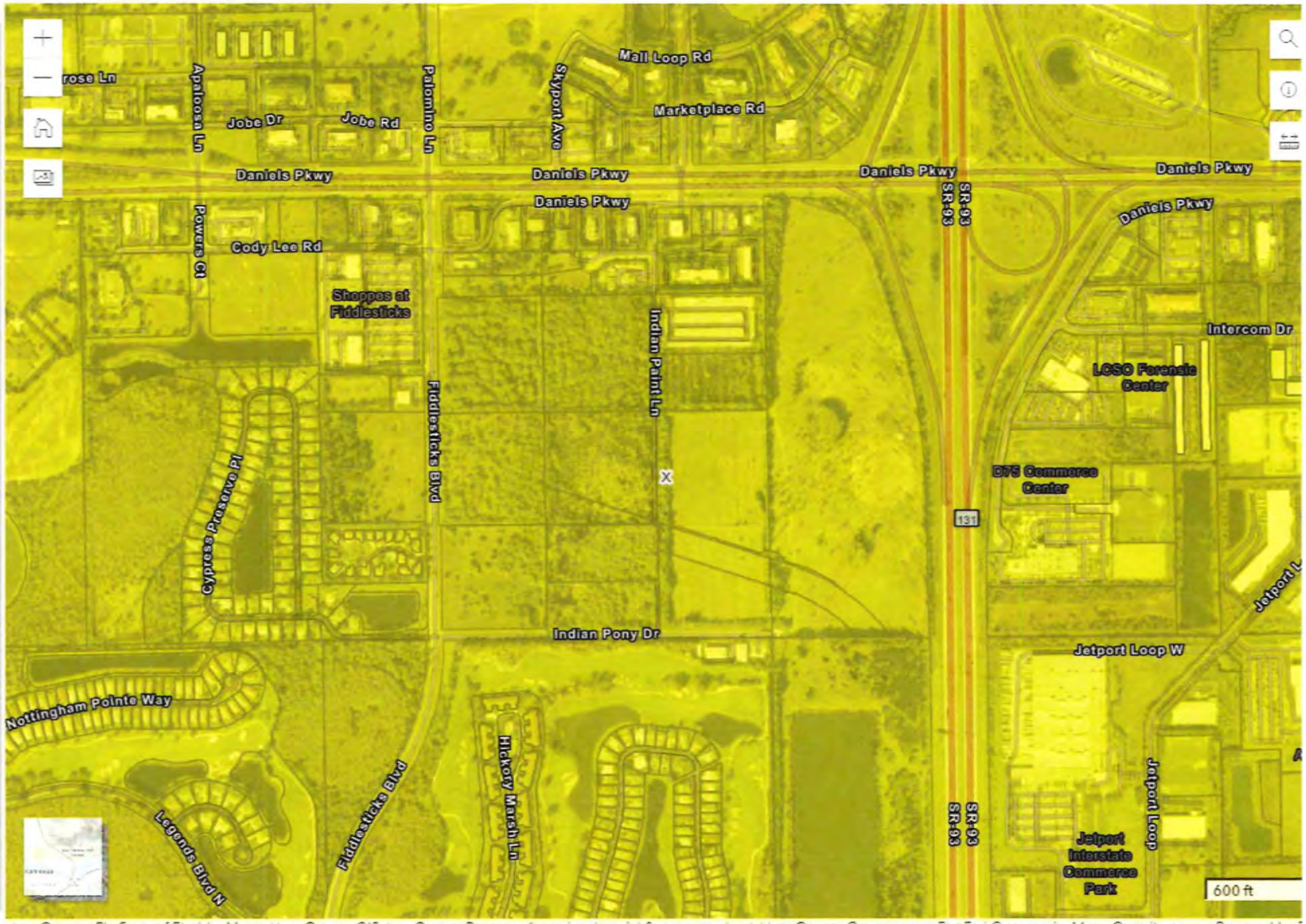
Floodways

Flood Zones

- VE
- Coastal A Zone
- AE
- AH
- AO
- A
- X (shaded)
- X

Parcels

Mobile Home Lots



81°44'59.16"W 26°29'46.84"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AH, AO, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). The basemap shown is the USGS National Map: Orthoimagery. Last refreshed October, 2020.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on 8/1/2023 11:44 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date.

SCALE

Map Projection:
GCS, GeoMetic Reference System 1980;
Vertical Datum: No elevation features on this FIRM
For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

N 0 105 210 420 630 840 Meters

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL 445 OF 678

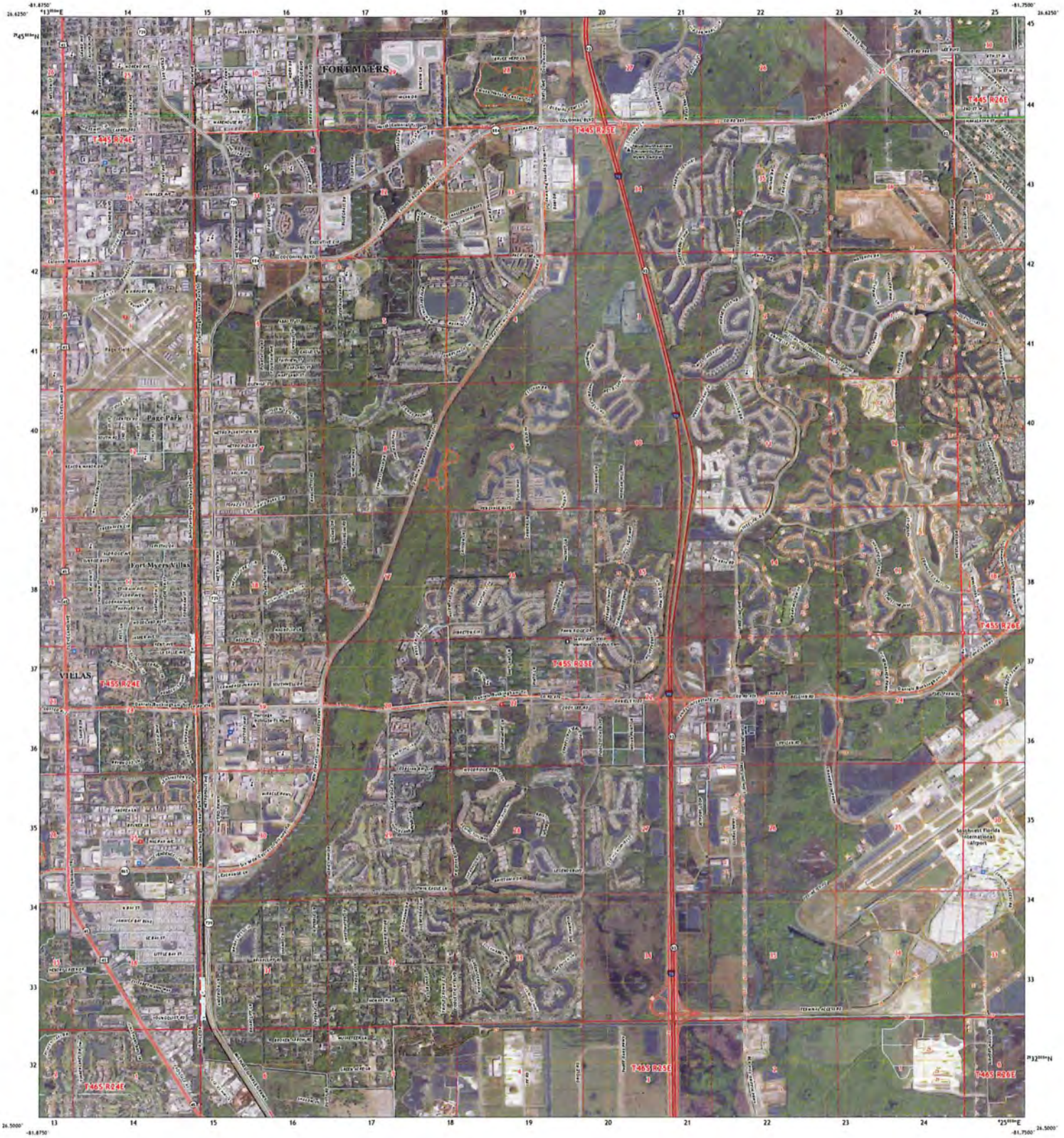
COMMUNITY	NUMBER	PANEL
LEE COUNTY	125124	0445
CITY OF FORT MYERS	125106	0445

MAP NUMBER
12071C0445F
EFFECTIVE DATE
August 28, 2008

USGS
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

FORT MYERS SE QUADRANGLE
FLORIDA - LEE COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000 meter grid Universal Transverse Mercator, Zone 17R
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands

Imagery	NAIP,	November	2018
Roads	U.S. Census Bureau,		2016
Names	GNIS, 1979		2020
Hydrography	National Hydrography Dataset,	2017	2019
Contours	National Elevation Dataset,		2019
Boundaries	Multiple sources; see metadata file	2018	2019
Public Land Survey System			2020
Wetlands	FWS, National Wetlands Inventory,	2017	2020

SCALE 1:24 000

1 0 1 2 KILOMETERS
1000 0 1000 2000 METERS
1 0.5 0 1 MILES
5000 0 5000 10000 15000 20000 25000 30000 FEET

CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard

ADJOINING QUADRANGLES
1 Fort Myers NW
2 Fort Myers
3 Olga
4 Fort Myers SW
5 Alva SW
6 Fort Myers Beach
7 Estero
8 Corkscrew NW

ROAD CLASSIFICATION
Expressway, Secondary Hwy, Ramp, Local Connector, Local Road, 4WD
Interstate Route, US Route, State Route

FORT MYERS SE, FL
2021

EXHIBIT M8 – DEEDS

Chicago Title Insurance Company
711 Third Avenue, 8th Floor
New York, NY 10017
Phone: 212-880-1200

TITLE NO.: CTIC-24000217

COMMITMENT PREPARED FOR: Waypoint Real Estate Investments
Chris Moore
150 E. Palmetto Park Road, 6th Floor
Boca Raton, FL 33432
cmoore@waypointresidential.com

PREMISES: 33912 13841 Indian Paint Lane and
33912 Indian Pony Drive
Fort Myers, FL
Lee County

NATIONAL UNDERWRITER: Joe Benlevi
Joe.Benlevi@ctt.com
212-880-1304

FOR PLACEMENT OF NEW ORDERS: Siu Cheung
Siu.Cheung@ctt.com
212-880-1256

FOR ANY OTHER INQUIRIES OR ASSISTANCE PLEASE CONTACT YOUR SALES PERSON:
Mark Krivelevich
212-880-1240
Mark.Krivelevich@ctt.com

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Chicago Title Insurance Company
Issuing Office: 2203 North Lois Ave, Suite 450
Tampa, FL 33607
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 11598656
Issuing Office File Number: CTIC-24000217/402400110SJ
Property Address: Fort Myers, FL 33912 13841 Indian Paint Lane
Fort Myers, FL 33912 Fort Myers, FL 33912 Indian Pony Drive
Fort Myers, FL 33912
Revision Number:

SCHEDULE A

1. Commitment Date: 02/14/2024 at: 8:00 AM

2. Policy to be issued:

   A. 2021 ALTA Owner's Policy with Florida Modifications
   Proposed Insured: Bison Property Holdings, LLC, a Delaware limited liability company
   Proposed Amount of Insurance: $32,500,000.00
   The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)*

   Fee Simple

4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)*

   Daniels Parkway JV Development, LLC, a Florida limited liability company, formerly known as Daniels Parkway JV Investment, LLC and, as disclosed in the Public Records, has been since July 3, 2007.

5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

Susie Jackson

By:_____
Authorized Officer or Agent

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   A. Duly executed Warranty Deed from Daniels Parkway JV Development, LLC, a Florida limited liability company, formerly known as Daniels Parkway JV Investment, LLC, Grantor, to Bison Property Holdings, LLC, a Delaware limited liability company, Grantee, conveying the land described on Exhibit A hereof.

   The Company will require the following as to Daniels Parkway JV Development, LLC, a Florida limited liability company, formerly known as Daniels Parkway JV Investment, LLC: ("LLC"):

   i. Proof that the LLC was in existence in its state of organization at the time it acquired title and that the LLC is currently in good standing.

   ii. Present for review a true and complete copy of the articles of organization and operating agreement of the LLC and any amendments thereto.

   iii. Record an affidavit from the person executing the proposed deed on behalf of the LLC certifying: (a) the name and state of organization of the LLC; (b) whether the LLC is member-managed or manager-managed; (c) the identity of the member or manager and the person authorized to execute the deed; and (d) neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.

   iv. If the member or manager of the LLC is also a business entity, present proof of the entity's good standing and the appropriate entity documents to establish signing authority.

   If the proposed deed will be executed by anyone other than a member or manager, those portions of the operating agreement or other documentation evidencing the authority of the signatory must be attached as an exhibit to the affidavit.

5. Proof of payment of any outstanding assessments in favor of Lee County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

   Any outstanding assessments in favor of Lee County, Florida, any special taxing district and any municipality.

6. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

   Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

SCHEDULE B, PART I Requirements

7. Satisfaction of the First Mortgage and Security Agreement (Acquisition) executed by Daniels Parkway JV Investment, LLC, a Florida limited liability company, Mortgagor, in favor of CNLBank, a Florida banking corporation, Mortgagee, dated June 29, 2007, in the original principal amount of $11,440,000.00, recorded July 3, 2007, in Official Records Instrument Number 2007000211056, as modified by Mortgage Modification Agreement dated May 28, 2008, recorded May 29, 2008, in Official Records Instrument Number 2008000143190, by Mortgage Modification Agreement dated April 24, 2009, recorded May 7, 2009, in Official Records Instrument Number 2009000123305, by Mortgage Modification Agreement dated July 29, 2009, recorded September 3, 2009, in Official Records Instrument Number 2009000241915, by Mortgage Modification Agreement dated February 7, 2012, recorded March 12, 2012, in Official Records Instrument Number 2012000054468, by Mortgage Modification Agreement dated February 7, 2013, recorded April 4, 2013, in Official Records Instrument Number 2013000077671, by Mortgage Modification Agreement dated April 7, 2015, recorded May 14, 2015, in Official Records Instrument Number 2015000104133, by Mortgage Modification Agreement dated April 7, 2017, recorded May 1, 2017, in Official Records Instrument Number 2017000093479, now held by FineMark National Bank & Trust by virtue of Assignment of Note, Mortgage and Loan Documents dated April 30, 2020, recorded May 6, 2020, in Official Records Instrument Number 2020000105602, and thereafter modified by Mortgage, Security Agreement, Assignment of Rents and Leases, and Security Instruments Amendment, Restatement and Modification Agreement after Assignment and Renewal recorded May 6, 2020, in Official Records Instrument Number 202000010560, of the Public Records of Lee County, Florida, together with release of the following related collateral security instruments:
   (a) Assignment of Leases and Rents of Real Property recorded July 3, 2007, in Official Records Instrument Number 2007000211057, of the Public Records of Lee County.
   (b) UCC-1 Financing Statement recorded July 3, 2007, in Official Records Instrument Number 2007000211058, continued by Financing Statement Amendment Form recorded May 30, 2012, in Official Records Instrument Number 2012000119494, of the Public Records of Lee County.

   NOTE: The original promissory note secured by the above described mortgage must be produced and cancelled and if this is an equity line mortgage, in addition to satisfying the mortgage, the equity line must be closed and terminated prior to closing.

8. Termination of that certain UCC-1 Financing Statement from Daniels Parkway JV Development, LLC, a Florida limited liability company, Debtor, in favor of FineBank National Bank & Trust, Secured Party, recorded May 6, 2020, in Official Records Instrument Number 2020000105604, of the Public Records of Lee County.

9. Proof of payment, satisfactory to the Company, of taxes for the year 2023 under Tax Folio Numbers 22-45-25-L3-U2060.3612, 22-45-25-L4-U2038.3602, 22-45-25-L4-U2037.3579 and 22-45-25-L3-U2053.3576. NOTE: Since tax sale certificates were sold on these properties for unpaid taxes for the year 2022, verify with that the Tax Collector Office that taxes were paid by the current owner. Otherwise, if a lien has been created on the property, in order to satisfy said lien, the property owner must still pay the delinquent taxes, interest, and any associated fees.

10. Proof satisfactory to the Company must be furnished and recorded in the Public Records showing that Daniels Parkway JV Investment, LLC has changed its name to Daniels Parkway JV Development, LLC.

11. Proof of the good standing of Bison Property Holdings, LLC, in the State of Delaware.

    NOTE: Effective July 1, 2023, the Conveyances to Foreign Entities Act in sections 692.201 - 692.205, Florida Statutes (the "Act"), limits and regulates the purchase, sale and ownership of Florida real property by certain buyers who are associated with "foreign countries of concern," specifically the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro and the Syrian Arab Republic. In connection with the purchase of real property, the Act requires each buyer to provide an

SCHEDULE B, PART I Requirements

affidavit confirming the purchaser is in compliance with the Act. Any loss or damage resulting from a violation of the Act is excluded from coverage under the terms of the Policy.

NOTE: Starting January 1, 2024, section 695.26 (1)(c), F.S., provides that no instrument conveying, assigning, encumbering or otherwise disposing of an interest in real property which is executed or acknowledged in Florida shall be recorded by the clerk of court unless the post office address of each witness is legibly printed, typed or stamped upon the instrument. If an instrument containing one or more witnesses is recorded, the witnesses' addresses, as well as their names, should appear below their signatures. A business address may be used.

NOTE: Because the contemplated transaction involves an all-cash closing, the Company has not performed searches on the names of the purchasers/proposed insured. If the Company is asked to insure a Mortgage from said purchasers, we will require notification of same and we reserve the right to make additional requirements and/or exceptions which we may deem necessary after conducting name searches on the purchasers.

SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.

2. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

3. Standard Exceptions:

   A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

   B. Rights or claims of parties in possession not shown by the public records.

   C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

   D. Taxes or assessments which are not shown as existing liens in the public records.

4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

6. Oil, gas, mineral or other reservations as set forth in Warranty Deed recorded in Deed Book 258, Page 453, of the Public Records of Lee County, Florida. NOTE: No determination has been made as to the current owner of oil, gas and/or minerals excepted herein. In the event a Florida Endorsement Form 9 is issued with the policy(ies), Form 9 Endorsement coverage is not afforded for this exception.

7. Restrictions, conditions, setbacks and rights described in that certain Declaration of Restrictions recorded in Official Records Book 511, Page 515, as affected by Order of Final Judgment recorded in Official Records Book 1717, Page 2178, re-recorded in Official Records Book 1718, Page 1231, of the Public Records of Lee County, Florida.

8. Easement for Indian Paint Lane and turn around described in that certain Agreement for Deed recorded in Official Records Book 511, Page 518, of the Public Records of Lee County, Florida

9. Oil, gas, mineral or other reservations evidenced by Oil, Gas and Mineral Lease recorded in Official Records Book 607, Page 87, of the Public Records of Lee County, Florida. NOTE: No determination has been made as to the current owner of oil, gas and/or minerals excepted herein. In the event a Florida Endorsement Form 9 is issued with the policy(ies), Form 9 Endorsement coverage is not afforded for this exception.

SCHEDULE B, PART II Exceptions

10. Easements described in that certain Warranty Deed recorded in Official Records Book 1178, Page 1572, of the Public Records of Lee County, Florida.

11. Easement Agreement recorded in Official Records Book 1560, Page 2201, of the Public Records of Lee County, Florida.

12. Agreement for Easement recorded in Official Records Book 1579, Page 1682, of the Public Records of Lee County, Florida.

13. Grant of Drainage Easement recorded in Official Records Book 2252, Page 305, of the Public Records of Lee County, Florida.

14. Easement Agreement recorded in Official Records Book 2438, Page 3436, of the Public Records of Lee County, Florida.

15. Drainage Easement recorded in Official Records Book 2441, Page 3424, of the Public Records of Lee County, Florida.

16. Ingress, Egress, Utility and Signage Easement between Samir Cabrera, 13701 Fiddlesticks Blvd., LLC, a Florida limited liability company, and Daniels Parkway JV Investment, LLC, a Florida limited liability company, recorded in Official Records Instrument Number 2007000211039, of the Public Records of Lee County, Florida.

17. Ingress, Egress, Utility and Signage Easement between Samir Cabrera, Daniels View, LLC, a Florida limited liability company, and Daniels Parkway JV Investment, LLC, a Florida limited liability company, recorded in Official Records Instrument Number 2007000211040, of the Public Records of Lee County, Florida.

18. Land Exchange and Impact Fee Credit Agreement by and between Lee County, a political subdivision of the State of Florida, and Daniels Parkway JV Development, LLC, a Florida limited liability company, recorded in Official Records Instrument Number 2021000128594, as affected by Amendment to Land Exchange and Impact Fee Credit Agreement recorded in Official Records Instrument Number 2023000023362, of the Public Records of Lee County, Florida.

19. Order of Taking in favor of Lee County, a political subdivision of the State of Florida, recorded in Official Records Instrument Number 2023000203121, of the Public Records of Lee County, Florida.

20. Lee County Ordinance 11-03, as amended by Lee County Ordinance 11-27, providing for mandatory solid waste collection and the imposition of special assessments for said collection services. The special assessments for the current tax year are payable with the ad valorem taxes.

21. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

NOTE: All recording references in this form shall refer to the public records of Lee County, Florida, unless otherwise noted.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

SCHEDULE B, PART II Exceptions

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Chicago Title Insurance Company, 12800 University Dr., Ft. Myers, FL 33916; Telephone 239-275-8212.

EXHIBIT "A"

That part of the Southeast Quarter (SE 1/4) of Section 22, Township 45 South, Range 25 East, lying West of Interstate 75 (I-75) and lying Southerly of Daniels Parkway right-of-way, Lee County, Florida.

AND

The East One-half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 45 South, Range 25 East, Lee County, Florida.

Less and except the real property described in that certain Warranty Deed dated September 17, 2021, and recorded in Official Records Instrument Number 2021000306954, of the Public Records of Lee County.

EXHIBIT M9 – AERIAL MAP

Copyright RVI

DANIELS TOWN SQUARE CPA • **AERIAL MAP**

- Lee County, FL
- Date: 6/26/2024
- # 22000239
- Bison Property Holdings, LLC

Subject Boundary
Parcels

0 210 420 840
Feet

RVi
10150 Highland Manor Drive
Suite 450
Tampa, FL 33610
Tel: 813.443.8282
www.rviplanning.com

EXHIBIT M10 – AUTHORIZATION LETTER

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, Jim Lott (name), as Authorized Signatory (owner/title) of Bison Property Holdings, LLC (company/property), swear or affirm under oath, that I am the authorized representative of the owner(s) of the property and authorize the Meyers Group as the applicant 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.

J Lott — **Authorized Signatory**

2/22/24 — **Date**

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

STATE OF GEORGIA
COUNTY OF CHEROKEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, this 22 day of February, 2024, by Jim Lott (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

STATE OF GEORGIA
SHEILA HAMILTON
Notary Public, Georgia
Cherokee County
My Commission Expires
June 29, 2024

Sheila Hamilton
Signature of Notary Public

EXHIBIT M11 – LEE PLAN ANALYSIS

DANIELS TOWN SQUARE CPA

Request Statement and Lee Plan Analysis

I. REQUEST

The contract purchaser for the 61.26+/- acre subject property, Bison Property Holdings, LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for three changes to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from General Interchange to the Intensive Development Future Land Use Category (FLUC);
2. Amend Map 1-C – Mixed-use Overlay – to add the property to the Mixed-use Overlay (MUO) north of Three Oaks Extension
3. Amend Table 1b to reallocate residential acreage from General Interchange to Intensive Development.

The desired development program is for up to 30,000 square feet of Non-Residential uses, a 200-room Hotel and Multifamily Residential of up to 1,234 du as shown in table 1 below. There are 5.19 acres of wetlands to be impacted as approved by ERP No. 230220-37612.

Table 1: Density and Intensity Calculation

Parcel ID Per MCP	Use	Total Acreage	Preserved Wetlands	Mitigated Wetlands	Upland	MUO	Base Density 14 du/ac	Bonus Density 8 du/ac	GPITDU Bonus Density Up to 8 du/ac
1-5	Mixed Use	53.13	0.79	5.79	46.55	Yes	662.76	378.72	378.72
6 & 7	Residential	8.13	0	0	8.13	No	113.82	65.04	65.04
TOTALS		***61.26***	***0.79***	***5.79***	***54.68***	-	***777***	***444***	***13****
** 13 du requested out of maximum 444 GPITDU that could be requested*								***1,234***	

Additionally, there is a companion zoning action to rezone from CPD to Mixed-use Planned Development (MPD) in case DCI2022-00059.

II. PROPERTY HISTORY

The Property is made up of five (5) parcels with different entitlement and development histories.

Daniels Parkway JV Development

Four parcels make up the majority of the subject property covering 61.26 acres that border I-75 owned by Daniels Parkway JV Development, LLC. The properties have been owned by the group since 2007. They have been under an agricultural exemption since 2008 and have been maintained as a pasture for livestock. In 2008 the property was rezoned from Agriculture (AG-2) to Commercial Planned Development (Z-08-043) to accommodate a development program of 50,000 square feet of Medical Office, 90,000 square feet of General Office, 250,000 square feet of Retail Commercial, and a 120-room hotel, with a maximum height of 75 feet. The zoning conditions and site plan included an active eagle nest which has since been vacated and released as a nest.

The three properties were split from two parent parcels in 2021 to accommodate the Lee County right-of-way acquisition for the Three Oaks Parkway Extension/Fiddlesticks connector road. There is an active ERP Permit establishing the jurisdictional wetlands that have been identified.

III. EXISTING CONDITIONS

The property is located at the southwest corner of Daniels Parkway/Daniels 9300 and I-75. The property is surrounded by a mix of commercial uses such as a former South Trail Fire Station, Taco Bell, Waffle House and JSW Auto Repair at the northwest corner along the frontage road; two hotels and a storage business to the west with several undeveloped properties; and to the south and southwest is undeveloped properties and the Olde Hickory Golf and Country Club.

Table 2: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	General Interchange	CPD / CT / CG	Public Facilities, Commercial and Retail
SOUTH	Outlying Suburban	RPD	Vacant / Residential Development
EAST	General Interchange	MPD	Interstate 75 / Daniels/I-75 Commerce Center MPD
WEST	General Interchange / Wetlands	AG-2 / CPD/ CT/ CG	Vacant / Storage / Hotel / Retail

The property is in an area that is one of the two most intense and significant arterial interchanges in Lee County. Daniels Parkway traverses the county east to Lehigh Acres and west to Cape Coral with major developments from Gateway and the RSW airport west to the Caloosahatchee River. The subject property is central to the densest allocations of allowances for commercial and housing development and is the major arterial that leads to the Six Mile Cypress/Metro Parkway/Plantation

Road area that is set aside as an intensive development area in that many consider to be the "downtown" of Lee County.

Public infrastructure is in place or slated to be expanded to serve intense development at this location. The site has access to all major urban services including but not limited to sanitary sewer, water, fire, EMS, police, parks, public schools, solid waste, transit with nearby bus stops, and multi-use paths. Additionally, the site is in the process of being connected to the regional arterial and collector road system via Three Oaks Parkway Extension and will benefit from a major expansion of the I-75 interchange, additional lanes on Daniels Parkway, improvements to the intersections at Fiddlesticks/Palomino Lane and new signalization at Apaloosa Lane.

The Property will have access points onto Daniels 9300 (ingress only) to a signalized intersection at Three Oaks Parkway Extension and to Indian Pony Drive as a temporary means of connecting to Fiddlesticks and travelling north to Daniel Parkway while the Three Oaks Parkway Extension is being completed. We understand the Three Oaks project to be completed as follows:

- Phases I and II to be completed to the property's western boundary by summer 2025.
- Phases III and IV will connect the extension to Daniels Parkway at the Fiddlesticks intersection and complete the new north-south connection to Alico Road from Daniels Parkway with a tentative date for completion summer 2027.

Most of the property is a pasture with an active agricultural exemption since 2008. The site contains some vegetation including a primary cypress head wetland that is 0.79 acre in the center of the site (that is to be preserved), other scattered, small wetlands and scattered pines in the eastern and central portion. Other than the cypress head, the site's vegetation is mostly impacted and of lower quality containing invasive exotics. The most wooded parcel is the 5 acres south of the storage area along Indian Paint Lane easement. It is heavily wooded with invasive exotics and moderate-to low quality.

IV. FUTURE CONDITIONS

The MCP that accompanies the zoning is proposing a mixed-use development of up to a 30,000 square foot of commercial development with a 200-room hotel and up to 1,234 residential dwelling units.

Access to the site will be improved over time with no project related occupancy prior to Phases I and II of the Three Oaks Parkway Extension project being completed. There are three major actions that will likely be completed by 2029:

1. Three Oaks Parkway Extension, Phases I and II that extends Three Oaks Parkway Extension across the canal to the western property boundary of the subject property – early 2025.
2. Three Oaks Parkway Extension Phases III and IV connecting Daniels to Alico Road via Fiddlesticks Boulevard – summer 2027.
3. Daniels Parkway lane widening and intersection improvements at Fiddlestick/Palomino and signalization at Apaloosa Lane – 2028-2029 (dependent on FDOT coordination for I-75 interchange).
4. I-75 Interchange efficiency and expansion improvements – 2029-2030.

V. PUBLIC INFRASTRUCTURE

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development. Letters of availability have been secured from Lee County Utilities, Lee County Schools, Lee County Sheriff (Central District served by LCSO Headquarters 3.5 miles away on Six Mile Cypress), Lee County Parks and Recreation, South Trail Fire (Station #62 is 1.2 miles west on Daniels), Lee County Emergency Medical Services, Lee County Solid Waste, Lee Tran (served by Bus Stop #1554 via Route 50 on Daniels Parkway within ¼ mile of property).

A new ERP (No. 230220-37612) has been approved as the applicant withdrew the older ERP (No. 220526-34567). The approved application addresses stormwater and drainage and determines the jurisdictional wetlands and impacts that may be permitted to the site.

VI. LEE PLAN COMPLIANCE

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

POLICY 1.1.2: The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.

> The property is currently in the General Interchange FLUC at the southwest corner of two major arterials – Daniels Parkway (6-lane County Maintained Controlled Access Facility with expansion plans abutting the property) and I-75. The General Interchange FLUC allows for intense development with uses and density consistent with the Intensive Development FLUC being proposed in this amendment. The property is served by all categories of public infrastructure and is one of the major interchange and development areas in the County. It is central to population centers and serves as an accessible employment center and commercial services area. It is also appropriate for mixed use development allowing for multi-family density in both categories at up to 22 units per acre with the Intensive Development FLUC allowing up to 30 units per acre utilizing Greater Pine Island Transfer of Development Units. The location is correct for dense development that will promote the use of public infrastructure, capture vehicle trips and promote use of alternative forms of transportation. The Mixed-use Planned Development that accompanies this request is consistent with the goal of this FLUC.

OBJECTIVE 1.3: INTERSTATE HIGHWAY INTERCHANGE AREAS. Special areas adjacent to the interchanges of Interstate 75 that maximize critical access points will be designated on the Future Land Use Map. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual amenities, and safety measures. Each interchange area is designated for a specific primary role: General, General Commercial, Industrial

Commercial, Industrial, and University Village. Residential uses are only permitted in these categories in accordance with Policy 1.3.2.

The subject parcel was placed in the General Interchange FLUC because of its proximity to major population centers, it's location next to I-75 and its frontage and access to a major east-west corridor known as Daniels Parkway. The uses that are permitted are a mix of high density residential and a full range of commercial from general commercial and offices to retail and tourist serving uses such as restaurants and hotels. The desired development program is for up to 30,000 square feet of Non-Residential uses, a 200-room Hotel and Multifamily Residential density of 1,234 units. There are 0.79 acres of wetland to be preserved and 5.79 acres of wetlands to be impacted as approved in ERP (No. 230220-37612).

As proposed in companion applications for Map and Text Comprehensive Plan Amendments (CPA2022-0010 – 0011), the change from General Interchange to Intensive Development and the Mixed-use Overlay will serve to further the Objective by allowing for greater development intensity while maintaining similar uses that were deemed desirable in the General Interchange FLUC. Dense development is good in the proper locations where the parcels have access to major infrastructure that is designed for the intensity and can capture trips by serving local residential commercial needs, employment, and tourist traffic.

POLICY 1.3.2: The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).

The property is currently in the General Interchange FLUC at the southwest corner of two major arterials – Daniels Parkway (6-lane County Maintained Controlled Access Facility with expansion plans abutting the property) and I-75. The General Interchange FLUC allows for intense development with uses and density consistent with the Intensive Development FLUC being proposed in this amendment.

The property is served by all categories of public infrastructure and is one of the major interchange and development areas in the County. It is central to population centers and serves as an accessible employment center and commercial services area east to Gateway and Lehigh Acres and west regionally to the southern portion of the city boundaries through the US 41/Daniels Parkway intersection. It is appropriate for mixed use development allowing both tourist commercial, retail and multi-family density at up to 22 units per acre.

The subject parcel was placed in the General Interchange FLUC because of its proximity to major population centers, it's location next to I-75 and its frontage and access to a major east-west corridor known as Daniels Parkway. The uses that are permitted are a mix of high density residential and a full range of commercial from general commercial and offices to retail and tourist serving uses such as restaurants and hotels. The desired development program is for up to 30,000 square feet of Non-Residential uses, a 200-room Hotel and Multifamily Residential density of 1,234 units. There are 0.79 acres of wetlands to be preserved and 5.79 acres of wetlands to be impacted as approved in ERP (No. 230220-

37612). These uses are consistent with the General Interchange FLUC as described in this policy.

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

The proposed rezoning will allow for a clustered and logical development pattern in an area readily serviced by public infrastructure, in direct compliance with the above policy. As outlined in detail within the application, the project represents an infill development within an urbanized area of Lee County where commercial development is encouraged along the Daniels Parkway corridor.

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

The Applicant has provided letters of availability and a detailed explanation of the public facilities and services available to support future development of the Property. The proposed rezoning fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the county.

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

The road network in the region has been specifically constructed to support large-scale employment centers and commercial activity that is dependent on access to major transportation networks. Daniels Parkway connects to I-75 and the Ben Hill Griffin Parkway, providing ample access to customers and employees. All other urban services are in place to support the request.

GOAL 4

Standard 4.1.1 & 4.1.2: Water & Sewer

Potable water and sanitary sewer services are available to service the development as outlined in the attached Availability Letter provided by Lee County Utilities.

Standard 11.3. Transportation

Approval of the request is based on the ultimate buildout of the subject property. The local transportation network is not currently in place to absorb the projected development program; however, the network is in various stages of completion that will serve the property with sufficient capacity.

Offsite improvements listed below will allow the road network to support the proposed development program as phases of improvements take place over the next 2-5 years. The

TIS report outlines the ability of the network to handle the project as improvements take place which includes:

1. Three Oaks Parkway Extension, Phases I and II that extends Three Oaks Parkway Extension across the canal to the western property boundary of the subject property – early 2025.
2. Three Oaks Parkway Extension Phases III and IV connecting Daniels to Alico Road via Fiddlesticks Boulevard – summer 2027.
3. Daniels Parkway lane widening and intersection improvements at Fiddlestick/Palomino and signalization at Apaloosa Lane – 2028-2029 (dependent on FDOT coordination for I-75 interchange).
4. I-75 Interchange efficiency and expansion improvements – 2029-2030.

GOAL 6 (COMMERCIAL LAND USES)

POLICY 6.1.1

a. Traffic and access impacts;

The gross floor area and density requested has been analyzed by TR Transportation. The road network, as proposed to be improved regionally, will be able to support the proposed project, particularly, and necessarily, Phases I and II of the Three Oaks Parkway Extension that is a required portion in order to receive an occupancy permit for the development. Applicant agrees to not occupy Phase I of the development plan until there is public access onto the Three Oaks Parkway Extension with full connection south to Alico Road.

c. Screening and buffering;

The project is offering enhanced buffers along Three Oaks Parkway Extension. The mixed-use overlay (MUO) is part of the northern parcel requested comprehensive plan amendment. The MUO only requires 5' Type "A" buffers; nevertheless, the applicant is proposing typical 15' Type "D" buffers along Three Oaks. The southern parcel is not being recommended by staff to be moved in to the MUO and applicant agrees; therefore, applicant intends to meet the LDC requirements for buffering.

d. Availability and adequacy of services and facilities;

This area is programmed to be a major mixed-use corridor. As such Lee County Utilities has adequate services for substantial commercial and high-density residential development as evident by the letters of utility availability contained in the comprehensive plan package.

e. Impact on adjacent land uses and surrounding neighborhoods;

The zoning conditions and LDC requirements have adequately addressed impacts on adjacent uses. Impacts are minimal due to the proximity of similar uses and bordering by major arterial corridors. All surrounding zonings and land uses are similar in intent and intensity.

f. Proximity to other similar centers; and

The subject property is one of four quadrants of an intersection of a major arterial and Interstate Highway. The northwest and southeast quadrants are intensely developed with a

mix of residential, commercial and industrial development. Typically, similar quadrants to the north and south, at intersections like I-75 and SR82, SR80, Colonial, Alico Road, etc., develop with similar intensities and densities or mixed-use developments such as is being requested in this application.

g. Environmental considerations.

According to the Environmental Assessment produced by Brown Collins, Synecological Analysts, all native communities except the Cypress heads (FLUCCS 621) have been disturbed over an extended period of time as a result of AG management practices. Disturbance influenced the considerable majority of this site and occurred in progressive fashion. A review of historical aerial photographs and comparing soil profiles with typic soil profiles for the series that originally comprised the site show that some areas were logged in the historic past and this logging activity continued into this decade.

Nevertheless, the cypress head that occupies 0.79 acres in the center of the project is a viable indigenous area that will be preserved according to the Indigenous Management Plan that is part of this application.

Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. The small and disjunct nature of many of the wooded communities and the almost total absence of any wildlife forage in all strata may account in large part of the absence of listed species. It is possible that some protected species might use the area, the likelihood of high forage or residence usage is unlikely because of extremely low habitat quality in all areas except the cypress heads.

A new ERP has been approved as the applicant withdrew the older ERP (No. 220526-34567). The approved application (No. 230220-37612) addresses stormwater and drainage and determines the jurisdictional wetlands and impacts that may be permitted to the site.

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

The property abuts commercial development to the west and north. To the east is I-75 and then the Jetport mixed-use commercial and industrial park. To the south is the Olde Hickory Golf and Country Club. The residential area to the south is a lower density development than the applications request. Compatibility is achieved by the layout of the proposed Master Concept Plan (MCP) that places lakes and buffers between the Country Club and the closest multi-family building that is no less than 200 feet north. The most dense and intense commercial area is across the right-of-way for Three Oaks North. The area is programmed for centralized intensities that support commercial, retail, recreational, and hospitality uses in conformation of the mixed-use development.

Extensive coordination and outreach have been done with the residential developments to the south: Olde Hickory, Legends and Fiddlesticks Golf and County Clubs. Olde Hickory has been the agreed upon point of contact for the three neighborhoods. We had discussions after our initial proposal and then two additional meetings since our revised primarily residential submission. There were substantial changes from the initial commercial intensity and residential density.

Our first submittal showed 500,000 square feet of commercial and over 1,450 residential units with heights on the residential portions exceeding 100 feet and 9-stories, including a 9-story tower on the southern "triangle" shaped parcel that abut Olde Hickory. Our subsequent design has reduced the request to 1,234 multi-family units, 30,000 square feet of commercial and a 200-room hotel. Important to Olde Hickory, we reduced the abutting "triangle" parcel to only house low rise commercial. We also reduced the closest building to Three Oaks Parkway Extension on the north side from 100 feet to a max of 60 feet and 5-stories and 45 feet and 4 stories. The reduction in height wasn't as much as they would like but we feel this is a compromise that is justified.

The applicant produced a line of site study to show that the substantial distances and provided buffering, as well as trees already existing on the Olde Hickory property block the majority of lights and buildings and what can be seen is a minimum of 1,300 feet away. Additionally, Olde Hickory hired Q Grady Minor civil engineers to review our ERP and grading plan. We came to agreements that our drainage and grading plans were substantially correct but were requested to design our berm to the 100-year storm level rather than the typical 25-year 3-day event.

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

As has been mentioned numerous times in this application, the current roadway system is not adequate to support the proposed development. The programmed roadway network improvements by the State and Lee County to Three Oaks, Daniels Parkway, and I-75 will address the needs of the development. All other necessary improvements to carry the proposed volume of trips that will be necessary to handle in order to secure development orders for the development.

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

This policy does not exactly apply. The area is well-suited for a mixed-use development that is infill and appropriate for commercial and residential uses.

GOAL 11: MIXED USE.

POLICY 11.1.1: Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use). (Ord. No. 17-13)

The subject parcel is in proposed to be in the Intensive Development FLUC and in the Mixed-Use overlay (MUO). The property is currently in the General Interchange FLUC and therefore has been consistent with this Goal as it allows multi-family and a wide range of commercial

and light industrial uses. The move to Intensive Development FLUC and the MUO will serve to further codify the location as appropriate and desirable for mixed uses.

OBJECTIVE 11.2: MIXED USE OVERLAY.

POLICY 11.2.1: The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities though increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:

1. Located within the extended pedestrian shed of established transit routes; and,

Transit is available within ¼ to ½ mile of the majority of the development. Lee Tran (served by Bus Stop #1554 via Route 50 on Daniels Parkway within ¼ mile of property).

There are two principal definitions for pedestrian sheds:

1. The first is commonly referred to as the Standard Pedestrian Shed, which is defined as a 5-minute walk or ¼ mile or 1,320 feet.
2. The second has been called the Long Pedestrian Shed or ½ mile radius or 2,640 feet and a 10-minute walk, which has been used by transit-oriented development standards for access to work and play and by jurisdictions and advocacy groups to be the standard for access to recreational facilities such as parks and open space.

ADDITIONAL DISCUSSION AND REFERENCES BY TRANSPORTATION AND PLANNING AUTHORITIES:

FDOT Florida Greenbook
Transit-Oriented Development (TOD) - a regional center development with transit available or proposed. TODs are developments that are moderate to high density, mixed-use, and walkable development designed to facilitate transit and accommodate multiple modes of transportation. TODs generally encompass a radius of ¼ or ½ miles of a transit station, a distance most pedestrians are willing to walk.
https://www.fdot.gov/docs/default-source/roadway/floridagreenbook/tnd-handbook.pdf

"Walkability Measures for Florida", Florida Resources and Environmental Analysis Center, Florida State University
Walkability is "the extent to which the built environment supports and encourages walking by providing for pedestrian comfort and safety, connecting people with varied destinations within a reasonable amount of time and effort and offering visual interest in journeys throughout the network"

Law Insider
Pedestrian Shed means an area, approximately circular, that is centered on a common destination. A Pedestrian Shed is applied to determine the approximate size of a neighborhood. A Standard Pedestrian Shed is ¼ mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares.
A Long Pedestrian Shed is ½ mile radius or 2640 feet and may be used for mapping when transit is present or proposed. (Sometimes called a "walk- shed" or "walkable catchment.")

Trust for Public Lands
The Department of Transportation agrees that most people can walk a half-mile in about 10 minutes. At The Trust for Public Land, we believe everyone should be able to reach a park in that amount of time—no matter what kind of neighborhood you live in.
https://www.tpl.org/blog/why-the-10-minute-walk

10MINUTEWALK.ORG, sponsored by ULI, NRPA and Trust for Public Land
Make the 100% Promise to ensure that everyone in your city has safe, easy access to a quality park within a 10-minute walk of home by 2050.

FDOT Traditional Neighborhood Design Handbook
Pedestrian shed - an area, approximately circular, that is centered on a common destination. A pedestrian shed is applied to determine the approximate size of a neighborhood. A standard pedestrian shed is ¼ mile radius, or 1320 feet, about the distance of a five-minute walk at a leisurely pace.

2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,

Pedestrian interconnection will be made with sidewalks and multi-use paths along Three Oaks Parkway Extension and Daniels Parkway. An internal sidewalk system will allow for residents of this project to access alterative form of transportation to automobiles. The users of this project will be able to access local commercial uses via two Daniels 9300 (ingress only for automobiles) and Indian Pony Drive without travelling onto Three Oaks Parkway Extension or Daniels Parkway.

3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,

The requested Map 1-C change in this application will add this property into the MUO, while the requested Map 1-A change in this application will amend the FLUC from General Interchange to Intensive Development creating consistency with this policy.

4. Availability of adequate public facilities and infrastructure; and

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development. Letters of availability have been secured from Lee County Utilities, Lee County Schools, Lee County Sheriff (Central District served by LCSO Headquarters 3.5 miles away on Six Mile Cypress), Lee County Parks and Recreation, South Trail Fire (Station #62 1.2 miles west on Daniels), Lee County Emergency Medical Services, Lee County Solid Waste, Lee Tran (served by Bus Stop #1554 via Route 50 on Daniels Parkway within ¼ mile of property).

Additionally, the site is in the process of being connected to the regional arterial and collector road system via Three Oaks Parkway Extension and will benefit from a major expansion of the I-75 interchange and Daniels Parkway. Daniels Parkway is going to see improvements to the intersections at Fiddlesticks/Palomino Lane.

5. Will not intrude into predominately single-family residential neighborhoods.

To the south is the Olde Hickory Golf and Country Club. The parcel south of the Three Oaks Parkway Extension will be low-rise commercial. Compatibility is achieved by the layout of the proposed Master Concept Plan (MCP) that places lakes and buffers between the Country Club and the closest building. The residential building on Parcel 6 is at least 600 feet from the nearest residence and restricted in height to 35 feet, the height permitted for single-family

homes. The most dense and intense area is across the right-of-way for Three Oaks Parkway Extension and is restricted to 5-stories and 60 feet. A line-of-sight study shows 1,000+ distance to any building over 45 feet.

POLICY 11.2.4: Use of conventional zoning districts will be encouraged within the Mixed-Use Overlay in order to promote continued redevelopment. (Ord. No. 17-13)

The proposed development is centrally located, as identified in the Lee Plan

OBJECTIVE 39.7: COMMUNITY IMPACTS.

POLICY 39.7.1: Alignments of new and expanded roads and other transportation improvements will be selected to maximize the benefit/cost ratio while:

- ***Minimizing the number of businesses and residences displaced.***
- ***Using major roads to define neighborhoods.***
- ***Facilitating the development of Mixed Use Overlay areas, promoting infill and redevelopment.***
- ***Distributing traffic loadings among available facilities.***

Improvements are being made publicly and will be added to by private improvements made by the developer and applicant.

LEE PLAN GOAL 54

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

The development will be required to bring the landscaping up to current code and will comply with all native vegetation requirements as agreed to in conditions for the Mixed-use Planned Development.

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

Reuse is available at this location according to Lee County Utilities and the project will connect.

LEE PLAN OBJECTIVE 60.3: Examine steps necessary to restore principal flow-way systems to assure the continued environmental function, value, and use of natural surface water flow-ways and associated wetland systems.

The subject site has an approved SFWMD ERP which takes into account the Six Mile watershed. The stormwater management system will route stormwater water via swales and pipe network into the proposed dry detention area and then through piping into the network of lakes (as shown on the exhibit) with eventual outfall into the existing system serving Olde Hickory Golf and Country Club. See the Surface Water Management Plan for a larger detail of the below exhibit.

POLICY 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.

The design of the surface water management systems with align with Best Management Practices including, but not limited to the following: grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with littoral zones, and a restored indigenous area. The design will meet all requirements of the LDC (except where approved deviations occur) and all requirements of the ERP.

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

The subject site has an approved a SFWMD ERP (No. 230220-37612) which takes into account the Six Mile watershed. The approved master drainage system through the ERP will be in compliance with this policy. Modifications will be made to the approved ERP for the final site design at time of DO.

POLICY 61.3.12: The design of shorelines of retention and detention areas and other excavations must be sinuous rather than straight.

The lakes will be sinuous in design. We are not seeking deviations which we understand are not available.

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

a. Sanitary Sewer – Lee County Utilities currently serves the site and has capacity. LCU has stated in a letter of availability that they have capacity to establish service.

b. Potable Water – Lee County Utilities currently serves the site and has capacity. LCU has stated in a letter of availability that they have capacity to establish service.

c. Surface Water/Drainage Basins – The property is intended to be developed as part of a Mixed use Planned Development. The project will be required to meet all LDC provisions for surface water management, pre-treatment, storage and treatment including the System Requirement: Prevent the flooding of designated evacuation routes on The Lee Plan Map 15 from the 25-year, 3-day storm event (rainfall) for more than 24 hours.

d. Parks, Recreation, and Open Space – The density has already been calculated as both land use categories allow for similar density, so there is no provision needed for parks, recreation or open space. Regardless, the County exceeds the available capacity needs:

- Required Capacity - 5,202 acres of regional parks and 289 acres of community parks.
- Available Capacity - 7,051 acres of regional parks and 832 acres of community parks.

e. Public Schools – The density has already been calculated as both land use categories allow for similar density so there is no provision needed for public schools in the South Zone. Nevertheless, the Lee County School District has said the will provide capacity for the development.

POLICY 123.2.2: Continue to provide regulations and incentives to prevent incompatible development in and around environmentally sensitive lands.

There is a cypress head wetland that has a FLUCCS code of 621 that is moderate quality and qualifies and indigenous central to the project site. The area is 0.79 acres and is part of the preservation for this site and is included in on the MCP. There is also an indigenous restoration plan included for this area.

Otherwise, development activity must remain in compliance with applicable state wetland permits and applicable local development permits. If impacts to wetlands are not permitted by the State or if issued state wetland permits are inconsistent with proposed impacts to wetlands depicted within local development permit approvals, Developer must amend local development permit approvals to be consistent with issued state wetland permits or applicable Lee Plan and Land Development Code regulations pertaining to development within wetlands.

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

The proposed wetland preservation of the 0.79-acre area central to the site includes a restoration plan and meets the indigenous preservation available to this property.

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, and except that owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, and Sub-Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership (see Table 1(a)).

Beyond the 0.79 acre wetland that will be preserved there are 5.98 acres of potential wetlands that are scattered and of low-quality that are proposed to be impacted as approved the SFWMD ERP in April 2024.

The applicant understands that for development that proposes impacts to wetlands, construction may not commence until issuance of required state permits. Development activity must remain in compliance with applicable state wetland permits and applicable local development permits. If impacts to wetlands are not permitted by the State or if issued state wetland permits are inconsistent with proposed impacts to wetlands depicted within local development permit approvals, Developer must amend local development permit approvals to be consistent with issued state wetland permits or applicable Lee Plan and Land Development Code regulations pertaining to development within wetlands.

POLICY 124.1.2 The County's wetland protection regulations must be consistent with policy items 1 - 6 of this section.

For development that proposes impacts to wetlands, construction may not commence until issuance of required state permits. Development activity must remain in compliance with applicable state wetland permits and applicable local development permits. If impacts to wetlands are not permitted by the State or if issued state wetland permits are inconsistent

with proposed impacts to wetlands depicted within local development permit approvals, Developer must amend local development permit approvals to be consistent with issued state wetland permits or applicable Lee Plan and Land Development Code regulations pertaining to development within wetlands.

The applicant's proposed project is designed and permitted to comply with sections 1-6 of this Policy.

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

As mentioned, because it is being rezoned to a mixed-use planned development the site will now have to comply with water quality requirements according to the LDC at the time of local development order.

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.

As mentioned, because it is being rezoned to a mixed-use planned development the site will now have to comply with water quality requirements according to the LDC at the time of local development order.

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.

As mentioned, because it is being rezoned to a mixed-use planned development the site will now have to comply with water quality requirements according to the LDC at the time of local development order.

IX. CONCLUSION

Intense development is good in the correct location. The subject property, located in the southwest quadrant of I-75 and Daniels Parkway, has been programmed through Lee County policy for intense development. The General Interchange and the proposed Intensive Development FLUC are both similar in commercial uses permitted and residential density. The move to Intensive Development will allow for vertical density and the Mixed-use overlay will allow the density, which is limited to multi-family, to be integrated with commercial services that will serve the immediate residents of this area, capture vehicle trips, take advantage of urban services already in place, and spur offsite improvements to traffic circulation that have been necessary for a significant amount of time in this area.

EXHIBIT M12 – ENVIRONMENTAL IMPACT ANALYSIS

DANIELS TOWN SQUARE MPD - DCI2022-00059
INDIGENOUS PRESERVE MONITORING AND MANAGEMENT PLAN

1.0 Introduction

This site is located at the SW quadrant of the Interstate 75 - Daniels Parkway intersection in Section 22 , Township 45 S, Range 25 E in Lee County, FL. This 66.20 ac site is an assemblage of two parcels. The summary information for these parcels is included in the Appendix of this report. The Daniels Town Square site is bounded by commercial developments and undeveloped land along it's western boundary. I-75, Daniels Pkwy and undeveloped land are the northern boundary. The access ramp from Daniels Pkwy to I-75 border and I-75 bound this site to the east. Indian Pony Dr. And undeveloped land border this land to the south. The latitude/longitude information for the center of this site is 26 degrees, 32', 32.73" N and 81 degrees 81 degrees, 49', 49.34" W.

This 0.79 ac. Indigenous Preserve includes the largest FLUCCS 621 area on this site and is shown in the figure on the next page. The Figure presented also shows the location of this preserve area and details of the Monitoring Plan.

2.0 Indigenous Preserve

On site preservation of this 0.79 ac mature Cypress head preserves the highest quality wetland on this site. Management activities include removal and subsequent ongoing control of exotic Category I and II plant species using the Florida Exotic Pest Plant Council (EPPC). Primary exotic species to be removed and them controlled by ongoing maintenance are Brazilian pepper and Melaleuca.

Indigenous Preserve details are presented in subsequent portions of this document. Description of these activities is also presented.

2.1 Indigenous Preserve Exotic Control and Management

As mentioned previously this indigenous preserve area consists of a mature 0.79 ac. cypress head. This area is rated FLUCCS E-2, a plant community with more than 25% and less than 50% exotic vegetation dominance. The principal method of enhancement of this area will be accomplished by a combination of the following techniques for exotic/nuisance vegetation.

- Cut exotics within 12" of ground level and hand remove cut vegetation, then, in real time, treat the exposed stump with approved herbicide
- Foliar application of approved herbicides to sapling that will primarily be Melaleuca, Brazilian pepper and earleaf acacia.
- Application of approved herbicide of exotic seedling and/or cattails.
- Hand pull exotic woody, cattail and other exotic seedlings

Debris of exotic vegetation, including dead standing vegetation resulting from herbicide applications will be removed from the Indigenous Preserve area. There will be no stock piling in this area. The preserve/conservation easement area is devoid of trails. If truck removal is necessary because of large tree debris, these trucks will be directed along the existing road to the west of this area. Once the dead vegetation debris has been removed, any surface disturbance will be repaired to match surrounding elevation.

This cypress head Indigenous Preserve area is of good quality with good age distribution of dominant wetland woody species. The benefit from exotic removal and subsequent control will provide a relatively quick increase in the vigor of this area.

3.0 Prescribed Burning

The lack of post development develop communities along with proximity to intensive development along with limited extent of this community preclude the feasibility of using fire as a management tool for these preserve/conservation easement areas.

4.0 Indigenous Preserve Success Criteria

We propose the following for success criteria of mitigation/conservation easement areas.

- Record the conservation easement for the Indigenous Preserve areas
- Successfully complete initial exotic control and nuisance vegetation treatment. This is defines as < 5% coverage of exotic and nuisance species overall or. "Islands" of exotic vegetation within the native matrix will not be allowed. Such areas will be remediated with a combination of exotic control/removal and supplemental plantings.
- Exotic vegetation defined as most current EPCC Category I and II Invasive exotic plant species list will have a coverage of <5%.
- This area maintain an 80% appropriate native vegetation coverage. If this criteria is not met after the first two monitoring events, supplemental plantings will occur. These planting areas success criteria is 80% survival rate of OBL and FACW species. If subsequent monitoring efforts find this survival criteria is not being met supplemental plants will be done once more until there is a stable 80% native planted survival rate in these areas.
- Indigenous Preserve monitoring will be done annually for five consecutive years. Once complete, these reports will be shared with the County in a timely manner. Community compatibility will be considered if/when supplemental plantings are necessary.
- The monitoring program will include observations beyond the performance standard metrics. Such things as wildlife use, or lack of use, duration of inundation, lack of inundation will be observed and reported. Observations and events that reflect negative or degraded trends and community vigor will be reported to the County verbally and by email as well as inclusion in

the annual monitoring report along with remediation/remedy plans to reverse the condition or trend.

4.1 Target Wetland Community Structure

Cypress (FLUCCS Code 621)

The canopy of this wetland habitat primarily mature Pond cypress *(Taxodium ascendens)* with scattered Bald cypress (*Taxodium distichum*). Laurel oak *(Quercus laurifolia)*, cabbage palm *(Sabal palmetto)*, dahoon holly *(Ilex cassine)*, red maple *(Acer rubrum)*, and pop ash *(Fraxinus caroliniana)* are present, but on red maple approaches any level of dominance. The shrub strata may consist of a combination of buttonbush *(Cephalanthus occidentals)*, wax myrtle, saltbush, gallberry *(Ilex glabra)*, myrsine *(Myrsine cubana)*, pond apple *(Anona glabra)*, and cabbage palm. The ground cover composition will be a variety of native OBL and FACW species dependent on water depths and durations. These species will include, but are not limited to, swamp fern *(Blechnum serrulatum)*, maidencane *(Panicum hemitomon)*, pickerelweed *(Pontederia cordata)*, arrowhead *(Sagitaria lancifolia)*, Fireflag (Thalia geniculata) sawgrass *(Cladium jamaicense)*, spikerush *(Eleocharis interstincta)*,

5.0 Monitoring Report

The applicant has conducted a baseline monitoring report and includes this report to with this submittal. This effort identified an area within the proposed conservation area that requires enhancement. The restoration figure showing the target area along with restoration planting protocols are presented on the following pages. The baseline monitoring report submitted to Lee County follows.

Monitoring Program Methodology and Performance Standard

A monitoring program will be implemented in accordance with Application No. DCI2022-00059. As indicated in the Applicant's Indigenous Preserve Management and Maintenance Plan, this monitoring program shall extend for a period of five years with annual reports submitted to County Staff. When this monitoring period ends the indigenous preserve area will contain at least a 95% composition of OBL+FACW wetland species dominance that are canopy appropriate. This plant community will have 95% floristic dominance of OBL+FACW species and 80% canopy coverage of the same combination. If native wetland and transitional species do not achieve an 80% coverage within the initial two years of this monitoring program, native species shall be planted in accordance with the maintenance program. At the end of the five year monitoring program the entire mitigation area must contain: 1) At least 80% survival of any/all plantings. 2) 80% canopy coverage of OBL+FACW species and 3) A 95% floristic composition of OBL+FACW species.

We propose Four transects and four photo stations established in this Indigenous Preserve Area. Please refer to the Cypress Head Indigenous Preserve Area Figure on the following page.

ACTIVITY *	DUE DATE
Baseline Monitoring Report	**Jan 2024**
Initial Exotic Control/Removal	June 2024
Time Zero Monitoring Report	Aug 2024
Second Exotic Control	May 2025
First Annual Monitoring Report	Jan 2025
Third Exotic Control	May 2026
Second Annual Monitoring Report	Jan 2026
Third Annual Monitoring Report	Jan 2027
Fourth Annual Monitoring Report	Jan 2028
Fifth Annual Monitoring Report	Jan 2029
Lee County Site Visit/Signoff	Feb 2029

* Bold indicated completed tasks.

SYNECOLOGICAL ANALYSTS
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PHONE: (239) 514-3998
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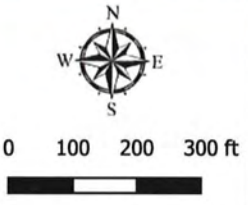
PROJECT:	Daniels Town Square - Cypress Head Indigenous Preserve
DATE:	Sept 22, 2023
DRAWN BY:	NW



VEGETATION ANALYSIS

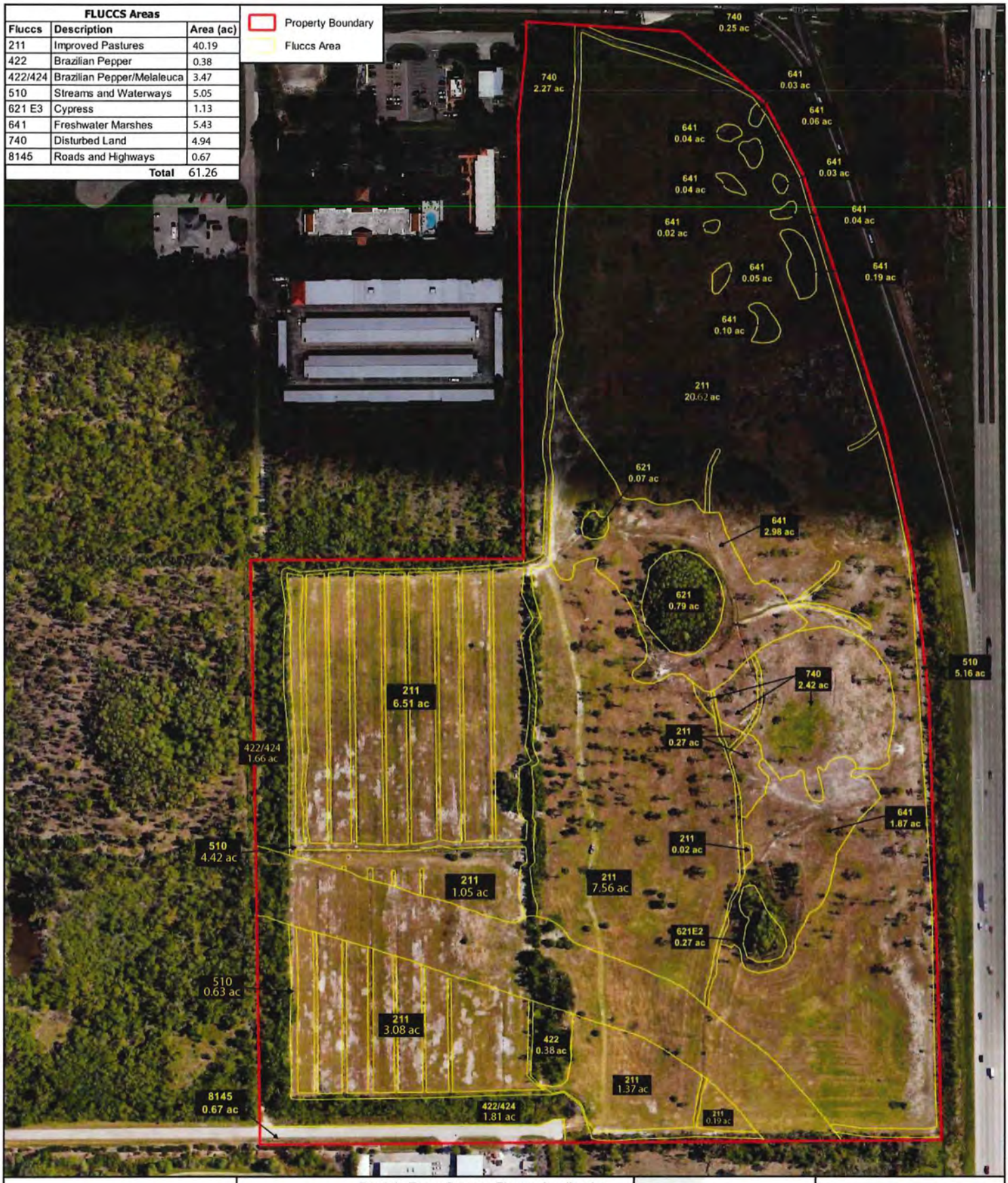
Vegetation in the Wetland Preserve Area will be evaluated by Lee Co. validated meandering transect methodology. The results of these observations will be presented summary tables following the discussion secton of this Indigenous Preserve area.

METHODOLOGY

The four transects will evaluated using the Meandering Transect Survey Methodology and observations recorded regarding species composition by strata. Trends of stability, improvement or degradation will be recorded. These results will be compared with future monitoring reports to identify and/or confirm trends. Special attention will be given to indications of listed species such as scat, tracks or other sign throughout this Indigenous Preserve.

Rainfall at the most proximate Lee Co. Rain gauge for the last calendar year will presented with the monitoring report.

FLUCCS Areas		
Fluccs	Description	Area (ac)
211	Improved Pastures	40.19
422	Brazilian Pepper	0.38
422/424	Brazilian Pepper/Melaleuca	3.47
510	Streams and Waterways	5.05
621 E3	Cypress	1.13
641	Freshwater Marshes	5.43
740	Disturbed Land	4.94
8145	Roads and Highways	0.67
	Total	61.26



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PHONE: (239) 514-3998
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PROJECT: Daniels Town Square Fluccs Application No. 220526-34567

DATE: April 25, 2024

DRAWN BY: NW

Site Location

N W E S

0 100 200 300 ft

PHOTOS

PHOTO STATION A: 90°

PHOTO STATION A: 180°

PHOTO STATION A: 270°

PHOTO STATION A: 360°

PHOTOS

PHOTO STATION B: 90°

PHOTO STATION B: 180°

PHOTO STATION B: 270°

PHOTO STATION B: 360°

PHOTOS

PHOTO STATION C: 90°

PHOTO STATION C: 180°

PHOTO STATION C: 270°

PHOTO STATION C: 360°

PHOTOS

PHOTO STATION D: 90°

PHOTO STATION D: 180°

PHOTO STATION D: 270°

PHOTO STATION D: 360°

FRESH CRAWFISH BURROW

THIS IS A CONSERVATION EASEMENT AREA ESTABLISHED PURSUANT TO 704.06 F.S., ANY* ACTIVITIES WHICH AFFECT THE NATURAL CONDITION OF THIS EASEMENT AREA SHOULD BE REPORTED TO LEE COUNTY

ESTA ES UN AREA ELEJIDA PARA SU CONSERVACIÓN, DESIGNADA POR LOS RECLAMEMENTOS ESTATALES 704.06, CUALQUIER ACTIVIDAD OUE PUDIERA AFECTAR LAS CONDICIONES NATURALES DE ESTA AREA, DEBERÁ SER REPORTADA A LA GERENCIA DE AQUA DEL DISTRITO SUR DE LA FLORIDA

ID	Gauge	Date	Total Rain
14	Ten Mile Canal	24-Jan	0.01
		23-Oct	2.85
		23-Nov	2.7
		23-Dec	3.3
		23-Feb	0.02
		23-Mar	0.16
		23-Apr	6.76
		23-May	4.66
		23-Jun	7.25
		23-Jul	7.28
		23-Aug	9.27
		23-Sep	6.61
		Total	50.87

CONSTRUCTION PHASE BROCHURES RELATIVE TO LISTED SPECIES

ALLIGATOR
WADING BIRDS
WOOD STORK

Alligators

Species: *mississippiensis*
Status: Threatened

Alligators are the largest reptile in North America. Alligators live in wetlands. Alligators have the strongest bite force measured; 2000 pounds per square inch. For comparison, lions bite with 600 pounds of pressure, and humans have 120 pounds of pressure per square inch. Alligators are most active when temperatures are between 82° to 92° F.

Alligators mate once a year; courtship begins in early April, and mating occurs in May or June. Male alligators make loud throaty bellowing roars to attract females.

Female alligators lay their eggs during June to early July. The female alligator builds her nest above ground. The nest is made of mounds of vegetation and mud that can rise 3.5 ft and twice as wide. Females lay between 30-50 eggs in late June or early July. Each egg weighs 2 ounces to 3 ounces.

Hatching occurs after 65 days of incubation, mid-August to September. If the temperature drops below 86˚F, all eggs will hatch as females. If the temperature rises to 93˚F or above, all eggs will hatch as males. At 89.6˚F, more than ¾ of the hatchlings are female.

Newborn alligators are only about 9 inches long. Female alligators may reach about 9 feet in length, but males may grow to 14 feet. The Florida record for weight is a 1,043 pound (13' 10.5" long) male from Orange Lake in Alachua County. In the wild, alligators can live up to 50 years and can go through 2,000 to 3,000 teeth!

Baby alligators eat insects, crabs, crayfish, small fish, frogs, snails, and many other small prey. Larger alligators eat fish, turtles, mammals, snakes, crabs, crayfish, birds, insects, and other alligators.

The American alligator is Federally protected by the Endangered Species Act as a Threatened species, due to their similarity of appearance to the American crocodile, and as a Federally-designated Threatened species by Florida's Endangered and Threatened Species Rule.

If you see an alligator, please avoid it.

If activities threaten an alligator,
call your supervisor
or Brown Collins
at Tel# (239) 450-8039

Wood stork

Species: *Mycteria americana*
Status: Federally-designated Threatened

The wood stork is a large wading bird with long legs. Wood storks can reach a length of 35-45 inches with a wingspan of 60-65 inches. Adults have no feathers on their head and neck, only rough, gray, scaly skin. They have mainly white feathers, with black feathers at the tips of their wings and tail. Wood storks have a long, curved, black bill and black legs with pink toes.

Wood storks nest in mixed hardwood swamps, sloughs, mangroves, and cypress domes/strands from late November to early March. Their nests are usually built in trees that stand in water. Females lay 2-5 eggs from October to June. The eggs hatch after 30 days. Young wood storks are able to fly 10-12 weeks after hatching.

Males and females look the same, but males are generally larger. Young wood storks have similar, but duller coloring than adults. Adults are mostly silent except for a hissing sound. Young Wood Storks have noisy begging calls.

Wood storks forage in a variety of wetlands including both freshwater and estuarine marshes, but only in depths less than 10-12 inches. Wood storks feed on small to medium-sized fish, crayfish, amphibians, and reptiles.

If a wood stork is found on the construction site, all activity must cease immediately, and the wood stork allowed to move away from any dangerous area on its own.

If you see a wood stork, please avoid it.

If activities threaten a wood stork,
call your supervisor
or Brown Collins
at Tel# (239) 450-8039

Wading Birds


Snowy egret photo.

Wading birds are generally found in wetlands.

There are many types of wading birds of all sizes, shapes, and colors, but they share some similar characteristics.

Wading birds typically have long, thin legs and agile toes which help them navigate and remain stable while foraging in muddy waters and flowing currents.

They often have long bills, although the shape differs for their particular type of foraging and food. Herons have spear-like bills to grab and stab fish, while cranes and ibises have long bills to dig around in the soil and forage in the grass.

Wading birds often have long, but powerful, necks. Changing their posture changes the shape of their neck, helping to improve their angle, view, and camouflage when searching for food.

Wading birds are patient hunters and often stand still for long periods of time waiting for their prey to be within reach. Their steps are slow and steady so that they don't scare their prey. They will 'freeze' if they feel threatened.

Wading birds often change their color during breeding season. Larger wading birds often develop beautiful plumes, while smaller wading birds become more camouflaged.

They often flock with other species of wading birds, roosting together and breeding in rookeries.

Wading birds are less vocal than many bird species, though flocks can be relatively noisy. Young birds may whimper or make begging calls. Adults remain silent when hunting.

When wading birds fly, they usually have their legs fully stretched out behind them. They contract or extend their neck depending on the species.

Some examples of wading birds are:
American Bittern, Least Bittern, Wood Stork, Roseate Spoonbill, Limpkin, Sandhill Crane, Herons (Great Blue Heron, Little Blue Heron, Green Heron, Tri-colored Heron, Black-Crowned Night Heron, and Yellow-Crowned Night Heron), Egrets (Great Egret, Snowy Egret, and Cattle Egret), and Ibis (White ibis and Glossy Ibis).

If you see a wading bird, please avoid it.

If activities threaten a wading bird,
call your supervisor
or Brown Collins
at Tel# (239) 450-8039

CATTLE EGRET

GREAT EGRET

GREAT BLUE HERON

LITTLE BLUE HERON

FLUCCS Areas		
Fluccs	Description	Area (ac)
211	Improved Pastures	40.19
422	Brazilian Pepper	0.38
422/424	Brazilian Pepper/Melaleuca	3.47
510	Streams and Waterways	5.05
621 E3	Cypress	1.13
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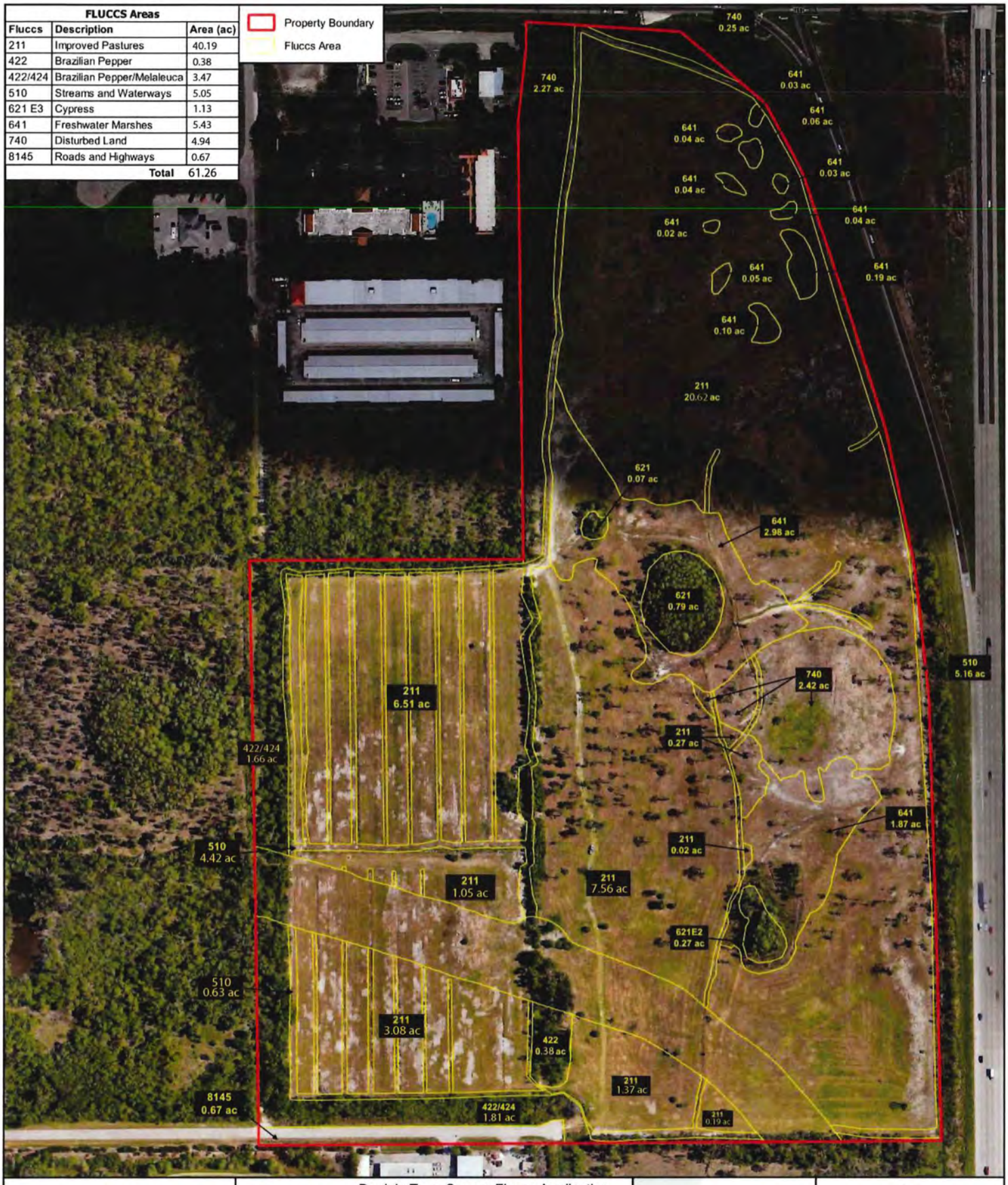
740	Disturbed Land	4.94
8145	Roads and Highways	0.67
	Total	61.26



SYNECOLOGICAL ANALYSTS
ENVIRONMENTAL EVALUATION AND ADVOCACY

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PHONE: (239) 514-3998
www.synecol.com

PROJECT: Daniels Town Square Fluccs Application No. 220526-34567

DATE: April 25, 2024

DRAWN BY: NW

Site Location

N W E S

0 100 200 300 ft

EXHIBIT M13 – HISTORIC RESOURCES IMPACT ANALYSIS

DANIELS TOWN SQUARE CPA

Historic Resources Impact Analysis

I. REQUEST

The contract purchaser for the 61.26+/- acre subject property, Bison Property Holdings, LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for three changes to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from General Interchange to the Intensive Development Future Land Use Category (FLUC) and
2. Amend Map 1-B – Mixed-use Overlay – to add the property to the Mixed-use Overlay (MUO).
3. A Text Amendment to Lee Plan Table 1(b) to add the residential property acreage to Intensive Development and remove acreage from General Interchange.

Additionally, there is a companion zoning action being submitted to rezone from CPD to Mixed-use Planned Development (MPD). The intent is to use the property as a commercial retail and employment center as well as multifamily residential housing.

II. HISTORIC RESOURCES IMPACT ANALYSIS

The property does not contain any historic resources (including structure, districts, and/or archaeologically sensitive areas). A letter has been secured from the Division of Historical Resources - Florida Department of State which is included in this document.

EXHIBIT M14 – PUBLIC FACILITIES IMPACTS ANALYSIS

DANIELS TOWN SQUARE CPA

Public Facilities Impacts Analysis

I. REQUEST

The contract purchaser for the 61.26+/- acre subject property, Bison Property Holdings, LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for three changes to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from General Interchange to the Intensive Development Future Land Use Category (FLUC);
2. Amend Map 1-C – Mixed-use Overlay – to add the property to the Mixed-use Overlay (MUO) north of Three Oaks Extension; and
3. A Text Amendment to Lee Plan Table 1(b) to add the residential property acreage to Intensive Development and remove acreage from General Interchange.

The surrounding land use, zoning and built environment is as follows:

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	General Interchange	CPD / CT / CG	Public Facilities, Commercial and Retail
SOUTH	Outlying Suburban	RPD	Vacant / Residential Development
EAST	General Interchange	MPD	Interstate 75 / Daniels/I-75 Commerce Center MPD
WEST	General Interchange / Wetlands	AG-2 / CPD/ CT/ CG	Vacant / Storage/ Hotel / Retail

Additionally, there is a companion zoning action being submitted to rezone from CPD to Mixed-use Planned Development (MPD) for up to 30,000 square feet of Non-Residential uses, a 200-room Hotel and Multifamily Residential. The density for the site is based on a total of 56.86 acres (56.07 acres of uplands and 0.79 acres of preserved wetlands) at 22 units per acre, which equals 1,234 dwelling units.

Comprehensive Plan Amendment (Text and Maps)
The impacts of the requested amendments are compared to the existing by-right entitlements per the future land use designations. The density permitted for the development area is consistent between the current and proposed land use category at up to 22 units per acre. However, the difference lies in the fact that the density in the Mixed-use Overlay is allowed to be calculated over the commercial areas and the Intensive FLUC allows greater heights leading to the opportunity for greater overall development square footage to occur on sight.

The non-residential development intensity is not limited by floor area ratios in Lee County so the intensity per acre difference between the two categories is difficult to quantify. The uses between the two land use categories both allow for intense uses. The General Interchange FLUC encourages uses that best serve the travelling public and because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, and multi-family dwelling units. The Intensive Development FLUC

is also to be located along major arterial roads and similarly the available and potential levels of public services in both these areas are suited to accommodate high densities and intensities. However, in the Intensive Development category mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged.

Overall, the two land use categories, given the interchange location, have very similar intended permitted uses and allowances for similar intensities except that Intensive allows for up to 12 stories and 135 feet rather than 6 stories and 75 feet.

The primary difference in the request does not lie in the permitted uses or the type of non-residential public services that are encouraged by the land use categories, but in the request for Mixed-use Overlay. The MUO allows the residential density to be calculated over the entire development rather than only in the area dedicated to residential uses. Because of the additional height allowed in the Intensive Development FLUC and the site-wide density calculations the request potentially allows for more floor area to be constructed and more population to be located within the project, the quantity of which is cannot be precisely calculated as it is up to the final development plan.

CURRENT FUTURE LAND USE	**Acreage**	**Density**	**Residential Units**	**Non-Residential Intensity**
General Interchange	61.26+/- (Less 5.19 acres of impacted wetlands)	14 du/acre (base); 8 du/acre (bonus)	1,234	Per code
		Density is calculated for the area dedicated to residential uses only.		
PROPOSED FUTURE LAND USE	**Acreage**	**Density**	**Residential Units**	**Non-Residential Intensity**
Intensive Development And Mixed-use Overlay	61.26+/- (Less 5.19 acres of impacted wetlands)	14 du/acre (base); 8 du/acre (bonus)	1,234	Per code
		Density is calculated for the entire project area less parcel south of Three Oaks Parkway extension.		

Potable Water

The entirety of the subject property is in the Lee County Utilities Future Water Service Area which is demonstrated in Lee Plan Map 4-A. The requested residential density and commercial square footage is currently permissible within the existing General Interchange FLUC. The request for utility availability assumed full development of both residential and commercial intensity.

Per Lee Plan Policy 95.1.3, an average treatment and disposal capacity of 250 gallons per day per Equivalent Residential Connection (ERC) is required. The 2020 Lee County Concurrency Report indicates that Potable Water is available at a capacity of 310 gallons per day per ERC which exceeds the required LOS. Per Lee County Utilities, sewer capacity is available at the prescribed LOS rate.

A Letter of Availability has been obtained from Lee County Utilities confirming the property will be served by the Corkscrew Water Treatment Plant and capacity is available for the residential density and commercial intensity proposed for the subject property which is as follows:

RESIDENTIAL
Existing Maximum Residential per General Interchange FLUC
1,234 ERC X 250 GPD = 312,750 GPD

Proposed Impact of Residential within Intensive Development and the Mixed-use Overlay
1,234 ERC X 250 GPD = 312,750 GPD

COMMERCIAL
Existing Maximum Residential per General Interchange FLUC
30,000TOTAL SF (30,000 SF RESTAURANT/RETAIL; 200 Hotel) = 13,000 GPD

Proposed Impact of Residential within Intensive Development and the Mixed-use Overlay
30,000TOTAL SF (30,000 SF RESTAURANT/RETAIL; 200 Hotel) = 13,000 GPD

Sanitary Sewer
The subject property is proposed to be brought into the Lee County Utilities Future Sewer Service Area which is demonstrated in Lee Plan Map 4-B. While the proposed amendments may increase the available density/intensity mix on the subject property, the requested commercial square footage and residential maximums are currently permissible within the existing General Interchange FLUC.

Per Lee Plan Policy 95.1.3, an average treatment and disposal capacity of 200 gallons per day per Equivalent Residential Connection (ERC) is required. The 2020 Lee County Concurrency Report indicates that Sanitary Sewer is available at a capacity of 317 gallons per day per ERC; which exceeds the required LOS. A Letter of Availability has been obtained from Lee County Utilities confirming the property will be served by the Gateway Water Treatment Plant and capacity is available for the residential density and commercial intensity proposed for the subject property.

RESIDENTIAL
Existing Maximum Residential per General Interchange FLUC
1,234 ERC X 200 GPD = 250,200 GPD

Proposed Impact of Residential within Intensive Development and the Mixed-use Overlay
1,234 ERC X 200 GPD = 250,200 GPD

COMMERCIAL
Existing Maximum Residential per General Interchange FLUC
30,000 TOTAL SF (30,000 SF RESTAURANT/RETAIL; 200 Hotel) = 13,000 GPD

Proposed Impact of Residential within Intensive Development and the Mixed-use Overlay
30,000 TOTAL SF (30,000 SF RESTAURANT/RETAIL; 200 Hotel) = 13,000 GPD

Solid Waste
Lee County utilizes third party contractors to collect solid waste from residential developments and bring the material to the Lee County Resource Recovery Facility and the Lee-Hendry Landfill. Service is available to the subject property as demonstrated in a Letter of Availability from the Lee County Solid Waste Division.

- LOS Standard = 7 lbs/day/capita OR 990,405 tons/year

- Current Capacity = 7.9 lbs/day/capita OR 1,134,667 tons/year

Surface Water/Drainage Basins
The non-regulatory standards described in Policy 95.1.3(4)(c) require new development to be designed to South Florida Water Management District (SFWMD) standards to detain or retain excess stormwater to match the predevelopment discharge rate for the 25-year, 3-day storm event. Additionally, it requires that the stormwater system must prevent the flooding of designated evacuation routes on the Lee Plan Map 15 from the 25-year, 3-day storm event for more than 24 hours. The proposed text amendment and concurrent planned development will be consistent with the requirements of Lee Plan Policy 95.1.3 (including Map 3-J) and an ERP permit is required to be obtained for the proposed development prior to construction commencement. There is an ERP in active review for the project (Application No. 220526-34567).

Parks, Recreation, and Open Space
The non-regulatory standards described in Policy 95.1.3(6)(a & b) require six (6) acres of developed regional park land open for public use per 1,000 total seasonal county population for all of Lee County and 0.8 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population.

According to the Letter of Service availability received on July 14, 2022, in April 2014, the Lee County Board of County Commissioners adopted a comprehensive plan amendment eliminating concurrency requirements for transportation and parks and moved both from regulatory to non-regulatory standards. In light of this, we do not have the authority to deny your request based on parks service availability.

That being said, the below numbers represent the current required and available acreages for regional and community park land as set forth by the requirements of Policy 95.1.3 in The Lee Plan. The Department's available capacity meets the current adopted level-of-service standard and is projected to meet the adopted level-of-service standard for at least the next five years.

- Required Capacity – 5,316 acres of regional parks and 295 acres of community parks
- Available Capacity – 7,064 acres of regional parks and 832 acres of community parks

<u>Regional Parks Level of Service:</u>
867,000 [seasonal county population] X (6 acres/1,000 population) = 5,202 acres

The 2020 Lee County Concurrency Report indicates that there is a total required 5,202 acres of regional parks and that the available capacity lists 7,051 acres of regional parks therefore there is available capacity to meet the adopted LOS standard.

Additionally, the 2020 Concurrency Report states that the existing inventory meets the regional park level-of-service standard in the County for the year 2019 and will continue to do so at least through the next five years of the capital improvement plan (CIP).

Community Parks Level of Service
361,315 [permanent unincorporated county population] X (0.8 acres/1,000 population) = 295 Acres

The 2020 Lee County Concurrency Report indicates that there is a total required 295 acres of community parks and that the available capacity lists 832 acres of community parks therefore there is available capacity to meet the adopted LOS standard.

Additionally, the 2020 Concurrency Report states that the existing inventory meets the regional park level-of-service standard in the County for the year 2019 and will continue to do so at least through the next five years of the capital improvement plan (CIP).

Public Schools
The subject property is located within the School District of Lee County's South Zone. The letter of capacity from the district is under review. The density permitted on the development property is not changing so it is reasonable to assume that the capacity has already been accounted for.

Fire
A letter of Availability received from the South Trail Fire Control and Rescue District Station #62, located at 13500 Sophomore Lane, confirms that the station is available to provide fire suppression and non-transport ALS emergency medical services to the parcels in the development given the proposed density and intensity.

Sheriff
A letter of Availability dated July 14, 2022, from the Lee County Sheriff's Office confirms that law enforcement services are available, primarily from the. The letter assures that the 1,590 dwelling units and up to 500,000square feet of commercial uses do not impact the ability of the Lee County Sheriff's Office.

EMS
A letter of Availability dated July 19, 2022, states, "Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 35, located 1.2 miles west; there is another location within 5.1 miles. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time."

Transit
Lee Tran (served by Bus Stop #1554 via Route 50 on Daniels Parkway within ¼ mile of property).

EXHIBIT M15 – TRAFFIC IMPACT STATEMENT

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

DANIELS TOWN CENTER

(PROJECT NO. F2208.06)

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:
April 16, 2024

TRANSPORTATION CONSULTANTS, INC

CONTENTS

TR TRANSPORTATION CONSULTANTS, INC

I. INTRODUCTION

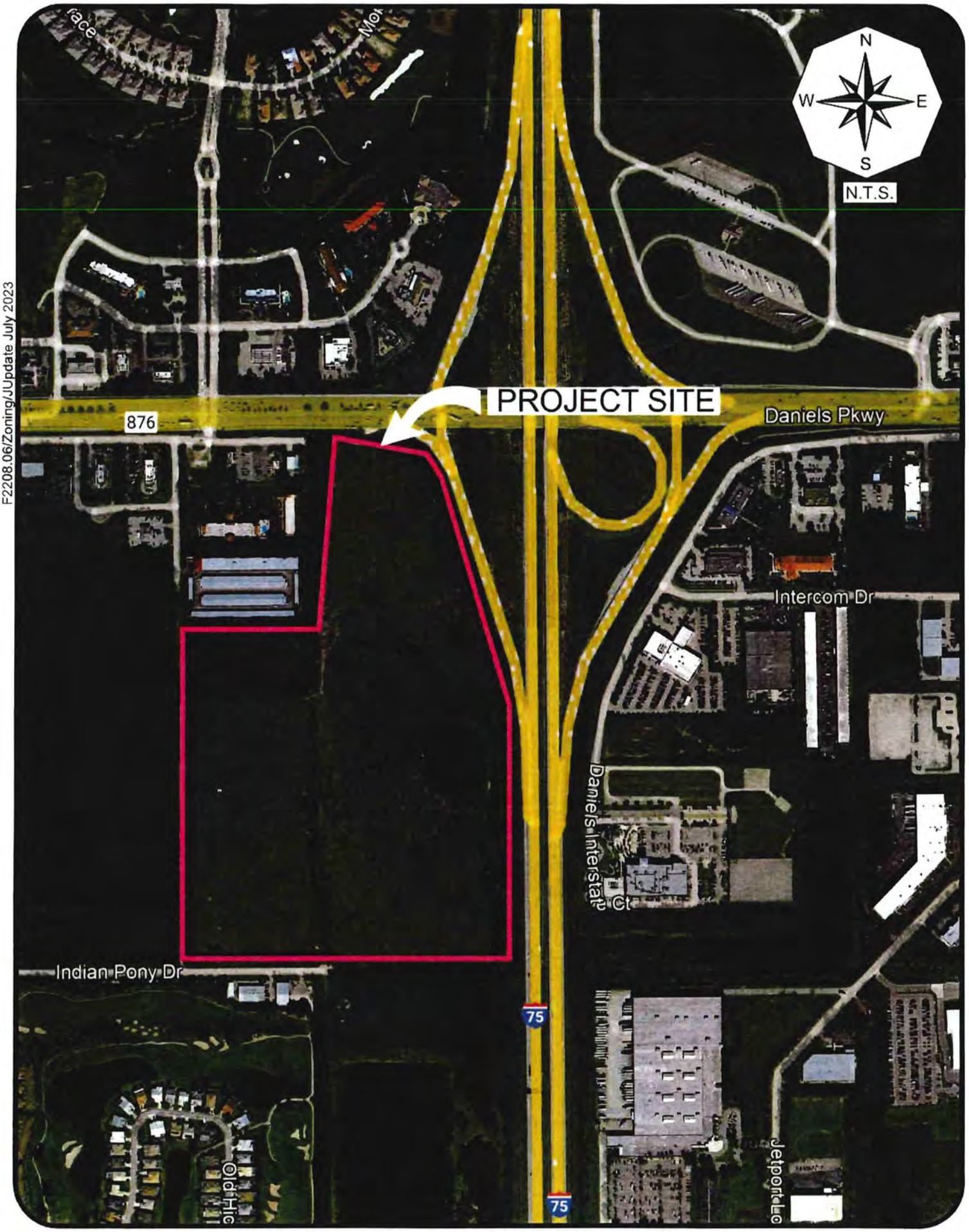
TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The proposed development is located at the southwest quadrant of the interchange of I-75 and Daniels Parkway in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

The approximate 66-acre subject site is currently zoned CPD, CT and AG-2. The applicant is requesting to rezone the subject site to a Mixed Use Planned Development (MPD) to allow the development of up to approximately 30,000 square feet of commercial uses and 1,251 residential dwelling units and up to 200 hotel rooms. Access to the subject site will be provided to the future Three Oaks Parkway extension and to Daniels Parkway via an existing frontage road (Daniels 9300).

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various site access drives were completed and an analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

II. EXISTING CONDITIONS

The subject site is currently vacant. The overall site is bordered by Daniels Parkway to the north and I-75 to the east, vacant land and the Olde Hickory Golf Course maintenance facility to the south, and vacant property and commercial uses to the west.



F2208.06/Zoning/JUpdate July 2023

TRANSPORTATION CONSULTANTS, INC

PROJECT LOCATION MAP
DANIELS TOWN CENTER

Figure 1

Daniels Parkway is a six-lane divided arterial roadway in the vicinity of the subject site. Daniels Parkway from Metro Parkway to I-75 has been defined as a "constrained" roadway, which enables Lee County to assign a higher volume to capacity (v/c) ratio to this roadway. No direct access to Daniels Parkway is being requested. Daniels Parkway has a posted speed limit of 50 mph and is under the jurisdiction of the Lee County Department of Transportation.

Three Oaks Parkway from Daniels Parkway to the southern property boundary is under design and is funded to be constructed starting in 2023 through 2025 from the Fiddlesticks Canal north to Daniels Parkway as a four-lane divided roadway. Three Oaks Parkway will be under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED DEVELOPMENT

The majority of the approximately 66-acre subject site is currently zoned CPD under Zoning Resolution Z-08-043. This resolution approved 250,000 square feet of commercial retail uses, 90,000 square feet of general office uses, 50,000 square feet of medical office uses and up to 120 hotel rooms on the site. The proposed rezoning would decrease the commercial intensity and allow for the inclusion of multi-family residential dwelling units on the site to create a mixed-use development. **Table 1** summarizes the land uses utilized for the purposes of this analysis.

Table 1
Land Uses
Daniels Town Square

Land Use	Size
Retail	30,000 square feet
Multi-Family Dwelling Units	1,251 Units
Hotel	200 Rooms

Access to the subject site will be provided to the Three Oaks Parkway extension as well as to Daniels Parkway via the existing connection west of I-75.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 822 (Strip Retail Plaza <40k) was utilized for the trip generation purposes of the proposed commercial retail uses, Land Use Code 221 (Multi-Family Housing – Mid-Rise) was used for the multi-family dwelling units and Land Use Code 310 (Hotel) was utilized for the hotel rooms. The trip generation equations utilized from these land uses are attached to the Appendix for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed. Included in the Appendix of this report is a comparison of the trip generation between the proposed uses illustrated in Table 1 and the approved used within the CPD under Z-08-043.

Table 2
Trip Generation – Total Trips
Daniels Town Square

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (30,000 Sq. Ft.)	36	23	59	85	85	170	1,496
Multi-Family (1,251 Units)	124	415	539	298	190	488	5,921
Hotel (200 Rooms)	52	41	93	61	59	120	1,744
Total Trips	**212**	**479**	**691**	**444**	**334**	**778**	**9,161**

However, the total trips generated by the project will not all be new trips added to the adjacent roadway system. With mixed use projects, ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall trip generation of the proposed project. This interaction is called "internal capture". In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall impact the development has on the surrounding

roadways. ITE, in conjunction with a study conducted by the NCHRP (National Cooperative Highway Research Program), has summarized the internal trip capture reductions between various land uses. For uses shown in Table 2, there is data in the ITE report for interaction between the residential, retail and hotel uses.

An internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ITE ***Trip Generation Handbook***, 3rd Edition. The resultant analysis indicates that with the proposed development scenario there will be an internal trip capture reduction of two percent (2%) in the A.M. peak hour and eleven percent (11%) in the PM peak hour between the residential, retail and hotel uses. The summary sheets utilized to calculate these internal capture rates for the weekday AM peak hour and PM peak hour are included in the Appendix of this report for reference.

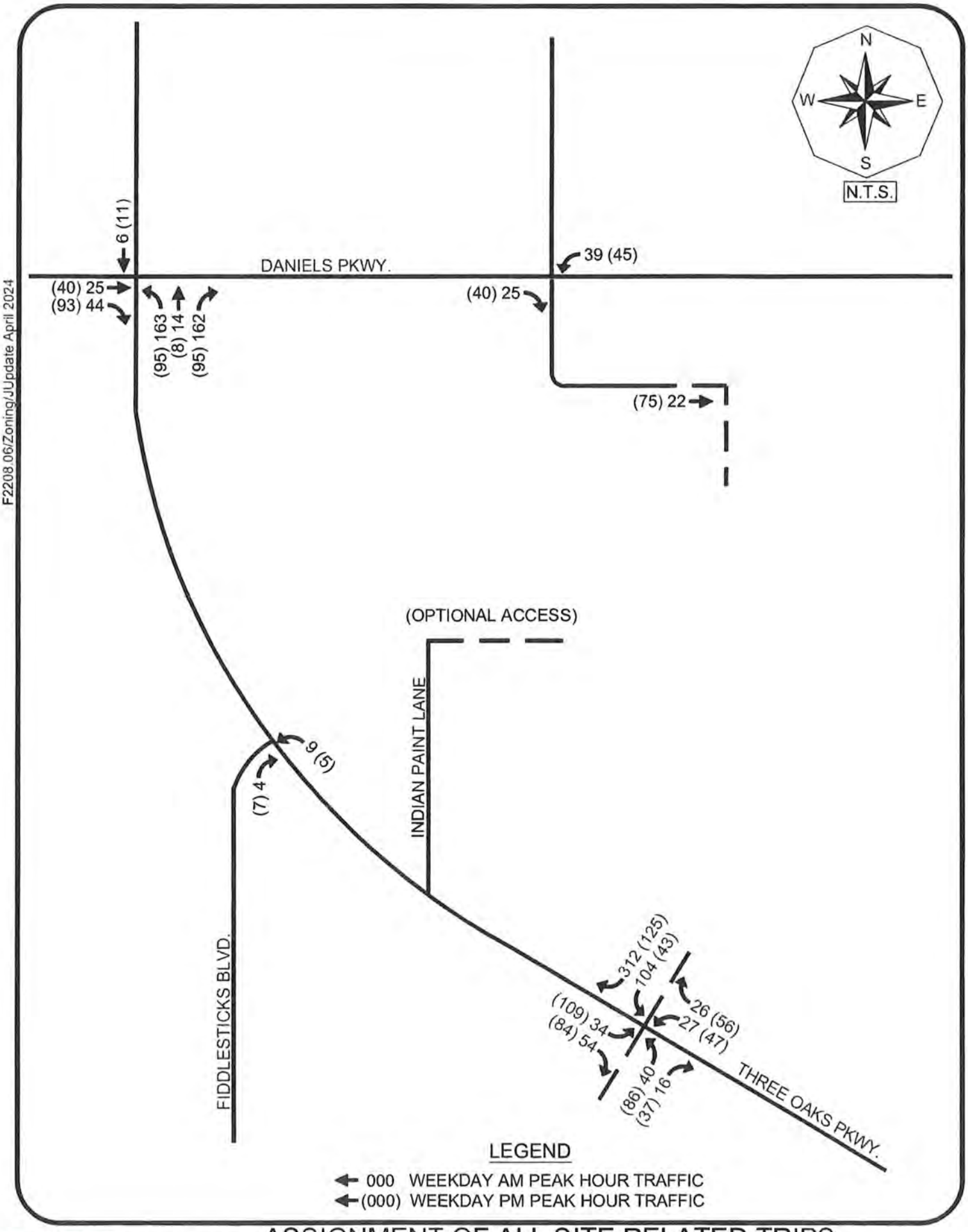
Pass-by traffic was also taken into account based on the proposed retail uses shown in Table 2. Consistent with previous analysis approved by Lee County, thirty percent (30%) of the total project traffic was assumed to be pass-by traffic for the retail uses. **Table 3** indicates the total commercial and residential external trip generation of the subject site based on the proposed rezoning request.

Table 3
Trip Generation – Net New Trips
Daniels Town Square

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Retail (30.000 Sq. Ft)	36	23	59	85	85	170	1,496
Multi-Family (1.251 Units)	124	415	539	298	190	488	5,921
Hotel (200 Room)	52	41	93	61	59	120	1,744
Total	212	479	691	444	334	778	9,161
Less Internal Capture	-7	-7	-14	-43	-43	-86	-1,007
Less Pass-By Trips	-7	-8	-15	-20	-20	-40	-448
Net New Trips	**198**	**464**	**662**	**381**	**271**	**652**	**7,706**

V. TRIP DISTRIBUTION

The trips the proposed development is anticipated to generate were then assigned to the surrounding roadway network. The trips were also distributed to the surrounding roadway network, including Three Oaks Parkway south of the site since the extension of Three Oaks Parkway to Daniels Parkway is under construction and programmed to be open in the next 5 years. 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 A-1**, included in the Appendix of this report, illustrates the percent project ***traffic distribution*** and assignment of the net new project trips. **Figure A-2**, included in the Appendix of this report, ***illustrates the percent project traffic distribution*** and assignment of pass-by trips. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).



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ASSIGNMENT OF ALL SITE RELATED TRIPS
NET NEW + PASS-BY TRIPS
DANIELS TOWN CENTER

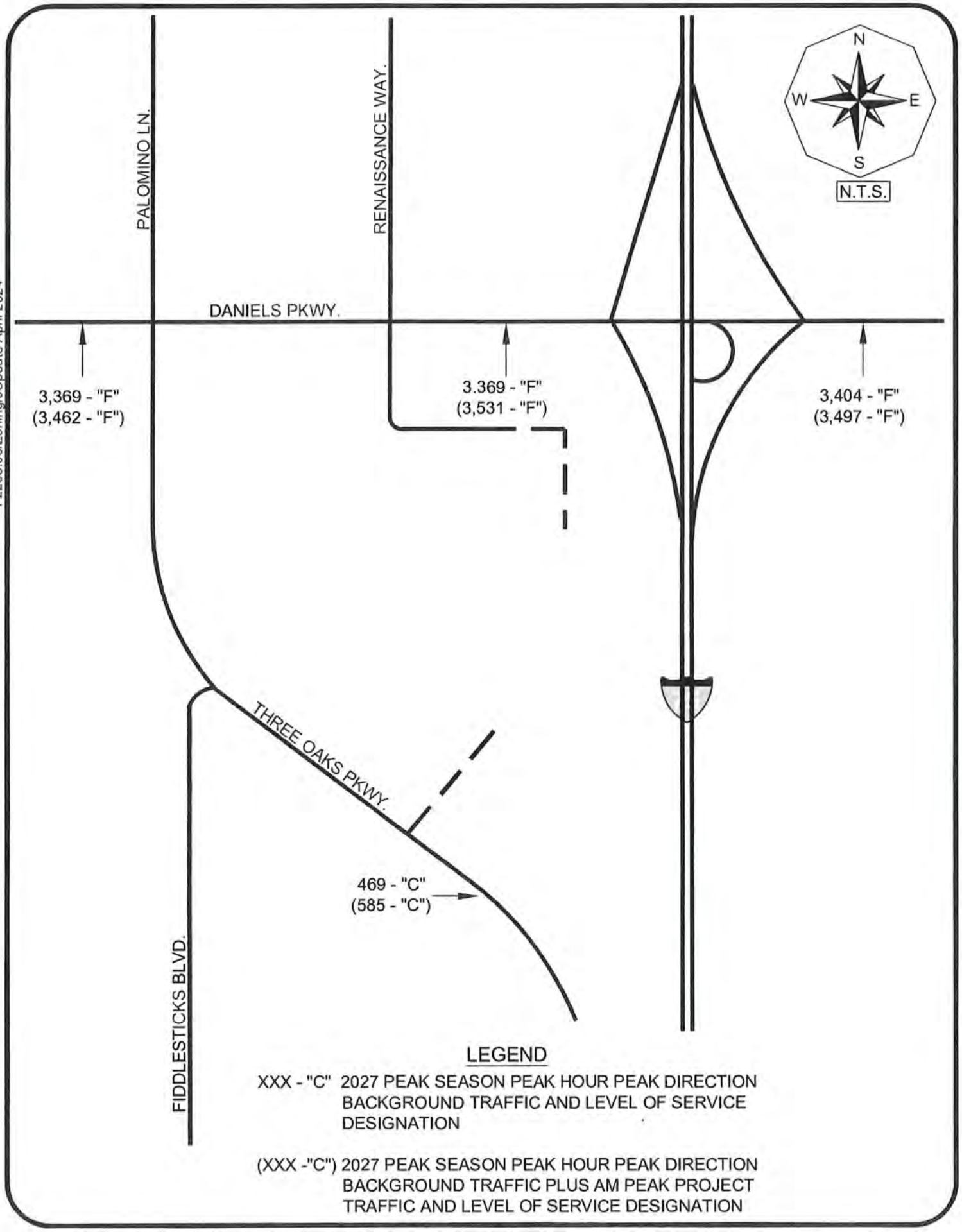
Figure 2

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes. The Level of Service threshold volumes were obtained from the ***Lee County Generalized Peak Hour Directional Service Volume Tables*** (June, 2016). Based on Table 1A, none of the roadway segments in the study area projected to be significantly impacted as a result of the proposed development. A copy of the Generalized Service Volume Table is located in the Appendix of this report for reference.

VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2027 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. Based on the project distribution illustrated on Figure A-1, the link data was analyzed for the year 2027 without the development and year 2027 with the development. The only trips added to the roadway network in 2027 were the net new trips that the development would add as illustrated in Table 3. **Table 2A** in the Appendix of the report indicates the methodology utilized to obtain the year 2027 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the ***2022 Lee County Public Facilities Level of Service and Concurrency Report***.

Figure 3 indicates the year 2027 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.



F2208.06/Zoning/JUpdate April 2024

TR TRANSPORTATION CONSULTANTS, INC

2027 LEVEL OF SERVICE ANALYSIS
DANIELS TOWN CENTER

Figure 3

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

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 2027 traffic volumes to the Service Volume Tables, it was determined that Daniels Parkway from to I-75 is projected to operate below the minimum recommended Level of Service in 2027 both with and without the proposed development. Three Oaks Parkway south of Daniels Parkway is shown to operate at LOS "C" in 2027 both with and without the project trips. As previously stated, Daniels Parkway as been designated as a "Constrained" facility by the Board of County Commissioners and the Level of Service is projected to be an issue prior to any of the project trips being added to the network, so the deficiency is not caused by the project. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed development.

The updated Master Concept Plan indicates that access to the site will be provided to Daniels 9300 (the frontage road along Daniels Parkway) via an ***ENTRANCE only***, only allowing site traffic to enter the site from Daniels Parkway. All traffic exiting the site will be required to exit the site to the south via the newly constructed Three Oaks Parkway extension. The Master Concept Plan also reflects an "Optional" accessway being provided to Indian Paint Lane, which currently does not exist along the western boundary of the site. Indian Paint Lane currently only exist further to the north near Daniels 9300. Should the Development choose to construct Indian Paint Lane within the easement provided and connect to Three Oaks Parkway, the access connection would be limited to right-in/right-out movements only. It is unlikely due to the circuitous nature of this route that site traffic would even utilize this accessway to access Three Oaks Parkway as the main access to Three Oaks Parkway would be a more direct access to the project. For this reason the "Optional" access drive is illustrated on the graphics but there is no site traffic assigned to this access drive at this time based on the Master Concept Plan. At the time of Local Development Order, should the site development plan change and a more direct

access to Three Oaks Parkway is provided that would allow site traffic to have a more direct access to the Three Oaks Parkway corridor, further evaluation of this connection will be made at that time and a turn lane analysis will be made at the time of Local Development Order, as will all of the other access connections, to determine what, if any, off-site turn lane improvements at the site access drive intersections will be required based on the Administrative Code requirements.

VIII. INTERSECTION ANALYSIS

Intersection analysis was conducted utilizing the latest version of the program ***SYNCHRO®*** to determine the operational characteristics of the signalized intersections of Daniels Parkway and Danport Boulevard and Daniels Parkway and I-75 southbound ramps as well as the future signalized intersection of Three Oaks Parkway and the site access drive intersection. The analysis was based on the projected 2027 weekday AM and PM peak hour traffic conditions both with and without the project traffic. Traffic counts were conducted between hours of 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M. and adjusted to peak season conditions based on the FDOT Peak Season adjustment factors. The existing peak season traffic volumes were then increased by a growth rate factor to determine the projected 2027 background turning movement volumes. The volumes utilized for the intersection analysis can be found in the Appendix of this report in the *Development of Future Year Background Turning Movement Volumes* spreadsheets.

The volumes for Three Oaks Parkway south of Daniels Parkway were formulated by referencing the ***Three Oaks Parkway Extension Design Project Traffic Analysis Report***, prepared by McCormick Taylor and dated April 2020. This report identified the projected 2025 volumes for the weekday AM and PM peak hours for Three Oaks Parkway at the future signalized intersection of Three Oaks Parkway and the site access to the Daniels Town Center project. These 2025 volumes were increased by two additional years to obtain the projected 2027 north/south through volumes on Three Oaks Parkway in order to complete the intersection analysis. This intersection was assumed to be signalized at

the build-out of the Daniels Town Center project, which is consistent with the analysis conducted in the report prepared by McCormick Taylor. Copies of the relevant pages of the Traffic Analysis Report for the Three Oaks Parkway Extension Design Project are included in the Appendix of this report for reference.

The improvements programmed by Lee County along Daniels Parkway were also included in the intersection analysis, consistent with the analysis conducted in the previously referenced ***Design Project Traffic Analysis Report*** prepared for Lee County Department of Transportation. Improvements included adding additional travel lanes to Daniels Parkway between the I-75 southbound ramp through the Fiddlesticks Boulevard intersection. FDOT is also programming improvements to the I-75 interchange with Daniels Parkway to coincide with the improvements to Daniels Parkway that are being made by Lee County. FDOT has a Design/Build project funded for construction beginning in FY 2025 for this improvement, but the PD&E Study for this project has yet to be completed to determine exactly what improvements will be constructed. Since those improvements are not yet determined, they were not accounted for in this analysis. **Table 4** summarizes the results of the intersection analysis.

Table 4
Peak Hour Intersection Level of Service Summary
Daniels Town Square

Intersection	Projected 2027 Background Conditions	Projected 2027 Background + Project Conditions
	LOS	LOS
Daniels Pkwy/Danport Blvd.	AM: LOS "E"	AM: LOS "E"
	PM: LOS "F"	PM: LOS "F"
Daniels Pkwy/I-75 SB Ramp	AM: LOS "F"	AM: LOS "F"
	PM: LOS "F"	PM: LOS "F"
Three Oaks Pkwy/Daniels Town Center Access	N/A	AM: LOS "C"
	N/A	PM: LOS "C"

Based upon the results of the capacity analysis, as illustrated in Table 4, the signalized intersections along Daniels Parkway will experience significant levels of congestion in 2027 both with and without the project.

The results of the capacity analysis at the proposed site access drive intersection on Three Oaks Parkway indicate all movements to operate at an acceptable Level of Service in 2027 with the project traffic conditions. Copies of all the relevant ***SYNCHRO***® summary sheets are included in the Appendix of this report for reference.

IX. CONCLUSION

The proposed zoning amendment in the southwest quadrant of the I-75/Daniels Parkway interchange to provide for an increase in commercial floor area and add in residential dwelling units will not have a significant impact on the surrounding roadway network. The construction of the Three Oaks Parkway Extension project will provide develop traffic the option to travel south to the Alico Road corridor without having to access Daniels Parkway. The zoning amendment as proposed is consistent with the goals and objectives of the Lee County Comprehensive Plan. Daniels Parkway west of I-75 has been designated as a "Constrained Facility" by the Board of County Commissioners. The Lee County Department of Transportation is providing additional capacity improvements to the segment of Daniels Parkway between I-75 and Apaloosa Lane as part of the Three Oaks Parkway Extension project and the Florida Department of Transportation is programming improvements to the I-75 interchange with Daniels Parkway.

The Alico Road Extension project, which is now funded by Lee County, will also provide some relief to the Daniels Parkway corridor as this will provide for another east/west route from the Lehigh Acres area to the I-75 corridor and points further west for the residents of Lehigh Acres. Currently, drivers must use either the Daniels Parkway or Lee Boulevard/Colonial Boulevard corridors to access I-75.

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

APPENDIX

TABLE 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
DANIELS TOWN SQUARE REZONING

Revised 4-12-2024

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 662 VPH IN= 198 OUT= 464

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 652 VPH IN= 381 OUT= 271

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Daniels Pkwy	E. of Metro Pkwy.	6LD	0	430	3050	3180	3180	12%	56	1.8%
	E. of Six Mile Cypress	6LD	0	430	3050	3180	3180	20%	93	3.0%
	E. of Palomino Ln.	8LD	0	540	3830	3940	3940	35%	162	4.2%
	E of I-75	6LD	0	430	3050	3180	3180	20%	93	3.0%
	E. of Treeline Ave.	6LD	0	430	3050	3180	3180	15%	70	2.3%
	E. of Chamberlin Ave.	6LD	0	430	3050	3180	3180	15%	70	2.3%
Treeline Ave.	N. of Daniels Pkwy	4LD	0	250	1,840	1,960	1,960	3%	14	0.8%
	S. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	2%	9	0.5%
	S. of Terminal Access	4LD	0	270	1,970	2,100	2,100	2%	9	0.5%
I-75	N. of Daniels Pkwy	6LF	0	3,360	4,580	5,500	6,080	3%	14	0.3%
	S. of Daniels Pkwy	6LF	0	3,360	4,580	5,500	6,080	2%	9	0.2%
Three Oaks Pkwy	S. of Daniels Pkwy	4LD	0	250	1,840	1,960	1,960	25%	116	6.3%
Six Mile Cypress Pkwy	N. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	5%	23	1.2%
	S. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	10%	46	2.4%

* The Level of Service thresholds were for all roadways were obtained from the Lee County Generalized Service Volume Table.

** The Level of Service thresholds for I-75 were obtained from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
DANIELS TOWN SQUARE REZONING

Revised 4-12-2024

TOTAL PROJECT TRAFFIC AM = 662 VPH IN = 198 OUT= 464
TOTAL PROJECT TRAFFIC PM = 652 VPH IN= 381 OUT= 271

ROADWAY	SEGMENT	SITE/ STATION	BASE YR ADT	LATEST ADT	YRS OF GROWTH.[1]	ANNUAL RATE	2021 PK HR PK SEASON PEAK DIR.[2]	2027 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2027 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2027 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Daniels Pkwy	E. of Six Mile Cypress	31	60,700	65,800	4	2.04%	2,985	3,369	F	1.06	20%	93	76	3,462	F	1.09	3,445	F	1.08
	E. of Palomino Ln.	31	60,700	65,800	4	2.04%	2,985	3,369	C	0.86	35%	162	133	3,531	C	0.90	3,502	C	0.89
	E. of I-75	52	51,800	56,400	4	2.15%	2,996	3,404	F	1.07	20%	93	76	3,497	F	1.10	3,480	F	1.09
Three Oaks Pkwy	S. of Daniels Pkwy[3]							469	C	0.24	25%	116	95	585	C	0.30	564	C	0.29

[1] Annual Growth Rate was calculated utilizing AADT data from 2022 Lee County Traffic Count Report

[2] 2021 peak hour peak season peak direction traffic volumes were obtained from the 2022 Lee County Public Facilities Level of Service and Concurrency Report

[3] Peak Hour Peak Season Volume for Three Oaks Pkwy south of Daniels Pkwy provided by Lee County in 2027 model run

LEE COUNTY GENERALIZED SERVICE VOLUMES TABLE

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

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

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

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

Class II (35 mph or slower posted speed limit)

Level of Service

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

Controlled Access Facilities

Level of Service

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

Collectors

Level of Service

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

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

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

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 2 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	Maj. Col	2LN	E	860	C	308	0.36	C	323	0.38	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	Maj. Col	4LN	E	1,790	C	105	0.06	C	150	0.08	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	Maj. Col	2LN	E	860	C	268	0.31	C	420	0.49	Estero maintains to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	P. Art	6LD	E	2,980	D	2,292	0.77	D	2,409	0.81	*
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	P. Art	6LD	E	2,980	D	2,059	0.69	D	2,164	0.73	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	P. Art	6LD	E	2,980	D	2,059	0.69	D	2,164	0.73	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	P. Art	6LD	E	2,980	D	1,898	0.64	D	1,995	0.67	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	P. Art	6LD	E	2,840	F	3,049	1.07	F	3,204	1.13	*
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	P. Art	6LD	E	2,840	D	2,650	0.93	D	2,785	0.98	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	P. Art	6LD	D	3,040	B	2,070	0.68	C	2,175	0.72	*
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	Maj. Col	2LN	E	860	C	100	0.12	C	105	0.12	old count
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	Maj. Col	2LN	E	860	C	217	0.25	C	245	0.28	old count projection(2010)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	Maj. Col	2LN	E	860	C	22	0.03	C	226	0.26	old count, added VA clinic(2009)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	P. Art	4LD	E	1,900	C	1,047	0.55	C	1,312	0.69	Galleria at Corkscrew
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	P. Art	4LD	E	1,900	F	2,129	1.12	F	2,368	1.25	Estero Crossing
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	P. Art	4LD	E	1,900	C	1,069	0.56	C	1,281	0.67	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	P. Art	4LD	E	1,960	C	1,186	0.61	C	1,388	0.71	
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	P. Art	2LN	E	1,140	C	464	0.41	F	1,244	1.09	EEPCO Study, The Place
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	Maj. Col	2LN	E	860	C	143	0.17	C	293	0.34	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	Maj. Col	2LN	E	860	C	360	0.42	C	379	0.44	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	Maj. Col	2LN	E	860	C	242	0.28	C	254	0.30	
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	P. Art	4LD	E	1,940	D	1,129	0.58	D	1,186	0.61	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	P. Art	4LD	E	1,940	D	1,419	0.73	D	1,491	0.77	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	P. Art	4LD	E	1,940	D	1,419	0.73	D	1,491	0.77	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	P. Art	6LD	E	2,940	D	2,085	0.71	D	2,191	0.75	
07800	DANIELS PKWY	US 41	METRO PKWY	Controlled xs	6LD	E	2,680	D	2,288	0.85	D	2,405	0.90	
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	Controlled xs	6LD	E	2,680	D	2,109	0.79	E	2,520	0.94	Constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	Controlled xs	6LD	E	3,040	E	2,985	0.98	F	3,256	1.07	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	Controlled xs	6LD	E	3,040	E	2,985	0.98	F	3,137	1.03	Constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	Controlled xs	6LD	E	3,260	B	2,996	0.92	B	3,149	0.97	
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	Controlled xs	6LD	E	3,260	B	2,996	0.92	B	3,149	0.97	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	Controlled xs	6LD	E	3,260	B	2,765	0.85	B	2,906	0.89	
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	Controlled xs	4LD	E	2,160	F	2,163	1.00	F	2,307	1.07	SKY Walk *
08600	DANLEY DR	US 41	METRO PKWY	Maj. Col	2LN	E	860	C	255	0.30	C	286	0.33	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	Maj. Col	2LN	E	860	C	15	0.02	C	29	0.03	old count projection(2010)
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	P. Art	6LD	E	2,660	C	1,404	0.53	C	1,586	0.60	old count projection(2009)
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	P. Art	6LD	E	2,660	C	1,404	0.53	C	1,586	0.60	old count projection(2009)
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	P. Art	6LD	E	2,660	D	1,869	0.70	D	1,964	0.74	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	P. Art	6LD	E	2,660	D	2,565	0.96	F	2,696	1.01	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	P. Art	6LD	E	2,800	D	1,997	0.71	D	2,098	0.75	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	P. Art	6LD	E	2,800	C	1,642	0.59	C	1,725	0.62	*
09400	DEL PRADO BLVD	US 41	SLATER RD	M. Art	2LN	E	860	C	489	0.57	D	742	0.86	Crane Landing
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	Min. Col	2LN	E	860	C	31	0.04	C	33	0.04	*
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	M. Art	2LN	E	726	A	356	0.49	A	374	0.52	Constrained*
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	M. Art	2LN	E	726	B	602	0.83	C	633	0.87	Constrained*
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	M. Art	2LN	E	726	B	602	0.83	C	633	0.87	Constrained*
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	M. Art	2LN	E	671	F	716	1.07	F	779	1.16	Constrained, old count(2010)
00007	ESTERO PKWY	US 41	THREE OAKS PKWY	P. Art	4LD	E	2,000	B	861	0.43	B	1,154	0.58	Not County Mntnd

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

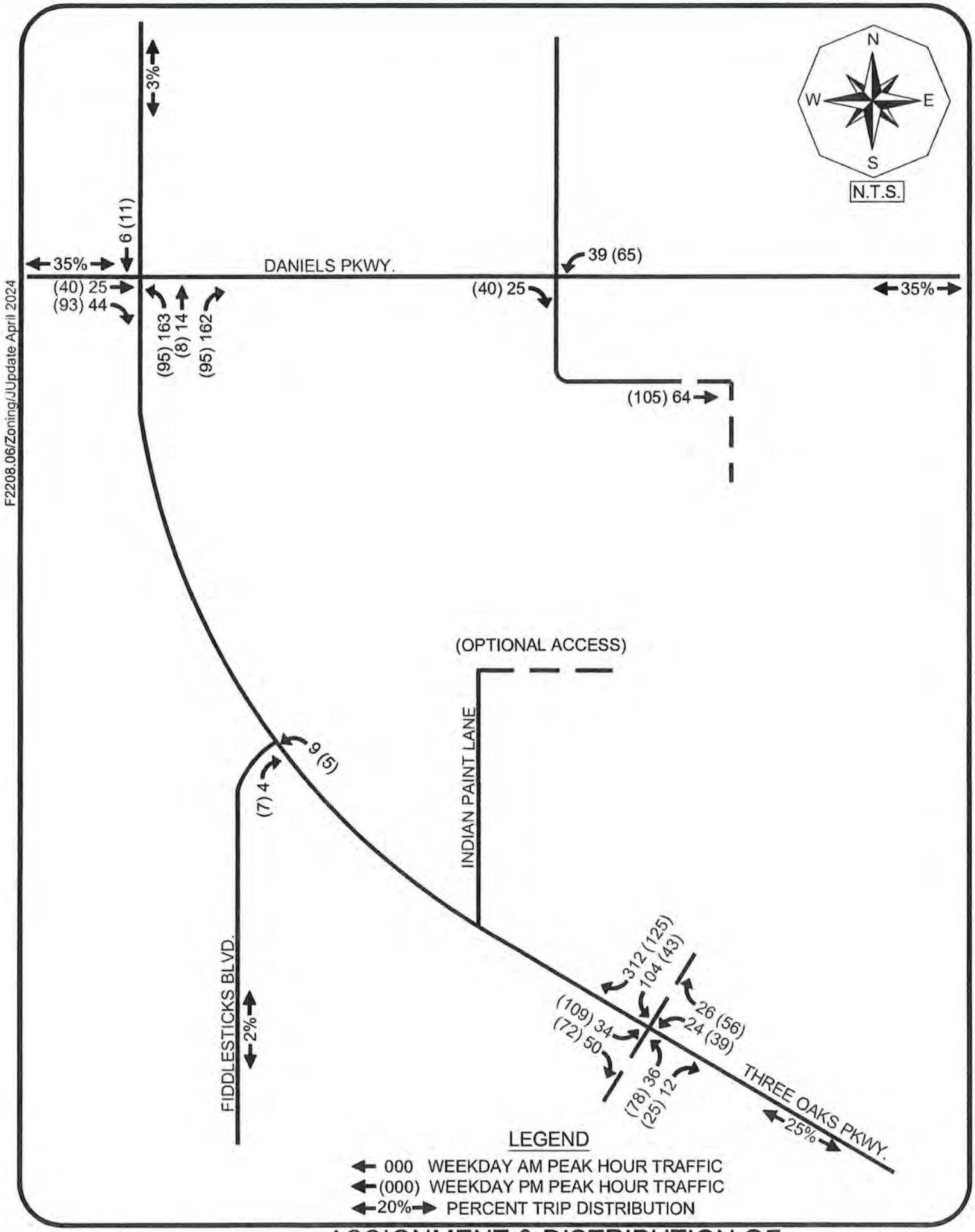
County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Aterial Facility

County Maintained Expressway

SITE TRAFFIC ASSIGNMENT
SUPPLEMENTAL GRAPHICS
FIGURES A-1 & A-2

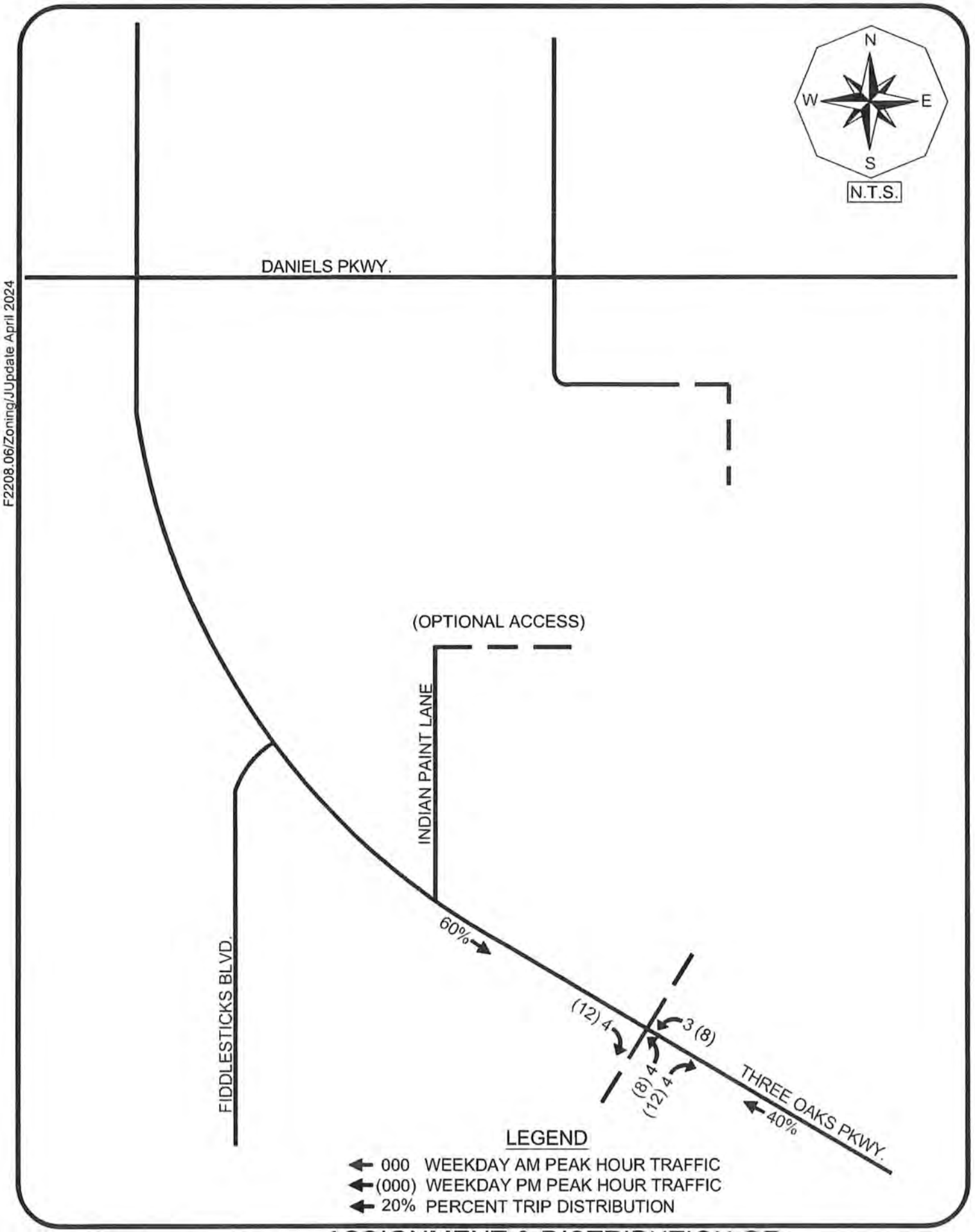


F2208.06/Zoning/JUpdate April 2024

TR TRANSPORTATION CONSULTANTS, INC

ASSIGNMENT & DISTRIBUTION OF NET NEW PROJECT TRIPS DANIELS TOWN CENTER

Figure A-1



F2208.06/Zoning/JUpdate April 2024

TR TRANSPORTATION CONSULTANTS, INC

ASSIGNMENT & DISTRIBUTION OF PASS-BY PROJECT TRIPS DANIELS TOWN CENTER

Figure A-2

TRAFFIC DATA FROM THE LEE COUNTY TRAFFIC COUNT REPORT

Updated 5/3/2023			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
DANIELS PKWY	W OF METRO PKWY	30	40100	46400	47400	48300	48300	49400	49900	41900	49300	49400
DANIELS PKWY	W OF PLANTATION RD	263		48000		47600						
DANIELS PKWY	E OF SIX MILE PKWY	31	53200	51800	53200	59700		60700	62500	54100	63100	65800
DANIELS PKWY	W OF I - 75	264	48700	51500	60600		52400					
DANIELS PKWY	E OF I - 75	52	44800	47100	44200		52600	51800	54500	48400	55800	56400
DANIELS PKWY	E OF TREELINE DR	32										
DANIELS PKWY	E OF CHAMBERLIN PKWY	48	35800	38100	37300	41900	45600	41400	41900	40600	46200	48600
DANIELS PKWY	W OF GATEWAY BLVD	89			35800	34500		35700	39000			
DANIELS PKWY	S OF IMMOKALEE RD	524	20600	28200	29000	33400	32100			37400	38700	41900
DANLEY RD	W OF METRO PKWY	518		4900		6300		6700		4500		7100
DEL PRADO BLVD	S OF BEACH PKWY	86							25500	25500		
DEL PRADO BLVD	S OF CORNWALLIS PKWY	2	37100	37800	38300			40700	40700	36000	45800	42100
DEL PRADO BLVD	S OF FOUR MILE COVE RD	40	45800	46500	45600	46500	46400	45200	45100	40400	45000	45100
DEL PRADO BLVD	E OF US 41	443	4700	5400	6000	6600	7200	7800	7800	8800		9600
ESTERO BLVD	@ BIG CARLOS PASS BR.	274	9600				9400		10200			
ESTERO BLVD	N OF DENORA ST	44	13500	13500	12700	12400			11000	11400	13400	12200
ESTERO PKWY	W OF BEN HILL GRIFFIN PKW	459	15700		15800		19500		17400		12500	
ESTERO PKWY	E OF US 41	465	8200		11500		16200		15700		17100	
FIDDLESTICKS BLVD	S OF DANIELS PKWY	276		7200		7700		7800		7700		7000
FOWLER ST	E OF US 41	511		20700		23300		22100		18800		21700
FOWLER ST	S OF MORENO ST	28	21700	23000	24500	23700	24900	23900	27400	24800	27700	28700
FOWLER ST	S OF M.L.K. BLVD (SR 82)	119								14400	17400	17600

TRAFFIC DATA FROM THE FDOT FLORIDA TRAFFIC ONLINE

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: COUNTY
CATEGORY: 1207 SR 876/ DANIELS RD

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	0.97	1.00
2	01/03/2021 - 01/09/2021	1.01	1.04
3	01/10/2021 - 01/16/2021	1.05	1.08
4	01/17/2021 - 01/23/2021	1.04	1.07
5	01/24/2021 - 01/30/2021	1.02	1.05
6	01/31/2021 - 02/06/2021	1.01	1.04
7	02/07/2021 - 02/13/2021	1.00	1.03
* 8	02/14/2021 - 02/20/2021	0.99	1.02
* 9	02/21/2021 - 02/27/2021	0.98	1.01
*10	02/28/2021 - 03/06/2021	0.97	1.00
*11	03/07/2021 - 03/13/2021	0.96	0.99
*12	03/14/2021 - 03/20/2021	0.95	0.98
*13	03/21/2021 - 03/27/2021	0.95	0.98
*14	03/28/2021 - 04/03/2021	0.96	0.99
*15	04/04/2021 - 04/10/2021	0.96	0.99
*16	04/11/2021 - 04/17/2021	0.97	1.00
*17	04/18/2021 - 04/24/2021	0.98	1.01
*18	04/25/2021 - 05/01/2021	0.99	1.02
*19	05/02/2021 - 05/08/2021	0.99	1.02
*20	05/09/2021 - 05/15/2021	1.00	1.03
21	05/16/2021 - 05/22/2021	1.00	1.03
22	05/23/2021 - 05/29/2021	1.00	1.03
23	05/30/2021 - 06/05/2021	1.01	1.04
24	06/06/2021 - 06/12/2021	1.01	1.04
25	06/13/2021 - 06/19/2021	1.01	1.04
26	06/20/2021 - 06/26/2021	1.02	1.05
27	06/27/2021 - 07/03/2021	1.03	1.06
28	07/04/2021 - 07/10/2021	1.04	1.07
29	07/11/2021 - 07/17/2021	1.05	1.08
30	07/18/2021 - 07/24/2021	1.05	1.08
31	07/25/2021 - 07/31/2021	1.05	1.08
32	08/01/2021 - 08/07/2021	1.05	1.08
33	08/08/2021 - 08/14/2021	1.05	1.08
34	08/15/2021 - 08/21/2021	1.06	1.09
35	08/22/2021 - 08/28/2021	1.05	1.08
36	08/29/2021 - 09/04/2021	1.05	1.08
37	09/05/2021 - 09/11/2021	1.05	1.08
38	09/12/2021 - 09/18/2021	1.05	1.08
39	09/19/2021 - 09/25/2021	1.03	1.06
40	09/26/2021 - 10/02/2021	1.02	1.05
41	10/03/2021 - 10/09/2021	1.00	1.03
42	10/10/2021 - 10/16/2021	0.99	1.02
43	10/17/2021 - 10/23/2021	0.98	1.01
44	10/24/2021 - 10/30/2021	0.98	1.01
45	10/31/2021 - 11/06/2021	0.98	1.01
46	11/07/2021 - 11/13/2021	0.98	1.01
47	11/14/2021 - 11/20/2021	0.98	1.01
48	11/21/2021 - 11/27/2021	0.97	1.00
49	11/28/2021 - 12/04/2021	0.97	1.00
50	12/05/2021 - 12/11/2021	0.97	1.00
51	12/12/2021 - 12/18/2021	0.97	1.00
52	12/19/2021 - 12/25/2021	1.01	1.04
53	12/26/2021 - 12/31/2021	1.05	1.08

* PEAK SEASON

TURNING MOVEMENT COUNT
DANIELS PKWY @ DANPORT BLVD

Daniels Pkwy @ Danport Blvd 9-6-22 AM

File Name: Daniels Pkwy @ Danport Blvd 9-6-22 AM
Location:

Cars and Peds

Site Code:
Study Date: 09/06/2022

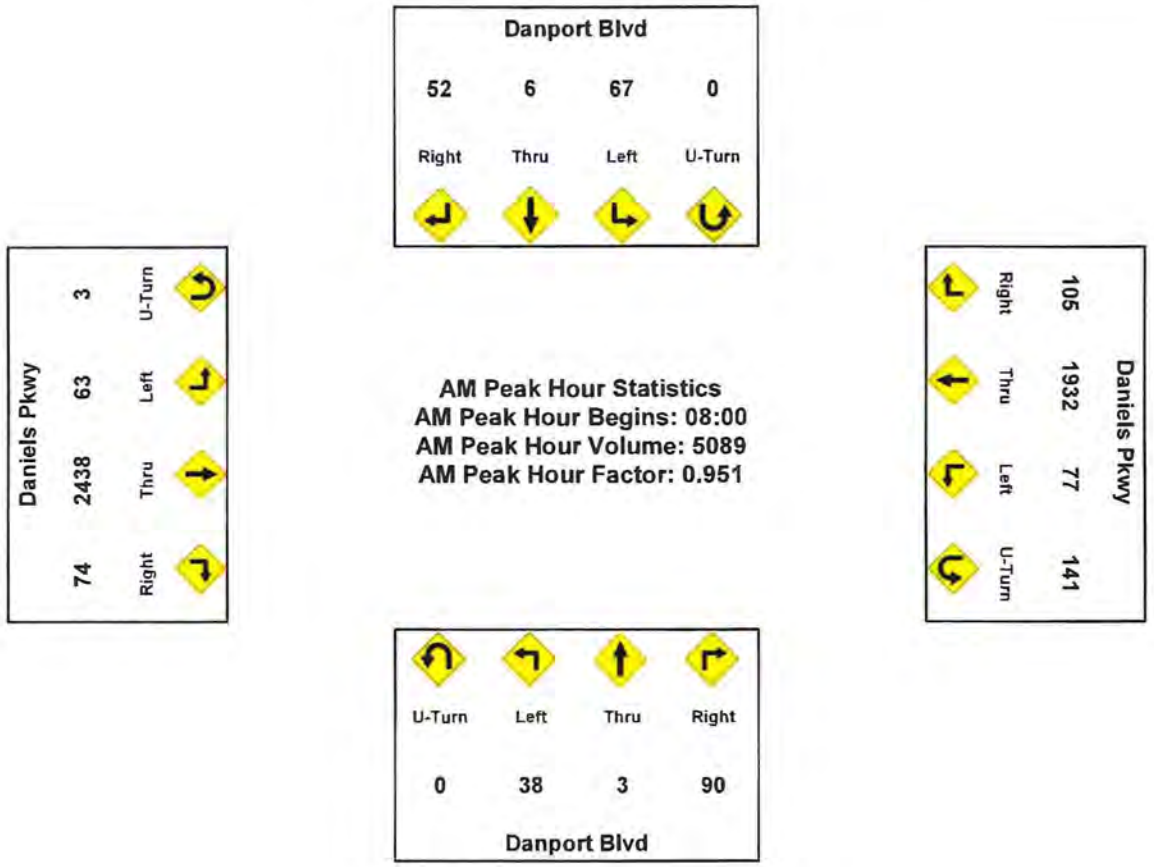
	Danport Blvd Southbound						Daniels Pkwy Westbound						Danport Blvd Northbound						Daniels Pkwy Eastbound						
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total
07:00		5	3	33	0	41		30	367	8	43	448		23	0	2	0	25		16	587	7	0	610	1124
07:15		2	6	38	0	46		23	378	16	54	471		14	3	8	0	25		16	660	14	0	690	1232
07:30		10	1	19	0	30		14	444	5	43	506		14	1	5	0	20		17	667	12	0	696	1252
07:45		5	1	27	0	33		25	457	16	41	539		20	0	7	0	27		8	641	11	0	660	1259
Total	0	22	11	117	0	150	0	92	1646	45	181	1964	0	71	4	22	0	97	0	57	2555	44	0	2656	4867
08:00		14	1	18	0	33		23	429	18	38	508		20	0	7	0	27		9	664	10	2	685	1253
08:15		10	0	15	0	25		28	419	22	26	495		27	1	6	0	34		25	610	15	0	650	1204
08:30		13	0	12	0	25		27	503	15	41	586		26	0	8	0	34		16	613	20	0	649	1294
08:45		15	5	22	0	42		27	581	22	36	666		17	2	17	0	36		24	551	18	1	594	1338
Total	0	52	6	67	0	125	0	105	1932	77	141	2255	0	90	3	38	0	131	0	74	2438	63	3	2578	5089
Grand Total	0	74	17	184	0	275	0	197	3578	122	322	4219	0	161	7	60	0	228	0	131	4993	107	3	5234	9956
Appr %		26.9	6.2	66.9	0			4.7	84.8	2.9	7.6			70.6	3.1	26.3	0			2.5	95.4	2	0.1		
Total %		0.7	0.2	1.8	0			2	35.9	1.2	3.2			1.6	0.1	0.6	0			1.3	50.2	1.1	0		
AM Pk Hr		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00	08:00
AM Pk Vol		52	6	67	0	125		105	1932	77	141	2255		90	3	38	0	131		74	2438	63	3	2578	5089
AM PHF		0.867	0.300	0.761	NaN	0.744		0.938	0.831	0.875	0.860	0.846		0.833	0.375	0.559	NaN	0.910		0.740	0.918	0.788	0.375	0.941	0.951

Daniels Pkwy @ Danport Blvd 9-6-22 AM

File Name: Daniels Pkwy @ Danport Blvd 9-6-22 AM
Location:

All Vehicles

Site Code:
Study Date: 09/06/2022



Daniels Pkwy @ Danport Blvd 9-6-22 PM

File Name: Daniels Pkwy @ Danport Blvd 9-6-22 PM
Location:

Cars and Peds

Site Code:
Study Date: 09/06/2022

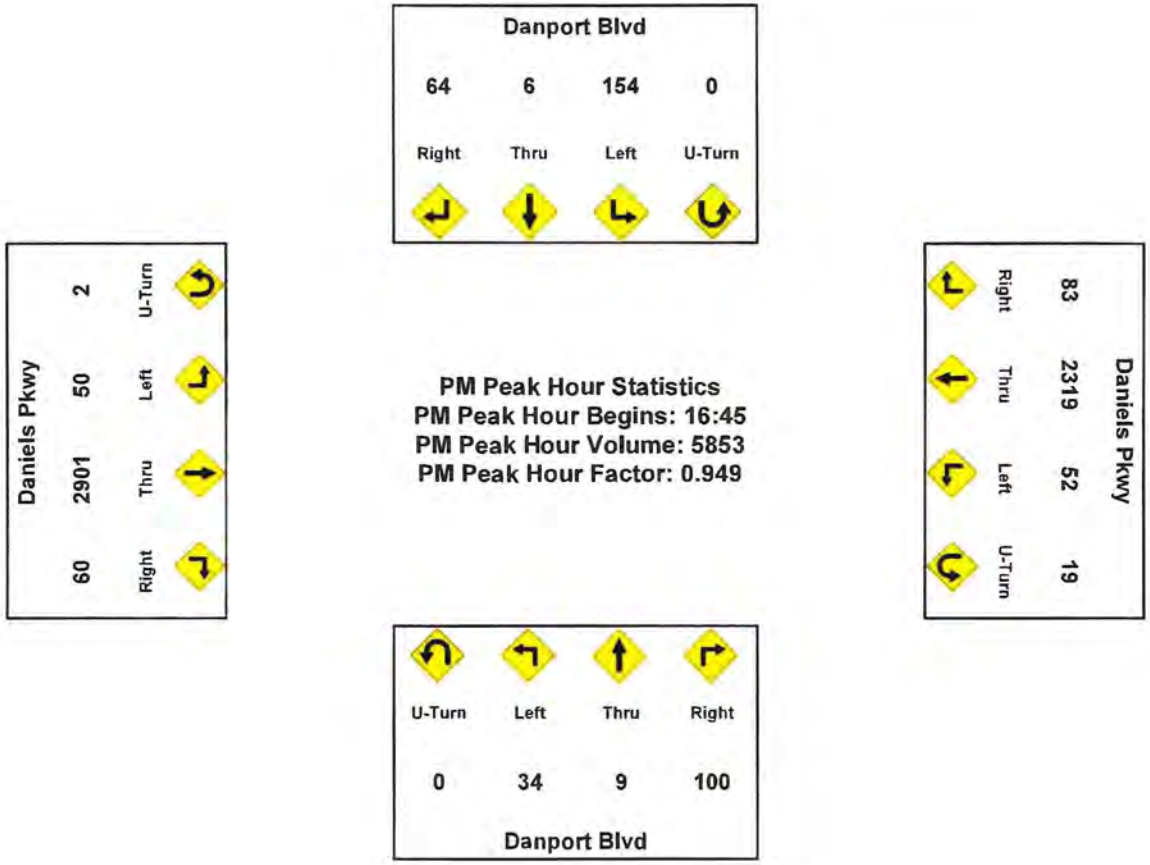
	Danport Blvd Southbound						Daniels Pkwy Westbound						Danport Blvd Northbound						Daniels Pkwy Eastbound					
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total
16:00		19	0	34	0	53		15	487	11	1	514		27	1	4	0	32		10	681	5	0	696	1295
16:15		12	0	25	0	37		21	552	9	3	585		18	2	5	0	25		11	734	7	0	752	1399
16:30		19	2	31	0	52		25	591	19	0	635		36	2	10	0	48		16	691	3	2	712	1447
16:45		14	1	55	0	70		23	617	7	4	651		32	4	10	0	46		16	742	17	0	775	1542
Total	0	64	3	145	0	212	0	84	2247	46	8	2385	0	113	9	29	0	151	0	53	2848	32	2	2935	5683
17:00		12	3	41	0	56		18	598	15	5	636		27	0	8	0	35		14	708	8	1	731	1458
17:15		18	2	32	0	52		13	527	15	6	561		17	2	11	0	30		13	707	12	0	732	1375
17:30		20	0	26	0	46		29	577	15	4	625		24	3	5	0	32		17	744	13	1	775	1478
17:45		19	3	35	0	57		25	508	13	1	547		25	5	8	0	38		19	639	17	2	677	1319
Total	0	69	8	134	0	211	0	85	2210	58	16	2369	0	93	10	32	0	135	0	63	2798	50	4	2915	5630
Grand Total	0	133	11	279	0	423	0	169	4457	104	24	4754	0	206	19	61	0	286	0	116	5646	82	6	5850	11313
Appr %		31.4	2.6	66	0			3.6	93.8	2.2	0.5			72	6.6	21.3	0			2	96.5	1.4	0.1		
Total %		1.2	0.1	2.5	0			1.5	39.4	0.9	0.2			1.8	0.2	0.5	0			1	49.9	0.7	0.1		
PM Pk Hr		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45	16:45
PM Pk Vol		64	6	154	0	224		83	2319	52	19	2473		100	9	34	0	143		60	2901	50	2	3013	5853
PM PHF		0.800	0.500	0.700	NaN	0.800		0.716	0.940	0.867	0.792	0.950		0.781	0.563	0.773	NaN	0.777		0.882	0.975	0.735	0.500	0.972	0.949

Daniels Pkwy @ Danport Blvd 9-6-22 PM

File Name: Daniels Pkwy @ Danport Blvd 9-6-22 PM
Location:

All Vehicles

Site Code:
Study Date: 09/06/2022



TURNING MOVEMENT COUNT
DANIELS PKWY @ I-75 SB RAMP

Daniels Pkwy @ W. Side of I-75 9-6-22 AM

File Name: Daniels Pkwy @ W. Side of I-75 9-6-22 AM
Location:

Cars and Peds

Site Code:
Study Date: 09/06/2022

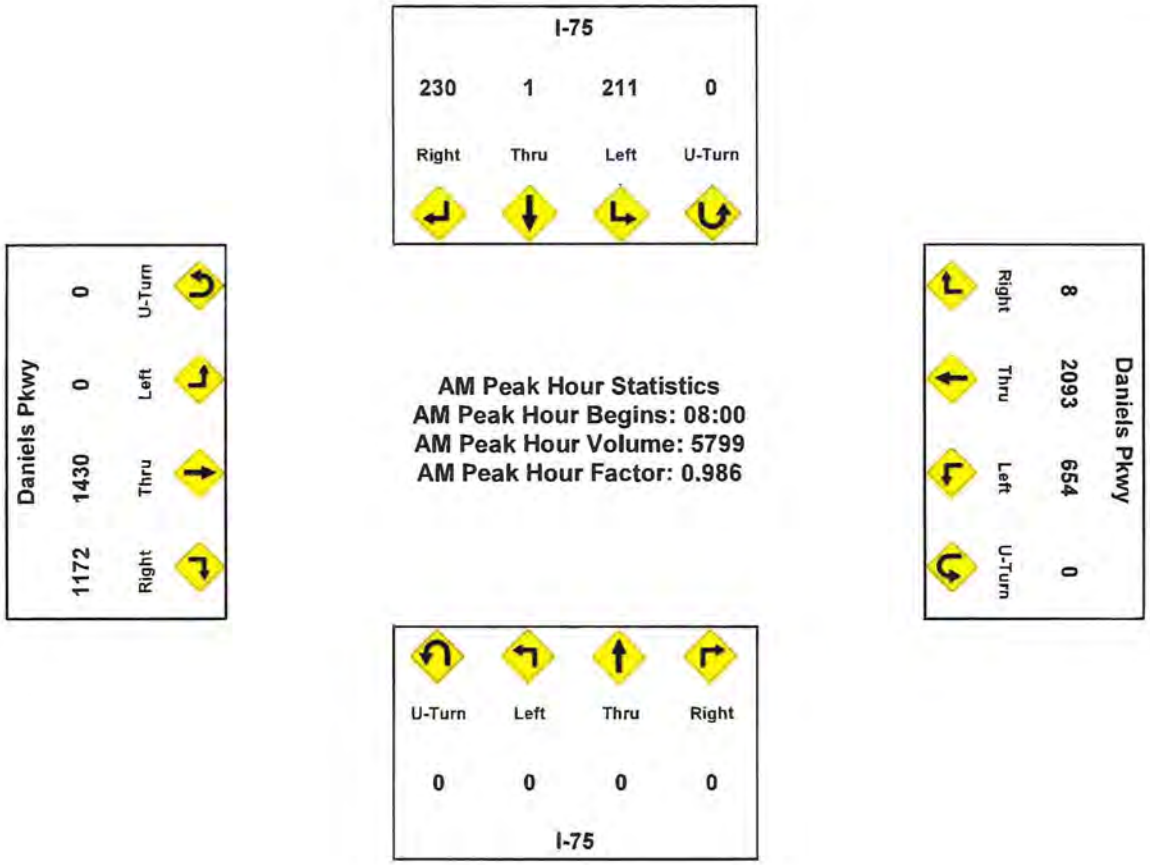
	I-75 Southbound						Daniels Pkwy Westbound						I-75 Northbound						Daniels Pkwy Eastbound					
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total
07:00		15	1	26	0	42		0	420	193	0	613						0		305	338	0	0	643	1298
07:15		23	0	32	0	55		0	461	208	0	669						0		311	397	0	0	708	1432
07:30		27	0	42	0	69		0	477	176	0	653						0		334	381	0	0	715	1437
07:45		40	0	28	0	68		0	502	188	0	690						0		309	380	0	0	689	1447
Total	0	105	1	128	0	234	0	0	1860	765	0	2625	0	0	0	0	0	0	0	1259	1496	0	0	2755	5614
08:00		37	0	39	0	76		0	516	181	0	697						0		299	399	0	0	698	1471
08:15		53	0	50	0	103		0	491	168	0	659						0		294	364	0	0	658	1420
08:30		54	1	61	0	116		8	522	158	0	688						0		302	344	0	0	646	1450
08:45		86	0	61	0	147		0	564	147	0	711						0		277	323	0	0	600	1458
Total	0	230	1	211	0	442	0	8	2093	654	0	2755	0	0	0	0	0	0	0	1172	1430	0	0	2602	5799
Grand Total	0	335	2	339	0	676	0	8	3953	1419	0	5380	0	0	0	0	0	0	0	2431	2926	0	0	5357	11413
Appr %		49.6	0.3	50.1	0			0.1	73.5	26.4	0			-2	-2	-2	-2			45.4	54.6	0	0		
Total %		2.9	0	3	0			0.1	34.6	12.4	0			0	0	0	0			21.3	25.6	0	0		
AM Pk Hr		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00	08:00
AM Pk Vol		230	1	211	0	442		8	2093	654	0	2755		0	0	0	0	0		1172	1430	0	0	2602	5799
AM PHF		0.669	0.250	0.865	NaN	0.752		0.250	0.928	0.903	NaN	0.969		NaN	NaN	NaN	NaN	NaN		0.970	0.896	NaN	NaN	0.932	0.986

Daniels Pkwy @ W. Side of I-75 9-6-22 AM

File Name: Daniels Pkwy @ W. Side of I-75 9-6-22 AM
Location:

All Vehicles

Site Code:
Study Date: 09/06/2022



AM Peak Hour Statistics
AM Peak Hour Begins: 08:00
AM Peak Hour Volume: 5799
AM Peak Hour Factor: 0.986

Daniels Pkwy @ W. Side of I-75 9-6-22 PM

File Name: Daniels Pkwy @ W. Side of I-75 9-6-22 PM
Site Code:
Location:
Cars and Peds
Study Date: 09/06/2022

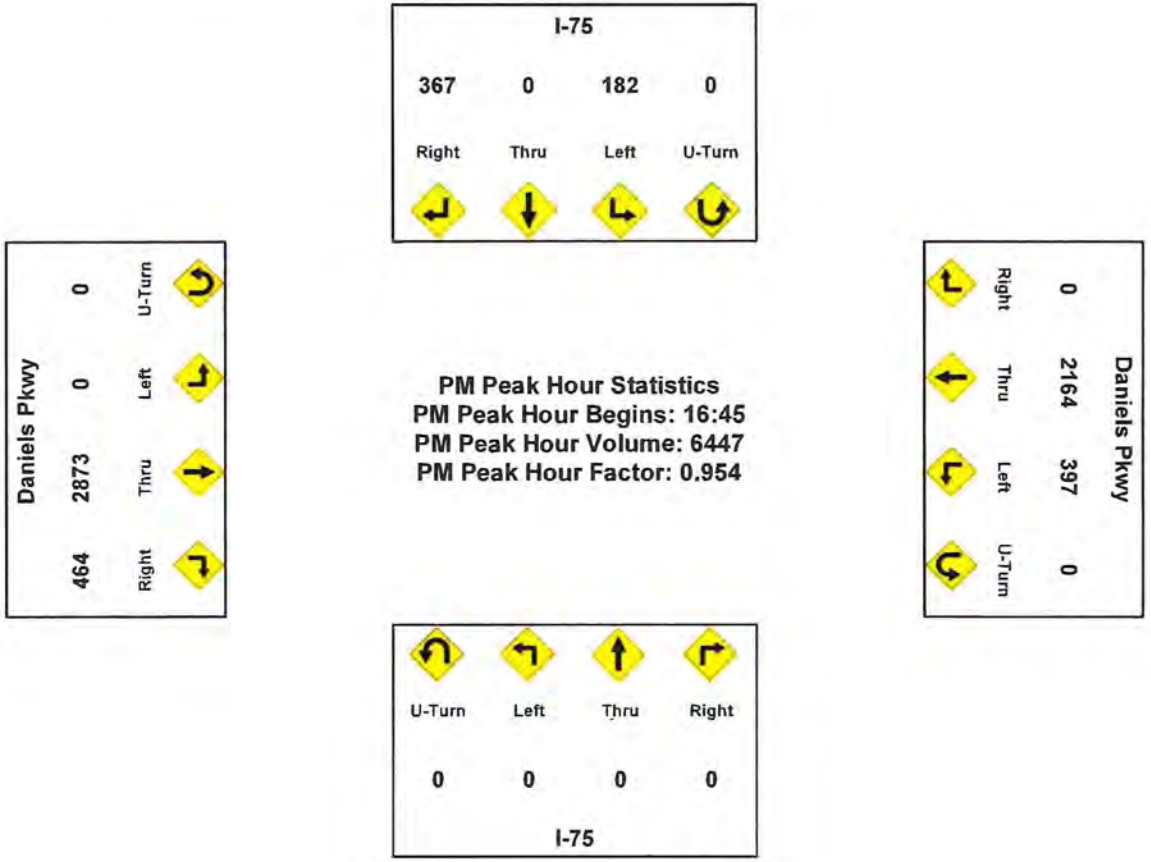
	I-75 Southbound						Daniels Pkwy Westbound						I-75 Northbound						Daniels Pkwy Eastbound						
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total
16:00		76	0	41	0	117		0	438	94	0	532						0		126	644	0	0	770	1419
16:15		92	0	46	0	138		0	490	96	0	586						0		120	655	0	0	775	1499
16:30		107	1	43	0	151		0	529	104	0	633						0		135	638	0	0	773	1557
16:45		105		57	0	162		0	587	92	0	679						0		116	733	0	0	849	1690
Total	0	380	1	187	0	568	0	0	2044	386	0	2430	0	0	0	0	0	0	0	497	2670	0	0	3167	6165
17:00		94	0	44	0	138		0	562	110	0	672						0		123	710	0	0	833	1643
17:15		88	0	42	0	130		0	482	103	0	585						0		113	691	0	0	804	1519
17:30		80	0	39	0	119		0	533	92	0	625						0		112	739	0	0	851	1595
17:45		69	0	43	0	112		0	476	85	0	561						0		109	697	0	0	806	1479
Total	0	331	0	168	0	499	0	0	2053	390	0	2443	0	0	0	0	0	0	0	457	2837	0	0	3294	6236
Grand Total	0	711	1	355	0	1067	0	0	4097	776	0	4873	0	0	0	0	0	0	0	954	5507	0	0	6461	12401
Appr %		66.6	0.1	33.3	0			0	84.1	15.9	0			-2	-2	-2	-2			14.8	85.2	0	0		
Total %		5.7	0	2.9	0			0	33	6.3	0			0	0	0	0			7.7	44.4	0	0		
PM Pk Hr		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45	16:45
PM Pk Vol		367	0	182	0	549		0	2164	397	0	2561		0	0	0	0	0		464	2873	0	0	3337	6447
PM PHF		0.874	NaN	0.798	NaN	0.847		NaN	0.922	0.902	NaN	0.943		NaN	NaN	NaN	NaN	NaN		0.943	0.972	NaN	NaN	0.980	0.954

Daniels Pkwy @ W. Side of I-75 9-6-22 PM

File Name: Daniels Pkwy @ W. Side of I-75 9-6-22 PM
Location:

All Vehicles

Site Code:
Study Date: 09/06/2022



DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES

Development of Future Year Background Turning Volumes

Intersection	**Daniels Pkwy @ Danport Blvd.**
Count Date	September 6, 2022
Build-Out Year	2027

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR
RAW Turning Movement Counts	38	3	90	67	6	52	3	63	2,438	74	141	77	1,923	105
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1 08	1.08	1 08	1.08
Current Peak Season Volumes	41	3	97	72	6	56	3	68	2,633	80	152	83	2,077	113
Growth Rate							4 11%	4 11%	4.11%	4.11%	4.11%	4.11%	4.11%	4.11%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5	5	5
2027 Background Turning Volumes	**41**	**3**	**97**	**72**	**6**	**56**	**4**	**83**	**3,220**	**98**	**186**	**102**	**2,540**	**138**
Project Turning Volumes										25		39		
2027 Background + Project	**41**	**3**	**97**	**72**	**6**	**56**	**4**	**83**	**3,220**	**123**	**186**	**141**	**2,540**	**138**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR
RAW Turning Movement Counts	34	9	100	154	6	64	2	50	2,901	60	19	52	2,319	83
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1 08	1.08	1.08	1.08	1.08
Current Peak Season Volumes	37	10	108	166	6	69	2	54	3,133	65	21	56	2,505	90
Growth Rate							4 11%	4 11%	4.11%	4 11%	4.11%	4.11%	4.11%	4.11%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5	5	5
2027 Background Turning Volumes	**37**	**10**	**108**	**166**	**6**	**69**	**2**	**66**	**3,832**	**80**	**26**	**68**	**3,064**	**110**
Project Turning Volumes										40		45		
2027 Background + Project	**37**	**10**	**108**	**166**	**6**	**69**	**2**	**66**	**3,832**	**120**	**26**	**113**	**3,064**	**110**

Development of Future Year Background Turning Volumes

Intersection	**Daniels Pkwy @ I-75 SB Ramp**
Count Date	September 6, 2022
Build-Out Year	2027

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts				211	1	230		1,430	1,172	654	2,093	
Peak Season Correction Factor				1.08	1.08	1.08		1.08	1.08	1.08	1.08	
Current Peak Season Volumes				228	1	248		1,544	1,266	706	2,260	
Growth Rate				4.11%	4.11%	4.11%		4.11%	4.11%	4.11%	4.11%	
Years to Build-out				5	5	4		5	5	5	5	
2027 Background Turning Volumes				**279**	**1**	**293**		**1,888**	**1,548**	**864**	**2,764**	
Project Turning Volumes						6		15	30		6	
2027 Background + Project				**279**	**1**	**299**		**1,903**	**1,578**	**864**	**2,770**	

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts				182	0	367		2,873	464	397	2,164	
Peak Season Correction Factor				1.08	1.08	1.08		1.08	1.08	1.08	1.08	
Current Peak Season Volumes				197	0	396		3,103	501	429	2,337	
Growth Rate				4.11%	4.11%	4.11%		4.11%	4.11%	4.11%	4.11%	
Years to Build-out				5	5	5		5	5	5	5	
2027 Background Turning Volumes				**241**	**0**	**484**		**3,795**	**613**	**525**	**2,858**	
Project Turning Volumes						15		10	11		30	
2027 Background + Project				**241**	**0**	**499**		**3,805**	**624**	**525**	**2,888**	

Development of Future Year Background Turning Volumes

Intersection **Three Oaks Pkwy @ Daniels Town Center**
Count Date
Build-Out Year 2027

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL		EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts													
Peak Season Correction Factor													
Current Peak Season Volumes													
Growth Rate													
Years to Build-out													
2027 Background Turning Volumes	**0**	**354**	**0**	**0**	**332**	**0**	**0**	**0**	**0**	**0**	**0**		**0**
Project Turning Volumes	27		26	34		54	40			16	104		312
2027 Background + Project	**27**	**354**	**26**	**34**	**332**	**54**	**40**	**0**	**0**	**16**	**104**		**312**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL		EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts													
Peak Season Correction Factor													
Current Peak Season Volumes													
Growth Rate													
Years to Build-out													
2027 Background Turning Volumes	**0**	**407**	**0**	**0**	**308**	**0**	**0**	**0**	**0**	**0**	**0**		**0**
Project Turning Volumes	47		56	109		84	86			37	43		125
2027 Background + Project	**40**	**407**	**56**	**122**	**308**	**106**	**101**	**0**	**0**	**37**	**43**		**125**

TRIP GENERATION COMPARISON

EXISTING ZONING

VS.

PROPOSED ZONING

TRIP GENERATION COMPARISON
EXISTING ZONING VS. PROPOSED ZONING
DANIELS TOWN CENTER

Table 1
Approved Land Uses
Per Z-08-043

Land Use	Size
Retail	250,000 square feet
Office	90,000 square feet
Medical Office	50,000 square feet
Hotel	120 Rooms

Table 2
Proposed Land Uses
Daniels Town Square

Land Use	Size
Retail	30,000 square feet
Multi-Family Dwelling Units	1,251 Units
Hotel	200 Rooms

Table 3
Trip Generation – Approved Uses
Per Z-08-043

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (250,000 Sq. Ft.)	174	107	281	524	568	1,092	12,391
Office (90,000 Sq. Ft.)	135	18	153	26	126	152	1,059
Medical Office (50,000 Sq. Ft.)	102	27	129	60	140	200	2,040
Hotel (120 Rooms)	29	24	53	31	30	61	877
Total Trips	**440**	**176**	**616**	**641**	**864**	**1,505**	**16,367**

Table 4
Trip Generation – Total Trips
Daniels Town Square

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (30,000 Sq. Ft.)	36	23	59	85	85	170	1,496
Multi-Family (1,251 Units)	124	415	539	298	190	488	5,921
Hotel (200 Rooms)	52	41	93	61	59	120	1,744
Total Trips	**212**	**479**	**691**	**444**	**334**	**778**	**9,161**

Table 5
Trip Generation – Net New Trips Approved Uses
Per Z-08-043

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Retail (250,000 Sq. Ft)	174	107	281	524	568	1,092	12,391
Office (90,000 Sq. Ft.)	135	18	153	26	126	152	1,059
Medical Office (50,000 Sq. Ft.)	102	27	129	60	140	200	2,040
Hotel (120 Room)	29	24	53	31	30	61	877
Total	440	176	616	641	864	1,505	16,367
Less Internal Capture	-36	-36	-72	-63	-63	-126	-1,309
Less Pass-By Trips	-42	-41	-83	-160	-161	-267	-3,643
Net New Trips	**362**	**99**	**461**	**418**	**640**	**1,058**	**11,415**

Table 6
Trip Generation – Net New Trips
Daniels Town Square

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Retail (30,000 Sq. Ft)	36	23	59	85	85	170	1,496
Multi-Family (1,251 Units)	124	415	539	298	190	488	5,921
Hotel (200 Room)	52	41	93	61	59	120	1,744
Total	212	479	691	444	334	778	9,161
Less Internal Capture	-7	-7	-14	-43	-43	-86	-1,007
Less Pass-By Trips	-7	-8	-15	-20	-20	-40	-448
Net New Trips	**198**	**464**	**662**	**381**	**271**	**652**	**7,706**

INTERNAL CAPTURE ESTIMATES
PROPOSED ZONING

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Daniels Town Center	**Organization:**	
Project Location:		**Performed By:**	
Scenario Description:		**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	AM Street Peak Hour	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	822			59	36	23
Restaurant				0		
Cinema/Entertainment				0		
Residential	221			539	124	415
Hotel	310			93	52	41
All Other Land Uses[2]				0		
				691	212	479

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	2	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	4	0	0		0
Hotel	0	1	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	691	212	479
Internal Capture Percentage	2%	3%	1%
External Vehicle-Trips[5]	677	205	472
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	14%	9%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	1%
Hotel	0%	2%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Daniels Town Center	**Organization:**	
Project Location:		**Performed By:**	
Scenario Description:		**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	PM Street Peak Hour	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	822			170	85	85
Restaurant				0		
Cinema/Entertainment				0		
Residential	221			488	298	190
Hotel	320			120	61	59
All Other Land Uses[2]				0		
				778	444	334

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	22	4
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	9	0	0		6
Hotel	0	2	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	778	444	334
Internal Capture Percentage	11%	10%	13%
External Vehicle-Trips[5]	692	401	291
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	13%	31%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	7%	8%
Hotel	16%	3%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

INTERNAL CAPTURE ESTIMATES
EXISTING ZONING

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Daniels Town Center	**Organization:**	
Project Location:	Approved Zoning	**Performed By:**	
Scenario Description:		**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	AM Street Peak Hour	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office	710/720			282	237	45
Retail	820			281	174	107
Restaurant				0		
Cinema/Entertainment				0		
Residential				0		
Hotel	310			91	30	61
All Other Land Uses[2]				0		
				654	441	213

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		13	0	0	0	0
Retail	9		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	7	7	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	654	441	213
Internal Capture Percentage	11%	8%	17%
External Vehicle-Trips[5]	582	405	177
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	7%	29%
Retail	11%	8%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	0%	23%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Daniels Town Center	Organization:	
Project Location:	Approved Zoning	Performed By:	
Scenario Description:		Date:	
Analysis Year:		Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office	710/720			352	86	266
Retail	820			1,092	524	568
Restaurant				0		
Cinema/Entertainment				0		
Residential				0		
Hotel	310			61	31	30
All Other Land Uses[2]				0		
				1,505	641	864

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		42	0	0	0	0
Retail	11		0	0	0	5
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	5	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	1,505	641	864
Internal Capture Percentage	8%	10%	7%
External Vehicle-Trips[5]	1,379	578	801
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	13%	16%
Retail	9%	3%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	16%	17%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

FDOT FIVE YEAR WORK PROGRAM

I-75 @ DANIELS PARKWAY

Florida Department of

TRANSPORTATION

Web Application

Office of Work Program and Budget Cynthia Lorenzo - Director

Updated: 11/18/2022 12:3

Five Year Work Program

Selection Criteria	
District 01 **Lee County** **Item Number:**446296-2	**2023-2027 AD** **Category:**Highways

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

Project Summary

Transportation System: INTRASTATE INTERSTATE
Description: SR 93 (I-75) AT CR 876 / DANIELS PARKWAY
Type of Work: INTERCHANGE IMPROVEMENT
Item Number: 446296-2
Length: 0.800

District 01 - Le
View Scheduled
View Ma

Project Detail

Fiscal Year:	2023	2024	2025	2026	
Highways/Preliminary Engineering					
Amount:			$248,400		
Highways/Design Build					
Amount:			$38,686,035		
Item Total:			**$38,934,435**		

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

View Contact Information for Office of Work Program and Budget

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

INTERSECTION ANALYSIS
SYNCHRO SUMMARY SHEETS

DANIELS PARKWAY

@

DANPORT BLVD

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	4	83	3220	98	186	102	2540	138	41	3	97	72
Future Volume (vph)	4	83	3220	98	186	102	2540	138	41	3	97	72
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		670		0		575		0	100		100	300
Storage Lanes		2		0		1		0	1		1	1
Taper Length (ft)		25				25			25			25
Lane Util. Factor	0.86	0.97	0.86	0.86	0.86	1.00	0.86	0.86	1.00	1.00	1.00	1.00
Frt			0.996				0.992				0.850	
Flt Protected		0.950				0.950			0.950			0.950
Satd. Flow (prot)	0	3433	6382	0	0	1770	6357	0	1770	1863	1583	1770
Flt Permitted		0.950				0.950			0.753			0.756
Satd. Flow (perm)	0	3433	6382	0	0	1770	6357	0	1403	1863	1583	1408
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)			6				14				177	
Link Speed (mph)			30				50			30		
Link Distance (ft)			1499				1055			427		
Travel Time (s)			34.1				14.4			9.7		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	4	90	3500	107	202	111	2761	150	45	3	105	78
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	94	3607	0	0	313	2911	0	45	3	105	78
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	R NA	Left	Left	Right	Left	Left	Right	Left
Median Width(ft)			24				24			12		
Link Offset(ft)			0				0			0		
Crosswalk Width(ft)			16				16			16		
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	9	15		9	15		9	15
Number of Detectors	1	1	2		1	1	2		1	2	1	1
Detector Template	Left	Left	Thru		Left	Left	Thru		Left	Thru	Right	Left
Leading Detector (ft)	20	20	100		20	20	100		20	100	20	20
Trailing Detector (ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Position(ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Size(ft)	20	20	6		20	20	6		20	6	20	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 2 Position(ft)			94				94			94		
Detector 2 Size(ft)			6				6			6		
Detector 2 Type			Cl+Ex				Cl+Ex			Cl+Ex		
Detector 2 Channel												
Detector 2 Extend (s)			0.0				0.0			0.0		
Turn Type	Prot	Prot	NA		Prot	Prot	NA		Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			8		
Permitted Phases									8		8	4

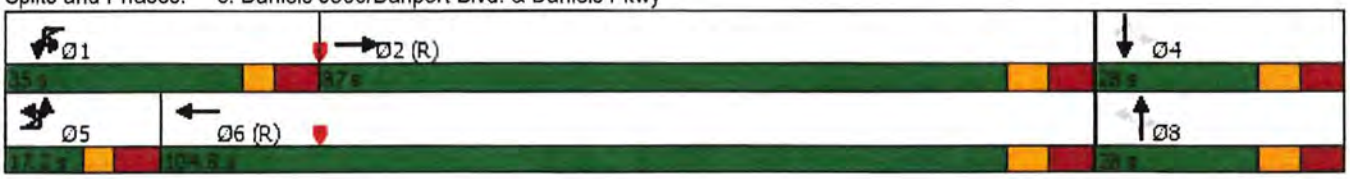
Lane Group	SBT	SBR
Lane Configurations	↑	↱
Traffic Volume (vph)	6	56
Future Volume (vph)	6	56
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		300
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	1863	1583
Flt Permitted		
Satd. Flow (perm)	1863	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		177
Link Speed (mph)	30	
Link Distance (ft)	504	
Travel Time (s)	11.5	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	7	61
Shared Lane Traffic (%)		
Lane Group Flow (vph)	7	61
Enter Blocked Intersection	No	No
Lane Alignment	Left	Right
Median Width(ft)	12	
Link Offset(ft)	0	
Crosswalk Width(ft)	16	
Two way Left Turn Lane		
Headway Factor	1.00	1.00
Turning Speed (mph)		9
Number of Detectors	2	1
Detector Template	Thru	Right
Leading Detector (ft)	100	20
Trailing Detector (ft)	0	0
Detector 1 Position(ft)	0	0
Detector 1 Size(ft)	6	20
Detector 1 Type	Cl+Ex	Cl+Ex
Detector 1 Channel		
Detector 1 Extend (s)	0.0	0.0
Detector 1 Queue (s)	0.0	0.0
Detector 1 Delay (s)	0.0	0.0
Detector 2 Position(ft)	94	
Detector 2 Size(ft)	6	
Detector 2 Type	Cl+Ex	
Detector 2 Channel		
Detector 2 Extend (s)	0.0	
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Detector Phase	5	5	2		1	1	6		8	8	8	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0		5.0	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	13.6	13.6	28.0		13.7	13.7	28.0		27.9	27.9	27.9	27.9
Total Split (s)	17.2	17.2	87.0		35.0	35.0	104.8		28.0	28.0	28.0	28.0
Total Split (%)	11.5%	11.5%	58.0%		23.3%	23.3%	69.9%		18.7%	18.7%	18.7%	18.7%
Maximum Green (s)	8.6	8.6	77.0		26.3	26.3	94.8		18.1	18.1	18.1	18.1
Yellow Time (s)	3.4	3.4	4.8		3.5	3.5	4.8		4.8	4.8	4.8	4.8
All-Red Time (s)	5.2	5.2	5.2		5.2	5.2	5.2		5.1	5.1	5.1	5.1
Lost Time Adjust (s)		0.0	0.0			0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)		8.6	10.0			8.7	10.0		9.9	9.9	9.9	9.9
Lead/Lag	Lead	Lead	Lag		Lead	Lead	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes					
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0
Recall Mode	None	None	C-Max		None	None	C-Max		Max	Max	Max	Max
Walk Time (s)			7.0				7.0		7.0	7.0	7.0	7.0
Flash Dont Walk (s)			11.0				11.0		11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)			0				0		0	0	0	0
Act Effct Green (s)		8.2	77.0			26.3	95.2		18.1	18.1	18.1	18.1
Actuated g/C Ratio		0.05	0.51			0.18	0.63		0.12	0.12	0.12	0.12
v/c Ratio		0.50	1.10			1.01	0.72		0.27	0.01	0.30	0.46
Control Delay		78.3	85.4			103.5	17.4		64.5	58.3	2.2	71.1
Queue Delay		0.0	0.0			0.0	0.0		0.0	0.0	0.0	0.0
Total Delay		78.3	85.4			103.5	17.4		64.5	58.3	2.2	71.1
LOS		E	F			F	B		E	E	A	E
Approach Delay			85.2				25.8			21.7		
Approach LOS			F				C			C		

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.10
Intersection Signal Delay: 56.5 Intersection LOS: E
Intersection Capacity Utilization 106.5% ICU Level of Service G
Analysis Period (min) 15

Splits and Phases: 6: Daniels 9300/Danport Blvd. & Daniels Pkwy



Lane Group	SBT	SBR
Detector Phase	4	4
Switch Phase		
Minimum Initial (s)	5.0	5.0
Minimum Split (s)	27.9	27.9
Total Split (s)	28.0	28.0
Total Split (%)	18.7%	18.7%
Maximum Green (s)	18.1	18.1
Yellow Time (s)	4.8	4.8
All-Red Time (s)	5.1	5.1
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	9.9	9.9
Lead/Lag		
Lead-Lag Optimize?		
Vehicle Extension (s)	3.0	3.0
Recall Mode	Max	Max
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effct Green (s)	18.1	18.1
Actuated g/C Ratio	0.12	0.12
v/c Ratio	0.03	0.18
Control Delay	58.8	1.1
Queue Delay	0.0	0.0
Total Delay	58.8	1.1
LOS	E	A
Approach Delay	41.3	
Approach LOS	D	

Intersection Summary

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	2	66	3832	80	26	68	3064	110	37	10	108	166
Future Volume (vph)	2	66	3832	80	26	68	3064	110	37	10	108	166
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		670		0		575		0	100		100	300
Storage Lanes		2		0		1		0	1		1	1
Taper Length (ft)		25				25			25			25
Lane Util. Factor	0.86	0.97	0.86	0.86	0.86	1.00	0.86	0.86	1.00	1.00	1.00	1.00
Frt			0.997				0.995				0.850	
Flt Protected		0.950				0.950			0.950			0.950
Satd. Flow (prot)	0	3433	6389	0	0	1770	6376	0	1770	1863	1583	1770
Flt Permitted		0.950				0.950			0.753			0.750
Satd. Flow (perm)	0	3433	6389	0	0	1770	6376	0	1403	1863	1583	1397
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)			4				8				183	
Link Speed (mph)			30				50			30		
Link Distance (ft)			1499				1055			427		
Travel Time (s)			34.1				14.4			9.7		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	2	72	4165	87	28	74	3330	120	40	11	117	180
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	74	4252	0	0	102	3450	0	40	11	117	180
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	R NA	Left	Left	Right	Left	Left	Right	Left
Median Width(ft)			24				24			12		
Link Offset(ft)			0				0			0		
Crosswalk Width(ft)			16				16			16		
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	9	15		9	15		9	15
Number of Detectors	1	1	2		1	1	2		1	2	1	1
Detector Template	Left	Left	Thru		Left	Left	Thru		Left	Thru	Right	Left
Leading Detector (ft)	20	20	100		20	20	100		20	100	20	20
Trailing Detector (ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Position(ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Size(ft)	20	20	6		20	20	6		20	6	20	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 2 Position(ft)			94				94			94		
Detector 2 Size(ft)			6				6			6		
Detector 2 Type			Cl+Ex				Cl+Ex			Cl+Ex		
Detector 2 Channel												
Detector 2 Extend (s)			0.0				0.0			0.0		
Turn Type	Prot	Prot	NA		Prot	Prot	NA		Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			8		
Permitted Phases									8		8	4

Lane Group	SBT	SBR
Lane Configurations	↑	↱
Traffic Volume (vph)	6	69
Future Volume (vph)	6	69
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		300
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	1863	1583
Flt Permitted		
Satd. Flow (perm)	1863	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		183
Link Speed (mph)	30	
Link Distance (ft)	504	
Travel Time (s)	11.5	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	7	75
Shared Lane Traffic (%)		
Lane Group Flow (vph)	7	75
Enter Blocked Intersection	No	No
Lane Alignment	Left	Right
Median Width(ft)	12	
Link Offset(ft)	0	
Crosswalk Width(ft)	16	
Two way Left Turn Lane		
Headway Factor	1.00	1.00
Turning Speed (mph)		9
Number of Detectors	2	1
Detector Template	Thru	Right
Leading Detector (ft)	100	20
Trailing Detector (ft)	0	0
Detector 1 Position(ft)	0	0
Detector 1 Size(ft)	6	20
Detector 1 Type	Cl+Ex	Cl+Ex
Detector 1 Channel		
Detector 1 Extend (s)	0.0	0.0
Detector 1 Queue (s)	0.0	0.0
Detector 1 Delay (s)	0.0	0.0
Detector 2 Position(ft)	94	
Detector 2 Size(ft)	6	
Detector 2 Type	Cl+Ex	
Detector 2 Channel		
Detector 2 Extend (s)	0.0	
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Detector Phase	5	5	2		1	1	6		8	8	8	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0		5.0	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	13.6	13.6	28.0		13.7	13.7	28.0		27.9	27.9	27.9	27.9
Total Split (s)	13.9	13.9	80.0		31.0	31.0	97.1		34.0	34.0	34.0	34.0
Total Split (%)	9.6%	9.6%	55.2%		21.4%	21.4%	67.0%		23.4%	23.4%	23.4%	23.4%
Maximum Green (s)	5.3	5.3	70.0		22.3	22.3	87.1		24.1	24.1	24.1	24.1
Yellow Time (s)	3.4	3.4	4.8		3.5	3.5	4.8		4.8	4.8	4.8	4.8
All-Red Time (s)	5.2	5.2	5.2		5.2	5.2	5.2		5.1	5.1	5.1	5.1
Lost Time Adjust (s)		0.0	0.0			0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)		8.6	10.0			8.7	10.0		9.9	9.9	9.9	9.9
Lead/Lag	Lead	Lead	Lag		Lead	Lead	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes					
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0
Recall Mode	None	None	C-Max		None	None	C-Max		Max	Max	Max	Max
Walk Time (s)			7.0				7.0		7.0	7.0	7.0	7.0
Flash Dont Walk (s)			11.0				11.0		11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)			0				0		0	0	0	0
Act Effct Green (s)		5.3	78.6			13.7	87.1		24.1	24.1	24.1	24.1
Actuated g/C Ratio		0.04	0.54			0.09	0.60		0.17	0.17	0.17	0.17
v/c Ratio		0.59	1.23			0.61	0.90		0.17	0.04	0.28	0.78
Control Delay		88.0	135.8			81.1	23.8		54.2	51.3	2.0	80.4
Queue Delay		0.0	0.0			0.0	0.0		0.0	0.0	0.0	0.0
Total Delay		88.0	135.8			81.1	23.8		54.2	51.3	2.0	80.4
LOS		F	F			F	C		D	D	A	F
Approach Delay			135.0				25.5			17.6		
Approach LOS			F				C			B		

Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 145
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.23
Intersection Signal Delay: 83.4 Intersection LOS: F
Intersection Capacity Utilization 110.0% ICU Level of Service H
Analysis Period (min) 15

Splits and Phases: 6: Daniels 9300/Danport Blvd. & Daniels Pkwy

Lane Group	SBT	SBR
Detector Phase	4	4
Switch Phase		
Minimum Initial (s)	5.0	5.0
Minimum Split (s)	27.9	27.9
Total Split (s)	34.0	34.0
Total Split (%)	23.4%	23.4%
Maximum Green (s)	24.1	24.1
Yellow Time (s)	4.8	4.8
All-Red Time (s)	5.1	5.1
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	9.9	9.9
Lead/Lag		
Lead-Lag Optimize?		
Vehicle Extension (s)	3.0	3.0
Recall Mode	Max	Max
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effct Green (s)	24.1	24.1
Actuated g/C Ratio	0.17	0.17
v/c Ratio	0.02	0.18
Control Delay	51.0	1.0
Queue Delay	0.0	0.0
Total Delay	51.0	1.0
LOS	D	A
Approach Delay	56.9	
Approach LOS	E	

Intersection Summary

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	4	83	3220	123	186	114	2540	138	41	3	97	72
Future Volume (vph)	4	83	3220	123	186	114	2540	138	41	3	97	72
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		670		0		575		0	100		100	300
Storage Lanes		2		0		1		0	1		1	1
Taper Length (ft)		25				25			25			25
Lane Util. Factor	0.86	0.97	0.86	0.86	0.86	1.00	0.86	0.86	1.00	1.00	1.00	1.00
Frt			0.994				0.992				0.850	
Flt Protected		0.950				0.950			0.950			0.950
Satd. Flow (prot)	0	3433	6369	0	0	1770	6357	0	1770	1863	1583	1770
Flt Permitted		0.950				0.950			0.753			0.756
Satd. Flow (perm)	0	3433	6369	0	0	1770	6357	0	1403	1863	1583	1408
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)			7				14				177	
Link Speed (mph)			30				50			30		
Link Distance (ft)			1523				1055			427		
Travel Time (s)			34.6				14.4			9.7		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	4	90	3500	134	202	124	2761	150	45	3	105	78
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	94	3634	0	0	326	2911	0	45	3	105	78
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	R NA	Left	Left	Right	Left	Left	Right	Left
Median Width(ft)			24				24			12		
Link Offset(ft)			0				0			0		
Crosswalk Width(ft)			16				16			16		
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	9	15		9	15		9	15
Number of Detectors	1	1	2		1	1	2		1	2	1	1
Detector Template	Left	Left	Thru		Left	Left	Thru		Left	Thru	Right	Left
Leading Detector (ft)	20	20	100		20	20	100		20	100	20	20
Trailing Detector (ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Position(ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Size(ft)	20	20	6		20	20	6		20	6	20	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 2 Position(ft)			94				94			94		
Detector 2 Size(ft)			6				6			6		
Detector 2 Type			Cl+Ex				Cl+Ex			Cl+Ex		
Detector 2 Channel												
Detector 2 Extend (s)			0.0				0.0			0.0		
Turn Type	Prot	Prot	NA		Prot	Prot	NA		Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			8		
Permitted Phases									8		8	4

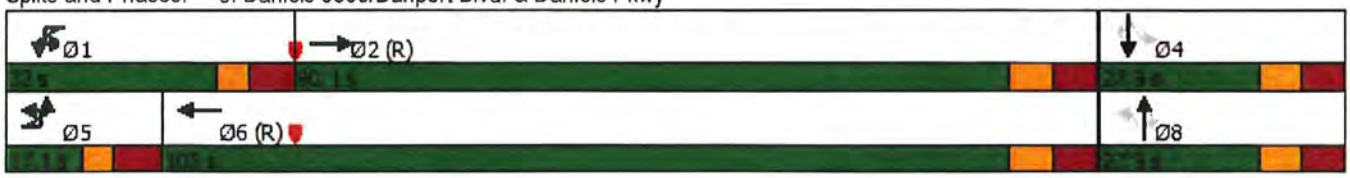
Lane Group	SBT	SBR
Lane Configurations	↑	↱
Traffic Volume (vph)	6	56
Future Volume (vph)	6	56
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		300
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	1863	1583
Flt Permitted		
Satd. Flow (perm)	1863	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		177
Link Speed (mph)	30	
Link Distance (ft)	504	
Travel Time (s)	11.5	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	7	61
Shared Lane Traffic (%)		
Lane Group Flow (vph)	7	61
Enter Blocked Intersection	No	No
Lane Alignment	Left	Right
Median Width(ft)	12	
Link Offset(ft)	0	
Crosswalk Width(ft)	16	
Two way Left Turn Lane		
Headway Factor	1.00	1.00
Turning Speed (mph)		9
Number of Detectors	2	1
Detector Template	Thru	Right
Leading Detector (ft)	100	20
Trailing Detector (ft)	0	0
Detector 1 Position(ft)	0	0
Detector 1 Size(ft)	6	20
Detector 1 Type	Cl+Ex	Cl+Ex
Detector 1 Channel		
Detector 1 Extend (s)	0.0	0.0
Detector 1 Queue (s)	0.0	0.0
Detector 1 Delay (s)	0.0	0.0
Detector 2 Position(ft)	94	
Detector 2 Size(ft)	6	
Detector 2 Type	Cl+Ex	
Detector 2 Channel		
Detector 2 Extend (s)	0.0	
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Detector Phase	5	5	2		1	1	6		8	8	8	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0		5.0	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	13.6	13.6	28.0		13.7	13.7	28.0		27.9	27.9	27.9	27.9
Total Split (s)	17.1	17.1	90.1		32.0	32.0	105.0		27.9	27.9	27.9	27.9
Total Split (%)	11.4%	11.4%	60.1%		21.3%	21.3%	70.0%		18.6%	18.6%	18.6%	18.6%
Maximum Green (s)	8.5	8.5	80.1		23.3	23.3	95.0		18.0	18.0	18.0	18.0
Yellow Time (s)	3.4	3.4	4.8		3.5	3.5	4.8		4.8	4.8	4.8	4.8
All-Red Time (s)	5.2	5.2	5.2		5.2	5.2	5.2		5.1	5.1	5.1	5.1
Lost Time Adjust (s)		0.0	0.0			0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)		8.6	10.0			8.7	10.0		9.9	9.9	9.9	9.9
Lead/Lag	Lead	Lead	Lag		Lead	Lead	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes					
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0
Recall Mode	None	None	C-Max		None	None	C-Max		Max	Max	Max	Max
Walk Time (s)			7.0				7.0		7.0	7.0	7.0	7.0
Flash Dont Walk (s)			11.0				11.0		11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)			0				0		0	0	0	0
Act Effct Green (s)		8.2	80.1			23.3	95.3		18.0	18.0	18.0	18.0
Actuated g/C Ratio		0.05	0.53			0.16	0.64		0.12	0.12	0.12	0.12
v/c Ratio		0.51	1.07			1.19	0.72		0.27	0.01	0.30	0.46
Control Delay		78.6	71.3			158.4	16.0		64.7	58.7	2.3	71.3
Queue Delay		0.0	14.1			0.2	0.0		0.0	0.0	0.4	3.9
Total Delay		78.6	85.4			158.6	16.0		64.7	58.7	2.7	75.2
LOS		E	F			F	B		E	E	A	E
Approach Delay			85.3				30.3			22.0		
Approach LOS			F				C			C		

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Offset: 95 (63%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.19
Intersection Signal Delay: 58.6 Intersection LOS: E
Intersection Capacity Utilization 107.6% ICU Level of Service G
Analysis Period (min) 15

Splits and Phases: 6: Daniels 9300/Danport Blvd. & Daniels Pkwy



Lane Group	SBT	SBR
Detector Phase	4	4
Switch Phase		
Minimum Initial (s)	5.0	5.0
Minimum Split (s)	27.9	27.9
Total Split (s)	27.9	27.9
Total Split (%)	18.6%	18.6%
Maximum Green (s)	18.0	18.0
Yellow Time (s)	4.8	4.8
All-Red Time (s)	5.1	5.1
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	9.9	9.9
Lead/Lag		
Lead-Lag Optimize?		
Vehicle Extension (s)	3.0	3.0
Recall Mode	Max	Max
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effct Green (s)	18.0	18.0
Actuated g/C Ratio	0.12	0.12
v/c Ratio	0.03	0.18
Control Delay	58.8	1.1
Queue Delay	0.0	0.0
Total Delay	58.8	1.1
LOS	E	A
Approach Delay	43.5	
Approach LOS	D	

Intersection Summary

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	2	66	3832	120	26	113	3064	110	37	10	108	166
Future Volume (vph)	2	66	3832	120	26	113	3064	110	37	10	108	166
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		670		0		575		0	100		100	300
Storage Lanes		2		0		1		0	1		1	1
Taper Length (ft)		25				25			25			25
Lane Util. Factor	0.86	0.97	0.86	0.86	0.86	1.00	0.86	0.86	1.00	1.00	1.00	1.00
Frt			0.995				0.995				0.850	
Flt Protected		0.950				0.950			0.950			0.950
Satd. Flow (prot)	0	3433	6376	0	0	1770	6376	0	1770	1863	1583	1770
Flt Permitted		0.950				0.950			0.753			0.750
Satd. Flow (perm)	0	3433	6376	0	0	1770	6376	0	1403	1863	1583	1397
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)			6				8				183	
Link Speed (mph)			30				50			30		
Link Distance (ft)			1523				1055			427		
Travel Time (s)			34.6				14.4			9.7		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	2	72	4165	130	28	123	3330	120	40	11	117	180
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	74	4295	0	0	151	3450	0	40	11	117	180
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	R NA	Left	Left	Right	Left	Left	Right	Left
Median Width(ft)			24				24			12		
Link Offset(ft)			0				0			0		
Crosswalk Width(ft)			16				16			16		
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	9	15		9	15		9	15
Number of Detectors	1	1	2		1	1	2		1	2	1	1
Detector Template	Left	Left	Thru		Left	Left	Thru		Left	Thru	Right	Left
Leading Detector (ft)	20	20	100		20	20	100		20	100	20	20
Trailing Detector (ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Position(ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Size(ft)	20	20	6		20	20	6		20	6	20	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 2 Position(ft)			94				94			94		
Detector 2 Size(ft)			6				6			6		
Detector 2 Type			Cl+Ex				Cl+Ex			Cl+Ex		
Detector 2 Channel												
Detector 2 Extend (s)			0.0				0.0			0.0		
Turn Type	Prot	Prot	NA		Prot	Prot	NA		Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			8		
Permitted Phases									8		8	4

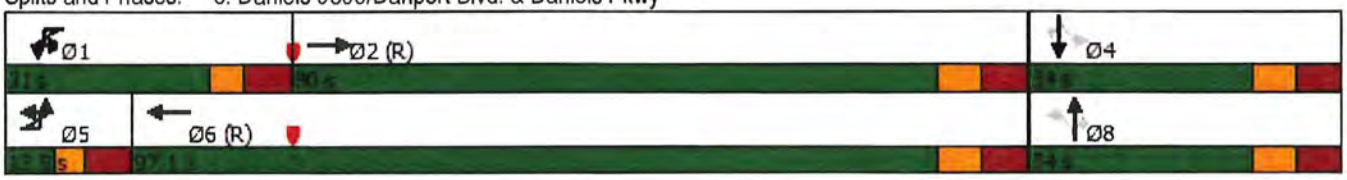
Lane Group	SBT	SBR
Lane Configurations	↑	↱
Traffic Volume (vph)	6	69
Future Volume (vph)	6	69
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		300
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	1863	1583
Flt Permitted		
Satd. Flow (perm)	1863	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		183
Link Speed (mph)	30	
Link Distance (ft)	504	
Travel Time (s)	11.5	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	7	75
Shared Lane Traffic (%)		
Lane Group Flow (vph)	7	75
Enter Blocked Intersection	No	No
Lane Alignment	Left	Right
Median Width(ft)	12	
Link Offset(ft)	0	
Crosswalk Width(ft)	16	
Two way Left Turn Lane		
Headway Factor	1.00	1.00
Turning Speed (mph)		9
Number of Detectors	2	1
Detector Template	Thru	Right
Leading Detector (ft)	100	20
Trailing Detector (ft)	0	0
Detector 1 Position(ft)	0	0
Detector 1 Size(ft)	6	20
Detector 1 Type	Cl+Ex	Cl+Ex
Detector 1 Channel		
Detector 1 Extend (s)	0.0	0.0
Detector 1 Queue (s)	0.0	0.0
Detector 1 Delay (s)	0.0	0.0
Detector 2 Position(ft)	94	
Detector 2 Size(ft)	6	
Detector 2 Type	Cl+Ex	
Detector 2 Channel		
Detector 2 Extend (s)	0.0	
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Detector Phase	5	5	2		1	1	6		8	8	8	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0		5.0	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	13.6	13.6	28.0		13.7	13.7	28.0		27.9	27.9	27.9	27.9
Total Split (s)	13.9	13.9	80.0		31.0	31.0	97.1		34.0	34.0	34.0	34.0
Total Split (%)	9.6%	9.6%	55.2%		21.4%	21.4%	67.0%		23.4%	23.4%	23.4%	23.4%
Maximum Green (s)	5.3	5.3	70.0		22.3	22.3	87.1		24.1	24.1	24.1	24.1
Yellow Time (s)	3.4	3.4	4.8		3.5	3.5	4.8		4.8	4.8	4.8	4.8
All-Red Time (s)	5.2	5.2	5.2		5.2	5.2	5.2		5.1	5.1	5.1	5.1
Lost Time Adjust (s)		0.0	0.0			0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)		8.6	10.0			8.7	10.0		9.9	9.9	9.9	9.9
Lead/Lag	Lead	Lead	Lag		Lead	Lead	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes					
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0
Recall Mode	None	None	C-Max		None	None	C-Max		Max	Max	Max	Max
Walk Time (s)			7.0				7.0		7.0	7.0	7.0	7.0
Flash Dont Walk (s)			11.0				11.0		11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)			0				0		0	0	0	0
Act Effct Green (s)		5.3	75.0			17.3	87.1		24.1	24.1	24.1	24.1
Actuated g/C Ratio		0.04	0.52			0.12	0.60		0.17	0.17	0.17	0.17
v/c Ratio		0.59	1.30			0.72	0.90		0.17	0.04	0.28	0.78
Control Delay		88.0	169.0			79.6	23.7		54.2	51.3	2.0	80.4
Queue Delay		0.0	0.0			0.0	0.0		0.0	0.0	0.0	0.0
Total Delay		88.0	169.0			79.6	23.7		54.2	51.3	2.0	80.4
LOS		F	F			E	C		D	D	A	F
Approach Delay			167.6				26.0			17.6		
Approach LOS			F				C			B		

Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 145
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.30
Intersection Signal Delay: 100.5 Intersection LOS: F
Intersection Capacity Utilization 113.2% ICU Level of Service H
Analysis Period (min) 15

Splits and Phases: 6: Daniels 9300/Danport Blvd. & Daniels Pkwy



Lane Group	SBT	SBR
Detector Phase	4	4
Switch Phase		
Minimum Initial (s)	5.0	5.0
Minimum Split (s)	27.9	27.9
Total Split (s)	34.0	34.0
Total Split (%)	23.4%	23.4%
Maximum Green (s)	24.1	24.1
Yellow Time (s)	4.8	4.8
All-Red Time (s)	5.1	5.1
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	9.9	9.9
Lead/Lag		
Lead-Lag Optimize?		
Vehicle Extension (s)	3.0	3.0
Recall Mode	Max	Max
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effct Green (s)	24.1	24.1
Actuated g/C Ratio	0.17	0.17
v/c Ratio	0.02	0.18
Control Delay	51.0	1.0
Queue Delay	0.0	0.0
Total Delay	51.0	1.0
LOS	D	A
Approach Delay	56.9	
Approach LOS	E	

Intersection Summary

DANIELS PARKWAY

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I-75 SB RAMP

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1888	1548	864	2764	0	0	0	0	279	0	293
Future Volume (vph)	0	1888	1548	864	2764	0	0	0	0	279	0	293
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	1000		0	0		0	0		0
Storage Lanes	0		1	1		0	0		0	2		2
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	0.88
Frt			0.850									0.850
Flt Protected				0.950						0.950		
Satd. Flow (prot)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Flt Permitted				0.950						0.950		
Satd. Flow (perm)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			231									86
Link Speed (mph)		30			50			30			30	
Link Distance (ft)		1055			1869			697			1230	
Travel Time (s)		24.0			25.5			15.8			28.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	2052	1683	939	3004	0	0	0	0	303	0	318
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	2052	1683	939	3004	0	0	0	0	303	0	318
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors		2	1	1	2					1		1
Detector Template		Thru	Right	Left	Thru					Left		Right
Leading Detector (ft)		100	20	20	100					20		20
Trailing Detector (ft)		0	0	0	0					0		0
Detector 1 Position(ft)		0	0	0	0					0		0
Detector 1 Size(ft)		6	20	20	6					20		20
Detector 1 Type		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex					Cl+Ex		Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Queue (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Delay (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 2 Position(ft)		94			94							
Detector 2 Size(ft)		6			6							
Detector 2 Type		Cl+Ex			Cl+Ex							
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0							
Turn Type		NA	Perm	Prot	NA					Prot		Prot
Protected Phases		6		5	2					3		3
Permitted Phases			6									

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase		6	6	5	2					3		3
Switch Phase												
Minimum Initial (s)		5.0	5.0	5.0	5.0					5.0		5.0
Minimum Split (s)		25.4	25.4	12.4	25.4					14.5		14.5
Total Split (s)		85.0	85.0	48.0	133.0					17.0		17.0
Total Split (%)		56.7%	56.7%	32.0%	88.7%					11.3%		11.3%
Maximum Green (s)		77.6	77.6	40.6	125.6					10.5		10.5
Yellow Time (s)		5.1	5.1	5.1	5.1					4.0		4.0
All-Red Time (s)		2.3	2.3	2.3	2.3					2.5		2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0					0.0		0.0
Total Lost Time (s)		7.4	7.4	7.4	7.4					6.5		6.5
Lead/Lag		Lag	Lag	Lead								
Lead-Lag Optimize?		Yes	Yes	Yes								
Vehicle Extension (s)		3.0	3.0	3.0	3.0					3.0		3.0
Recall Mode		C-Max	C-Max	None	C-Max					None		None
Walk Time (s)		7.0	7.0		7.0							
Flash Dont Walk (s)		11.0	11.0		11.0							
Pedestrian Calls (#/hr)		0	0		0							
Act Effct Green (s)		77.6	77.6	40.6	125.6					10.5		10.5
Actuated g/C Ratio		0.52	0.52	0.27	0.84					0.07		0.07
v/c Ratio		0.78	1.81	1.96	0.71					1.26		1.16
Control Delay		21.8	385.5	468.9	6.0					200.4		145.7
Queue Delay		0.0	0.1	0.0	0.0					0.0		0.0
Total Delay		21.8	385.7	468.9	6.0					200.4		145.7
LOS		C	F	F	A					F		F
Approach Delay		185.8			116.2						172.4	
Approach LOS		F			F						F	

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:WBTU and 6:EBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.96
Intersection Signal Delay: 151.7 Intersection LOS: F
Intersection Capacity Utilization 156.1% ICU Level of Service H
Analysis Period (min) 15

Splits and Phases: 4: I-75 SB Ramp & Daniels Pkwy

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑	↱	↰	↑↑↑					↰↰		↱↱
Traffic Volume (vph)	0	3795	613	525	2858	0	0	0	0	241	0	484
Future Volume (vph)	0	3795	613	525	2858	0	0	0	0	241	0	484
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	1000		0	0		0	0		0
Storage Lanes	0		1	1		0	0		0	2		2
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	0.88
Frt			0.850									0.850
Flt Protected				0.950						0.950		
Satd. Flow (prot)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Flt Permitted				0.950						0.950		
Satd. Flow (perm)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			267									89
Link Speed (mph)		30			50			30			30	
Link Distance (ft)		1055			1869			697			1230	
Travel Time (s)		24.0			25.5			15.8			28.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	4125	666	571	3107	0	0	0	0	262	0	526
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	4125	666	571	3107	0	0	0	0	262	0	526
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors		2	1	1	2					1		1
Detector Template		Thru	Right	Left	Thru					Left		Right
Leading Detector (ft)		100	20	20	100					20		20
Trailing Detector (ft)		0	0	0	0					0		0
Detector 1 Position(ft)		0	0	0	0					0		0
Detector 1 Size(ft)		6	20	20	6					20		20
Detector 1 Type		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex					Cl+Ex		Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Queue (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Delay (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 2 Position(ft)		94			94							
Detector 2 Size(ft)		6			6							
Detector 2 Type		Cl+Ex			Cl+Ex							
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0							
Turn Type		NA	Perm	Prot	NA					Prot		Prot
Protected Phases		6		5	2					3		3
Permitted Phases			6									

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase		6	6	5	2					3		3
Switch Phase												
Minimum Initial (s)		5.0	5.0	5.0	5.0					5.0		5.0
Minimum Split (s)		25.4	25.4	12.4	25.4					14.5		14.5
Total Split (s)		87.0	87.0	35.0	122.0					23.0		23.0
Total Split (%)		60.0%	60.0%	24.1%	84.1%					15.9%		15.9%
Maximum Green (s)		79.6	79.6	27.6	114.6					16.5		16.5
Yellow Time (s)		5.1	5.1	5.1	5.1					4.0		4.0
All-Red Time (s)		2.3	2.3	2.3	2.3					2.5		2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0					0.0		0.0
Total Lost Time (s)		7.4	7.4	7.4	7.4					6.5		6.5
Lead/Lag		Lag	Lag	Lead								
Lead-Lag Optimize?		Yes	Yes	Yes								
Vehicle Extension (s)		3.0	3.0	3.0	3.0					3.0		3.0
Recall Mode		C-Max	C-Max	None	C-Max					None		None
Walk Time (s)		7.0	7.0		7.0							
Flash Dont Walk (s)		11.0	11.0		11.0							
Pedestrian Calls (#/hr)		0	0		0							
Act Effct Green (s)		79.6	79.6	27.6	114.6					16.5		16.5
Actuated g/C Ratio		0.55	0.55	0.19	0.79					0.11		0.11
v/c Ratio		1.48	0.67	1.70	0.77					0.67		1.33
Control Delay		235.7	6.5	362.1	9.9					70.9		203.6
Queue Delay		0.0	0.0	0.0	0.0					0.0		0.0
Total Delay		235.7	6.5	362.1	9.9					70.9		203.6
LOS		F	A	F	A					E		F
Approach Delay		203.8			64.6						159.5	
Approach LOS		F			E						F	

Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 145
Offset: 0 (0%), Referenced to phase 2:WBTU and 6:EBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.70
Intersection Signal Delay: 144.7 Intersection LOS: F
Intersection Capacity Utilization 125.0% ICU Level of Service H
Analysis Period (min) 15

Splits and Phases: 4: I-75 SB Ramp & Daniels Pkwy

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	1903	1578	864	2770	0	0	0	0	279	0	299
Future Volume (vph)	0	1903	1578	864	2770	0	0	0	0	279	0	299
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	1000		0	0		0	0		0
Storage Lanes	0		1	1		0	0		0	2		2
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	0.88
Frt			0.850									0.850
Flt Protected				0.950						0.950		
Satd. Flow (prot)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Flt Permitted				0.950						0.950		
Satd. Flow (perm)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			231									86
Link Speed (mph)		30			50			30			30	
Link Distance (ft)		1055			1869			697			1230	
Travel Time (s)		24.0			25.5			15.8			28.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	2068	1715	939	3011	0	0	0	0	303	0	325
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	2068	1715	939	3011	0	0	0	0	303	0	325
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors		2	1	1	2					1		1
Detector Template		Thru	Right	Left	Thru					Left		Right
Leading Detector (ft)		100	20	20	100					20		20
Trailing Detector (ft)		0	0	0	0					0		0
Detector 1 Position(ft)		0	0	0	0					0		0
Detector 1 Size(ft)		6	20	20	6					20		20
Detector 1 Type		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex					Cl+Ex		Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Queue (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Delay (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 2 Position(ft)		94			94							
Detector 2 Size(ft)		6			6							
Detector 2 Type		Cl+Ex			Cl+Ex							
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0							
Turn Type		NA	Perm	Prot	NA					Prot		Prot
Protected Phases		6		5	2					3		3
Permitted Phases			6									

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase		6	6	5	2					3		3
Switch Phase												
Minimum Initial (s)		5.0	5.0	5.0	5.0					5.0		5.0
Minimum Split (s)		25.4	25.4	12.4	25.4					14.5		14.5
Total Split (s)		85.0	85.0	48.0	133.0					17.0		17.0
Total Split (%)		56.7%	56.7%	32.0%	88.7%					11.3%		11.3%
Maximum Green (s)		77.6	77.6	40.6	125.6					10.5		10.5
Yellow Time (s)		5.1	5.1	5.1	5.1					4.0		4.0
All-Red Time (s)		2.3	2.3	2.3	2.3					2.5		2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0					0.0		0.0
Total Lost Time (s)		7.4	7.4	7.4	7.4					6.5		6.5
Lead/Lag		Lag	Lag	Lead								
Lead-Lag Optimize?		Yes	Yes	Yes								
Vehicle Extension (s)		3.0	3.0	3.0	3.0					3.0		3.0
Recall Mode		C-Max	C-Max	None	C-Max					None		None
Walk Time (s)		7.0	7.0		7.0							
Flash Dont Walk (s)		11.0	11.0		11.0							
Pedestrian Calls (#/hr)		0	0		0							
Act Effct Green (s)		77.6	77.6	40.6	125.6					10.5		10.5
Actuated g/C Ratio		0.52	0.52	0.27	0.84					0.07		0.07
v/c Ratio		0.79	1.84	1.96	0.71					1.26		1.18
Control Delay		24.5	402.5	468.9	6.0					200.4		154.4
Queue Delay		0.0	0.1	0.0	0.0					0.0		0.0
Total Delay		24.5	402.6	468.9	6.0					200.4		154.4
LOS		C	F	F	A					F		F
Approach Delay		195.9			116.0						176.6	
Approach LOS		F			F						F	

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:WBTU and 6:EBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.96
Intersection Signal Delay: 156.7 Intersection LOS: F
Intersection Capacity Utilization 157.9% ICU Level of Service H
Analysis Period (min) 15

Splits and Phases: 4: I-75 SB Ramp & Daniels Pkwy

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑	↱	↰	↑↑↑					↰↰		↱↱
Traffic Volume (vph)	0	3805	624	525	2888	0	0	0	0	241	0	499
Future Volume (vph)	0	3805	624	525	2888	0	0	0	0	241	0	499
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	1000		0	0		0	0		0
Storage Lanes	0		1	1		0	0		0	2		2
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	0.88
Frt			0.850									0.850
Flt Protected				0.950						0.950		
Satd. Flow (prot)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Flt Permitted				0.950						0.950		
Satd. Flow (perm)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			271									89
Link Speed (mph)		30			50			30			30	
Link Distance (ft)		1055			1869			697			1230	
Travel Time (s)		24.0			25.5			15.8			28.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	4136	678	571	3139	0	0	0	0	262	0	542
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	4136	678	571	3139	0	0	0	0	262	0	542
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors		2	1	1	2					1		1
Detector Template		Thru	Right	Left	Thru					Left		Right
Leading Detector (ft)		100	20	20	100					20		20
Trailing Detector (ft)		0	0	0	0					0		0
Detector 1 Position(ft)		0	0	0	0					0		0
Detector 1 Size(ft)		6	20	20	6					20		20
Detector 1 Type		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex					Cl+Ex		Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Queue (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Delay (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 2 Position(ft)		94			94							
Detector 2 Size(ft)		6			6							
Detector 2 Type		Cl+Ex			Cl+Ex							
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0							
Turn Type		NA	Perm	Prot	NA					Prot		Prot
Protected Phases		6		5	2					3		3
Permitted Phases			6									

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase		6	6	5	2					3		3
Switch Phase												
Minimum Initial (s)		5.0	5.0	5.0	5.0					5.0		5.0
Minimum Split (s)		25.4	25.4	12.4	25.4					14.5		14.5
Total Split (s)		87.0	87.0	35.0	122.0					23.0		23.0
Total Split (%)		60.0%	60.0%	24.1%	84.1%					15.9%		15.9%
Maximum Green (s)		79.6	79.6	27.6	114.6					16.5		16.5
Yellow Time (s)		5.1	5.1	5.1	5.1					4.0		4.0
All-Red Time (s)		2.3	2.3	2.3	2.3					2.5		2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0					0.0		0.0
Total Lost Time (s)		7.4	7.4	7.4	7.4					6.5		6.5
Lead/Lag		Lag	Lag	Lead								
Lead-Lag Optimize?		Yes	Yes	Yes								
Vehicle Extension (s)		3.0	3.0	3.0	3.0					3.0		3.0
Recall Mode		C-Max	C-Max	None	C-Max					None		None
Walk Time (s)		7.0	7.0		7.0							
Flash Dont Walk (s)		11.0	11.0		11.0							
Pedestrian Calls (#/hr)		0	0		0							
Act Effct Green (s)		79.6	79.6	27.6	114.6					16.5		16.5
Actuated g/C Ratio		0.55	0.55	0.19	0.79					0.11		0.11
v/c Ratio		1.48	0.68	1.70	0.78					0.67		1.37
Control Delay		237.7	7.2	362.1	10.1					70.9		219.7
Queue Delay		0.0	0.0	0.0	0.0					0.0		0.0
Total Delay		237.7	7.2	362.1	10.1					70.9		219.7
LOS		F	A	F	B					E		F
Approach Delay		205.3			64.3						171.2	
Approach LOS		F			E						F	

Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 145
Offset: 0 (0%), Referenced to phase 2:WBTU and 6:EBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.70
Intersection Signal Delay: 146.3 Intersection LOS: F
Intersection Capacity Utilization 125.1% ICU Level of Service H
Analysis Period (min) 15

Splits and Phases: 4: I-75 SB Ramp & Daniels Pkwy

THREE OAKS PARKWAY

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DANIELS TOWN CENTER ACCESS

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	34	332	54	27	354	26	40	0	16	104	0	312
Future Volume (vph)	34	332	54	27	354	26	40	0	16	104	0	312
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	450		400	450		400	200		0	200		0
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.428			0.536			0.757			0.574		
Satd. Flow (perm)	797	3539	1583	998	3539	1583	1410	1863	1583	1069	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			182			182			524			522
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		392			1222			646			802	
Travel Time (s)		8.9			27.8			14.7			18.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	37	361	59	29	385	28	43	0	17	113	0	339
Shared Lane Traffic (%)												
Lane Group Flow (vph)	37	361	59	29	385	28	43	0	17	113	0	339
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt		Perm	pm+pt		Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases	6		6	2		2	4		4	8		8
Minimum Split (s)	12.0	25.0	25.0	12.0	29.0	29.0	12.0	25.0	25.0	12.0	25.0	25.0
Total Split (s)	23.0	64.0	64.0	18.0	59.0	59.0	28.0	29.0	29.0	39.0	40.0	40.0
Total Split (%)	15.3%	42.7%	42.7%	12.0%	39.3%	39.3%	18.7%	19.3%	19.3%	26.0%	26.7%	26.7%
Maximum Green (s)	16.0	57.0	57.0	11.0	52.0	52.0	21.0	22.0	22.0	32.0	33.0	33.0
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	73.0	57.0	57.0	63.0	52.0	52.0	43.0		22.0	61.0		33.0
Actuated g/C Ratio	0.49	0.38	0.38	0.42	0.35	0.35	0.29		0.15	0.41		0.22
v/c Ratio	0.08	0.27	0.08	0.06	0.31	0.04	0.09		0.03	0.19		0.45

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Control Delay	19.7	32.8	0.2	20.0	36.8	0.1	28.9		0.1	29.3		1.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0
Total Delay	19.7	32.8	0.2	20.0	36.8	0.1	28.9		0.1	29.3		1.9
LOS	B	C	A	B	D	A	C		A	C		A
Approach Delay		27.5			33.4			20.7			8.8	
Approach LOS		C			C			C			A	

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:NWTL and 6:SETL, Start of Green
Natural Cycle: 80
Control Type: Pretimed
Maximum v/c Ratio: 0.45
Intersection Signal Delay: 23.1 Intersection LOS: C
Intersection Capacity Utilization 50.8% ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 14: Three Oaks Pkwy & Daniels Town Center

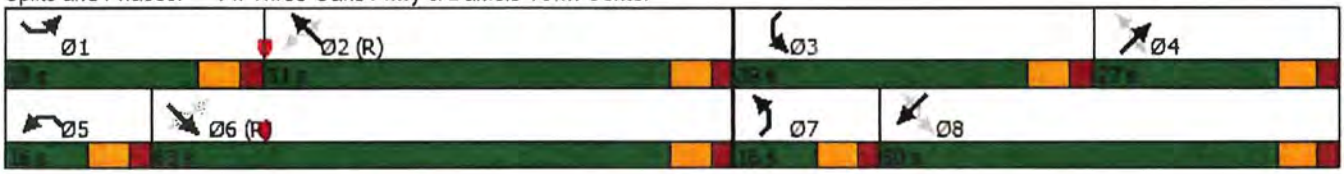
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	122	308	106	40	407	56	101	0	37	43	0	125
Future Volume (vph)	122	308	106	40	407	56	101	0	37	43	0	125
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	450		400	450		400	200		0	200		0
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.350			0.550			0.757			0.561		
Satd. Flow (perm)	652	3539	1583	1025	3539	1583	1410	1863	1583	1045	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			188			241			602			398
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		392			1222			646			802	
Travel Time (s)		8.9			27.8			14.7			18.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	133	335	115	43	442	61	110	0	40	47	0	136
Shared Lane Traffic (%)												
Lane Group Flow (vph)	133	335	115	43	442	61	110	0	40	47	0	136
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt		Perm	pm+pt		Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases	6		6	2		2	4		4	8		8
Minimum Split (s)	12.0	25.0	25.0	12.0	25.0	25.0	12.0	25.0	25.0	12.0	25.0	25.0
Total Split (s)	28.0	63.0	63.0	16.0	51.0	51.0	16.0	27.0	27.0	39.0	50.0	50.0
Total Split (%)	19.3%	43.4%	43.4%	11.0%	35.2%	35.2%	11.0%	18.6%	18.6%	26.9%	34.5%	34.5%
Maximum Green (s)	21.0	56.0	56.0	9.0	44.0	44.0	9.0	20.0	20.0	32.0	43.0	43.0
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	72.0	56.0	56.0	53.0	44.0	44.0	29.0		20.0	59.0		43.0
Actuated g/C Ratio	0.50	0.39	0.39	0.37	0.30	0.30	0.20		0.14	0.41		0.30
v/c Ratio	0.27	0.25	0.16	0.10	0.41	0.09	0.36		0.05	0.08		0.18

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Control Delay	21.5	30.8	0.5	20.8	41.6	0.3	34.6		0.1	26.7		0.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0
Total Delay	21.5	30.8	0.5	20.8	41.6	0.3	34.6		0.1	26.7		0.5
LOS	C	C	A	C	D	A	C		A	C		A
Approach Delay		22.7			35.4			25.4			7.3	
Approach LOS		C			D			C			A	

Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 145
Offset: 0 (0%), Referenced to phase 2:NWTL and 6:SETL, Start of Green
Natural Cycle: 75
Control Type: Pretimed
Maximum v/c Ratio: 0.41
Intersection Signal Delay: 25.8 Intersection LOS: C
Intersection Capacity Utilization 47.8% ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 14: Three Oaks Pkwy & Daniels Town Center



THREE OAKS PARKWAY EXTENSION
DESIGN PROJECT
TRAFFIC ANALYSIS REPORT
EXCERPTS
McCORMICK TAYLOR

THREE OAKS PARKWAY EXTENSION DESIGN PROJECT

TRAFFIC ANALYSIS REPORT

April 2020

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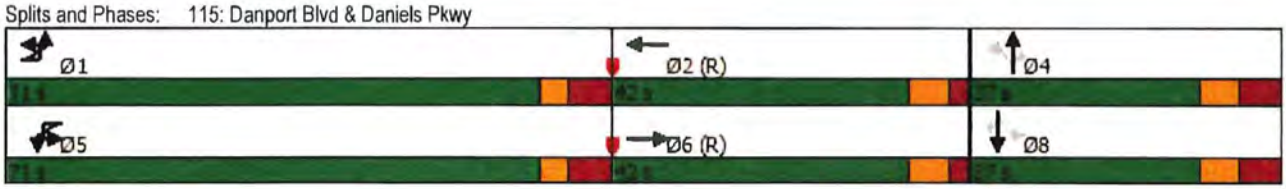
Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	69	1968	114	2511	30	11	125	132	5	99
Future Volume (vph)	69	1968	114	2511	30	11	125	132	5	99
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	1	6	5	2		4			8	
Permitted Phases					4	4	4	8	8	8
Detector Phase	1	6	5	2	4	4	4	8	8	8
Switch Phase										
Minimum Initial (s)	7.0	15.0	7.0	15.0	8.0	8.0	8.0	8.0	8.0	8.0
Minimum Split (s)	15.6	24.0	15.6	24.0	17.9	17.9	17.9	17.9	17.9	17.9
Total Split (s)	71.0	42.0	71.0	42.0	37.0	37.0	37.0	37.0	37.0	37.0
Total Split (%)	47.3%	28.0%	47.3%	28.0%	24.7%	24.7%	24.7%	24.7%	24.7%	24.7%
Yellow Time (s)	3.4	4.8	3.4	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	5.2	2.4	5.2	2.4	5.1	5.1	5.1	5.1	5.1	5.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.6	7.2	8.6	7.2	9.9	9.9	9.9	9.9	9.9	9.9
Lead/Lag	Lead	Lag	Lead	Lag						
Lead-Lag Optimize?										
Recall Mode	None	C-Max	None	C-Max	Max	Max	Max	None	None	None
Act Effct Green (s)	9.8	79.8	17.4	87.4	27.1	27.1	27.1	27.1	27.1	27.1
Actuated g/C Ratio	0.07	0.53	0.12	0.58	0.18	0.18	0.18	0.18	0.18	0.18
v/c Ratio	0.53	0.53	0.73	0.63	0.12	0.03	0.33	0.54	0.01	0.26
Control Delay	79.4	11.7	77.4	19.1	54.5	53.0	11.2	64.7	50.8	10.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	79.4	11.7	77.4	19.1	54.5	53.0	11.2	64.7	50.8	10.9
LOS	E	B	E	B	D	D	B	E	D	B
Approach Delay		15.5		22.2		21.8			41.8	
Approach LOS		B		C		C			D	

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 2 (1%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 70
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.73
Intersection Signal Delay: 20.4 — Intersection LOS: C
Intersection Capacity Utilization 86.8% — ICU Level of Service E
Analysis Period (min) 15

Splits and Phases: 115: Danport Blvd & Daniels Pkwy

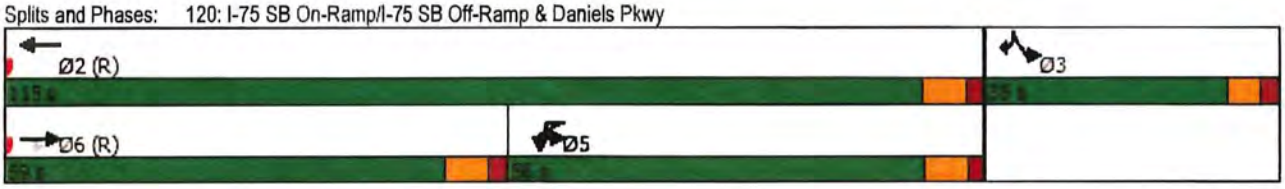


Lane Group	EBT	EBR	WBL	WBT	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	1929	332	573	2115	599	700
Future Volume (vph)	1929	332	573	2115	599	700
Turn Type	NA	Perm	Prot	NA	Prot	Prot
Protected Phases	6		5	2	3	3
Permitted Phases		6			3	
Detector Phase	6	6	5	2	3	3
Switch Phase						
Minimum Initial (s)	15.0	15.0	7.0	15.0	8.0	8.0
Minimum Split (s)	24.0	24.0	15.0	24.0	16.0	16.0
Total Split (s)	59.0	59.0	56.0	115.0	35.0	35.0
Total Split (%)	39.3%	39.3%	37.3%	76.7%	23.3%	23.3%
Yellow Time (s)	5.1	5.1	5.1	5.1	4.0	4.0
All-Red Time (s)	2.3	2.3	2.0	2.3	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.4	7.4	7.1	7.4	6.5	6.5
Lead/Lag	Lead	Lead	Lag			
Lead-Lag Optimize?						
Recall Mode	C-Max	C-Max	None	C-Max	None	None
Act Effct Green (s)	51.6	51.6	48.9	107.6	28.5	28.5
Actuated g/C Ratio	0.34	0.34	0.33	0.72	0.19	0.19
v/c Ratio	1.04	0.50	1.09	0.54	0.96	1.13
Control Delay	57.0	7.1	110.1	7.5	87.1	124.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	57.0	7.1	110.1	7.5	87.1	124.0
LOS	E	A	F	A	F	F
Approach Delay	49.7			30.6		
Approach LOS	D			C		

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 148 (99%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.13
Intersection Signal Delay: 53.2 — Intersection LOS: D
Intersection Capacity Utilization 101.5% — ICU Level of Service G
Analysis Period (min) 15

Splits and Phases: 120: I-75 SB On-Ramp/I-75 SB Off-Ramp & Daniels Pkwy



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	83	2705	61	2638	32	15	149	168	20	99
Future Volume (vph)	83	2705	61	2638	32	15	149	168	20	99
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	1	6	5	2		4			8	
Permitted Phases					4	4	4	8	8	8
Detector Phase	1	6	5	2	4	4	4	8	8	8
Switch Phase										
Minimum Initial (s)	7.0	15.0	7.0	15.0	8.0	8.0	8.0	8.0	8.0	8.0
Minimum Split (s)	16.0	24.0	15.6	24.0	17.9	17.9	17.9	17.9	17.9	17.9
Total Split (s)	28.0	64.0	28.0	64.0	38.0	38.0	38.0	38.0	38.0	38.0
Total Split (%)	21.5%	49.2%	21.5%	49.2%	29.2%	29.2%	29.2%	29.2%	29.2%	29.2%
Yellow Time (s)	3.4	4.8	3.4	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	5.2	2.4	5.2	2.4	5.1	5.1	5.1	5.1	5.1	5.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.6	7.2	8.6	7.2	9.9	9.9	9.9	9.9	9.9	9.9
Lead/Lag	Lead	Lag	Lead	Lag						
Lead-Lag Optimize?										
Recall Mode	None	C-Max	None	C-Max	Max	Max	Max	None	None	None
Act Effct Green (s)	9.3	64.3	11.9	66.9	28.1	28.1	28.1	28.1	28.1	28.1
Actuated g/C Ratio	0.07	0.49	0.09	0.51	0.22	0.22	0.22	0.22	0.22	0.22
v/c Ratio	0.51	0.78	0.63	0.75	0.11	0.04	0.33	0.56	0.05	0.24
Control Delay	75.1	8.1	69.2	22.2	42.4	41.1	8.3	53.5	41.0	8.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	75.1	8.1	69.2	22.2	42.4	41.1	8.3	53.5	41.0	8.4
LOS	E	A	E	C	D	D	A	D	D	A
Approach Delay		11.0		23.8		16.4			37.1	
Approach LOS		B		C		B			D	

Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 130
Offset: 112 (86%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.78
Intersection Signal Delay: 18.3 — Intersection LOS: B
Intersection Capacity Utilization 93.1% — ICU Level of Service F
Analysis Period (min) 15

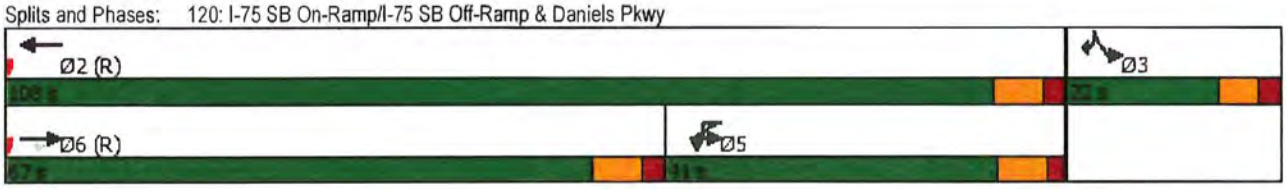
Splits and Phases: 115: Danport Blvd & Daniels Pkwy

Lane Group	EBT	EBR	WBL	WBT	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	2608	452	472	2396	237	514
Future Volume (vph)	2608	452	472	2396	237	514
Turn Type	NA	Perm	Prot	NA	Prot	Prot
Protected Phases	6		5	2	3	3
Permitted Phases		6			3	
Detector Phase	6	6	5	2	3	3
Switch Phase						
Minimum Initial (s)	15.0	15.0	7.0	15.0	8.0	8.0
Minimum Split (s)	24.0	24.0	15.0	24.0	16.0	16.0
Total Split (s)	67.0	67.0	41.0	108.0	22.0	22.0
Total Split (%)	51.5%	51.5%	31.5%	83.1%	16.9%	16.9%
Yellow Time (s)	5.1	5.1	5.1	5.1	4.0	4.0
All-Red Time (s)	2.3	2.3	2.0	2.3	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.4	7.4	7.1	7.4	6.5	6.5
Lead/Lag	Lead	Lead	Lag			
Lead-Lag Optimize?						
Recall Mode	C-Max	C-Max	None	C-Max	None	None
Act Effct Green (s)	59.6	59.6	33.9	100.6	15.5	15.5
Actuated g/C Ratio	0.46	0.46	0.26	0.77	0.12	0.12
v/c Ratio	1.02	0.52	1.06	0.55	0.63	1.14
Control Delay	37.0	2.2	104.3	4.6	62.7	127.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	37.0	2.2	104.3	4.6	62.7	127.0
LOS	D	A	F	A	E	F
Approach Delay	31.8			21.2		
Approach LOS	C			C		

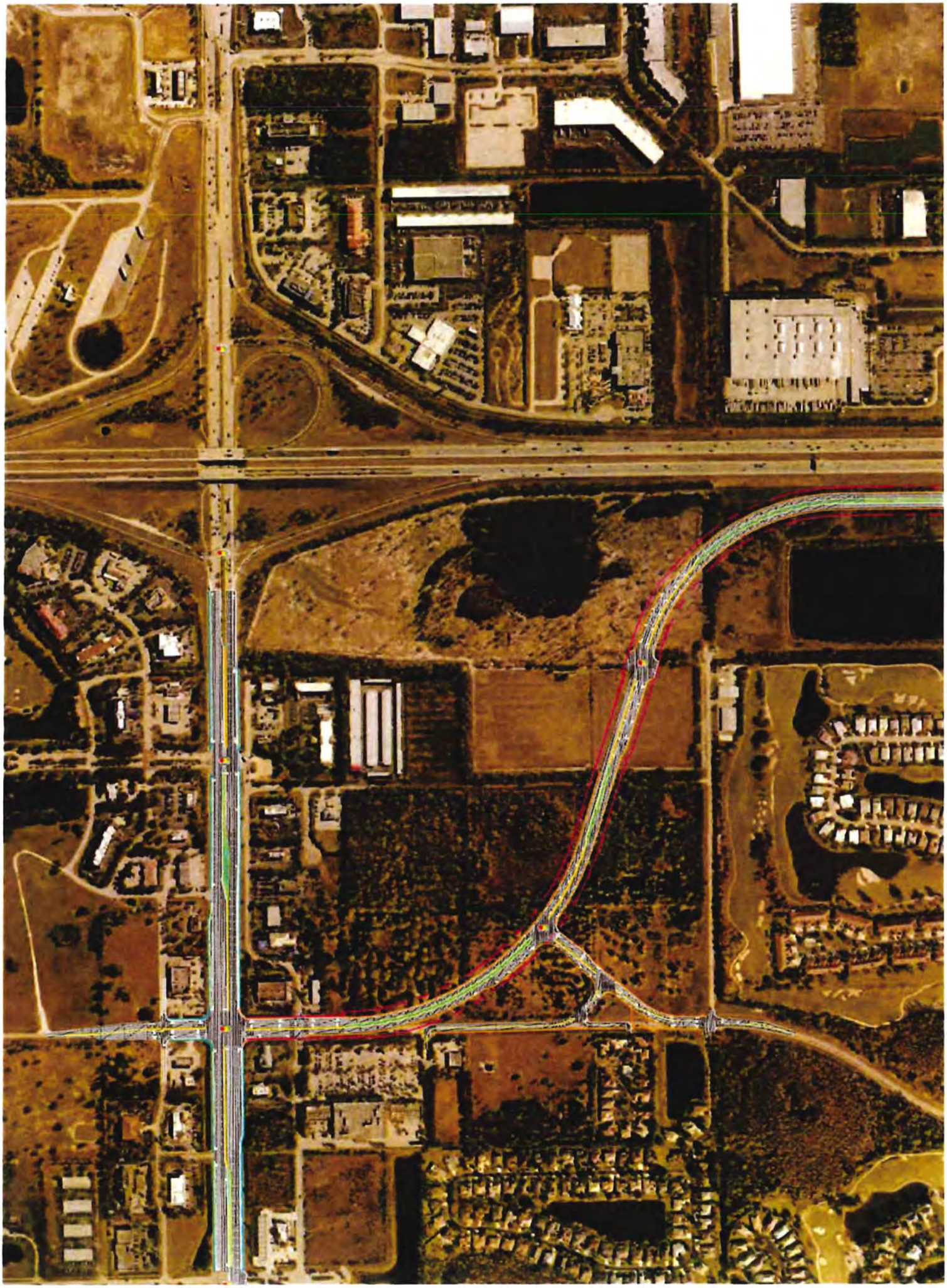
Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 130
Offset: 128 (98%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 130
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.14
Intersection Signal Delay: 35.7 — Intersection LOS: D
Intersection Capacity Utilization 96.9% — ICU Level of Service F
Analysis Period (min) 15

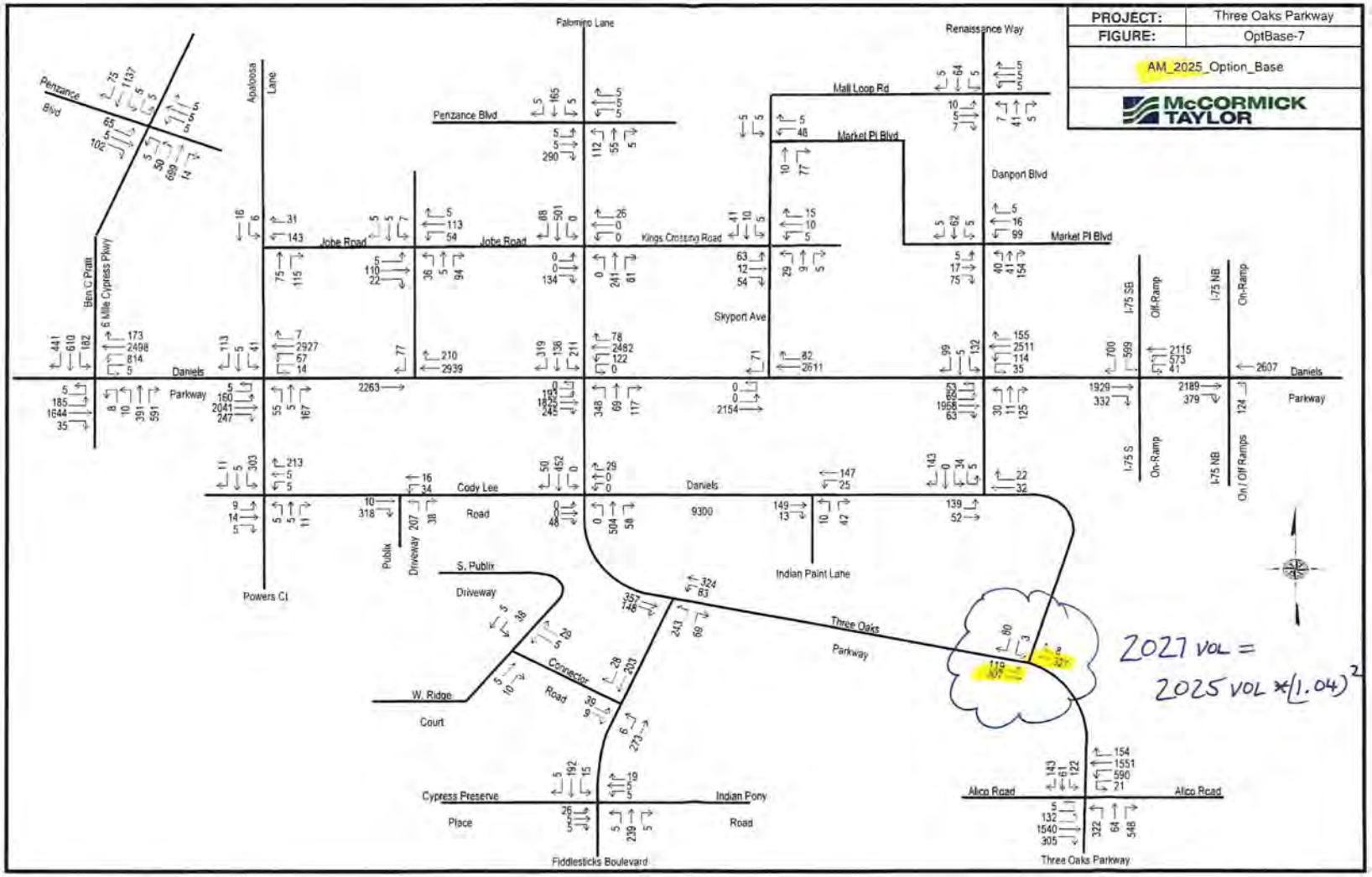
Splits and Phases: 120: I-75 SB On-Ramp/I-75 SB Off-Ramp & Daniels Pkwy

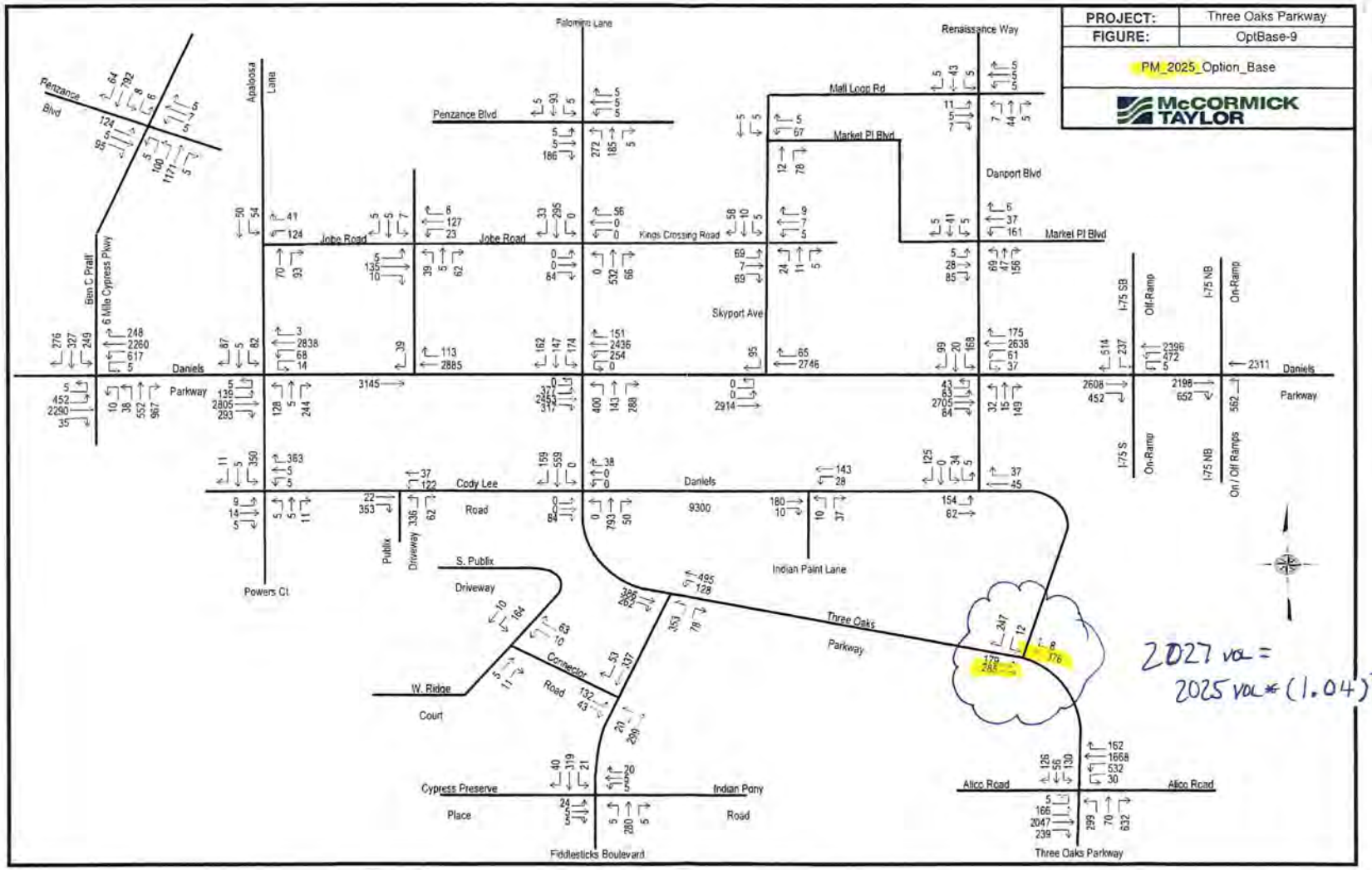


THRE OAKS PARKWAY ALIGNMENT



DEVELOPMENT OF FUTURE BACKGROUND THROUGH VOLUMES ON THREE OAKS PARKWAY


PROJECT: Three Oaks Parkway
FIGURE: OptBase-7
AM_2025_Option_Base
McCORMICK TAYLOR
Palomino Lane
Renaissance Way
Penzance Blvd
Mall Loop Rd
Market Pl Blvd
Danport Blvd
Apalosa Lane
Jobe Road
Kings Crossing Road
Ben C Pratt
6 Mile Cypress Pkwy
Skyport Ave
I-75 SB Off-Ramp
I-75 NB On-Ramp
Daniels Parkway
Cody Lee Road
Powers Ct
Publix Driveway
S. Publix Driveway
Indian Paint Lane
Three Oaks Parkway
Connector Road
W. Ridge Court
Cypress Preserve Place
Indian Pony Road
Fiddlesticks Boulevard
Alico Road
I-75 S On-Ramp
I-75 NB On / Off Ramps
2027 VOL =
2025 VOL *(1.04)^2


PROJECT: Three Oaks Parkway
FIGURE: OptBase-9
PM_2025_Option_Base
McCORMICK TAYLOR
Palomino Lane
Renaissance Way
Penzance Blvd
Mall Loop Rd
Market Pl Blvd
Danport Blvd
Apaloosa Lane
Jobe Road
Kings Crossing Road
Skyport Ave
Ben C Pratt/ 6 Mile Cypress Pkwy
Daniels Parkway
I-75 SB Off-Ramp
I-75 NB On-Ramp
I-75 S On-Ramp
I-75 NB On / Off Ramps
Cody Lee Road
Daniels 9300
Powers Ct
Publix Driveway
S. Publix Driveway
Indian Paint Lane
Three Oaks Parkway
W. Ridge Court
Connector Road
Cypress Preserve Place
Indian Pony Road
Fiddlesticks Boulevard
Alico Road
2027 vol = 2025 vol * (1.04)^2

TRIP GENERATION EQUATIONS

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

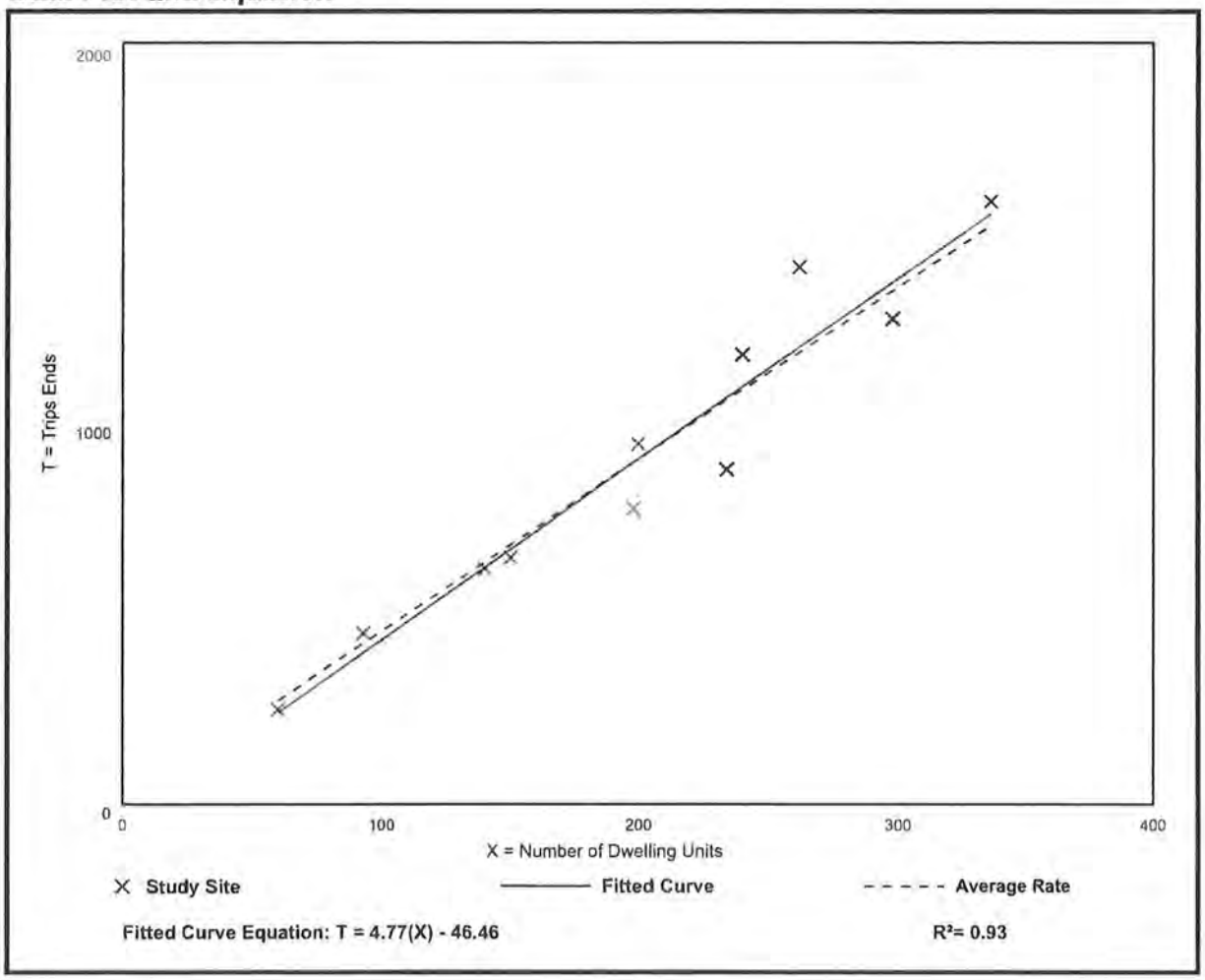
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

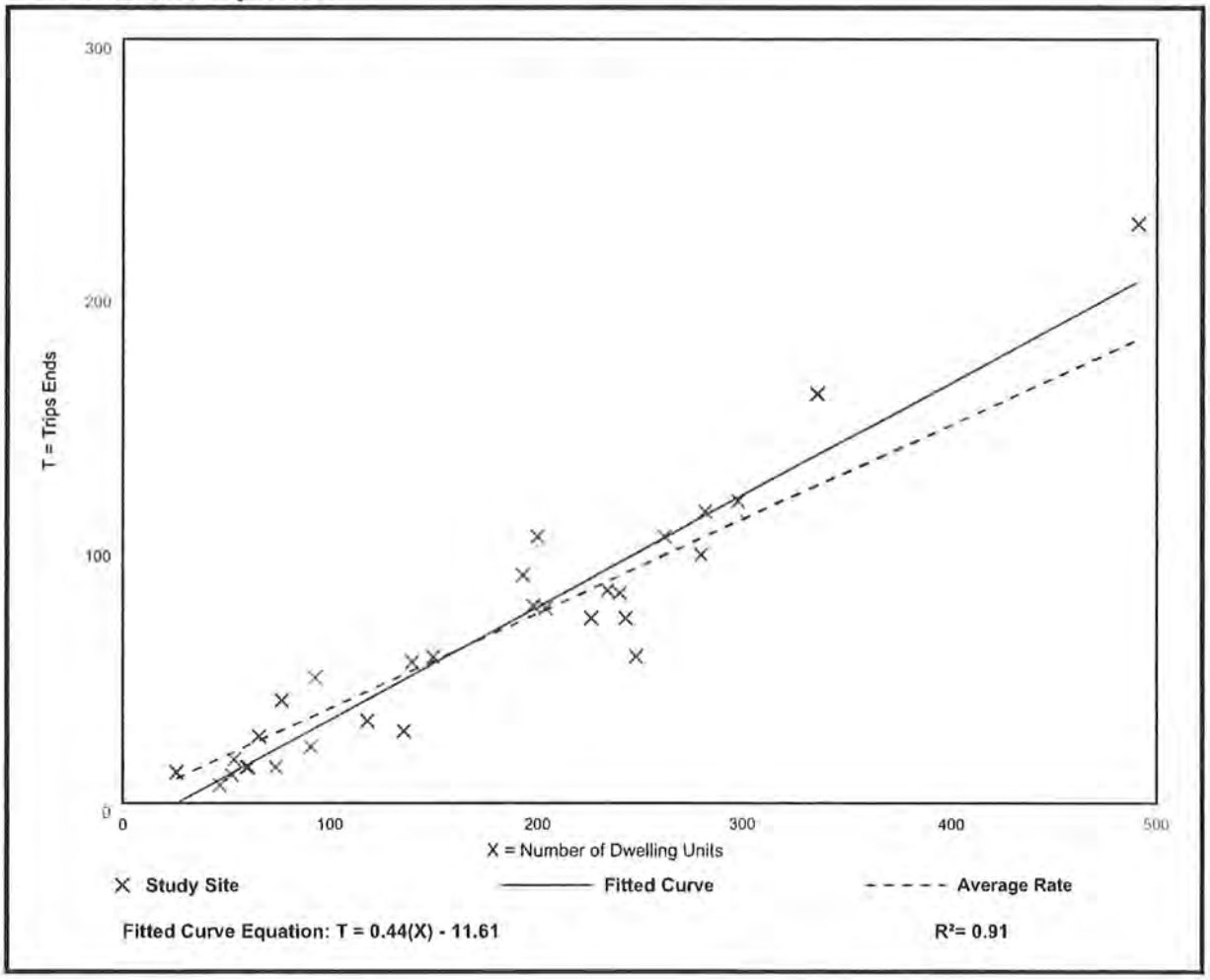
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Fitted Curve Equation: T = 0.44(X) - 11.61

R^2= 0.91

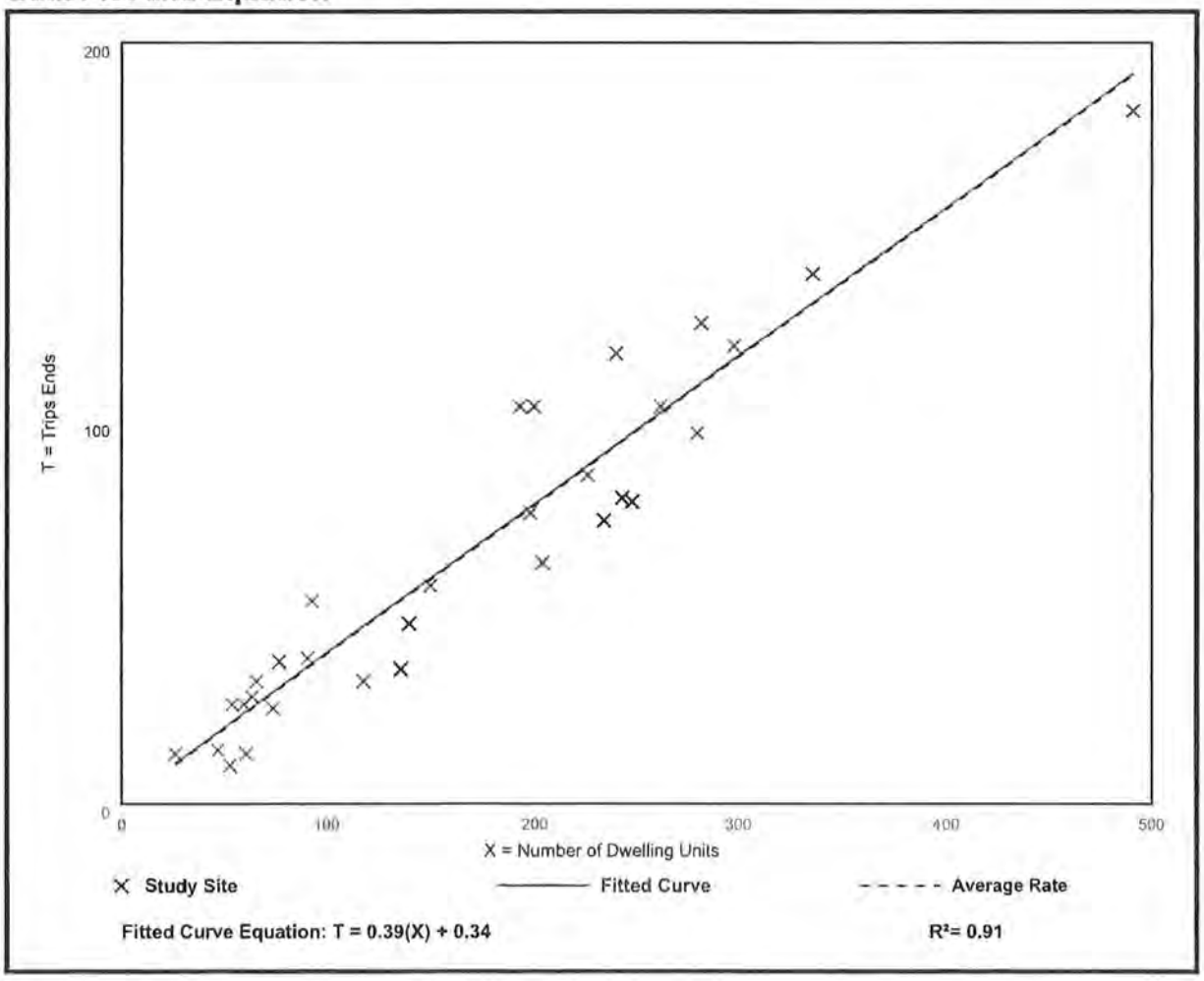
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Hotel
(310)

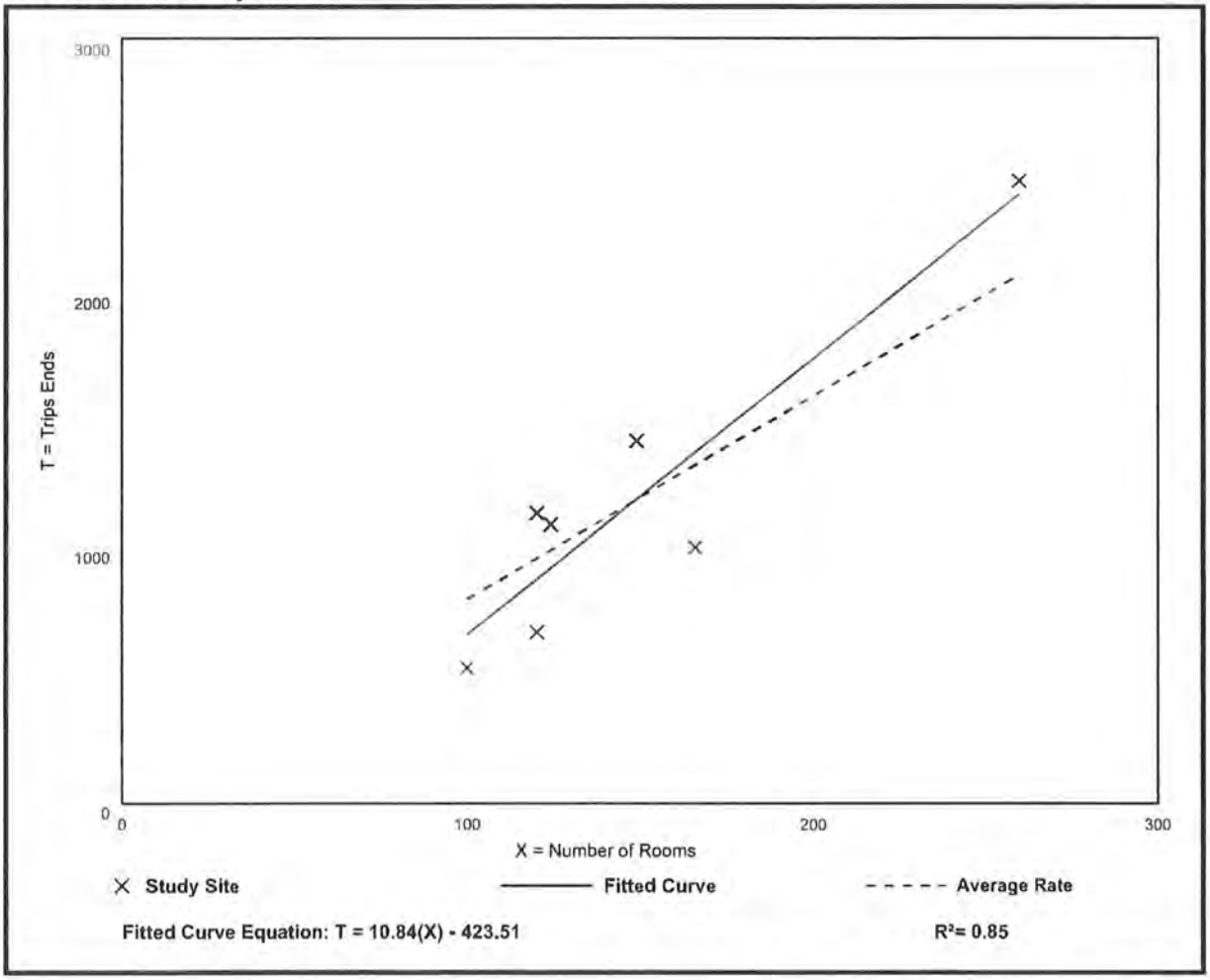
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



Fitted Curve Equation: T = 10.84(X) - 423.51

R^2= 0.85

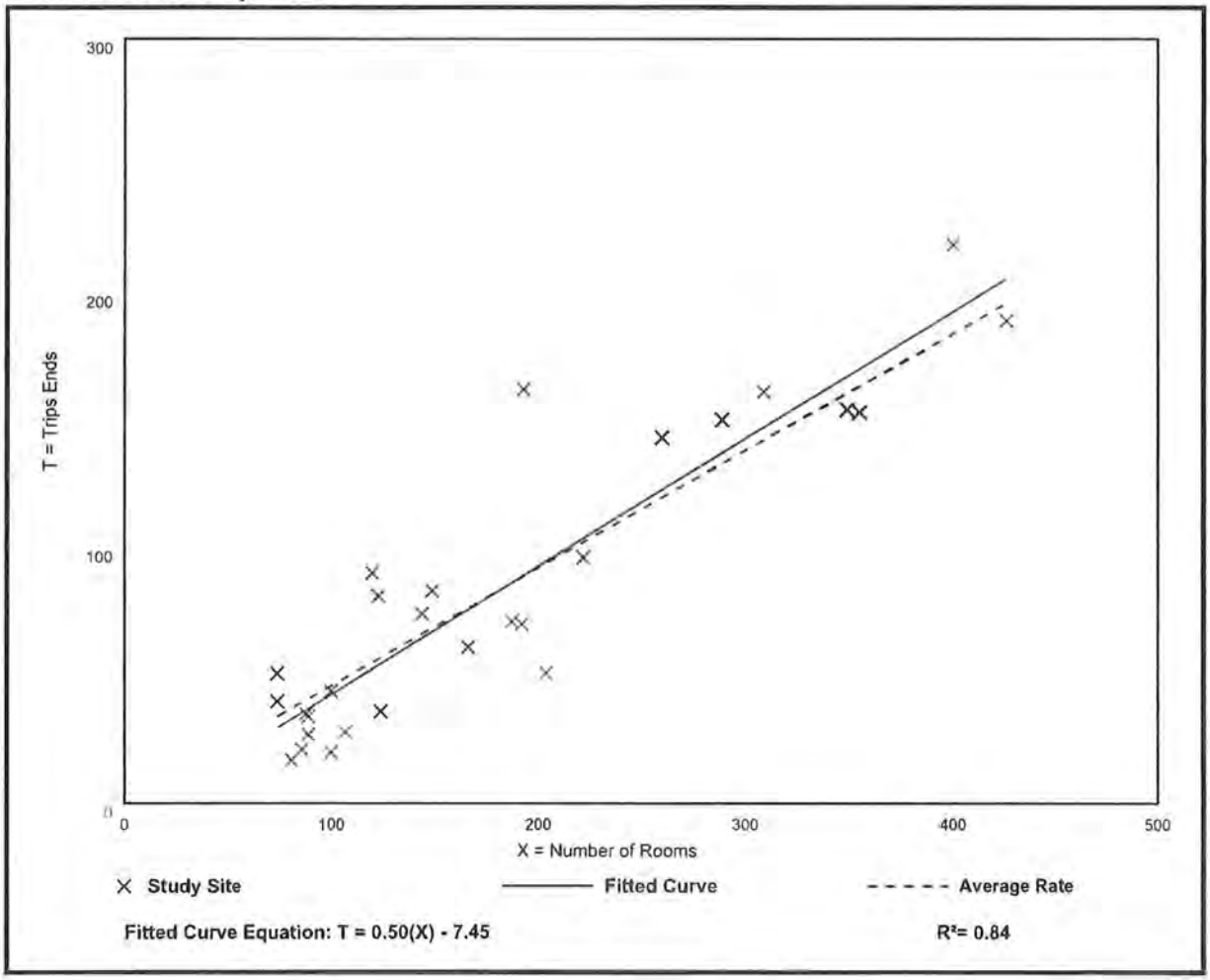
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Rooms: 182
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



Fitted Curve Equation: T = 0.50(X) - 7.45

R^2= 0.84

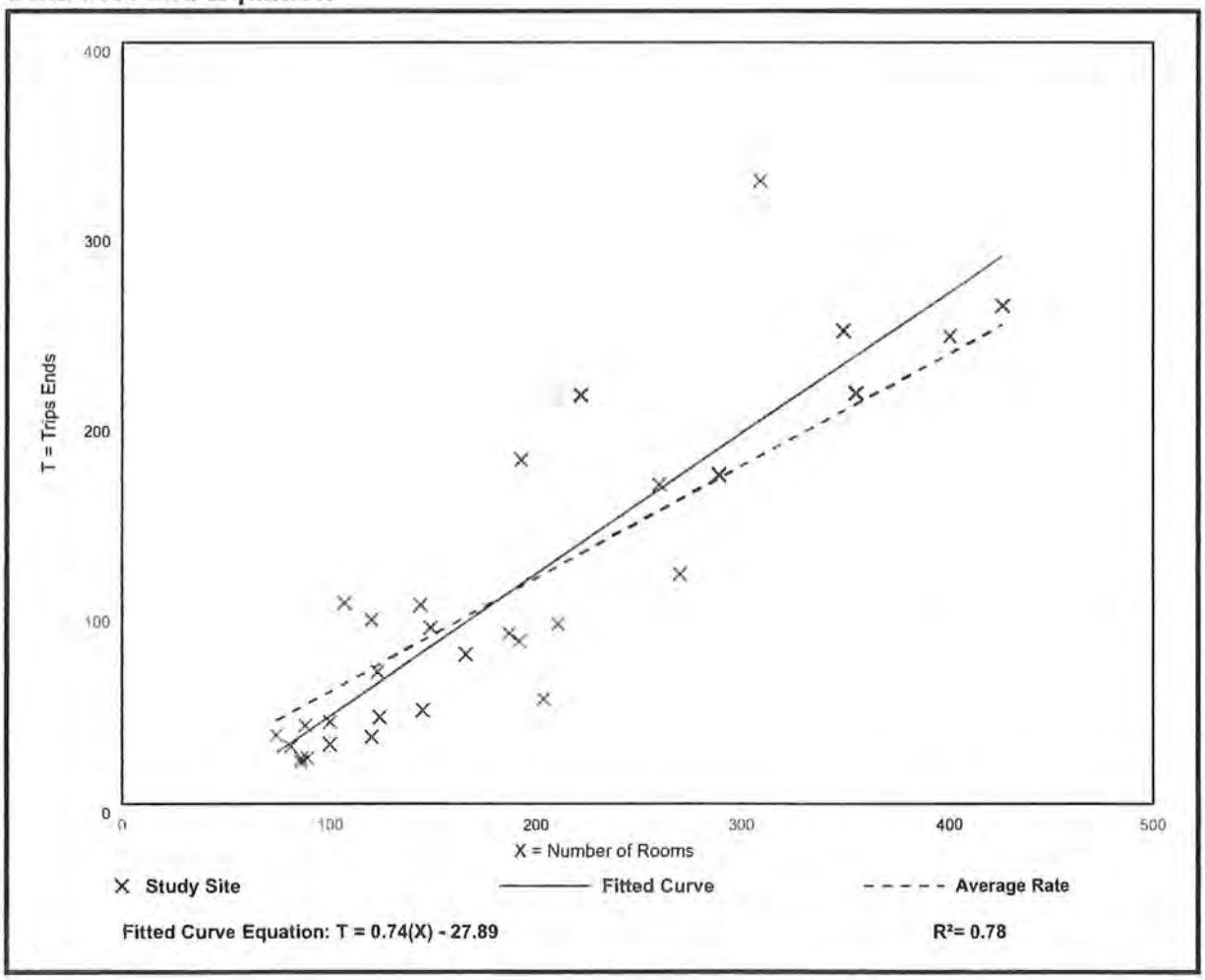
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Rooms: 186
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Fitted Curve Equation: T = 0.74(X) - 27.89

R^2= 0.78

Strip Retail Plaza (<40k)
(822)

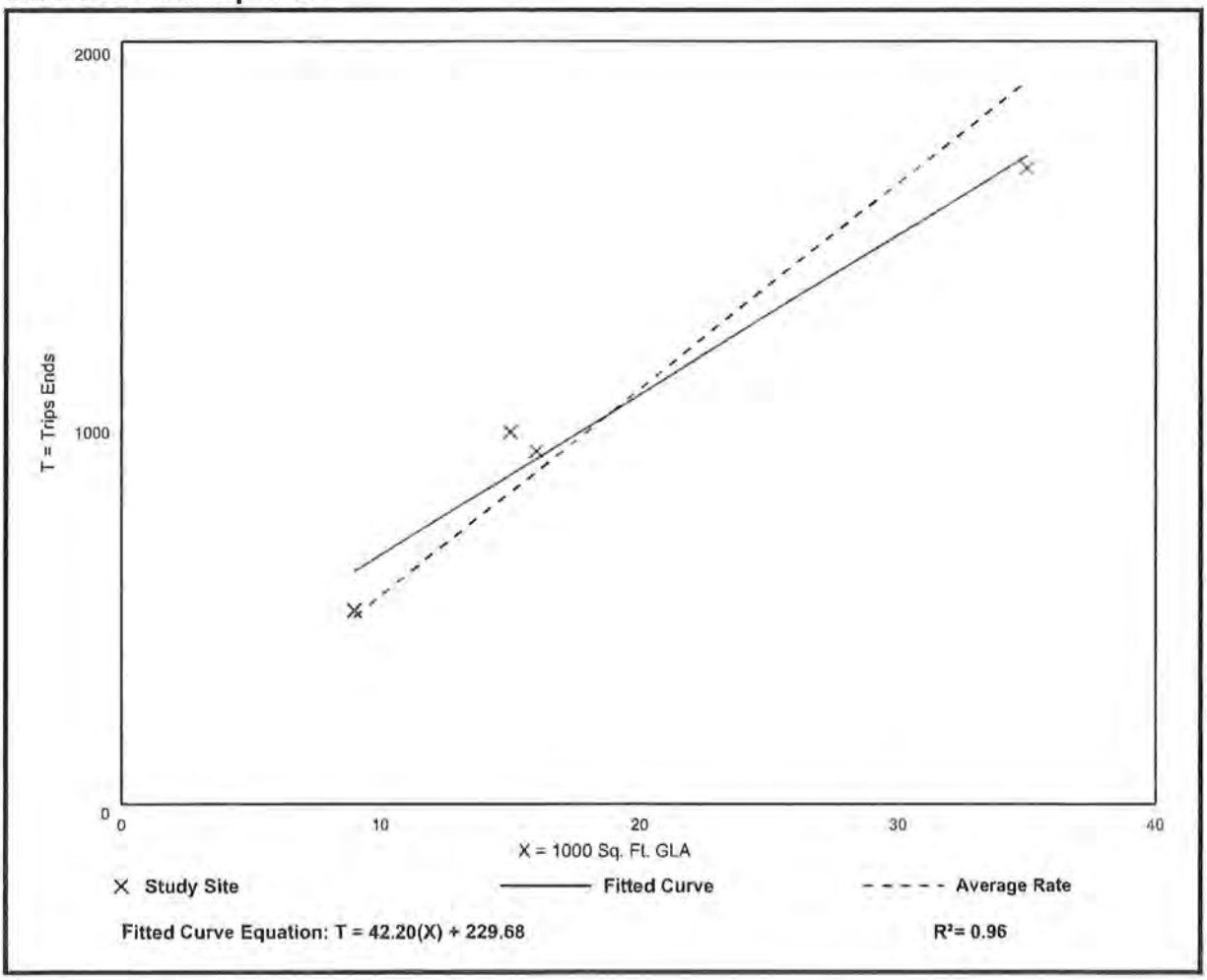
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

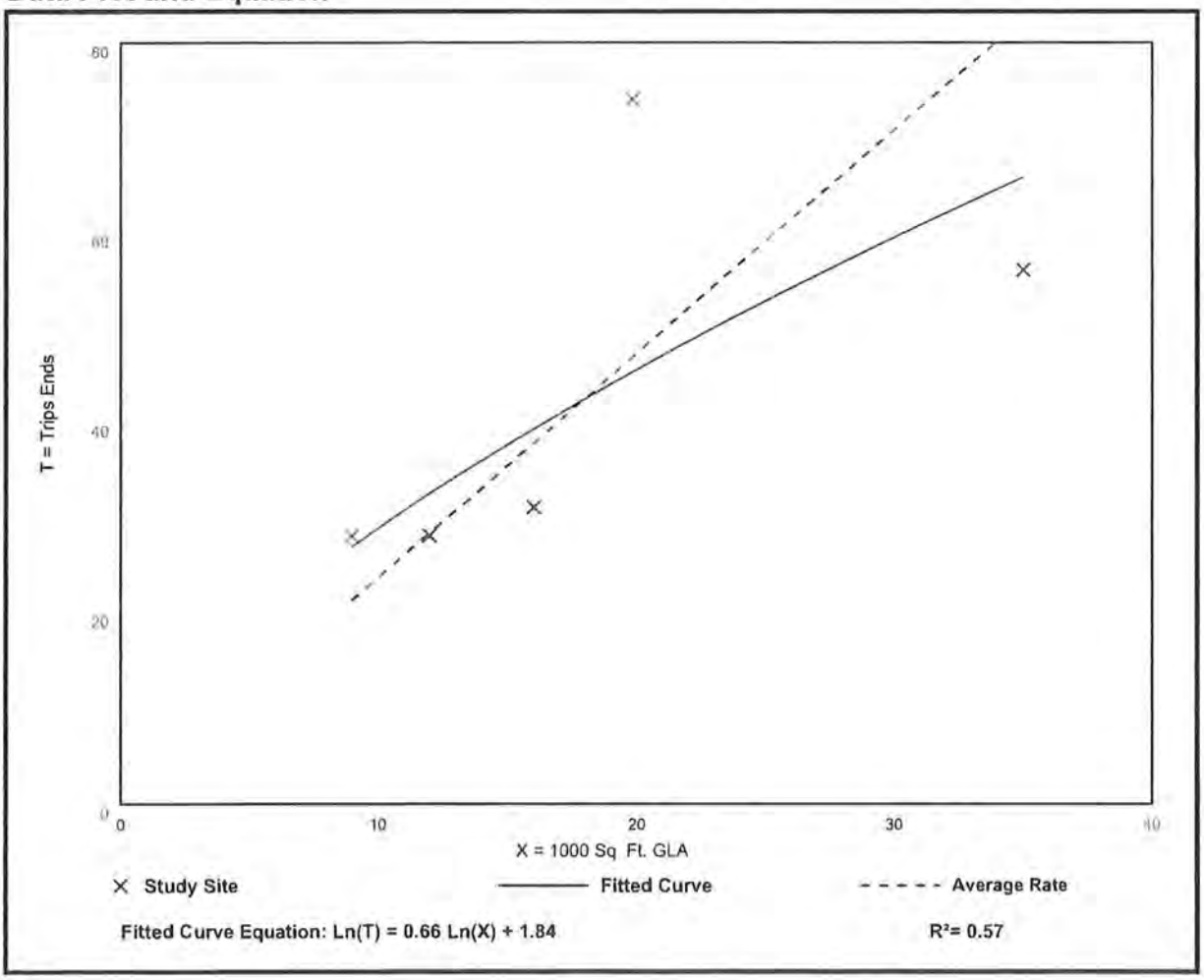
Strip Retail Plaza (<40k)
(822)

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: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

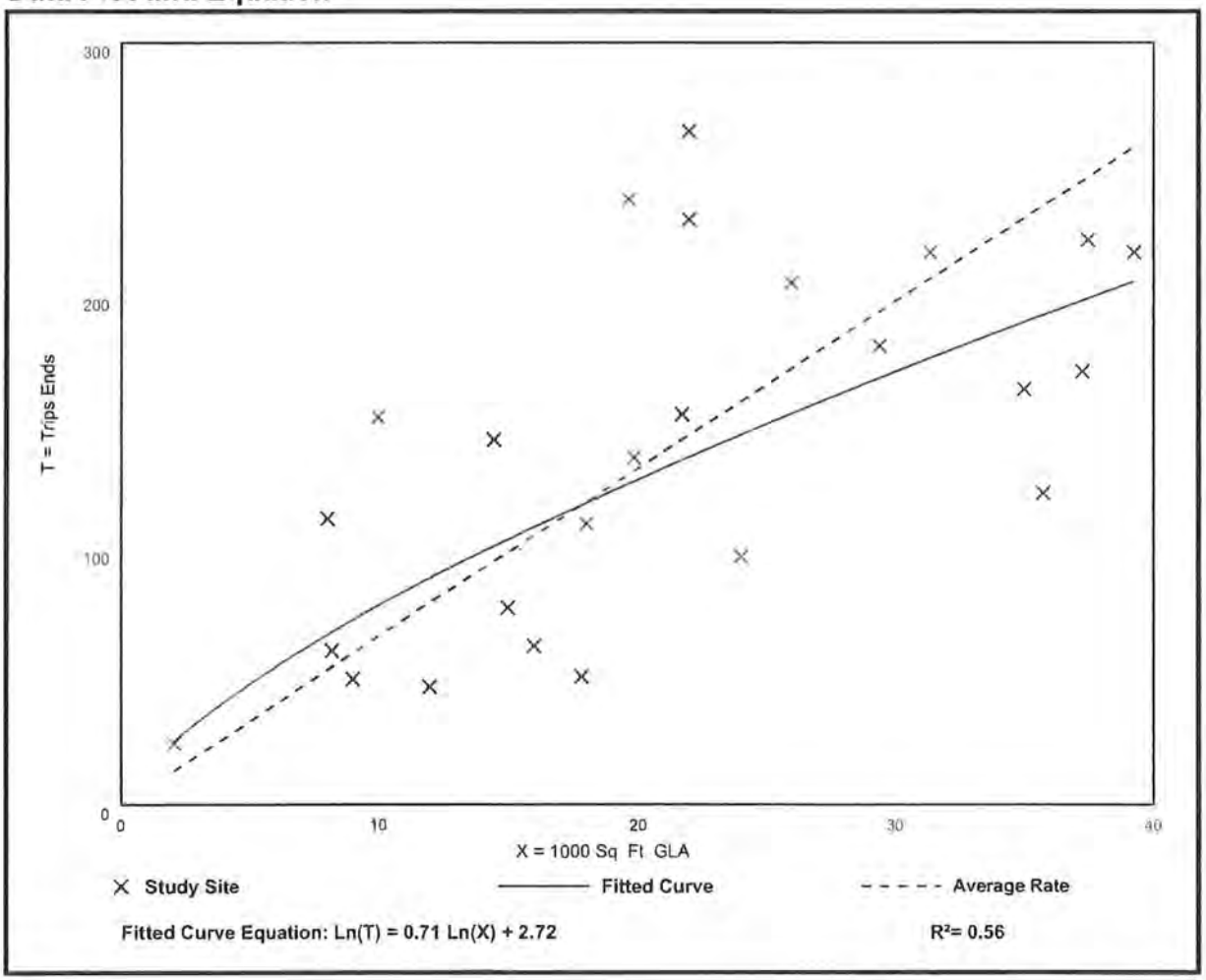
Strip Retail Plaza (<40k)
(822)

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: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

EXHIBIT M16 – EXISTING AND FUTURE CONDITIONS ANALYSIS - SANITARY SEWER, POTABLE WATER, SURFACE WATER/DRAINAGE BASINS, PARKS AND REC, OPEN SPACE, PUBLIC SCHOOLS

DANIELS TOWN SQUARE CPA

Existing and Future Conditions Analysis

I. REQUEST

The contract purchaser for the 61.26+/- acre subject property, Bison Property Holdings, LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for three changes to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from General Interchange to the Intensive Development Future Land Use Category (FLUC);
2. Amend Map 1-C – Mixed-use Overlay – to add the property to the Mixed-use Overlay (MUO) north of Three Oaks Extension

Additionally, there is a companion zoning action being submitted to rezone from CPD to Mixed-use Planned Development (MPD) for up to 30,000 square feet of Non-Residential uses, a 200-room Hotel and Multifamily Residential of up to 1,234 du. There are 5.19 acres of wetlands to be impacted as approved by ERP No. 230220-37612.

II. PROPERTY HISTORY

The Property is made up of five (5) parcels with different entitlement and development histories.

Daniels Parkway JV Development

Four parcels make up the majority of the subject property covering 61.26 acres that border I-75 owned by Daniels Parkway JV Development, LLC. The properties have been owned by the group since 2007. They have been under an agricultural exemption since 2008 and have been maintained as a pasture for livestock. In 2008 the property was rezoned from Agriculture (AG-2) to Commercial Planned Development (Z-08-043) to accommodate a development program of 50,000 square feet of Medical Office, 90,000 square feet of General Office, 250,000 square feet of Retail Commercial, and a 120-room hotel, with a maximum height of 75 feet. The zoning conditions and site plan included an active eagle nest which has since been vacated and released as a nest.

The three properties were split from two parent parcels in 2021 to accommodate the Lee County right-of-way acquisition for the Three Oaks Parkway Extension/Fiddlesticks connector road. There is an active ERP Permit establishing the jurisdictional wetlands that have been identified.

III. EXISTING CONDITIONS

The property is located at the southwest corner of Daniels Parkway/Daniels 9300 and I-75. The property is surrounded by a mix of commercial uses such as a former South Trail Fire Station, Taco Bell, Waffle House and JSW Auto Repair at the northwest corner along the frontage road; two hotels and a storage business to the west with several undeveloped properties; and to the south and southwest is undeveloped properties and the Olde Hickory Golf and Country Club.

Table 2: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	General Interchange	CPD / CT / CG	Public Facilities, Commercial and Retail
SOUTH	Outlying Suburban	RPD	Vacant / Residential Development
EAST	General Interchange	MPD	Interstate 75 / Daniels/I-75 Commerce Center MPD
WEST	General Interchange / Wetlands	AG-2 / CPD/ CT/ CG	Vacant / Storage / Hotel / Retail

The property is in an area that is one of the two most intense and significant arterial interchanges in Lee County. Daniels Parkway traverses the county east to Lehigh Acres and west to Cape Coral with major developments from Gateway and the RSW airport west to the Caloosahatchee River. The subject property is central to the densest allocations of allowances for commercial and housing development and is the major arterial that leads to the Six Mile Cypress/Metro Parkway/Plantation Road area that is set aside as an intensive development area in that many consider to be the "downtown" of Lee County.

Public infrastructure is in place or slated to be expanded to serve intense development at this location. The site has access to all major urban services including but not limited to sanitary sewer, water, fire, EMS, police, parks, public schools, solid waste, transit with nearby bus stops, and multi-use paths. Additionally, the site is in the process of being connected to the regional arterial and collector road system via Three Oaks Parkway Extension and will benefit from a major expansion of the I-75 interchange, additional lanes on Daniels Parkway, improvements to the intersections at Fiddlesticks/Palomino Lane and new signalization at Apaloosa Lane.

The Property will have access points onto Daniels 9300 (ingress only) to a signalized intersection at Three Oaks Parkway Extension and to Indian Pony Drive as a temporary means of connecting to Fiddlesticks and travelling north to Daniel Parkway while the Three Oaks Parkway Extension is being completed. We understand the Three Oaks project to be completed as follows:

- Phases I and II to be completed to the property's western boundary by summer 2025.
- Phases III and IV will connect the extension to Daniels Parkway at the Fiddlesticks intersection and complete the new north-south connection to Alico Road from Daniels Parkway with a tentative date for completion summer 2027.

Most of the property is a pasture with an active agricultural exemption since 2008. The site contains some vegetation including a primary cypress head wetland that is 0.79 acre in the center of the site (that is to be preserved), other scattered, small wetlands and scattered pines in the eastern and central portion. Other than the cypress head, the site's vegetation is mostly impacted and of lower quality containing invasive exotics. The most wooded parcel is the 5 acres south of the storage area along Indian Paint Lane easement. It is heavily wooded with invasive exotics and moderate-to low quality.

IV. FUTURE CONDITIONS

The MCP that accompanies the zoning is proposing a mixed-use development of up to a 30,000 square foot of commercial development with a 200-room hotel and up to 1,234 residential dwelling units.

Access to the site will be improved over time with no project related occupancy prior to Phases I and II of the Three Oaks Parkway Extension project being completed. There are three major actions that will likely be completed by 2029:

1. Three Oaks Parkway Extension, Phases I and II that extends Three Oaks Parkway Extension across the canal to the western property boundary of the subject property – early 2025.
2. Three Oaks Parkway Extension Phases III and IV connecting Daniels to Alico Road via Fiddlesticks Boulevard – summer 2027.
3. Daniels Parkway lane widening and intersection improvements at Fiddlestick/Palomino and signalization at Apaloosa Lane – 2028-2029 (dependent on FDOT coordination for I-75 interchange).
4. I-75 Interchange efficiency and expansion improvements – 2029-2030.

V. PUBLIC INFRASTRUCTURE

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development. Letters of availability have been secured from Lee County Utilities, Lee County Schools, Lee County Sheriff (Central District served by LCSO Headquarters 3.5 miles away on Six Mile Cypress), Lee County Parks and Recreation, South Trail Fire (Station #62 is 1.2 miles west on Daniels), Lee County Emergency Medical Services, Lee County Solid Waste, Lee Tran (served by Bus Stop #1554 via Route 50 on Daniels Parkway within ¼ mile of property).

A new ERP (No. 230220-37612) has been approved as the applicant withdrew the older ERP (No. 220526-34567). The approved application addresses stormwater and drainage and determines the jurisdictional wetlands and impacts that may be permitted to the site.

VI. FLUC CHANGE JUSTIFICATION

The request is to increase the potential intensity by moving the property into the Intensive Development FLUC which allows greater height and include the property in the Mixed-use Overlay which allows density to be calculated over the commercial areas. The increased potential density/intensity is justified by the following analysis.

Central Location

In the captured image of the Lee County Future Land Use Map the subject property is marked with a yellow star. The significance of this regional view is to show the central location and significance of the Daniels Parkway intersection at I-75. The interchange marks the central Lee County east-west corridor between the Caloosahatchee River and Bonita Springs. The Daniels corridor is one of two primary connectors of Lehigh to the rest of the region, the accessway to the RSW airport and the Skyplex development, the primary road for service to the two spring training baseball stadiums, a connection to all major north-south arterials such as Treeline Avenue, Six Mile Cypress, Metro Parkway, US 41, McGregor Boulevard and Summerlin Road that serves access to Fort Myers Beach.

Infill

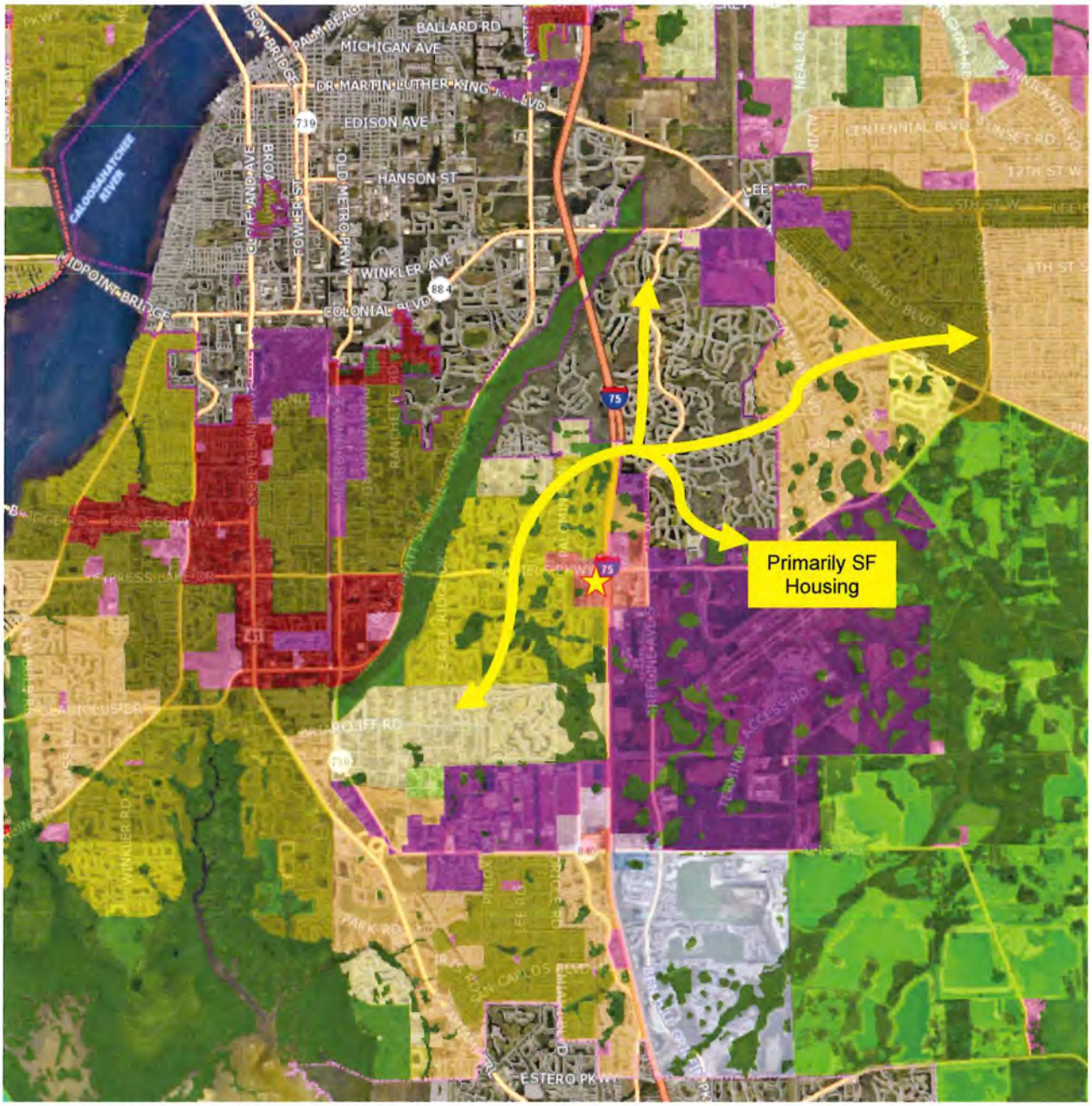
The road is largely developed from Treeline west to Cape Coral. The subject property is the last quadrant to be developed at the Daniels interchange to I-75. The interchange has long been identified as a service-oriented quadrant having been placed in the General Interchange FLUC. However, the northeast corner is a public facility area for a truck rest area and traffic control facility. The northwest corner is built out with hotels and restaurants but mostly dominated by the Renaissance community and low-density housing. The southeast corner is a mixed use industrial and retail center that is largely built out.

Serves Residential Rooftops

The interchange sits central to a region that has been developed with thousands of single-family dwelling units and is one of the nearest large-scale commercial service areas to thousands of homes including those as far east as Gateway and into Lehigh Acres.

Infrastructure

As has been discussed the property is currently served by all major Urban services and is in the Urban Services area for all service needs. The roadway infrastructure is planned to support an intense development by 2025-27 as identified in the Future Conditions section. The property will have access to Three Oaks North arterial which will connect the site directly to two other arterials – Daniels Parkway and Alico Road both of which have an interchange to I-75.



Impacts of the Request

The impacts of the requested amendments are compared to the existing by-right entitlements per the future land use designations. The density permitted for the development area is consistent between the current and proposed land use category at up to 22 units per acre. However, the difference lies in the fact that the density in the Mixed-use Overlay is allowed to be calculated over the commercial areas and the Intensive FLUC allows greater heights leading to the opportunity for greater overall development square footage to occur on sight.

The non-residential development intensity is not limited by floor area ratios in Lee County so the intensity per acre difference between the two categories is difficult to quantify. The uses between the two land use categories both allow for intense uses. The General Interchange FLUC encourages

uses that best serve the travelling public and because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, and multi-family dwelling units. The Intensive Development FLUC is also to be located along major arterial roads and similarly the available and potential levels of public services in both these areas are suited to accommodate high densities and intensities. However, in the Intensive Development category mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged.

Overall, the two land use categories, given the interchange location, have very similar intended permitted uses and allowances for similar intensities except that Intensive allows for up to 12 stories and 135 feet rather than 6 stories and 75 feet.

The primary difference in the request does not lie in the permitted uses or the type of non-residential public services that are encouraged by the land use categories, but in the request for Mixed-use Overlay. The MUO allows the residential density to be calculated over the entire development rather than only in the area dedicated to residential uses. Because of the additional height allowed in the Intensive Development FLUC and the site-wide density calculations the request potentially allows for more floor area to be constructed and more population to be located within the project, the quantity of which is cannot be precisely calculated as it is up to the final development plan.

<table>
<tr><th>CURRENT FUTURE LAND USE</th><th>Acreage</th><th>Density</th><th>Residential Units</th><th>Non-Residential Intensity</th></tr>
<tr><td rowspan="2">General Interchange</td><td rowspan="2">61.26+/- (Less 5.19 acres of impacted wetlands)</td><td>14 du/acre (base); 8 du/acre (bonus)</td><td>1,234</td><td>Per code</td></tr>
<tr><td colspan="3">Density is calculated for the area dedicated to residential uses only.</td></tr>
<tr><th>PROPOSED FUTURE LAND USE</th><th>Acreage</th><th>Density</th><th>Residential Units</th><th>Non-Residential Intensity</th></tr>
<tr><td rowspan="2">Intensive Development And Mixed-use Overlay</td><td rowspan="2">61.26+/- (Less 5.19 acres of impacted wetlands)</td><td>14 du/acre (base); 8 du/acre (bonus)</td><td>1,234</td><td>Per code</td></tr>
<tr><td colspan="3">Density is calculated for the entire project area.</td></tr>
</table>

Conclusion

Intense development is good in the correct location. The quadrant has been intended for intense development. The General Interchange and Intensive Development FLUC are both similar in commercial uses permitted and residential density. The move to Intensive Development will allow for vertical density and the Mixed-use overlay will allow the density, which is limited to multi-family, to be integrated into commercial services that will be proposed for the project.

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

PERSONAL | PASSIONATE |

THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia
District Planning Specialist
2855 Colonial Boulevard, Fort Myers, FL 33966 | **O:** 239.335.1494

March 15, 2023

RE: RVI Daniels Square

Dear Fred Drovdlic:

This letter is in response to your request for concurrency review dated March 6, 2023 for the subject property in Daniels Town Square in regard to educational impact. This project is located in South choice Zone.

This development is a request for 1351 Multi-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .149 for elementary, .0071 for middle and .077 for high. A total of 156.72 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1494

Sincerely,

Jacqueline Heredia, District Planning Specialist

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY	Lee County School District
NAME/CASE NUMBER	Daniels Town Square
OWNER/AGENT	RVI
ITEM DESCRIPTION	Mixed Use Planned Development
LOCATION	South of Daniels and west of Interstate 75
ACRES	66.20
CURRENT FLU	
CURRENT ZONING	

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
	1,351	

	Student Generation Rates			
STUDENT GENERATION	**SF**	**MF**	**MH**	**Projected Students**
Elementary School	0.149	0.058		78.36
Middle School	0.071	0.028		37.83
High School	0.077	0.03		40.53
Source: Lee County School District, September 8, 2018 letter				

CSA SCHOOL NAME 2022/23	**CSA Capacity (1)**	**CSA Projected Enrollment (2)**	**CSA Available Capacity**	**Projected Impact of Project**	**Available Capacity W/Impact**	**LOS is 100% Perm FISH Capacity**	**Adjacent CSA Available Capacity w/Impact**
South CSA, Elementary	14,234	14,026	208	78	130	99%	
South CSA, Middle	7,293	6,912	381	38	343	95%	
South CSA, High	9,536	8,492	1,044	41	1003	89%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Jacqueline Heredia, Planning Specialist

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

August 16, 2022 Via E-Mail

Fred Drovdlic, AICP
RVI Planning and Landscaping Architecture
1514 Broadway, Suite 201
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability**
Daniels Town Center CPA-MPD
STRAP # 22-45-25-L3-U2060.3612, 22-45-25-L3-U2053.3576, 22-45-25-L4-U2038.3602, 22-45-25-L4-U2037.3579, 22-45-25-00-00002.1170, 22-45-25-00-00002.107A

Dear Mr. Drovdlic:

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

Your firm has indicated that this project will consist of 1,590 single family residential units and 10 commercial units (200,000 SF restaurant/retail; 100,000 SF office; 500,000 commercial) with a total estimated flow demand of approximately 470,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

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

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

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

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Zoning only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

Lee County
Southwest Florida

Board of County Commissioners

July 19, 2022

Fred Drovdlic
RVi Planning
10401 Highland Manor Drive, Suite 220
Tampa, FL 33610

Re: Letter of Service Availability – Daniels Town Square

Mr. Drovdlic,

I am in receipt of your letter requesting a Letter of Service Availability for Daniels Town Square. The property consists of 6 parcels totaling 72.3+/- acres and is located south of Daniels Parkway and west of Interstate 75.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 35, located 1.2 miles west; there is another location within 5.1 miles. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, especially the density, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Director, Public Safety

Lee County
Southwest Florida
BOARD OF COUNTY COMMISSIONERS

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

July 15, 2022

Fred Drovdlic, AICP
Planning Director
1514 Broadway
Suite 201
Fort Myers, Florida, 33901

RE: **Daniels Town Square**
Letter of Service Availability Request

Mr. Drovdlic,

LeeTran has reviewed your request for service availability in regards to 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:

- Subject area is within one-quarter mile of a fixed-route corridor
- Closest bus stop, #11554 is within one-quarter mile of the subject parcels
- The 2020 TDP does identify the need for enhanced or additional transit services in the area

Proposed future development does not currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will not be required to connect to and improve transit facilities because planning action does not trigger relevant Lee County Land Development Code.

If transit services have been modified within one-quarter mile of the subject parcels at time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

Attached is a map of our route serves in relation to the subject parcels. 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, Transit Service Planner

Lee County Transit

Lee County
Southwest Florida

Board of County Commissioners

July 14, 2022

Fred Drovdlic, AICP
Planning Director
RVI Planning + Landscape Architecture
1514 Broadway, Suite 201
Fort Myers, FL 33901

Re: Daniels Town Square – Comprehensive Plan Amendment
Letter of Service Availability

Dear Mr. Drovdlic,

In April 2014, the Lee County Board of County Commissioners adopted a comprehensive plan amendment eliminating concurrency requirements for transportation and parks, and moved both from regulatory to non-regulatory standards. In light of this, we do not have the authority to deny your request based on parks service availability.

That being said, the below numbers represent the current required and available acreages for regional and community park land as set forth by the requirements of Policy 95.1.3 in *The Lee Plan*. The Department's available capacity meets the current adopted level-of-service standard, and is projected to meet the adopted level-of-service standard for at least the next five years.

Required Capacity – 5,316 acres of regional parks and 295 acres of community parks
Available Capacity – 7,064 acres of regional parks and 832 acres of community parks

Please feel free to contact me directly at (239) 533-7428 or ARegnaert@leegov.com if you have further questions.

Sincerely,

Armand Regnaert
Senior Planner
Lee County Parks & Recreation
3410 Palm Beach Blvd
Fort Myers, FL 33916

Carmine Marceno
Sheriff

"Proud to Serve"

State of Florida
County of Lee

July 14, 2022

Fred Drovdlic
RVi Planning + Landscape Architecture
10401 Highland Manor Drive St. 220
Tampa, FL 33601

Mr. Drovdlic,

The Lee County Sheriff's Office has reviewed your Comprehensive Plan Amendment request for a 72.3+- acre project located south of Daniels Parkway and west of Interstate 75.

The proposed Large-Scale Comprehensive Plan Map amendment would change the existing Future Land Use designation of the property from General Interchange to Intensive Development, which would allow for a maximum of 1,590 dwellings units and 850,000 square feet of non-residential development. This proposed change would not affect our ability to provide law enforcement services to the project and surrounding area.

Law enforcement services will be provided from our Central District offices in Fort Myers. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment.

Please contact Community Response Unit Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

Chris Reeves
Major, Patrol Bureau

Lee County
Southwest Florida

Board of County Commissioners

March 6, 2023

RVI Planning + Landscape Architecture
Attn: Mr. Drovdlic, Planning Director
10401 Highlan Manor Dr, Suite 220
Tampa, FL 33610

RE: Daniels Town Square – Comprehensive Plan Amendment
Letter of Service Availability

Dear Mr. Drovdlic:

The Lee County Solid Waste Department is capable of providing solid waste collection service for Daniels Town Square future Comprehensive Plan Amendment located south of Daniels Parkway and west of Interstate 75 for a or a maximum of 1,351 dwelling units and 500,000 SF of non-residential development through the 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

SOUTH TRAIL FIRE PROTECTION & RESCUE SERVICE DISTRICT

Established 1965

"Compassion, Commitment, Courage"

March 7, 2023 VIA Electronic Mail

Fred Drovdlic, RVi Planning & Landscape Architecture:

The South Trail Fire District has reviewed the applicant's revised large-scale comprehensive plan for the above referenced project that now consists of ten or more parcels totaling more than 75 acres, located at Daniels & I-75—Daniels Town Square.

The proposed population at build-out is estimated at over 4,102 persons with more than 850,000 SF of non-residential/commercial development.

The South Trail Fire District would be challenged to provide adequate fire protection, and non-transport Advanced Life Support Services to this proposed development without making enhancements to our current service-delivery model, specifically an additional fire/EMS substation. The District would like to discuss the possibility to receive a donation of land within this proposed development in which the South Trail Fire District may construct a future fire/EMS station facility that matches the design of this new development; or in the alternative discuss a long-term affordable lease agreement that would allow the District to provide the fire & life-safety services to this proposed project beyond year 2053.

Having the added benefit of a community fire station within this new and modern community would bring value to residents and business owners that select this development as their new home to live and work.

We look forward to discussing this possibility with you soon.

Respectfully,

Gene Rogers
Fire Chief
GRogerrs@southtrailfire.org

July 14, 2022

Chief Gene Rogers
South Trail Fire District
12780 Commonwealth Dr.
Fort Myers, FL 33913
grogers@southtrailfire.org

RE: Daniels Town Square – Comprehensive Plan Amendment
Letter of Service Availability

Dear Chief Rogers,

RVi Planning + Landscape Architecture, on behalf of the applicant and contract purchaser of the subject property, the Meyers Group, is preparing a Comprehensive Plan Amendment application for the above referenced project. The property consists of 6 parcels totaling 72.3+/- acres and is located south of Daniels Parkway and west of Interstate 75. An aerial location map depicting the subject property has been attached for your reference.

The Applicant is proposing Large-Scale Comprehensive Plan Map amendment to change the Future Land Use designation of the property from General Interchange to Intensive Development, which would allow for a maximum of 1,590 dwelling units and 850,000 SF of non-residential development.

The proposed population at build out is estimated at 4,102 people (maximum of 1,590 dwelling units X 2.58 persons per dwelling unit). Buildout is anticipated to occur by 2030; however, this date is variable depending upon market demand.

To complete the application process, we are required to secure a service availability letter from your agency stating whether existing facilities can serve this future project. I greatly appreciate your time and consideration of this matter.

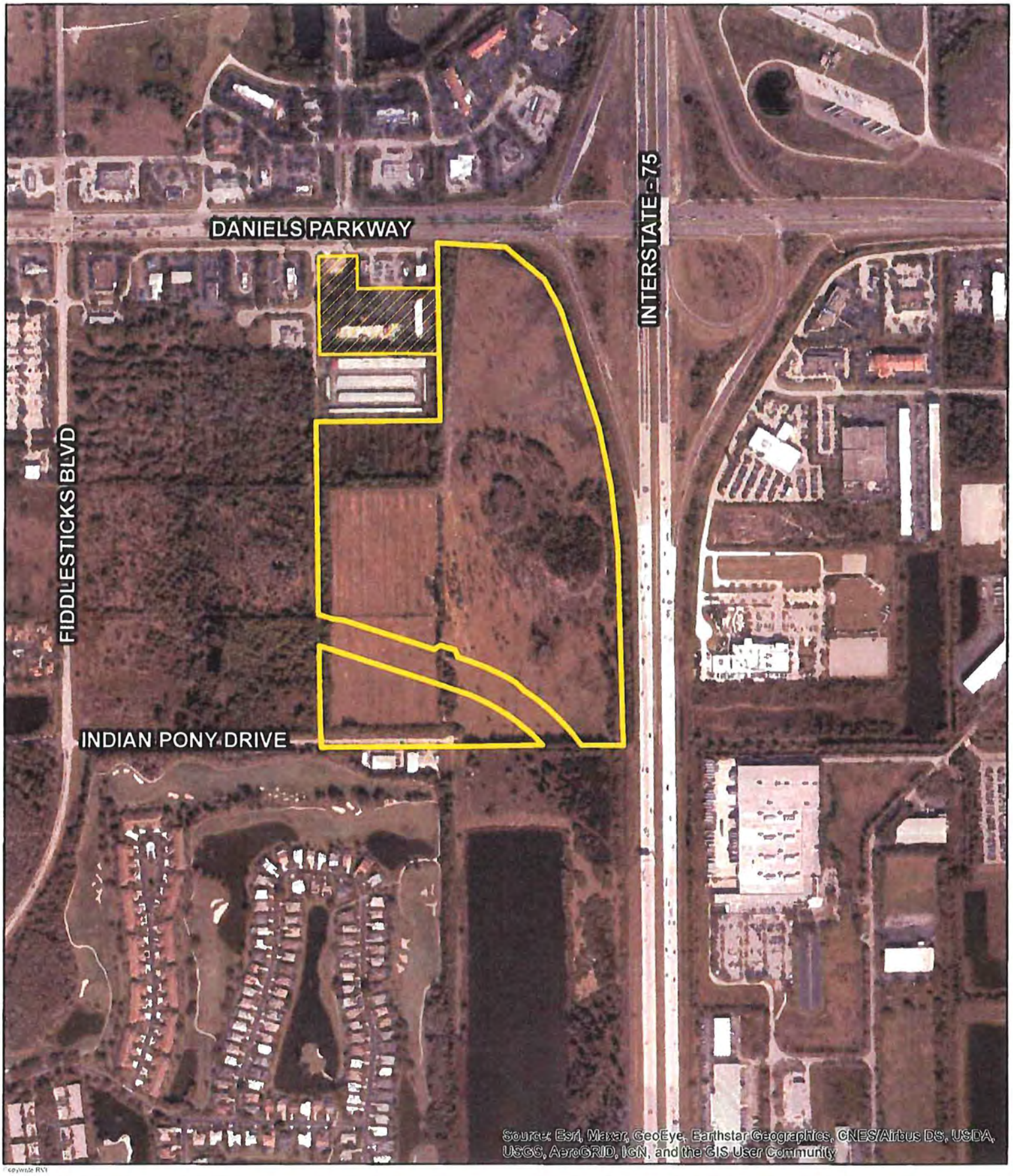
If you have any further questions, please do not hesitate to contact me directly at (239) 318-6707 or fdrovdlic@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture

Fred Drovdlic, AICP
Planning Director

Enclosure



DANIELS TOWN SQUARE MPD• AERIAL MAP

- Lee County, FL
- Date: 4/26/2022
- # 22000239
- Daniels Parkway JV Development

Subject Boundary

Potential Boundary

0 210 420 840

Feet

RVi

1514 Broadway
Suite 201
Fort Myers, Florida 33901
Tel 239.344.0000
www.rviplanning.com

EXHIBIT M18 – STATE POLICY PLAN AND REGIONAL POLICY PLAN

DANIELS TOWN SQUARE CPA

State Policy Plan and Regional Policy Plan

I. STATE COMPREHENSIVE PLAN

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

187.201(6) PUBLIC SAFETY.—
(a) Goal.—Florida shall protect the public by preventing, discouraging, and punishing criminal behavior, lowering the highway death rate, and protecting lives and property from natural and manmade disasters.

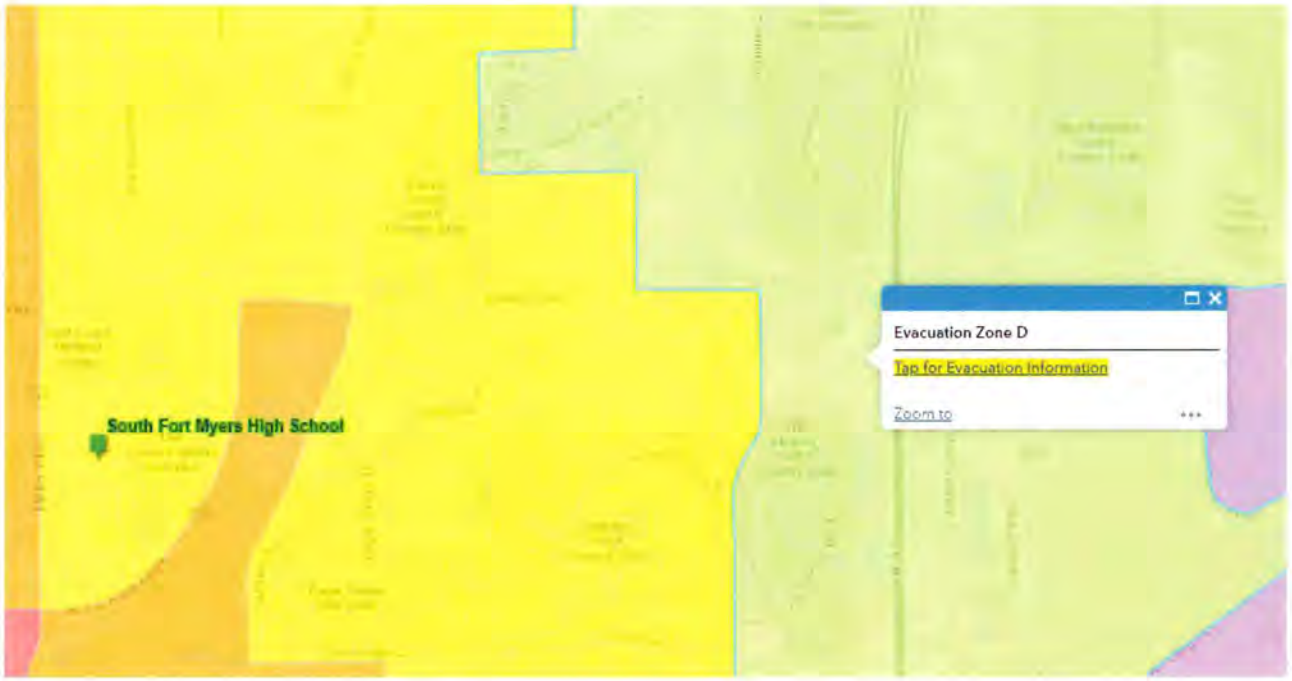
(b) Policies:
9. Increase crime prevention efforts to enhance the protection of individual personal safety and property.

CONSISTENCY: The Lee County Sheriff's Office has provided a letter of service availability for this site dated July 20, 2022.

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

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

CONSISTENCY: The map amendment from General Interchange to Intensive Development does not alter the density or allowance for population to occupy the parcel and need to evacuate during a natural disaster. The Lee County Emergency Management department has accounted for the population and likeliness of a natural disaster by assigning it to Evacuation Zone D. According to the LCEM plan, Zone D is one of our least vulnerable Evacuation Zones. Well prepared and protected buildings should be safe in most events. However, if evacuations are required, the safest option may be to travel to the east coast." The site will have direct access to Daniels Parkway and Three Oaks North (once completed) which connect directly to Alico Road and I-75. This is an ideal place for quick and effective evacuation and a proper place for density as it is inland out of most major dangers such as flooding or tidal surges. The site is also within 3 miles of South Fort Myers High DSchool which is a public shelter site.



187.201(7) WATER RESOURCES.—
(a) Goal.—Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.

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

CONSISTENCY: Lee County Utilities has issued a letter of utility service availability for the site.

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

CONSISTENCY: The site is undergoing a planned development zoning, a custom zoning district that will be required to meet the Land Development Code regulations for Lee County, and additionally may be conditioned by the County to ensure consistency with all groundwater quality and quantity requirements. Moreover, in order for development to occur an Environmental Resource Permit will have to be attained from the State of Florida which will enforce the requirements to protect surface and ground water. The property has an active ERP in process – Application No. 220526-34567.

187.201(9) NATURAL SYSTEMS AND RECREATIONAL LANDS.—
(a) Goal.—Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

(b) Policies:

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

CONSISTENCY: Lee County requires a Protected species Survey and mitigation if endangered or protected species are found. Lee County's requirements are consistent with State programs and requirements. The Southwest Florida Water Management District (SFWMD) monitors the protection of wetlands and similar environmentally sensitive site. As mentioned, the property is obtaining an ERP (Application No. 220526-34567) which will demonstrate compliance with State law.

187.201(12) HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE.—
(a) Goal.—All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.

(b) Policies:
2. By 1994, provide in all counties a countywide solid waste collection system to discourage littering and the illegal dumping of solid waste.

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

187.201(14) PROPERTY RIGHTS.—
(a) Goal.—Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.

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

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

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

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

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

CONSISTENCY: The development area is an urban environment with current intense allowances for development that are appropriate as the site is serviced by or has commitments from all applicable urban services agencies such as EMS, Police, Fire, Transit, Utilities, Schools, Solid Waste and Parks. Additionally, the site will have access to major roadways with adequate carrying capacity when the current plans for Three Oaks North, Daniels Parkway Expansion and the I-75 interchange improvements are made – all slated and funded for construction.

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

(b) Policies:
1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.
2. Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.
3. Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.

CONSISTENCY: The site is considered an urban site that has been identified as a proper place for intense development by the Lee Plan having been placed in the General Interchange future land use category. The change to Intensive Development and the Mixed-use Overlay is a reflection of the proper placement of population and commercial employment centers that are serviced by all means if urban services.

EXHIBIT M19 – JUSTIFICATION OF PROPOSED AMENDMENT

DANIELS TOWN SQUARE CPA

Justification of Proposed Amendment

I. REQUEST

The contract purchaser for the 61.26+/- acre subject property, Bison Property Holdings, LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for three changes to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from General Interchange to the Intensive Development Future Land Use Category (FLUC);
2. Amend Map 1-C – Mixed-use Overlay – to add the property to the Mixed-use Overlay (MUO) north of Three Oaks Extension

Additionally, there is a companion zoning action being submitted to rezone from CPD to Mixed-use Planned Development (MPD) for up to 30,000 square feet of Non-Residential uses, a 200-room Hotel and Multifamily Residential of up to 1,234 du. There are 5.19 acres of wetlands to be impacted as approved by ERP No. 230220-37612.

II. FLUC CHANGE JUSTIFICATION

The request is to increase the potential intensity by moving the property into the Intensive Development FLUC which allows greater height and include the property in the Mixed-use Overlay which allows density to be calculated over the commercial areas. The increased potential density/intensity is justified by the following analysis.

Central Location

In the captured image of the Lee County Future Land Use Map the subject property is marked with a yellow star. The significance of this regional view is to show the central location and significance of the Daniels Parkway intersection at I-75. The interchange marks the central Lee County east-west corridor between the Caloosahatchee River and Bonita Springs. The Daniels corridor is one of two primary connectors of Lehigh to the rest of the region, the accessway to the RSW airport and the Skyplex development, the primary road for service to the two spring training baseball stadiums, a connection to all major north-south arterials such as Treeline Avenue, Six Mile Cypress, Metro Parkway, US 41, McGregor Boulevard and Summerlin Road that serves access to Fort Myers Beach.

Infill

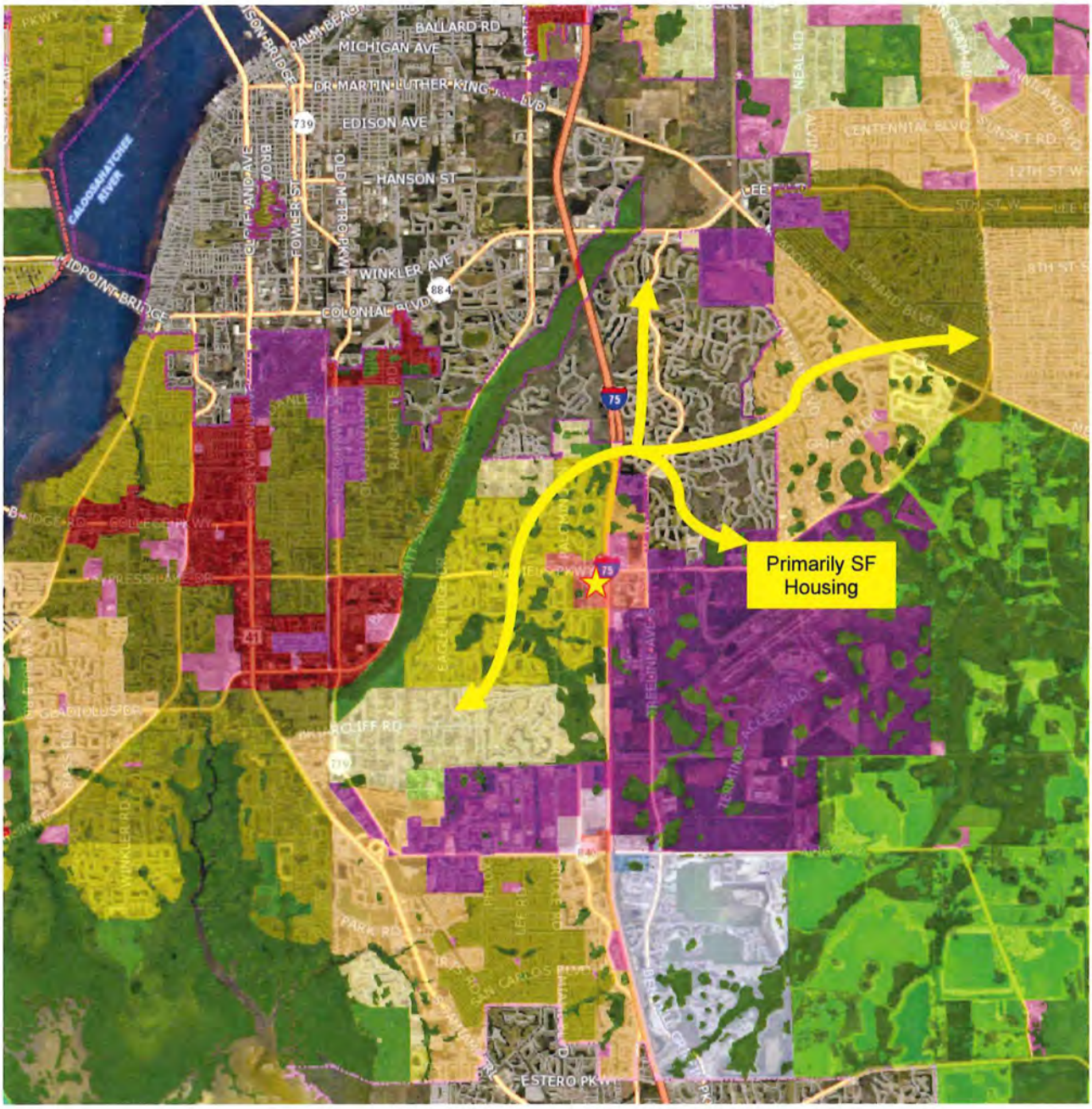
The road is largely developed from Treeline west to Cape Coral. The subject property is the last quadrant to be developed at the Daniels interchange to I-75. The interchange has long been identified as a service-oriented quadrant having been placed in the General Interchange FLUC. However, the north east corner is a public facility area for a truck rest area and traffic control facility. The northwest corner is built out with hotels and restaurants but mostly dominated by the Renaissance community and low-density housing. The southeast corner is a mixed use industrial and retail center that is largely built out.

Serves Residential Rooftops

The interchange sits central to a region that has been developed with thousands of single-family dwelling units and is one of the nearest large-scale commercial service areas to thousands of homes including those as far east as Gateway and into Lehigh Acres.

Infrastructure

As has been discussed the property is currently served by all major Urban services and is in the Urban Services area for all service needs. The roadway infrastructure is planned to support an intense development by 2025-27 as identified in the Future Conditions section. The property will have access to Three Oaks North arterial which will connect the site directly to two other arterials – Daniels Parkway and Alico Road both of which have an interchange to I-75.



Impacts of the Request

The impacts of the requested amendments are compared to the existing by-right entitlements per the future land use designations. The density permitted for the development area is consistent between the current and proposed land use category at up to 22 units per acre. However, the difference lies in the fact that the density in the Mixed-use Overlay is allowed to be calculated over

the commercial areas and the Intensive FLUC allows greater heights leading to the opportunity for greater overall development square footage to occur on sight.

The non-residential development intensity is not limited by floor area ratios in Lee County so the intensity per acre difference between the two categories is difficult to quantify. The uses between the two land use categories both allow for intense uses. The General Interchange FLUC encourages uses that best serve the travelling public and because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, and multi-family dwelling units. The Intensive Development FLUC is also to be located along major arterial roads and similarly the available and potential levels of public services in both these areas are suited to accommodate high densities and intensities. However, in the Intensive Development category mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged.

Overall, the two land use categories, given the interchange location, have very similar intended permitted uses and allowances for similar intensities except that Intensive allows for up to 12 stories and 135 feet rather than 6 stories and 75 feet although the heights proposed in the CPD do not maximize the use of the higher allowances.

The primary difference in the request does not lie in the permitted uses or the type of non-residential public services that are encouraged by the land use categories, but in the request for Mixed-use Overlay. The MUO allows the residential density to be calculated over the entire development rather than only in the area dedicated to residential uses. Because of the additional height allowed in the Intensive Development FLUC and the site-wide density calculations the request potentially allows for more floor area to be constructed and more population to be located within the project, the quantity of which is cannot be precisely calculated as it is up to the final development plan.

CURRENT FUTURE LAND USE	**Acreage**	**Density**	**Residential Units**	**Non-Residential Intensity**
General Interchange	61.26+/- (Less 5.19 acres of impacted wetlands)	14 du/acre (base); 8 du/acre (bonus)	1,234	Per code
		Density is calculated for the area dedicated to residential uses only.		
PROPOSED FUTURE LAND USE	**Acreage**	**Density**	**Residential Units**	**Non-Residential Intensity**
Intensive Development And Mixed-use Overlay	61.26+/- (Less 5.19 acres of impacted wetlands)	14 du/acre (base); 8 du/acre (bonus)	1,234	Per code
		Density is calculated for the entire project area.		

Conclusion
Intense development is good in the correct location. The quadrant has been intended for intense development. The General Interchange and Intensive Development FLUC are both similar in commercial uses permitted and residential density. The move to Intensive Development will allow for vertical density and the Mixed-use overlay will allow the density, which is limited to multi-family, to be integrated into commercial services that will be proposed for the project.

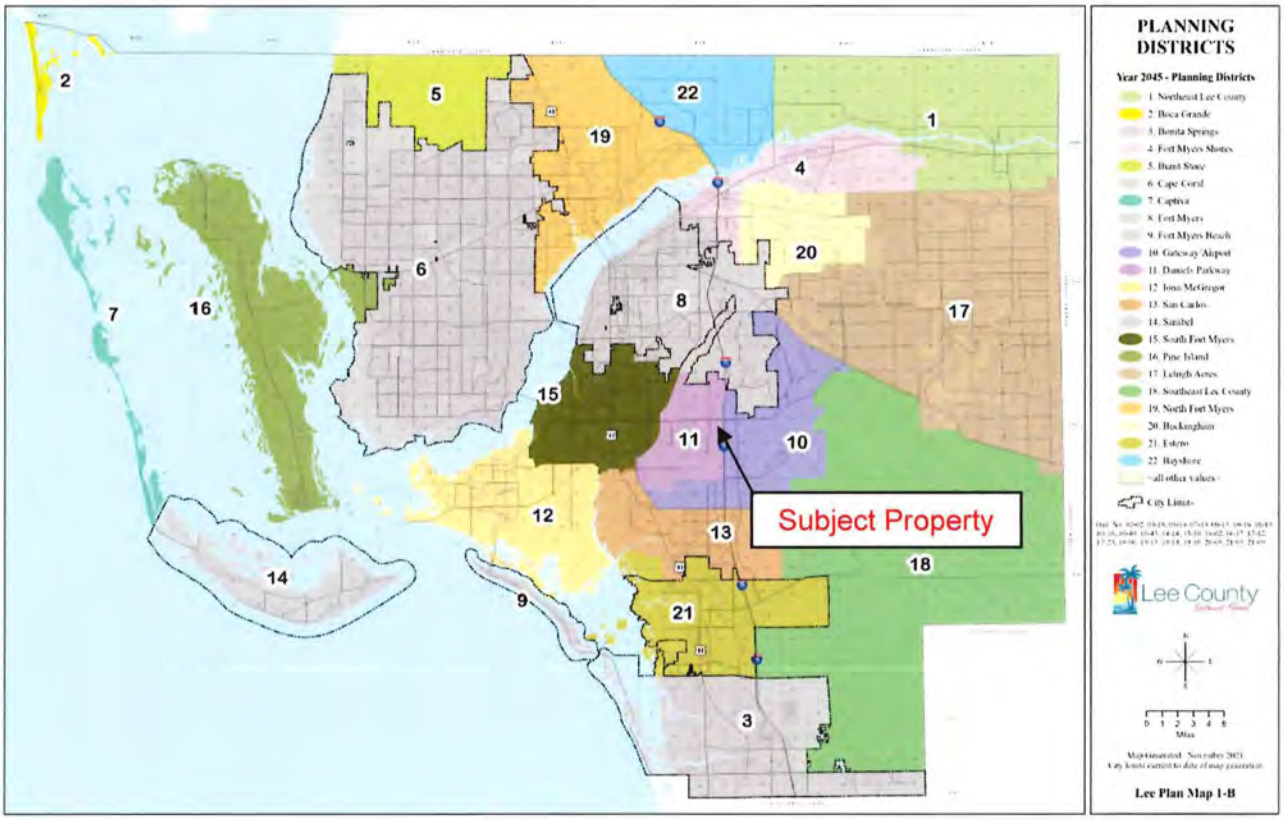
EXHIBIT M20 – PLANNING COMMUNITIES/COMMUNITY PLAN AREA REQUIREMENTS

DANIELS TOWN SQUARE CPA

Planning Districts/Community Plan Area Requirements

I. LEE PLAN

Lee Plan Map 1-B shows the parcels as part of the Daniels Parkway Planning District (#11). The parcel is not part of a planning community with specific Land Development Code requirements; therefore, does not require public meeting or to meet community plan code as part of the LDC.



DANIELS TOWN SQUARE CPA

Large-scale Comprehensive Plan Amendment

- Text Amendment -

August 26, 2024

PREPARED FOR:
Bison Property Holdings, LLC

SUBMITTED TO:
Lee County, Community Development
Development Services Department
1500 Monroe Street
Fort Myers, FL 33901

RVi

Table of Contents

Contents

EXHIBIT T1 – CPA APPLICATION

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Project Name: **Daniels Town Square CPA**

Project Description: **Bison Property Holdings, LLC ("Applicant") seeks to amend the Future Land Use Category (FLUC) of 61.26+/- acres located on the southwest corner of Daniels Parkway and I-75 in unincorporated Lee County, Florida. The Applicant seeks to amend the FLUC from General Interchange to Intensive Development and include the acreage north of Three Oaks Extension in the Mixed-use Overlay. The desired development program is for up to 30,000 square feet of Non-Residential uses, a 200-room Hotel and Multifamily Residential of up to 1,234 du. There are 5.79 acres of wetlands to be impacted as approved by ERP No. 230220-37612.**

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

***Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.**

APPLICANT – PLEASE NOTE:

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

Once staff has determined that 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, 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.

1. **Name of Applicant:** **Bison Property Holdings, LLC c/o Chris Moore**
   Address: 150 E. Palmetto Park Road City, State, Zip: Boca Raton, FL 33432
   Phone Number: (561) 452-8239 E-mail: cmoore@waypointresidential.com

1. **Name of Contact:** **Fred Drovdlic, AICP, RVi Planning and Landscape Architecture**
   Address: 1514 Broadway, Suite 201 City, State, Zip: Fort Myers, FL 39901
   Phone Number: 239-318-6707 E-mail: fdrovdlic@rviplanning.com

2. **Property Information: Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment.** The General Interchange and Intensive Development FLUC are similar in scope, uses, and intensity. Intensive Development allows for greater height and therefore greater potential intensity. The effect of this potential increase may affect the land abutting the subject property to the west and south with greater heights and intensity; however, the uses will be similar and compatible with General Interchange.

4a. **Does the proposed change affect any of the following areas?** ***Not Applicable***

If located in one of the following areas, provide an analysis of the change to the affected area.

- ☐ Public Acquisition [Map 1-D]
- ☐ Agricultural Overlay [Map 1-G]
- ☐ Airport Mitigation Lands [Map 1-D]
- ☐ Airport Noise Zones [Map 1-E]
- ☐ Southeast Lee County Residential Overlay [Map 2-D]
- ☐ Mixed Use Overlay [Map 1-C]
- ☐ Community Planning Areas [Map 2-A]
- ☐ Urban Reserve [Map 1-D]
- ☐ Water-Dependent Overlay [Map 1-H]
- ☐ Private Recreational Facilities Overlay [Map 1-F]

4b. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

■ N/A	☐ Bayshore [Goal 18]	☐ Boca Grande [Goal 19]	☐ Buckingham [Goal 20]
☐ Caloosahatchee Shores [Goal 21]	☐ Olga [Goal 22]	☐ Captiva [Goal 23]	☐ Greater Pine Island [Goal 24]
☐ Lehigh Acres [Goal 25]	☐ North Captiva [Goal 26]	☐ NE Lee County [Goal 27]	☐ Alva [Goal 28]
☐ North Olga [Goal 29]	☐ North Fort Myers [Goal 30]	☐ Page Park [Goal 31]	☐ San Carlos Island [Goal 32]
☐ Southeast Lee County [Goal 33]	☐ Tice [Goal 34]		

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario. ***(See Exhibit M14-Public Facilities Analysis)***

1. **Traffic Circulation Analysis**: Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3-A (20-year horizon) and on the Capital Improvements Element (5-year horizon). ***(See Exhibit M15-Traffic Circulation Analysis)***

2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3): ***(See Exhibit M11-Lee Plan Analysis)***
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space
   e. Public Schools

Environmental Impacts

Provide an overall analysis of potential environmental impacts (positive and negative). ***(See Exhibit M12-Environmental Impacts Analysis)***

Historic Resources Impacts

Provide an overall analysis of potential historic impacts (positive and negative). ***(See Exhibit M13-Historic Resources Impact Analysis)***

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. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan goals and policies, and Strategic Regional Policy Plan goals, strategies, 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.

SUBMITTAL REQUIREMENTS

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

MINIMUM SUBMITTAL ITEMS

☒	Completed application (Exhibit – T1)
☒	Filing Fee (Exhibit – T2)
☒	Pre-Application Meeting (Exhibit – T3)
☒	Proposed text changes (in strike through and underline format) (Exhibit – T4)
☒	Analysis of impacts from proposed changes (Exhibit – T5)
☒	Lee Plan Analysis (Exhibit – T6/**M11**)
☒	Traffic Circulation Analysis (Exhibit – T7/**M15**)
☒	Historic Resources Impacts Analysis (Exhibit – T8/**M13**)
☒	State Policy Plan Analysis (Exhibit – T9/**M18**)
☒	Strategic Regional Policy Plan Analysis (Exhibit – T10/**M18**)

EXHIBIT M3 – DISCLOSURES AND AFFIDAVITS

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, Jim Lott (name), as Authorized Signatory (owner/title) of Bison Property Holdings, LLC (company/property), swear or affirm under oath, that I am the authorized representative of the owner(s) of the property and authorize the Meyers Group as the applicant 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.

J Lott

Authorized Signatory

2/22/24

Date

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

STATE OF GEORGIA
COUNTY OF CHEROKEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, this 22 day of February, 2024, by Jim Lott (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Sheila Hamilton

Signature of Notary Public

STAMP/SEAL

SHEILA HAMILTON
Notary Public, Georgia
Cherokee County
My Commission Expires
June 29, 2024

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Jim Lott as Authorized Signatory of Bison Property Holdings, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at STRAPS 22-45-25-L3-U2053.3576, 22-45-25-L4-U2037.3579, 22-45-25-L3-U2060.3612 and 22-45-25-L4-U2038.3602 and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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

Authorized Signatory

Jim Lott

Print Name

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

STATE OF GEORGIA
COUNTY OF CHEROKEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on February 22, 2024 (date) by Jim Lott (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Sheila Hamilton

Signature of Notary Public

STAMP/SEAL

SHEILA HAMILTON
Notary Public, Georgia
Cherokee County
My Commission Expires
June 29, 2024

EXHIBIT T3 – PREAPPLICATION MEETING

DANIELS TOWN SQUARE CPA

Pre-application Meeting

I. REQUEST

The contract purchaser for the 72.3+/- acre subject property, Meyers Group, LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for three changes to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from General Interchange to the Intensive Development Future Land Use Category (FLUC) and
2. Amend Map 1-B – Mixed-use Overlay – to add the property to the Mixed-use Overlay (MUO).
3. A Text Amendment to Lee Plan Table 1(b) to add the residential property acreage to Intensive Development and remove acreage from General Interchange.

II. MEETING OVERVIEW

A meeting was held in-person at 1500 Monroe Street, first floor conference room 1B on April 11, 2022, at 10AM to 11AM. The discussion was to gain understanding about timing of access to the future roadways for future development and the steps to making that happen including zoning for a mixed-use development of multi-family and retail commercial.

The team on behalf of the applicant attending was:

- Fred Drovdlic (planner)
- Alexis Crespo (planner)
- Russell Schropp (attorney)
- Brown Collins (environmental)
- James Ink (engineering)
- Gary Tasman and Shawn Stoneburner (brokers)
- Christopher Moore (Myers Group – Contract Purchaser and Developer)
- Ted Treesch (traffic)

The staff in attendance was:

- Cerchie, Randy
- Price, Robert
- Miller, Vincent;
- Dunn, Brandon
- Sweigert, Rebecca
- DeFilippo, Nicholas
- Danley Jr, Dirk
- Rodriguez, Anthony
- Workman, Elizabeth
- Adams, Joseph
- Jacob, Michael

The applicants internal agenda is attached as an exhibit.

Daniels Town Square MPD
PRE-APPLICATION MEETING INTERNAL AGENDA
April 11, 2022

A. Project Team

- Applicant – Meyers Group
- Traffic – Ted Treesh
- Planning & Engineering – RVi and Atwell
- Environmental – Brown Collins
- Land Use Attorney – Russell Schropp
- EDSA - Design

B. Property Overview

- 73+/- acres (65.5 acres in original MPD + additional lands)
- Zoned MPD (Z-08-043) for up to 50k Medical, 90k Office, 250k Retail (390k non residential and 120 room hotel)
- Future Land Use: General Interchange
    - Amend into Intensive Development and Mixed-Use Overlay

C. Request Overview

- Amend the MPD for a mixed use Town Square concept
- Add parcels to original MPD
- CPA to add into Mixed-Use Overlay
- Use TDR program to seek 22 DU/acre
- Improve intersection with Daniels Parkway/Daniels 9300/Danport Blvd

D. Proposed Master Plan

850,000 SF Non-Residential 200 room Hotel 1,590 DU

E. Questions/Discussion Items:

- Impact Fee credits (require separate meeting to negotiate)
- Access – LCDOT and FDOT road construction timelines

EXHIBIT T4 – PROPOSED TEXT CHANGES

TABLE 1(b)
YEAR 2045 ALLOCATIONS

	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
Residential By Future Land Use Category	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,838	-	-	-	207	-	-	-	230	-	25
	Urban Community	22,739	813	453	-	475	-	-	-	-	-	150
	Suburban	14,913	-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	3,648	25	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	1,731	-	-	-	330	-	-	-	-	-	227
	Commercial	-	-	-	-	-	-	-	-	-	-	-
	Industrial	15	-	-	-	-	-	-	-	-	-	6
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	114	-	-	-	-	-	-	-	-	-	15
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,104	1,115	-	-	-	-	-	-	-	-	989
	Airport	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	-	-	-	-	-	-	-	-	-	3
	Rural	7,764	2,431	-	-	800	730	-	-	-	-	-
	Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	2	4	-	1	-	-	169	-	-	-
	Open Lands	2,186	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-
	Unincorporated County Total Residential	**83,113**	**4,669**	**457**	**-**	**4,270**	**1,002**	**24**	**598**	**548**	**-**	**1,415**
	Commercial	**8,916**	**300**	**53**	**-**	**450**	**27**	**9**	**125**	**150**	**-**	**1,216**
	Industrial	**4,787**	**30**	**3**	**-**	**300**	**10**	**15**	**70**	**315**	**-**	**2,134**
Non Regulatory Allocations												
	Public	**120,211**	**14,191**	**622**	**-**	**4,864**	**7,323**	**6**	**2,340**	**583**	**-**	**9,660**
	Active AG	**21,944**	**5,500**	**-**	**-**	**240**	**90**	**-**	**-**	**-**	**-**	**2**
	Passive AG	**13,685**	**5,500**	**-**	**-**	**615**	**100**	**-**	**-**	**-**	**-**	**485**
	Conservation	**87,746**	**2,458**	**297**	**-**	**1,163**	**3,186**	**67**	**1,595**	**926**	**-**	**2,206**
	Vacant	**26,118**	**1,145**	**28**	**-**	**733**	**766**	**8**	**103**	**17**	**-**	**88**
	Total	**366,520**	**33,793**	**1,460**	**-**	**12,634**	**12,505**	**129**	**4,831**	**2,538**	**-**	**17,205**
	Population Distribution (unincorporated Lee County)	**584,331**	**8,235**	**1,470**	**-**	**35,253**	**2,179**	**152**	**725**	**5,273**	**-**	**22,281**

November 2021 (Ord. No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06, 19-13, 19-14, 19-16, 20-05, 21-03, 21-09)
Printed 11/06/2021

TABLE 1(b)
YEAR 2045 ALLOCATIONS

	Future Land Use Category	Planning District											
		District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
Residential By Future Land Use Category	Intensive Development	62	-	-	-	801	1	30	-	376	-	-	-
	Central Urban	-	656	20	-	3,113	-	7,362	-	2,225	-	-	-
	Urban Community	-	978	1,318	-	863	540	17,034	-	-	115	-	-
	Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	-	-	-
	Outlying Suburban	1,253	438	-	-	-	502	-	-	406	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	-	3				-	-	-	-	-	-	-
	Public Facilities	-	-				-	-	-	-	-	-	-
	University Community	-	-				-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	-	8				-	-	-	-	-	-	-
	Burnt Store Marina Village	-	-				-	-	-	-	-	-	-
	Industrial Interchange	-					-	-	-	-	-	-	-
	General Interchange	- 58	-				-	-	8	14	-	-	20
	General Commercial Interchange		-				-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-				-	-	-	-	-	-	-
	University Village Interchange	-	-				-	-	-	-	-	-	-
	New Community	-	-				-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
	Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387
	Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
	Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
	Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
	Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
	Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
	Unincorporated County Total Residential	2,964	4,650	4,024	-	5,982	3,322	24,440	4,750	10,035	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	6,364	-	5,883	4,831	20,267	17,992	10,117	3,052	653	3,351
	Active AG	5	13	5	-	-	2,780	35	12,000	90	630	4	550
	Passive AG	10	-	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	20	55	158	-	4	2,200	14,804	2,400	1,183	850	130	1,425
	Total	8,221	20,374	14,114	-	14,658	29,047	61,791	81,003	24,649	10,684	2,362	14,523
	Population Distribution (unincorporated Lee County)	14,322	44,132	54,615	-	76,582	13,431	162,245	17,369	110,722	5,951	741	8,653

THis FLUC did not allow residential until recently. This number seems inconsistent with the actual acreage in District 11 in the General Interchange FLUC. The subject property alone is greater acreage than this figure.

November 2021 (Ord. No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06, 19-13, 19-14, 19-16, 20-05, 21-03, 21-09)
Printed 11/06/2021

EXHIBIT T5 – ANALYSIS OF IMPACTS

DANIELS TOWN SQUARE CPA

Existing and Future Conditions Analysis

I. REQUEST

The contract purchaser for the 61.26+/- acre subject property, Bison Property Holdings, LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for three changes to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from General Interchange to the Intensive Development Future Land Use Category (FLUC);
2. Amend Map 1-C – Mixed-use Overlay – to add the property to the Mixed-use Overlay (MUO) north of Three Oaks Extension; and
3. A Text Amendment to Lee Plan Table 1(b) to add the residential property acreage to Intensive Development and remove acreage from General Interchange.

Additionally, there is a companion zoning action being submitted to rezone from CPD to Mixed-use Planned Development (MPD) for up to 30,000 square feet of Non-Residential uses, a 200-room Hotel and Multifamily Residential. The density for the site is based on a total of 56.86 acres (56.07 acres of uplands and 0.79 acres of preserved wetlands) at 22 units per acre, which equals 1,234 dwelling units.

II. PROPERTY HISTORY

The Property is made up of six parcels with different entitlement and development histories.

Daniels Parkway JV Development

Four parcels make up the majority of the subject property covering 65.6 acres that border I-75 owned by Daniels Parkway JV Development, LLC. The properties have been owned by the group since 2007. They have been under an agricultural exemption since 2008 and have been maintained as a pasture for livestock. In 2008 the property was rezoned from Agriculture (AG-2) to Commercial Planned Development (Z-08-043) to accommodate a development program of 50,000 square feet of Medical Office, 90,000 square feet of General Office, 250,000 square feet of Retail Commercial, and a 120-room hotel, with a maximum height of 75 feet. The zoning conditions and site plan included an active eagles nest which has since been vacated and released as a nest.

The four properties were split from two parent parcels in 2021 to accommodate the Lee County right-of-way acquisition for the Three Oaks North extension/Fiddlesticks connector road. There is an active ERP Permit establishing the jurisdictional wetlands that have been identified.

III. EXISTING CONDITIONS

The property is located at the southwest corner of Daniels Parkway/Daniels 9300 and I-75. The property is surrounded by a mix of commercial uses such as a former South Trail Fire Station, Taco Bell, Waffle House and JSW Auto Repair at the northwest corner along the frontage road; two hotels and a storage business to the west with several undeveloped properties; and to the south and southwest is undeveloped properties and the Olde Hickory Golf and Country Club.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	General Interchange	CPD / CT / CG	Public Facilities, Commercial and Retail
SOUTH	Outlying Suburban	RPD	Vacant / Residential Development
EAST	General Interchange	MPD	Interstate 75 / Daniels/I-75 Commerce Center MPD
WEST	General Interchange / Wetlands	AG-2 / CPD/ CT/ CG	Vacant / Storage / Hotel / Retail

The property is in an area that is one of the two most intense and significant arterial interchanges in Lee County. Daniels Parkway traverses the county east to Lehigh Acres and west to Cape Coral with major developments from Gateway and the RSW airport west to the Caloosahatchee River. The subject property is central to the densest allocations of allowances for commercial and housing development and is the major arterial that leads to the Six Mile Cypress/Metro Parkway/Plantation Road area that is set aside as an intensive development area in that many consider to be the "downtown" of Lee County.

Public infrastructure is in place or slated to be expanded to serve intense development at this location. The site has access to all major urban services including but not limited to sanitary sewer, water, fire, EMS, police, parks, public schools, solid waste, transit with nearby bus stops, and multi-use paths. Additionally, the site is in the process of being connected to the regional arterial and collector road system via Three Oaks North Extension and will benefit from a major expansion of the I-75 interchange, additional lanes on Daniels Parkway, improvements to the intersections at Fiddlesticks/Palomino Lane and new signalization at Apaloosa Lane.

The Property will have access points onto Daniels 9300 and to a signalized intersection at Three Oaks North Extension – Phases I and II, which is scheduled to be completed to the property's western boundary by early 2025. Phase III will be under construction with a tentative date for completion in mid to late 2026. This will connect the extension to Daniels Parkway at the Fiddlesticks intersection and complete the new north-south connection to Alico Road from Daniels Parkway.

Most of the property is a pasture with an active agricultural exemption since 2008. The site contains some vegetation including a primary cypress head wetland that is 0.79 acre in the center of the site (that is to be preserved), other scattered, small wetlands and scattered pines in the eastern and central portion. Other than the cypress head, the site's vegetation is mostly impacted and of lower quality containing invasive exotics. The most wooded parcel is the 5 acres south of the storage area along Indian Paint Lane easement. It is heavily wooded with invasive exotics and moderate-to low quality. Pending the ERP permit the site will be impacted as permitted and most likely used for storm water management.

IV. FUTURE CONDITIONS

The MCP that accompanies the zoning is proposing a mixed-use development of up to a 30,000 square foot of commercial development with a 200-room hotel and up to 1,251 residential dwelling units.

Access to the site will be improved over time with no project related occupancy prior to Phases I and II of the Three Oaks Expansion project being completed. There are three major actions that will likely be completed by 2029:

1. Three Oaks Extension, Phases I and II that extends Three Oaks north across the canal to the western property boundary of the subject property – early 2025
2. Three Oak Extension Phase III connecting Daniels to Alico Road via Fiddlesticks Boulevard – late 2026
3. Daniels Parkway lane widening and intersection improvements at Fiddlestick/Palomino and signalization at Apaloosa Lane – 2029 (dependent on FDOT coordination for I-75 interchange)
4. I-75 Interchange efficiency and expansion improvements – 2029-2030

V. PUBLIC INFRASTRUCTURE

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development. Letters of availability have been secured from Lee County Utilities, Lee County Schools, Lee County Sheriff (Central District served by LCSO Headquarters 3.5 miles away on Six Mile Cypress), Lee County Parks and Recreation, South Trail Fire (Station #62 1.2 miles west on Daniels), Lee County Emergency Medical Services, Lee County Solid Waste, Lee Tran (served by Bus Stop #1554 via Route 50 on Daniels Parkway within ¼ mile of property).

A new ERP is in progress as the applicant withdrew the older ERP (#220526-34567). The current application (#230220-37612) addresses stormwater and drainage and determines the jurisdictional wetlands and impacts that may be permitted to the site. It should be completed over the next two months. The state is waiting on the ERP for the Three Oaks Extension to be updated with revised right-of-way boundaries. This work is being conducted by Lee County subconsultant Avalon Engineering. This needs to be completed and then the approval can be made for our application.

VI. FLUC CHANGE JUSTIFICATION

The request is to increase the potential intensity by moving the property into the Intensive Development FLUC which allows greater height and include the property in the Mixed-use Overlay which allows density to be calculated over the commercial areas. The increased potential density/intensity is justified by the following analysis.

Central Location

In the captured image of the Lee County Future Land Use Map the subject property is marked with a yellow star. The significance of this regional view is to show the central location and significance of the Daniels Parkway intersection at I-75. The interchange marks the central Lee County east-west corridor between the Caloosahatchee River and Bonita Springs. The Daniels corridor is one of two primary connectors of Lehigh to the rest of the region, the accessway to the RSW airport and the

Skyplex development, the primary road for service to the two spring training baseball stadiums, a connection to all major north-south arterials such as Treeline Avenue, Six Mile Cypress, Metro Parkway, US 41, McGregor Boulevard and Summerlin Road that serves access to Fort Myers Beach.

Infill

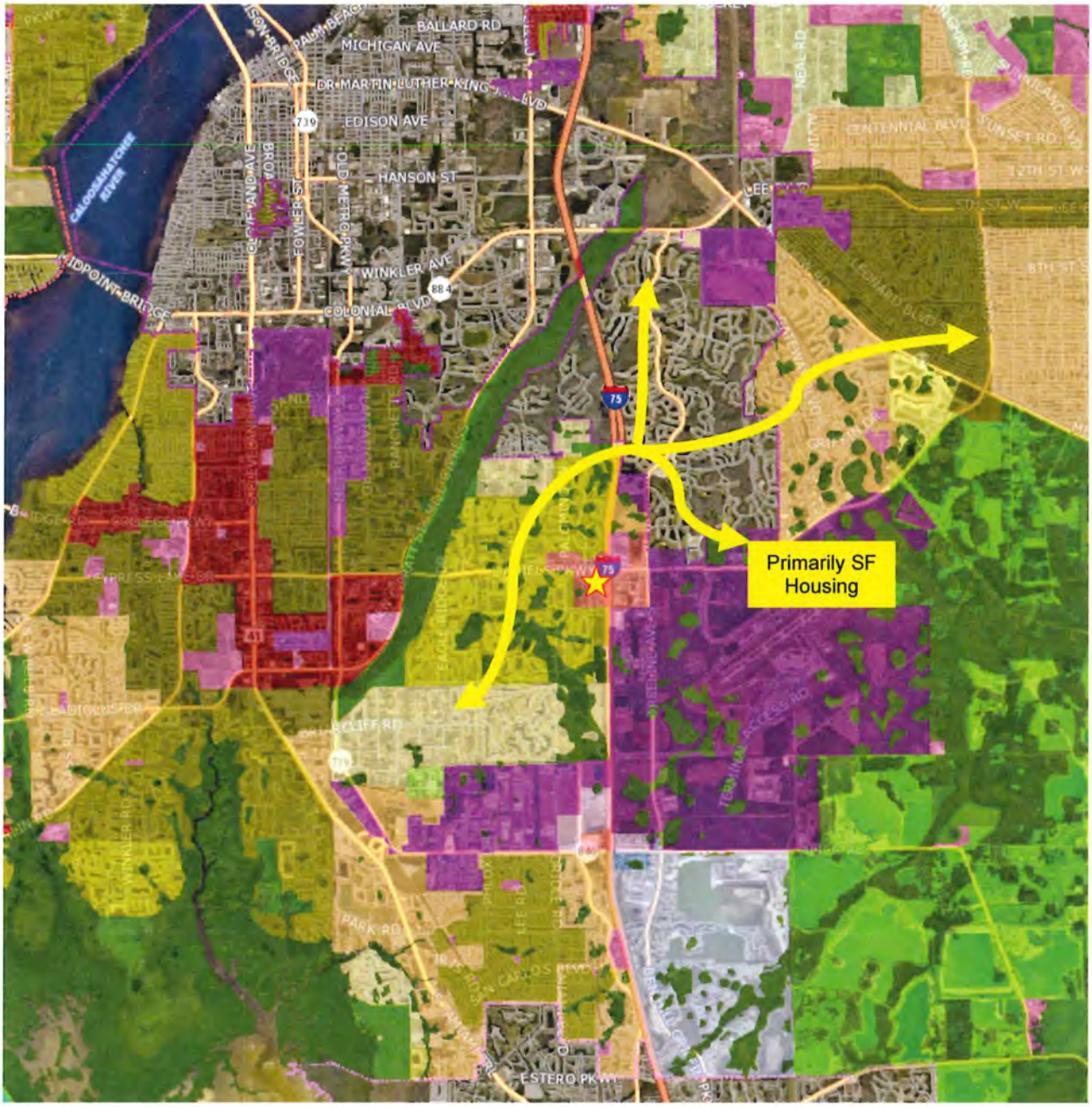
The road is largely developed from Treeline west to Cape Coral. The subject property is the last quadrant to be developed at the Daniels interchange to I-75. The interchange has long been identified as a service-oriented quadrant having been placed in the General Interchange FLUC. However, the northeast corner is a public facility area for a truck rest area and traffic control facility. The northwest corner is built out with hotels and restaurants but mostly dominated by the Renaissance community and low-density housing. The southeast corner is a mixed use industrial and retail center that is largely built out.

Serves Residential Rooftops

The interchange sits central to a region that has been developed with thousands of single-family dwelling units and is one of the nearest large-scale commercial service areas to thousands of homes including those as far east as Gateway and into Lehigh Acres.

Infrastructure

As has been discussed the property is currently served by all major Urban services and is in the Urban Services area for all service needs. The roadway infrastructure is planned to support an intense development by 2025-27 as identified in the Future Conditions section. The property will have access to Three Oaks North arterial which will connect the site directly to two other arterials – Daniels Parkway and Alico Road both of which have an interchange to I-75.



Impacts of the Request

Overall, the two land use categories, given the interchange location, have very similar density and intended permitted uses and allowances for similar intensities, except that Intensive allows for up to 12 stories and 135 feet rather than 6 stories and 75 feet and allows for inclusion into the Mixed Use Overlay (MUO).

The non-residential development intensity is not limited by floor area ratios in Lee County so the intensity per acre difference between the two categories is difficult to quantify. The uses between the two land use categories both allow for intense uses. The General Interchange FLUC encourages uses that best serve the travelling public and because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist

commercial, general commercial, and multi-family dwelling units. The Intensive Development FLUC is also to be located along major arterial roads and similarly the available and potential levels of public services in both these areas are suited to accommodate high densities and intensities. However, in the Intensive Development category mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged.

The primary difference in the request does not lie in the permitted uses or the type of non-residential public services that are encouraged by the land use categories, but in the request for Mixed-use Overlay. The MUO allows the residential density to be calculated over the entire development rather than only in the area dedicated to residential uses. Because of the additional height allowed in the Intensive Development FLUC and the site-wide density calculations the request potentially allows for more floor area to be constructed and more population to be located within the project, the quantity of which is cannot be precisely calculated as it is up to the final development plan.

The companion Mixed Use Planned Development is limiting the potential density and intensity per Table 1 below. The Intensive Development FLUC allows for the use of Greater Pine Island TDU's however, the MPD is proposing to use a few of that type of bonus density.

Table 1: Density and Intensity Calculation

Parcel ID Per MCP	Use	Total Acreage	Preserved Wetlands	Mitigated Wetlands	Upland	MUO	Base Density 14 du/ac	Bonus Density 8 du/ac	GPITDU Bonus Density Up to 8 du/ac
1-5	Mixed Use	53.13	0.79	5.79	46.55	Yes	662.76	378.72	378.72
6 & 7	Residential	8.13	0	0	8.13	No	113.82	65.04	65.04
TOTALS		***61.26***	***0.79***	***5.79***	***54.68***	**-**	***777***	***444***	***13****
** 13 du requested out of maximum 444 GPITDU that could be requested*								***1,234***	

Conclusion

Intense development is good in the correct location. The quadrant has been intended for intense development. The General Interchange and Intensive Development FLUC are both similar in commercial uses permitted and residential density. The move to Intensive Development will allow for vertical density and the Mixed-use overlay will allow the density, which is limited to multi-family, to be integrated into commercial services that will be proposed for the project.

EXHIBIT T6 – LEE PLAN ANALYSIS

DANIELS TOWN SQUARE CPA

Request Statement and Lee Plan Analysis

I. REQUEST

The contract purchaser for the 61.26+/- acre subject property, Bison Property Holdings, LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for three changes to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from General Interchange to the Intensive Development Future Land Use Category (FLUC);
2. Amend Map 1-C – Mixed-use Overlay – to add the property to the Mixed-use Overlay (MUO) north of Three Oaks Extension
3. Amend Table 1b to reallocate residential acreage from General Interchange to Intensive Development.

The desired development program is for up to 30,000 square feet of Non-Residential uses, a 200-room Hotel and Multifamily Residential of up to 1,234 du as shown in table 1 below. There are 5.19 acres of wetlands to be impacted as approved by ERP No. 230220-37612.

Table 1: Density and Intensity Calculation

Parcel ID Per MCP	Use	Total Acreage	Preserved Wetlands	Mitigated Wetlands	Upland	MUO	Base Density 14 du/ac	Bonus Density 8 du/ac	GPITDU Bonus Density Up to 8 du/ac
1-5	Mixed Use	53.13	0.79	5.79	46.55	Yes	662.76	378.72	378.72
6 & 7	Residential	8.13	0	0	8.13	No	113.82	65.04	65.04
TOTALS		***61.26***	***0.79***	***5.79***	***54.68***	-	***777***	***444***	***13****
** 13 du requested out of maximum 444 GPITDU that could be requested*								***1,234***	

Additionally, there is a companion zoning action to rezone from CPD to Mixed-use Planned Development (MPD) in case DCI2022-00059.

II. PROPERTY HISTORY

The Property is made up of five (5) parcels with different entitlement and development histories.

Daniels Parkway JV Development

Four parcels make up the majority of the subject property covering 61.26 acres that border I-75 owned by Daniels Parkway JV Development, LLC. The properties have been owned by the group since 2007. They have been under an agricultural exemption since 2008 and have been maintained as a pasture for livestock. In 2008 the property was rezoned from Agriculture (AG-2) to Commercial Planned Development (Z-08-043) to accommodate a development program of 50,000 square feet of Medical Office, 90,000 square feet of General Office, 250,000 square feet of Retail Commercial, and a 120-room hotel, with a maximum height of 75 feet. The zoning conditions and site plan included an active eagle nest which has since been vacated and released as a nest.

The three properties were split from two parent parcels in 2021 to accommodate the Lee County right-of-way acquisition for the Three Oaks Parkway Extension/Fiddlesticks connector road. There is an active ERP Permit establishing the jurisdictional wetlands that have been identified.

III. EXISTING CONDITIONS

The property is located at the southwest corner of Daniels Parkway/Daniels 9300 and I-75. The property is surrounded by a mix of commercial uses such as a former South Trail Fire Station, Taco Bell, Waffle House and JSW Auto Repair at the northwest corner along the frontage road; two hotels and a storage business to the west with several undeveloped properties; and to the south and southwest is undeveloped properties and the Olde Hickory Golf and Country Club.

Table 2: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	General Interchange	CPD / CT / CG	Public Facilities, Commercial and Retail
SOUTH	Outlying Suburban	RPD	Vacant / Residential Development
EAST	General Interchange	MPD	Interstate 75 / Daniels/I-75 Commerce Center MPD
WEST	General Interchange / Wetlands	AG-2 / CPD/ CT/ CG	Vacant / Storage / Hotel / Retail

The property is in an area that is one of the two most intense and significant arterial interchanges in Lee County. Daniels Parkway traverses the county east to Lehigh Acres and west to Cape Coral with major developments from Gateway and the RSW airport west to the Caloosahatchee River. The subject property is central to the densest allocations of allowances for commercial and housing development and is the major arterial that leads to the Six Mile Cypress/Metro Parkway/Plantation

Road area that is set aside as an intensive development area in that many consider to be the "downtown" of Lee County.

Public infrastructure is in place or slated to be expanded to serve intense development at this location. The site has access to all major urban services including but not limited to sanitary sewer, water, fire, EMS, police, parks, public schools, solid waste, transit with nearby bus stops, and multi-use paths. Additionally, the site is in the process of being connected to the regional arterial and collector road system via Three Oaks Parkway Extension and will benefit from a major expansion of the I-75 interchange, additional lanes on Daniels Parkway, improvements to the intersections at Fiddlesticks/Palomino Lane and new signalization at Apaloosa Lane.

The Property will have access points onto Daniels 9300 (ingress only) to a signalized intersection at Three Oaks Parkway Extension and to Indian Pony Drive as a temporary means of connecting to Fiddlesticks and travelling north to Daniel Parkway while the Three Oaks Parkway Extension is being completed. We understand the Three Oaks project to be completed as follows:

- Phases I and II to be completed to the property's western boundary by summer 2025.
- Phases III and IV will connect the extension to Daniels Parkway at the Fiddlesticks intersection and complete the new north-south connection to Alico Road from Daniels Parkway with a tentative date for completion summer 2027.

Most of the property is a pasture with an active agricultural exemption since 2008. The site contains some vegetation including a primary cypress head wetland that is 0.79 acre in the center of the site (that is to be preserved), other scattered, small wetlands and scattered pines in the eastern and central portion. Other than the cypress head, the site's vegetation is mostly impacted and of lower quality containing invasive exotics. The most wooded parcel is the 5 acres south of the storage area along Indian Paint Lane easement. It is heavily wooded with invasive exotics and moderate-to low quality.

IV. FUTURE CONDITIONS

The MCP that accompanies the zoning is proposing a mixed-use development of up to a 30,000 square foot of commercial development with a 200-room hotel and up to 1,234 residential dwelling units.

Access to the site will be improved over time with no project related occupancy prior to Phases I and II of the Three Oaks Parkway Extension project being completed. There are three major actions that will likely be completed by 2029:

1. Three Oaks Parkway Extension, Phases I and II that extends Three Oaks Parkway Extension across the canal to the western property boundary of the subject property – early 2025.
2. Three Oaks Parkway Extension Phases III and IV connecting Daniels to Alico Road via Fiddlesticks Boulevard – summer 2027.
3. Daniels Parkway lane widening and intersection improvements at Fiddlestick/Palomino and signalization at Apaloosa Lane – 2028-2029 (dependent on FDOT coordination for I-75 interchange).
4. I-75 Interchange efficiency and expansion improvements – 2029-2030.

V. PUBLIC INFRASTRUCTURE

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development. Letters of availability have been secured from Lee County Utilities, Lee County Schools, Lee County Sheriff (Central District served by LCSO Headquarters 3.5 miles away on Six Mile Cypress), Lee County Parks and Recreation, South Trail Fire (Station #62 is 1.2 miles west on Daniels), Lee County Emergency Medical Services, Lee County Solid Waste, Lee Tran (served by Bus Stop #1554 via Route 50 on Daniels Parkway within ¼ mile of property).

A new ERP (No. 230220-37612) has been approved as the applicant withdrew the older ERP (No. 220526-34567). The approved application addresses stormwater and drainage and determines the jurisdictional wetlands and impacts that may be permitted to the site.

VI. LEE PLAN COMPLIANCE

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

POLICY 1.1.2: The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.

> The property is currently in the General Interchange FLUC at the southwest corner of two major arterials – Daniels Parkway (6-lane County Maintained Controlled Access Facility with expansion plans abutting the property) and I-75. The General Interchange FLUC allows for intense development with uses and density consistent with the Intensive Development FLUC being proposed in this amendment. The property is served by all categories of public infrastructure and is one of the major interchange and development areas in the County. It is central to population centers and serves as an accessible employment center and commercial services area. It is also appropriate for mixed use development allowing for multi-family density in both categories at up to 22 units per acre with the Intensive Development FLUC allowing up to 30 units per acre utilizing Greater Pine Island Transfer of Development Units. The location is correct for dense development that will promote the use of public infrastructure, capture vehicle trips and promote use of alternative forms of transportation. The Mixed-use Planned Development that accompanies this request is consistent with the goal of this FLUC.

OBJECTIVE 1.3: INTERSTATE HIGHWAY INTERCHANGE AREAS. Special areas adjacent to the interchanges of Interstate 75 that maximize critical access points will be designated on the Future Land Use Map. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual amenities, and safety measures. Each interchange area is designated for a specific primary role: General, General Commercial, Industrial

Commercial, Industrial, and University Village. Residential uses are only permitted in these categories in accordance with Policy 1.3.2.

The subject parcel was placed in the General Interchange FLUC because of its proximity to major population centers, it's location next to I-75 and its frontage and access to a major east-west corridor known as Daniels Parkway. The uses that are permitted are a mix of high density residential and a full range of commercial from general commercial and offices to retail and tourist serving uses such as restaurants and hotels. The desired development program is for up to 30,000 square feet of Non-Residential uses, a 200-room Hotel and Multifamily Residential density of 1,234 units. There are 0.79 acres of wetland to be preserved and 5.79 acres of wetlands to be impacted as approved in ERP (No. 230220-37612).

As proposed in companion applications for Map and Text Comprehensive Plan Amendments (CPA2022-0010 – 0011), the change from General Interchange to Intensive Development and the Mixed-use Overlay will serve to further the Objective by allowing for greater development intensity while maintaining similar uses that were deemed desirable in the General Interchange FLUC. Dense development is good in the proper locations where the parcels have access to major infrastructure that is designed for the intensity and can capture trips by serving local residential commercial needs, employment, and tourist traffic.

POLICY 1.3.2: The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).

The property is currently in the General Interchange FLUC at the southwest corner of two major arterials – Daniels Parkway (6-lane County Maintained Controlled Access Facility with expansion plans abutting the property) and I-75. The General Interchange FLUC allows for intense development with uses and density consistent with the Intensive Development FLUC being proposed in this amendment.

The property is served by all categories of public infrastructure and is one of the major interchange and development areas in the County. It is central to population centers and serves as an accessible employment center and commercial services area east to Gateway and Lehigh Acres and west regionally to the southern portion of the city boundaries through the US 41/Daniels Parkway intersection. It is appropriate for mixed use development allowing both tourist commercial, retail and multi-family density at up to 22 units per acre.

The subject parcel was placed in the General Interchange FLUC because of its proximity to major population centers, it's location next to I-75 and its frontage and access to a major east-west corridor known as Daniels Parkway. The uses that are permitted are a mix of high density residential and a full range of commercial from general commercial and offices to retail and tourist serving uses such as restaurants and hotels. The desired development program is for up to 30,000 square feet of Non-Residential uses, a 200-room Hotel and Multifamily Residential density of 1,234 units. There are 0.79 acres of wetlands to be preserved and 5.79 acres of wetlands to be impacted as approved in ERP (No. 230220-

37612). These uses are consistent with the General Interchange FLUC as described in this policy.

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

The proposed rezoning will allow for a clustered and logical development pattern in an area readily serviced by public infrastructure, in direct compliance with the above policy. As outlined in detail within the application, the project represents an infill development within an urbanized area of Lee County where commercial development is encouraged along the Daniels Parkway corridor.

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

The Applicant has provided letters of availability and a detailed explanation of the public facilities and services available to support future development of the Property. The proposed rezoning fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the county.

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

The road network in the region has been specifically constructed to support large-scale employment centers and commercial activity that is dependent on access to major transportation networks. Daniels Parkway connects to I-75 and the Ben Hill Griffin Parkway, providing ample access to customers and employees. All other urban services are in place to support the request.

GOAL 4

Standard 4.1.1 & 4.1.2: Water & Sewer

Potable water and sanitary sewer services are available to service the development as outlined in the attached Availability Letter provided by Lee County Utilities.

Standard 11.3. Transportation

Approval of the request is based on the ultimate buildout of the subject property. The local transportation network is not currently in place to absorb the projected development program; however, the network is in various stages of completion that will serve the property with sufficient capacity.

Offsite improvements listed below will allow the road network to support the proposed development program as phases of improvements take place over the next 2-5 years. The

TIS report outlines the ability of the network to handle the project as improvements take place which includes:

1. Three Oaks Parkway Extension, Phases I and II that extends Three Oaks Parkway Extension across the canal to the western property boundary of the subject property – early 2025.
2. Three Oaks Parkway Extension Phases III and IV connecting Daniels to Alico Road via Fiddlesticks Boulevard – summer 2027.
3. Daniels Parkway lane widening and intersection improvements at Fiddlestick/Palomino and signalization at Apaloosa Lane – 2028-2029 (dependent on FDOT coordination for I-75 interchange).
4. I-75 Interchange efficiency and expansion improvements – 2029-2030.

GOAL 6 (COMMERCIAL LAND USES)

POLICY 6.1.1

a. Traffic and access impacts;

The gross floor area and density requested has been analyzed by TR Transportation. The road network, as proposed to be improved regionally, will be able to support the proposed project, particularly, and necessarily, Phases I and II of the Three Oaks Parkway Extension that is a required portion in order to receive an occupancy permit for the development. Applicant agrees to not occupy Phase I of the development plan until there is public access onto the Three Oaks Parkway Extension with full connection south to Alico Road.

c. Screening and buffering;

The project is offering enhanced buffers along Three Oaks Parkway Extension. The mixed-use overlay (MUO) is part of the northern parcel requested comprehensive plan amendment. The MUO only requires 5' Type "A" buffers; nevertheless, the applicant is proposing typical 15' Type "D" buffers along Three Oaks. The southern parcel is not being recommended by staff to be moved in to the MUO and applicant agrees; therefore, applicant intends to meet the LDC requirements for buffering.

d. Availability and adequacy of services and facilities;

This area is programmed to be a major mixed-use corridor. As such Lee County Utilities has adequate services for substantial commercial and high-density residential development as evident by the letters of utility availability contained in the comprehensive plan package.

e. Impact on adjacent land uses and surrounding neighborhoods;

The zoning conditions and LDC requirements have adequately addressed impacts on adjacent uses. Impacts are minimal due to the proximity of similar uses and bordering by major arterial corridors. All surrounding zonings and land uses are similar in intent and intensity.

f. Proximity to other similar centers; and

The subject property is one of four quadrants of an intersection of a major arterial and Interstate Highway. The northwest and southeast quadrants are intensely developed with a

mix of residential, commercial and industrial development. Typically, similar quadrants to the north and south, at intersections like I-75 and SR82, SR80, Colonial, Alico Road, etc., develop with similar intensities and densities or mixed-use developments such as is being requested in this application.

g. Environmental considerations.

According to the Environmental Assessment produced by Brown Collins, Synecological Analysts, all native communities except the Cypress heads (FLUCCS 621) have been disturbed over an extended period of time as a result of AG management practices. Disturbance influenced the considerable majority of this site and occurred in progressive fashion. A review of historical aerial photographs and comparing soil profiles with typic soil profiles for the series that originally comprised the site show that some areas were logged in the historic past and this logging activity continued into this decade.

Nevertheless, the cypress head that occupies 0.79 acres in the center of the project is a viable indigenous area that will be preserved according to the Indigenous Management Plan that is part of this application.

Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. The small and disjunct nature of many of the wooded communities and the almost total absence of any wildlife forage in all strata may account in large part of the absence of listed species. It is possible that some protected species might use the area, the likelihood of high forage or residence usage is unlikely because of extremely low habitat quality in all areas except the cypress heads.

A new ERP has been approved as the applicant withdrew the older ERP (No. 220526-34567). The approved application (No. 230220-37612) addresses stormwater and drainage and determines the jurisdictional wetlands and impacts that may be permitted to the site.

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

The property abuts commercial development to the west and north. To the east is I-75 and then the Jetport mixed-use commercial and industrial park. To the south is the Olde Hickory Golf and Country Club. The residential area to the south is a lower density development than the applications request. Compatibility is achieved by the layout of the proposed Master Concept Plan (MCP) that places lakes and buffers between the Country Club and the closest multi-family building that is no less than 200 feet north. The most dense and intense commercial area is across the right-of-way for Three Oaks North. The area is programmed for centralized intensities that support commercial, retail, recreational, and hospitality uses in conformation of the mixed-use development.

Extensive coordination and outreach have been done with the residential developments to the south: Olde Hickory, Legends and Fiddlesticks Golf and County Clubs. Olde Hickory has been the agreed upon point of contact for the three neighborhoods. We had discussions after our initial proposal and then two additional meetings since our revised primarily residential submission. There were substantial changes from the initial commercial intensity and residential density.

Our first submittal showed 500,000 square feet of commercial and over 1,450 residential units with heights on the residential portions exceeding 100 feet and 9-stories, including a 9-story tower on the southern "triangle" shaped parcel that abut Olde Hickory. Our subsequent design has reduced the request to 1,234 multi-family units, 30,000 square feet of commercial and a 200-room hotel. Important to Olde Hickory, we reduced the abutting "triangle" parcel to only house low rise commercial. We also reduced the closest building to Three Oaks Parkway Extension on the north side from 100 feet to a max of 60 feet and 5-stories and 45 feet and 4 stories. The reduction in height wasn't as much as they would like but we feel this is a compromise that is justified.

The applicant produced a line of site study to show that the substantial distances and provided buffering, as well as trees already existing on the Olde Hickory property block the majority of lights and buildings and what can be seen is a minimum of 1,300 feet away. Additionally, Olde Hickory hired Q Grady Minor civil engineers to review our ERP and grading plan. We came to agreements that our drainage and grading plans were substantially correct but were requested to design our berm to the 100-year storm level rather than the typical 25-year 3-day event.

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

As has been mentioned numerous times in this application, the current roadway system is not adequate to support the proposed development. The programmed roadway network improvements by the State and Lee County to Three Oaks, Daniels Parkway, and I-75 will address the needs of the development. All other necessary improvements to carry the proposed volume of trips that will be necessary to handle in order to secure development orders for the development.

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

This policy does not exactly apply. The area is well-suited for a mixed-use development that is infill and appropriate for commercial and residential uses.

GOAL 11: MIXED USE.

POLICY 11.1.1: Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use). (Ord. No. 17-13)

The subject parcel is in proposed to be in the Intensive Development FLUC and in the Mixed-Use overlay (MUO). The property is currently in the General Interchange FLUC and therefore has been consistent with this Goal as it allows multi-family and a wide range of commercial

and light industrial uses. The move to Intensive Development FLUC and the MUO will serve to further codify the location as appropriate and desirable for mixed uses.

OBJECTIVE 11.2: MIXED USE OVERLAY.

POLICY 11.2.1: The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities though increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:

1. Located within the extended pedestrian shed of established transit routes; and,

Transit is available within ¼ to ½ mile of the majority of the development. Lee Tran (served by Bus Stop #1554 via Route 50 on Daniels Parkway within ¼ mile of property).

There are two principal definitions for pedestrian sheds:

1. The first is commonly referred to as the Standard Pedestrian Shed, which is defined as a 5-minute walk or ¼ mile or 1,320 feet.
2. The second has been called the Long Pedestrian Shed or ½ mile radius or 2,640 feet and a 10-minute walk, which has been used by transit-oriented development standards for access to work and play and by jurisdictions and advocacy groups to be the standard for access to recreational facilities such as parks and open space.

ADDITIONAL DISCUSSION AND REFERENCES BY TRANSPORTATION AND PLANNING AUTHORITIES:

FDOT Florida Greenbook
Transit-Oriented Development (TOD) - a regional center development with transit available or proposed. TODs are developments that are moderate to high density, mixed-use, and walkable development designed to facilitate transit and accommodate multiple modes of transportation. TODs generally encompass a radius of ¼ or ½ miles of a transit station, a distance most pedestrians are willing to walk.
https://www.fdot.gov/docs/default-source/roadway/floridagreenbook/tnd-handbook.pdf

"Walkability Measures for Florida", Florida Resources and Environmental Analysis Center, Florida State University
Walkability is "the extent to which the built environment supports and encourages walking by providing for pedestrian comfort and safety, connecting people with varied destinations within a reasonable amount of time and effort and offering visual interest in journeys throughout the network"

Law Insider
Pedestrian Shed means an area, approximately circular, that is centered on a common destination. A Pedestrian Shed is applied to determine the approximate size of a neighborhood. A Standard Pedestrian Shed is ¼ mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares.
A Long Pedestrian Shed is ½ mile radius or 2640 feet and may be used for mapping when transit is present or proposed. (Sometimes called a "walk- shed" or "walkable catchment.")

Trust for Public Lands
The Department of Transportation agrees that most people can walk a half-mile in about 10 minutes. At The Trust for Public Land, we believe everyone should be able to reach a park in that amount of time—no matter what kind of neighborhood you live in.
https://www.tpl.org/blog/why-the-10-minute-walk

10MINUTEWALK.ORG, sponsored by ULI, NRPA and Trust for Public Land
Make the 100% Promise to ensure that everyone in your city has safe, easy access to a quality park within a 10-minute walk of home by 2050.

FDOT Traditional Neighborhood Design Handbook
Pedestrian shed - an area, approximately circular, that is centered on a common destination. A pedestrian shed is applied to determine the approximate size of a neighborhood. A standard pedestrian shed is ¼ mile radius, or 1320 feet, about the distance of a five-minute walk at a leisurely pace.

2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,

Pedestrian interconnection will be made with sidewalks and multi-use paths along Three Oaks Parkway Extension and Daniels Parkway. An internal sidewalk system will allow for residents of this project to access alterative form of transportation to automobiles. The users of this project will be able to access local commercial uses via two Daniels 9300 (ingress only for automobiles) and Indian Pony Drive without travelling onto Three Oaks Parkway Extension or Daniels Parkway.

3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,

The requested Map 1-C change in this application will add this property into the MUO, while the requested Map 1-A change in this application will amend the FLUC from General Interchange to Intensive Development creating consistency with this policy.

4. Availability of adequate public facilities and infrastructure; and

The Property has access to the necessary utilities to service the project and all urban services are adequate to serve the proposed development. Letters of availability have been secured from Lee County Utilities, Lee County Schools, Lee County Sheriff (Central District served by LCSO Headquarters 3.5 miles away on Six Mile Cypress), Lee County Parks and Recreation, South Trail Fire (Station #62 1.2 miles west on Daniels), Lee County Emergency Medical Services, Lee County Solid Waste, Lee Tran (served by Bus Stop #1554 via Route 50 on Daniels Parkway within ¼ mile of property).

Additionally, the site is in the process of being connected to the regional arterial and collector road system via Three Oaks Parkway Extension and will benefit from a major expansion of the I-75 interchange and Daniels Parkway. Daniels Parkway is going to see improvements to the intersections at Fiddlesticks/Palomino Lane.

5. Will not intrude into predominately single-family residential neighborhoods.

To the south is the Olde Hickory Golf and Country Club. The parcel south of the Three Oaks Parkway Extension will be low-rise commercial. Compatibility is achieved by the layout of the proposed Master Concept Plan (MCP) that places lakes and buffers between the Country Club and the closest building. The residential building on Parcel 6 is at least 600 feet from the nearest residence and restricted in height to 35 feet, the height permitted for single-family

homes. The most dense and intense area is across the right-of-way for Three Oaks Parkway Extension and is restricted to 5-stories and 60 feet. A line-of-sight study shows 1,000+ distance to any building over 45 feet.

POLICY 11.2.4: Use of conventional zoning districts will be encouraged within the Mixed-Use Overlay in order to promote continued redevelopment. (Ord. No. 17-13)

The proposed development is centrally located, as identified in the Lee Plan

OBJECTIVE 39.7: COMMUNITY IMPACTS.

POLICY 39.7.1: Alignments of new and expanded roads and other transportation improvements will be selected to maximize the benefit/cost ratio while:

- ***Minimizing the number of businesses and residences displaced.***
- ***Using major roads to define neighborhoods.***
- ***Facilitating the development of Mixed Use Overlay areas, promoting infill and redevelopment.***
- ***Distributing traffic loadings among available facilities.***

Improvements are being made publicly and will be added to by private improvements made by the developer and applicant.

LEE PLAN GOAL 54

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

The development will be required to bring the landscaping up to current code and will comply with all native vegetation requirements as agreed to in conditions for the Mixed-use Planned Development.

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

Reuse is available at this location according to Lee County Utilities and the project will connect.

LEE PLAN OBJECTIVE 60.3: Examine steps necessary to restore principal flow-way systems to assure the continued environmental function, value, and use of natural surface water flow-ways and associated wetland systems.

The subject site has an approved SFWMD ERP which takes into account the Six Mile watershed. The stormwater management system will route stormwater water via swales and pipe network into the proposed dry detention area and then through piping into the network of lakes (as shown on the exhibit) with eventual outfall into the existing system serving Olde Hickory Golf and Country Club. See the Surface Water Management Plan for a larger detail of the below exhibit.

POLICY 60.4.1: Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.

The design of the surface water management systems with align with Best Management Practices including, but not limited to the following: grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with littoral zones, and a restored indigenous area. The design will meet all requirements of the LDC (except where approved deviations occur) and all requirements of the ERP.

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

The subject site has an approved a SFWMD ERP (No. 230220-37612) which takes into account the Six Mile watershed. The approved master drainage system through the ERP will be in compliance with this policy. Modifications will be made to the approved ERP for the final site design at time of DO.

POLICY 61.3.12: The design of shorelines of retention and detention areas and other excavations must be sinuous rather than straight.

The lakes will be sinuous in design. We are not seeking deviations which we understand are not available.

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

a. Sanitary Sewer – Lee County Utilities currently serves the site and has capacity. LCU has stated in a letter of availability that they have capacity to establish service.

b. Potable Water – Lee County Utilities currently serves the site and has capacity. LCU has stated in a letter of availability that they have capacity to establish service.

c. Surface Water/Drainage Basins – The property is intended to be developed as part of a Mixed use Planned Development. The project will be required to meet all LDC provisions for surface water management, pre-treatment, storage and treatment including the System Requirement: Prevent the flooding of designated evacuation routes on The Lee Plan Map 15 from the 25-year, 3-day storm event (rainfall) for more than 24 hours.

d. Parks, Recreation, and Open Space – The density has already been calculated as both land use categories allow for similar density, so there is no provision needed for parks, recreation or open space. Regardless, the County exceeds the available capacity needs:

- Required Capacity - 5,202 acres of regional parks and 289 acres of community parks.
- Available Capacity - 7,051 acres of regional parks and 832 acres of community parks.

e. Public Schools – The density has already been calculated as both land use categories allow for similar density so there is no provision needed for public schools in the South Zone. Nevertheless, the Lee County School District has said the will provide capacity for the development.

POLICY 123.2.2: Continue to provide regulations and incentives to prevent incompatible development in and around environmentally sensitive lands.

There is a cypress head wetland that has a FLUCCS code of 621 that is moderate quality and qualifies and indigenous central to the project site. The area is 0.79 acres and is part of the preservation for this site and is included in on the MCP. There is also an indigenous restoration plan included for this area.

Otherwise, development activity must remain in compliance with applicable state wetland permits and applicable local development permits. If impacts to wetlands are not permitted by the State or if issued state wetland permits are inconsistent with proposed impacts to wetlands depicted within local development permit approvals, Developer must amend local development permit approvals to be consistent with issued state wetland permits or applicable Lee Plan and Land Development Code regulations pertaining to development within wetlands.

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

The proposed wetland preservation of the 0.79-acre area central to the site includes a restoration plan and meets the indigenous preservation available to this property.

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, and except that owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, and Sub-Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership (see Table 1(a)).

Beyond the 0.79 acre wetland that will be preserved there are 5.98 acres of potential wetlands that are scattered and of low-quality that are proposed to be impacted as approved the SFWMD ERP in April 2024.

The applicant understands that for development that proposes impacts to wetlands, construction may not commence until issuance of required state permits. Development activity must remain in compliance with applicable state wetland permits and applicable local development permits. If impacts to wetlands are not permitted by the State or if issued state wetland permits are inconsistent with proposed impacts to wetlands depicted within local development permit approvals, Developer must amend local development permit approvals to be consistent with issued state wetland permits or applicable Lee Plan and Land Development Code regulations pertaining to development within wetlands.

POLICY 124.1.2 The County's wetland protection regulations must be consistent with policy items 1 - 6 of this section.

For development that proposes impacts to wetlands, construction may not commence until issuance of required state permits. Development activity must remain in compliance with applicable state wetland permits and applicable local development permits. If impacts to wetlands are not permitted by the State or if issued state wetland permits are inconsistent

with proposed impacts to wetlands depicted within local development permit approvals, Developer must amend local development permit approvals to be consistent with issued state wetland permits or applicable Lee Plan and Land Development Code regulations pertaining to development within wetlands.

The applicant's proposed project is designed and permitted to comply with sections 1-6 of this Policy.

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

As mentioned, because it is being rezoned to a mixed-use planned development the site will now have to comply with water quality requirements according to the LDC at the time of local development order.

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.

As mentioned, because it is being rezoned to a mixed-use planned development the site will now have to comply with water quality requirements according to the LDC at the time of local development order.

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.

As mentioned, because it is being rezoned to a mixed-use planned development the site will now have to comply with water quality requirements according to the LDC at the time of local development order.

IX. CONCLUSION

Intense development is good in the correct location. The subject property, located in the southwest quadrant of I-75 and Daniels Parkway, has been programmed through Lee County policy for intense development. The General Interchange and the proposed Intensive Development FLUC are both similar in commercial uses permitted and residential density. The move to Intensive Development will allow for vertical density and the Mixed-use overlay will allow the density, which is limited to multi-family, to be integrated with commercial services that will serve the immediate residents of this area, capture vehicle trips, take advantage of urban services already in place, and spur offsite improvements to traffic circulation that have been necessary for a significant amount of time in this area.

EXHIBIT T7 – TRAFFIC CIRCULATION ANALYSIS

TR TRANSPORTATION CONSULTANTS, INC

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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

DANIELS TOWN CENTER

(PROJECT NO. F2208.06)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
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Revised:
April 16, 2024

TRANSPORTATION CONSULTANTS, INC

CONTENTS

TR TRANSPORTATION CONSULTANTS, INC

I. INTRODUCTION

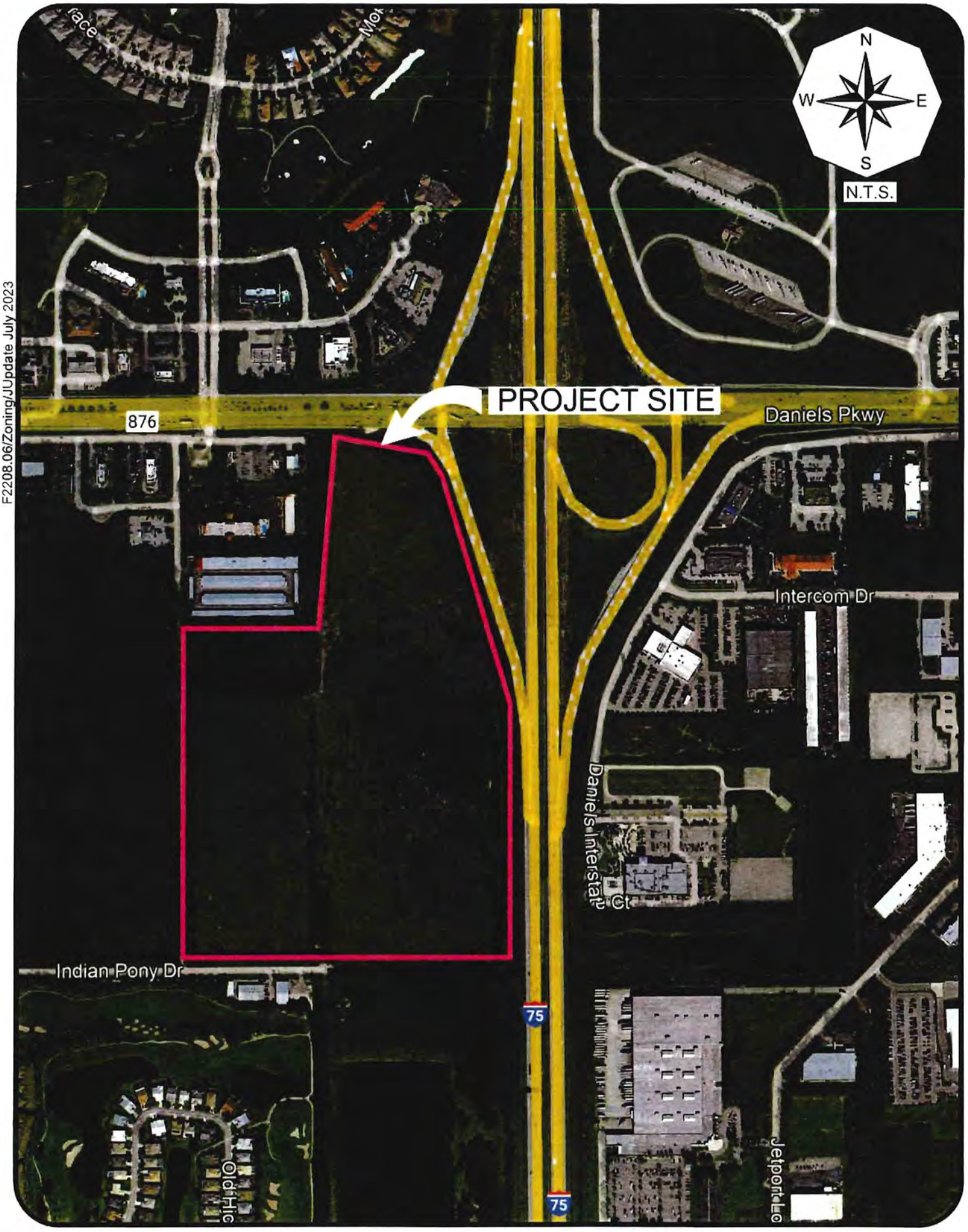
TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking rezoning approval. The proposed development is located at the southwest quadrant of the interchange of I-75 and Daniels Parkway in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

The approximate 66-acre subject site is currently zoned CPD, CT and AG-2. The applicant is requesting to rezone the subject site to a Mixed Use Planned Development (MPD) to allow the development of up to approximately 30,000 square feet of commercial uses and 1,251 residential dwelling units and up to 200 hotel rooms. Access to the subject site will be provided to the future Three Oaks Parkway extension and to Daniels Parkway via an existing frontage road (Daniels 9300).

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various site access drives were completed and an analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

II. EXISTING CONDITIONS

The subject site is currently vacant. The overall site is bordered by Daniels Parkway to the north and I-75 to the east, vacant land and the Olde Hickory Golf Course maintenance facility to the south, and vacant property and commercial uses to the west.



F2208.06/Zoning/JUpdate July 2023

TRANSPORTATION CONSULTANTS, INC

PROJECT LOCATION MAP
DANIELS TOWN CENTER

Figure 1

Daniels Parkway is a six-lane divided arterial roadway in the vicinity of the subject site. Daniels Parkway from Metro Parkway to I-75 has been defined as a "constrained" roadway, which enables Lee County to assign a higher volume to capacity (v/c) ratio to this roadway. No direct access to Daniels Parkway is being requested. Daniels Parkway has a posted speed limit of 50 mph and is under the jurisdiction of the Lee County Department of Transportation.

Three Oaks Parkway from Daniels Parkway to the southern property boundary is under design and is funded to be constructed starting in 2023 through 2025 from the Fiddlesticks Canal north to Daniels Parkway as a four-lane divided roadway. Three Oaks Parkway will be under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED DEVELOPMENT

The majority of the approximately 66-acre subject site is currently zoned CPD under Zoning Resolution Z-08-043. This resolution approved 250,000 square feet of commercial retail uses, 90,000 square feet of general office uses, 50,000 square feet of medical office uses and up to 120 hotel rooms on the site. The proposed rezoning would decrease the commercial intensity and allow for the inclusion of multi-family residential dwelling units on the site to create a mixed-use development. **Table 1** summarizes the land uses utilized for the purposes of this analysis.

Table 1
Land Uses
Daniels Town Square

Land Use	Size
Retail	30,000 square feet
Multi-Family Dwelling Units	1,251 Units
Hotel	200 Rooms

Access to the subject site will be provided to the Three Oaks Parkway extension as well as to Daniels Parkway via the existing connection west of I-75.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 822 (Strip Retail Plaza <40k) was utilized for the trip generation purposes of the proposed commercial retail uses, Land Use Code 221 (Multi-Family Housing – Mid-Rise) was used for the multi-family dwelling units and Land Use Code 310 (Hotel) was utilized for the hotel rooms. The trip generation equations utilized from these land uses are attached to the Appendix for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed. Included in the Appendix of this report is a comparison of the trip generation between the proposed uses illustrated in Table 1 and the approved used within the CPD under Z-08-043.

Table 2
Trip Generation – Total Trips
Daniels Town Square

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (30,000 Sq. Ft.)	36	23	59	85	85	170	1,496
Multi-Family (1,251 Units)	124	415	539	298	190	488	5,921
Hotel (200 Rooms)	52	41	93	61	59	120	1,744
Total Trips	**212**	**479**	**691**	**444**	**334**	**778**	**9,161**

However, the total trips generated by the project will not all be new trips added to the adjacent roadway system. With mixed use projects, ITE estimates that there will be a certain amount of interaction between uses that will reduce the overall trip generation of the proposed project. This interaction is called "internal capture". In other words, trips that would normally come from external sources would come from uses that are within the project, thus reducing the overall impact the development has on the surrounding

roadways. ITE, in conjunction with a study conducted by the NCHRP (National Cooperative Highway Research Program), has summarized the internal trip capture reductions between various land uses. For uses shown in Table 2, there is data in the ITE report for interaction between the residential, retail and hotel uses.

An internal capture calculation was completed consistent with the methodologies in the NCHRP Report and published in the ITE ***Trip Generation Handbook***, 3rd Edition. The resultant analysis indicates that with the proposed development scenario there will be an internal trip capture reduction of two percent (2%) in the A.M. peak hour and eleven percent (11%) in the PM peak hour between the residential, retail and hotel uses. The summary sheets utilized to calculate these internal capture rates for the weekday AM peak hour and PM peak hour are included in the Appendix of this report for reference.

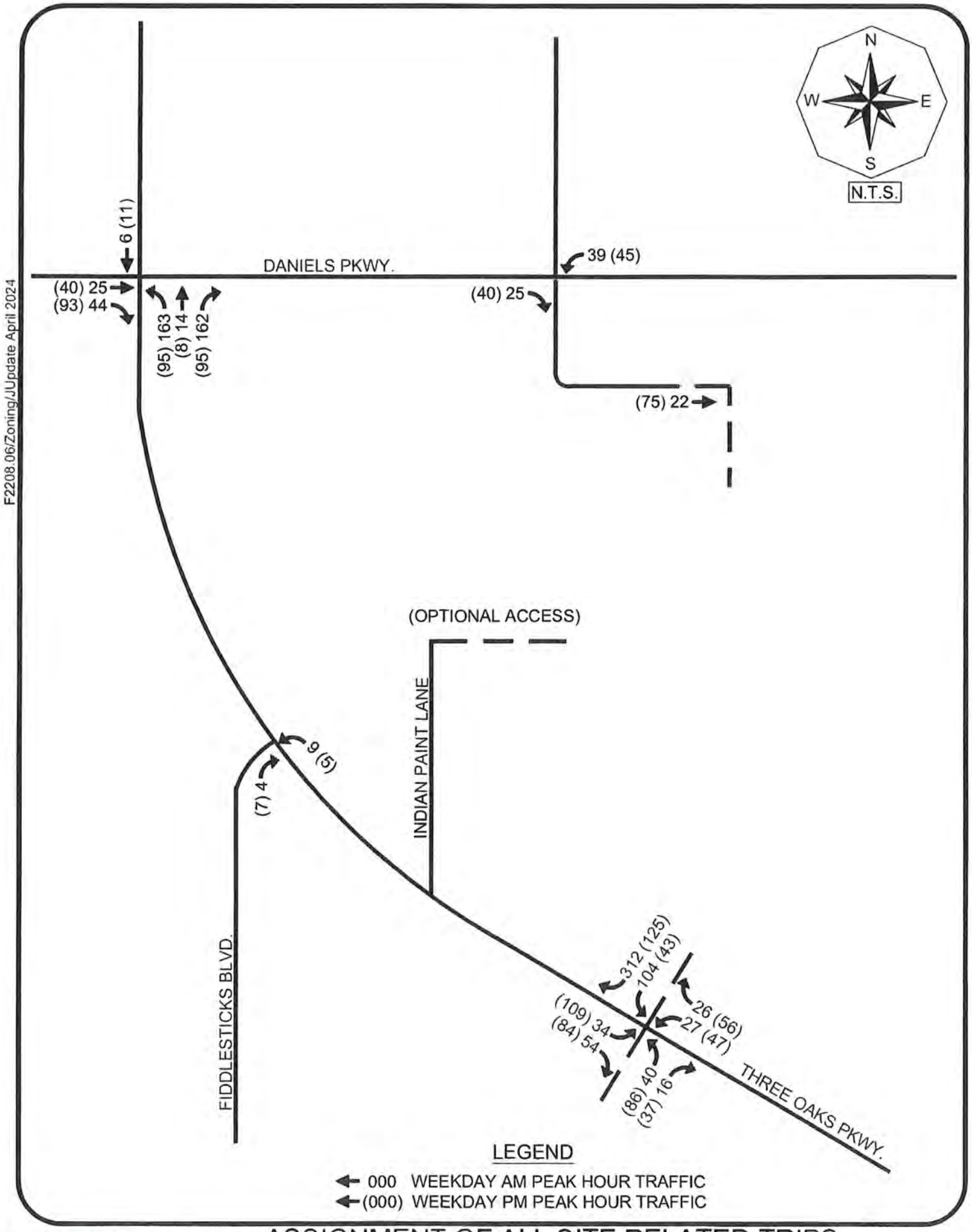
Pass-by traffic was also taken into account based on the proposed retail uses shown in Table 2. Consistent with previous analysis approved by Lee County, thirty percent (30%) of the total project traffic was assumed to be pass-by traffic for the retail uses. **Table 3** indicates the total commercial and residential external trip generation of the subject site based on the proposed rezoning request.

Table 3
Trip Generation – Net New Trips
Daniels Town Square

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Retail (30.000 Sq. Ft)	36	23	59	85	85	170	1,496
Multi-Family (1.251 Units)	124	415	539	298	190	488	5,921
Hotel (200 Room)	52	41	93	61	59	120	1,744
Total	212	479	691	444	334	778	9,161
Less Internal Capture	-7	-7	-14	-43	-43	-86	-1,007
Less Pass-By Trips	-7	-8	-15	-20	-20	-40	-448
Net New Trips	**198**	**464**	**662**	**381**	**271**	**652**	**7,706**

V. TRIP DISTRIBUTION

The trips the proposed development is anticipated to generate were then assigned to the surrounding roadway network. The trips were also distributed to the surrounding roadway network, including Three Oaks Parkway south of the site since the extension of Three Oaks Parkway to Daniels Parkway is under construction and programmed to be open in the next 5 years. 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 A-1**, included in the Appendix of this report, illustrates the percent project ***traffic distribution*** and assignment of the net new project trips. **Figure A-2**, included in the Appendix of this report, ***illustrates the percent project traffic distribution*** and assignment of pass-by trips. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).



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ASSIGNMENT OF ALL SITE RELATED TRIPS
NET NEW + PASS-BY TRIPS
DANIELS TOWN CENTER

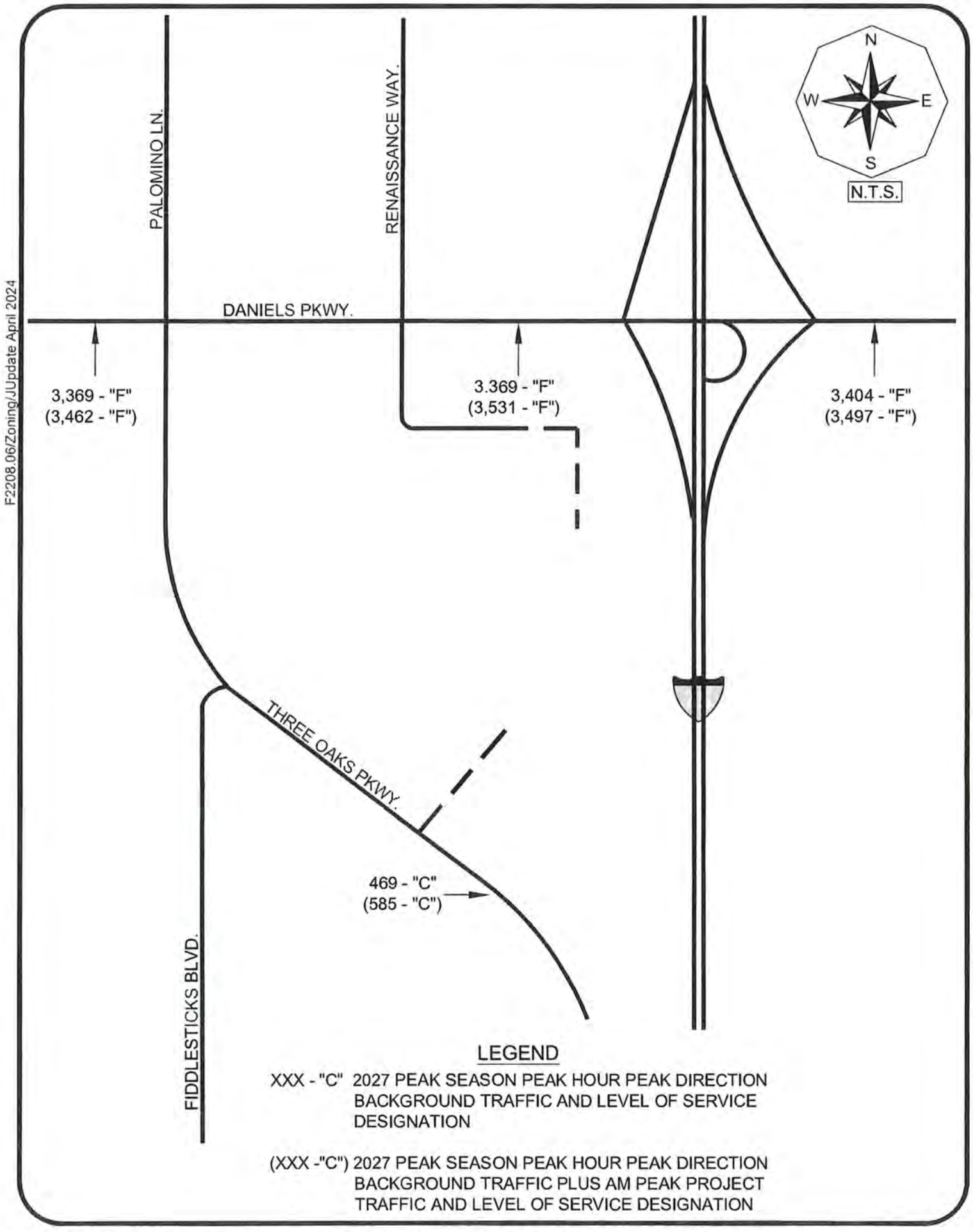
Figure 2

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes. The Level of Service threshold volumes were obtained from the ***Lee County Generalized Peak Hour Directional Service Volume Tables*** (June, 2016). Based on Table 1A, none of the roadway segments in the study area projected to be significantly impacted as a result of the proposed development. A copy of the Generalized Service Volume Table is located in the Appendix of this report for reference.

VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2027 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. Based on the project distribution illustrated on Figure A-1, the link data was analyzed for the year 2027 without the development and year 2027 with the development. The only trips added to the roadway network in 2027 were the net new trips that the development would add as illustrated in Table 3. **Table 2A** in the Appendix of the report indicates the methodology utilized to obtain the year 2027 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the ***2022 Lee County Public Facilities Level of Service and Concurrency Report.***

Figure 3 indicates the year 2027 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 2A contained in the Appendix.



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2027 LEVEL OF SERVICE ANALYSIS
DANIELS TOWN CENTER

Figure 3

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

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 2027 traffic volumes to the Service Volume Tables, it was determined that Daniels Parkway from to I-75 is projected to operate below the minimum recommended Level of Service in 2027 both with and without the proposed development. Three Oaks Parkway south of Daniels Parkway is shown to operate at LOS "C" in 2027 both with and without the project trips. As previously stated, Daniels Parkway as been designated as a "Constrained" facility by the Board of County Commissioners and the Level of Service is projected to be an issue prior to any of the project trips being added to the network, so the deficiency is not caused by the project. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed development.

The updated Master Concept Plan indicates that access to the site will be provided to Daniels 9300 (the frontage road along Daniels Parkway) via an ***ENTRANCE only***, only allowing site traffic to enter the site from Daniels Parkway. All traffic exiting the site will be required to exit the site to the south via the newly constructed Three Oaks Parkway extension. The Master Concept Plan also reflects an "Optional" accessway being provided to Indian Paint Lane, which currently does not exist along the western boundary of the site. Indian Paint Lane currently only exist further to the north near Daniels 9300. Should the Development choose to construct Indian Paint Lane within the easement provided and connect to Three Oaks Parkway, the access connection would be limited to right-in/right-out movements only. It is unlikely due to the circuitous nature of this route that site traffic would even utilize this accessway to access Three Oaks Parkway as the main access to Three Oaks Parkway would be a more direct access to the project. For this reason the "Optional" access drive is illustrated on the graphics but there is no site traffic assigned to this access drive at this time based on the Master Concept Plan. At the time of Local Development Order, should the site development plan change and a more direct

access to Three Oaks Parkway is provided that would allow site traffic to have a more direct access to the Three Oaks Parkway corridor, further evaluation of this connection will be made at that time and a turn lane analysis will be made at the time of Local Development Order, as will all of the other access connections, to determine what, if any, off-site turn lane improvements at the site access drive intersections will be required based on the Administrative Code requirements.

VIII. INTERSECTION ANALYSIS

Intersection analysis was conducted utilizing the latest version of the program ***SYNCHRO®*** to determine the operational characteristics of the signalized intersections of Daniels Parkway and Danport Boulevard and Daniels Parkway and I-75 southbound ramps as well as the future signalized intersection of Three Oaks Parkway and the site access drive intersection. The analysis was based on the projected 2027 weekday AM and PM peak hour traffic conditions both with and without the project traffic. Traffic counts were conducted between hours of 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M. and adjusted to peak season conditions based on the FDOT Peak Season adjustment factors. The existing peak season traffic volumes were then increased by a growth rate factor to determine the projected 2027 background turning movement volumes. The volumes utilized for the intersection analysis can be found in the Appendix of this report in the *Development of Future Year Background Turning Movement Volumes* spreadsheets.

The volumes for Three Oaks Parkway south of Daniels Parkway were formulated by referencing the ***Three Oaks Parkway Extension Design Project Traffic Analysis Report***, prepared by McCormick Taylor and dated April 2020. This report identified the projected 2025 volumes for the weekday AM and PM peak hours for Three Oaks Parkway at the future signalized intersection of Three Oaks Parkway and the site access to the Daniels Town Center project. These 2025 volumes were increased by two additional years to obtain the projected 2027 north/south through volumes on Three Oaks Parkway in order to complete the intersection analysis. This intersection was assumed to be signalized at

the build-out of the Daniels Town Center project, which is consistent with the analysis conducted in the report prepared by McCormick Taylor. Copies of the relevant pages of the Traffic Analysis Report for the Three Oaks Parkway Extension Design Project are included in the Appendix of this report for reference.

The improvements programmed by Lee County along Daniels Parkway were also included in the intersection analysis, consistent with the analysis conducted in the previously referenced ***Design Project Traffic Analysis Report*** prepared for Lee County Department of Transportation. Improvements included adding additional travel lanes to Daniels Parkway between the I-75 southbound ramp through the Fiddlesticks Boulevard intersection. FDOT is also programming improvements to the I-75 interchange with Daniels Parkway to coincide with the improvements to Daniels Parkway that are being made by Lee County. FDOT has a Design/Build project funded for construction beginning in FY 2025 for this improvement, but the PD&E Study for this project has yet to be completed to determine exactly what improvements will be constructed. Since those improvements are not yet determined, they were not accounted for in this analysis. **Table 4** summarizes the results of the intersection analysis.

Table 4
Peak Hour Intersection Level of Service Summary
Daniels Town Square

Intersection	Projected 2027 Background Conditions	Projected 2027 Background + Project Conditions
	LOS	LOS
Daniels Pkwy/Danport Blvd.	AM: LOS "E"	AM: LOS "E"
	PM: LOS "F"	PM: LOS "F"
Daniels Pkwy/I-75 SB Ramp	AM: LOS "F"	AM: LOS "F"
	PM: LOS "F"	PM: LOS "F"
Three Oaks Pkwy/Daniels Town Center Access	N/A	AM: LOS "C"
	N/A	PM: LOS "C"

Based upon the results of the capacity analysis, as illustrated in Table 4, the signalized intersections along Daniels Parkway will experience significant levels of congestion in 2027 both with and without the project.

The results of the capacity analysis at the proposed site access drive intersection on Three Oaks Parkway indicate all movements to operate at an acceptable Level of Service in 2027 with the project traffic conditions. Copies of all the relevant ***SYNCHRO***® summary sheets are included in the Appendix of this report for reference.

IX. CONCLUSION

The proposed zoning amendment in the southwest quadrant of the I-75/Daniels Parkway interchange to provide for an increase in commercial floor area and add in residential dwelling units will not have a significant impact on the surrounding roadway network. The construction of the Three Oaks Parkway Extension project will provide develop traffic the option to travel south to the Alico Road corridor without having to access Daniels Parkway. The zoning amendment as proposed is consistent with the goals and objectives of the Lee County Comprehensive Plan. Daniels Parkway west of I-75 has been designated as a "Constrained Facility" by the Board of County Commissioners. The Lee County Department of Transportation is providing additional capacity improvements to the segment of Daniels Parkway between I-75 and Apaloosa Lane as part of the Three Oaks Parkway Extension project and the Florida Department of Transportation is programming improvements to the I-75 interchange with Daniels Parkway.

The Alico Road Extension project, which is now funded by Lee County, will also provide some relief to the Daniels Parkway corridor as this will provide for another east/west route from the Lehigh Acres area to the I-75 corridor and points further west for the residents of Lehigh Acres. Currently, drivers must use either the Daniels Parkway or Lee Boulevard/Colonial Boulevard corridors to access I-75.

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

APPENDIX

TABLE 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
DANIELS TOWN SQUARE REZONING

Revised 4-12-2024

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 662 VPH IN= 198 OUT= 464

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 652 VPH IN= 381 OUT= 271

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Daniels Pkwy	E. of Metro Pkwy.	6LD	0	430	3050	3180	3180	12%	56	1.8%
	E. of Six Mile Cypress	6LD	0	430	3050	3180	3180	20%	93	3.0%
	E. of Palomino Ln.	8LD	0	540	3830	3940	3940	35%	162	4.2%
	E of I-75	6LD	0	430	3050	3180	3180	20%	93	3.0%
	E. of Treeline Ave.	6LD	0	430	3050	3180	3180	15%	70	2.3%
	E. of Chamberlin Ave.	6LD	0	430	3050	3180	3180	15%	70	2.3%
Treeline Ave.	N. of Daniels Pkwy	4LD	0	250	1,840	1,960	1,960	3%	14	0.8%
	S. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	2%	9	0.5%
	S. of Terminal Access	4LD	0	270	1,970	2,100	2,100	2%	9	0.5%
I-75	N. of Daniels Pkwy	6LF	0	3,360	4,580	5,500	6,080	3%	14	0.3%
	S. of Daniels Pkwy	6LF	0	3,360	4,580	5,500	6,080	2%	9	0.2%
Three Oaks Pkwy	S. of Daniels Pkwy	4LD	0	250	1,840	1,960	1,960	25%	116	6.3%
Six Mile Cypress Pkwy	N. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	5%	23	1.2%
	S. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	10%	46	2.4%

* The Level of Service thresholds were for all roadways were obtained from the Lee County Generalized Service Volume Table.

** The Level of Service thresholds for I-75 were obtained from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
DANIELS TOWN SQUARE REZONING

Revised 4-12-2024

TOTAL PROJECT TRAFFIC AM = 662 VPH IN = 198 OUT= 464
TOTAL PROJECT TRAFFIC PM = 652 VPH IN= 381 OUT= 271

ROADWAY	SEGMENT	SITE/ STATION	BASE YR ADT	LATEST ADT	YRS OF GROWTH.[1]	ANNUAL RATE	2021 PK HR PK SEASON PEAK DIR.[2]	2027 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2027 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2027 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Daniels Pkwy	E. of Six Mile Cypress	31	60,700	65,800	4	2.04%	2,985	3,369	F	1.06	20%	93	76	3,462	F	1.09	3,445	F	1.08
	E. of Palomino Ln.	31	60,700	65,800	4	2.04%	2,985	3,369	C	0.86	35%	162	133	3,531	C	0.90	3,502	C	0.89
	E. of I-75	52	51,800	56,400	4	2.15%	2,996	3,404	F	1.07	20%	93	76	3,497	F	1.10	3,480	F	1.09
Three Oaks Pkwy	S. of Daniels Pkwy[3]							469	C	0.24	25%	116	95	585	C	0.30	564	C	0.29

[1] Annual Growth Rate was calculated utilizing AADT data from 2022 Lee County Traffic Count Report

[2] 2021 peak hour peak season peak direction traffic volumes were obtained from the 2022 Lee County Public Facilities Level of Service and Concurrency Report

[3] Peak Hour Peak Season Volume for Three Oaks Pkwy south of Daniels Pkwy provided by Lee County in 2027 model run

LEE COUNTY GENERALIZED SERVICE VOLUMES TABLE

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

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

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

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

Class II (35 mph or slower posted speed limit)

Level of Service

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

Controlled Access Facilities

Level of Service

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

Collectors

Level of Service

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

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

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

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 2 of 7

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

Link No.	NAME	ROADWAY LINK FROM	ROADWAY LINK TO	F. Class	ROAD TYPE	PERFORMANCE STANDARD LOS	PERFORMANCE STANDARD DIRECTIONAL CAPACITY	2021 100TH HIGHEST HOUR LOS	2021 100TH HIGHEST HOUR VOL	2021 100TH HIGHEST HOUR V/C	FUTURE FORECAST (2026) LOS	FUTURE FORECAST (2026) VOL	FUTURE FORECAST (2026) V/C	Notes
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	Maj. Col	2LN	E	860	C	308	0.36	C	323	0.38	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	Maj. Col	4LN	E	1,790	C	105	0.06	C	150	0.08	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	Maj. Col	2LN	E	860	C	268	0.31	C	420	0.49	Estero maintains to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	P Art	6LD	E	2,980	D	2,292	0.77	D	2,409	0.81	*
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	P Art	6LD	E	2,980	D	2,059	0.69	D	2,164	0.73	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	P Art	6LD	E	2,980	D	2,059	0.69	D	2,164	0.73	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	P Art	6LD	E	2,980	D	1,898	0.64	D	1,995	0.67	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	P. Art	6LD	E	2,840	F	3,049	1.07	F	3,204	1.13	*
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	P. Art	6LD	E	2,840	D	2,650	0.93	D	2,785	0.98	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	P. Art	6LD	D	3,040	B	2,070	0.68	C	2,175	0.72	*
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	Maj. Col	2LN	E	860	C	100	0.12	C	105	0.12	old count
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	Maj. Col	2LN	E	860	C	217	0.25	C	245	0.28	old count projection(2010)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	Maj. Col	2LN	E	860	C	22	0.03	C	226	0.26	old count, added VA clinic(2009)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	P. Art	4LD	E	1,900	C	1,047	0.55	C	1,312	0.69	Galleria at Corkscrew
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	P. Art	4LD	E	1,900	F	2,129	1.12	F	2,368	1.25	Estero Crossing
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	P. Art	4LD	E	1,900	C	1,069	0.56	C	1,281	0.67	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	P. Art	4LD	E	1,960	C	1,186	0.61	C	1,388	0.71	
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	P Art	2LN	E	1,140	C	464	0.41	F	1,244	1.09	EEPCO Study, The Place
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	Maj. Col	2LN	E	860	C	143	0.17	C	293	0.34	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	Maj. Col	2LN	E	860	C	360	0.42	C	379	0.44	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	Maj. Col	2LN	E	860	C	242	0.28	C	254	0.30	
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	P Art	4LD	E	1,940	D	1,129	0.58	D	1,186	0.61	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	P Art	4LD	E	1,940	D	1,419	0.73	D	1,491	0.77	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	P Art	4LD	E	1,940	D	1,419	0.73	D	1,491	0.77	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	P Art	6LD	E	2,940	D	2,085	0.71	D	2,191	0.75	
07800	DANIELS PKWY	US 41	METRO PKWY	Controlled xs	6LD	E	2,680	D	2,288	0.85	D	2,405	0.90	
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	Controlled xs	6LD	E	2,680	D	2,109	0.79	E	2,520	0.94	Constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	Controlled xs	6LD	E	3,040	E	2,985	0.98	F	3,256	1.07	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	Controlled xs	6LD	E	3,040	E	2,985	0.98	F	3,137	1.03	Constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	Controlled xs	6LD	E	3,260	B	2,996	0.92	B	3,149	0.97	
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	Controlled xs	6LD	E	3,260	B	2,996	0.92	B	3,149	0.97	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	Controlled xs	6LD	E	3,260	B	2,765	0.85	B	2,906	0.89	
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	Controlled xs	4LD	E	2,160	F	2,163	1.00	F	2,307	1.07	SKY Walk *
08600	DANLEY DR	US 41	METRO PKWY	Maj. Col	2LN	E	860	C	255	0.30	C	286	0.33	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	Maj. Col	2LN	E	860	C	15	0.02	C	29	0.03	old count projection(2010)
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	P. Art	6LD	E	2,660	C	1,404	0.53	C	1,586	0.60	old count projection(2009)
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	P. Art	6LD	E	2,660	C	1,404	0.53	C	1,586	0.60	old count projection(2009)
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	P. Art	6LD	E	2,660	D	1,869	0.70	D	1,964	0.74	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	P. Art	6LD	E	2,660	D	2,565	0.96	F	2,696	1.01	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	P. Art	6LD	E	2,800	D	1,997	0.71	D	2,098	0.75	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	P. Art	6LD	E	2,800	C	1,642	0.59	C	1,725	0.62	*
09400	DEL PRADO BLVD	US 41	SLATER RD	M Art	2LN	E	860	C	489	0.57	D	742	0.86	Crane Landing
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	Min. Col	2LN	E	860	C	31	0.04	C	33	0.04	*
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	M Art	2LN	E	726	A	356	0.49	A	374	0.52	Constrained*
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	M Art	2LN	E	726	B	602	0.83	C	633	0.87	Constrained*
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	M Art	2LN	E	726	B	602	0.83	C	633	0.87	Constrained*
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	M Art	2LN	E	671	F	716	1.07	F	779	1.16	Constrained, old count(2010)
09007	ESTERO PKWY	US 41	THREE OAKS PKWY	P. Art	4LD	E	2,000	B	861	0.43	B	1,154	0.58	Not County Mntnd

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

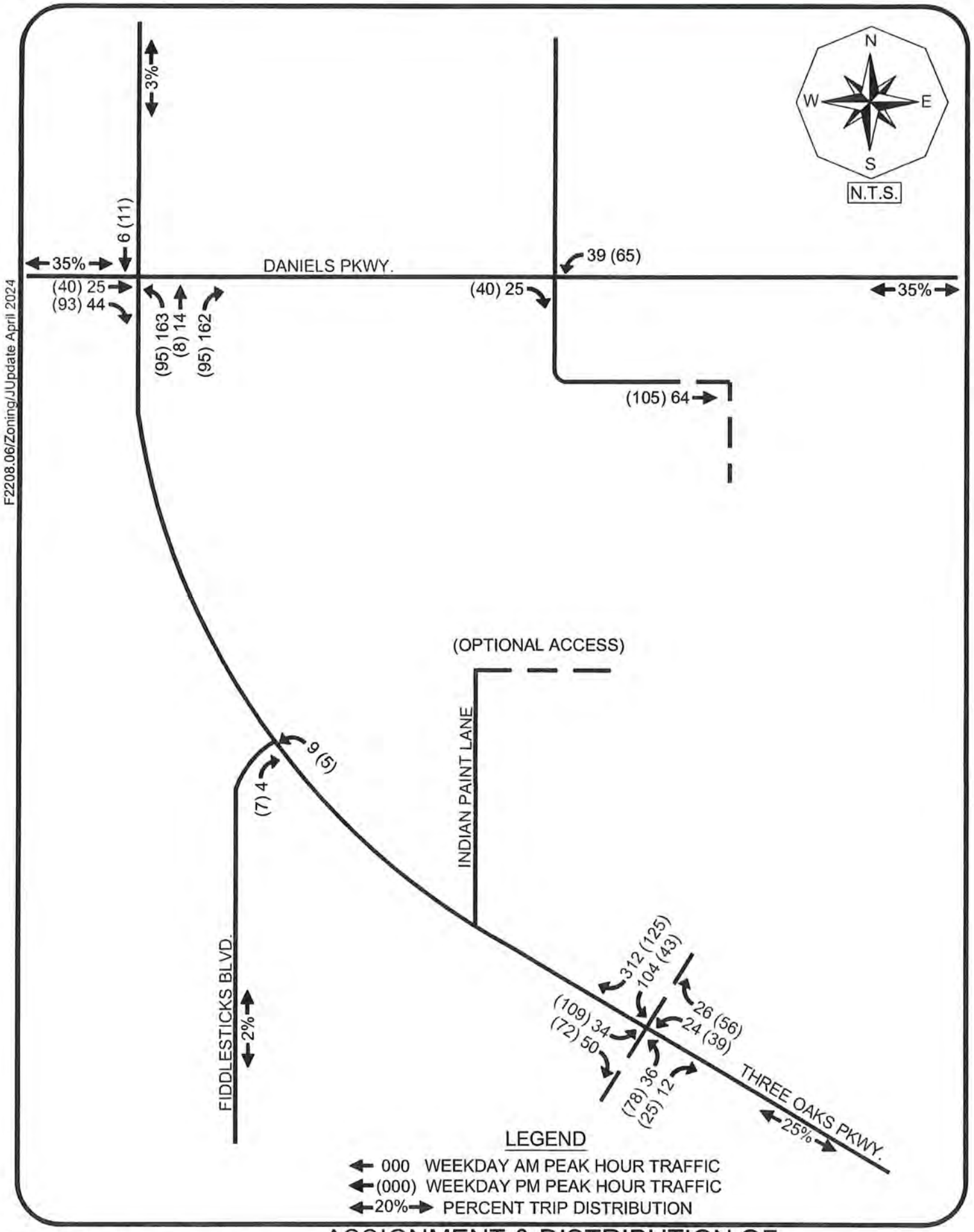
County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Aterial Facility

County Maintained Expressway

SITE TRAFFIC ASSIGNMENT
SUPPLEMENTAL GRAPHICS
FIGURES A-1 & A-2

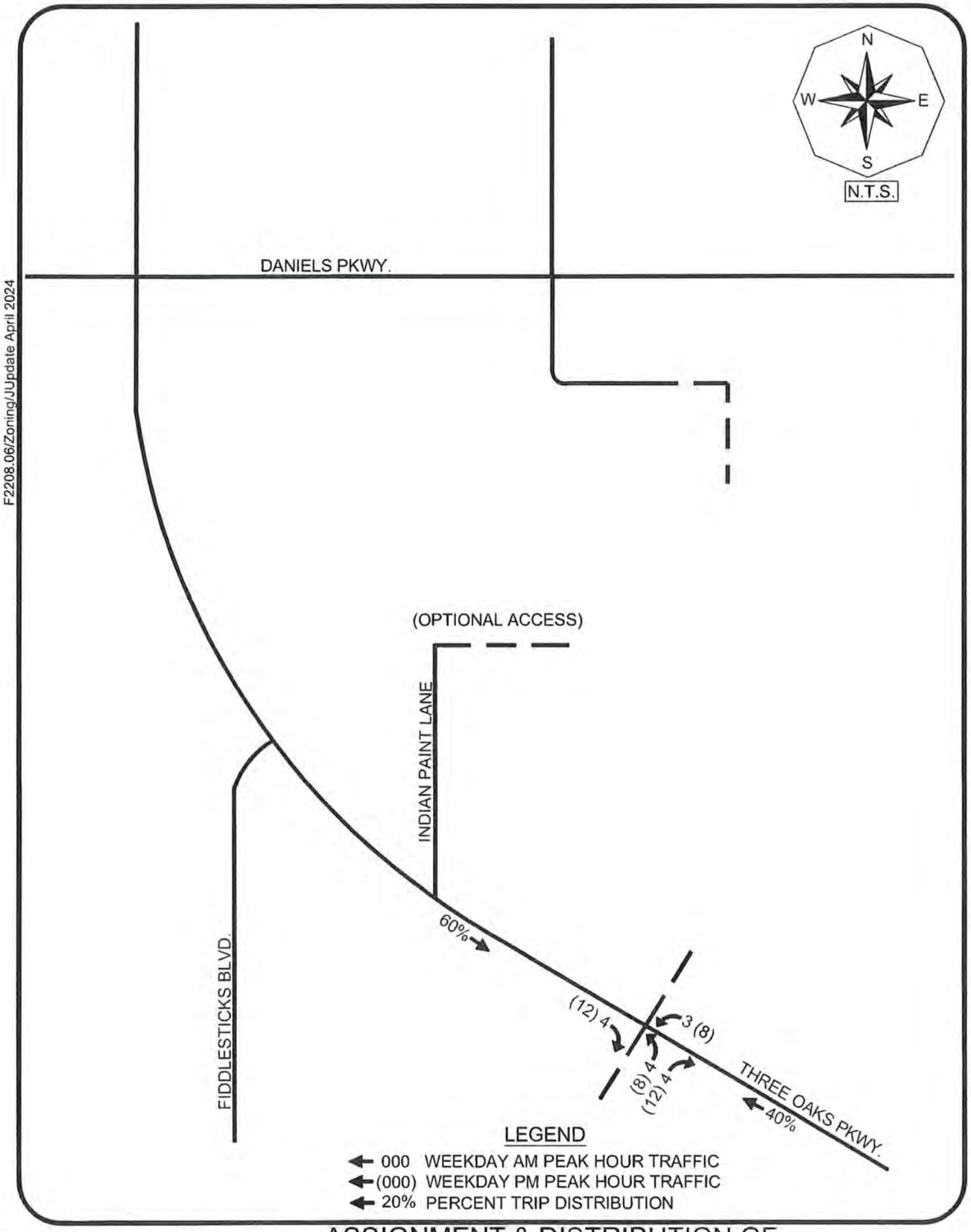


F2208.06/Zoning/JUpdate April 2024

TR TRANSPORTATION CONSULTANTS, INC

ASSIGNMENT & DISTRIBUTION OF NET NEW PROJECT TRIPS DANIELS TOWN CENTER

Figure A-1



F2208.06/Zoning/JUpdate April 2024

TR TRANSPORTATION CONSULTANTS, INC

ASSIGNMENT & DISTRIBUTION OF PASS-BY PROJECT TRIPS DANIELS TOWN CENTER

Figure A-2

TRAFFIC DATA FROM THE LEE COUNTY TRAFFIC COUNT REPORT

Updated 5/3/2023			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
DANIELS PKWY	W OF METRO PKWY	30	40100	46400	47400	48300	48300	49400	49900	41900	49300	49400
DANIELS PKWY	W OF PLANTATION RD	263		48000		47600						
DANIELS PKWY	E OF SIX MILE PKWY	31	53200	51800	53200	59700		60700	62500	54100	63100	65800
DANIELS PKWY	W OF I - 75	264	48700	51500	60600		52400					
DANIELS PKWY	E OF I - 75	52	44800	47100	44200		52600	51800	54500	48400	55800	56400
DANIELS PKWY	E OF TREELINE DR	32										
DANIELS PKWY	E OF CHAMBERLIN PKWY	48	35800	38100	37300	41900	45600	41400	41900	40600	46200	48600
DANIELS PKWY	W OF GATEWAY BLVD	89			35800	34500		35700	39000			
DANIELS PKWY	S OF IMMOKALEE RD	524	20600	28200	29000	33400	32100			37400	38700	41900
DANLEY RD	W OF METRO PKWY	518		4900		6300		6700		4500		7100
DEL PRADO BLVD	S OF BEACH PKWY	86							25500	25500		
DEL PRADO BLVD	S OF CORNWALLIS PKWY	2	37100	37800	38300			40700	40700	36000	45800	42100
DEL PRADO BLVD	S OF FOUR MILE COVE RD	40	45800	46500	45600	46500	46400	45200	45100	40400	45000	45100
DEL PRADO BLVD	E OF US 41	443	4700	5400	6000	6600	7200	7800	7800	8800		9600
ESTERO BLVD	@ BIG CARLOS PASS BR.	274	9600				9400		10200			
ESTERO BLVD	N OF DENORA ST	44	13500	13500	12700	12400			11000	11400	13400	12200
ESTERO PKWY	W OF BEN HILL GRIFFIN PKW	459	15700		15800		19500		17400		12500	
ESTERO PKWY	E OF US 41	465	8200		11500		16200		15700		17100	
FIDDLESTICKS BLVD	S OF DANIELS PKWY	276		7200		7700		7800		7700		7000
FOWLER ST	E OF US 41	511		20700		23300		22100		18800		21700
FOWLER ST	S OF MORENO ST	28	21700	23000	24500	23700	24900	23900	27400	24800	27700	28700
FOWLER ST	S OF M.L.K. BLVD (SR 82)	119								14400	17400	17600

TRAFFIC DATA FROM THE FDOT FLORIDA TRAFFIC ONLINE

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: COUNTY
CATEGORY: 1207 SR 876/ DANIELS RD

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	0.97	1.00
2	01/03/2021 - 01/09/2021	1.01	1.04
3	01/10/2021 - 01/16/2021	1.05	1.08
4	01/17/2021 - 01/23/2021	1.04	1.07
5	01/24/2021 - 01/30/2021	1.02	1.05
6	01/31/2021 - 02/06/2021	1.01	1.04
7	02/07/2021 - 02/13/2021	1.00	1.03
* 8	02/14/2021 - 02/20/2021	0.99	1.02
* 9	02/21/2021 - 02/27/2021	0.98	1.01
*10	02/28/2021 - 03/06/2021	0.97	1.00
*11	03/07/2021 - 03/13/2021	0.96	0.99
*12	03/14/2021 - 03/20/2021	0.95	0.98
*13	03/21/2021 - 03/27/2021	0.95	0.98
*14	03/28/2021 - 04/03/2021	0.96	0.99
*15	04/04/2021 - 04/10/2021	0.96	0.99
*16	04/11/2021 - 04/17/2021	0.97	1.00
*17	04/18/2021 - 04/24/2021	0.98	1.01
*18	04/25/2021 - 05/01/2021	0.99	1.02
*19	05/02/2021 - 05/08/2021	0.99	1.02
*20	05/09/2021 - 05/15/2021	1.00	1.03
21	05/16/2021 - 05/22/2021	1.00	1.03
22	05/23/2021 - 05/29/2021	1.00	1.03
23	05/30/2021 - 06/05/2021	1.01	1.04
24	06/06/2021 - 06/12/2021	1.01	1.04
25	06/13/2021 - 06/19/2021	1.01	1.04
26	06/20/2021 - 06/26/2021	1.02	1.05
27	06/27/2021 - 07/03/2021	1.03	1.06
28	07/04/2021 - 07/10/2021	1.04	1.07
29	07/11/2021 - 07/17/2021	1.05	1.08
30	07/18/2021 - 07/24/2021	1.05	1.08
31	07/25/2021 - 07/31/2021	1.05	1.08
32	08/01/2021 - 08/07/2021	1.05	1.08
33	08/08/2021 - 08/14/2021	1.05	1.08
34	08/15/2021 - 08/21/2021	1.06	1.09
35	08/22/2021 - 08/28/2021	1.05	1.08
36	08/29/2021 - 09/04/2021	1.05	1.08
37	09/05/2021 - 09/11/2021	1.05	1.08
38	09/12/2021 - 09/18/2021	1.05	1.08
39	09/19/2021 - 09/25/2021	1.03	1.06
40	09/26/2021 - 10/02/2021	1.02	1.05
41	10/03/2021 - 10/09/2021	1.00	1.03
42	10/10/2021 - 10/16/2021	0.99	1.02
43	10/17/2021 - 10/23/2021	0.98	1.01
44	10/24/2021 - 10/30/2021	0.98	1.01
45	10/31/2021 - 11/06/2021	0.98	1.01
46	11/07/2021 - 11/13/2021	0.98	1.01
47	11/14/2021 - 11/20/2021	0.98	1.01
48	11/21/2021 - 11/27/2021	0.97	1.00
49	11/28/2021 - 12/04/2021	0.97	1.00
50	12/05/2021 - 12/11/2021	0.97	1.00
51	12/12/2021 - 12/18/2021	0.97	1.00
52	12/19/2021 - 12/25/2021	1.01	1.04
53	12/26/2021 - 12/31/2021	1.05	1.08

* PEAK SEASON

TURNING MOVEMENT COUNT
DANIELS PKWY @ DANPORT BLVD

Daniels Pkwy @ Danport Blvd 9-6-22 AM

File Name: Daniels Pkwy @ Danport Blvd 9-6-22 AM
Location:

Cars and Peds

Site Code:
Study Date: 09/06/2022

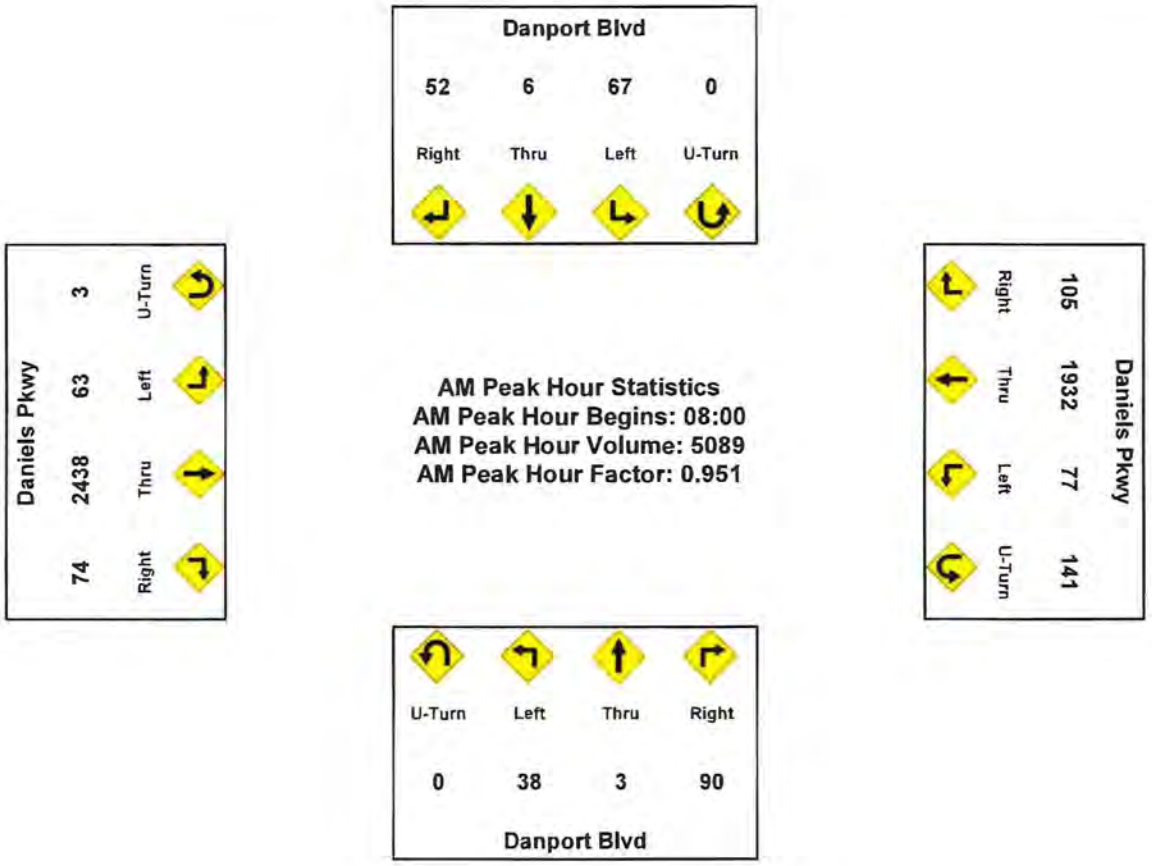
	Danport Blvd Southbound						Daniels Pkwy Westbound						Danport Blvd Northbound						Daniels Pkwy Eastbound					
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total
07:00		5	3	33	0	41		30	367	8	43	448		23	0	2	0	25		16	587	7	0	610	1124
07:15		2	6	38	0	46		23	378	16	54	471		14	3	8	0	25		16	660	14	0	690	1232
07:30		10	1	19	0	30		14	444	5	43	506		14	1	5	0	20		17	667	12	0	696	1252
07:45		5	1	27	0	33		25	457	16	41	539		20	0	7	0	27		8	641	11	0	660	1259
Total	0	22	11	117	0	150	0	92	1646	45	181	1964	0	71	4	22	0	97	0	57	2555	44	0	2656	4867
08:00		14	1	18	0	33		23	429	18	38	508		20	0	7	0	27		9	664	10	2	685	1253
08:15		10	0	15	0	25		28	419	22	26	495		27	1	6	0	34		25	610	15	0	650	1204
08:30		13	0	12	0	25		27	503	15	41	586		26	0	8	0	34		16	613	20	0	649	1294
08:45		15	5	22	0	42		27	581	22	36	666		17	2	17	0	36		24	551	18	1	594	1338
Total	0	52	6	67	0	125	0	105	1932	77	141	2255	0	90	3	38	0	131	0	74	2438	63	3	2578	5089
Grand Total	0	74	17	184	0	275	0	197	3578	122	322	4219	0	161	7	60	0	228	0	131	4993	107	3	5234	9956
Appr %		26.9	6.2	66.9	0			4.7	84.8	2.9	7.6			70.6	3.1	26.3	0			2.5	95.4	2	0.1		
Total %		0.7	0.2	1.8	0			2	35.9	1.2	3.2			1.6	0.1	0.6	0			1.3	50.2	1.1	0		
AM Pk Hr		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00	08:00
AM Pk Vol		52	6	67	0	125		105	1932	77	141	2255		90	3	38	0	131		74	2438	63	3	2578	5089
AM PHF		0.867	0.300	0.761	NaN	0.744		0.938	0.831	0.875	0.860	0.846		0.833	0.375	0.559	NaN	0.910		0.740	0.918	0.788	0.375	0.941	0.951

Daniels Pkwy @ Danport Blvd 9-6-22 AM

File Name: Daniels Pkwy @ Danport Blvd 9-6-22 AM
Location:

All Vehicles

Site Code:
Study Date: 09/06/2022



Daniels Pkwy @ Danport Blvd 9-6-22 PM

File Name: Daniels Pkwy @ Danport Blvd 9-6-22 PM
Location:

Cars and Peds

Site Code:
Study Date: 09/06/2022

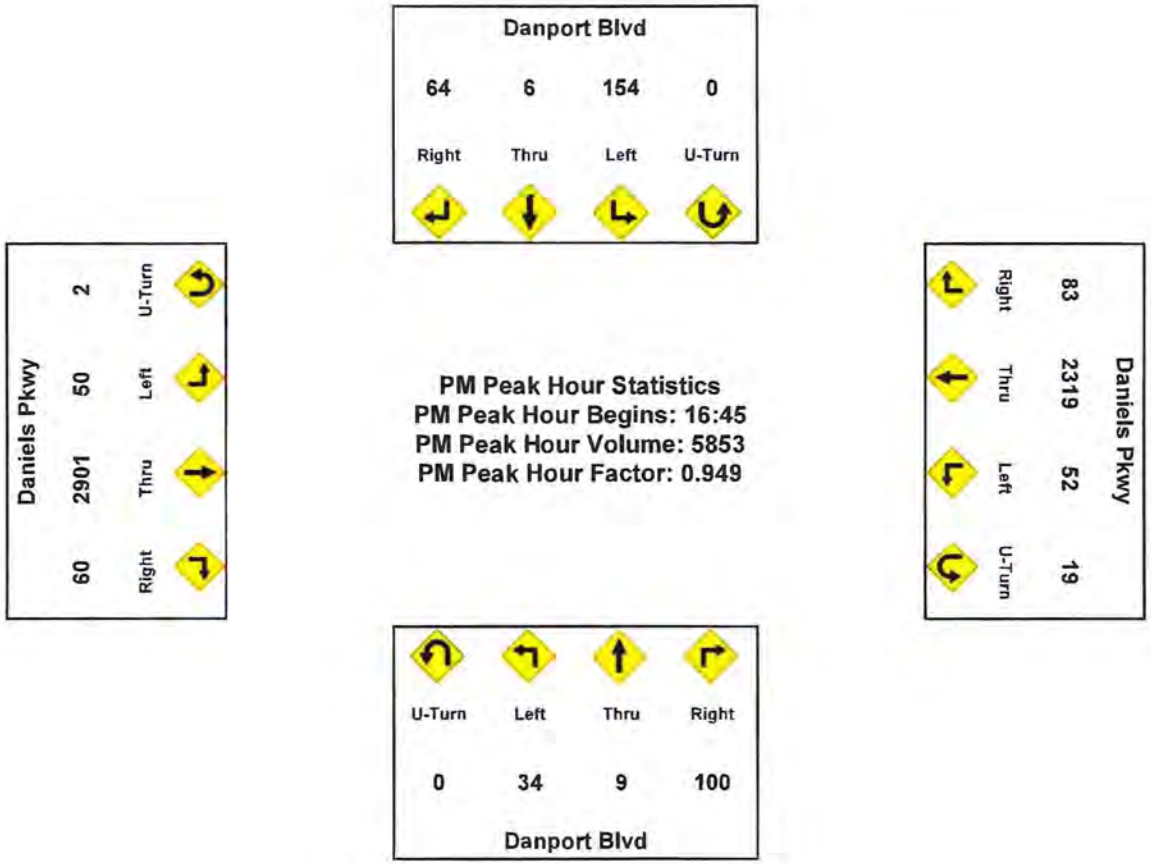
	Danport Blvd Southbound						Daniels Pkwy Westbound						Danport Blvd Northbound						Daniels Pkwy Eastbound					
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total
16:00		19	0	34	0	53		15	487	11	1	514		27	1	4	0	32		10	681	5	0	696	1295
16:15		12	0	25	0	37		21	552	9	3	585		18	2	5	0	25		11	734	7	0	752	1399
16:30		19	2	31	0	52		25	591	19	0	635		36	2	10	0	48		16	691	3	2	712	1447
16:45		14	1	55	0	70		23	617	7	4	651		32	4	10	0	46		16	742	17	0	775	1542
Total	0	64	3	145	0	212	0	84	2247	46	8	2385	0	113	9	29	0	151	0	53	2848	32	2	2935	5683
17:00		12	3	41	0	56		18	598	15	5	636		27	0	8	0	35		14	708	8	1	731	1458
17:15		18	2	32	0	52		13	527	15	6	561		17	2	11	0	30		13	707	12	0	732	1375
17:30		20	0	26	0	46		29	577	15	4	625		24	3	5	0	32		17	744	13	1	775	1478
17:45		19	3	35	0	57		25	508	13	1	547		25	5	8	0	38		19	639	17	2	677	1319
Total	0	69	8	134	0	211	0	85	2210	58	16	2369	0	93	10	32	0	135	0	63	2798	50	4	2915	5630
Grand Total	0	133	11	279	0	423	0	169	4457	104	24	4754	0	206	19	61	0	286	0	116	5646	82	6	5850	11313
Appr %		31.4	2.6	66	0			3.6	93.8	2.2	0.5			72	6.6	21.3	0			2	96.5	1.4	0.1		
Total %		1.2	0.1	2.5	0			1.5	39.4	0.9	0.2			1.8	0.2	0.5	0			1	49.9	0.7	0.1		
PM Pk Hr		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45	16:45
PM Pk Vol		64	6	154	0	224		83	2319	52	19	2473		100	9	34	0	143		60	2901	50	2	3013	5853
PM PHF		0.800	0.500	0.700	NaN	0.800		0.716	0.940	0.867	0.792	0.950		0.781	0.563	0.773	NaN	0.777		0.882	0.975	0.735	0.500	0.972	0.949

Daniels Pkwy @ Danport Blvd 9-6-22 PM

File Name: Daniels Pkwy @ Danport Blvd 9-6-22 PM
Location:

All Vehicles

Site Code:
Study Date: 09/06/2022



TURNING MOVEMENT COUNT
DANIELS PKWY @ I-75 SB RAMP

Daniels Pkwy @ W. Side of I-75 9-6-22 AM

File Name: Daniels Pkwy @ W. Side of I-75 9-6-22 AM
Location:

Cars and Peds

Site Code:
Study Date: 09/06/2022

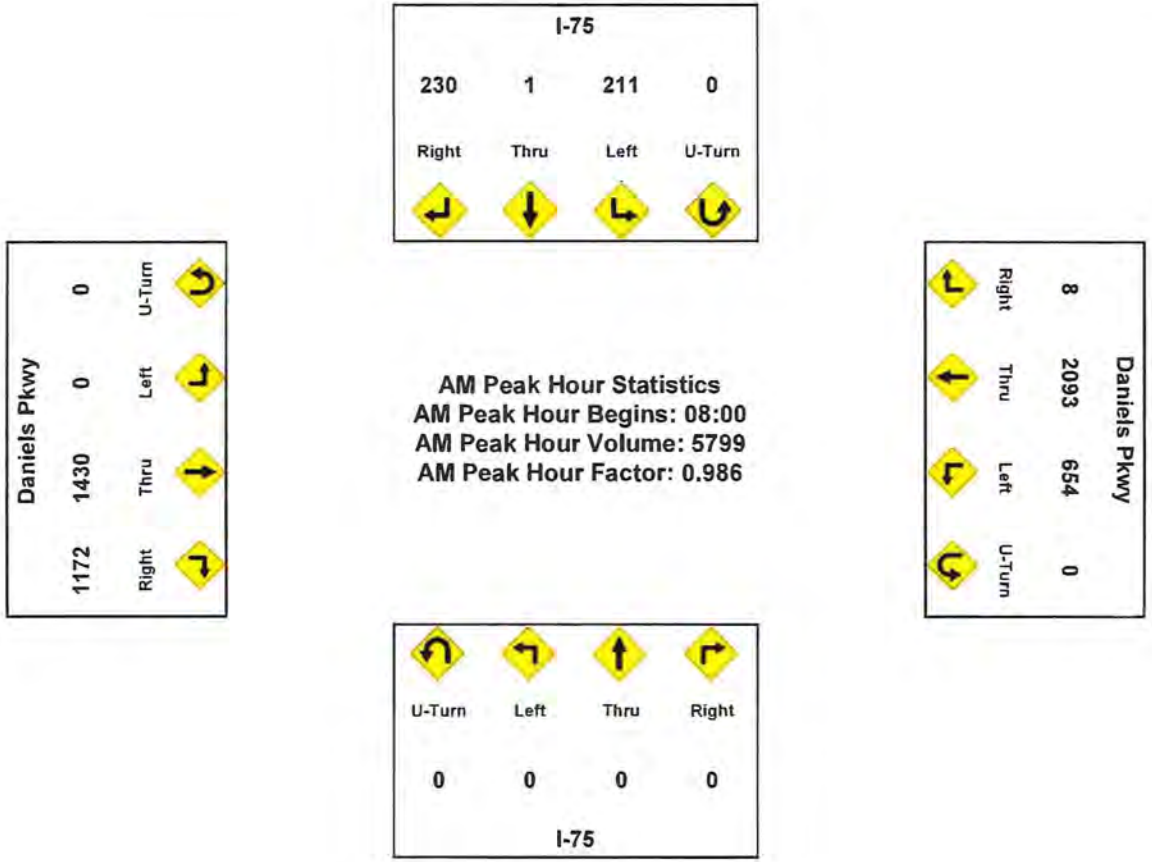
	I-75 Southbound						Daniels Pkwy Westbound						I-75 Northbound						Daniels Pkwy Eastbound					
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total
07:00		15	1	26	0	42		0	420	193	0	613						0		305	338	0	0	643	1298
07:15		23	0	32	0	55		0	461	208	0	669						0		311	397	0	0	708	1432
07:30		27	0	42	0	69		0	477	176	0	653						0		334	381	0	0	715	1437
07:45		40	0	28	0	68		0	502	188	0	690						0		309	380	0	0	689	1447
Total	0	105	1	128	0	234	0	0	1860	765	0	2625	0	0	0	0	0	0	0	1259	1496	0	0	2755	5614
08:00		37	0	39	0	76		0	516	181	0	697						0		299	399	0	0	698	1471
08:15		53	0	50	0	103		0	491	168	0	659						0		294	364	0	0	658	1420
08:30		54	1	61	0	116		8	522	158	0	688						0		302	344	0	0	646	1450
08:45		86	0	61	0	147		0	564	147	0	711						0		277	323	0	0	600	1458
Total	0	230	1	211	0	442	0	8	2093	654	0	2755	0	0	0	0	0	0	0	1172	1430	0	0	2602	5799
Grand Total	0	335	2	339	0	676	0	8	3953	1419	0	5380	0	0	0	0	0	0	0	2431	2926	0	0	5357	11413
Appr %		49.6	0.3	50.1	0			0.1	73.5	26.4	0			-2	-2	-2	-2			45.4	54.6	0	0		
Total %		2.9	0	3	0			0.1	34.6	12.4	0			0	0	0	0			21.3	25.6	0	0		
AM Pk Hr		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00		08:00	08:00	08:00	08:00	08:00	08:00
AM Pk Vol		230	1	211	0	442		8	2093	654	0	2755		0	0	0	0	0		1172	1430	0	0	2602	5799
AM PHF		0.669	0.250	0.865	NaN	0.752		0.250	0.928	0.903	NaN	0.969		NaN	NaN	NaN	NaN	NaN		0.970	0.896	NaN	NaN	0.932	0.986

Daniels Pkwy @ W. Side of I-75 9-6-22 AM

File Name: Daniels Pkwy @ W. Side of I-75 9-6-22 AM
Location:

All Vehicles

Site Code:
Study Date: 09/06/2022



Daniels Pkwy @ W. Side of I-75 9-6-22 PM

File Name: Daniels Pkwy @ W. Side of I-75 9-6-22 PM
Site Code:
Location:
Cars and Peds
Study Date: 09/06/2022

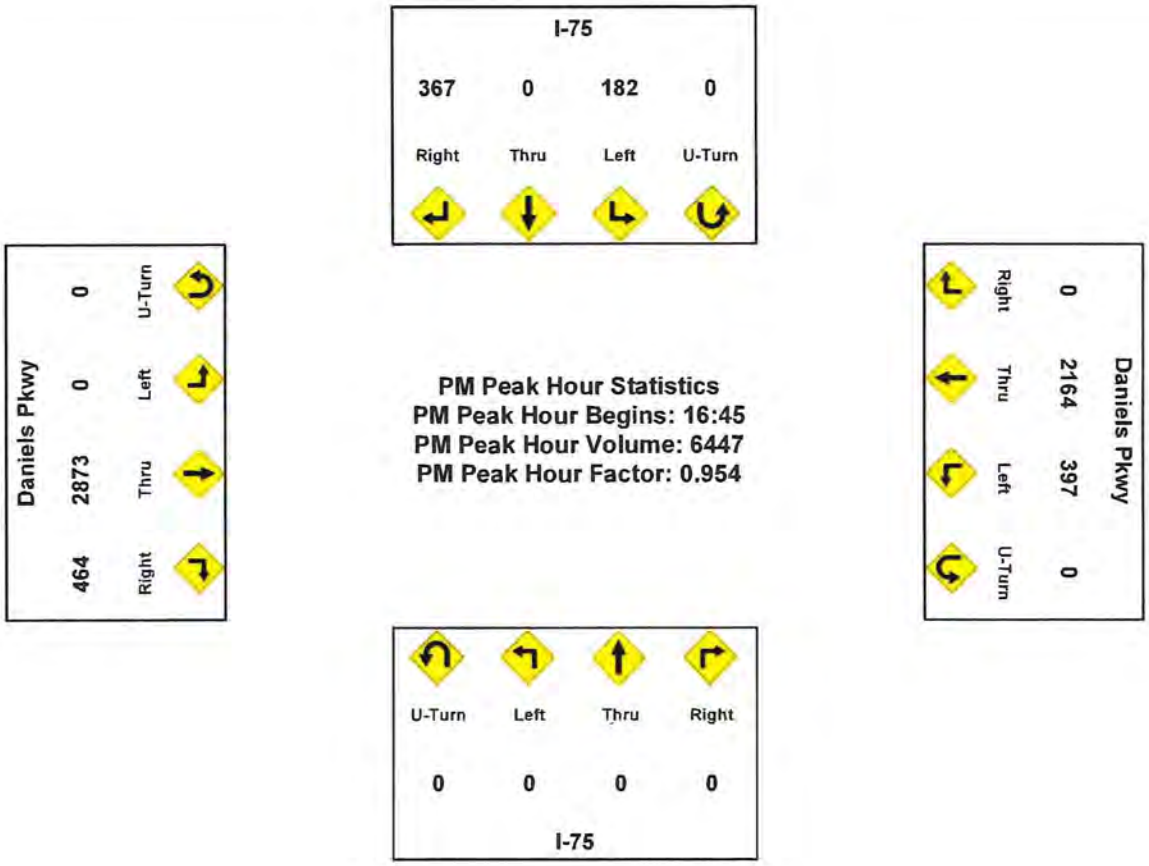
	I-75 Southbound						Daniels Pkwy Westbound						I-75 Northbound						Daniels Pkwy Eastbound						
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total
16:00		76	0	41	0	117		0	438	94	0	532						0		126	644	0	0	770	1419
16:15		92	0	46	0	138		0	490	96	0	586						0		120	655	0	0	775	1499
16:30		107	1	43	0	151		0	529	104	0	633						0		135	638	0	0	773	1557
16:45		105		57	0	162		0	587	92	0	679						0		116	733	0	0	849	1690
Total	0	380	1	187	0	568	0	0	2044	386	0	2430	0	0	0	0	0	0	0	497	2670	0	0	3167	6165
17:00		94	0	44	0	138		0	562	110	0	672						0		123	710	0	0	833	1643
17:15		88	0	42	0	130		0	482	103	0	585						0		113	691	0	0	804	1519
17:30		80	0	39	0	119		0	533	92	0	625						0		112	739	0	0	851	1595
17:45		69	0	43	0	112		0	476	85	0	561						0		109	697	0	0	806	1479
Total	0	331	0	168	0	499	0	0	2053	390	0	2443	0	0	0	0	0	0	0	457	2837	0	0	3294	6236
Grand Total	0	711	1	355	0	1067	0	0	4097	776	0	4873	0	0	0	0	0	0	0	954	5507	0	0	6461	12401
Appr %		66.6	0.1	33.3	0			0	84.1	15.9	0			-2	-2	-2	-2			14.8	85.2	0	0		
Total %		5.7	0	2.9	0			0	33	6.3	0			0	0	0	0			7.7	44.4	0	0		
PM Pk Hr		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45		16:45	16:45	16:45	16:45	16:45	16:45
PM Pk Vol		367	0	182	0	549		0	2164	397	0	2561		0	0	0	0	0		464	2873	0	0	3337	6447
PM PHF		0.874	NaN	0.798	NaN	0.847		NaN	0.922	0.902	NaN	0.943		NaN	NaN	NaN	NaN	NaN		0.943	0.972	NaN	NaN	0.980	0.954

Daniels Pkwy @ W. Side of I-75 9-6-22 PM

File Name: Daniels Pkwy @ W. Side of I-75 9-6-22 PM
Location:

All Vehicles

Site Code:
Study Date: 09/06/2022



DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES

Development of Future Year Background Turning Volumes

Intersection	**Daniels Pkwy @ Danport Blvd.**
Count Date	September 6, 2022
Build-Out Year	2027

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR
RAW Turning Movement Counts	38	3	90	67	6	52	3	63	2,438	74	141	77	1,923	105
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Current Peak Season Volumes	41	3	97	72	6	56	3	68	2,633	80	152	83	2,077	113
Growth Rate							4.11%	4.11%	4.11%	4.11%	4.11%	4.11%	4.11%	4.11%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5	5	5
2027 Background Turning Volumes	**41**	**3**	**97**	**72**	**6**	**56**	**4**	**83**	**3,220**	**98**	**186**	**102**	**2,540**	**138**
Project Turning Volumes										25		39		
2027 Background + Project	**41**	**3**	**97**	**72**	**6**	**56**	**4**	**83**	**3,220**	**123**	**186**	**141**	**2,540**	**138**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR
RAW Turning Movement Counts	34	9	100	154	6	64	2	50	2,901	60	19	52	2,319	83
Peak Season Correction Factor	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
Current Peak Season Volumes	37	10	108	166	6	69	2	54	3,133	65	21	56	2,505	90
Growth Rate							4.11%	4.11%	4.11%	4.11%	4.11%	4.11%	4.11%	4.11%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5	5	5
2027 Background Turning Volumes	**37**	**10**	**108**	**166**	**6**	**69**	**2**	**66**	**3,832**	**80**	**26**	**68**	**3,064**	**110**
Project Turning Volumes										40		45		
2027 Background + Project	**37**	**10**	**108**	**166**	**6**	**69**	**2**	**66**	**3,832**	**120**	**26**	**113**	**3,064**	**110**

Development of Future Year Background Turning Volumes

Intersection	**Daniels Pkwy @ I-75 SB Ramp**
Count Date	September 6, 2022
Build-Out Year	2027

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts				211	1	230		1,430	1,172	654	2,093	
Peak Season Correction Factor				1.08	1.08	1.08		1.08	1.08	1.08	1.08	
Current Peak Season Volumes				228	1	248		1,544	1,266	706	2,260	
Growth Rate				4.11%	4.11%	4.11%		4.11%	4.11%	4.11%	4.11%	
Years to Build-out				5	5	4		5	5	5	5	
2027 Background Turning Volumes				**279**	**1**	**293**		**1,888**	**1,548**	**864**	**2,764**	
Project Turning Volumes						6		15	30		6	
2027 Background + Project				**279**	**1**	**299**		**1,903**	**1,578**	**864**	**2,770**	

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts				182	0	367		2,873	464	397	2,164	
Peak Season Correction Factor				1.08	1.08	1.08		1.08	1.08	1.08	1.08	
Current Peak Season Volumes				197	0	396		3,103	501	429	2,337	
Growth Rate				4.11%	4.11%	4.11%		4.11%	4.11%	4.11%	4.11%	
Years to Build-out				5	5	5		5	5	5	5	
2027 Background Turning Volumes				**241**	**0**	**484**		**3,795**	**613**	**525**	**2,858**	
Project Turning Volumes						15		10	11		30	
2027 Background + Project				**241**	**0**	**499**		**3,805**	**624**	**525**	**2,888**	

Development of Future Year Background Turning Volumes

Intersection **Three Oaks Pkwy @ Daniels Town Center**
Count Date
Build-Out Year 2027

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL		EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts													
Peak Season Correction Factor													
Current Peak Season Volumes													
Growth Rate													
Years to Build-out													
2027 Background Turning Volumes	**0**	**354**	**0**	**0**	**332**	**0**	**0**	**0**	**0**	**0**	**0**		**0**
Project Turning Volumes	27		26	34		54	40			16	104		312
2027 Background + Project	**27**	**354**	**26**	**34**	**332**	**54**	**40**	**0**	**0**	**16**	**104**		**312**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL		EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts													
Peak Season Correction Factor													
Current Peak Season Volumes													
Growth Rate													
Years to Build-out													
2027 Background Turning Volumes	**0**	**407**	**0**	**0**	**308**	**0**	**0**	**0**	**0**	**0**	**0**		**0**
Project Turning Volumes	47		56	109		84	86			37	43		125
2027 Background + Project	**40**	**407**	**56**	**122**	**308**	**106**	**101**	**0**	**0**	**37**	**43**		**125**

TRIP GENERATION COMPARISON

EXISTING ZONING

VS.

PROPOSED ZONING

TRIP GENERATION COMPARISON
EXISTING ZONING VS. PROPOSED ZONING
DANIELS TOWN CENTER

Table 1
Approved Land Uses
Per Z-08-043

Land Use	Size
Retail	250,000 square feet
Office	90,000 square feet
Medical Office	50,000 square feet
Hotel	120 Rooms

Table 2
Proposed Land Uses
Daniels Town Square

Land Use	Size
Retail	30,000 square feet
Multi-Family Dwelling Units	1,251 Units
Hotel	200 Rooms

Table 3
Trip Generation – Approved Uses
Per Z-08-043

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (250,000 Sq. Ft.)	174	107	281	524	568	1,092	12,391
Office (90,000 Sq. Ft.)	135	18	153	26	126	152	1,059
Medical Office (50,000 Sq. Ft.)	102	27	129	60	140	200	2,040
Hotel (120 Rooms)	29	24	53	31	30	61	877
Total Trips	**440**	**176**	**616**	**641**	**864**	**1,505**	**16,367**

Table 4
Trip Generation – Total Trips
Daniels Town Square

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (30,000 Sq. Ft.)	36	23	59	85	85	170	1,496
Multi-Family (1,251 Units)	124	415	539	298	190	488	5,921
Hotel (200 Rooms)	52	41	93	61	59	120	1,744
Total Trips	**212**	**479**	**691**	**444**	**334**	**778**	**9,161**

Table 5
Trip Generation – Net New Trips Approved Uses
Per Z-08-043

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Retail (250,000 Sq. Ft)	174	107	281	524	568	1,092	12,391
Office (90,000 Sq. Ft.)	135	18	153	26	126	152	1,059
Medical Office (50,000 Sq. Ft.)	102	27	129	60	140	200	2,040
Hotel (120 Room)	29	24	53	31	30	61	877
Total	440	176	616	641	864	1,505	16,367
Less Internal Capture	-36	-36	-72	-63	-63	-126	-1,309
Less Pass-By Trips	-42	-41	-83	-160	-161	-267	-3,643
Net New Trips	**362**	**99**	**461**	**418**	**640**	**1,058**	**11,415**

Table 6
Trip Generation – Net New Trips
Daniels Town Square

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Retail (30,000 Sq. Ft)	36	23	59	85	85	170	1,496
Multi-Family (1,251 Units)	124	415	539	298	190	488	5,921
Hotel (200 Room)	52	41	93	61	59	120	1,744
Total	212	479	691	444	334	778	9,161
Less Internal Capture	-7	-7	-14	-43	-43	-86	-1,007
Less Pass-By Trips	-7	-8	-15	-20	-20	-40	-448
Net New Trips	**198**	**464**	**662**	**381**	**271**	**652**	**7,706**

INTERNAL CAPTURE ESTIMATES
PROPOSED ZONING

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Daniels Town Center	**Organization:**	
Project Location:		**Performed By:**	
Scenario Description:		**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	**AM Street Peak Hour**	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	822			59	36	23
Restaurant				0		
Cinema/Entertainment				0		
Residential	221			539	124	415
Hotel	310			93	52	41
All Other Land Uses[2]				0		
				691	212	479

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	2	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	4	0	0		0
Hotel	0	1	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	691	212	479
Internal Capture Percentage	2%	3%	1%
External Vehicle-Trips[5]	677	205	472
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	14%	9%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	1%
Hotel	0%	2%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Daniels Town Center	**Organization:**	
Project Location:		**Performed By:**	
Scenario Description:		**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	822			170	85	85
Restaurant				0		
Cinema/Entertainment				0		
Residential	221			488	298	190
Hotel	320			120	61	59
All Other Land Uses[2]				0		
				778	444	334

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	22	4
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	9	0	0		6
Hotel	0	2	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	778	444	334
Internal Capture Percentage	11%	10%	13%
External Vehicle-Trips[5]	692	401	291
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	13%	31%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	7%	8%
Hotel	16%	3%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

INTERNAL CAPTURE ESTIMATES
EXISTING ZONING

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Daniels Town Center	**Organization:**	
Project Location:	Approved Zoning	**Performed By:**	
Scenario Description:		**Date:**	
Analysis Year:		**Checked By:**	
Analysis Period:	**AM Street Peak Hour**	**Date:**	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office	710/720			282	237	45
Retail	820			281	174	107
Restaurant				0		
Cinema/Entertainment				0		
Residential				0		
Hotel	310			91	30	61
All Other Land Uses[2]				0		
				654	441	213

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		13	0	0	0	0
Retail	9		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	7	7	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	654	441	213
Internal Capture Percentage	11%	8%	17%
External Vehicle-Trips[5]	582	405	177
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	7%	29%
Retail	11%	8%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	0%	23%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Daniels Town Center	Organization:	
Project Location:	Approved Zoning	Performed By:	
Scenario Description:		Date:	
Analysis Year:		Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office	710/720			352	86	266
Retail	820			1,092	524	568
Restaurant				0		
Cinema/Entertainment				0		
Residential				0		
Hotel	310			61	31	30
All Other Land Uses[2]				0		
				1,505	641	864

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses[2]						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		42	0	0	0	0
Retail	11		0	0	0	5
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	5	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	1,505	641	864
Internal Capture Percentage	8%	10%	7%
External Vehicle-Trips[5]	1,379	578	801
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	13%	16%
Retail	9%	3%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	N/A	N/A
Hotel	16%	17%

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

FDOT FIVE YEAR WORK PROGRAM

I-75 @ DANIELS PARKWAY

Florida Department of

TRANSPORTATION

Web Application

Office of Work Program and Budget Cynthia Lorenzo - Director

Updated: 11/18/2022 12:3

Five Year Work Program

Selection Criteria	
District 01 **Lee County** **Item Number:**446296-2	**2023-2027 AD** **Category:**Highways

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

Project Summary

Transportation System: INTRASTATE INTERSTATE
Description: SR 93 (I-75) AT CR 876 / DANIELS PARKWAY
Type of Work: INTERCHANGE IMPROVEMENT
Item Number: 446296-2
Length: 0.800

District 01 - Le
View Scheduled
View Ma

Project Detail

Fiscal Year:	2023	2024	2025	2026	
Highways/Preliminary Engineering					
Amount:			$248,400		
Highways/Design Build					
Amount:			$38,686,035		
Item Total:			**$38,934,435**		

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

View Contact Information for Office of Work Program and Budget

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

INTERSECTION ANALYSIS
SYNCHRO SUMMARY SHEETS

DANIELS PARKWAY

@

DANPORT BLVD

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	4	83	3220	98	186	102	2540	138	41	3	97	72
Future Volume (vph)	4	83	3220	98	186	102	2540	138	41	3	97	72
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		670		0		575		0	100		100	300
Storage Lanes		2		0		1		0	1		1	1
Taper Length (ft)		25				25			25			25
Lane Util. Factor	0.86	0.97	0.86	0.86	0.86	1.00	0.86	0.86	1.00	1.00	1.00	1.00
Frt			0.996				0.992				0.850	
Flt Protected		0.950				0.950			0.950			0.950
Satd. Flow (prot)	0	3433	6382	0	0	1770	6357	0	1770	1863	1583	1770
Flt Permitted		0.950				0.950			0.753			0.756
Satd. Flow (perm)	0	3433	6382	0	0	1770	6357	0	1403	1863	1583	1408
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)			6				14				177	
Link Speed (mph)			30				50			30		
Link Distance (ft)			1499				1055			427		
Travel Time (s)			34.1				14.4			9.7		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	4	90	3500	107	202	111	2761	150	45	3	105	78
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	94	3607	0	0	313	2911	0	45	3	105	78
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	R NA	Left	Left	Right	Left	Left	Right	Left
Median Width(ft)			24				24			12		
Link Offset(ft)			0				0			0		
Crosswalk Width(ft)			16				16			16		
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	9	15		9	15		9	15
Number of Detectors	1	1	2		1	1	2		1	2	1	1
Detector Template	Left	Left	Thru		Left	Left	Thru		Left	Thru	Right	Left
Leading Detector (ft)	20	20	100		20	20	100		20	100	20	20
Trailing Detector (ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Position(ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Size(ft)	20	20	6		20	20	6		20	6	20	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 2 Position(ft)			94				94			94		
Detector 2 Size(ft)			6				6			6		
Detector 2 Type			Cl+Ex				Cl+Ex			Cl+Ex		
Detector 2 Channel												
Detector 2 Extend (s)			0.0				0.0			0.0		
Turn Type	Prot	Prot	NA		Prot	Prot	NA		Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			8		
Permitted Phases									8		8	4

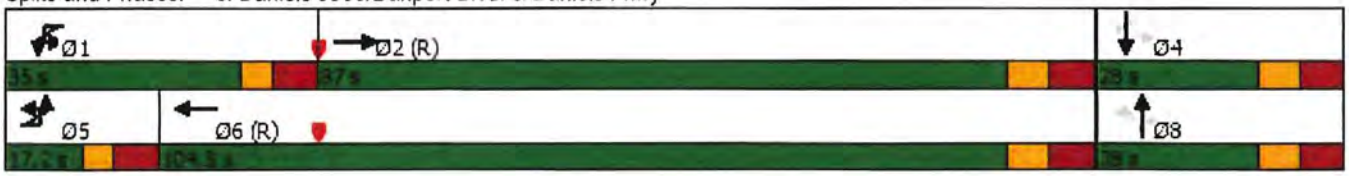
Lane Group	SBT	SBR
Lane Configurations	↑	↱
Traffic Volume (vph)	6	56
Future Volume (vph)	6	56
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		300
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	1863	1583
Flt Permitted		
Satd. Flow (perm)	1863	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		177
Link Speed (mph)	30	
Link Distance (ft)	504	
Travel Time (s)	11.5	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	7	61
Shared Lane Traffic (%)		
Lane Group Flow (vph)	7	61
Enter Blocked Intersection	No	No
Lane Alignment	Left	Right
Median Width(ft)	12	
Link Offset(ft)	0	
Crosswalk Width(ft)	16	
Two way Left Turn Lane		
Headway Factor	1.00	1.00
Turning Speed (mph)		9
Number of Detectors	2	1
Detector Template	Thru	Right
Leading Detector (ft)	100	20
Trailing Detector (ft)	0	0
Detector 1 Position(ft)	0	0
Detector 1 Size(ft)	6	20
Detector 1 Type	Cl+Ex	Cl+Ex
Detector 1 Channel		
Detector 1 Extend (s)	0.0	0.0
Detector 1 Queue (s)	0.0	0.0
Detector 1 Delay (s)	0.0	0.0
Detector 2 Position(ft)	94	
Detector 2 Size(ft)	6	
Detector 2 Type	Cl+Ex	
Detector 2 Channel		
Detector 2 Extend (s)	0.0	
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Detector Phase	5	5	2		1	1	6		8	8	8	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0		5.0	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	13.6	13.6	28.0		13.7	13.7	28.0		27.9	27.9	27.9	27.9
Total Split (s)	17.2	17.2	87.0		35.0	35.0	104.8		28.0	28.0	28.0	28.0
Total Split (%)	11.5%	11.5%	58.0%		23.3%	23.3%	69.9%		18.7%	18.7%	18.7%	18.7%
Maximum Green (s)	8.6	8.6	77.0		26.3	26.3	94.8		18.1	18.1	18.1	18.1
Yellow Time (s)	3.4	3.4	4.8		3.5	3.5	4.8		4.8	4.8	4.8	4.8
All-Red Time (s)	5.2	5.2	5.2		5.2	5.2	5.2		5.1	5.1	5.1	5.1
Lost Time Adjust (s)		0.0	0.0			0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)		8.6	10.0			8.7	10.0		9.9	9.9	9.9	9.9
Lead/Lag	Lead	Lead	Lag		Lead	Lead	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes					
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0
Recall Mode	None	None	C-Max		None	None	C-Max		Max	Max	Max	Max
Walk Time (s)			7.0				7.0		7.0	7.0	7.0	7.0
Flash Dont Walk (s)			11.0				11.0		11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)			0				0		0	0	0	0
Act Effct Green (s)		8.2	77.0			26.3	95.2		18.1	18.1	18.1	18.1
Actuated g/C Ratio		0.05	0.51			0.18	0.63		0.12	0.12	0.12	0.12
v/c Ratio		0.50	1.10			1.01	0.72		0.27	0.01	0.30	0.46
Control Delay		78.3	85.4			103.5	17.4		64.5	58.3	2.2	71.1
Queue Delay		0.0	0.0			0.0	0.0		0.0	0.0	0.0	0.0
Total Delay		78.3	85.4			103.5	17.4		64.5	58.3	2.2	71.1
LOS		E	F			F	B		E	E	A	E
Approach Delay			85.2				25.8			21.7		
Approach LOS			F				C			C		

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.10
Intersection Signal Delay: 56.5 Intersection LOS: E
Intersection Capacity Utilization 106.5% ICU Level of Service G
Analysis Period (min) 15

Splits and Phases: 6: Daniels 9300/Danport Blvd. & Daniels Pkwy



Lane Group	SBT	SBR
Detector Phase	4	4
Switch Phase		
Minimum Initial (s)	5.0	5.0
Minimum Split (s)	27.9	27.9
Total Split (s)	28.0	28.0
Total Split (%)	18.7%	18.7%
Maximum Green (s)	18.1	18.1
Yellow Time (s)	4.8	4.8
All-Red Time (s)	5.1	5.1
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	9.9	9.9
Lead/Lag		
Lead-Lag Optimize?		
Vehicle Extension (s)	3.0	3.0
Recall Mode	Max	Max
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effct Green (s)	18.1	18.1
Actuated g/C Ratio	0.12	0.12
v/c Ratio	0.03	0.18
Control Delay	58.8	1.1
Queue Delay	0.0	0.0
Total Delay	58.8	1.1
LOS	E	A
Approach Delay	41.3	
Approach LOS	D	

Intersection Summary

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	2	66	3832	80	26	68	3064	110	37	10	108	166
Future Volume (vph)	2	66	3832	80	26	68	3064	110	37	10	108	166
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		670		0		575		0	100		100	300
Storage Lanes		2		0		1		0	1		1	1
Taper Length (ft)		25				25			25			25
Lane Util. Factor	0.86	0.97	0.86	0.86	0.86	1.00	0.86	0.86	1.00	1.00	1.00	1.00
Frt			0.997				0.995				0.850	
Flt Protected		0.950				0.950			0.950			0.950
Satd. Flow (prot)	0	3433	6389	0	0	1770	6376	0	1770	1863	1583	1770
Flt Permitted		0.950				0.950			0.753			0.750
Satd. Flow (perm)	0	3433	6389	0	0	1770	6376	0	1403	1863	1583	1397
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)			4				8				183	
Link Speed (mph)			30				50			30		
Link Distance (ft)			1499				1055			427		
Travel Time (s)			34.1				14.4			9.7		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	2	72	4165	87	28	74	3330	120	40	11	117	180
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	74	4252	0	0	102	3450	0	40	11	117	180
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	R NA	Left	Left	Right	Left	Left	Right	Left
Median Width(ft)			24				24			12		
Link Offset(ft)			0				0			0		
Crosswalk Width(ft)			16				16			16		
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	9	15		9	15		9	15
Number of Detectors	1	1	2		1	1	2		1	2	1	1
Detector Template	Left	Left	Thru		Left	Left	Thru		Left	Thru	Right	Left
Leading Detector (ft)	20	20	100		20	20	100		20	100	20	20
Trailing Detector (ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Position(ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Size(ft)	20	20	6		20	20	6		20	6	20	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 2 Position(ft)			94				94			94		
Detector 2 Size(ft)			6				6			6		
Detector 2 Type			Cl+Ex				Cl+Ex			Cl+Ex		
Detector 2 Channel												
Detector 2 Extend (s)			0.0				0.0			0.0		
Turn Type	Prot	Prot	NA		Prot	Prot	NA		Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			8		
Permitted Phases									8		8	4

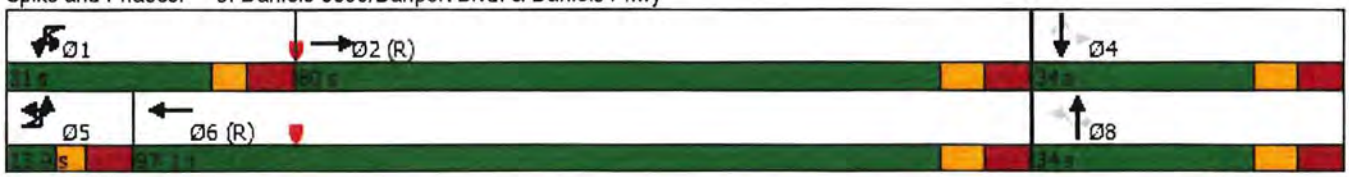
Lane Group	SBT	SBR
Lane Configurations	↑	↱
Traffic Volume (vph)	6	69
Future Volume (vph)	6	69
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		300
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	1863	1583
Flt Permitted		
Satd. Flow (perm)	1863	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		183
Link Speed (mph)	30	
Link Distance (ft)	504	
Travel Time (s)	11.5	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	7	75
Shared Lane Traffic (%)		
Lane Group Flow (vph)	7	75
Enter Blocked Intersection	No	No
Lane Alignment	Left	Right
Median Width(ft)	12	
Link Offset(ft)	0	
Crosswalk Width(ft)	16	
Two way Left Turn Lane		
Headway Factor	1.00	1.00
Turning Speed (mph)		9
Number of Detectors	2	1
Detector Template	Thru	Right
Leading Detector (ft)	100	20
Trailing Detector (ft)	0	0
Detector 1 Position(ft)	0	0
Detector 1 Size(ft)	6	20
Detector 1 Type	Cl+Ex	Cl+Ex
Detector 1 Channel		
Detector 1 Extend (s)	0.0	0.0
Detector 1 Queue (s)	0.0	0.0
Detector 1 Delay (s)	0.0	0.0
Detector 2 Position(ft)	94	
Detector 2 Size(ft)	6	
Detector 2 Type	Cl+Ex	
Detector 2 Channel		
Detector 2 Extend (s)	0.0	
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Detector Phase	5	5	2		1	1	6		8	8	8	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0		5.0	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	13.6	13.6	28.0		13.7	13.7	28.0		27.9	27.9	27.9	27.9
Total Split (s)	13.9	13.9	80.0		31.0	31.0	97.1		34.0	34.0	34.0	34.0
Total Split (%)	9.6%	9.6%	55.2%		21.4%	21.4%	67.0%		23.4%	23.4%	23.4%	23.4%
Maximum Green (s)	5.3	5.3	70.0		22.3	22.3	87.1		24.1	24.1	24.1	24.1
Yellow Time (s)	3.4	3.4	4.8		3.5	3.5	4.8		4.8	4.8	4.8	4.8
All-Red Time (s)	5.2	5.2	5.2		5.2	5.2	5.2		5.1	5.1	5.1	5.1
Lost Time Adjust (s)		0.0	0.0			0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)		8.6	10.0			8.7	10.0		9.9	9.9	9.9	9.9
Lead/Lag	Lead	Lead	Lag		Lead	Lead	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes					
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0
Recall Mode	None	None	C-Max		None	None	C-Max		Max	Max	Max	Max
Walk Time (s)			7.0				7.0		7.0	7.0	7.0	7.0
Flash Dont Walk (s)			11.0				11.0		11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)			0				0		0	0	0	0
Act Effct Green (s)		5.3	78.6			13.7	87.1		24.1	24.1	24.1	24.1
Actuated g/C Ratio		0.04	0.54			0.09	0.60		0.17	0.17	0.17	0.17
v/c Ratio		0.59	1.23			0.61	0.90		0.17	0.04	0.28	0.78
Control Delay		88.0	135.8			81.1	23.8		54.2	51.3	2.0	80.4
Queue Delay		0.0	0.0			0.0	0.0		0.0	0.0	0.0	0.0
Total Delay		88.0	135.8			81.1	23.8		54.2	51.3	2.0	80.4
LOS		F	F			F	C		D	D	A	F
Approach Delay			135.0				25.5			17.6		
Approach LOS			F				C			B		

Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 145
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.23
Intersection Signal Delay: 83.4 Intersection LOS: F
Intersection Capacity Utilization 110.0% ICU Level of Service H
Analysis Period (min) 15

Splits and Phases: 6: Daniels 9300/Danport Blvd. & Daniels Pkwy



Lane Group	SBT	SBR
Detector Phase	4	4
Switch Phase		
Minimum Initial (s)	5.0	5.0
Minimum Split (s)	27.9	27.9
Total Split (s)	34.0	34.0
Total Split (%)	23.4%	23.4%
Maximum Green (s)	24.1	24.1
Yellow Time (s)	4.8	4.8
All-Red Time (s)	5.1	5.1
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	9.9	9.9
Lead/Lag		
Lead-Lag Optimize?		
Vehicle Extension (s)	3.0	3.0
Recall Mode	Max	Max
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effct Green (s)	24.1	24.1
Actuated g/C Ratio	0.17	0.17
v/c Ratio	0.02	0.18
Control Delay	51.0	1.0
Queue Delay	0.0	0.0
Total Delay	51.0	1.0
LOS	D	A
Approach Delay	56.9	
Approach LOS	E	

Intersection Summary

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	4	83	3220	123	186	114	2540	138	41	3	97	72
Future Volume (vph)	4	83	3220	123	186	114	2540	138	41	3	97	72
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		670		0		575		0	100		100	300
Storage Lanes		2		0		1		0	1		1	1
Taper Length (ft)		25				25			25			25
Lane Util. Factor	0.86	0.97	0.86	0.86	0.86	1.00	0.86	0.86	1.00	1.00	1.00	1.00
Frt			0.994				0.992				0.850	
Flt Protected		0.950				0.950			0.950			0.950
Satd. Flow (prot)	0	3433	6369	0	0	1770	6357	0	1770	1863	1583	1770
Flt Permitted		0.950				0.950			0.753			0.756
Satd. Flow (perm)	0	3433	6369	0	0	1770	6357	0	1403	1863	1583	1408
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)			7				14				177	
Link Speed (mph)			30				50			30		
Link Distance (ft)			1523				1055			427		
Travel Time (s)			34.6				14.4			9.7		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	4	90	3500	134	202	124	2761	150	45	3	105	78
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	94	3634	0	0	326	2911	0	45	3	105	78
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	R NA	Left	Left	Right	Left	Left	Right	Left
Median Width(ft)			24				24			12		
Link Offset(ft)			0				0			0		
Crosswalk Width(ft)			16				16			16		
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	9	15		9	15		9	15
Number of Detectors	1	1	2		1	1	2		1	2	1	1
Detector Template	Left	Left	Thru		Left	Left	Thru		Left	Thru	Right	Left
Leading Detector (ft)	20	20	100		20	20	100		20	100	20	20
Trailing Detector (ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Position(ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Size(ft)	20	20	6		20	20	6		20	6	20	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 2 Position(ft)			94				94			94		
Detector 2 Size(ft)			6				6			6		
Detector 2 Type			Cl+Ex				Cl+Ex			Cl+Ex		
Detector 2 Channel												
Detector 2 Extend (s)			0.0				0.0			0.0		
Turn Type	Prot	Prot	NA		Prot	Prot	NA		Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			8		
Permitted Phases									8		8	4

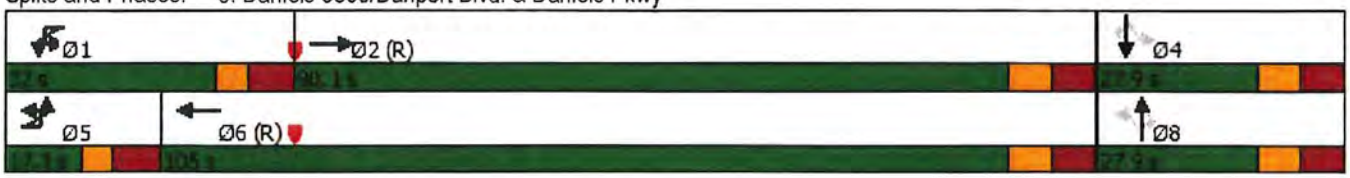
Lane Group	SBT	SBR
Lane Configurations	↑	↱
Traffic Volume (vph)	6	56
Future Volume (vph)	6	56
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		300
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	1863	1583
Flt Permitted		
Satd. Flow (perm)	1863	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		177
Link Speed (mph)	30	
Link Distance (ft)	504	
Travel Time (s)	11.5	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	7	61
Shared Lane Traffic (%)		
Lane Group Flow (vph)	7	61
Enter Blocked Intersection	No	No
Lane Alignment	Left	Right
Median Width(ft)	12	
Link Offset(ft)	0	
Crosswalk Width(ft)	16	
Two way Left Turn Lane		
Headway Factor	1.00	1.00
Turning Speed (mph)		9
Number of Detectors	2	1
Detector Template	Thru	Right
Leading Detector (ft)	100	20
Trailing Detector (ft)	0	0
Detector 1 Position(ft)	0	0
Detector 1 Size(ft)	6	20
Detector 1 Type	Cl+Ex	Cl+Ex
Detector 1 Channel		
Detector 1 Extend (s)	0.0	0.0
Detector 1 Queue (s)	0.0	0.0
Detector 1 Delay (s)	0.0	0.0
Detector 2 Position(ft)	94	
Detector 2 Size(ft)	6	
Detector 2 Type	Cl+Ex	
Detector 2 Channel		
Detector 2 Extend (s)	0.0	
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Detector Phase	5	5	2		1	1	6		8	8	8	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0		5.0	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	13.6	13.6	28.0		13.7	13.7	28.0		27.9	27.9	27.9	27.9
Total Split (s)	17.1	17.1	90.1		32.0	32.0	105.0		27.9	27.9	27.9	27.9
Total Split (%)	11.4%	11.4%	60.1%		21.3%	21.3%	70.0%		18.6%	18.6%	18.6%	18.6%
Maximum Green (s)	8.5	8.5	80.1		23.3	23.3	95.0		18.0	18.0	18.0	18.0
Yellow Time (s)	3.4	3.4	4.8		3.5	3.5	4.8		4.8	4.8	4.8	4.8
All-Red Time (s)	5.2	5.2	5.2		5.2	5.2	5.2		5.1	5.1	5.1	5.1
Lost Time Adjust (s)		0.0	0.0			0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)		8.6	10.0			8.7	10.0		9.9	9.9	9.9	9.9
Lead/Lag	Lead	Lead	Lag		Lead	Lead	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes					
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0
Recall Mode	None	None	C-Max		None	None	C-Max		Max	Max	Max	Max
Walk Time (s)			7.0				7.0		7.0	7.0	7.0	7.0
Flash Dont Walk (s)			11.0				11.0		11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)			0				0		0	0	0	0
Act Effct Green (s)		8.2	80.1			23.3	95.3		18.0	18.0	18.0	18.0
Actuated g/C Ratio		0.05	0.53			0.16	0.64		0.12	0.12	0.12	0.12
v/c Ratio		0.51	1.07			1.19	0.72		0.27	0.01	0.30	0.46
Control Delay		78.6	71.3			158.4	16.0		64.7	58.7	2.3	71.3
Queue Delay		0.0	14.1			0.2	0.0		0.0	0.0	0.4	3.9
Total Delay		78.6	85.4			158.6	16.0		64.7	58.7	2.7	75.2
LOS		E	F			F	B		E	E	A	E
Approach Delay			85.3				30.3			22.0		
Approach LOS			F				C			C		

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Offset: 95 (63%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.19
Intersection Signal Delay: 58.6 Intersection LOS: E
Intersection Capacity Utilization 107.6% ICU Level of Service G
Analysis Period (min) 15

Splits and Phases: 6: Daniels 9300/Danport Blvd. & Daniels Pkwy



Lane Group	SBT	SBR
Detector Phase	4	4
Switch Phase		
Minimum Initial (s)	5.0	5.0
Minimum Split (s)	27.9	27.9
Total Split (s)	27.9	27.9
Total Split (%)	18.6%	18.6%
Maximum Green (s)	18.0	18.0
Yellow Time (s)	4.8	4.8
All-Red Time (s)	5.1	5.1
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	9.9	9.9
Lead/Lag		
Lead-Lag Optimize?		
Vehicle Extension (s)	3.0	3.0
Recall Mode	Max	Max
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effct Green (s)	18.0	18.0
Actuated g/C Ratio	0.12	0.12
v/c Ratio	0.03	0.18
Control Delay	58.8	1.1
Queue Delay	0.0	0.0
Total Delay	58.8	1.1
LOS	E	A
Approach Delay	43.5	
Approach LOS	D	

Intersection Summary

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	2	66	3832	120	26	113	3064	110	37	10	108	166
Future Volume (vph)	2	66	3832	120	26	113	3064	110	37	10	108	166
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)		670		0		575		0	100		100	300
Storage Lanes		2		0		1		0	1		1	1
Taper Length (ft)		25				25			25			25
Lane Util. Factor	0.86	0.97	0.86	0.86	0.86	1.00	0.86	0.86	1.00	1.00	1.00	1.00
Frt			0.995				0.995				0.850	
Flt Protected		0.950				0.950			0.950			0.950
Satd. Flow (prot)	0	3433	6376	0	0	1770	6376	0	1770	1863	1583	1770
Flt Permitted		0.950				0.950			0.753			0.750
Satd. Flow (perm)	0	3433	6376	0	0	1770	6376	0	1403	1863	1583	1397
Right Turn on Red				Yes				Yes			Yes	
Satd. Flow (RTOR)			6				8				183	
Link Speed (mph)			30				50			30		
Link Distance (ft)			1523				1055			427		
Travel Time (s)			34.6				14.4			9.7		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	2	72	4165	130	28	123	3330	120	40	11	117	180
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	74	4295	0	0	151	3450	0	40	11	117	180
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	R NA	Left	Left	Right	R NA	Left	Left	Right	Left	Left	Right	Left
Median Width(ft)			24				24			12		
Link Offset(ft)			0				0			0		
Crosswalk Width(ft)			16				16			16		
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	9	15		9	9	15		9	15		9	15
Number of Detectors	1	1	2		1	1	2		1	2	1	1
Detector Template	Left	Left	Thru		Left	Left	Thru		Left	Thru	Right	Left
Leading Detector (ft)	20	20	100		20	20	100		20	100	20	20
Trailing Detector (ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Position(ft)	0	0	0		0	0	0		0	0	0	0
Detector 1 Size(ft)	20	20	6		20	20	6		20	6	20	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	0.0	0.0
Detector 2 Position(ft)			94				94			94		
Detector 2 Size(ft)			6				6			6		
Detector 2 Type			Cl+Ex				Cl+Ex			Cl+Ex		
Detector 2 Channel												
Detector 2 Extend (s)			0.0				0.0			0.0		
Turn Type	Prot	Prot	NA		Prot	Prot	NA		Perm	NA	Perm	Perm
Protected Phases	5	5	2		1	1	6			8		
Permitted Phases									8		8	4

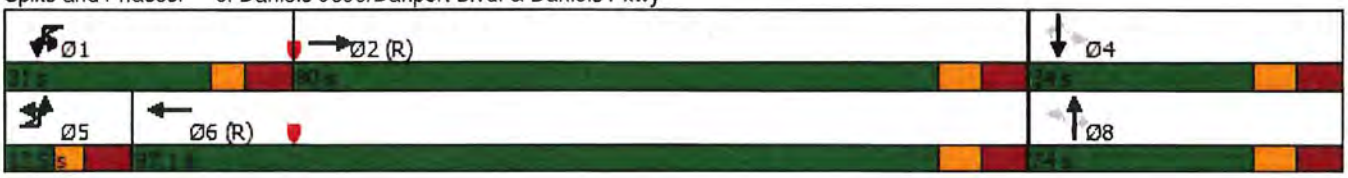
Lane Group	SBT	SBR
Lane Configurations	↑	↱
Traffic Volume (vph)	6	69
Future Volume (vph)	6	69
Ideal Flow (vphpl)	1900	1900
Storage Length (ft)		300
Storage Lanes		1
Taper Length (ft)		
Lane Util. Factor	1.00	1.00
Frt		0.850
Flt Protected		
Satd. Flow (prot)	1863	1583
Flt Permitted		
Satd. Flow (perm)	1863	1583
Right Turn on Red		Yes
Satd. Flow (RTOR)		183
Link Speed (mph)	30	
Link Distance (ft)	504	
Travel Time (s)	11.5	
Peak Hour Factor	0.92	0.92
Adj. Flow (vph)	7	75
Shared Lane Traffic (%)		
Lane Group Flow (vph)	7	75
Enter Blocked Intersection	No	No
Lane Alignment	Left	Right
Median Width(ft)	12	
Link Offset(ft)	0	
Crosswalk Width(ft)	16	
Two way Left Turn Lane		
Headway Factor	1.00	1.00
Turning Speed (mph)		9
Number of Detectors	2	1
Detector Template	Thru	Right
Leading Detector (ft)	100	20
Trailing Detector (ft)	0	0
Detector 1 Position(ft)	0	0
Detector 1 Size(ft)	6	20
Detector 1 Type	Cl+Ex	Cl+Ex
Detector 1 Channel		
Detector 1 Extend (s)	0.0	0.0
Detector 1 Queue (s)	0.0	0.0
Detector 1 Delay (s)	0.0	0.0
Detector 2 Position(ft)	94	
Detector 2 Size(ft)	6	
Detector 2 Type	Cl+Ex	
Detector 2 Channel		
Detector 2 Extend (s)	0.0	
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4

Lane Group	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Detector Phase	5	5	2		1	1	6		8	8	8	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0		5.0	5.0	5.0		5.0	5.0	5.0	5.0
Minimum Split (s)	13.6	13.6	28.0		13.7	13.7	28.0		27.9	27.9	27.9	27.9
Total Split (s)	13.9	13.9	80.0		31.0	31.0	97.1		34.0	34.0	34.0	34.0
Total Split (%)	9.6%	9.6%	55.2%		21.4%	21.4%	67.0%		23.4%	23.4%	23.4%	23.4%
Maximum Green (s)	5.3	5.3	70.0		22.3	22.3	87.1		24.1	24.1	24.1	24.1
Yellow Time (s)	3.4	3.4	4.8		3.5	3.5	4.8		4.8	4.8	4.8	4.8
All-Red Time (s)	5.2	5.2	5.2		5.2	5.2	5.2		5.1	5.1	5.1	5.1
Lost Time Adjust (s)		0.0	0.0			0.0	0.0		0.0	0.0	0.0	0.0
Total Lost Time (s)		8.6	10.0			8.7	10.0		9.9	9.9	9.9	9.9
Lead/Lag	Lead	Lead	Lag		Lead	Lead	Lag					
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes					
Vehicle Extension (s)	3.0	3.0	3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0
Recall Mode	None	None	C-Max		None	None	C-Max		Max	Max	Max	Max
Walk Time (s)			7.0				7.0		7.0	7.0	7.0	7.0
Flash Dont Walk (s)			11.0				11.0		11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)			0				0		0	0	0	0
Act Effct Green (s)		5.3	75.0			17.3	87.1		24.1	24.1	24.1	24.1
Actuated g/C Ratio		0.04	0.52			0.12	0.60		0.17	0.17	0.17	0.17
v/c Ratio		0.59	1.30			0.72	0.90		0.17	0.04	0.28	0.78
Control Delay		88.0	169.0			79.6	23.7		54.2	51.3	2.0	80.4
Queue Delay		0.0	0.0			0.0	0.0		0.0	0.0	0.0	0.0
Total Delay		88.0	169.0			79.6	23.7		54.2	51.3	2.0	80.4
LOS		F	F			E	C		D	D	A	F
Approach Delay			167.6				26.0			17.6		
Approach LOS			F				C			B		

Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 145
Offset: 0 (0%), Referenced to phase 2:EBT and 6:WBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.30
Intersection Signal Delay: 100.5 Intersection LOS: F
Intersection Capacity Utilization 113.2% ICU Level of Service H
Analysis Period (min) 15

Splits and Phases: 6: Daniels 9300/Danport Blvd. & Daniels Pkwy



Lane Group	SBT	SBR
Detector Phase	4	4
Switch Phase		
Minimum Initial (s)	5.0	5.0
Minimum Split (s)	27.9	27.9
Total Split (s)	34.0	34.0
Total Split (%)	23.4%	23.4%
Maximum Green (s)	24.1	24.1
Yellow Time (s)	4.8	4.8
All-Red Time (s)	5.1	5.1
Lost Time Adjust (s)	0.0	0.0
Total Lost Time (s)	9.9	9.9
Lead/Lag		
Lead-Lag Optimize?		
Vehicle Extension (s)	3.0	3.0
Recall Mode	Max	Max
Walk Time (s)	7.0	7.0
Flash Dont Walk (s)	11.0	11.0
Pedestrian Calls (#/hr)	0	0
Act Effct Green (s)	24.1	24.1
Actuated g/C Ratio	0.17	0.17
v/c Ratio	0.02	0.18
Control Delay	51.0	1.0
Queue Delay	0.0	0.0
Total Delay	51.0	1.0
LOS	D	A
Approach Delay	56.9	
Approach LOS	E	

Intersection Summary

DANIELS PARKWAY

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I-75 SB RAMP

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑	↱		↑↑↑							
Traffic Volume (vph)	0	1888	1548	864	2764	0	0	0	0	279	0	293
Future Volume (vph)	0	1888	1548	864	2764	0	0	0	0	279	0	293
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	1000		0	0		0	0		0
Storage Lanes	0		1	1		0	0		0	2		2
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	0.88
Frt			0.850									0.850
Flt Protected				0.950						0.950		
Satd. Flow (prot)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Flt Permitted				0.950						0.950		
Satd. Flow (perm)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			231									86
Link Speed (mph)		30			50			30			30	
Link Distance (ft)		1055			1869			697			1230	
Travel Time (s)		24.0			25.5			15.8			28.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	2052	1683	939	3004	0	0	0	0	303	0	318
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	2052	1683	939	3004	0	0	0	0	303	0	318
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors		2	1	1	2					1		1
Detector Template		Thru	Right	Left	Thru					Left		Right
Leading Detector (ft)		100	20	20	100					20		20
Trailing Detector (ft)		0	0	0	0					0		0
Detector 1 Position(ft)		0	0	0	0					0		0
Detector 1 Size(ft)		6	20	20	6					20		20
Detector 1 Type		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex					Cl+Ex		Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Queue (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Delay (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 2 Position(ft)		94			94							
Detector 2 Size(ft)		6			6							
Detector 2 Type		Cl+Ex			Cl+Ex							
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0							
Turn Type		NA	Perm	Prot	NA					Prot		Prot
Protected Phases		6		5	2					3		3
Permitted Phases			6									

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase		6	6	5	2					3		3
Switch Phase												
Minimum Initial (s)		5.0	5.0	5.0	5.0					5.0		5.0
Minimum Split (s)		25.4	25.4	12.4	25.4					14.5		14.5
Total Split (s)		85.0	85.0	48.0	133.0					17.0		17.0
Total Split (%)		56.7%	56.7%	32.0%	88.7%					11.3%		11.3%
Maximum Green (s)		77.6	77.6	40.6	125.6					10.5		10.5
Yellow Time (s)		5.1	5.1	5.1	5.1					4.0		4.0
All-Red Time (s)		2.3	2.3	2.3	2.3					2.5		2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0					0.0		0.0
Total Lost Time (s)		7.4	7.4	7.4	7.4					6.5		6.5
Lead/Lag		Lag	Lag	Lead								
Lead-Lag Optimize?		Yes	Yes	Yes								
Vehicle Extension (s)		3.0	3.0	3.0	3.0					3.0		3.0
Recall Mode		C-Max	C-Max	None	C-Max					None		None
Walk Time (s)		7.0	7.0		7.0							
Flash Dont Walk (s)		11.0	11.0		11.0							
Pedestrian Calls (#/hr)		0	0		0							
Act Effct Green (s)		77.6	77.6	40.6	125.6					10.5		10.5
Actuated g/C Ratio		0.52	0.52	0.27	0.84					0.07		0.07
v/c Ratio		0.78	1.81	1.96	0.71					1.26		1.16
Control Delay		21.8	385.5	468.9	6.0					200.4		145.7
Queue Delay		0.0	0.1	0.0	0.0					0.0		0.0
Total Delay		21.8	385.7	468.9	6.0					200.4		145.7
LOS		C	F	F	A					F		F
Approach Delay		185.8			116.2						172.4	
Approach LOS		F			F						F	

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:WBTU and 6:EBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.96
Intersection Signal Delay: 151.7 Intersection LOS: F
Intersection Capacity Utilization 156.1% ICU Level of Service H
Analysis Period (min) 15

Splits and Phases: 4: I-75 SB Ramp & Daniels Pkwy

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑	↱	↰	↑↑↑					↰↰		↱↱
Traffic Volume (vph)	0	3795	613	525	2858	0	0	0	0	241	0	484
Future Volume (vph)	0	3795	613	525	2858	0	0	0	0	241	0	484
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	1000		0	0		0	0		0
Storage Lanes	0		1	1		0	0		0	2		2
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	0.88
Frt			0.850									0.850
Flt Protected				0.950						0.950		
Satd. Flow (prot)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Flt Permitted				0.950						0.950		
Satd. Flow (perm)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			267									89
Link Speed (mph)		30			50			30			30	
Link Distance (ft)		1055			1869			697			1230	
Travel Time (s)		24.0			25.5			15.8			28.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	4125	666	571	3107	0	0	0	0	262	0	526
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	4125	666	571	3107	0	0	0	0	262	0	526
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors		2	1	1	2					1		1
Detector Template		Thru	Right	Left	Thru					Left		Right
Leading Detector (ft)		100	20	20	100					20		20
Trailing Detector (ft)		0	0	0	0					0		0
Detector 1 Position(ft)		0	0	0	0					0		0
Detector 1 Size(ft)		6	20	20	6					20		20
Detector 1 Type		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex					Cl+Ex		Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Queue (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Delay (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 2 Position(ft)		94			94							
Detector 2 Size(ft)		6			6							
Detector 2 Type		Cl+Ex			Cl+Ex							
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0							
Turn Type		NA	Perm	Prot	NA					Prot		Prot
Protected Phases		6		5	2					3		3
Permitted Phases			6									

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase		6	6	5	2					3		3
Switch Phase												
Minimum Initial (s)		5.0	5.0	5.0	5.0					5.0		5.0
Minimum Split (s)		25.4	25.4	12.4	25.4					14.5		14.5
Total Split (s)		87.0	87.0	35.0	122.0					23.0		23.0
Total Split (%)		60.0%	60.0%	24.1%	84.1%					15.9%		15.9%
Maximum Green (s)		79.6	79.6	27.6	114.6					16.5		16.5
Yellow Time (s)		5.1	5.1	5.1	5.1					4.0		4.0
All-Red Time (s)		2.3	2.3	2.3	2.3					2.5		2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0					0.0		0.0
Total Lost Time (s)		7.4	7.4	7.4	7.4					6.5		6.5
Lead/Lag		Lag	Lag	Lead								
Lead-Lag Optimize?		Yes	Yes	Yes								
Vehicle Extension (s)		3.0	3.0	3.0	3.0					3.0		3.0
Recall Mode		C-Max	C-Max	None	C-Max					None		None
Walk Time (s)		7.0	7.0		7.0							
Flash Dont Walk (s)		11.0	11.0		11.0							
Pedestrian Calls (#/hr)		0	0		0							
Act Effct Green (s)		79.6	79.6	27.6	114.6					16.5		16.5
Actuated g/C Ratio		0.55	0.55	0.19	0.79					0.11		0.11
v/c Ratio		1.48	0.67	1.70	0.77					0.67		1.33
Control Delay		235.7	6.5	362.1	9.9					70.9		203.6
Queue Delay		0.0	0.0	0.0	0.0					0.0		0.0
Total Delay		235.7	6.5	362.1	9.9					70.9		203.6
LOS		F	A	F	A					E		F
Approach Delay		203.8			64.6						159.5	
Approach LOS		F			E						F	

Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 145
Offset: 0 (0%), Referenced to phase 2:WBTU and 6:EBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.70
Intersection Signal Delay: 144.7 Intersection LOS: F
Intersection Capacity Utilization 125.0% ICU Level of Service H
Analysis Period (min) 15

Splits and Phases: 4: I-75 SB Ramp & Daniels Pkwy

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑	↱	↰	↑↑↑					↰↰		↱↱
Traffic Volume (vph)	0	1903	1578	864	2770	0	0	0	0	279	0	299
Future Volume (vph)	0	1903	1578	864	2770	0	0	0	0	279	0	299
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	1000		0	0		0	0		0
Storage Lanes	0		1	1		0	0		0	2		2
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	0.88
Frt			0.850									0.850
Flt Protected				0.950						0.950		
Satd. Flow (prot)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Flt Permitted				0.950						0.950		
Satd. Flow (perm)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			231									86
Link Speed (mph)		30			50			30			30	
Link Distance (ft)		1055			1869			697			1230	
Travel Time (s)		24.0			25.5			15.8			28.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	2068	1715	939	3011	0	0	0	0	303	0	325
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	2068	1715	939	3011	0	0	0	0	303	0	325
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors		2	1	1	2					1		1
Detector Template		Thru	Right	Left	Thru					Left		Right
Leading Detector (ft)		100	20	20	100					20		20
Trailing Detector (ft)		0	0	0	0					0		0
Detector 1 Position(ft)		0	0	0	0					0		0
Detector 1 Size(ft)		6	20	20	6					20		20
Detector 1 Type		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex					Cl+Ex		Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Queue (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Delay (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 2 Position(ft)		94			94							
Detector 2 Size(ft)		6			6							
Detector 2 Type		Cl+Ex			Cl+Ex							
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0							
Turn Type		NA	Perm	Prot	NA					Prot		Prot
Protected Phases		6		5	2					3		3
Permitted Phases			6									

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase		6	6	5	2					3		3
Switch Phase												
Minimum Initial (s)		5.0	5.0	5.0	5.0					5.0		5.0
Minimum Split (s)		25.4	25.4	12.4	25.4					14.5		14.5
Total Split (s)		85.0	85.0	48.0	133.0					17.0		17.0
Total Split (%)		56.7%	56.7%	32.0%	88.7%					11.3%		11.3%
Maximum Green (s)		77.6	77.6	40.6	125.6					10.5		10.5
Yellow Time (s)		5.1	5.1	5.1	5.1					4.0		4.0
All-Red Time (s)		2.3	2.3	2.3	2.3					2.5		2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0					0.0		0.0
Total Lost Time (s)		7.4	7.4	7.4	7.4					6.5		6.5
Lead/Lag		Lag	Lag	Lead								
Lead-Lag Optimize?		Yes	Yes	Yes								
Vehicle Extension (s)		3.0	3.0	3.0	3.0					3.0		3.0
Recall Mode		C-Max	C-Max	None	C-Max					None		None
Walk Time (s)		7.0	7.0		7.0							
Flash Dont Walk (s)		11.0	11.0		11.0							
Pedestrian Calls (#/hr)		0	0		0							
Act Effct Green (s)		77.6	77.6	40.6	125.6					10.5		10.5
Actuated g/C Ratio		0.52	0.52	0.27	0.84					0.07		0.07
v/c Ratio		0.79	1.84	1.96	0.71					1.26		1.18
Control Delay		24.5	402.5	468.9	6.0					200.4		154.4
Queue Delay		0.0	0.1	0.0	0.0					0.0		0.0
Total Delay		24.5	402.6	468.9	6.0					200.4		154.4
LOS		C	F	F	A					F		F
Approach Delay		195.9			116.0						176.6	
Approach LOS		F			F						F	

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:WBTU and 6:EBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.96
Intersection Signal Delay: 156.7 Intersection LOS: F
Intersection Capacity Utilization 157.9% ICU Level of Service H
Analysis Period (min) 15

Splits and Phases: 4: I-75 SB Ramp & Daniels Pkwy

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↑	↱	↰	↑↑↑					↰↰		↱↱
Traffic Volume (vph)	0	3805	624	525	2888	0	0	0	0	241	0	499
Future Volume (vph)	0	3805	624	525	2888	0	0	0	0	241	0	499
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	1000		0	0		0	0		0
Storage Lanes	0		1	1		0	0		0	2		2
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.91	1.00	1.00	0.91	1.00	1.00	1.00	1.00	0.97	1.00	0.88
Frt			0.850									0.850
Flt Protected				0.950						0.950		
Satd. Flow (prot)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Flt Permitted				0.950						0.950		
Satd. Flow (perm)	0	5085	1583	1770	5085	0	0	0	0	3433	0	2787
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			271									89
Link Speed (mph)		30			50			30			30	
Link Distance (ft)		1055			1869			697			1230	
Travel Time (s)		24.0			25.5			15.8			28.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	4136	678	571	3139	0	0	0	0	262	0	542
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	4136	678	571	3139	0	0	0	0	262	0	542
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors		2	1	1	2					1		1
Detector Template		Thru	Right	Left	Thru					Left		Right
Leading Detector (ft)		100	20	20	100					20		20
Trailing Detector (ft)		0	0	0	0					0		0
Detector 1 Position(ft)		0	0	0	0					0		0
Detector 1 Size(ft)		6	20	20	6					20		20
Detector 1 Type		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex					Cl+Ex		Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Queue (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 1 Delay (s)		0.0	0.0	0.0	0.0					0.0		0.0
Detector 2 Position(ft)		94			94							
Detector 2 Size(ft)		6			6							
Detector 2 Type		Cl+Ex			Cl+Ex							
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0							
Turn Type		NA	Perm	Prot	NA					Prot		Prot
Protected Phases		6		5	2					3		3
Permitted Phases			6									

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase		6	6	5	2					3		3
Switch Phase												
Minimum Initial (s)		5.0	5.0	5.0	5.0					5.0		5.0
Minimum Split (s)		25.4	25.4	12.4	25.4					14.5		14.5
Total Split (s)		87.0	87.0	35.0	122.0					23.0		23.0
Total Split (%)		60.0%	60.0%	24.1%	84.1%					15.9%		15.9%
Maximum Green (s)		79.6	79.6	27.6	114.6					16.5		16.5
Yellow Time (s)		5.1	5.1	5.1	5.1					4.0		4.0
All-Red Time (s)		2.3	2.3	2.3	2.3					2.5		2.5
Lost Time Adjust (s)		0.0	0.0	0.0	0.0					0.0		0.0
Total Lost Time (s)		7.4	7.4	7.4	7.4					6.5		6.5
Lead/Lag		Lag	Lag	Lead								
Lead-Lag Optimize?		Yes	Yes	Yes								
Vehicle Extension (s)		3.0	3.0	3.0	3.0					3.0		3.0
Recall Mode		C-Max	C-Max	None	C-Max					None		None
Walk Time (s)		7.0	7.0		7.0							
Flash Dont Walk (s)		11.0	11.0		11.0							
Pedestrian Calls (#/hr)		0	0		0							
Act Effct Green (s)		79.6	79.6	27.6	114.6					16.5		16.5
Actuated g/C Ratio		0.55	0.55	0.19	0.79					0.11		0.11
v/c Ratio		1.48	0.68	1.70	0.78					0.67		1.37
Control Delay		237.7	7.2	362.1	10.1					70.9		219.7
Queue Delay		0.0	0.0	0.0	0.0					0.0		0.0
Total Delay		237.7	7.2	362.1	10.1					70.9		219.7
LOS		F	A	F	B					E		F
Approach Delay		205.3			64.3						171.2	
Approach LOS		F			E						F	

Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 145
Offset: 0 (0%), Referenced to phase 2:WBTU and 6:EBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.70
Intersection Signal Delay: 146.3 Intersection LOS: F
Intersection Capacity Utilization 125.1% ICU Level of Service H
Analysis Period (min) 15

Splits and Phases: 4: I-75 SB Ramp & Daniels Pkwy

THREE OAKS PARKWAY

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DANIELS TOWN CENTER ACCESS

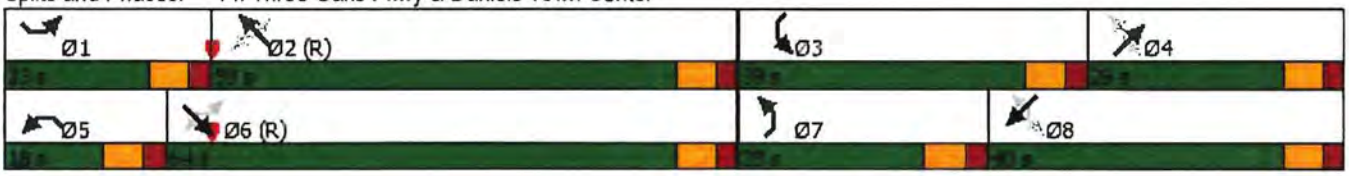
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	34	332	54	27	354	26	40	0	16	104	0	312
Future Volume (vph)	34	332	54	27	354	26	40	0	16	104	0	312
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	450		400	450		400	200		0	200		0
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.428			0.536			0.757			0.574		
Satd. Flow (perm)	797	3539	1583	998	3539	1583	1410	1863	1583	1069	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			182			182			524			522
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		392			1222			646			802	
Travel Time (s)		8.9			27.8			14.7			18.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	37	361	59	29	385	28	43	0	17	113	0	339
Shared Lane Traffic (%)												
Lane Group Flow (vph)	37	361	59	29	385	28	43	0	17	113	0	339
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt		Perm	pm+pt		Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases	6		6	2		2	4		4	8		8
Minimum Split (s)	12.0	25.0	25.0	12.0	29.0	29.0	12.0	25.0	25.0	12.0	25.0	25.0
Total Split (s)	23.0	64.0	64.0	18.0	59.0	59.0	28.0	29.0	29.0	39.0	40.0	40.0
Total Split (%)	15.3%	42.7%	42.7%	12.0%	39.3%	39.3%	18.7%	19.3%	19.3%	26.0%	26.7%	26.7%
Maximum Green (s)	16.0	57.0	57.0	11.0	52.0	52.0	21.0	22.0	22.0	32.0	33.0	33.0
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	73.0	57.0	57.0	63.0	52.0	52.0	43.0		22.0	61.0		33.0
Actuated g/C Ratio	0.49	0.38	0.38	0.42	0.35	0.35	0.29		0.15	0.41		0.22
v/c Ratio	0.08	0.27	0.08	0.06	0.31	0.04	0.09		0.03	0.19		0.45

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Control Delay	19.7	32.8	0.2	20.0	36.8	0.1	28.9		0.1	29.3		1.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0
Total Delay	19.7	32.8	0.2	20.0	36.8	0.1	28.9		0.1	29.3		1.9
LOS	B	C	A	B	D	A	C		A	C		A
Approach Delay		27.5			33.4			20.7			8.8	
Approach LOS		C			C			C			A	

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Offset: 0 (0%), Referenced to phase 2:NWTL and 6:SETL, Start of Green
Natural Cycle: 80
Control Type: Pretimed
Maximum v/c Ratio: 0.45
Intersection Signal Delay: 23.1 Intersection LOS: C
Intersection Capacity Utilization 50.8% ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 14: Three Oaks Pkwy & Daniels Town Center



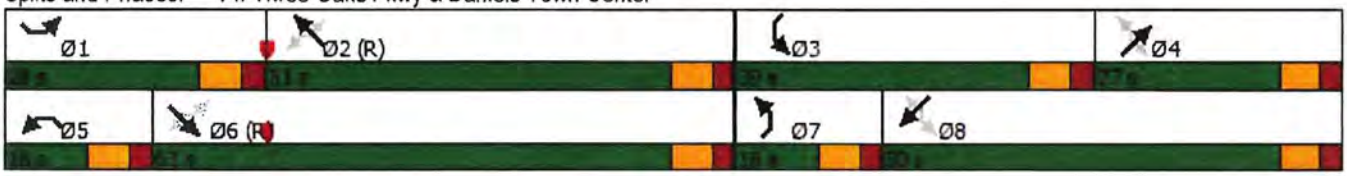
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Volume (vph)	122	308	106	40	407	56	101	0	37	43	0	125
Future Volume (vph)	122	308	106	40	407	56	101	0	37	43	0	125
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	450		400	450		400	200		0	200		0
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.350			0.550			0.757			0.561		
Satd. Flow (perm)	652	3539	1583	1025	3539	1583	1410	1863	1583	1045	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			188			241			602			398
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		392			1222			646			802	
Travel Time (s)		8.9			27.8			14.7			18.2	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	133	335	115	43	442	61	110	0	40	47	0	136
Shared Lane Traffic (%)												
Lane Group Flow (vph)	133	335	115	43	442	61	110	0	40	47	0	136
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt		Perm	pm+pt		Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases	6		6	2		2	4		4	8		8
Minimum Split (s)	12.0	25.0	25.0	12.0	25.0	25.0	12.0	25.0	25.0	12.0	25.0	25.0
Total Split (s)	28.0	63.0	63.0	16.0	51.0	51.0	16.0	27.0	27.0	39.0	50.0	50.0
Total Split (%)	19.3%	43.4%	43.4%	11.0%	35.2%	35.2%	11.0%	18.6%	18.6%	26.9%	34.5%	34.5%
Maximum Green (s)	21.0	56.0	56.0	9.0	44.0	44.0	9.0	20.0	20.0	32.0	43.0	43.0
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	72.0	56.0	56.0	53.0	44.0	44.0	29.0		20.0	59.0		43.0
Actuated g/C Ratio	0.50	0.39	0.39	0.37	0.30	0.30	0.20		0.14	0.41		0.30
v/c Ratio	0.27	0.25	0.16	0.10	0.41	0.09	0.36		0.05	0.08		0.18

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Control Delay	21.5	30.8	0.5	20.8	41.6	0.3	34.6		0.1	26.7		0.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0
Total Delay	21.5	30.8	0.5	20.8	41.6	0.3	34.6		0.1	26.7		0.5
LOS	C	C	A	C	D	A	C		A	C		A
Approach Delay		22.7			35.4			25.4			7.3	
Approach LOS		C			D			C			A	

Intersection Summary

Area Type: Other
Cycle Length: 145
Actuated Cycle Length: 145
Offset: 0 (0%), Referenced to phase 2:NWTL and 6:SETL, Start of Green
Natural Cycle: 75
Control Type: Pretimed
Maximum v/c Ratio: 0.41
Intersection Signal Delay: 25.8 Intersection LOS: C
Intersection Capacity Utilization 47.8% ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 14: Three Oaks Pkwy & Daniels Town Center



THREE OAKS PARKWAY EXTENSION

DESIGN PROJECT

TRAFFIC ANALYSIS REPORT

EXCERPTS

McCORMICK TAYLOR

THREE OAKS PARKWAY EXTENSION DESIGN PROJECT

TRAFFIC ANALYSIS REPORT

April 2020

Prepared by:

McCORMICK TAYLOR

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Prepared for:

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Southwest Florida

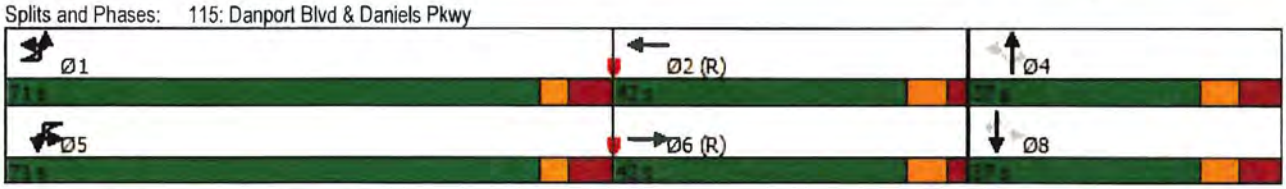
1500 Monroe Street
Fort Myers, FL 33901

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	69	1968	114	2511	30	11	125	132	5	99
Future Volume (vph)	69	1968	114	2511	30	11	125	132	5	99
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	1	6	5	2		4			8	
Permitted Phases					4	4	4	8	8	8
Detector Phase	1	6	5	2	4	4	4	8	8	8
Switch Phase										
Minimum Initial (s)	7.0	15.0	7.0	15.0	8.0	8.0	8.0	8.0	8.0	8.0
Minimum Split (s)	15.6	24.0	15.6	24.0	17.9	17.9	17.9	17.9	17.9	17.9
Total Split (s)	71.0	42.0	71.0	42.0	37.0	37.0	37.0	37.0	37.0	37.0
Total Split (%)	47.3%	28.0%	47.3%	28.0%	24.7%	24.7%	24.7%	24.7%	24.7%	24.7%
Yellow Time (s)	3.4	4.8	3.4	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	5.2	2.4	5.2	2.4	5.1	5.1	5.1	5.1	5.1	5.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.6	7.2	8.6	7.2	9.9	9.9	9.9	9.9	9.9	9.9
Lead/Lag	Lead	Lag	Lead	Lag						
Lead-Lag Optimize?										
Recall Mode	None	C-Max	None	C-Max	Max	Max	Max	None	None	None
Act Effct Green (s)	9.8	79.8	17.4	87.4	27.1	27.1	27.1	27.1	27.1	27.1
Actuated g/C Ratio	0.07	0.53	0.12	0.58	0.18	0.18	0.18	0.18	0.18	0.18
v/c Ratio	0.53	0.53	0.73	0.63	0.12	0.03	0.33	0.54	0.01	0.26
Control Delay	79.4	11.7	77.4	19.1	54.5	53.0	11.2	64.7	50.8	10.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	79.4	11.7	77.4	19.1	54.5	53.0	11.2	64.7	50.8	10.9
LOS	E	B	E	B	D	D	B	E	D	B
Approach Delay		15.5		22.2		21.8			41.8	
Approach LOS		B		C		C			D	

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 2 (1%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 70
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.73
Intersection Signal Delay: 20.4 — Intersection LOS: C
Intersection Capacity Utilization 86.8% — ICU Level of Service E
Analysis Period (min) 15

Splits and Phases: 115: Danport Blvd & Daniels Pkwy

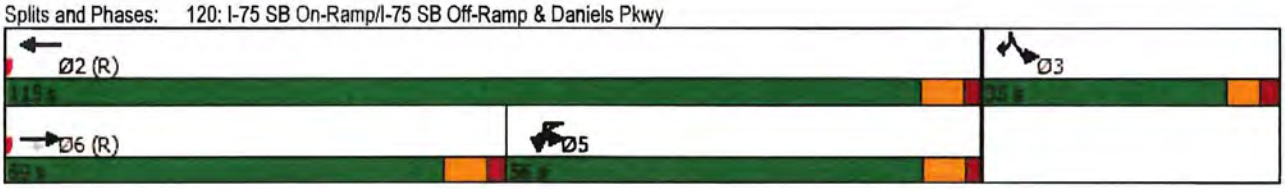


Lane Group	EBT	EBR	WBL	WBT	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	1929	332	573	2115	599	700
Future Volume (vph)	1929	332	573	2115	599	700
Turn Type	NA	Perm	Prot	NA	Prot	Prot
Protected Phases	6		5	2	3	3
Permitted Phases		6			3	
Detector Phase	6	6	5	2	3	3
Switch Phase						
Minimum Initial (s)	15.0	15.0	7.0	15.0	8.0	8.0
Minimum Split (s)	24.0	24.0	15.0	24.0	16.0	16.0
Total Split (s)	59.0	59.0	56.0	115.0	35.0	35.0
Total Split (%)	39.3%	39.3%	37.3%	76.7%	23.3%	23.3%
Yellow Time (s)	5.1	5.1	5.1	5.1	4.0	4.0
All-Red Time (s)	2.3	2.3	2.0	2.3	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.4	7.4	7.1	7.4	6.5	6.5
Lead/Lag	Lead	Lead	Lag			
Lead-Lag Optimize?						
Recall Mode	C-Max	C-Max	None	C-Max	None	None
Act Effct Green (s)	51.6	51.6	48.9	107.6	28.5	28.5
Actuated g/C Ratio	0.34	0.34	0.33	0.72	0.19	0.19
v/c Ratio	1.04	0.50	1.09	0.54	0.96	1.13
Control Delay	57.0	7.1	110.1	7.5	87.1	124.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	57.0	7.1	110.1	7.5	87.1	124.0
LOS	E	A	F	A	F	F
Approach Delay	49.7			30.6		
Approach LOS	D			C		

Intersection Summary

Cycle Length: 150
Actuated Cycle Length: 150
Offset: 148 (99%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 150
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.13
Intersection Signal Delay: 53.2 — Intersection LOS: D
Intersection Capacity Utilization 101.5% — ICU Level of Service G
Analysis Period (min) 15

Splits and Phases: 120: I-75 SB On-Ramp/I-75 SB Off-Ramp & Daniels Pkwy



Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	83	2705	61	2638	32	15	149	168	20	99
Future Volume (vph)	83	2705	61	2638	32	15	149	168	20	99
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases	1	6	5	2		4			8	
Permitted Phases					4	4	4	8	8	8
Detector Phase	1	6	5	2	4	4	4	8	8	8
Switch Phase										
Minimum Initial (s)	7.0	15.0	7.0	15.0	8.0	8.0	8.0	8.0	8.0	8.0
Minimum Split (s)	16.0	24.0	15.6	24.0	17.9	17.9	17.9	17.9	17.9	17.9
Total Split (s)	28.0	64.0	28.0	64.0	38.0	38.0	38.0	38.0	38.0	38.0
Total Split (%)	21.5%	49.2%	21.5%	49.2%	29.2%	29.2%	29.2%	29.2%	29.2%	29.2%
Yellow Time (s)	3.4	4.8	3.4	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	5.2	2.4	5.2	2.4	5.1	5.1	5.1	5.1	5.1	5.1
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.6	7.2	8.6	7.2	9.9	9.9	9.9	9.9	9.9	9.9
Lead/Lag	Lead	Lag	Lead	Lag						
Lead-Lag Optimize?										
Recall Mode	None	C-Max	None	C-Max	Max	Max	Max	None	None	None
Act Effct Green (s)	9.3	64.3	11.9	66.9	28.1	28.1	28.1	28.1	28.1	28.1
Actuated g/C Ratio	0.07	0.49	0.09	0.51	0.22	0.22	0.22	0.22	0.22	0.22
v/c Ratio	0.51	0.78	0.63	0.75	0.11	0.04	0.33	0.56	0.05	0.24
Control Delay	75.1	8.1	69.2	22.2	42.4	41.1	8.3	53.5	41.0	8.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	75.1	8.1	69.2	22.2	42.4	41.1	8.3	53.5	41.0	8.4
LOS	E	A	E	C	D	D	A	D	D	A
Approach Delay		11.0		23.8		16.4			37.1	
Approach LOS		B		C		B			D	

Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 130
Offset: 112 (86%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 0.78
Intersection Signal Delay: 18.3 — Intersection LOS: B
Intersection Capacity Utilization 93.1% — ICU Level of Service F
Analysis Period (min) 15

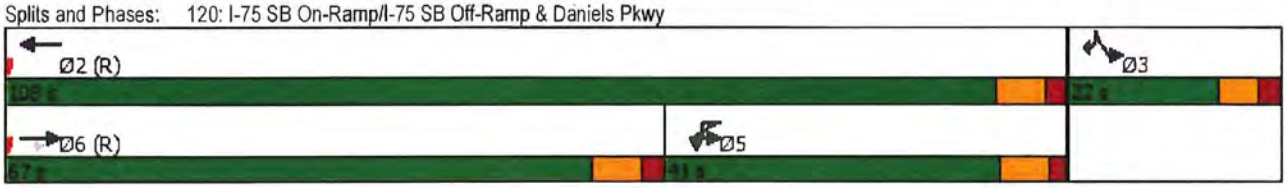
Splits and Phases: 115: Danport Blvd & Daniels Pkwy

Lane Group	EBT	EBR	WBL	WBT	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	2608	452	472	2396	237	514
Future Volume (vph)	2608	452	472	2396	237	514
Turn Type	NA	Perm	Prot	NA	Prot	Prot
Protected Phases	6		5	2	3	3
Permitted Phases		6			3	
Detector Phase	6	6	5	2	3	3
Switch Phase						
Minimum Initial (s)	15.0	15.0	7.0	15.0	8.0	8.0
Minimum Split (s)	24.0	24.0	15.0	24.0	16.0	16.0
Total Split (s)	67.0	67.0	41.0	108.0	22.0	22.0
Total Split (%)	51.5%	51.5%	31.5%	83.1%	16.9%	16.9%
Yellow Time (s)	5.1	5.1	5.1	5.1	4.0	4.0
All-Red Time (s)	2.3	2.3	2.0	2.3	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.4	7.4	7.1	7.4	6.5	6.5
Lead/Lag	Lead	Lead	Lag			
Lead-Lag Optimize?						
Recall Mode	C-Max	C-Max	None	C-Max	None	None
Act Effct Green (s)	59.6	59.6	33.9	100.6	15.5	15.5
Actuated g/C Ratio	0.46	0.46	0.26	0.77	0.12	0.12
v/c Ratio	1.02	0.52	1.06	0.55	0.63	1.14
Control Delay	37.0	2.2	104.3	4.6	62.7	127.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	37.0	2.2	104.3	4.6	62.7	127.0
LOS	D	A	F	A	E	F
Approach Delay	31.8			21.2		
Approach LOS	C			C		

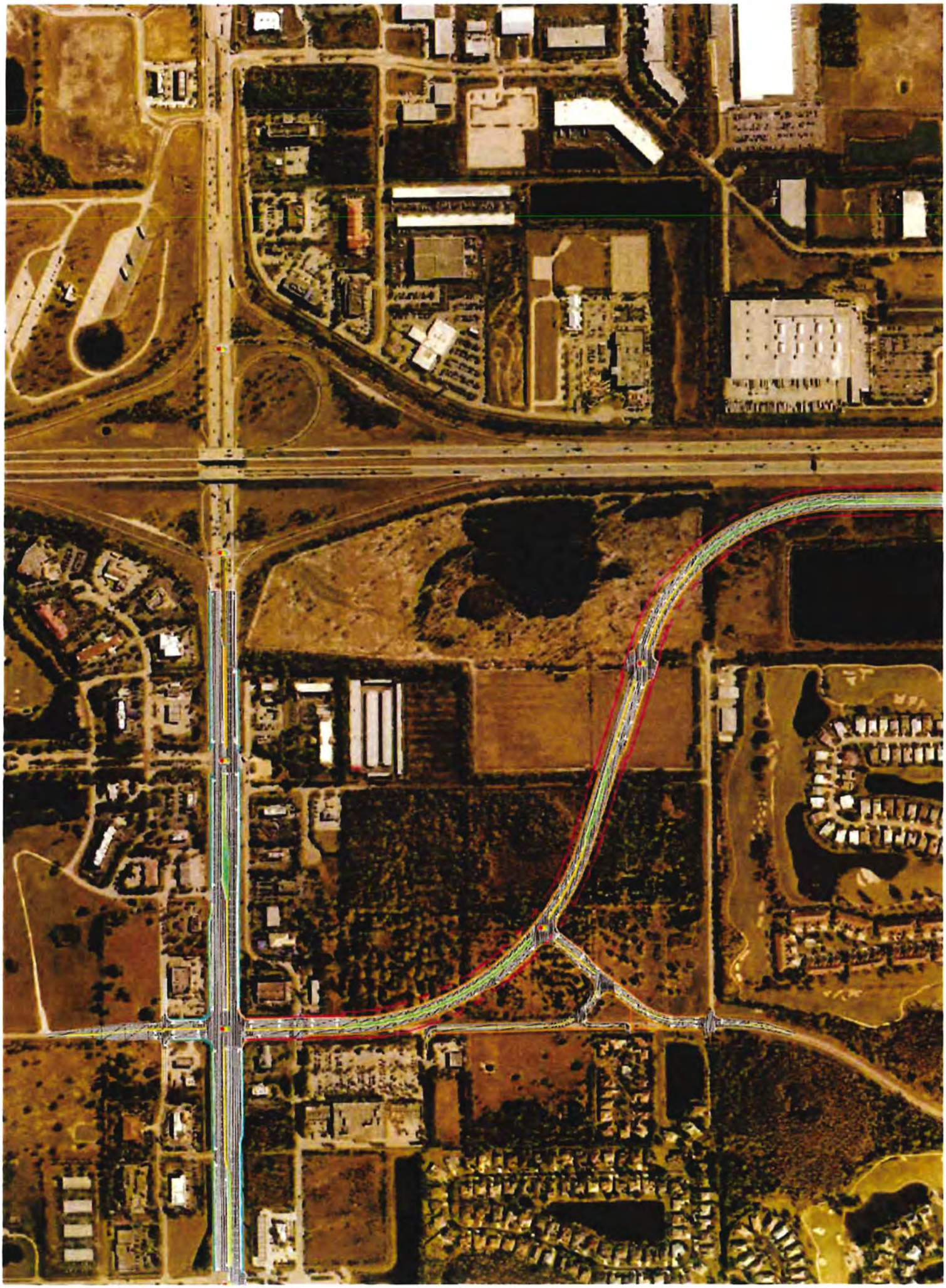
Intersection Summary

Cycle Length: 130
Actuated Cycle Length: 130
Offset: 128 (98%), Referenced to phase 2:WBT and 6:EBT, Start of Green
Natural Cycle: 130
Control Type: Actuated-Coordinated
Maximum v/c Ratio: 1.14
Intersection Signal Delay: 35.7 — Intersection LOS: D
Intersection Capacity Utilization 96.9% — ICU Level of Service F
Analysis Period (min) 15

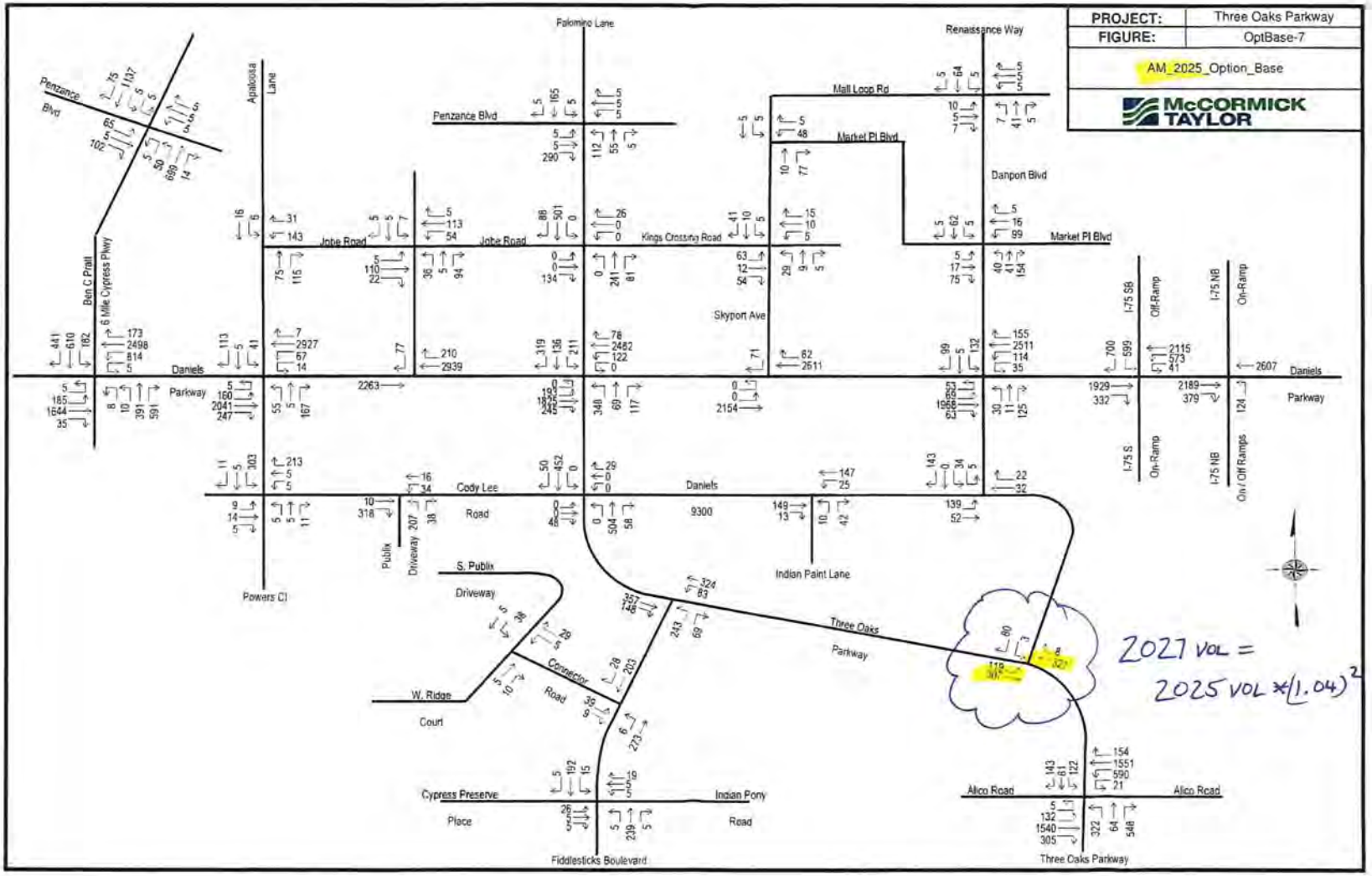
Splits and Phases: 120: I-75 SB On-Ramp/I-75 SB Off-Ramp & Daniels Pkwy

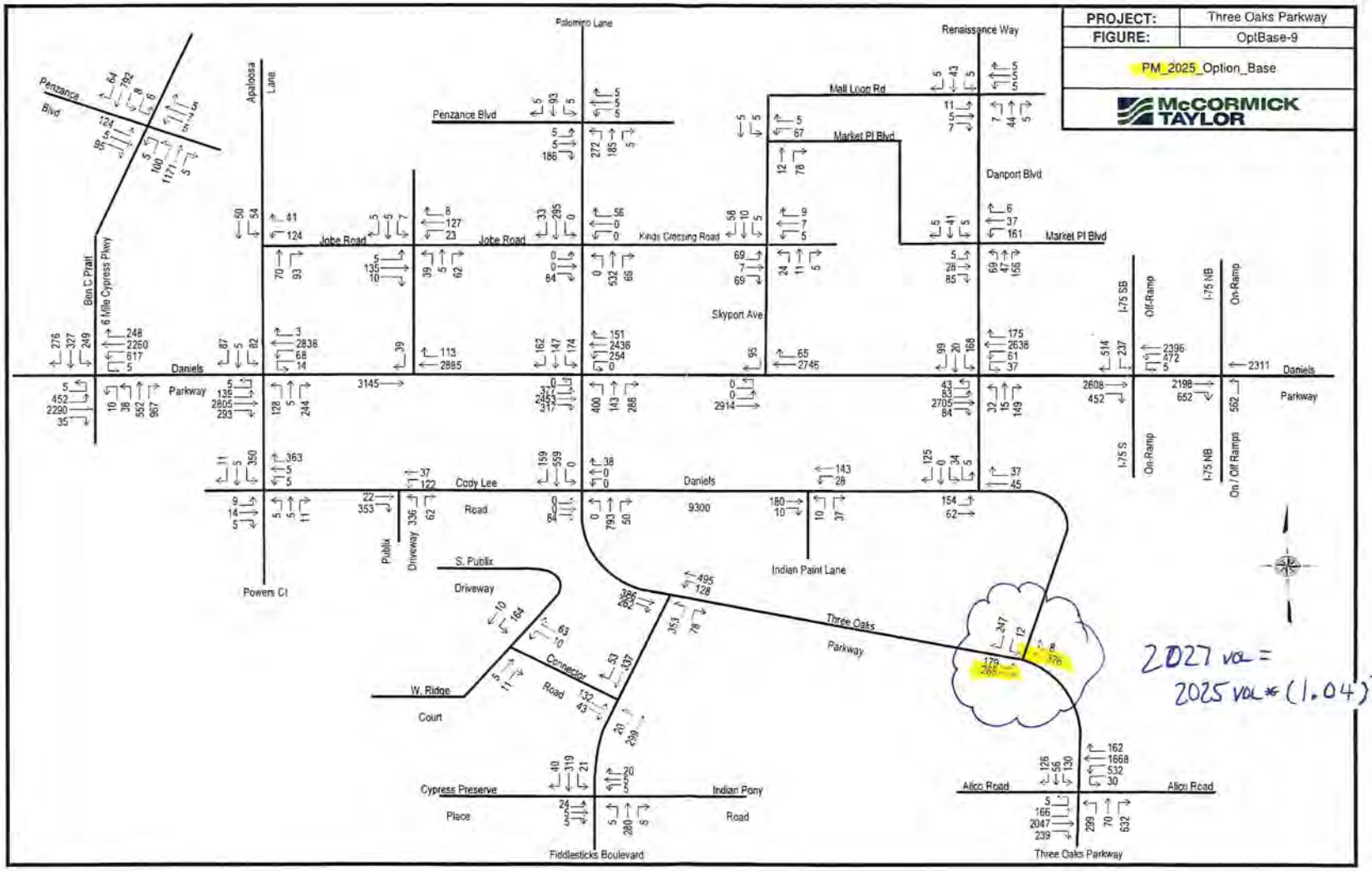


THRE OAKS PARKWAY ALIGNMENT



DEVELOPMENT OF FUTURE BACKGROUND THROUGH VOLUMES ON THREE OAKS PARKWAY


PROJECT: Three Oaks Parkway
FIGURE: OptBase-7
AM_2025_Option_Base
McCORMICK TAYLOR
Palomino Lane
Renaissance Way
Penzance Blvd
Apalousa Lane
Mall Loop Rd
Market Pl Blvd
Danport Blvd
Jobe Road
Kings Crossing Road
Skyport Ave
Ben C Pratt
6 Mile Cypress Pkwy
Daniels Parkway
I-75 SB Off-Ramp
I-75 NB On-Ramp
I-75 S On-Ramp
I-75 NB On / Off Ramps
Cody Lee Road
Powers Ct
Publix Driveway
S. Publix Driveway
Connector Road
W. Ridge Court
Indian Paint Lane
Three Oaks Parkway
Cypress Preserve Place
Indian Pony Road
Fiddlesticks Boulevard
Alico Road
2027 VOL =
2025 VOL * (1.04)^2


PROJECT: Three Oaks Parkway
FIGURE: OptBase-9
PM_2025_Option_Base
McCORMICK TAYLOR
Palomino Lane
Renaissance Way
Penzance Blvd
Mall Loop Rd
Market Pl Blvd
Danport Blvd
Apaloosa Lane
Jobe Road
Kings Crossing Road
Skyport Ave
Ben C Pratt 6 Mile Cypress Pkwy
Daniels Parkway
I-75 SB Off-Ramp
I-75 NB On-Ramp
I-75 S On-Ramp
I-75 NB On / Off Ramps
Cody Lee Road
Daniels 9300
Powers Ct
Publix Driveway
S. Publix Driveway
Indian Paint Lane
Three Oaks Parkway
W. Ridge Court
Connector Road
Cypress Preserve Place
Indian Pony Road
Fiddlesticks Boulevard
Alico Road
2027 vol =
2025 vol * (1.04)^2

TRIP GENERATION EQUATIONS

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

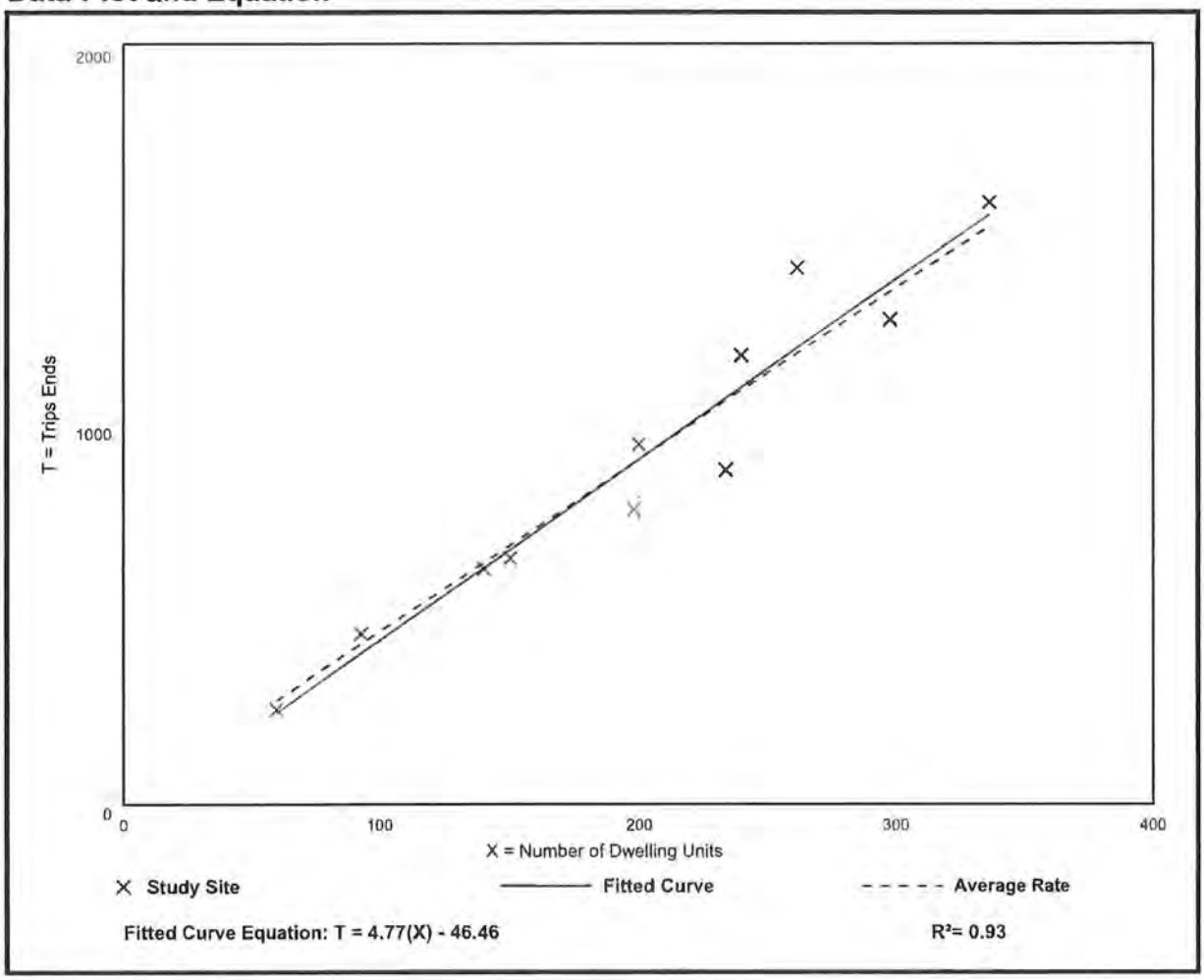
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

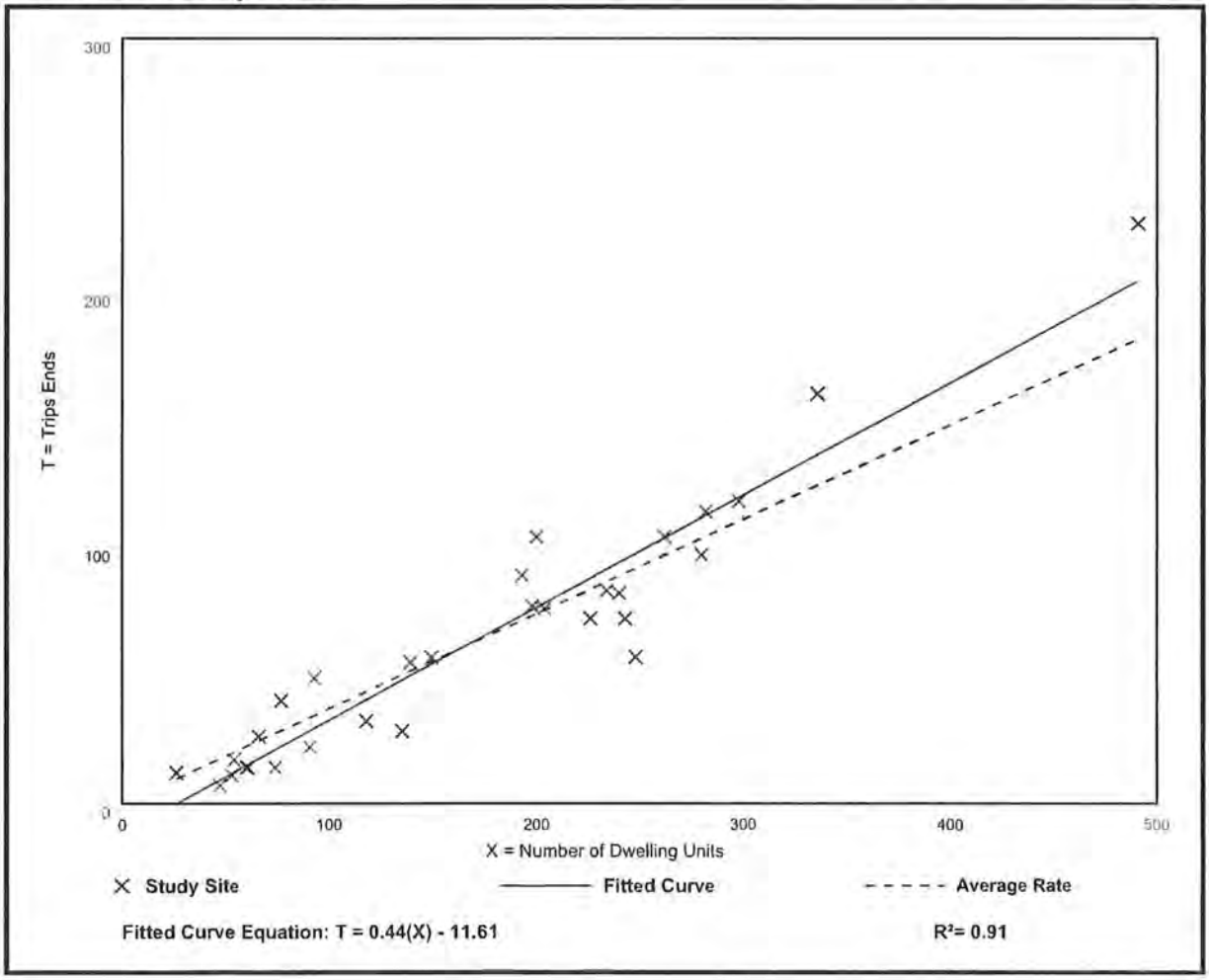
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Fitted Curve Equation: T = 0.44(X) - 11.61

R^2= 0.91

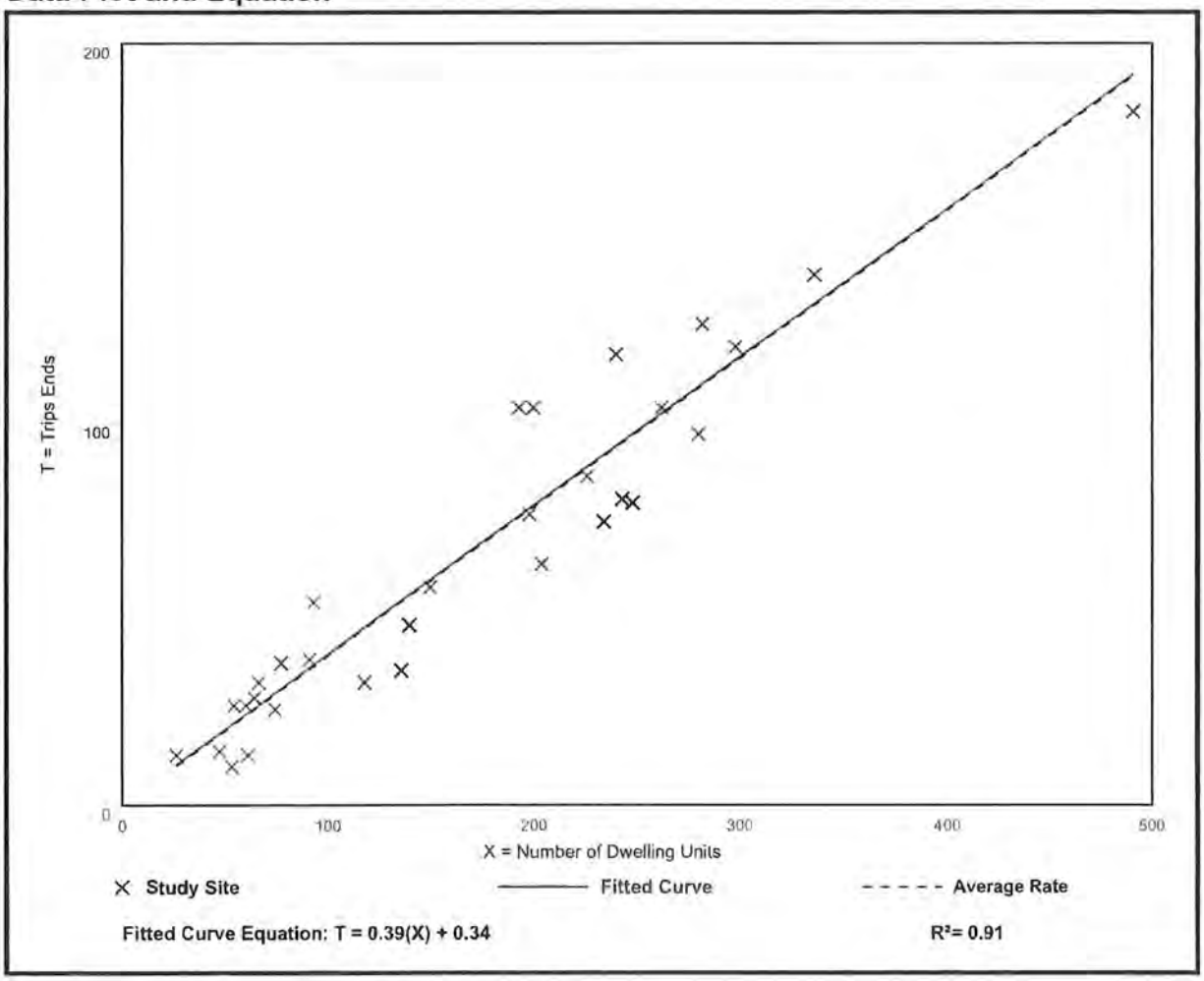
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Hotel
(310)

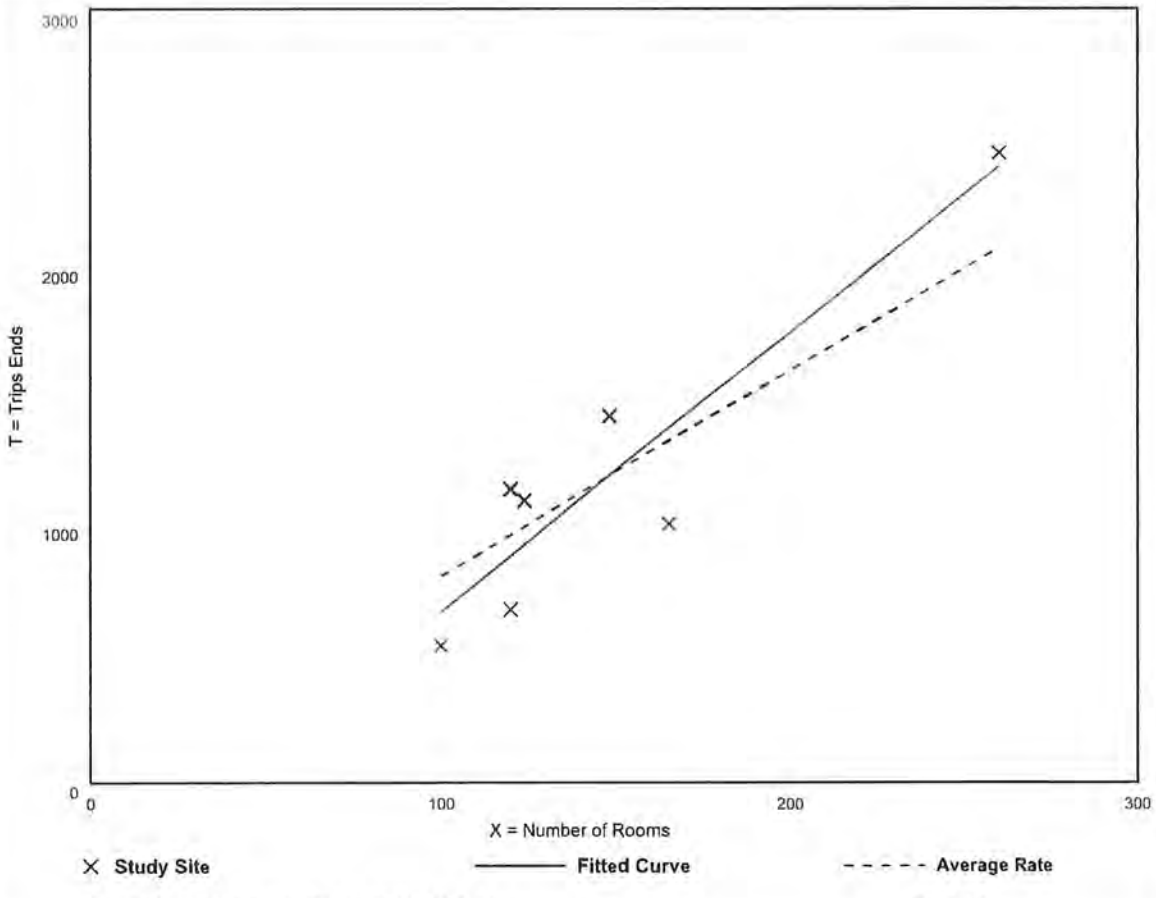
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



Fitted Curve Equation: T = 10.84(X) - 423.51

R^2= 0.85

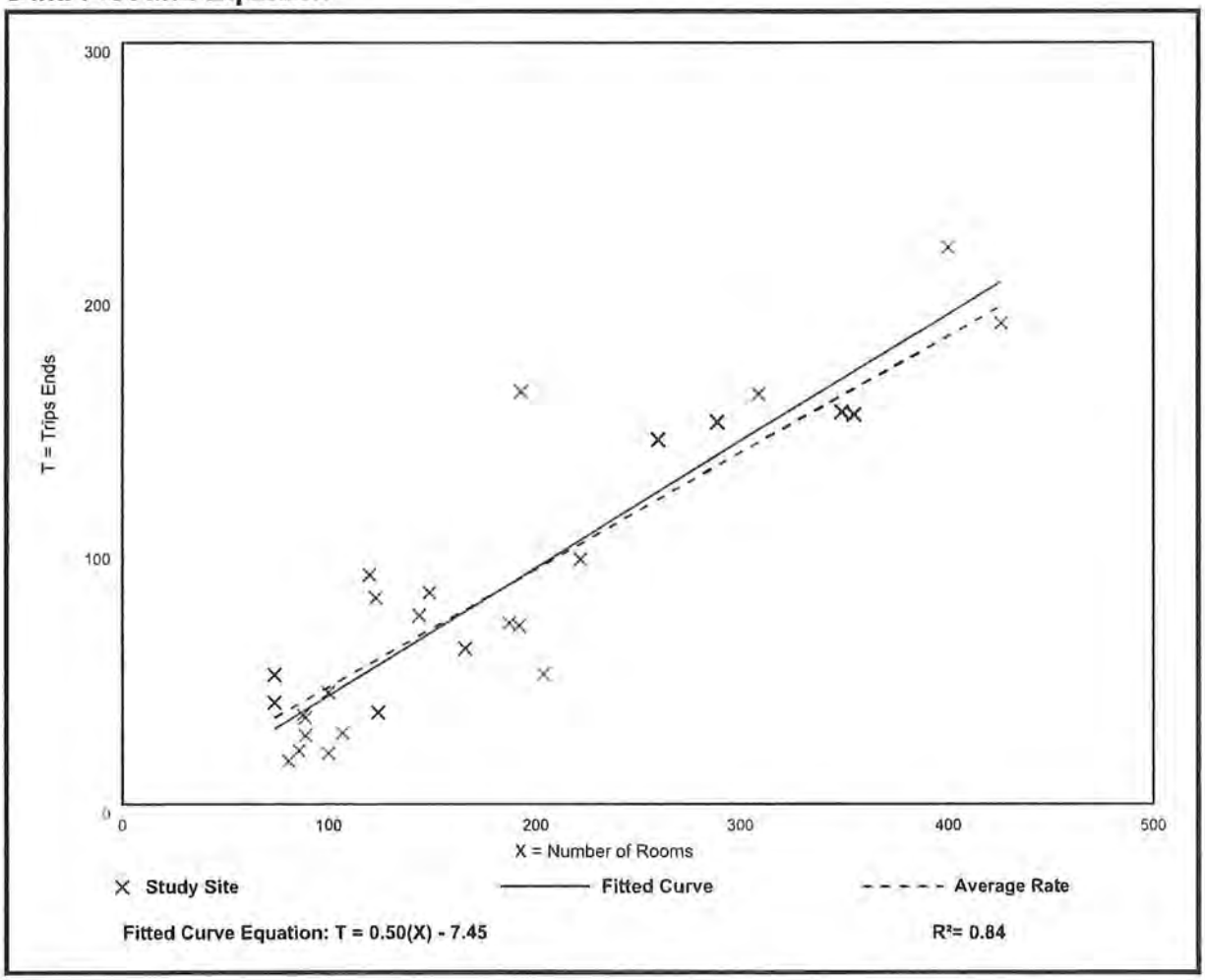
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Rooms: 182
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



Fitted Curve Equation: T = 0.50(X) - 7.45

R^2= 0.84

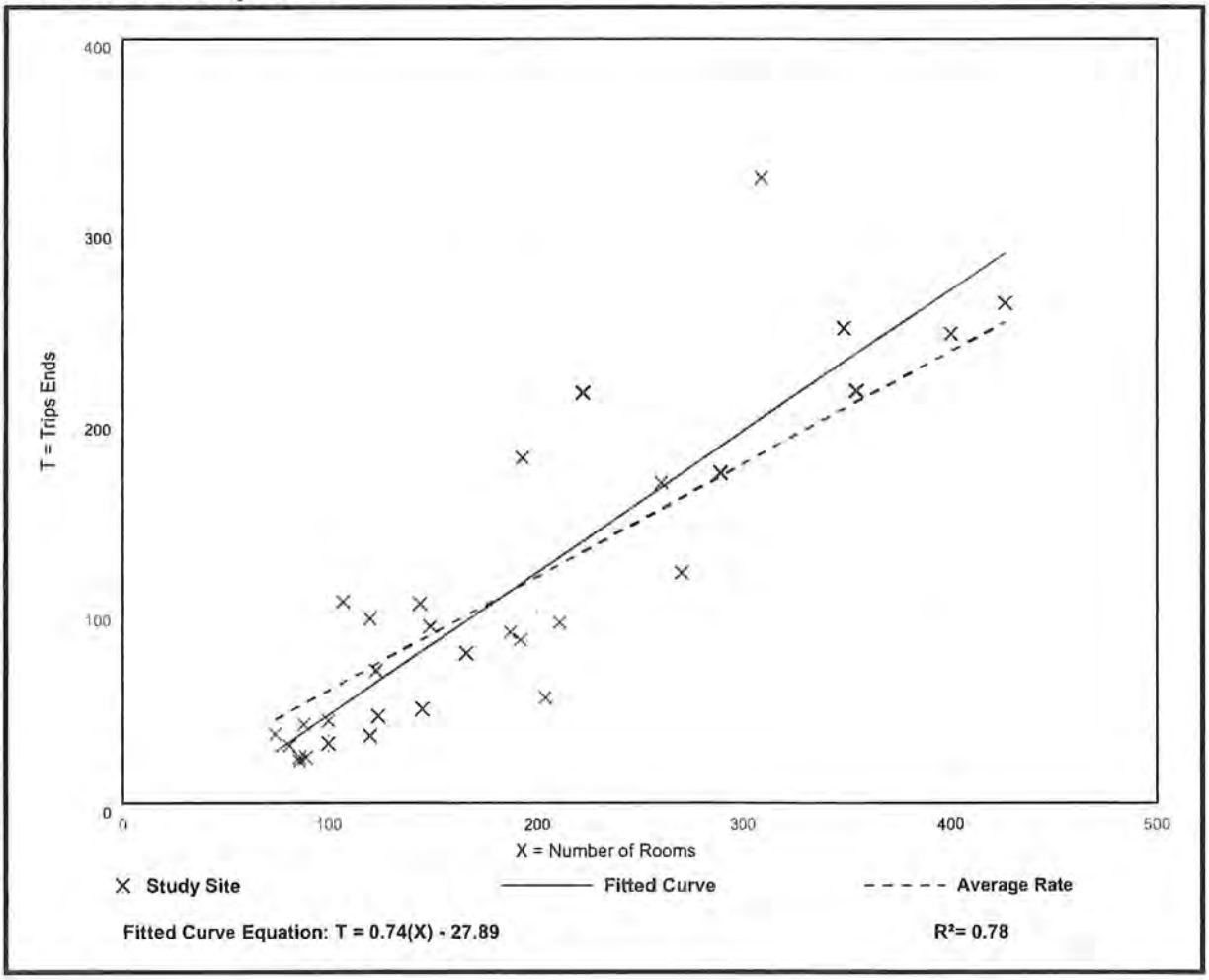
Hotel
(310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Rooms: 186
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Fitted Curve Equation: T = 0.74(X) - 27.89

R^2= 0.78

Strip Retail Plaza (<40k)
(822)

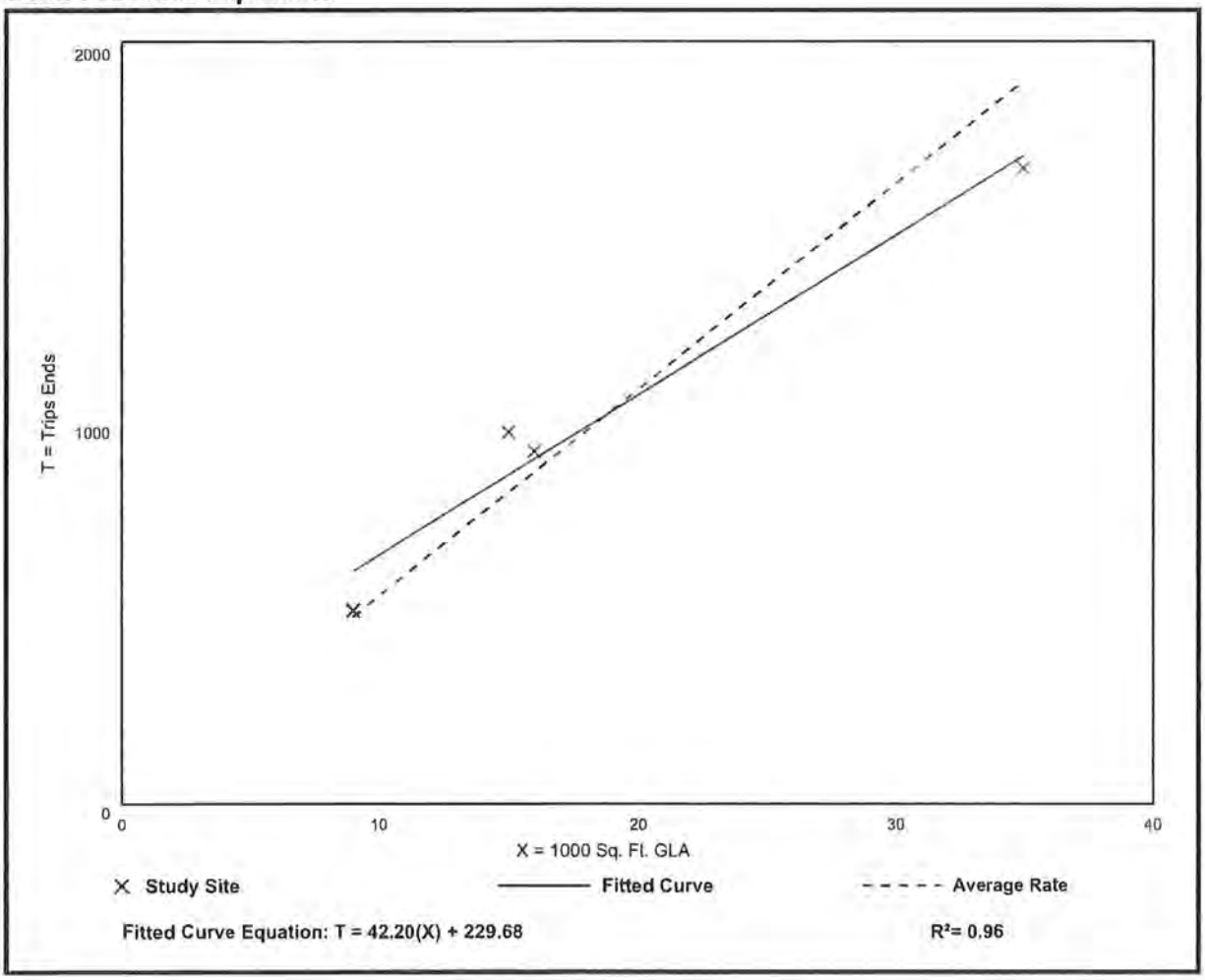
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

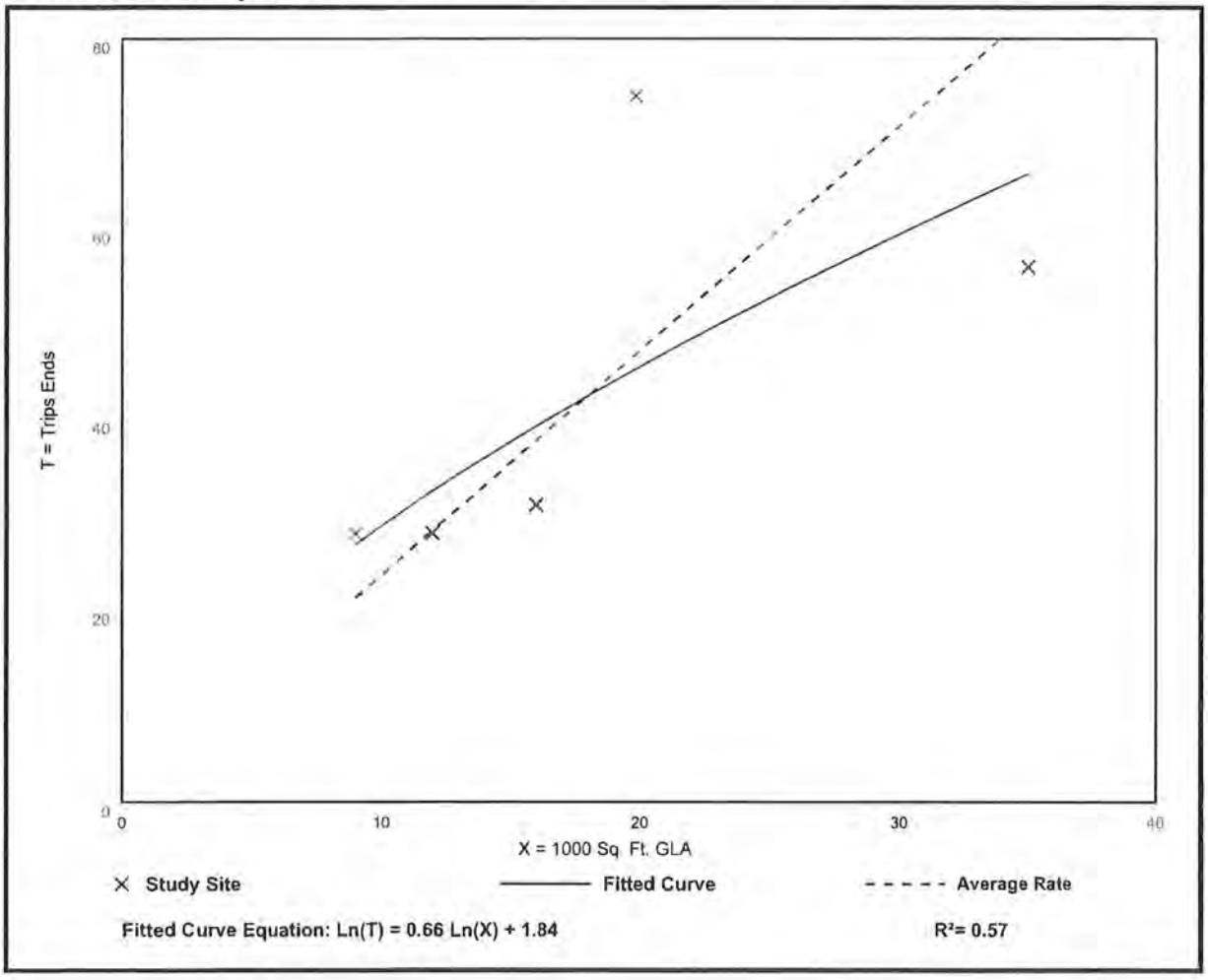
Strip Retail Plaza (<40k)
(822)

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: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

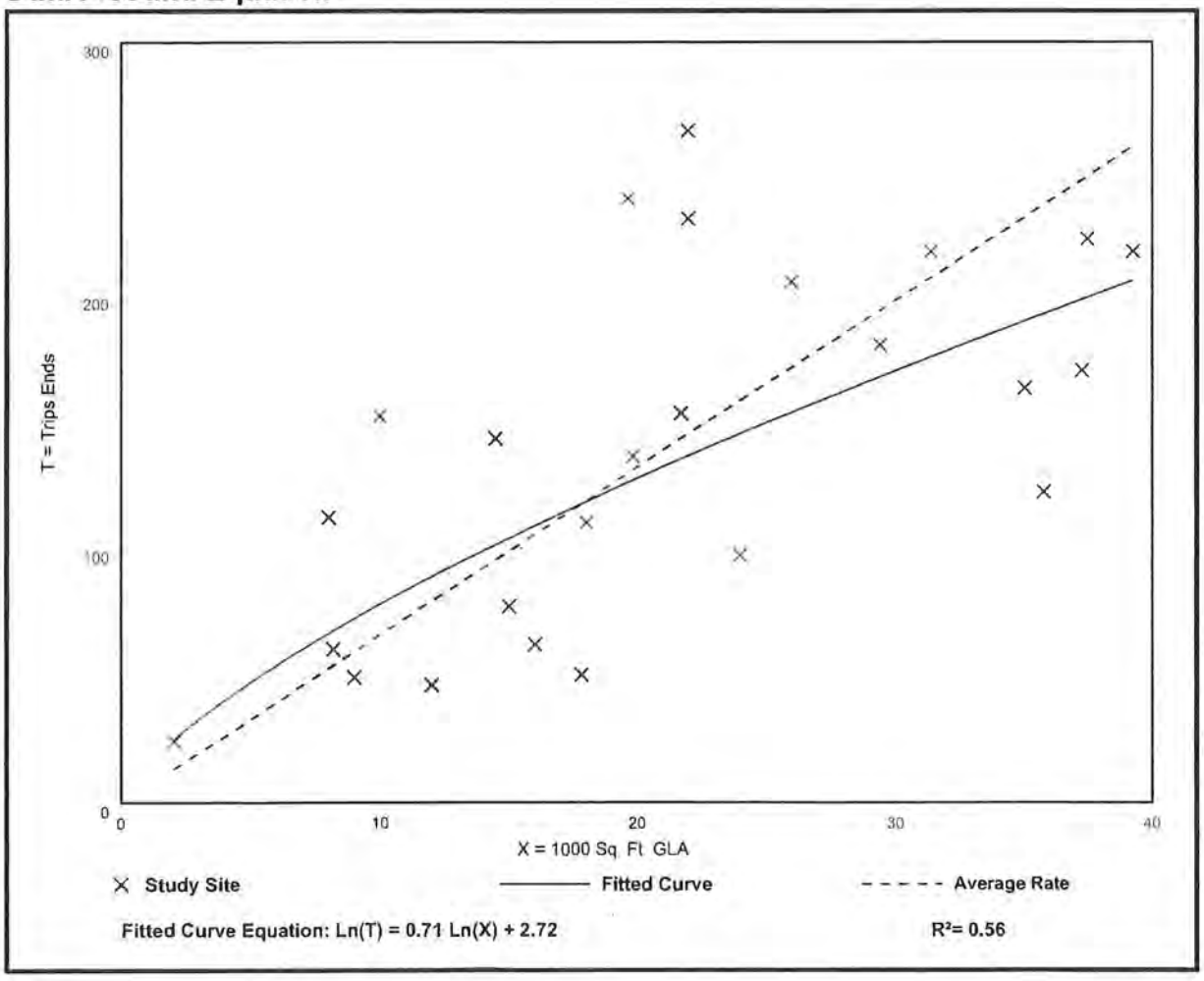
Strip Retail Plaza (<40k)
(822)

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: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

EXHIBIT T8 – HISTORIC RESOURCES IMPACT ANALYSIS

DANIELS TOWN SQUARE CPA

Historic Resources Impact Analysis

I. REQUEST

The contract purchaser for the 61.26+/- acre subject property, Bison Property Holdings, LLC ("Applicant"), is requesting a Comprehensive Plan Amendment for three changes to Lee County's Comprehensive Plan:

1. Amend Map 1-A – Future Land Use – from General Interchange to the Intensive Development Future Land Use Category (FLUC) and
2. Amend Map 1-B – Mixed-use Overlay – to add the property to the Mixed-use Overlay (MUO).
3. A Text Amendment to Lee Plan Table 1(b) to add the residential property acreage to Intensive Development and remove acreage from General Interchange.

Additionally, there is a companion zoning action being submitted to rezone from CPD to Mixed-use Planned Development (MPD). The intent is to use the property as a commercial retail and employment center as well as multifamily residential housing.

II. HISTORIC RESOURCES IMPACT ANALYSIS

The property does not contain any historic resources (including structure, districts, and/or archaeologically sensitive areas). A letter has been secured from the Division of Historical Resources - Florida Department of State which is included in this document.

EXHIBIT T9 AND 10 – STATE AND REGIONAL POLICY ANALYSIS

DANIELS TOWN SQUARE CPA

State Policy Plan and Regional Policy Plan

I. STATE COMPREHENSIVE PLAN

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

187.201(6) PUBLIC SAFETY.—
(a) Goal.—Florida shall protect the public by preventing, discouraging, and punishing criminal behavior, lowering the highway death rate, and protecting lives and property from natural and manmade disasters.

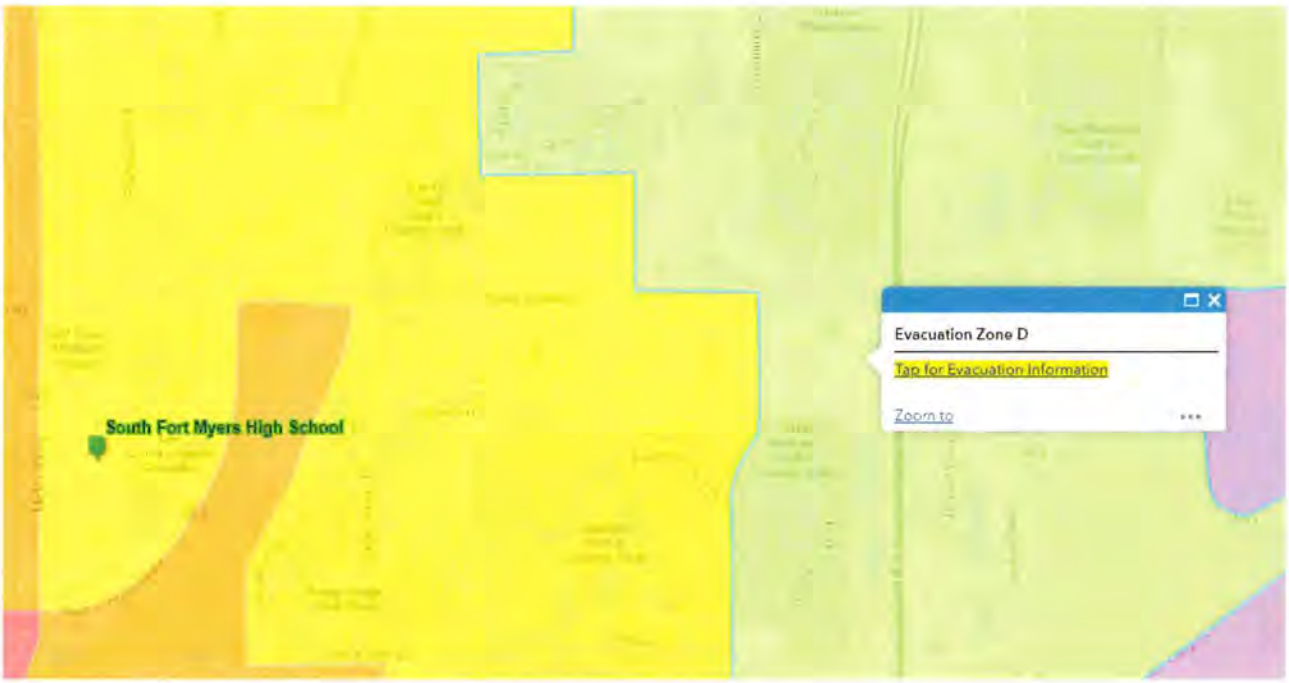
(b) Policies:
9. Increase crime prevention efforts to enhance the protection of individual personal safety and property.

CONSISTENCY: The Lee County Sheriff's Office has provided a letter of service availability for this site dated July 20, 2022.

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

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

CONSISTENCY: The map amendment from General Interchange to Intensive Development does not alter the density or allowance for population to occupy the parcel and need to evacuate during a natural disaster. The Lee County Emergency Management department has accounted for the population and likeliness of a natural disaster by assigning it to Evacuation Zone D. According to the LCEM plan, Zone D is one of our least vulnerable Evacuation Zones. Well prepared and protected buildings should be safe in most events. However, if evacuations are required, the safest option may be to travel to the east coast." The site will have direct access to Daniels Parkway and Three Oaks North (once completed) which connect directly to Alico Road and I-75. This is an ideal place for quick and effective evacuation and a proper place for density as it is inland out of most major dangers such as flooding or tidal surges. The site is also within 3 miles of South Fort Myers High DSchool which is a public shelter site.



187.201(7) WATER RESOURCES.—
(a) Goal.—Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.

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

CONSISTENCY: Lee County Utilities has issued a letter of utility service availability for the site.

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

CONSISTENCY: The site is undergoing a planned development zoning, a custom zoning district that will be required to meet the Land Development Code regulations for Lee County, and additionally may be conditioned by the County to ensure consistency with all groundwater quality and quantity requirements. Moreover, in order for development to occur an Environmental Resource Permit will have to be attained from the State of Florida which will enforce the requirements to protect surface and ground water. The property has an active ERP in process – Application No. 220526-34567.

187.201(9) NATURAL SYSTEMS AND RECREATIONAL LANDS.—
(a) Goal.—Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

(b) Policies:

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

CONSISTENCY: Lee County requires a Protected species Survey and mitigation if endangered or protected species are found. Lee County's requirements are consistent with State programs and requirements. The Southwest Florida Water Management District (SFWMD) monitors the protection of wetlands and similar environmentally sensitive site. As mentioned, the property is obtaining an ERP (Application No. 220526-34567) which will demonstrate compliance with State law.

187.201(12) HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE.—
(a) Goal.—All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.

(b) Policies:
2. By 1994, provide in all counties a countywide solid waste collection system to discourage littering and the illegal dumping of solid waste.

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

187.201(14) PROPERTY RIGHTS.—
(a) Goal.—Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.

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

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

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

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

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

CONSISTENCY: The development area is an urban environment with current intense allowances for development that are appropriate as the site is serviced by or has commitments from all applicable urban services agencies such as EMS, Police, Fire, Transit, Utilities, Schools, Solid Waste and Parks. Additionally, the site will have access to major roadways with adequate carrying capacity when the current plans for Three Oaks North, Daniels Parkway Expansion and the I-75 interchange improvements are made – all slated and funded for construction.

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

(b) Policies:
1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.
2. Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.
3. Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.

CONSISTENCY: The site is considered an urban site that has been identified as a proper place for intense development by the Lee Plan having been placed in the General Interchange future land use category. The change to Intensive Development and the Mixed-use Overlay is a reflection of the proper placement of population and commercial employment centers that are serviced by all means if urban services.

DCI2023-00031 COSTCO GAS FACILITY

Staff Summary

CASE NUMBER & NAME:	DCI2023-00031 / Costco Gas Facility
REQUEST:	Request to amend the Gulf Coast Town Center Mixed Use Planned Development (Resolution Z-20-030, as amended) to relocate the existing Costco Wholesale gas facility from its current location to a vacant outparcel to the southeast, both within the Gulf Coast Town Center, to allow development of an Automobile Service Station use with up to 30 pumps.
RESOLUTION NUMBER:	Z-24-017
LOCATION:	17440 & 17450 Ben Hill Griffin Pkwy., San Carlos Planning Community, Lee County, FL
OWNER:	Wedding Fund LLC
APPLICANT:	Brad Webster
AGENT:	Brad Webster Driver McAfee Hawthorne & Diebenow, PLLC 1 Independent Dr., Ste. 1200 Jacksonville, FL 32202
HEARING EXAMINER RECOMMENDATION:	Approval, subject to the conditions and deviations in Exhibit B
PARTICIPANTS: (2)	Keith Morrow Neal Montgomery, Esq.

DCI2023-00031

Aerial

Subject Property

N
W E
S

0 300 600 900
Feet

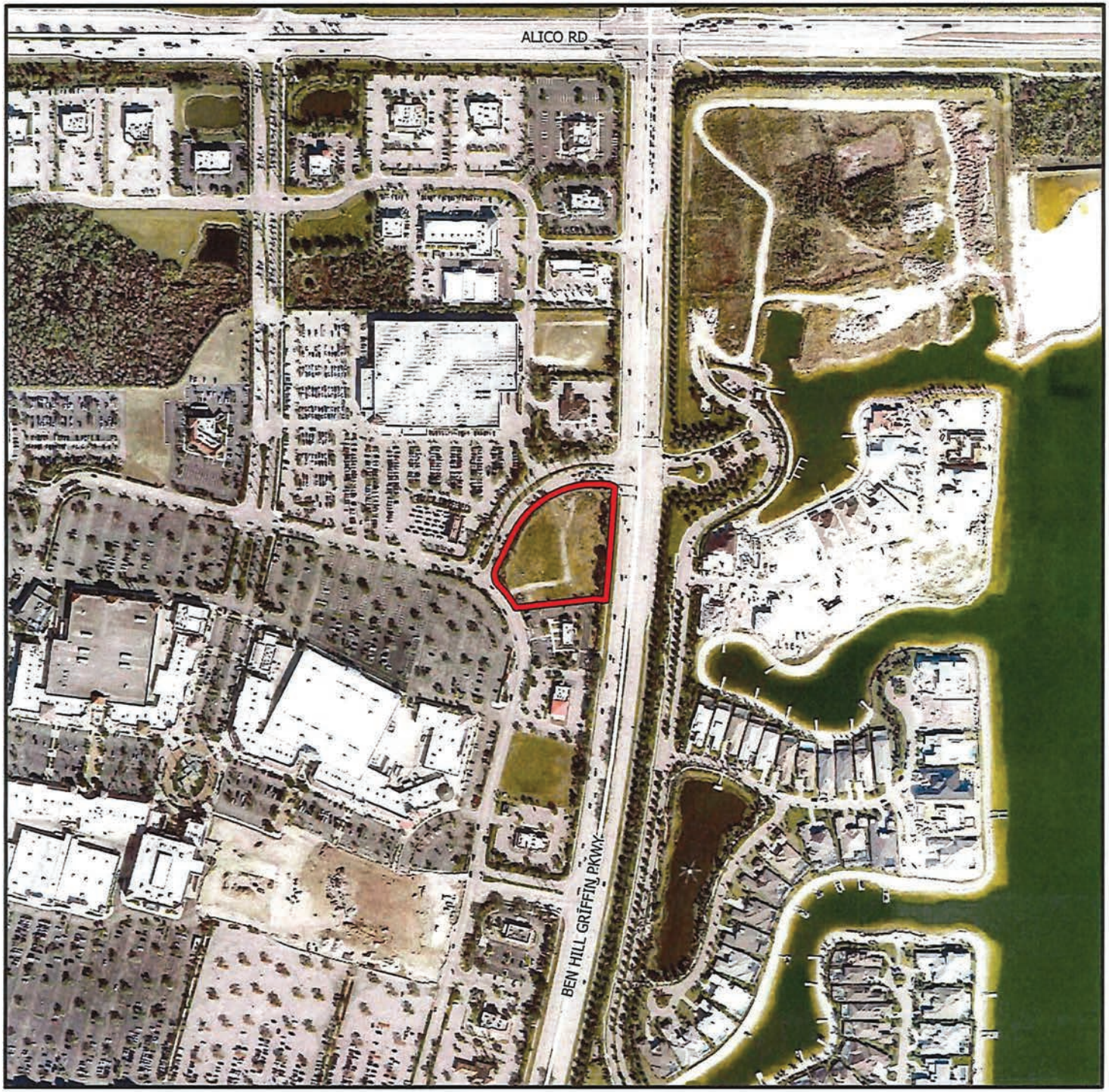
Lee County
Southwest Florida

Summary of Hearing Examiner Recommendation

COSTCO GAS FACILITY

Applicant seeks to relocate the Gulf Coast Town Center Costco fuel station to an outparcel. The current location hosts 16 fuel pumps. Applicant intends to develop 24 pumps, with the ability to expand to 30 pumps. The relocation is necessary to accommodate the proposed expansion.

Detailed recommendation follows



DCI2023-00031

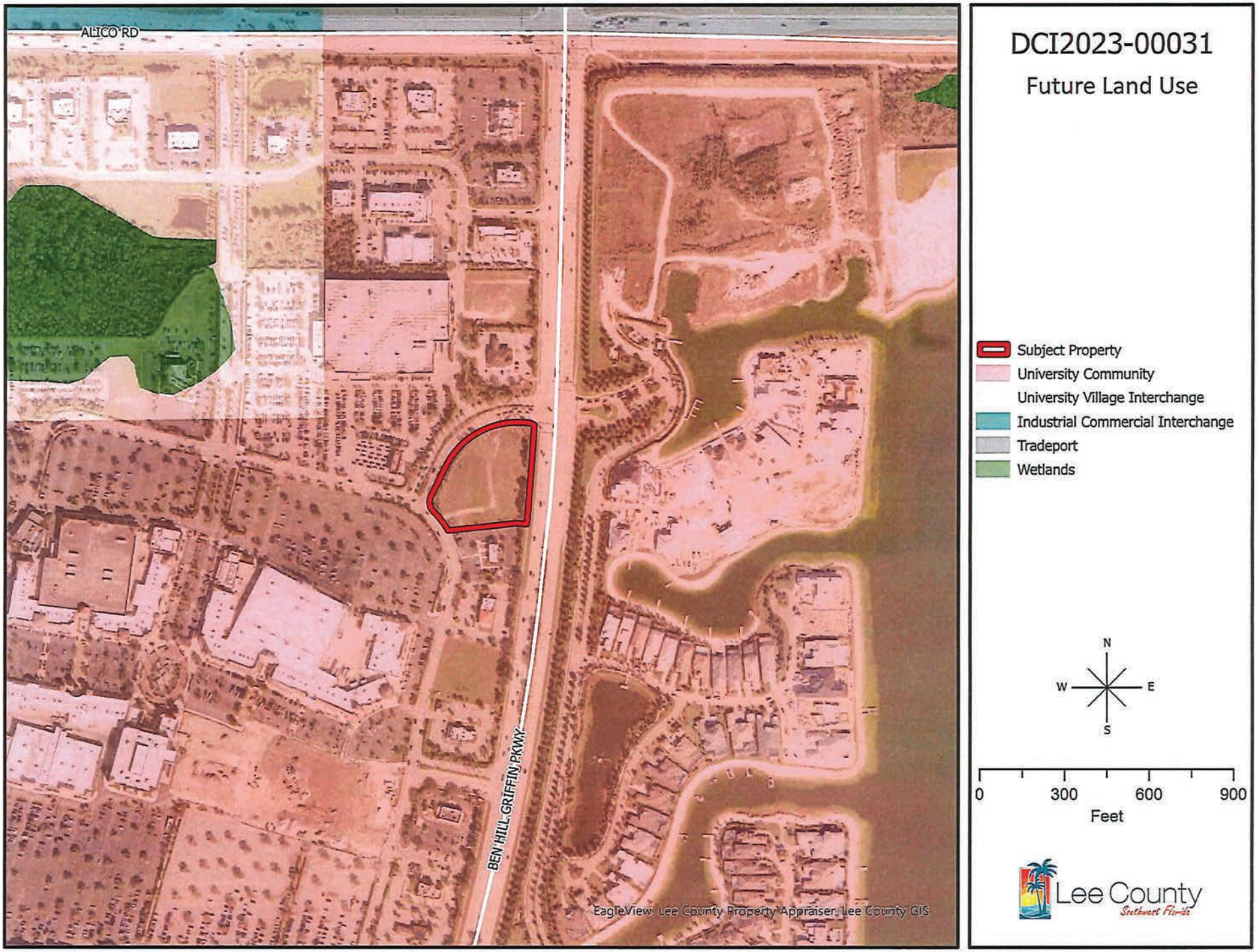
Aerial

Subject Property

N
W E
S

0 300 600 900
Feet

Lee County
Southwest Florida


ALICO RD
BEN HILL GRIFFIN PKWY
EagleView, Lee County Property Appraiser, Lee County GIS
DCI2023-00031
Future Land Use
Subject Property
University Community
University Village Interchange
Industrial Commercial Interchange
Tradeport
Wetlands
N
W
E
S
0
300
600
900
Feet
Lee County
Southwest Florida

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2023-00031

Regarding: **COSTCO GAS FACILITY**

Location: 17440 and 17450 Ben Hill Griffin Parkway
San Carlos Planning Community
(District 2)

Hearing Date: June 20, 2024
Record Closed: **July 8, 2024**

I. Request

Amend the Gulf Coast Town Center Mixed Use Planned Development (MPD) to relocate the Costco Wholesale Automotive Service Station from its existing location on Costco Wholesale property to an outparcel along Ben Hill Griffin Parkway and increase the number of fuel pumps from 8 to 30 (24 pumps with an option to increase to 30). Applicant also seeks a connection separation deviation from LDC §10-285.

The property's legal description is set forth in Exhibit A.

II. Hearing Examiner Recommendation

Approval, subject to the conditions and deviations set forth in Exhibit B.

III. Discussion

The Hearing Examiner accepted testimony and evidence on an application to amend the Gulf Coast Town Center Mixed Use Planned Development (MPD).

The Hearing Examiner must apply the Lee County Comprehensive Plan (Lee Plan), the Land Development Code (LDC) and other County regulations to facts adduced at hearing. There must be competent substantial evidence in the record to support the decision, and conditions must rationally relate to the potential impacts of the requested change.[1]

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[1] LDC §34-145(d).

Synopsis of Request

Applicant requests to modify development parameters and the Master Concept Plan (MCP) governing a 2.47± acre tract within the Gulf Coast Town Center MPD. The request seeks to relocate the Costco fuel station to an outparcel, increase the number of fuel pumps to 30, and add a deviation for connection separation.[2] The existing fuel station will be converted to surface parking to serve the Costco Wholesale store.[3] Applicant stated the changes are necessary to meet customer demand and improve vehicular circulation.[4]

Proposed site operations consist of 24 fuel pumps (with the ability to expand to 30), a fueling canopy, one employee station, and infrastructure with perimeter buffering.[5]

Department of Community Development staff recommended approval, finding the proposed amendments satisfy LDC review criteria and the Lee Plan.

Discussion supporting approval of the request follows below.

Zoning History

The Board of County Commissioners (Board) first approved the Gulf Coast Town Center MPD and Development of Regional Impact (DRI) in 2000.[6] Numerous zoning approvals followed.[7] The proposed MCP, conditions, and deviations codify most prior approvals.[8]

Existing development entitlements include up to 1,511,765 square feet of retail/commercial/office uses, 400 hotel/motel rooms, and 600 multi-family dwelling units.[9] Six parcels within the MPD remain undeveloped.[10]

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[2] The fuel station is classified as an "automobile service station" under the LDC. Convenience stores and auto repair/service are not proposed. *See* LDC §34-2; Applicant Ex. 1 (slide 2); Wester Testimony (Transcript pg. 5-6).
[3] *See* Applicant's Ex. 1 (slide 2).
[4] Wester Testimony (Transcript pg. 5).
[5] *See* MCP; *Id.* at pg. 9.
[6] Z-00-024 allowed 600 dwelling units, 1,916,000 square feet retail area, 80,000 square feet office, and 250 hotel rooms. *See* Staff Report (pg. 1).
[7] Z-00-024, ADD2006-00218, ADD2007-00156, ADD2007-00164, ADD2006-000198, Z-08-046, ADD2011-00019, ADD2014-00144, ADD2016-00135, ADD2019-00016, Z-20-020, ADD2021-00008 will be superseded by this zoning action. The following zoning actions affect consumption on premises which will remain in effect and are not subject to being superseded by this request: ADD2006-00235, ADD2006-00234, SEZ2008-00033, ADD2014-00120, ADD2014-00179.
[8] *See Id.*
[9] *See* Staff Report (Attachment C).
[10] *See* Staff Report (pg. 3).

Character of the Area

The surrounding area is heavily developed with a host of institutional, residential, commercial, and industrial uses. Both the Ben Hill Griffin Parkway and Alico Road corridors have experienced robust growth stimulated by proximity to the Southwest Florida International Airport, Florida Gulf Coast University, and I-75. The Gulf Coast Town Center MPD continues to provide employment, housing, service, and recreation opportunities for the area.

Lee Plan Consistency and Compatibility

Planned developments must be consistent with the Lee Plan and minimize negative effects on neighboring land uses.[11]

The property is in the University Community future land use category in the San Carlos Planning District.[12] The Board previously found the MPD to be consistent with the Lee Plan.[13] The request to relocate and increase the number of self-service fueling stations does not alter earlier findings and conclusions regarding Lee Plan consistency.

The nearest residential use outside the MPD is the Miromar community located to the east, 280 feet away.[14] Ben Hill Griffin Parkway and extensive buffers separate the property from the closest residence.[15] At hearing, Miromar representatives expressed concern about potential light trespass from the requested development. In response, Applicant revised the landscape plan and reduced light pole height to further mitigate off-site impacts.[16]

LDC Compliance

Development must comply with the LDC or seek deviations. A "deviation" is a departure from a land development regulation.[17] Applicants must demonstrate deviations enhance the planned development and will not cause a detriment to the public.[18]

The MPD has 23 previously approved deviations.[19] The current request includes one new deviation to reduce intersection separation requirements along Gulf

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[11] LDC §34-411.
[12] Lee Plan Map 1-B.
[13] Z-00-024, Z-08-046, and Z-20-020.
[14] Multi-family residential uses are approved within the MPD and currently under construction.
[15] Danley Testimony (Transcript pg. 27-28).
[16] *See* Applicant Ex. 4: Post-Hearing Written Submissions dated July 1, 2024; Staff Ex. 5: Post-Hearing Written Submissions dated July 9, 2024; *See generally* Lee Plan Policy 5.1.5.
[17] LDC §34-2.
[18] LDC §34-373(a)(9).
[19] Deviations 1-23 were approved in prior zoning resolutions and Administrative Amendments. *See* Staff Report (pg. 1-3, 7, Attachment C).

Center Drive.[20] The deviation request is limited to the affected outparcel.[21] Staff recommended approval, finding the deviations enhance the MPD and protect public health, safety, and welfare.[22] The Hearing Examiner concurs with this recommendation.

Development will be subject to road and fire/EMS impact fees.[23]

Transportation

Planned developments must have access to roads with sufficient capacity to support development.[24]

Site design provides a single access to Gulf Center Drive with two interconnections to the commercial site to the south.[25] Circulation through the site directs traffic in a linear fashion to maximize efficiency and enhance safety. Fueling station orientation accommodates staging and refueling for supply trucks. Vehicles queued for fueling face away from Ben Hill Griffin Parkway and the Miromar community.[26]

Traffic experts concluded the request does not have a detrimental impact on the surrounding road system.[27] Area roadways will operate within acceptable levels of service. The TIS forecasts a *de minimus* increase in vehicular trips due to pass-by/capture of existing trips.[28]

Site-related improvements will be evaluated at the time of development order permitting.

Environmental and Natural Resources

Planned developments must be designed to protect/preserve a site's natural features.[29]

The site is cleared with no environmentally sensitive areas. Existing buffers along the eastern boundary will be enhanced to meet supplemental requirements. In

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[20] Specifically, Applicant seeks to reduce driveway separation to 72 feet along Gulf Center Drive and 113 feet from the Taco Bell access (Parcel I) to facilitate traffic circulation. *See* LDC §10-285.
[21] The proposed parcel for fuel station relocation is Parcel J. The deviation affects Parcel J and separation from the existing access to Parcel I abutting to the south. Taco Bell currently occupies Parcel I.
[22] LDC §34-145(d)(4)(a)2(c).
[23] LDC Chapter 2, Article VI, Divisions 2 and 5.
[24] LDC §§34-145(d)(4), 34-411.
[25] Hearing testimony refers to this parcel as the "Taco Bell" site to reflect its current use.
[26] Wester Testimony (Transcript pg. 13).
[27] *See* Staff Report (Attachments H-I). Trip generation increase is partially mitigated by projected internal/drive-by capture of trips. Ben Hill Griffin Parkway and Alico Road will operate at Level of Service C.
[28] *See* Staff Report (Attachment H).
[29] LDC §§34-145(d)(4), 34-411.

addition, Applicant modified the landscape plan to reflect additional plantings to shield potential headlight shine.[30]

Public Services

The Lee Plan requires an evaluation of public services and infrastructure during the zoning process.[31] Public services and infrastructure include services, facilities, and capital improvements necessary to support development.[32]

The project indirectly accesses an arterial road and is served by potable water and sanitary sewer.[33] San Carlos Fire Protection and Rescue Services District provides fire protection and EMS services to the site.[34] The Lee County Sheriff's South Office provides law enforcement to the area.[35]

Public Participation

Representatives from the Miromar community attended the hearing. Their chief concern was the potential light impact generated by the request. The parties addressed concerns on rebuttal and through revised conditions of approval.

Conditions

The County must administer the zoning process so that proposed land uses acceptably minimize adverse impacts to adjacent property. Conditions must plausibly relate to impacts anticipated from development and mitigate impacts to public health, safety, and welfare.[36]

The MPD is subject to over 40 conditions.[37] The parties proffered a new condition to tie proposed development to an enhanced landscape plan.[38]

The Hearing Examiner revised proposed conditions to improve clarity.[39] The wording is designed to facilitate understanding, implementation, and compliance.

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[30] *See* Applicant Ex. 4.
[31] Lee Plan Policy 2.2.1.
[32] Lee Plan Glossary.
[33] Lee Plan Maps 4-A, 4-B. Lee County Utilities provides water and wastewater service.
[34] *See* Staff Report (pg. 7).
[35] *Id.*
[36] LDC §34-932.
[37] *See* Staff Report (Attachment C).
[38] *See* Condition 49.
[39] LDC §34-932.

IV. Findings and Conclusions

Based on the testimony and evidence presented in the record, the Hearing Examiner makes the following findings in support of approval:

As conditioned, proposed amendments to the Gulf Coast Town Center MPD:

A. Comply with the Lee Plan. Lee Plan Goals 2, 4, 6, 15, 125, 158, Objectives 2.1, 2.2, 11.1, 158.2, Policies 2.1.2, 4.1.1, 5.1.5, 6.1.1, 6.1.4, 6.1.5, 6.1.6, 6.1.7, Standards 4.1.1, 4.1.2; Lee Plan Maps 1-A, 1-B, 2-A, 4-A, 4-B.

B. Meet the LDC and other County regulations or qualify for deviations. LDC Chapters 2, 10, 34.

C. Are compatible with existing and planned uses in the area. Lee Plan Policies 2.1.2, 2.2.1, 5.1.5, 6.1.3, 6.1.4, 6.1.7, 15.1.7, 15.1.10; LDC §§34-411(c) and (i), 34-413(4).

D. Provide sufficient access to support the proposed development intensity, with expected impacts on transportation facilities addressed by County regulations or conditions of approval. See Lee Plan Goal 39, Objective 39.1, Policies 6.1.1, 6.1.5, 15.1.5, LDC §34-411(d) and (e).

E. Will not adversely affect environmentally critical areas and natural resources. Lee Plan Goals 60, 77, Policies 6.1.6, Lee Plan Standard 4.1.4, LDC §34-411(h).

F. Will be served by public services and infrastructure. Lee Plan Glossary, Goals 2, 4, Objectives 2.1, 2.2, 4.1, 11.1, 53.1, 56.1, Policies 2.2.1, 6.1.4, 15.1.5, Standards 4.1.1, 4.1.2, Lee Plan Maps 4-A, 4-B, LDC §34-411(d).

G. The proposed mix of uses is appropriate. Lee Plan Goals 2, 6, 15, Objective 11.1, Policies 6.1.1, 6.1.2, 6.1.4, 6.1.7, 15.1.7, 15.1.10, §34-145(d)(4)a.2(a).

H. Recommended conditions are sufficient to protect the public interest and reasonably relate to impacts expected from the development. LDC §34-932, chapters 10 and 34.

I. As conditioned, the deviations:

1. Enhance the planned development, and

2. Protect public health, safety, and welfare. *See* §34-145(d)(4)(a)(2)(c); §34-377(b)(4).

Date of Recommendation: August 15, 2024.

Amanda L. Rivera
Deputy Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

Exhibits to Hearing Examiner's Recommendation

Exhibit A Legal Description and Vicinity Map
Exhibit B Recommended Conditions and Deviations
Exhibit C Exhibits Presented at Hearing
Exhibit D Hearing Participants
Exhibit E Information

Exhibit A

LEGAL DESCRIPTION AND VICINITY MAP

Exhibit A

Legal Description

TRACTS "I" AND "J", GULF COAST TOWN CENTER, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 2007000192422, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

"TRACT I" STRAP NUMBER 11-46-25-11-00000.00I0
"TRACT J" STRAP NUMBER 11-46-25-11-00000.00J0

REVIEWED
DCI2023-00031
Rick Burris, Principal Planner
Lee County DCD/Planning
11/17/2023

DCI2023-00031

Zoning

Subject Property

N
W
E
S

0 300 600 900

Feet

Lee County
Southwest Florida

Exhibit B

RECOMMENDED CONDITIONS AND DEVIATIONS

As modified by the Hearing Examiner

CONDITIONS

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. **Master Concept Plan (MCP)/Development Parameters**

   a. MCP. Development must be substantially consistent with the one-page MCP entitled "Gulf Coast Town Center Master Concept Plan," prepared by AVID Group, date stamped last revised April 30, 2024 (Exhibit B1), except as modified by the conditions below.

   b. LDC and Lee Plan. Development must comply with the LDC and Lee Plan at time of local development order approval, except as may be granted by deviation herein. Subsequent changes to the MCP or conditions/deviations are subject to the planned development amendment process established in the LDC.

   c. DRI. Development must also comply with the Gulf Coast Town Center DRI Development Order, and "DRI Map H Master Plan Gulf Coast Town Center".

   d. MPD Development Parameters. Project intensity is limited to:

      1,511,765 square feet (GFA) retail, office and commercial development,
      400 hotel/motel rooms, and
      600 multi-family residential units.

      The MPD is limited to a cumulative total of 10,000 square feet of nonresidential building area per non-residential acre within the DRI.

   e. Prior Approvals. This zoning resolution supersedes all prior zoning approvals except the following, which remain in effect: ADD2006-00235, ADD2006-00234, SEZ2008-00033, ADD2014-00120, and ADD2014-00179.

2. **Permitted Uses and Property Development Regulations**

a. Permitted Uses by MCP Tract Designation:

Commercial "C/O/H"

Accessory uses and structures
Administrative offices
Agricultural uses and agricultural accessory uses (limited to bona fide uses existing on November 1, 2000)
Animal Clinic
ATM (automatic teller machine)
Automobile service station - with gas pumps & car wash (limited to one only, a minimum of 200 feet from residential uses and a maximum of 30 pumps)
Automobile Repair and Service, Group I (limited to 1 located on outparcels adjacent to Ben Hill Griffin Parkway)
Banks and financial establishments: Groups I, II
Bar and cocktail lounge (limited to one principal use and one in conjunction with a Group III Restaurant, with outdoor seating)
Boardwalks
Broadcast studio, commercial radio and television
Business services:
    Group I (excluding bail bonding and blood donor stations)
    Group II
Clothing stores, general
Clubs: Commercial, Fraternal, Membership, Private
Communication tower (accessory to permitted use only and 100 feet or less in height)
Consumption on Premises, subject to Conditions 41 and 46
Contractors and Builders: Group I
Convenience food and beverage store (limited to one - located a minimum of 200 feet from residential uses)
Cultural facilities
Day care center, child
Department Store - including the following accessory uses
    Auto parts sales
    Automobile Repair and Service, Group I
    Lawn & Garden Supply sales
Drive-through facility for any permitted use (a minimum of 200 feet from residential uses external to the planned development boundary)
Drugstore, pharmacy
Entrance gates and gatehouse
Essential services
Essential service facilities, Group I
Excavation: Water retention

Fences, Walls
Food stores, Groups I, II
Gift and Souvenir Shop
Hardware store
Health Care Facility, Group III
Helistop
Hobby, toy, game shops
Hotel/Motel (minimum of 500' from residential uses external to MPD)
    Accessory uses including but not limited to:
        Consumption on premises (limited to one)
        Day Care Center: Child
        Personal Services, limited to ATM, barber or beauty shop, photo agents, health club and spa
        Restaurant, Groups II, III
        Specialty Retail Shop, Groups I, II
Household and office furnishings, Groups I, II (including interior design and remodeling sales stores such as "The Great Indoors" or "Expo Design Center")
Kiosks, subject to Condition 42
Laundromat
Laundry or dry cleaning, Group I
Medical office
Non-Store Retailers - All Groups
Package store (limited to one, a minimum of 200 feet from residential uses)
Paint, glass and wallpaper
Parcel and express services
Parks, Public or Private, Groups I, II
Parking lot:
    Accessory
    Garage
Personal services:
    Group I
    Group II - excluding massage establishments, massage parlors, steam or Turkish baths
    Group III
    Group IV - excluding escort services, palm readers, fortune tellers, card readers and tattoo parlors
Pet Services
Pet Shop
Pharmacy
Photo Finishing Laboratory
Plant nurseries
Police sub-station
Post Office
Recreation facilities, commercial, Groups I through IV
Rental or leasing establishments: Groups I, II (excluding automobiles)

Repair shops, Groups I, II
Research and development laboratories
    Groups I (indoor use only)
    Groups II and IV
Restaurant, fast food, limited to four on outparcels fronting Ben Hill Griffin Parkway and a minimum of 200 feet from residential uses external to MPD
Restaurants, standard: All Groups, includes outdoor seating a minimum of 200 feet from residential uses external to MPD
Retail and Wholesale sales, when incidental to a permitted principal use
Schools, commercial
Schools, non-commercial
Self-service fuel pumps - only in conjunction with convenience food & beverage store
Signs, subject to Condition 30
Social services, Groups I, II, III (limited to social service centers)
Specialty retail shop: Groups I, II, III (Group III, Sporting Goods Stores are subject to Condition 40)
Studios
Taxi stand
Temporary Uses (subject to Condition 47)
Theater: Indoor
Used merchandise stores, Groups I, II
Variety store

Mixed Use "C/O/H/R"

All uses permitted in C/O/H Tract

Dwelling Units:
    Townhouse
    Multiple Family Building
Entrance gates and gatehouse
Essential services
Essential service facilities, Group I
Home occupation
Model unit
Recreation facilities, private, on-site
Signs, subject to Condition 30
Temporary Sales and/or construction office

Conservation "CO"

Accessory uses and structures
Interpretive centers, rain shelters, gazebos
Nature and foot trails including boardwalks and jogging paths

Paths, boardwalks and bridges proving access from uplands to wetlands and to allow fishing piers, observation towers and golf cart crossings
Signs, subject to Condition 4
Water Management Facilities
Wildlife Management
Mitigation Activities

b. Site Development Regulations

Site development regulations are set forth in Exhibit B2.

3. **Alligator Management**

a. A lake within the water management area on the western portion of the property must be excavated to create suitable alligator habitat prior to filling in the existing borrow pit lake;

b. The 5.5-acre marsh Conservation Open Space (CO) shown on the MCP must provide a corridor to direct alligators from the borrow pit to the water management lake referenced above. The corridor must be shown on local development order plans OR A state licensed wildlife trapper may trap alligators in the borrow pit lake and relocate them to the lake within the referenced water management area; and

c. The water management lake must be barricaded during site construction to prevent alligators from returning to the borrow pit lake.

4. **Alligator Signs**

The wording and location of signs prohibiting feeding or harassment of alligators must be shown on development order plans for Development Services staff review and approval prior to local development order approval.

5. **Alligator Borrow Pit**

The borrow pit area must be resurveyed for alligator nests prior to issuance of a vegetation removal permit. If there are active alligator nests, a management plan addressing the protection of the nest and eggs must be submitted for Development Services staff review and approval.

6. **Littoral Planting Plan**

The Littoral Planting Plan for the Borrow Pit Marsh Area prepared by Wilson Miller, dated January 22, 1999, is hereby incorporated into this zoning approval. Draw down pools must be incorporated into the design of the marsh. The details of the plan must be included on the local development order plans.

7. **Eastern Indigo Snake Pamphlet**

The developer must distribute an educational pamphlet on the eastern indigo snake to construction workers conducting land clearing and excavation activities prior to site work. If an eastern indigo snake is located on the development site, all work must cease and the developer must submit a management plan in accordance with LDC §10-474 to Environmental Sciences staff for review and approval.

8. **Open Space and Indigenous Vegetation**

Open space and preservation of indigenous vegetation must comply with the Property Development Regulations (Exhibit B2).

9. **Property Owners Association**

Developer must initiate establishment of a property owners' or residents' association(s) for the residential component of this project. The association, in conjunction with the staff of Department of Public Safety, must provide an educational program describing the risks of natural hazards on an annual basis. The program should provide literature, brochures and technical assistance for Hurricane Awareness/Preparedness Seminars. The intent of this recommendation is to provide a mechanism to educate residents on actions to mitigate dangers inherent in these hazards.

10. **Hurricane Notification and Evacuation**

The developer must formulate an emergency hurricane notification and evacuation plan subject to review and approval by the County Department of Public Safety, prior to issuance of a local development order. The developer will allow the mall parking lot to be used for the staging of relief and rescue efforts in the event of a hurricane or other natural disaster.

11. **Security Gate**

If access to any portion of this development is through a security gate or similar device, which is not manned 24 hours a day, the gate must be equipped with an override strip installed in a glass-covered box to be used by drivers of emergency vehicles to gain entry.

12. **Hazardous Materials**

If required by Federal, State, or local regulations:

a. Purchasers/end users of parcels used to store, manufacture, or use hazardous materials, must contact the County Department of Public Safety to discuss the proposed development in relation to the potential type, use, and storage of hazardous materials to be located on the premises.

b. Purchasers/end users must prepare material safety data sheets (MSDS) and submit copies of MSDS or a list of chemicals to the local fire district and to the County Department of Public Safety.

c. Developer must establish an emergency notification system in the event of a hazardous material release.

13. **Federal Aviation Regulations Part 150 Noise Study**

Future land uses within Gulf Coast Town Center DRI, located within Airport Noise Zone C depicted on LDC Appendix C, Map 1 (SWFIA Airport Noise Zone Map), must be consistent with the recommendations of the of the Federal Aviation Regulations Part 150 Noise Study for the Southwest Florida International Airport adopted by the Board of County Commissioners. Specifically, residential living units, churches, libraries, schools, day care centers, hospitals, correctional institutions or nursing homes are prohibited within this area (Airport Noise Zone C).

14. **Airport Noise Zone C**

a. Commercial buildings, especially hotel and motel facilities located in Airport Noise Zone C, will use sound insulating materials or facilities.

b. For approval of a rezoning to planned development, amendment to a planned development, special exception, or variance, the following must be included as a condition of approval:

> "The developer, successor or assign acknowledges the property's proximity to Southwest Florida International Airport and the potential for noises created by and incidental to the operation of the airport as outlined in LDC 34-1104. The developer, successor or assign acknowledges that a disclosure statement is required on plats, and in association documents for condominium, property owner and homeowner associations as outlined in LDC §34-1104(b)."

c. For approval of a development order for multifamily development, plat, re-plat or lot split, the following disclosure statement must be included on the recorded plat as applicable, and in association documents for condominium, property owner and homeowner associations:

"The Southwest Florida International Airport is in proximity to this (insert plat/condominium/development, as appropriate). There is potential for noises created by and incidental to the operation of the airport as outlined in LDC §34-1104."

15. **Noise and Navigation Easement**

As a condition of subdivision plat approval or building permit for property located in Airport Noise Zone C, the applicant/owner must sign and record a noise and navigation easement to the County. The easement must authorize aircraft noise on and overflights of the property that might occur during the operation of the Southwest Florida International Airport at present and in the future.

16. **Tall Structures**

Development must comply with Lee County Administrative Code 13-7 for tall structures including permanent buildings, antenna towers, and temporary construction cranes. Any object or structure (including temporary equipment used for construction) within an Airport Obstruction Notification Zone or proposed at a height greater than an imaginary surface extending outward and upward from any point of any RSW runway at a slope of 125 to 1 (one foot vertically for every 125 feet horizontally) for a distance up to a height of 125 feet above mean seal level and anything above 125 feet above mean sea level will require a Tall Structures Permit approved by the LCPA as described in Lee County Ordinance 19-03, LDC §34-1107, as well as AC-13-7. Additionally, proposed objects or structures at heights greater than an imaginary surface extending outward and upward from any point of a RSW runway at a slope of 100 to 1 up to a height of 200 feet above mean sea level and anything above 200 feet above mean sea level, requires the sponsor to acquire a determination of no hazard from the Federal Aviation Administration (FAA) pursuant to 14 CFR Part 77.

17. **Helistops**

Helistops are subject to review and approval by the Florida Department of Transportation (FDOT) and the Lee County Port Authority.

18. **Architectural Theme – Roadway Visibility**

Commercial development, including the conventional shopping center and "open air village," must incorporate a common architectural theme on all sides of the commercial buildings visible from I-75, Alico Road, and Ben Hill Griffin Parkway to ensure an equally attractive architectural elevation on all sides of the development.

The common architectural theme must include enhanced streetscape landscaping and enhanced building architectural features, consistent with Condition 32 below (Exhibit B3).

19. **Decorative Pavers**

Deviation 1 is approved for the use of decorative pavers on the privately maintained roads, provided the developer's development order submittals demonstrate the structural design is consistent with LDC requirements for local and access streets (Exhibit B3).

20. **Excavation Setback**

Deviation 2 permits required excavation setbacks to be measured from the edge of pavement or back of curb, subject to the provision of protective measures for wayward vehicles including, but not limited to, non-mountable curbs provided at the time of local development order approval.

21. **Public Utility Easement**

Deviation 3 allows required public utility easements on one side of the roadway, provided the applicable utility companies state, in writing, that the easement may be eliminated. (Exhibit B4).

22. **Indigenous Vegetation**

Deviation 4 allows portions of the required indigenous vegetation to be provided within water management areas, conservation areas, and Mitigation Area Slough System as follows:

3.0 acres of pine Flatwoods as delineated on the MCP; and
3.6 acres of cypress wetlands preserved and enhanced along the north property line; and
5.5 acres of created marsh as delineated on the MCP; and
50% of the required littoral plantings for the two lakes adjacent to I-75 must be provided by trees and shrubs; and
47.3 acres of Stewart Cypress Slough preserved and restored as off-site mitigation.

The 3.6-acre cypress wetland (Tract M, Gulf Coast Town Center subdivision) has been delineated indigenous preserve and the surface water management system has been designed to provide the appropriate hydrology for the cypress wetland pursuant to previously approved development orders and subdivision plat.

Prior to the issuance of a vegetation removal permit, reasonable efforts must be made to relocate butterfly orchid plants to appropriate preserve areas. Upon

completing the relocation, the developer must submit documentation of the number of butterfly orchid plants moved and the recipient locations to the Development Services.

23. **Vehicular Traffic**

Deviation 7 allows vehicles to back out of private residential access drives and private local roads only within residential areas provided posted speed is 20 mph or less. In addition, traffic calming devices will be provided where determined appropriate by the Director, and the visual clear zone must comply with the requirements of LDC §34-3131.

24. **Right-of-way Width**

Deviation 8 allows right-of-way widths to coincide with back of curb for local private roads, provided required drainage and utility easements are located outside of the right-of-way and adequate provisions are made for road drainage and utilities.

25. **Buffers in Easements**

Deviation 9 allows planted buffers in easements, provided if any required buffer or landscape strip plantings installed within easements must be removed, the Developer or property owner's or homeowner's association must replace these plantings with like size and species at no expense to the County. This requirement must be clearly stated in the property owner's or homeowner's documents.

26. **Open Space**

Deviation 11 allows 30% open space for residential site area and 15% open space for commercial site area shown on the MCP, provided a total of 62.7 acres of open space complies with the following:

a. 27.8 acres of the required open space can be provided by the water management lakes; and

b. 3.1 acres pine Flatwoods (the upland preserve - CO area depicted on the MCP); and

c. 3.6 acres cypress wetlands along the north property line; and

d. 5.5 acres marsh; and

e. Individual commercial tracts must provide a minimum of 15% open space within each tract, not including water bodies or conservation areas; and

f. Individual residential tracts must provide a minimum of 15% open space within each tract, not including the water bodies or conservation areas; and

g. Prior to local development order approval, development order plans must include open space calculations and delineation to demonstrate compliance with required on-site open space and conditions.

27. **Parking Blocks**

Deviation 5 allows project parking spaces to be developed without the required parking block two feet from the end of each parking space, provided:

a. The parking lot will contain permanently installed landscaped islands: 1) at the end of parking rows to establish distinct parking lot aisles; and 2) periodically between the rows of parking spaces to discourage vehicles from driving perpendicular to (across) the parking aisles.

b. On-site security patrols occur during operating hours of commercial uses to ensure customer compliance with safe and prudent vehicular operation in the parking lot.

c. Bi-weekly parking lot sweeping program is instituted on the commercial parking lot(s).

28. **Regional Mall Parking**

Deviation 12 allows up to 10% of required parking for the regional mall only to be stabilized grass parking, provided these parking spaces (a) are not counted toward the open space requirement, (b) are limited to a maximum of 10% of the number of spaces required for the regional mall, and (c) are located on the perimeter of that commercial tract.

29. **Water Management Lakes**

Deviation 13 allows 100% of the acreage of the two large water management lakes to be applied toward open space requirements, subject to the following conditions:

Per the previously approved local development order approval, the development order plans include a detailed plan for the native wetland vegetation required in this Deviation. The plan met the following criteria:

a. Enhanced littoral plantings within the large water management lakes located along I-75 within the commercial portion of the planned development; and

b. Planting areas specifically delineated; and

c. Plant specifications including native species, container size and numbers; and

d. Vegetation clustered to mimic natural systems.

30. **Project Signage**

a. Deviation 14.

Deviation 14 provides relief from LDC §§ 30-153(1)a.3., 30-153(2)a.2., 30-154(2), and 30-154(6)b.3. subject to the Signage Plan for Gulf Coast Town Center (Exhibit B5), which permits the following:

1. Increases in maximum permitted sign area from 300 square feet to 384 square feet for four (4) project identification signs at three (3) project entrances on Ben Hill Griffin Parkway, and one (1) entrance on Alico Road,

2. Increases in maximum permitted sign height from 24 feet to 30 feet-10 inches for four (4) project identification signs at three (3) project entrances on Ben Hill Griffin Parkway and one (1) entrance on Alico Road,

3. An interstate highway interchange area sign in the southeast quadrant of the Alico Road intersection with I-75,

4. Increases maximum permitted sign area from 750 square feet to 2,597 square feet for an interstate highway interchange area sign, with maximum height of 80 feet-3 inches.

b. Project Identification Signs.

Project identification signs must comply with the Landscape Exhibit (ExhibitB6). Signs must also comply with the following requirements:

1. Village Signs may not include "Banners" and "Pennants" as defined and prohibited in LDC Chapter 30 and are limited to development internal to Gulf Coast Town Center.

2. Village Signs must be constructed of rigid material.

3. Village Sign location, sign area and height must be consistent with the illustrations attached to this resolution.

4. Village Signs may not overhang into any street easement or right-of-way in accordance with LDC §30-5(22).

5. Village Signs and other internal signs in the amended sign package may not be legible from Ben Hill Griffin Parkway, Alico Road, and Interstate 75.

31. **Transportation Mitigation**

Transportation mitigation was paid in full consistent with DRI Development Order conditions. Site-related improvements and additional conditions may be required at the time of local development order.

32. **Landscape Enhancement Plan**

A landscape enhancement plan exceeding LDC required minimum landscaping implements a continuous theme throughout the MPD. The landscape enhancement plan has been approved by local development order.

Enhancement may be achieved through creative design options including, but not limited to:

Larger trees (i.e., increased height, caliper and spread);
Increasing buffer width;
Increasing buffer plantings;
Clustering trees;
Staggering heights of grouped palm trees;
Creating tree "boulevards";
Meandering buffer plantings within the full width;
Use of berms to create elevation relief;
Larger parking lot islands;
Groundcover or shrubs in parking lot islands;
Increasing parking canopy tree numbers;
Placing parking islands closer than every 10 parking spaces;
Staggering parking lot islands;
Greater variety of plant species;
Flowering accent trees (e.g., Poinciana, yellow elder, jacaranda);
Water features or creative features such as sculptures at intersections;
Creative water management such as meandering vegetated swales;
Increased littoral plantings;
Connecting preserves with native landscaping;
Flowering groundcover (e.g., golden creeper; dune sunflower; blanket flower);
Varying shrub heights;
Varying tree heights; and
Planting native habitats.

33. **Lee County Sheriff's Department Substation**

Developer will provide the Lee County Sheriff's Department not more than 600 square feet of finished shell space in the main regional mall complex for use as a Sheriff's Substation to facilitate the law enforcement activities. This space is to be provided at nominal cost.

34. **Crime Prevention**

During the design and construction of the main regional retail complex, the developer will consult with the crime prevention representatives of the Lee County Sheriff's Department, and will incorporate appropriate elements of the National Crime Prevention Institute's "Crime Prevention through Environmental Design" program.

35. **Construction Theft and Crime**

The developer will consult with the County Sheriff's Department during the construction phase to receive suggestions on reducing the potential for construction theft and crime.

36. **Architectural and Landscape Theme**

The mixed-use development of the property must include a regional shopping center or residential component, which incorporates an open air village of restaurants and shops, all developed with a common architectural theme. The common architectural theme, landscaping and graphic design theme were previously approved by the Department of Community Development. Condition 32 is not affected by this condition and remains effective. Changes to the development's established architectural theme requires an amendment to the MPD through the public hearing process.

37. **Alico Road Access**

Prior to local development order approval for the regional shopping center, Developer must demonstrate legal right to access Alico Road through the 40-acre parcel to the north. The interconnection must be constructed and operational prior to the issuance of a final certificate of occupancy for the regional shopping center.

38. **Developer Commitments to the University**

Developer of the regional shopping center and entertainment center will:

a. coordinate with the University and various tenants to assist in the placement of students in jobs at the retail and entertainment facility;

b. provide a shuttle bus to transport students and staff from the University to the project;

c. coordinate with the University to allow pep rallies, parents' weekend activities, and other University related events at the regional retail complex and entertainment center;

d. provide bike racks throughout the center to accommodate student and staff access by bicycle.

39. **Open Space – Northern Boundary**

The owner of the common open space area that includes the 3.6-acre wetland on the northern boundary of the property must make the wetland available to the University for Student Access and research.

40. **Specialty Retail Store, Group III**

Group III Specialty Retail Stores (Sporting Goods Store) are subject to the following conditions:

a. The following uses must be incidental and subordinate to the proposed Sporting Goods Store: Commercial Recreation Facilities Group IV (limited to indoor Firearm and Archery Range), Boat Parts Store, Boat Sales, Boat Ramp and Dockage, Vehicle and Equipment Dealers Groups II, III, and IV, Boat Repair and Service and Fishing Pier. The Sporting Goods Store is located on the west side of the project along the east portion of the water management lake. The boat sales are permitted for boats with a maximum length of 26-feet.

b. Indoor Firearm and Archery Range is limited to demonstration and trial of firearms and archery equipment. The indoor Firearm and Archery Range may not operate as a principal use and must be ancillary to Sporting Goods Store.

c. Open Storage is limited to storage of boats for sale or repair by the Sporting Goods Store. Open Storage is limited to the 37,126+/- square-foot Proposed Boat Storage Area on the New Boat Display and Storage Area Landscape Exhibit, last revised November 5, 2005 stamped received by the Permit Counter on November 28, 2005, attached hereto (Exhibit B7).

d. Boat Display Areas will be counted toward commercial square-footage and associated parking for the area must be calculated consistent with the LDC.

e. Boat Service and Repair is limited to installation of electronics and navigation equipment, rigging new equipment, and minor engine repair and must be incidental and subordinate to the Sporting Goods Store.

f. Service and repair of boats must occur within the Sporting Goods building and may not occur in outdoor areas. Boats not actively under repair must be located within the Boat Storage area indicated on New Boat Display and Storage Area Landscape Exhibit (Exhibit B7). This limitation does not apply to boats for sale.

g. Boardwalks and Fishing Piers are limited to areas shown on the New Boat Display and Storage Area Landscape Exhibit (Exhibit B7).

h. Boat Ramp and Dockage is limited to product demonstration and trial for boats sold by the Sporting Goods Store. Wet boat slips are limited to four (4) slips. Boat Ramp and Dockage may not be used as an independent commercial boat ramp to access the water management lake and may only be ancillary to the Sporting Goods Store.

i. The access gate for the Open Storage area for boats must have a minimum 80% opacity.

j. Uses permitted ancillary to Sporting Goods Store may not be transferred to other businesses or locations. These uses will not be considered stand-alone or independent uses. They are considered ancillary and subordinate to the Sporting Goods Store located adjacent to the water management lake on the west side of the property.

41. **Consumption on Premises**

The hours of operation for Consumption on Premises in conjunction with indoor and outdoor seating are limited to 10:00 am to 1:00 am, Monday through Sunday. Extension of hours for Consumption on Premises require further development approvals. These limitations do not apply to movie theatre use pursuant to ADD2014-00179.

No outdoor seating is approved within 500-feet of residential uses located outside the development. Outdoor seating within 500-feet of an off-site residential use must be approved as part of a public hearing application.

Extension of Consumption on Premises hours or outdoor seating within 500-feet of an off-site residential use must acquire additional approvals.

42. **Kiosk Locations**

A maximum of 32 Kiosks are allowed within Main Street/Special Events Area depicted on the MCP. Kiosks must be consistent with the architectural theme of the Shopping Center.

43. **Building Separation**

Deviations 15 and 17 allow building separation of 8 feet between buildings and allow zero-lot line setbacks when a subdivision tract/parcel line coincides with the common wall(s) of a multiple occupancy building (commercial or residential) subject to compliance with applicable building and fire code requirements.

44. **Light Poles for Parking Lots**

Deviation 16 allows light poles in parking lots to be a maximum height of 30-feet subject to compliance with the remaining provisions of LDC §34-625. Light poles within Lot 5's parking lot may have a maximum height of 18 and 24 feet, consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit B8).

Deviation 22 allows the illumination level to exceed 0.5 footcandle at Lot 5's northern and southern property lines. Development within this parcel must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit B8).

Deviation 23 allows the average illumination level in Lot 5's east-south surface parking area to be 4.2 footcandles. Development within this parcel must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit B8).

45. **Ancillary Use**

The following uses may be permitted as ancillary uses to a Department Store (wholesale club):

- Gas pumps with not more than 30 self-serve pumps, and
- Package store.

These ancillary uses do not count toward the project-wide limitation of one convenience food and beverage store and package store.

46. **Alcoholic Sales**

The following approvals remain in effect:

a. Wine and Cheese shop (ADD2006-00234);

b. Bar/Cocktail Lounge with 4-COP Alcoholic Beverage License (ADD2006-00235);

c. 2-COP alcoholic beverage license for a wine and cheese tasting room (ADD2006-00234);

d. Consumption on premises in conjunction with a bar/cocktail lounge for the World Famous Cigar Bar (SEZ2008-00234);

e. 2-COP alcoholic beverage license in conjunction with an art studio (ADD2014-00120); and

f. 2-COP alcoholic beverage license in conjunction with a movie theatre (ADD2014-00179).

47. **Temporary Uses**

Temporary uses are permitted subject to the following:

a. Temporary uses are limited to the Main Street/Special Events Area depicted on the MCP.

b. An unlimited number of small temporary uses are approved for the Main Street area. Small temporary uses may not block access ways and/or utilize parking for display or storage.

c. Large temporary uses that block access ways, parking spaces, or occupy areas beyond the Stage Lawn or University area must acquire a temporary use permit.

d. Large temporary uses, in totality, cannot exceed 180 days per calendar year within the Main Street Area.

e. Temporary uses must comply with LDC §34-3041, except as permitted herein.

f. Temporary uses, large and small, may occur within 6 months from the date of expiration for a similar previously approved temporary use.

48. **Fast Food/Out-Parcel Landscape Plan**

The 20-foot Type D Ben Hill Griffin Parkway Buffer must comply with MCP Enhanced Buffer Details 300' Typical Section and 300' Typical Elevation (Exhibit B9), except to include:

a. A minimum of 4 groupings of 7 native, cold hardy shrub species per 300 feet for a total of 224± plantings; and

b. Shrubs a minimum of 7-10-gallon container size, installed at maximum 4-5 foot on center.

49. **Costco Automotive Service Station**

Landscaping for the Automotive Service Station must be in substantial compliance with the Landscape Plan entitled "Costco Wholesale Corporation – PUD Exhibit" dated July 1, 2024 (Exhibit B10).

SECTION C. DEVIATIONS:

Previously Approved Deviations (Carried Forward without Modification):

1. Street Design and Construction Standards

Deviation 1 seeks relief from LDC §10-296(d) Table 3 requirement that street wearing surfaces meet FDOT Standard Specifications, to allow cement concrete pavers or similar decorative paving materials for local streets within project rights-of-way. This deviation is APPROVED SUBJECT TO Condition 19.

2. Setbacks for Water Detention/Retention Excavations

Deviation 2 seeks relief from LDC §10-329(d)(1)(a)(1) requirement that setbacks for excavations for water retention be measured from the street right-of-way line or easement, to allow required excavation setbacks to be measured from edge of pavement or back of curb. This deviation is APPROVED SUBJECT TO Condition 20.

3. Location of Water and Sewer Lines

Deviation 3 seeks relief from LDC §10-355 requirement for 10-foot-wide public utility easements on both sides of a roadway, to allow public utility easement on one side only. This deviation is APPROVED SUBJECT TO Condition 21.

4. Open Space – Indigenous Native Vegetation and Trees

Deviation 4 seeks relief from LDC §10-415(b)(1) requirement that 50% of required open space be provided by existing indigenous vegetation, to allow portions of required indigenous vegetation to be provided within the water management, conservation areas, and offsite Mitigation Area Slough System. This deviation is APPROVED SUBJECT TO Condition 22.

5. Parking Spaces Abutting Pedestrian Walkways

Deviation 5 seeks relief from the LDC §34-2016(2)a.2 requirement that parking spaces abutting pedestrian walkways, required landscaping, or required open space provide parking blocks, to permit required parking spaces to be developed without parking blocks. This deviation is APPROVED SUBJECT TO Condition 27.

6. Required Parking Spaces

Deviation 6 seeks relief from LDC §34-2020 parking requirements for residential and non-residential uses, to permit four and one-half parking spaces per 1,000 square feet of total floor area for non-residential uses and two parking spaces per unit for residential uses (including clubhouse and ancillary residential support uses). This deviation is denied consistent with prior zoning actions.

7. Parking Lot Access

Deviation 7 seeks relief from LDC §34-2013(a) requirement that parking lot design permit vehicles exiting the lot to enter the street right-of-way in a forward motion, to allow vehicles to back out of individual driveways when driveways are accessory to individual multiple family units in the residential area. This deviation is APPROVED SUBJECT TO Condition 23.

8. Right-of-Way Width

Deviation 8 seeks relief from LDC §10-296(b), Table 2, which requires 40' right-of-way to provide 35' right-of-way width for two-way closed drainage, rear lot drainage, or inverted crown, to allow right-of-way widths to coincide with the back of curb for local private roads. This deviation is APPROVED SUBJECT TO Condition 24.

9. Landscape Standards

Deviation 9 seeks relief from LDC §10-416(d)(1) requirement that no portion of a buffer area consisting of trees and shrubs be located in an easement, to allow planted buffers in easements. This deviation is APPROVED SUBJECT TO Condition 25.

10. Open Space

Deviation 10 seeks relief from LDC §§ 10-415(a) and 10-415(c) requirements that developments provide minimum open space equal to 40% of residential site area and 30% of commercial site area, to allow up to 13.1 acres of open space to be provided off-site within the Mitigation Area Slough System. This deviation was denied in Resolution Z-08-046.

11. Open Space

Deviation 11 seeks relief from LDC §§ 10-415(a) and 34-414(c) requirements that all developments provide minimum open space equal to 40% of residential site area and 30% of commercial site area, to allow only 30% open space for residential site area and 15% open space for commercial site area shown on the MCP Open Space Table. This deviation is APPROVED SUBJECT TO Condition 26.

12. Parking Lot Surface

Deviation 12 seeks relief from LDC §§ 34-2017(a)(1) and 34-2017(a)(2) requirement that parking areas be constructed of a paved all-weather surface, to allow up to 10% required parking for commercial tract (regional mall) to be stabilized grass parking for spaces located on the perimeter of the commercial tract. This deviation is APPROVED SUBJECT TO Condition 28.

13. Open Space

Deviation 13 seeks relief from LDC §10-415(d)(2)(c) requirement that water bodies meet 25% of required open space, to allow 100% of water management lakes to be applied toward commercial open space requirements. This deviation is APPROVED SUBJECT TO Condition 29.

14. Signs

Deviation 14 seeks relief from LDC Chapter 30 regulating signs to adopt a Signage Plan for Gulf Coast Town Center. This deviation is APPROVED SUBJECT TO Condition 30.

15. Building Separation

Deviation 15 seeks relief from LDC §34-1040(e) requirement that minimum building separation between buildings be the greater of 20 feet or one-half of the sum of the building heights, to allow building separation of eight (8) feet. This deviation is APPROVED SUBJECT TO Condition 43.

16. Outdoor Lighting Standards

Deviation 16 seeks relief from LDC §34-625(d)(4)(a) which establishes a maximum height of 25-feet for light poles for parking lots to allow a maximum height of 30-feet. This deviation is APPROVED SUBJECT TO Condition 44, and to the following conditions:

a) The 15-foot and 18-foot mounting heights within the multifamily residential tract (Lot 5) shall match the decorative nature of the existing light fixtures in the Town

Center. Fixtures mounted at 18 feet must be located on the outer side of the Lot 5's surface parking area and along the roadways. One fixture at the southwest corner of Lot 5 shall have a mounting height of 24 feet to better illuminate the drive lane intersection. This location is shielded by the parking garage and is only exposed to view from commercial properties.

b) Development within this parcel must be substantially compliant with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibit (Exhibit B8).

This deviation was approved by ADD2021-00008.

17. Building Separation

Deviation 17 seeks relief from LDC §34-1040(e) requirement that minimum building separation between buildings within the development must be the greater of 20 feet or one-half of the sum of the heights of the buildings, to allow zero-lot line setbacks when a subdivision tract/parcel line coincides with common wall(s) of multiple occupancy buildings (commercial or residential). This deviation is APPROVED SUBJECT TO Condition 43.

18. Right of Way Buffer Landscaping

Deviation 18 seeks relief from LDC §34-1353(e), which requires a landscape buffer width of 25 feet adjacent to right of way external to development, to allow a buffer width of 20 feet along Ben Hill Griffin Parkway. This deviation is APPROVED SUBJECT TO following conditions:

As part of local development order approval, the required 15-foot-wide buffer along the west property line may include a 5' wide sidewalk.

Development must comply with Site Plan for PDQ – Gulf Coast attached hereto as Exhibit B3 and located at 17470 Ben Hill Griffin Parkway.

Deviation previously approved by ADD2014-00114.

19. Landscape Standards

Deviation 19 seeks relief from LDC §10-416(d)(11)(b), which authorizes buffers to be used for passive recreation such as pedestrian, bike, or equestrian trails, provided not more than 20% of the buffer width is impervious surface, to allow 34% of the buffer to be impervious surface to accommodate a sidewalk in the landscape buffer. This deviation is APPROVED SUBJECT TO the following conditions:

As part of local development order approval, the required 15-foot-wide buffer along the west property line may include a 5' wide sidewalk.

Development of this parcel must be in compliance with the Site Plan for PDQ – Gulf Coast (Exhibit B3) and located on property located at 17470 Ben Hill Griffin Parkway.

Deviation previously approved by ADD2014-00114.

20. Height

Deviation 20 seeks relief from LDC §34-2175 limiting maximum height of structures to 45 feet, or up to 75 feet when additional height is required to increase open common space to preserve environmentally sensitive land, secure areas of native vegetation and wildlife habitat, or preserve historical, archaeological scenic resources, to allow building heights of 95 feet for multiple family uses.

This deviation is APPROVED SUBJECT TO the condition that multiple-family residential buildings over 45 feet in height are prohibited within 500 feet of existing or proposed residential uses outside the MPD.

21. Commercial Parking

Deviation 21 seeks administrative approval in accordance with LDC Sec. 34-2020(c)(3) for a 5% reduction in the multiple-occupancy complex parking requirements to reduce the parking requirement from 4.5 spaces to 4.275 spaces per 1,000 SF of total floor area for non-residential uses located within Parcel P and Lot 5. This deviation is APPROVED SUBJECT TO the following condition:

a) Prior to local development order approval for the development of Parcel P or Lot 5, the development order plans must depict bicycle and pedestrian improvements consistent with the Parcel P & and Lot 5 Bicycle and Pedestrian Facilities and Amenities and Parking Exhibit attached hereto as Exhibit B8.

This deviation was approved by ADD2021-00008.

22. Illumination Requirements for Parking Lots

Deviation 22 seeks relief from LDC 34-625 Table 1, Note (2) which requires illumination levels not to exceed 0.5 footcandles at the property line to provide minimum illumination levels of 0.8 footcandles throughout vehicular traffic areas along the property line of Lot 5 in accordance with Table 1 Use/Task requirements for Medium vehicular/pedestrian activity, with the average light level at the property line not to exceed 3.5 footcandles. This deviation is APPROVED SUBJECT TO the following condition:

a) Development must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit B8).

This deviation was approved by ADD2021-00008.

23. Illumination Requirements for Parking Lots

Deviation 23 seeks relief from the LDC 34-625 Table 1, Note (1) requirement of average to minimum light level ratio of 4:1 that results in an average light level to not exceed 3.2 footcandles to allow an average of 4.2 footcandles in Lot 5's surface parking area. This requested average is a result of providing a slightly higher minimum footcandle level in Lot 5's parking area. This deviation is APPROVED SUBJECT to the following condition:

a) Development must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit B8).

This deviation was approved by ADD2021-00008.

Newly Requested Deviation:

24. Intersection Separation

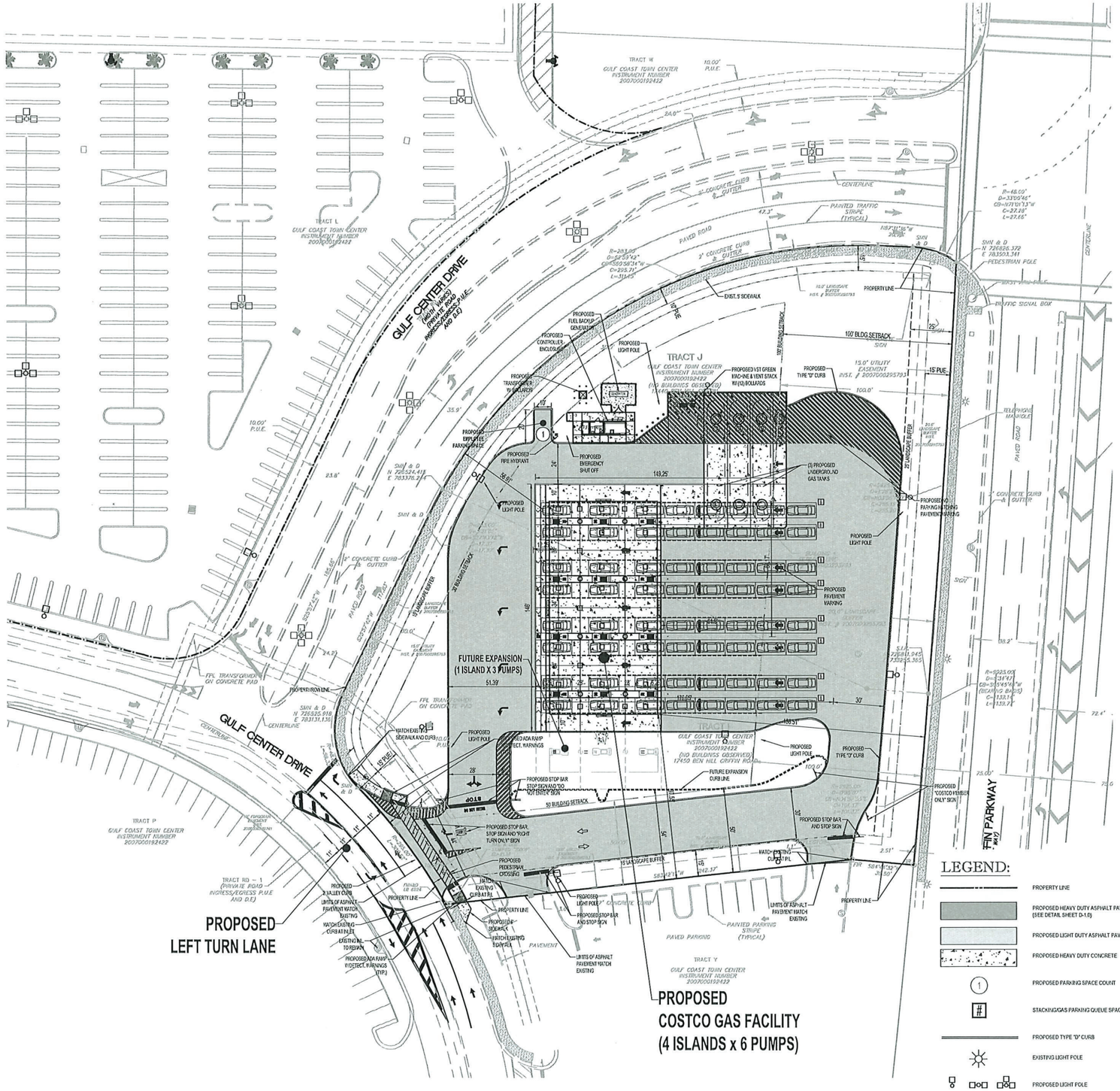
Deviation 24 seeks relief from the LDC §10-285 connection separation requirement of 125 feet between driveways on local roads, to allow 72 feet from the Gulf Center Drive intersection and 113 feet from the commercial use to the south.

HEX Recommendation: Approve, subject to the following condition:

Approval is limited to Tracts I and J as described in Instrument #2007-192422.

Exhibits to Conditions:

Exhibit A: Legal description of the property & Zoning Map
Exhibit B1: Master Concept Plan dated April 30, 2024
Exhibit B2: Site Development Regulations
Exhibit B3: Site Plan for PDQ – Gulf Coast
Exhibit B4: Bicycle and Pedestrian Facilities and Amenities Parking Exhibit
Exhibit B5: Signage Plan for Gulf Coast Town Center
Exhibit B6: Landscape Buffer Details
Exhibit B7: New Boat Display and Storage Area Landscape Exhibit last revised November 5, 2005 stamped received by the Permit Counter on November 28, 2005
Exhibit B8: Lighting Photometric Plan and Site Lighting Fixture Plan Exhibit
Exhibit B9: Master Concept Plan Enhanced Buffer Details 300' Typical Section & 300' Typical Elevation
Exhibit B10: Costco Wholesale Corporation – PUD Exhibit



SITE DATA

ZONING DESIGNATION:	GULF COAST TOWN CENTER MDP
LAND USE DESIGNATION:	UNIVERSITY COMMUNITY & UNIVERSITY VILLAGE INTERCHANGE
JURISDICTION:	LEE COUNTY
WATER/WASTEWATER SERVICE PROVIDER:	LEE COUNTY UTILITIES DEPT.
SITE ADDRESS:	COSTCO GAS 17440 & 17450 BEN HILL GRIFFIN PKY., FORT MYERS, FL 33913
EXISTING USE:	VACANT
PROP. USE:	COSTCO WHOLESALE GAS FACILITY (AUTOMOTIVE SERVICE STATION)
STRAP:	11-46-25-11-00000.00J0 11-46-25-11-00000-00I0
FOLIO:	10545378 10545377
LOT COVERAGE (0.55 MAX.):	0.002
OPEN SPACE: (CALCULATED USING THE PERMISSIBLE USES OF OPEN SPACE PER LDC 10-415(d))	33.2%
BLDG. HEIGHT (45' MAX.):	17' 6" CANOPY 8' 7" CONTROLLER ENCLOSURE
BLDG. SETBACK REQUIREMENTS:	
FRONT	25' (CANOPY)
REAR	15' (CANOPY)
SIDE	15' (CANOPY)
LANDSCAPE BUFFER REQUIREMENTS:	
FRONT	15'
REAR (PUD BOUNDARY)	25'
SIDE	15' (SOUTH)
TOTAL SITE AREA:	2.47 AC (107,746 SF)
PROPOSED AREA CALCULATIONS:	
IMPERVIOUS =	71,991 SF (66.8%)
BUILDING =	228 SF (0.2%)
PAVEMENT/CURB/CONCRETE =	59,927 SF (55.6%)
SIDEWALK =	5,724 SF (5.3%)
FUTURE EXPANSION =	6,112 SF (5.7%)
FUEL CANOPY =	8,127 SF (EXCLUDED)
PERVIOUS =	35,755 SF (33.2%)

COSTCO WHOLESALE GAS FACILITY:
PARKING / STACKING PROVIDED:
PER SEC. 34-2020 & 34-2021(e)

24 PUMPS	= 24 SPACES
40 STACKING STALLS	= 40 SPACES
1 EMPLOYEE	= 1 SPACE
TOTAL SPACES	= 65 SPACES

QUEUE REQUIRED:	5 CARS PER SERVICE LANE
QUEUE PROVIDED:	5 CARS PER SERVICE LANE

FUTURE EXPANSION:

PROPOSED PUMPS	= 24 PUMPS
ADDITIONAL PUMPS	= 6 PUMPS
TOTAL	= 30 PUMPS

DRAINAGE NARRATIVE

THE NEW COSTCO FUEL FACILITY WILL OCCUPY VACANT TRACT I & J. RUNOFF WILL BE COLLECTED BY PROPOSED INLETS & PIPES WHICH WILL THEN CONNECT TO THE EXISTING STORM INFRASTRUCTURE THAT CONVEYS STORMWATER INTO LAKE GCTC.

THE TOTAL DISTURBED AREA OF THE PROPOSED CONSTRUCTION USED TO PERFORM THE PRE/POST DEVELOPMENT ANALYSIS WAS 3.62 ACRES. NO ADDITIONAL TREATMENT OR ATTENUATION IS PROVIDED SINCE THE OPEN SPACE REQUIREMENT SET FORTH BY THE MASTER DEVELOPMENT IS MET. THERE ARE NO WETLANDS ON SITE AND NO ADVERSE IMPACTS TO THE OVERALL DRAINAGE SYSTEM ARE EXPECTED FROM THIS PROJECT AND NO MODIFICATIONS TO THE OFFSITE MASTER PONDS ARE REQUIRED.

DEVIATIONS / WAIVERS / VARIANCES:

1. LDC SEC. 10-285 - ADMINISTRATIVE DEVIATION FOR INTERSECTION SEPARATIONS
2. ADD 2006-00118 - INCREASE IN ALLOWED FUEL PUMPS

LEGEND:

- PROPERTY LINE
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET D-1.0)
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE
- (1) PROPOSED PARKING SPACE COUNT
- (#) STACKING/GAS PARKING QUEUE SPACE COUNT = 64 STALLS
- PROPOSED TYPE "D" CURB
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- 9' x 18' VEHICLE

EXHIBIT B-1

COSTCO WHOLESALE
ESTERO
#621
10088 GULF CENTER DRIVE
FORT MYERS, FL 33913

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com

PUD EXHIBIT

0 15' 30' 60'

EDWARD M. McDONALD LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER

EDWARD M. McDONALD, P.E.
July 1, 2024
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

△	DATE	DESCRIPTION
1	4/26/24	REV PER COUNTY COMMENTS
2	4/30/24	REV PER G.C.T.C. COMMENTS

FT230001
JUNE 4, 2024

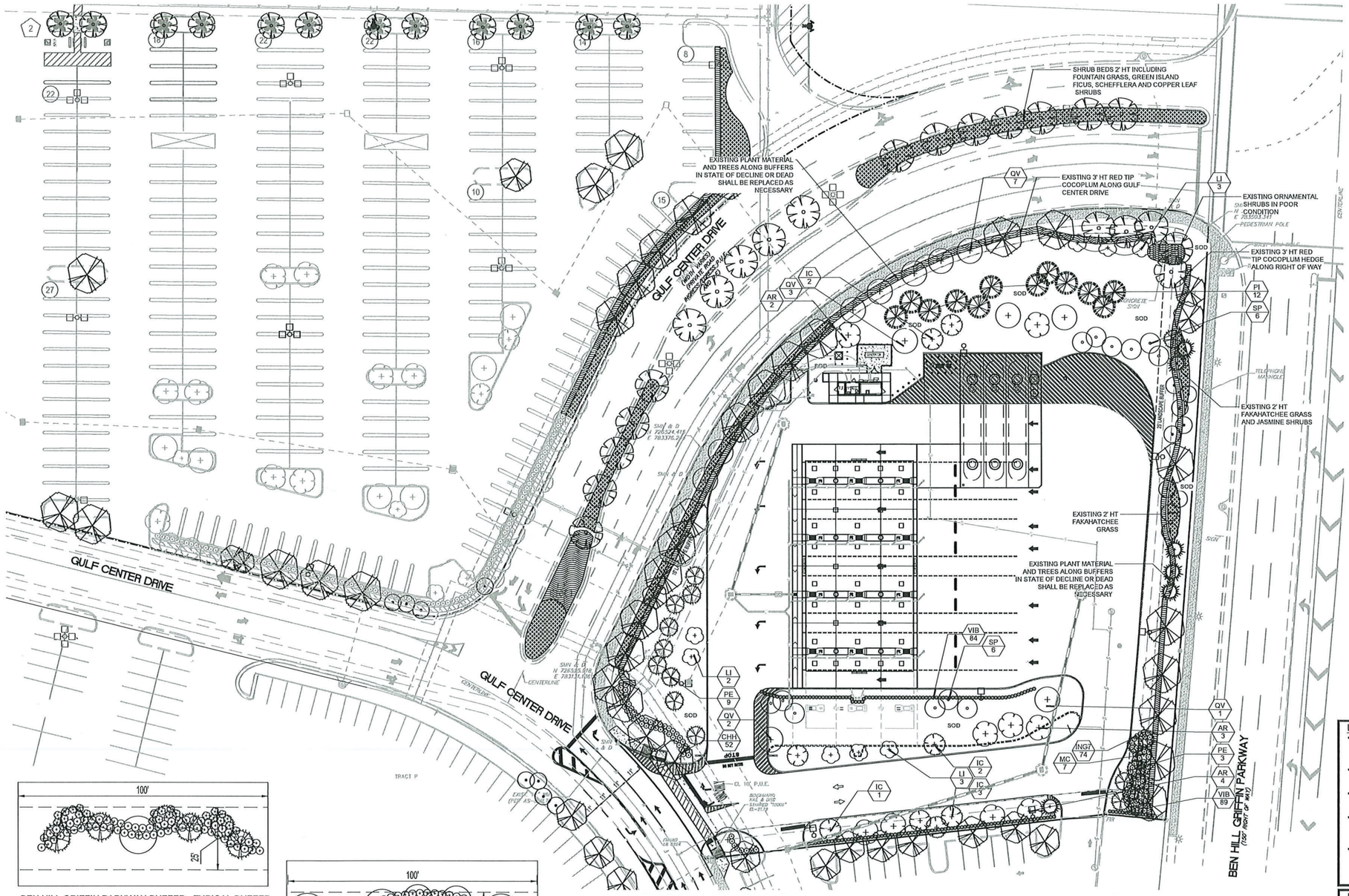
SITE PLAN

2

COSTCO - ESTERO - FUEL / PARKING

LEE COUNTY, FL

SITE PLAN



100'

53'

BEN HILL GRIFFIN PARKWAY BUFFER - TYPICAL BUFFER
SCALE 1"=20':

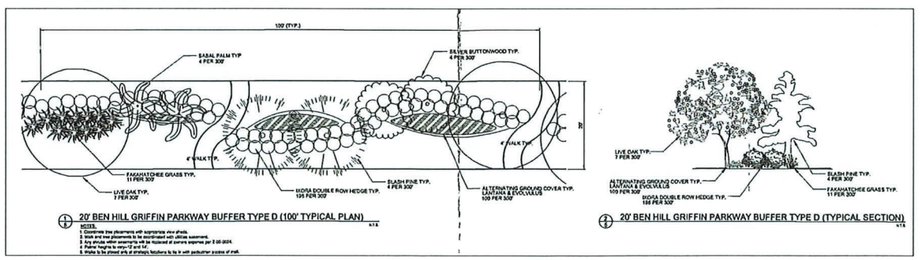
- MIN. 25' WIDE BUFFER PER CODE SEC. 34-1353(e)
- FIVE (5) TREES AND DOUBLE ROW HEDGE @ 100 LINEAR FEET
- TOTAL OF 18 TREES AND 350 SHRUBS
- REMOVE AND REPLACE TREES AND SHRUBS IN STATE OF DECLINE

100'

15'

GULF CENTER DRIVE BUFFER - TYPICAL BUFFER
SCALE 1"=20':

- MIN. 15' WIDE
- FIVE (5) TREES AND DOUBLE ROW HEDGE @ 100 LINEAR FEET
- TOTAL OF 28 TREES AND 1,020 SHRUBS
- REMOVE AND REPLACE TREES AND SHRUBS IN STATE OF DECLINE



20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (100' TYPICAL PLAN)

NOTES:
1. Coordinate tree placements with approximate new grade.
2. Shift and tree placements to be coordinated with utilities approved.
3. Any shrubs within easements will be replaced at owners expense per E 06-2024.
4. Palms height to vary 12' and 16'.
5. Walks to be placed only at strategic locations to be in with pedestrian access of mall.

20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (TYPICAL SECTION)

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED BY REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN).

FEMA NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X, (AREA OF 1/4NUAL FLOOD HAZARD), PER F.I.R.M. 12071C0581F, EFFECTIVE DATE 08/28/2008.

LEE COUNTY NOTES:

- EXOTIC VEGETATION AS DEFINED BY LEE COUNTY AND LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE REVIEW AND APPROVAL OF IMPROVEMENTS PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS, WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER OF THESE DRAWINGS (IF APPLICABLE).
- VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED TREE PROTECTION BARRICADES (SEE TREE PROTECTION DETAIL). BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

UTILITY NOTES:

- ALL MECHANICAL EQUIPMENT, BACKFLOW PREVENTERS, DUMPSTER ENCLOSURES, AC UNITS, ETC., SHALL BE SCREENED IN ADDITION TO THE MINIMUM LANDSCAPE REQUIREMENTS.
- TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY REQUIRE FREQUENT PRUNING TO AVOID OVERHEAD POWER LINES. SPECIFICALLY, ALL LARGE TREES MUST BE LOCATED AT LEAST 20' AWAY FROM UTILITY LINES, WHILE ALL SMALL TREES (E.G. SABAL PALMS) MUST BE LOCATED AT LEAST 10' AWAY.

IRRIGATION NOTE:

- CARE SHALL BE TAKEN WHERE IRRIGATION LINES, HEDGES OR OTHER MATERIALS ARE PROPOSED TO BE INSTALLED WITHIN DRIP LINES OF TREES DESIGNATED TO REMAIN.
- ALL LANDSCAPE AREAS SHALL BE WATERED BY AN UNDERGROUND IRRIGATION SYSTEM, PROVIDING 100% COVERAGE PER COUNTY CODES.

COSTCO - ESTERO - FUEL / PARKING

LEE COUNTY, FL

LANDSCAPE PLAN

0 15' 30' 60'

COSTCO WHOLESALE

ESTERO
#621

10088 GULF CENTER DRIVE
FORT MYERS, FL 33913

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TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com

PUD EXHIBIT

REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. GROSSWIRTH
LA 6666871
FLORIDA

MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
July 1, 2024
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

△	DATE	DESCRIPTION
1	4/26/24	REV PER COUNTY COMMENTS
2	4/30/24	REV PER G.C.T.C. COMMENTS
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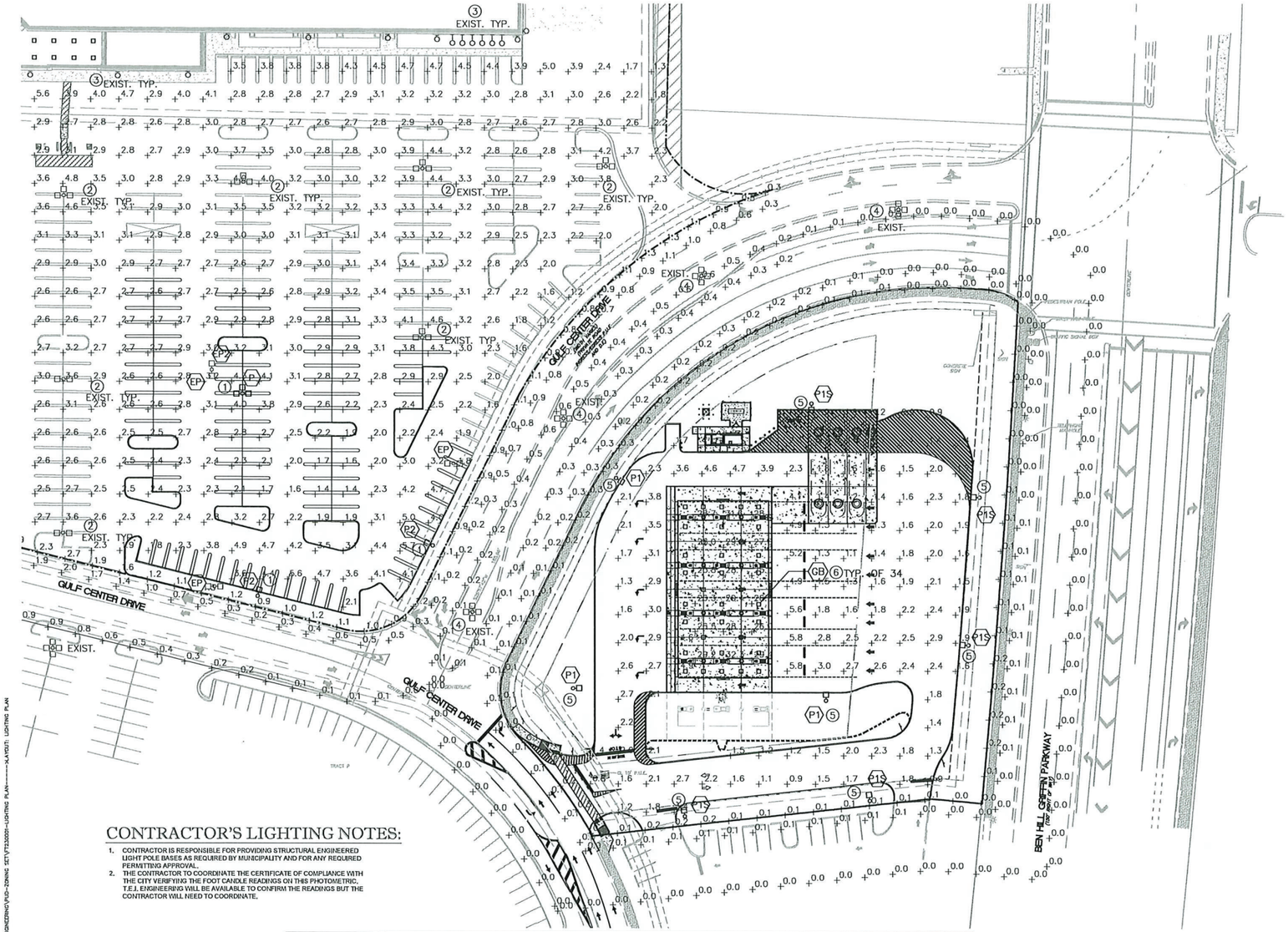
FT230001
JULY 1, 2024

LANDSCAPE PLAN

3

Printed on Monday, July 01, 2024, 3:33 PM by Chelsea Davies
G:\2023\FT230001 - COSTCO - ESTERO - GAS\ENGINEERING\PUD-ZONING SET\FT230001-LS PLAN-ZONING-----XAYOUT: L-2.0 LANDSCAPE PLAN



CONTRACTOR'S LIGHTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRUCTURAL ENGINEERED LIGHT POLE BASES AS REQUIRED BY MUNICIPALITY AND FOR ANY REQUIRED PERMITTING APPROVAL.
2. THE CONTRACTOR TO COORDINATE THE CERTIFICATE OF COMPLIANCE WITH THE CITY VERIFYING THE FOOT CANDLE READINGS ON THIS PHOTOMETRIC. T.E.I. ENGINEERING WILL BE AVAILABLE TO CONFIRM THE READINGS BUT THE CONTRACTOR WILL NEED TO COORDINATE.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	NUMBER	LAMPS	MOUNT	WATT	REMARKS	COLOR	LLF
GB	CREE	CPY250-C-8L-57K7-F-UL-XX-X	LED	SURFACE	53		5700K	1.0
P	LITHONIA	DSX2-LED-P1-50K-T5W--480-DDBXD	LED	POLE	140	~30' & 32' AFG ON POLE. NUMBER OF HEADS SHALL BE PER PLAN. SEE DETAIL SHEET SE-1.	5000K	1.0
P1	LITHONIA	DSX2-LED-P1-50K-70CRI-BLC4--480-DDBXD	LED	POLE	135			
P1S	LITHONIA	DSX2-LED-P1-50K-70CRI-BLC4-EGS--480-DDBXD	LED	POLE	135	~P1S TYPE INCLUDES AN EXTERNAL GLARE SHIELD.		
P2	LITHONIA	DSX2-LED-P4-50K-70CRI-BLC4--480-DDBXD	LED	POLE	273			
P7	LITHONIA EXISTING	DSX2-LED-P1-50K-T5W-480-DDBXD	LED	POLE	140	EXISTING 32' HEIGHT POLE FIXTURE	5000K	1.0
P2	LITHONIA EXISTING	DSX2-LED-P1-50K-T2M-480-DDBXD	LED	POLE	140			

*DLC PREMIUM

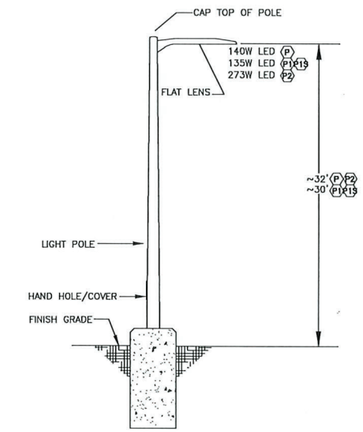
COSTCO - ESTERO - FUEL / PARKING

LEE COUNTY, FL

STATISTICS

	FUEL CANOPY FC	FULE PL FC	FUEL PAVED FC	PARKING FC	PARKING PL FC
MAX	32.3	0.3	14.9	8.0	5.6
AVG	28.1	0.1	2.3	3.0	1.5
MIN	25.5	0.0	0.8	1.2	0.3
AVG/MIN	1.1:1	---	2.9:1	2.5:1	5.0:1

FUEL FACILITY – LED (GB)
NO SCALE



POLE DETAIL

NOT TO SCALE

PLAN NOTES:

1. E.C. TO REMOVE AND RELOCATE EXISTING POLE AND FIXTURE. PROVIDE NEW BASE AT NEW LOCATION. PROVIDE NEW LIGHT FIXTURE PER LIGHTING FIXTURE SCHEDULE AND NUMBER OF HEADS SHALL BE PER PLAN. EXTEND FEEDER TO NEW LOCATION. DEMOLISH EXISTING BASE AND PROVIDE HEAVY DUTY TRAFFIC RATED J-BOX (AASHTO HS-20) AT EXISTING LOCATION. FIELD VERIFY.
2. EXISTING POLE LIGHT FIXTURE TO REMAIN.
3. EXISTING WALLPACK LIGHT FIXTURE TO REMAIN.
4. EXISTING LIGHT FIXTURES TO BE REMAIN. NOT OWNED OR OPERATED BY COSTCO. (NOT INCLUDED IN PHOTOMETRY).
5. NEW POLE MOUNTED FIXTURES.
6. E.C. TO PROVIDE NEW (34) FIXTURES AT FUEL FACILITY CANOPY PER LIGHTING SCHEDULE FIXTURE ON THIS SHEET.

PHOTOMETRIC LIGHT PLAN

COSTCO WHOLESALE
ESTERO
#621

10088 GULF CENTER DRIVE
FORT MYERS, FL 33913

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com

PERMIT SET

0 20' 40' 80'

EDWARD M. McDONALD LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER

EDWARD M. McDONALD, P.E.
July 1, 2024
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

△	DATE	DESCRIPTION
1	4/26/24	REV PER COUNTY COMMENTS
2	4/30/24	REV PER G.C.T.C. COMMENTS

FT230001
JUNE 4, 2024

LIGHTING PLAN

4

PROPERTY DEVELOPMENT REGULATIONS

RESIDENTIAL	Min. Lot Dimensions			Minimum Setbacks (3) (4)							
Residential Uses	Area (sq.ft.)	Width (ft.)	Depth (ft.)	Side (ft.)	Rear (ft.)	Front/ Road (ft.)	Water Body (ft.)	Max. height (ft.) (5) (6)	No. of Habitable Floors	Min. Building Separation (ft.) (1)	Max. Lot Coverage (%) (2)
Townhouse	2,800	30	80	0	10	* 20	20	45	3	~~(1)~~ 8	55
Multi-Family	22,500	100	100	15	10	20	20	~~60~~ 95	~~5~~ 8	~~(1)~~ 8	55
Clubhouse Area/ Recreational Facility	n/a	n/a	n/a	15	20	20	20	45	n/a	~~(1)~~ 8	n/a
Accessory Structures	n/a	n/a	n/a	5	5	* 20	10	45	n/a	~~10~~ 8	n/a
Pool Deck	n/a	n/a	n/a	5	5	20	10	n/a	n/a	n/a	n/a
* 12 ft. with side or rear entry garage											

C/O/H Uses	Min. Lot Dimensions			Minimum Setbacks (3)							
COMMERCIAL/OFFICE/ HOTEL	Area (sq.ft.)	Width (ft.)	Depth (ft.)	Side (ft.)	Rear (ft.)	Front/ Road (ft.)	Water Body (ft.)	Max. height (ft.) (5) (6)	No. of Habitable Floors	Min. Building Separation (ft.) (1)	Max. Lot Coverage (%) (2)
Accessory Structures	n/a	n/a	n/a	5	5	10	10	45	n/a	~~10 or (1)~~ 8	n/a
Commercial											
Office	10,000	75	100	15	15	25	20	45	3	~~(1)~~ 8	55
Retail	10,000	75	100	15	15	25	20	45	3	~~(1)~~ 8	55
Hotel	22,500	150	150	15	15	25	20	75	5	~~(1)~~ 8	55

NOTES:

(1) Where two or more principal buildings are located on a development tract, the minimum separation between the buildings shall be ~~the greater of one-half of the sum of their heights, or 20 feet~~ 8 feet. Also, see LDC Section 34-2221(1)a. for commercial subdivision setbacks.

(2) Lot coverage means that portion of the lot area, expressed as a percentage, occupied by all roofed buildings or structures.

(3) Zero-lot line setbacks are allowed when a subdivision tract/parcel line will coincide with the common wall(s) of a multiple occupancy building (commercial or residential). Also, see LDC Section 34-2221(1)a. for commercial subdivision setbacks.

(4) Minimum setbacks from the PUD boundaries shall be one-half the height of the building or structure, but in no case shall the distance be less than 20 feet.

(5) Maximum building or structure height shall be subject to compliance with the Airport Hazard Zone height limitations, if applicable. See LDC Sec. 34-2175.

(6) Maximum building or structure height shall not exceed 45 feet on the outparcels that abut Ben Hill Griffin Parkway.

EXHIBIT B2

EXHIBIT B3

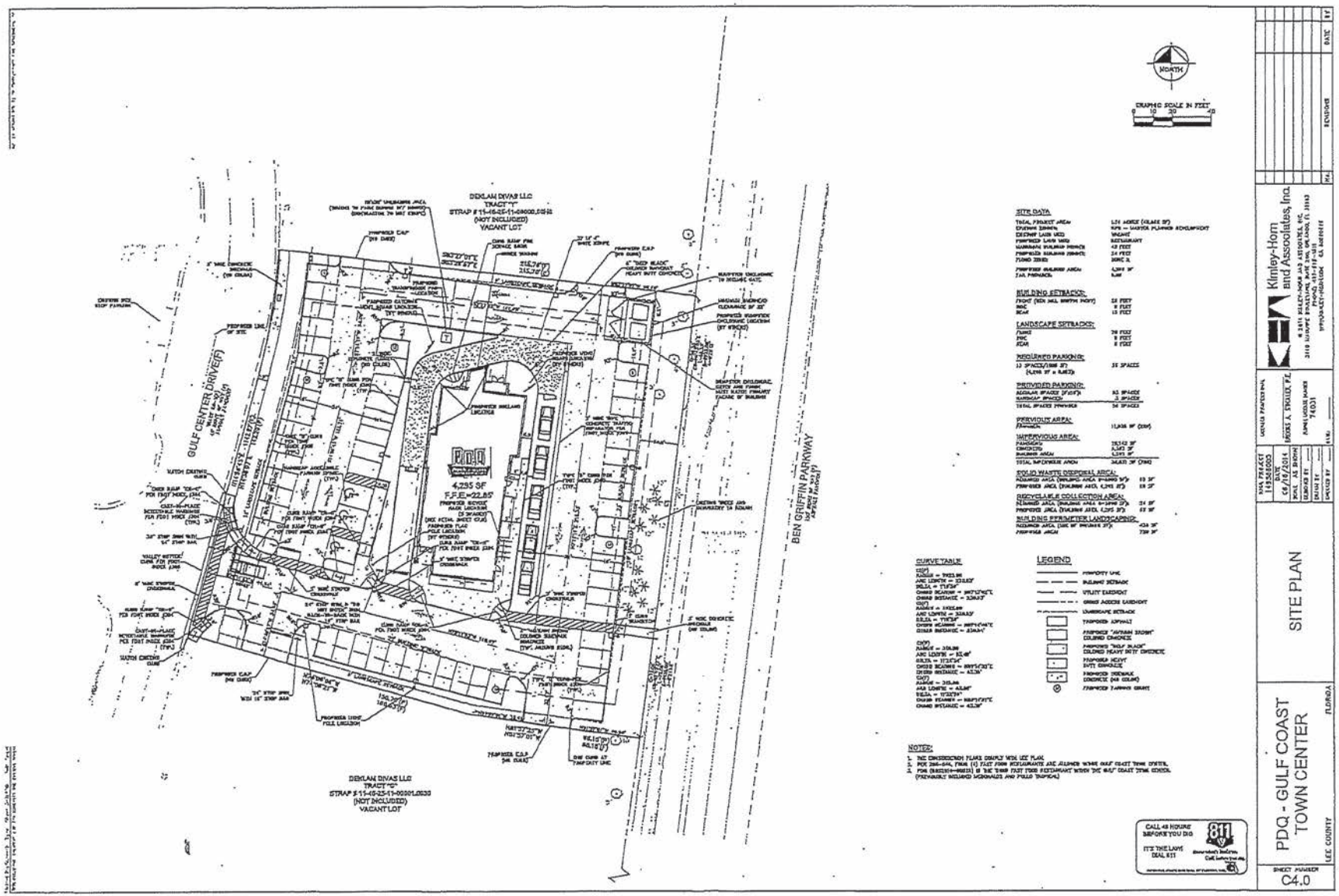

14-06114 Lee County ePlan
GULF CENTER DRIVE(F)
BEN GRIFFIN PARKWAY
DEMLAN DIVAS LLC
TRACT "T"
STRAP # 11-46-25-11-00000.0030
(NOT INCLUDED)
VACANT LOT
DEMLAN DIVAS LLC
TRACT "C"
STRAP # 11-46-25-11-00001.0030
(NOT INCLUDED)
VACANT LOT
4,295 SF
F.F.E.=22.85'
PROPOSED BICYCLE RACK LOCATION
(3 SPACES)
ONE FOOD PLACE
SITE DATA
LEGEND
CURVE TABLE
NOTES:
CALL 48 HOURS BEFORE YOU DIG
811
IT'S THE LAW!
DIAL 811
Kimley-Horn and Associates, Inc.
PDQ - GULF COAST TOWN CENTER
LEE COUNTY
FLORIDA
SITE PLAN
SHEET NUMBER
C4.0

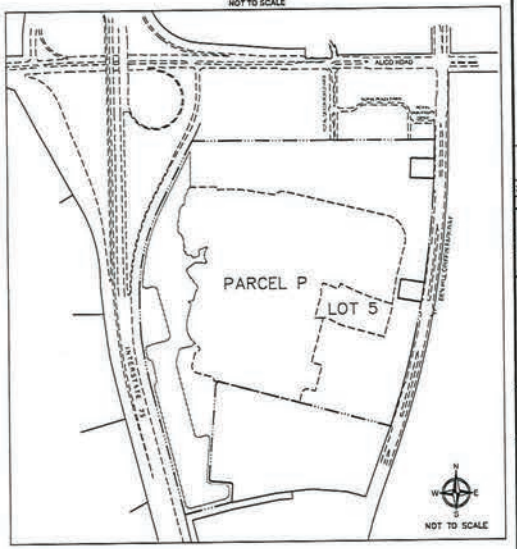
Exhibit E

GULF COAST TOWN CENTER

PARCEL P & LOT 5 BICYCLE & PEDESTRIAN FACILITIES & AMENITIES AND PARKING EXHIBIT

SITE LOCATION

NOT TO SCALE



SITE LEGEND

- GULF COAST TOWN CENTER DRI/PUD BOUNDARY
- LIMITS OF PARCEL P & LOT 5 (PROPOSED)
- EXTERNAL VEHICULAR ACCESS POINTS
- INTERNAL VEHICULAR CIRCULATION
- INTERNAL PEDESTRIAN CIRCULATION
- BUILDINGS (EXISTING)
- PARKING AREAS (EXISTING & PROPOSED)
- LEE TRAN BUS STOP / SHELTER
- BICYCLE RACK (NO. SPACES EXISTING OR PROPOSED)

REQUIRED PARKING:

	Multiple-Family (Multiple-Use Development)	Multiple-Occupancy Complex with floor area of 350,000 Sq.Ft. or more	Total Required
Unit of Measure	273 Units 10,583 Sq.Ft. (Clubhouse)	1,009,945 Sq.Ft.	
Parking Rate	2.0 / Unit + 10% (0.2 / Unit) for Guest Parking + 3.5 / 1,000 Sq.Ft. for Clubhouse	4.275 /1,000 Sq.Ft. (5% reduction)	
Parking Spaces	637.6	4,317.5	4,955

PROPOSED PARKING:

AREA	LOCATION	NO. SPACES
1	Bass Pro Shops (E)	711
2	Belk (N)	389
3	JC Penney (N)	667
4	Best Buy (W1)	115
5	Best Buy (W2)	4
6	West Village (N-S)	148
7	West Village (E-W)	213
8	Central Village	93
9	East Village	231
10	Golf Galaxy (E)	95
11	Regal Cinema (N)	826
12	Burlington (N)	1,056
13	Apartments (garage)	383
14	Apartments (surface)	81
TOTAL PARKING SPACES		5,012

BICYCLE PARKING:

REQUIRED:
5% OF REQUIRED VEHICLE SPACES FOR THE FIRST 1,000 SPACES, THEN 4 / 500 SPACES THEREAFTER

(1,000 X 0.05) + (4,012 X 4 / 500) = 83 REQ.

PROPOSED:	ONSITE	OFFSITE
EXISTING	29	0
PROPOSED	58	5
TOTAL	87	5


2 BIKE RACK (TYP.) - NTS


5 BIKE RACK (TYP.) - NTS

NO	DATE	DESCRIPTION	PSP	BY
1	10/20/21	RESPONSE TO COUNTY COMMENTS		
2	12/20/21	RESPONSE TO COUNTY COMMENTS		

PROJECT # 2980-015
DATE 01-11-2021

GCTC HOLDINGS, LLC

CIVIL ENGINEERING 2320 CLEVELAND AVENUE SUITE 201
LAND PLANNING FORT MYERS, FLORIDA
TRANSPORTATION PLANNING PHONE (239) 939-1020
SURVEYING FAX (239) 939-1117
GIS WWW.AVIDGROUP.COM

GULF COAST TOWN CENTER

LEE COUNTY, FL

PARCEL P & LOT 5

BICYCLE & PEDESTRIAN FACILITIES & AMENITIES AND PARKING EXHIBIT

1

EXHIBIT B-5

gulf coast TOWN CENTER

Signage Plan for
Gulf Coast Town Center

Submitted by
White Sign Co.

Date: 4/16/2020

Contact: Jeffrey Preston
GCTC Holdings LLC
c/o North American Development Group
400 Clematis Street; Suite 201
West Palm Beach, FL 33401

work: 561-762-9099
email: jwpreston@nadg.com

gulf coast TOWN CENTER

Contents

SIGNAGE PLAN FOR GULF COAST TOWN CENTER

Section 1: Purpose and Intent

The purpose and intent of this sign package is the same as that set forth in section 30 of the Land Development Code: to facilitate the implementation of the goals, objectives and policies set forth in the Lee County Comprehensive Plan relating to sign control and protection of areas from the incompatible uses; promote convenience, safety, property values and aesthetics, be establishing a set of standards for the erection, placement, use and maintenance of signs which will grant equal protection and fairness to all property owners in Lee County; and encourage signs which help to visually organize the activities of the County, lend order and meaning to business identification, and make it easier for the public and business identification, and make it easier for the public and business delivery systems to locate and identify their destinations.

The objective of this section is to establish requirements for the placement of on-premises and off-premises signs, in order to preserve and protect the health, safety, welfare and general well being of the community's citizens.

The regulation of the placement, installation an maintenance of signs is further justified by their innate scheme and primary purpose to draw mental attention to them, potentially to the detriment of sound driving practices and the safety of the motoring public to which a majority of signs is oriented. Therefore, it is the intent of this section to regulate the size and location of the on-premises and off-premises signs so that their purpose can be served without unduly interfering with motorist and causing unsafe conditions. It is also the objective of this action to protect and preserve the aesthetic qualities of Gulf Coast Town Center and the surrounding community by regulating the placement of signs.

The aesthetic impact of on-premises and off-premises signs is an economic fact that may bear heavily upon the enjoyment and value of property; therefore the regulation of signs is validly justified on the basis of conserving the value of property and encouraging the most appropriate use of land throughout the county. It is contended that it is not irrational for a community's citizen to plan their physical surroundings in such a way that unsightliness is minimized.

These requirements are an important means by which the community can assert control over its physical environment. The end result is not just a more visually attractive environment, but one in which business within the community can actually communicate more effectively to their customers.

Section 2: Justification for Signage Plan for Gulf Coast Town Center

Gulf Coast Town Center meets the intent of Lee County Comprehensive Plan having created a land use that is consistent with current market conditions and that promotes innovative and creative project design. The proposed development will consist of a multi-occupancy mixed use complex containing a town center and free standing commercial and residential buildings. Gulf Coast Town Center is bounded to the West by I-75, the East by Ben Hill Griffin Parkway and obtains vehicular access to Alico Road via an access easement to the North through the University Plaza site; a signage easement is already in place for Gulf Coast Town Center at this Alico Road accessway.

The location of this project needs appropriate signage not only for the safe routing of internal and neighborhood traffic, but also for the traveling public using I-75. Appropriate signage within the development will also encourage the desired internal capture of vehicular traffic. Building within this multiple-occupancy complex may be situated so the back of some of the buildings face towards the exterior roadways, and in order to provide the public traveling on I-75, Alico Road or Ben Hill Griffin Parkway, safe and efficient signage, it will be necessary to allow signage on any side of any building facing the main perimeter roadway/highway.

All of the above situations speak to the need for a creative and unified signage plan. The following plan provides cohesiveness and aesthetic relief to the site.

Section 3: Compliance

The attached Signage Plan for Gulf Town Center identifies specific coded signs approved in conjunction with the deviation from Section 30-153 of the Land Development Code for the Commercial Planned Development known as Gulf Coast Town Center MPD identified under Case No. DCI2019-00011.

County LDC will not apply to Gulf Coast Town Center unless specifically referenced herein.

Section 4: Future Administration Deviations

Deviations from this signage plan may only be approved through the Lee County administration process with written verification from the North American Development Group.

Section 5: Permit Required

It shall be unlawful to erect construct, alter, or display any sign within Gulf Coast Town Center, without first obtaining a permit indicating compliance with the provisions and regulations of the Signage Plan, except as defined below.

This section shall not require a permit for the repair or maintenance of a sign for which a permit has previously been issued, so long as the sign is not modified in any way. A permit shall not be required for a new business making any changes on any existing sign, so long as the sign area is not increased, and the new sign is consistent with this sign plan.

Exclusions:

Gulf Coast Town Center Logo
Internal wayfinding, directional, and traffic regulatory signs
Internal signs 20 feet or less in height
(Over 20 ft. to be reviewed by Lee County for structural only)
Internal signs less than 40 square feet in area
(40 sq. ft. plus. to be reviewed by Lee County for structural only)
Non-illuminated signs
(Internal illumination signs are to be reviewed by Lee County for electrical only)
Pedestrian Walkway and Parking Lot Light Pole banners
(refer to Exhibits A, J, K and L for sign dimensions and locations)

Staff Report Considerations

Structure

- **Request Statement**
  - Concise summary of requested action
  - Amendments should be clearly identified as an amendment to an existing PD.
  - If the request applies to a parcel within an approved PD, the report, analysis, and sketches should depict the entire PD and the parcel within the PD at issue.
  - Include all MCPs applicable to the entire PD. This is necessary to prepare a codified resolution.
- **Summary/Synopsis**
  - State recommendation.
  - Identify ~~subject matter of~~ special conditions crafted to address specific concerns.
  - Identify ~~subject matter of~~ deviations.
  - Highlight outstanding points of disagreement.
- **Zoning History**
  - When was the parcel zoned to its current designation?
  - Has the property been affected by Lee Plan amendments? (i.e. community plans, changes to future land use designation, overlays, etc.). If recent Map change, update the FLU Map Exhibit to reflect new designation.
  - Identify existing permits on the site, including DO's, building permits, vegetation removal, etc.
- **Character of the Area**
  - Describe character of development in the general area, as well as the immediate vicinity. Include another map showing the property within its larger geographic area – at least a mile around the site.
  - Identify the future land use category and proximity of other land use designations on nearby properties.
  - Note if the site is proximate to lands with different future land use designations and discuss the effect that may have on the character of development anticipated for the area. (For example, is the property in the heart of the Central Urban category or is it on the fringe near less urbanized lands?)
  - Briefly discuss development approvals on adjacent properties, highlighting special conditions potentially impacting the subject site.

- Discuss how the request is (in)consistent with the vision for the planning community if project is subject to a community plan. **This is particularly relevant when amending a PD approved prior to adoption of the community plan.**

➢ **Analysis**

- Sub-headings should track Code criteria for approval.
- ~~Analysis under each sub-heading should~~ specifically address how the request meets named criteria.
- Search Lee Plan and LDC for Key Terms to ensure the request complies with all relevant regulations.
- ~~Staff analysis should~~ focus on the *substance* of relevant Lee Plan and LDC policies. Analysis of *how* the request is consistent with the regulations should include more than simple statements concluding it is consistent.
- Environment
    - Summarize the environmental planner's findings. Identify protected species present *and if management plans will be required as a condition of development approval*. Note consistencies with relevant regulations. Quote relevant portions of the regulation then demonstrate *how* the project meets the standard. Focus of the analysis should be on the *substance* of the regulations and whether the request complies.
- Transportation/Transit
    - Summarize the transportation planner's findings. If there are points of disagreement with the applicant affecting recommended conditions of approval, identify the ~~subject matter of the~~ disagreement~~s~~. Then refer to the Disputed Issues subsection.
    - Locate closest transit stop. Distance from project. Type of facility existing: bench, shelter, etc. Note that if the project is a PD, the LDC requires the location to be noted on the MCP.
    - Lee Plan Bike/Ped Facility Map 3D. Is the project on the map? Are there facilities in proximity to the site? What type of facility must be constructed by the project pursuant to the code, if any.
    - Enlist CAO assistance in drafting language explaining ~~that~~ preexisting level of service deficiencies do not bar approval.
- Public Services

- Avoid information irrelevant to the request. For example: If the zoning district is commercial/industrial, do not include an analysis of the proximity of schools and parks. If the requested zoning district includes residential development, note the location of schools, libraries, parks, shopping, entertainment, and employment centers.

- Disputed Issues
  - Create a separate sub-heading to address outstanding points of disagreement. Explain the basis for staff's position with citations to relevant regulations, **and other zoning cases that may serve as precedent supporting staff's position**. If there are cases where the matter was handled differently, distinguish those cases from the current case.
- Conditions
  - No conditions ~~that restate~~ restating LDC provisions applicable during permitting. Condition 1 already ~~states that~~ requires development ~~must~~ be consistent with the Lee Plan and county codes.
  - Limit conditions to site-specific items.
  - Staff report conditions should be derived from the last Board resolution, NOT prior staff reports.
  - Conditions should include approved ADDs so that a codified list of conditions/deviations can be presented to the Board.
  - **When revising conditions, do not show strike through/underline within the condition. Rather, strike through the entire condition and rewrite in new paragraph in underline.**
  - If Applicant objects to a condition, there must be something in the record to support including it. **????**

~Proofread the report! Especially if the report contains materials cut and pasted from another report~

Recommendations of Denial

- Denial of specific uses: Staff report should explain the reason uses have been struck through.
- Denial of zoning request:
  - Focus discussion on the specific criterion the request fails to meet. This discussion should target standards that are the basis of denial. It is not necessary for the report to find the request fails every criterion. Requests

recommended for denial often meets some criteria. Staff report findings should only list the standards that are *not* met by the request.

- The staff report should not try to argue the request fails to meet any of the criteria if that is not the case. It is not necessary to find that none of the criteria can be met, only that that request cannot meet all.
- When recommending denial of a request that *does comply* with applicable review criteria, the report should include a discussion on: (1) how maintaining the existing zoning designation accomplishes a legitimate public purpose, and (2) the reasons why the denial is not arbitrary. This is the standard imposed by Florida law.
- **Consult with CAO on recommendations of denial before finalizing the staff report.**

Presentation

Staff presentation should address: (1) staff's recommendation, (2) the reasons for ~~recommended~~ special conditions, and (3) points of disagreement.

- Notice. Present the Affidavit of Publication at the outset.
- Context. Staff presentation should provide the context of the request explaining "why" the request is appropriate (or inappropriate) in the location. How does the proposed district fit with the immediate surroundings and the general fabric of the area? Include a slide containing wide view aerial to provide greater context to location (at least a mile).
- History of Parcel. Zoning approvals predating adoption of community plans should be noted. Discussion of how community plans or LDC specific regulations affect site design.
- Special conditions. Describe the basis/rationale for special conditions.
- Disagreements. Explain the basis for staff's position. Include evidence of similar cases supporting staff's position. If there are cases where the matter was handled differently, staff analysis should distinguish those cases from the current case.

Section 6: Fees

Fees for permits under this plan shall be in accordance with the sign permit fees in Section 30-54 of the Land Development Code.

Section 7: Limitations Generally

a. Signs shall be allowed subject to the following general limitations:

A sign shall be set back a minimum of fifteen (15) feet from the legal front property line. There shall be no minimum setback for the side or rear property.

The sign may be illuminated with internal illumination.

A separate sculptural fountain or water feature (not a "sign") may be animated with lighting devices that change color, alternate illuminating and slow motion as long as the

artificial light used to illuminate the feature is screened in a manner that prevents the light source from being visible from any abutting right-of-way or adjacent property.

All allowed off-site signs should be located within a "signage easement" and identified on the plat of Gulf Coast Town Center or by some other acceptable recorded document.

Wall signs can be located on any side (front, side or rear) of any building and shall not exceed ten percent of the wall area.

b. Individual businesses, offices or institutional establishments located within the multiple-occupancy complex shall not be permitted individual ground-mounted identification signs.

Section 8: Identification Signs – Number, Locations & Sizes

The following permanent signs shall be allowed within Gulf Coast Town Center, which is a multiple-occupancy complex center with the leased and fee simple out parcels.

1. I-75 Identification Sign "I"

A main identification sign shall be permitted on I-75 as indicated in Exhibits A and B and, provided that,

Refer to the exhibits for sign dimensions and location
The sign may be internally illuminated
The sign shall be set back a minimum of 15 feet from the rights-of-way of I-75.

2. Alico Road Identification Sign "A1"

A main identification sign shall be permitted on Alico Road as indicated in Exhibits A and C and, provided that,

Refer to the exhibits for sign dimensions and location
The sign may be internally illuminated
The sign shall be set back a minimum of 15 feet from the rights-of-way of Alico Road.

3. Secondary Identification Sign "A2, A3, A4"
Three (3) Secondary identification signs shall be permitted along Ben Hill Griffin Parkway, as indicated in Exhibits 1 and D, provided that:

Refer to the exhibits for sign dimensions and locations
The sign may be internally illuminated
The sign shall be set back a minimum of 15 feet from the rights-of-way of Ben Hill Griffin Parkway.

4. Village Sign and Directory Sign "C1, C2, C3, C4, D1, D2"
Four (4) village identification and Two (2) directory signs shall be permitted internal to the development, as indicated in Exhibits E, F, G, H, I and M, provided that:

Refer to the exhibits for sign dimensions and location
The sign may be internally illuminated

5. Village Indicator Sign "C1, C2, C3, C4, D1, D2"
Thirty four (34) pedestrian walkway poles, Twenty six (26) parking lot poles and Five (5) parking pole signs shall be permitted internal to the development, as indicated in Exhibits J, K, L, provided that:

Refer to the exhibits for sign dimensions and location

6. Water Feature Sign "H1, H2"
Two (2) water feature signs shall be permitted internal to the development, as indicated in Exhibit M, provided that:

Refer to the exhibits for sign dimensions and location
The sign may be internally illuminated

7. Bass Pro Shop Sign "E2"
One (1) water feature signs shall be permitted internal to the development, as indicated in Exhibit N, provided that:

Refer to the exhibits for sign dimensions and location
The sign may be internally illuminated

Section 9: Leased or Fee Simple Out Parcel Single Occupancy Signs

a. Wall Signs: Wall Signs are permitted on any wall facing an arterial street or parking lot provided that the total sign area of the wall sign and any attached marquee or canopy sign does not exceed ten (10%) percent of the wall area.
b. Marquee Signs: Marquee signs are permitted only on marquees or canopies.

c. Sign Content: No sign shall contain any advertising message concerning any business, goods product, services or facilities which are not manufactured, produced, sold, provided or located on the premises upon which the sign is erected or maintained.

Section 10: Measurement of Sign Area

a. The sign area shall be measured from the outside edges of the sign or the sign frame; whichever is greater, excluding the area of the supporting structures provided that the supporting structures are not used for advertising purposes. In the case of wall signs without a border or frame, a polygon is the be drawn around the logo and letters, including all ascenders and descenders, or around each if there is visual separation between the two. (Note: The Gulf Coast Town Center logo is exempt.)

b. When a single structure is used to support two or more signs, or unconnected elements of a single sign, the surface area shall comprise the square footage within the perimeter of a polygon enclosing the outer edges of all the separate signs or sign elements.

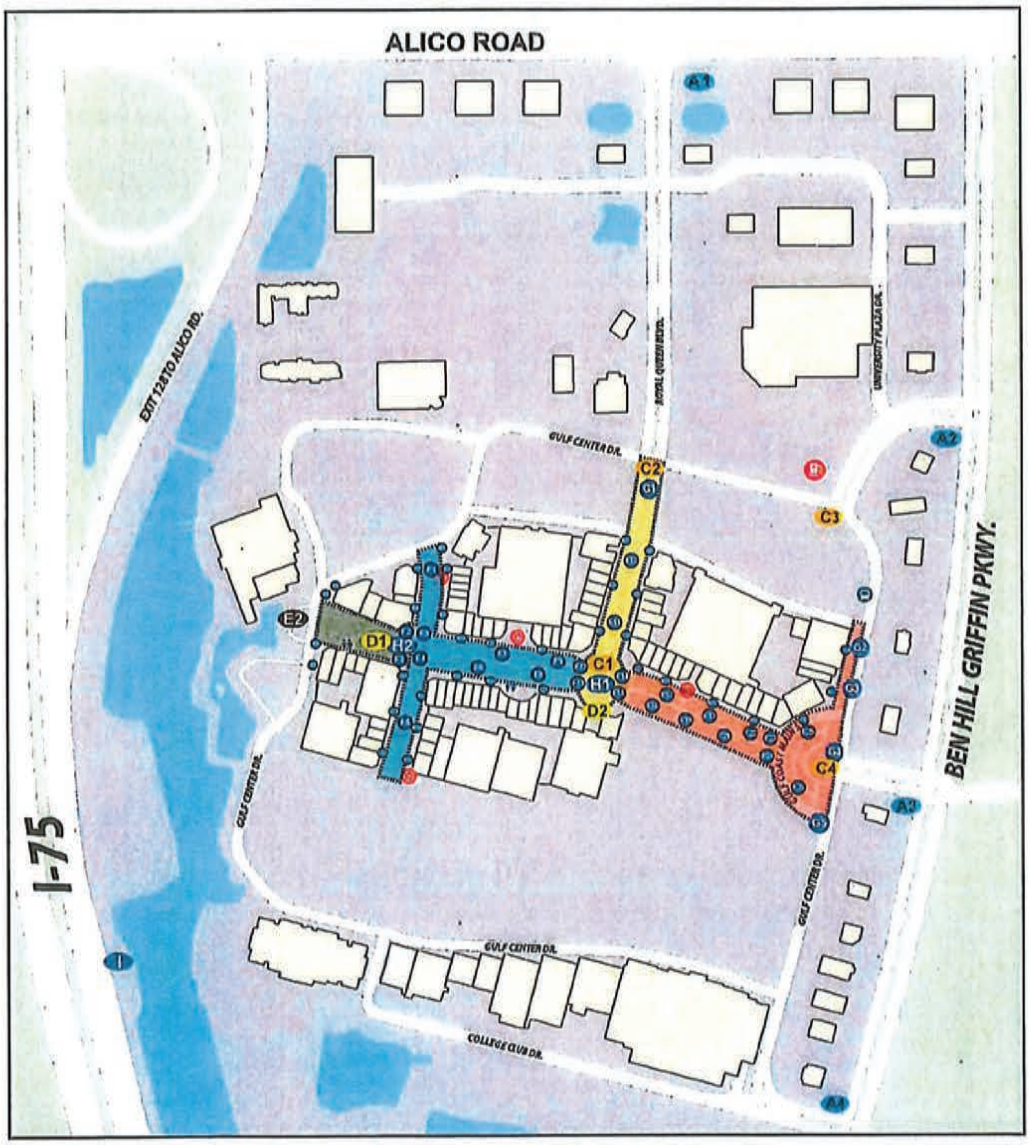
c. Where signs are installed back-to-back, one face only is considered as the sign area. If unequal in size, the larger face will be counted.

EXHIBIT A

Gulf Coast Town Center
Amended Master Signage Plan

WHITE SIGN CO.
SIGNS & AWNINGS
Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

EAST VILLAGE
CENTRAL VILLAGE
WEST VILLAGE
COURTYARD



EXTERNAL SIGNS
I...I-75 Monument Sign
A2 - A4...Monument Signs

EXISTING SIGNS
A...Monument Sign
C...Village Signs
D...Directories

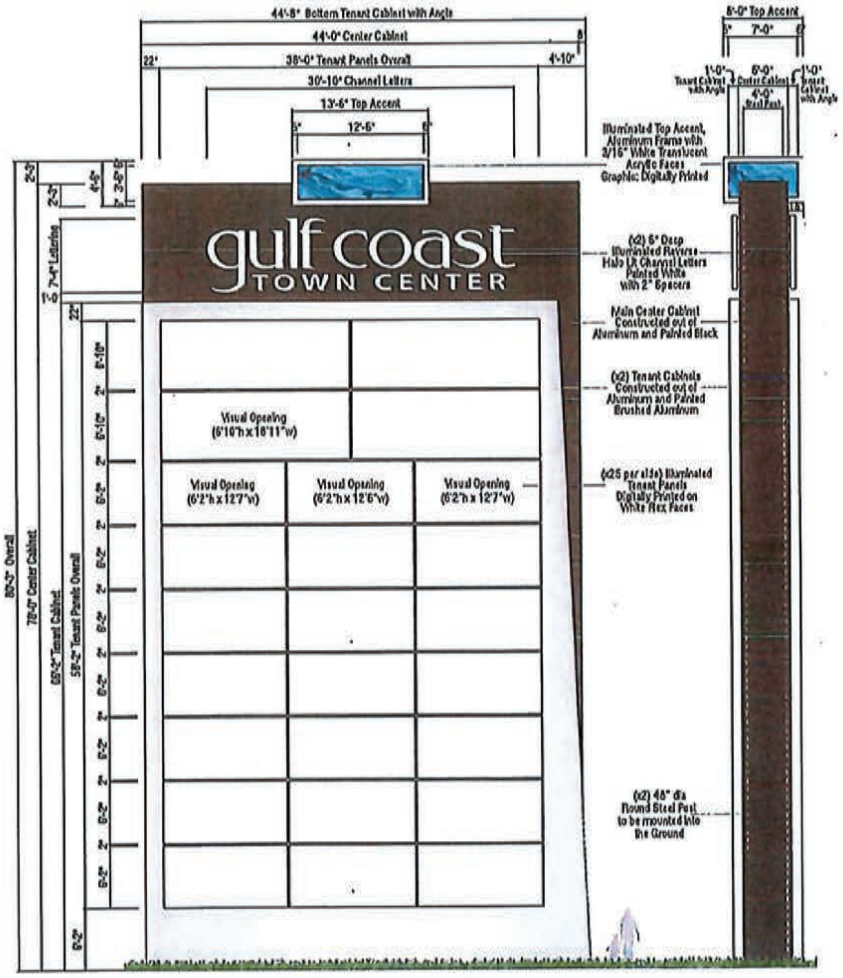
E...Pedestrian Walkway Poles
F...Parking Lot Poles
S/P = Single Panel D/P = Double Panel
G...Parking Poles
H...Water Features
E2...Bass Pro Shop

EXHIBIT B

Gulf Coast Town Center
I-75 Monument

WHITE SIGN CO.
SIGNS & AWNINGS
Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

I-75 Monument - I
Repacement Sign



Sign SQ FT: 2,596'-7"
Height: 80'-3"

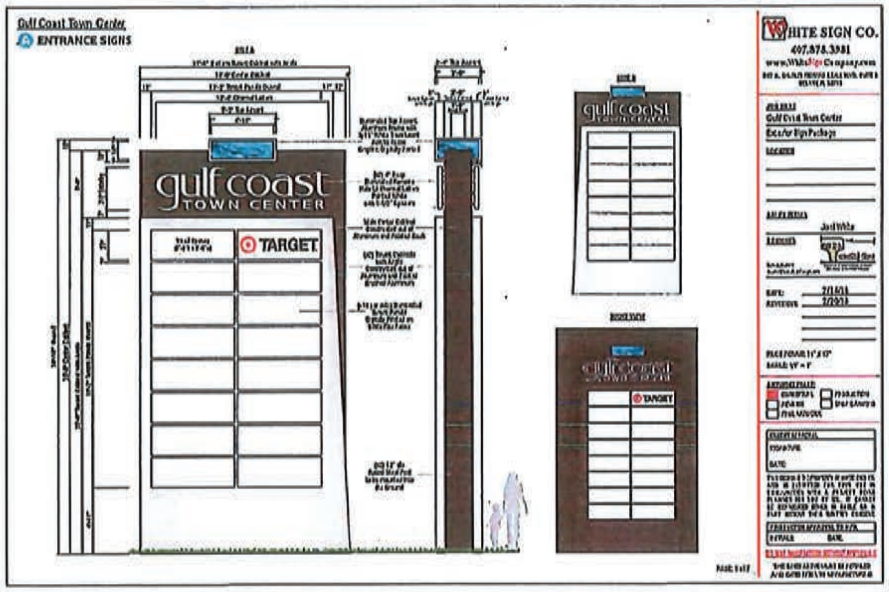
EXHIBIT C

Gulf Coast Town Center
Entrance Pylons

WHITE SIGN CO.
SIGNS & AWNINGS

Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

ALICO ROAD - A1
Repacement Sign



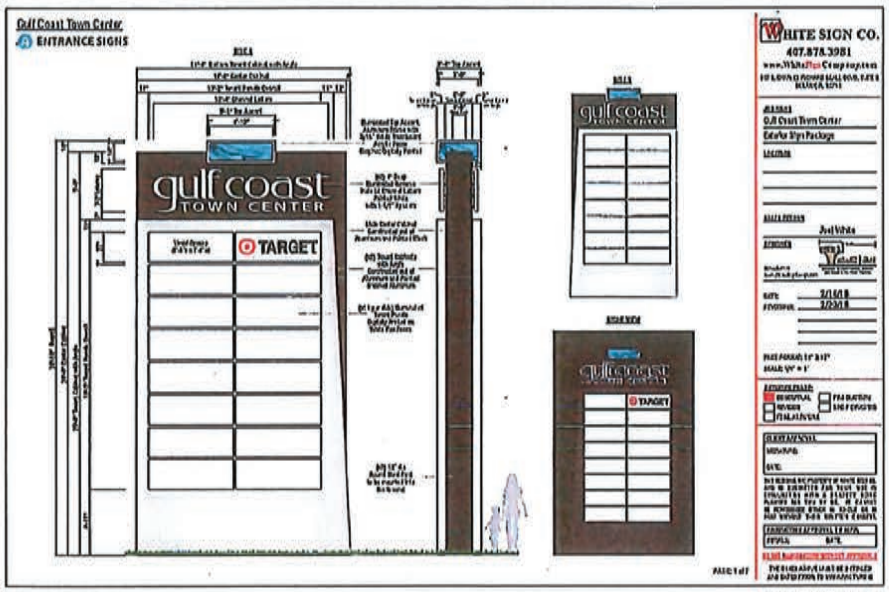
Sign SQ FT: 338'-3"
Height: 30 Feet

EXHIBIT D

Gulf Coast Town Center
Entrance Pylons

WHITE SIGN CO.
SIGNS & AWNINGS
Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

BEN HILL GRIFFIN PKWY - A2, A3, A4
Repacement Sign



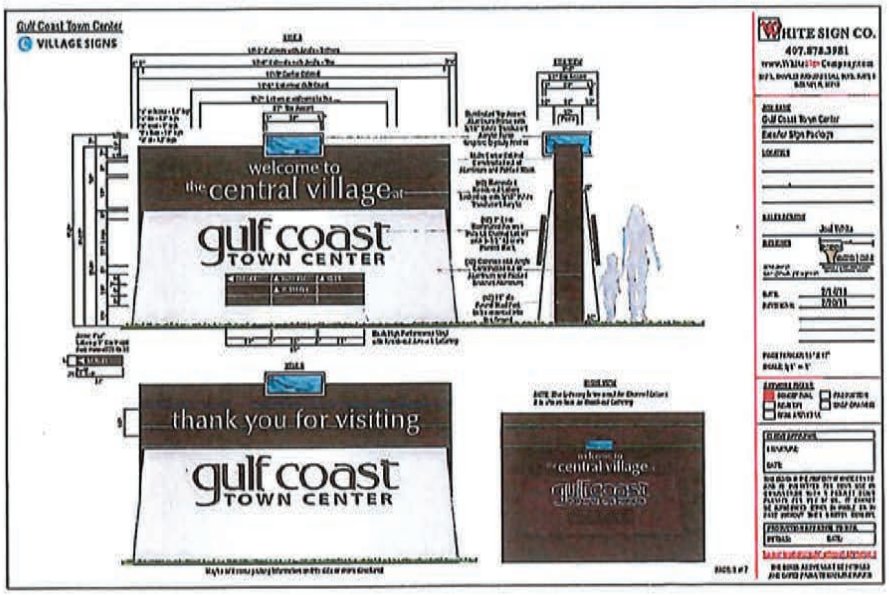
Sign SQ FT: 338'-3"
Height: 30 Feet

EXHIBIT E

Gulf Coast Town Center
Village Sign

WHITE SIGN CO.
SIGNS & AWNINGS
Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

C1 D/Sided
New Sign



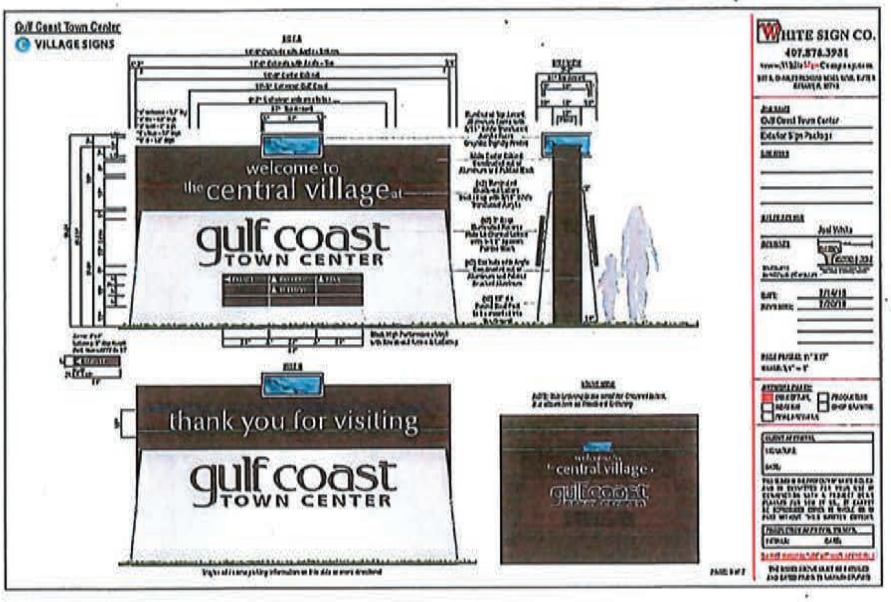
Sign SQ FT: 50'-8"
Monument Size: 16'-8"W x 9'-6"T

EXHIBIT F

Gulf Coast Town Center
Village Sign

WHITE SIGN CO.
SIGNS & AWNINGS
Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

C2 D/Sided
New Sign



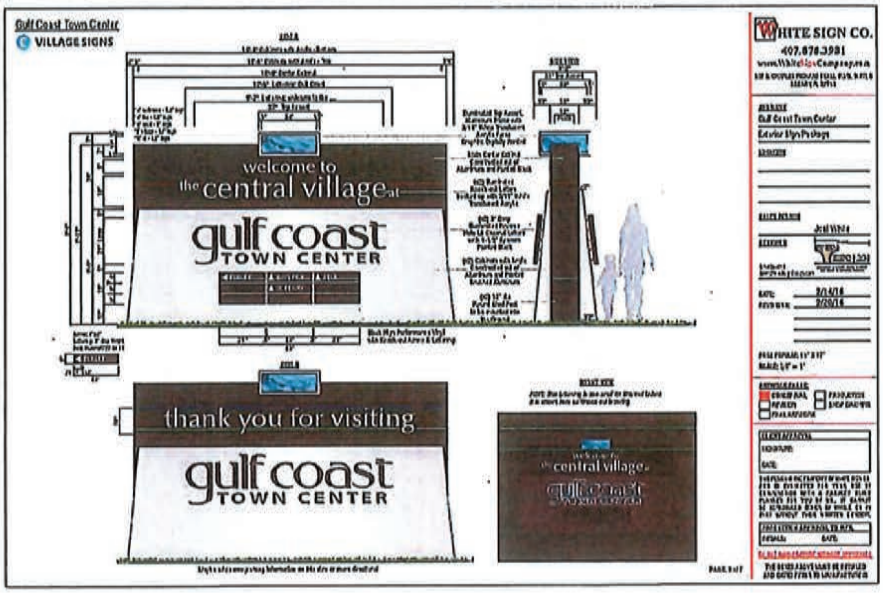
Sign SQ FT: 50'-8"
Monument Size: 16'-8"W x 9'-6"T

EXHIBIT G

Gulf Coast Town Center
Village Sign

WHITE SIGN CO.
SIGNS & AWNINGS
Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

C3, C4 D/Sided
Replacement Signs



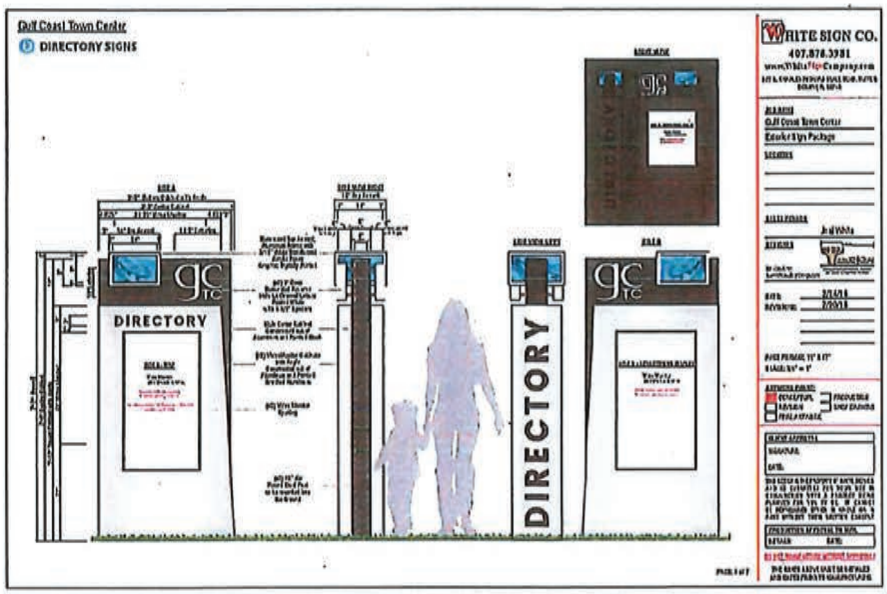
Sign SQ FT: 50'-8"
Monument Size: 16'-8"W x 9'-6"T

EXHIBIT H

Gulf Coast Town Center
Directory

WHITE SIGN CO.
SIGNS & AWNINGS
Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

D1
New Sign



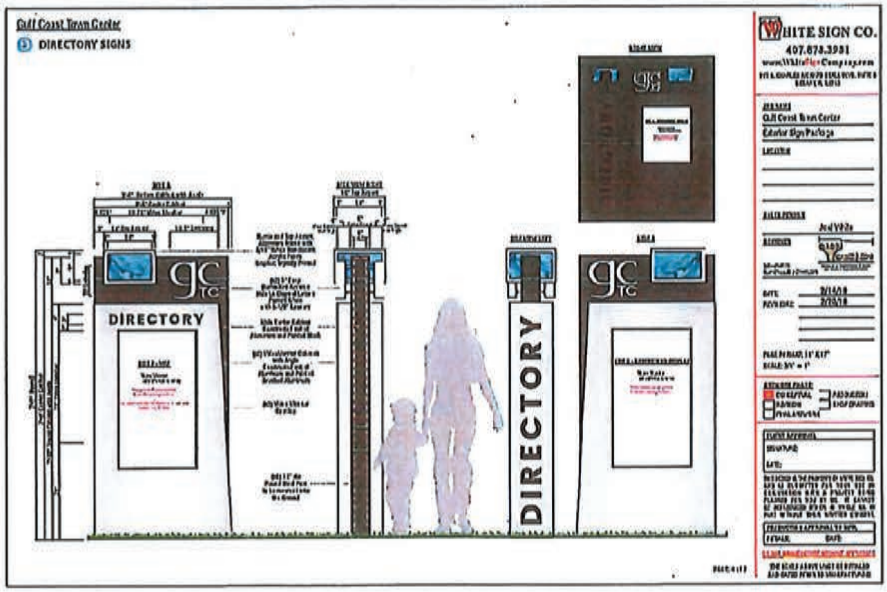
Sign SQ FT: 8'-11"
Monument Size: 3'-6"W x 7'-2"T

EXHIBIT I

Gulf Coast Town Center
Directory

WHITE SIGN CO.
SIGNS & AWNINGS
Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

D2
Replacement Sign



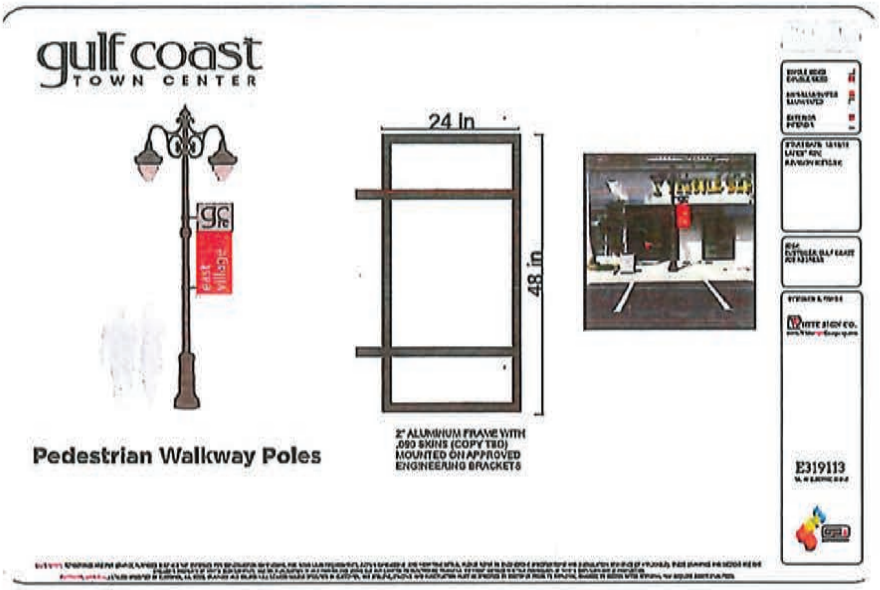
Sign SQ FT: 8'-11"
Monument Size: 3'-6"W x 7'-2"T

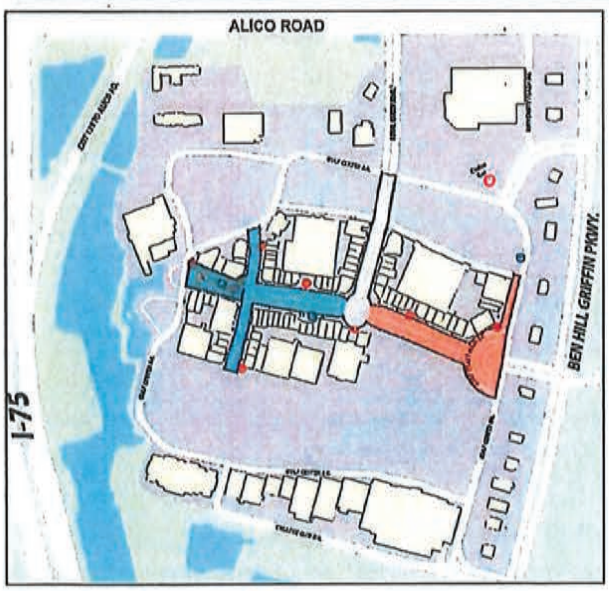
EXHIBIT J

Gulf Coast Town Center
Village Indicator Sign

WHITE SIGN CO.
SIGNS & AWNINGS
Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

Pedestrian Walkway Poles
New Sign





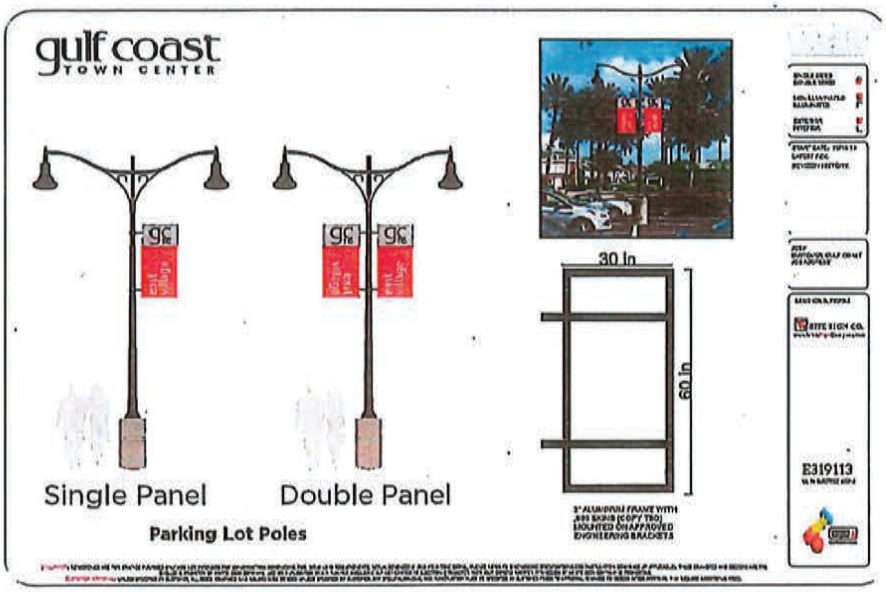
Sign SQ FT: 8'
QTY: 34

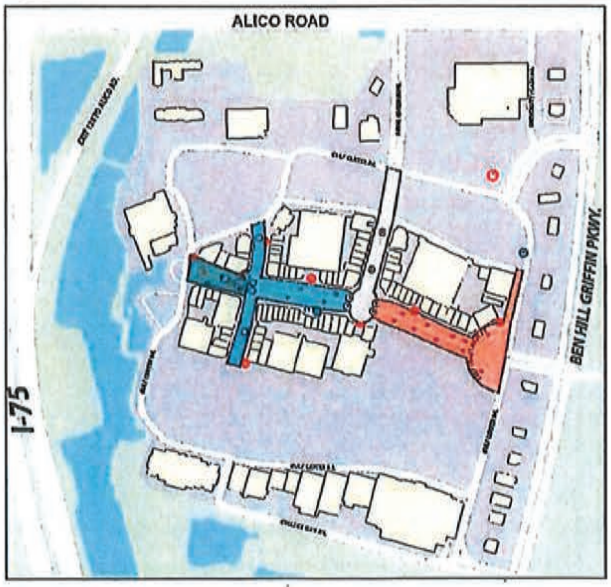
EXHIBIT K

Gulf Coast Town Center
Village Indicator Sign

WHITE SIGN CO.
SIGNS & AWNINGS
Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

Parking Lot Poles
New Sign





Ⓓ Double Sided POLE

Ⓓ Double Sided POLE

Sign SQ FT: 12'-6"
QTY: 26 (10 D/S)

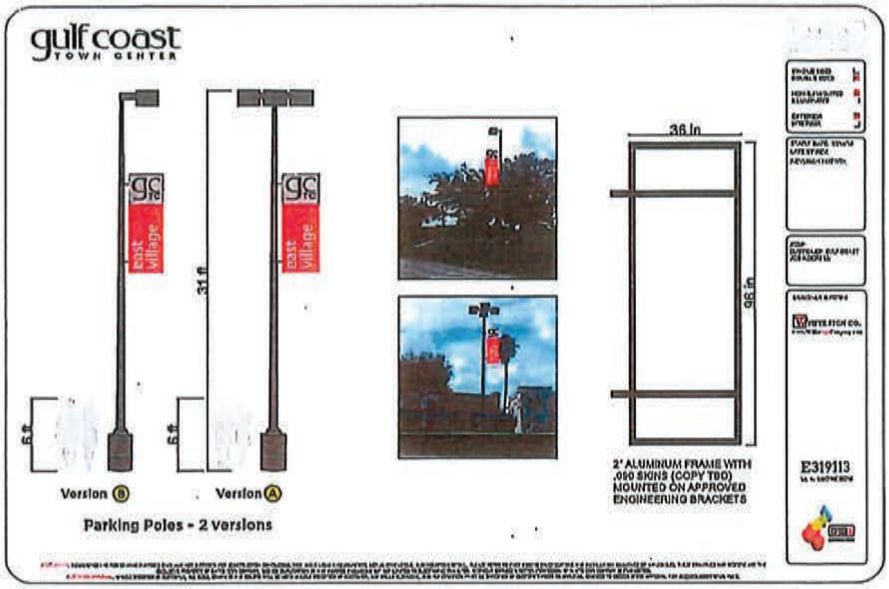
Page 17

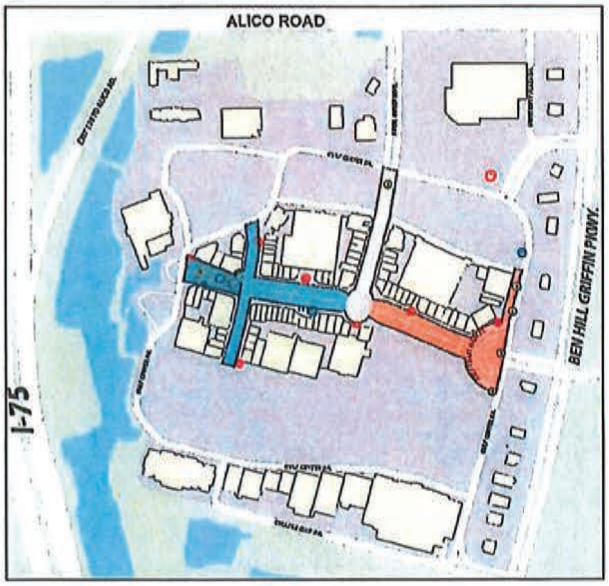
EXHIBIT L

Gulf Coast Town Center
Village Indicator Sign

WHITE SIGN CO.
SIGNS & AWNINGS
Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

Parking Poles
New Sign





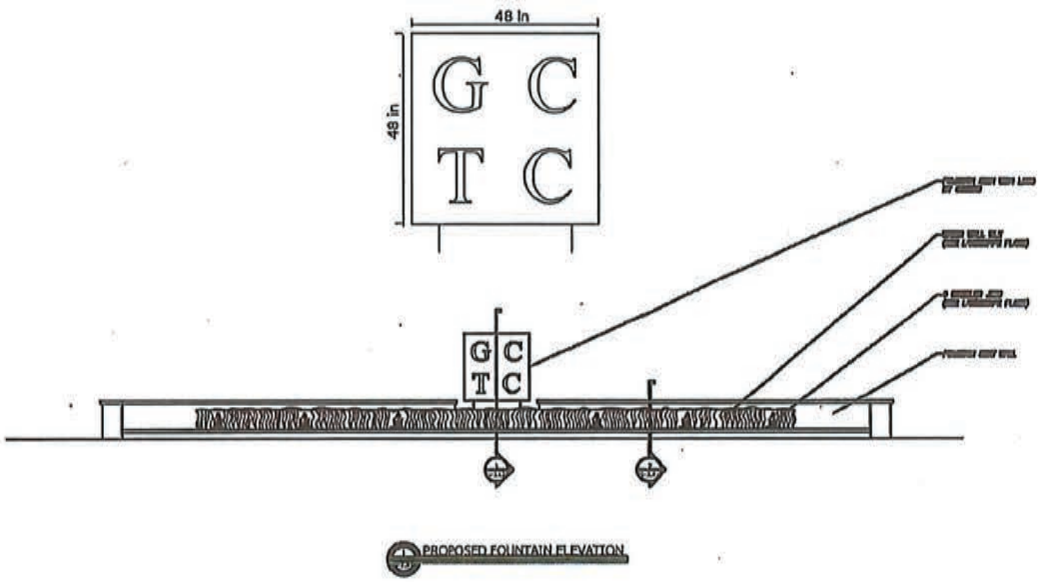
Sign SQ FT: 24'
QTY: 5

EXHIBIT M

Gulf Coast Town Center
Water Feature Signage

WHITE SIGN CO.
SIGNS & AWNINGS
Eric Schreiner
407-782-9829
Eric@ WhiteSignCompany.com
www.whitesigncompany.com

H1, H2
New Sign



Sign SQ FT: 16' D/S
QTY: 2

EXHIBIT N

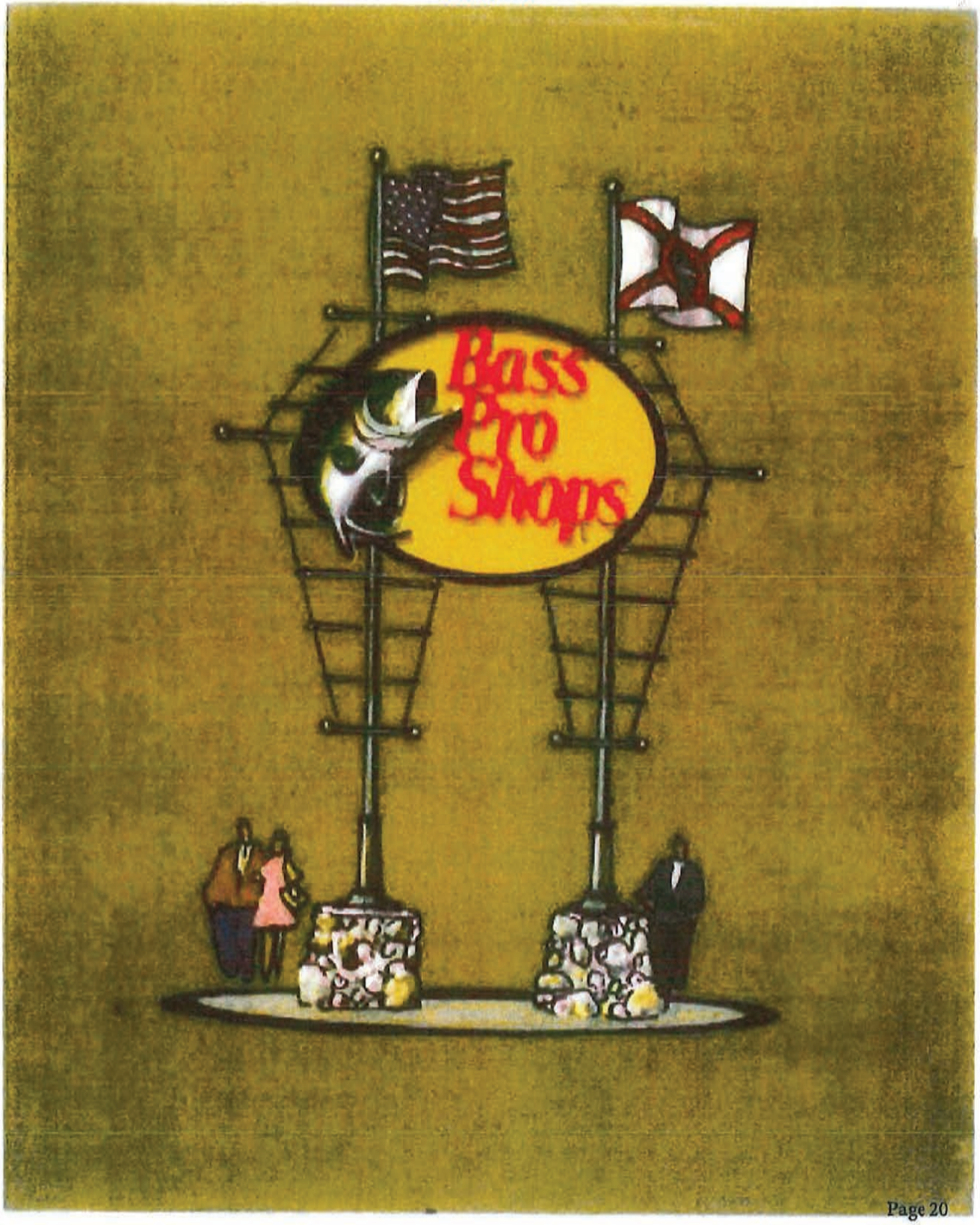
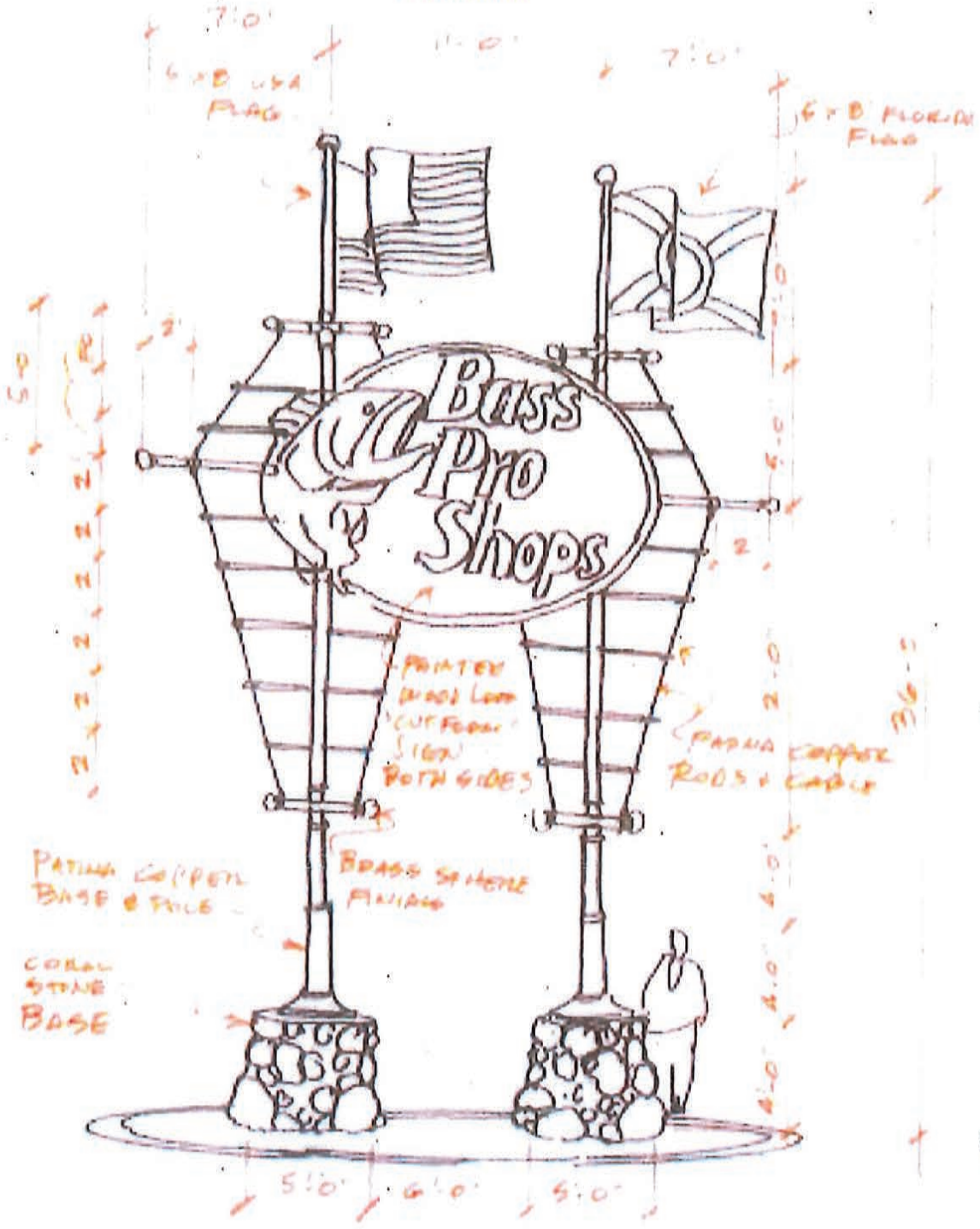


EXHIBIT N



FORT MYERS ICON
AUG 30, 2006

EXHIBIT B-6

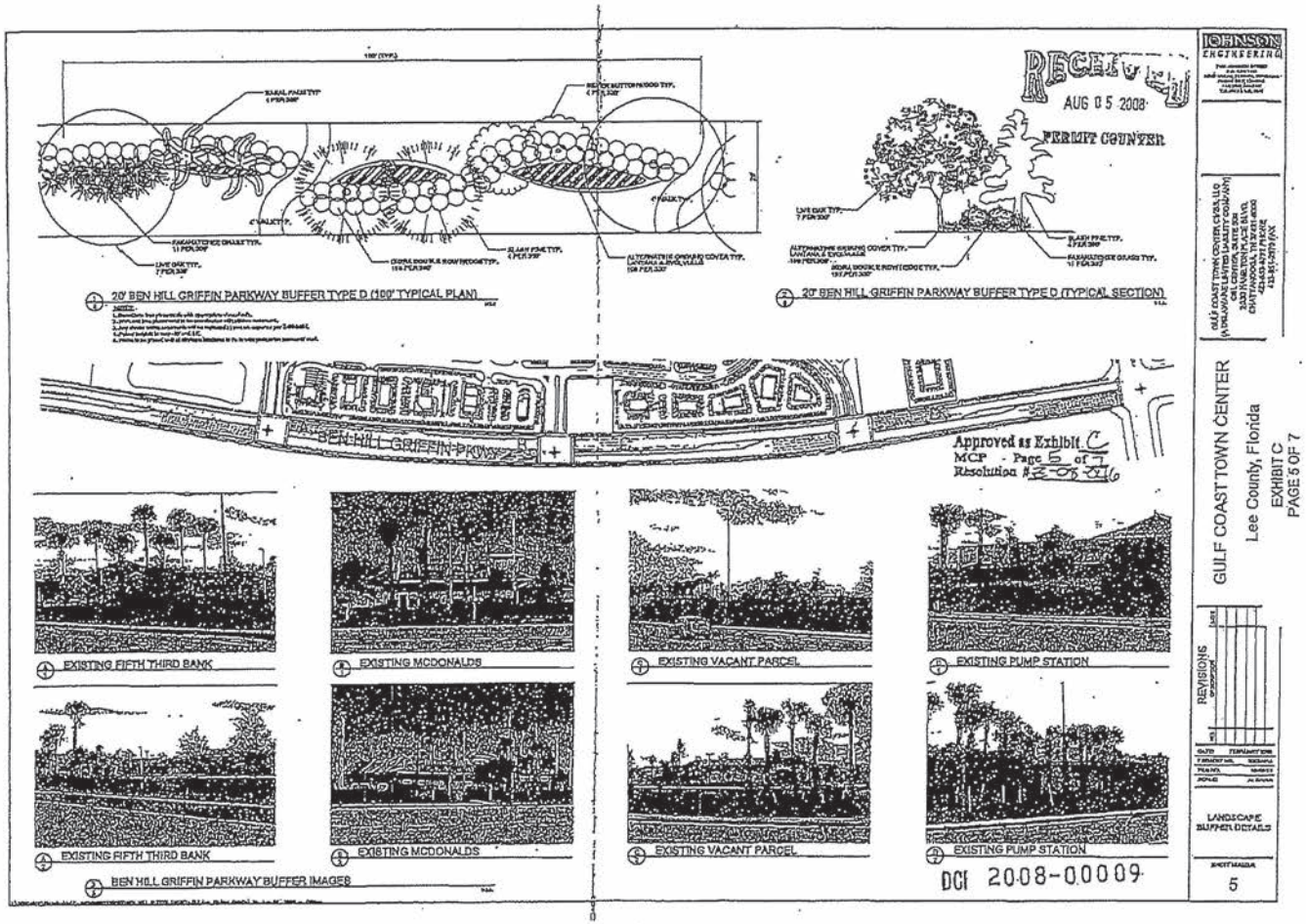
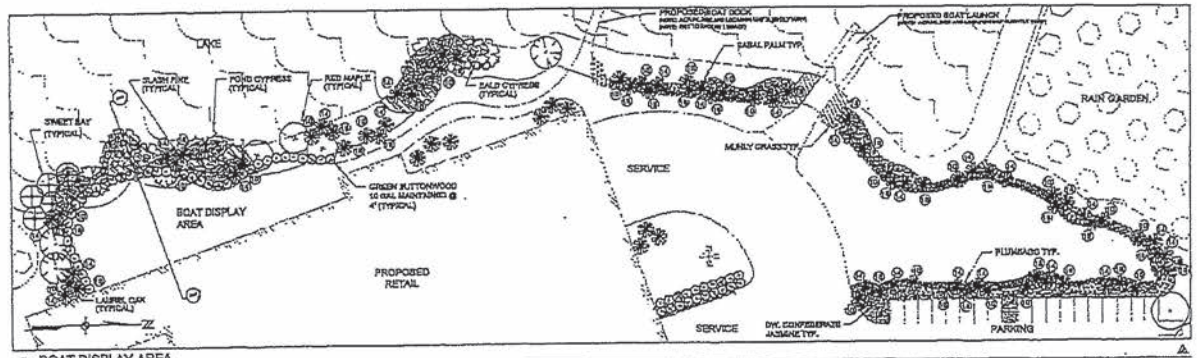
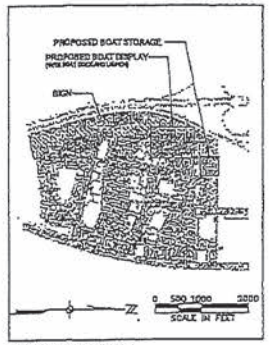

RECEIVED
AUG 05 2008
PERMIT COUNTER
20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (100' TYPICAL PLAN)
20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (TYPICAL SECTION)
BEN HILL GRIFFIN PKWY
Approved as Exhibit C
MCP - Page 5 of 7
Resolution #2008-116
EXISTING FIFTH THIRD BANK
EXISTING MCDONALDS
EXISTING VACANT PARCEL
EXISTING PUMP STATION
EXISTING FIFTH THIRD BANK
EXISTING MCDONALDS
EXISTING VACANT PARCEL
EXISTING PUMP STATION
BEN HILL GRIFFIN PARKWAY BUFFER IMAGES
DCI 2008-00009
JOHNSON ENGINEERING
GULF COAST TOWN CENTER
Lee County, Florida
EXHIBIT C
PAGE 5 OF 7
REVISIONS
LANDSCAPE BUFFER DETAILS
5

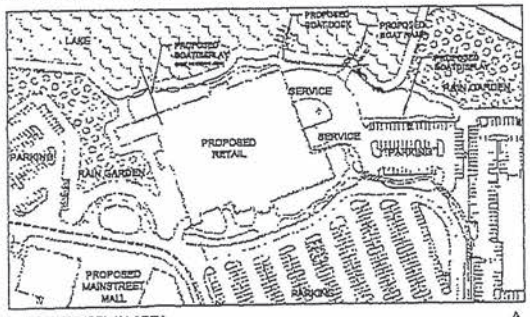
EXHIBIT B-7



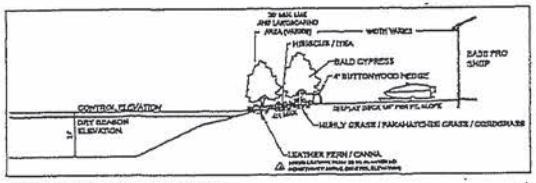
BOAT DISPLAY AREA



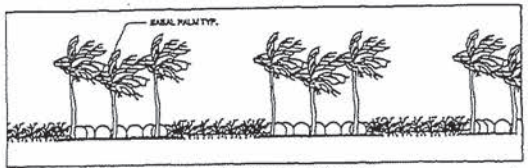
LOCATION KEY MAP



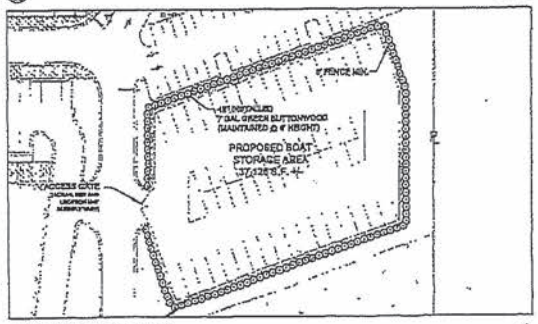
BOAT DISPLAY AREA



BOAT DISPLAY AREA SECTION



BOAT DISPLAY AREA BUFFERING TYPICAL ELEVATION



BOAT STORAGE AREA

NOTE: PRIOR TO REQUEST FOR A CERTIFICATION OF COMPLIANCE, A MINOR CHANGE MUST BE SUBMITTED TO ES STAFF FOR REVIEW AND APPROVAL. FOR SPECIFIC DETAILS ON BUILDING PERIMETER AND ENLARGED BUILDING FOUNDATION PLANTINGS, THE SUBMITTED PLANT PROVIDE A PLANT PALETTE AND SCHEMATIC DESIGN BUT DO NOT INDICATE THE FINAL DESIGN FOR THE REQUIRED PLANTS. PLEASE NOTE THAT BUILDING PERIMETER IS LIMITED TO TIFF TURFGRASS AND THE PLANTS MUST BE INSTALLED AT 24 INCHES AT A MINIMAL. PLANTINGS SHALL MEET SIZES AND SPREAD LISTED IN THE PLANT SCHEDULE UNLESS OTHERWISE APPROVE BY LEE COUNTY ENVIRONMENTAL SCIENCES.

BOAT STORAGE & DISPLAY AREA PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SPEC
		TREES		
	5			
	1			
	2			
	4			
	5			
	5			
		SHRUBS		
	64			
	101			
	108			
	140			
	11			
	11			
	101			
	21			
	101			
	207			
	207			

LANDSCAPE BUFFER PLANTING NOTES

RECEIVED
NOV 2 8 2005
Environmental Sciences

NOTE: ALL LANDSCAPE MUST BE INSTALLED WITH ITS APPROPRIATE PHASE.

REVISIONS		

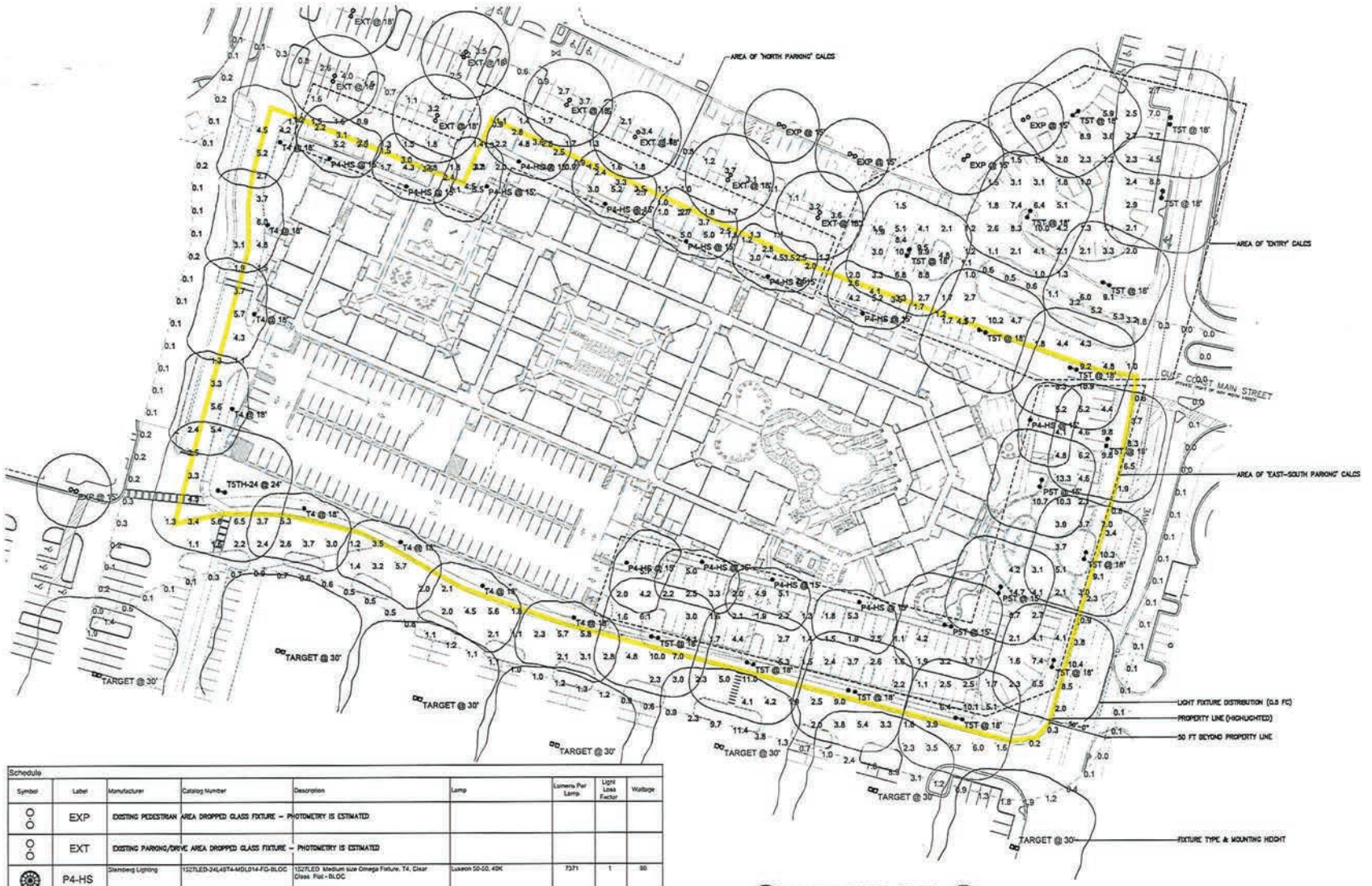
GULF COAST TOWN CENTER
The Richard E. Jacobs Group

GULF COAST TOWN CENTER
Lee County, Florida

JOHNSON ENGINEERING
2158 HEDCOCK STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3461

NEW BOAT DISPLAY & STORAGE AREA
LANDSCAPE EXHIBIT

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
OCT. 2005	2003401B-01	10-46-23	As Shown	2B



PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

Schedule							
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	EXP	EXISTING PEDESTRIAN AREA DROPPED GLASS FIXTURE – PHOTOMETRY IS ESTIMATED						
	EXT	EXISTING PARKING/DRIVE AREA DROPPED GLASS FIXTURE – PHOTOMETRY IS ESTIMATED						
	P4-HS	Sternberg Lighting	1527LED-24L40T4-MDL014-FG-BLOC	1527LED Medium size Omega Fixture, T4, Clear Glass Flat - BLOC	Luxeon 50-50, 40K	7371	1	88
	P5T	Sternberg Lighting	1527LED-24L40T5-MDL018-FG	1527LED Medium size Omega Fixture, Flat Glass (AR,) Type T5, Hang Straight	Luxeon	14247	1	235
	TARGET	EXISTING TARGET PARKING AREA HID SHOEBOX FIXTURE – PHOTOMETRY IS ESTIMATED						
	T4	Sternberg Lighting	1527LED-32L40T4-MDL018-FG-BLOC	1527LED Medium size Omega Fixture, T4, Clear Glass Flat - BLOC	Luxeon 50-50, 40K	11994	1	153.4
	T5T	Sternberg Lighting	1527LED-24L40T5-MDL018-FG	1527LED Medium size Omega Fixture, Flat Glass (AR,) Type T5, Hang Straight	Luxeon	14247	1	235
	T5TH-24	Sternberg Lighting	1527LED-32L40T5-MDL018-FG	1527LED Medium size Omega Fixture, Flat Glass (AR,) Type T5, Hang Straight	Luxeon	18643	1	306.8

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
50 Ft Beyond Property Line	+	1.4 fc	11.4 fc	0.0 fc	N/A	N/A
Drive Lane (South & West)	+	3.7 fc	11.0 fc	1.1 fc	10.0:1	3.4:1
East-South Parking	+	4.2 fc	14.7 fc	1.1 fc	13.4:1	3.8:1
Entry	+	3.9 fc	10.5 fc	1.0 fc	10.5:1	3.7:1
North Parking	+	2.3 fc	5.5 fc	0.9 fc	6.1:1	2.6:1
Property Line	+	3.2 fc	10.4 fc	0.2 fc	52.0:1	16.0:1

EXHIBIT B-8

ISSUE
PRELIMINARY PHOTOMETRICS 03/19/2021
D.O. SUBMITTAL 04/23/2021
D.O. RESUBMITTAL 04/29/2021

Gulf Coast Town Center Apartments
FOR:
NORTH AMERICAN DEVELOPMENT GROUP
LOCATED AT:
LEE COUNTY, FLORIDA

THOMAS C. NIELSEN LICENSE No. 53492 STATE OF FLORIDA PROFESSIONAL ENGINEER

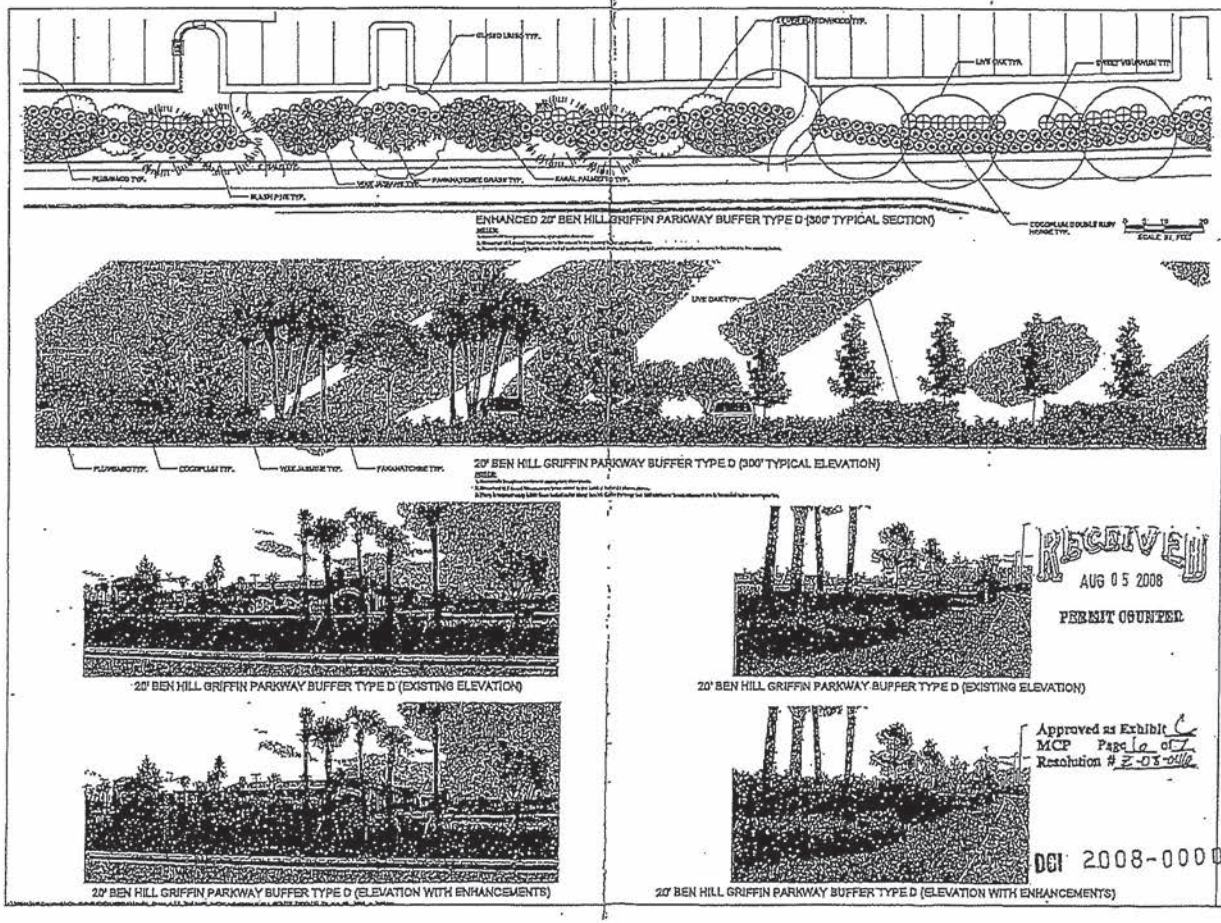
MCVEIGH&MANGUM ENGINEERING INC
Adam Decker - Jakarta
Naples, Florida 34104
Ph (239)262-2778 Fax (239)262-2779
C:\4-2021\Prod Info\SL1\SL1.dwg

DRAWN	IVA
DATE	03/19/2021
SCALE	AS NOTED
JOB NO.	201223

SHEET TITLE:
SITE LIGHTING PHOTOMETRIC PLAN

SHEET NUMBER:
SL-1.1

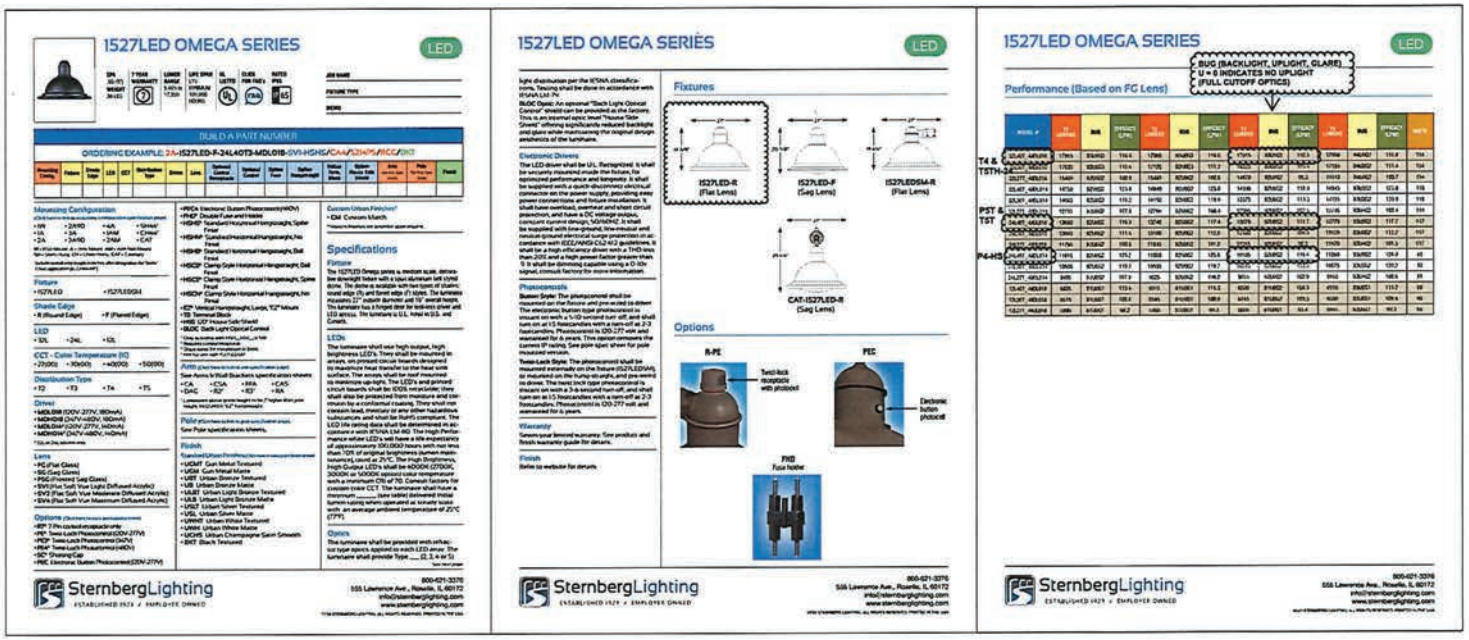
EXHIBIT B9


ENHANCED 20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (300' TYPICAL SECTION)
20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (300' TYPICAL ELEVATION)
20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (EXISTING ELEVATION)
20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (EXISTING ELEVATION)
20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (ELEVATION WITH ENHANCEMENTS)
20' BEN HILL GRIFFIN PARKWAY BUFFER TYPE D (ELEVATION WITH ENHANCEMENTS)
JOHNSON ENGINEERING
GULF COAST TOWN CENTER
Lee County, Florida
EXHIBIT C
PAGE 6 OF 7
RECEIVED
AUG 05 2008
PERMIT COUNTER
Approved as Exhibit C
MCP Page 6 of 7
Resolution # Z-08-018
DCI 2008-00009
REVISIONS
ENHANCED BUFFER DETAILS
6

EXISTING TYPE 'EXP'

EXISTING TYPE 'EXT'

EXISTING 'TARGET'



1527LED OMEGA SERIES

LED

BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-1527LED-F-24L40T3-MDL01B-SVI-HSHS/CAA/23HPS/RCC2/BKT

Mounting Configuration

Fixture

Shade Edge

LED

CCT - Color Temperature (K)

Distribution Type

Driver

Lens

Options

Specifications

Fixture

LEDs

Finish

Optics

Warranty

1527LED OMEGA SERIES

LED

Fixtures

1527LED-R (Flat Lens)

1527LED-F (Sag Lens)

1527LEDSM-R (Flat Lens)

CAT-1527LED-R (Sag Lens)

Options

R-PE

Twist-lock receptacle with photocell

PEC

Electronic button photocell

FHD

Fuse holder

1527LED OMEGA SERIES

LED

BUG (BACKLIGHT, UPLIGHT, GLARE)
U = 0 INDICATES NO UPLIGHT
(FULL CUTOFF OPTICS)

Performance (Based on FG Lens)

	MODEL #	LUMENS	BUG	EFFICACY (LPW)	LUMENS	BUG	EFFICACY (LPW)	LUMENS	BUG	EFFICACY (LPW)	LUMENS	BUG	EFFICACY (LPW)	WATTS
T4 & T5TH-24	1527LED-F-24L40T3-MDL01B	17965	B3-U0-G2	116.6	17280	B3-U0-G2	116.6	17295	B3-U0-G2	116.7	17298	B4-U0-G2	116.8	154
	1527LED-F-24L40T4-MDL01B	17420	B3-U0-G3	113.4	17125	B3-U0-G3	111.5	17139	B3-U0-G3	111.6	17139	B4-U0-G2	111.6	154
	1527LED-F-24L40T5-MDL01B	17489	B3-U0-G2	120.5	17489	B3-U0-G2	120.5	14928	B3-U0-G2	95.2	15910	B4-U0-G2	102.7	154
	1527LED-R-24L40T3-MDL01B	14758	B2-U0-G2	123.8	14848	B2-U0-G2	123.8	14598	B2-U0-G2	121.8	14845	B3-U0-G2	123.8	118
	1527LED-R-24L40T4-MDL01B	14960	B2-U0-G2	119.2	14792	B2-U0-G2	118.4	12275	B2-U0-G2	113.1	14705	B3-U0-G2	120.9	118
P5T & T5T	1527LED-F-24L40T3-MDL01B	12970	B3-U0-G2	107.3	12794	B3-U0-G2	106.4				12795	B3-U0-G2	106.4	119
	1527LED-F-24L40T4-MDL01B	12960	B3-U0-G2	106.3	12748	B3-U0-G2	107.4	12870	B3-U0-G2	106.5	12775	B3-U0-G2	107.7	117
	1527LED-F-24L40T5-MDL01B	13940	B3-U0-G2	111.6	13940	B3-U0-G2	112.5				13939	B3-U0-G2	112.2	117
P4-HS	1527LED-F-24L40T3-MDL01B	11750	B3-U0-G2	100.5	11830	B3-U0-G2	101.2				11829	B3-U0-G2	101.2	117
	1527LED-F-24L40T4-MDL01B	11895	B3-U0-G2	101.2	11868	B3-U0-G2	101.9	11870	B3-U0-G2	101.6	11868	B3-U0-G2	101.9	117
	1527LED-F-24L40T5-MDL01B	12800	B3-U0-G2	110.1	12928	B3-U0-G2	110.7	12870	B3-U0-G2	110.1	12870	B3-U0-G2	110.7	117
	1527LED-R-24L40T3-MDL01B	9470	B2-U0-G2	107.9	9525	B2-U0-G2	108.2	9510	B2-U0-G2	108.0	9510	B3-U0-G2	108.0	88
	1527LED-R-24L40T4-MDL01B	9525	B2-U0-G2	103.6	9510	B2-U0-G2	103.4	9510	B2-U0-G2	103.4	9510	B3-U0-G2	103.4	92
	1527LED-R-24L40T5-MDL01B	9675	B2-U0-G2	105.2	9585	B2-U0-G2	104.2	9585	B2-U0-G2	104.2	9585	B3-U0-G2	104.2	92
	1527LED-R-24L40T4-MDL01B	1486	B1-U0-G1	94.2	1486	B1-U0-G1	94.2	1486	B1-U0-G1	93.4	1486	B2-U0-G1	93.4	16

SternbergLighting
ESTABLISHED 1929 / EMPLOYEE OWNED

800-621-3376
555 Lawrence Ave., Roselle, IL 60172
info@sternberglighting.com
www.sternberglighting.com

PROPOSED NEW FIXTURES

TYPES P4–HS & P5T (PEDESTRIAN SCALE) MOUNTED 15 FT AFG
TYPES T4 & T5T (DRIVES/PARKING) MOUNTED 18 FT AFT
TYPE T5TH–24 (SW CORNER OF DEVELOPMENT) MOUNTED 24FT AFG

ISSUE
PRELIMINARY PHOTOMETRICS 03/18/2021

Gulf Coast Town Center Apartments
FOR: NORTH AMERICAN DEVELOPMENT GROUP
LOCATED AT: LEE COUNTY, FLORIDA

Thomas C. Nielsen
FL# 67340

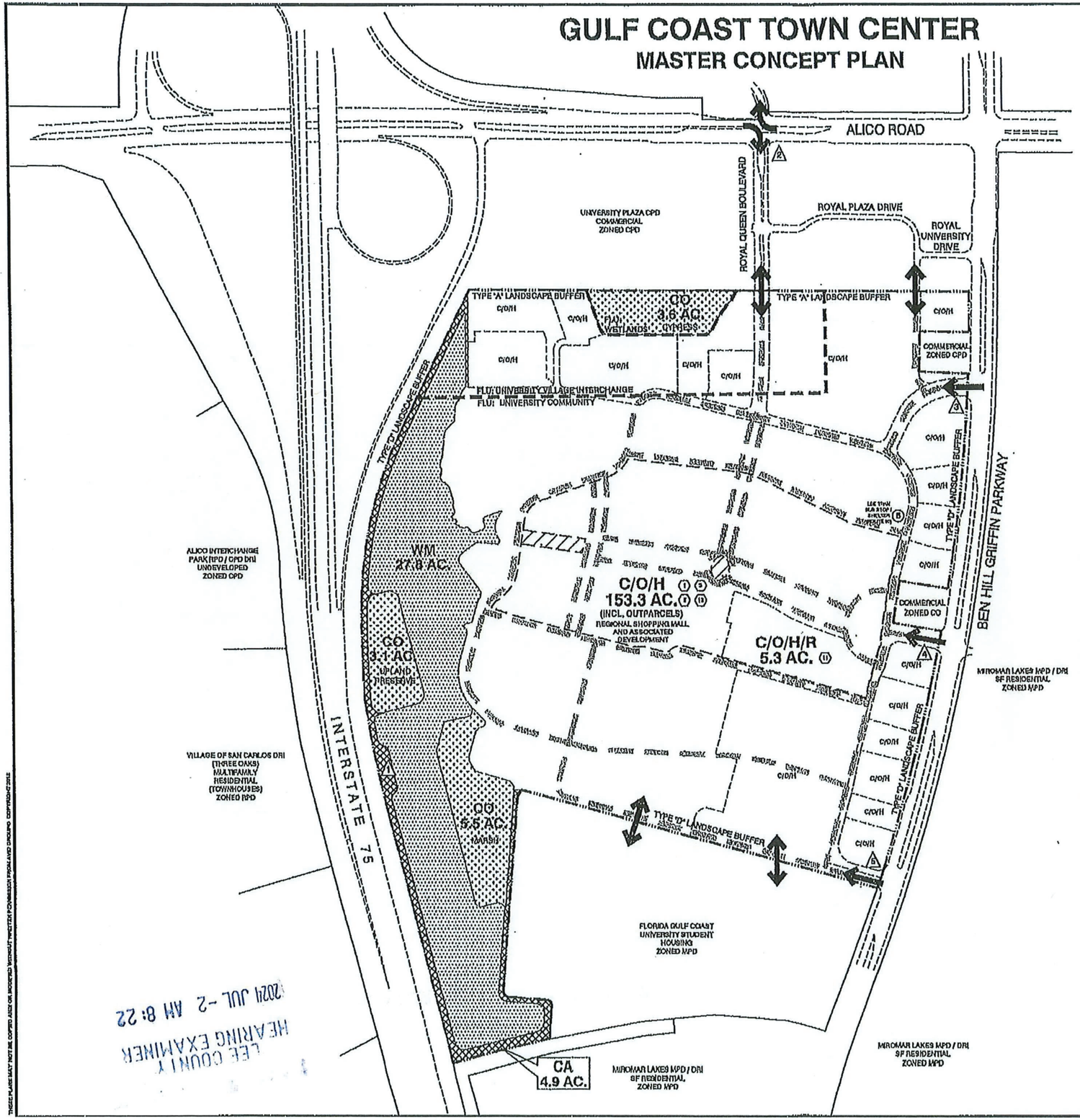
MCVEIGH&MANGUM
ENGINEERING LLC
Atlanta - Dublin - Jacksonville
Suite 1000
Jacksonville, Florida 32256
(904) 997-6740 FAX (904) 997-6748
C.A. #29719 and #29720

DRAWN	IVA
DATE	03/19/2021
SCALE	AS NOTED
JOB NO.	201223

SHEET TITLE:
SITE LIGHTING FIXTURE TYPES

SHEET NUMBER:
SL-2.1

GULF COAST TOWN CENTER
MASTER CONCEPT PLAN



LEGEND

- W.M. — LAKE LOCATION
- CO — CONSERVATION AREA
- CA — COMMON AREA TRACT
- MAIN STREET / SPECIAL EVENTS AREA
- STAGE LAWN & UNIVERSITY AREAS
- FUTURE LAND USE LINE
- PARCEL / USE AREA LINES (E.G., C/O/H/R)
- EXTERNAL VEHICULAR ACCESS POINTS
- INTERNAL VEHICULAR CIRCULATION
- (#) DEVIATIONS (LISTED ON SHEET 2)

DEVIATIONS NOT DEPICTED ARE APPLICABLE IN ALL AREAS OF THE MPD. FINAL LOCATIONS OF PROPOSED DEVIATIONS WILL BE REVIEWED DURING THE D.O. APPROVAL PROCESS.

N W E S

0' 250' 500'
SCALE: 1" = 250'

(14) PROJECT IDENTIFICATION SIGN LOCATIONS

1. INTERSTATE 75
2. ALICO ROAD
3. BEN HILL GRIFFIN - NORTH
4. BEN HILL GRIFFIN - CENTER
5. BEN HILL GRIFFIN - SOUTH

GENERAL NOTES

1. PROPERTY DEVELOPMENT REGULATIONS TABLE FOR THE GULF COAST TOWN CENTER ARE SET FORTH ON SHEET 2 OF THIS PLAN.
2. DEVIATIONS FOR THE GULF COAST TOWN CENTER ARE SET FORTH ON SHEET 2 OF THIS PLAN.
3. THE OPEN SPACE AND INDIGENOUS VEGETATION TABLE FOR THE GULF COAST TOWN CENTER IS SET FORTH ON SHEET 2 OF THIS PLAN.
4. INDIGENOUS OPEN SPACE AREAS PROVIDED WILL CONFORM TO THE MINIMUM DIMENSIONAL REQUIREMENTS AS STATED IN LDC SEC. 10-415.(c)(2)
5. THE MASTER PLAN FOR THE GULF COAST TOWN CENTER IS CONCEPTUAL. THE SPECIFIC LOCATION, SIZE AND CONFIGURATION OF ALLOWED USES AND INDIVIDUAL TRACTS SHALL BE DETERMINED AT THE TIME OF D.O. APPROVAL.
6. INTERNAL ACCESS TO BE PROVIDED IN ACCORDANCE WITH THE LDC.
7. LOCATION OF BUILDINGS, PARKING, SERVICE AREAS, AND OTHER USES WITHIN EACH LOT/PARCEL SHALL BE DETERMINED AT THE TIME OF D.O. APPROVAL.
8. THE MASTER STORM WATER MANAGEMENT FACILITIES SHALL CONTINUE TO ACCEPT AND PROVIDE STORAGE VOLUME FOR THE ADJACENT 40-ACRE FLORIDA GULF COAST UNIVERSITY (FGCU) STUDENT HOUSING PARCELS (40-ACRE TRACT) PER THE APPROVED SFWMD E.R.P., AS IT MAY BE AMENDED FROM TIME TO TIME.

LAND USE SUMMARY

SYMBOL	DESCRIPTION	UNITS	ACRES
W.M.	WATER MANAGEMENT TRACT		27.8 acres
CO	CONSERVATION (3.1 AC PINES + 5.5 AC MARSH + 3.6 AC CYPRESS)		12.2 acres
CA	COMMON AREA TRACT		4.9 acres
C/O/H	COMMERCIAL / RESIDENTIAL		153.3 acres
	RETAIL COMMERCIAL*	1,431,765 SQ FT G.L.A.	
	OFFICE*	60,000 SQ FT G.F.A. **	
	HOTEL*	400 ROOMS	
C/O/H/R	COMMERCIAL / RESIDENTIAL		5.3 acres
	RESIDENTIAL	600 D.U.'s	
	TOTAL AREA		203.5 acres

* COMMERCIAL DEVELOPMENT SHALL NOT EXCEED 10,000 SQ.FT. (G.F.A.) PER ACRE INCLUDING ALL COMMERCIAL RETAIL, OFFICE, HOTEL, AND RESEARCH & DEVELOPMENT USES. ALL COMMERCIAL ANCILLARY USES ARE INCLUDED IN THIS LIMITATION. RESIDENTIAL DEVELOPMENT AND RESIDENTIAL OR RECREATIONAL ANCILLARY USES ARE NOT INCLUDED IN THIS AMOUNT. (199.2 ACRES X 10,000 SQ.FT./ACRE = 1,992,000 SQ.FT. OF G.F.A. ALLOWED)

** UP TO 40,000 SQ.FT. OF OFFICE USE MAY BE MEDICAL OFFICE. UP TO 60,000 SQ.FT. OF OFFICE USE MAY BE CONVERTED TO RESEARCH & DEVELOPMENT USE ON A 1.0 SQ.FT. TO 1.1 SQ.FT. RATIO.

NO.	DATE	DESCRIPTION	BY
1	8/28/15	REVISED PBL COUNTY COMMENTS	PRP
2	10/30/15	REVISED PBL COUNTY COMMENTS	PRP
3	12/16/15	REVISED PBL COUNTY COMMENTS	PRP
4	1/29/16	REVISED PBL COUNTY COMMENTS	PRP
5			
6			
7			
8			
9			
10			
11			

PRELIMINARY NOT RELEASED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. PROFESSIONAL ENGINEER NOT REQUIRED PER CHAPTER 61G15-30.001(4)

PROJECT MANAGER: PENSA
PROJECT: 2650-015
DATE: 5-15-15

GCTC HOLDINGS, LLC

AVID GROUP®
CIVIL ENGINEERING
LAND PLANNING AND PLANNING
TRAFFIC
TRANSPORTATION
SURVEYING
2300 CLINTON POINT, STE 201
PALM HARBOR, FLORIDA
34683
PHONE (727) 789-1767
FAX (727) 789-1852
GCS AVIDGROUP.COM

GULF COAST TOWN CENTER
LEE COUNTY, FL.

PUD MAP EXHIBIT

SHEET NO. 1 OF 2

EXHIBIT B10

Exhibit C

EXHIBITS PRESENTED AT HEARING

STAFF EXHIBITS

1. *DCD Staff Report with attachments for DCI:* Prepared by Dirk Danley, Jr., Principal Planner, date received June 5, 2024 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]

2. *Revised Conditions:* From Attachment C of the Staff Report (multiple pages – 8.5"x11")

3. *PowerPoint Presentation:* Prepared by DCD Staff for DCI2023-00031, Costco Gas Facility Relocation & Expansion, dated June 20, 2024 (multiple pages – 8.5"x11")[color]

4. *Zoning Condition:* East Buffer (1 page – 8.5"x11")

5. *Written Submissions:* Email from Dirk Danley, Jr., to Maria Perez, with copies to Brad Wester and Elizabeth Workman (multiple pages – 8.5"x11")

APPLICANT EXHIBITS

a. *48-Hour Notice:* Email from Brad Wester, to Maria Perez, Dirk Danley, Jr., and Tracy Toussaint, with copies to John Alvarado, and Eddie McDonald, dated Friday, June 14, 2024, 11:37 AM (multiple pages – 8.5"x11")

b. *Second 48-Hour Notice:* Email from Brad Wester, to Maria Perez, Dirk Danley, Jr., and Tracy Toussaint, with copies to John Alvarado, and Eddie McDonald, dated Monday, June 17, 2024, 12:54 PM (multiple pages – 8.5"x11")

1. *PowerPoint Presentation:* Prepared for DCI2023-00031, Costco Gas Facility Relocation & Expansion, dated June 20, 2024 (multiple pages – 8.5"x11")[color]

2. *Deviations:* (4 pages – 8.5"x11)

3. *Site Plan Exhibit:* Prepared for Costco Wholesale Corporation, including in Applicant's 48-Hour Notice (1 page – 8.5"x11")

4. *Written Submissions:* Email from Brad Wester to Maria Perez and Dirk Danley, Jr., with copies to Rebecca Sweigert, Tracy Toussaint, Jamie Princing, Elizabeth Workman, Audra Ennis, Nicholas DeFilippo, Ohdet Kleinmann, Abby Henderson, Lee West, Warren Baucom, Mikki Rozdolski, Anthony Rodriguez, Phil Gillogly, Marcus Evans, Jennifer Rodriguez, John Alvarado, and Eddie McDonald, dated Monday, July 1, 2024 4:54 PM (multiple pages – 8.5"x11" and 11"x17")

Exhibit D

HEARING PARTICIPANTS

County Staff:

1. Dirk Danley, Jr.
2. Elizabeth Workman

Applicant Representatives:

1. John Alvarado
2. Brad Wester

Public Participants:

1. Keith Morrow
2. Neale Montgomery, Esq.

5 *Second Written Submissions:* Email from Brad Wester to Maria Perez and Dirk Danley, Jr., with copies to Elizabeth Workman, dated Tuesday, July 9, 2024, 11:09 AM (3 pages – 8.5"x11")

OTHER EXHIBITS

Keith Morrow

1. *Proposed Condition:* (1 page – 8.5"x11")

Exhibit E

INFORMATION

UNAUTHORIZED COMMUNICATIONS

The LDC prohibits communications with the Hearing Examiner or her staff on the substance of pending zoning actions. There are limited exceptions for written communications requested by the Hearing Examiner, or where the Hearing Examiner seeks advice from a disinterested expert.

HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS

A. The Hearing Examiner will provide a copy of this recommendation to the Board of County Commissioners.

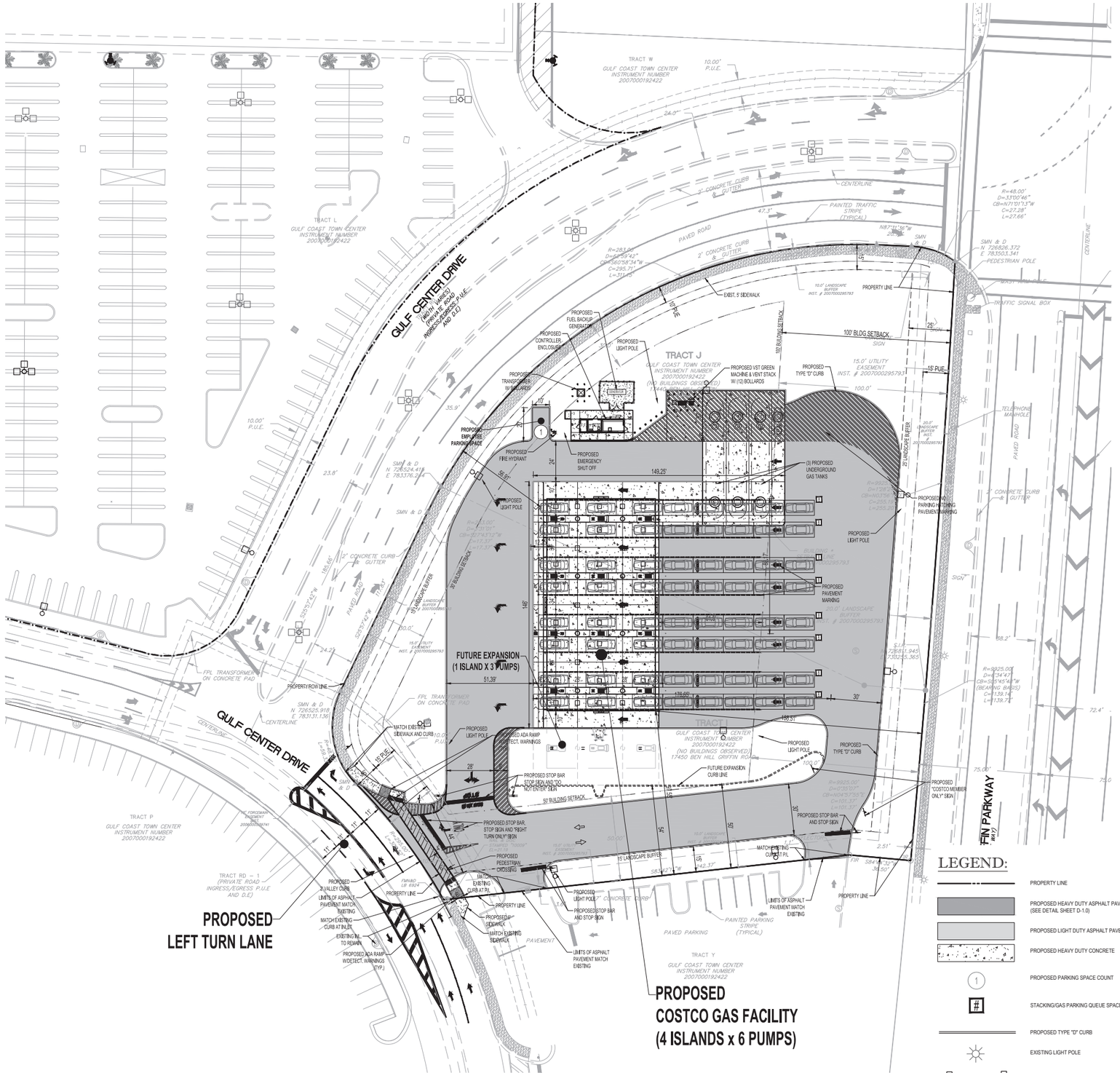
B. The Board will hold a final hearing to consider the Recommendation and record made before the Hearing Examiner. The Department of Community Development will notify hearing participants of the final hearing date. Only Parties and participants may address the Board at the final hearing. Presentation by participants are limited to the substance of testimony presented to the Hearing Examiner, testimony concerning the correctness of Findings of Fact or Conclusions of Law contained in the Recommendation, or allegations of relevant new evidence not known or that could not have been reasonably discovered by the speaker at the time of the Hearing Examiner hearing.

C. Participants may not submit documents to the Board of County Commissioners unless they were marked as Exhibits by the Hearing Examiner. Documents must have the Exhibit number assigned at hearing.

COPIES OF TESTIMONY AND TRANSCRIPTS

A. Every hearing is recorded. Recordings are public records that become part of the case file maintained by the Department of Community Development. The case file and recordings are available for public examination Monday through Friday between 8:00 a.m. and 4:30 p.m.

B. A verbatim transcript may also be available for purchase from the court reporting service.



Printed on Monday, July 01, 2024, 3:32 PM by Charles Davies G:\2023\FT230001 - COSTCO - ESTERO - GAS\DWG\ENGINEERING\PUD-ZONING SET\FT230001-MASTER SITE PLAN-------XAYGUI, 2-MSP

COSTCO - ESTERO - FUEL / PARKING

LEE COUNTY, FL

SITE DATA

ZONING DESIGNATION:	GULF COAST TOWN CENTER MDP
LAND USE DESIGNATION:	UNIVERSITY COMMUNITY & UNIVERSITY VILLAGE INTERCHANGE
JURISDICTION:	LEE COUNTY
WATER/WASTEWATER SERVICE PROVIDER:	LEE COUNTY UTILITIES DEPT.
SITE ADDRESS:	COSTCO GAS 17440 & 17450 BEN HILL GRIFFIN PKY. FORT MYERS, FL 33913
EXISTING USE:	VACANT
PROP. USE:	COSTCO WHOLESALE GAS FACILITY (AUTOMOTIVE SERVICE STATION)
STRAP:	11-46-25-11-00000.00J0 11-46-25-11-00000-00I0
FOLIO:	10545378 10545377
LOT COVERAGE (0.55 MAX.):	0.002
OPEN SPACE: (CALCULATED USING THE PERMISSIBLE USES OF OPEN SPACE PER LDC 10-415(d))	33.2%
BLDG. HEIGHT (45' MAX.):	17' 6" CANOPY 8' 7" CONTROLLER ENCLOSURE
BLDG. SETBACK REQUIREMENTS:	
FRONT	25' (CANOPY)
REAR	15' (CANOPY)
SIDE	15' (CANOPY)
LANDSCAPE BUFFER REQUIREMENTS:	
FRONT	15'
REAR (PUD BOUNDARY)	25'
SIDE	15' (SOUTH)
TOTAL SITE AREA:	2.47 AC (107,746 SF)
PROPOSED AREA CALCULATIONS:	
IMPERVIOUS =	71,991 SF (66.8%)
BUILDING =	228 SF (0.2%)
PAVEMENT/CURB/CONCRETE =	59,927 SF (55.6%)
SIDEWALK =	5,724 SF (5.3%)
FUTURE EXPANSION =	6,112 SF (5.7%)
FUEL CANOPY =	8,127 SF (EXCLUDED)
PERVIOUS =	35,755 SF (33.2%)

COSTCO WHOLESALE GAS FACILITY:
PARKING / STACKING PROVIDED:
PER SEC. 34-2020 & 34-2021(e)

24 PUMPS	= 24 SPACES
40 STACKING STALLS	= 40 SPACES
1 EMPLOYEE	= 1 SPACE
TOTAL SPACES	= 65 SPACES
QUEUE REQUIRED:	5 CARS PER SERVICE LANE
QUEUE PROVIDED:	5 CARS PER SERVICE LANE
FUTURE EXPANSION:	
PROPOSED PUMPS	= 24 PUMPS
ADDITIONAL PUMPS	= 6 PUMPS
TOTAL	= 30 PUMPS

DRAINAGE NARRATIVE

THE NEW COSTCO FUEL FACILITY WILL OCCUPY VACANT TRACT I & J. RUNOFF WILL BE COLLECTED BY PROPOSED INLETS & PIPES WHICH WILL THEN CONNECT TO THE EXISTING STORM INFRASTRUCTURE THAT CONVEYS STORMWATER INTO LAKE GCTC.

THE TOTAL DISTURBED AREA OF THE PROPOSED CONSTRUCTION USED TO PERFORM THE PRE/POST DEVELOPMENT ANALYSIS WAS 3.62 ACRES. NO ADDITIONAL TREATMENT OR ATTENUATION IS PROVIDED SINCE THE OPEN SPACE REQUIREMENT SET FORTH BY THE MASTER DEVELOPMENT IS MET. THERE ARE NO WETLANDS ON SITE AND NO ADVERSE IMPACTS TO THE OVERALL DRAINAGE SYSTEM ARE EXPECTED FROM THIS PROJECT AND NO MODIFICATIONS TO THE OFFSITE MASTER PONDS ARE REQUIRED.

DEVIATIONS / WAIVERS / VARIANCES:

1. LDC SEC. 10-285 - ADMINISTRATIVE DEVIATION FOR INTERSECTION SEPARATIONS
2. ADD 2006-00118 - INCREASE IN ALLOWED FUEL PUMPS

LEGEND:

- PROPERTY LINE
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET D-1.0)
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE
- (1) PROPOSED PARKING SPACE COUNT
- (#) STACKING/GAS PARKING QUEUE SPACE COUNT = 64 STALLS
- PROPOSED TYPE "D" CURB
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- 9' x 18' VEHICLE

SITE PLAN

COSTCO WHOLESALE
ESTERO
#621

10088 GULF CENTER DRIVE
FORT MYERS, FL 33913

COSTCO
WHOLESALE
CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

THOMAS
ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com

PUD EXHIBIT

EDWARD M. McDONALD
LICENSE
No. 71615
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

EDWARD M. McDONALD, P.E.
July 1, 2024
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

△	DATE	DESCRIPTION
1	4/26/24	REV PER COUNTY COMMENTS
2	4/30/24	REV PER G.C.T.C. COMMENTS
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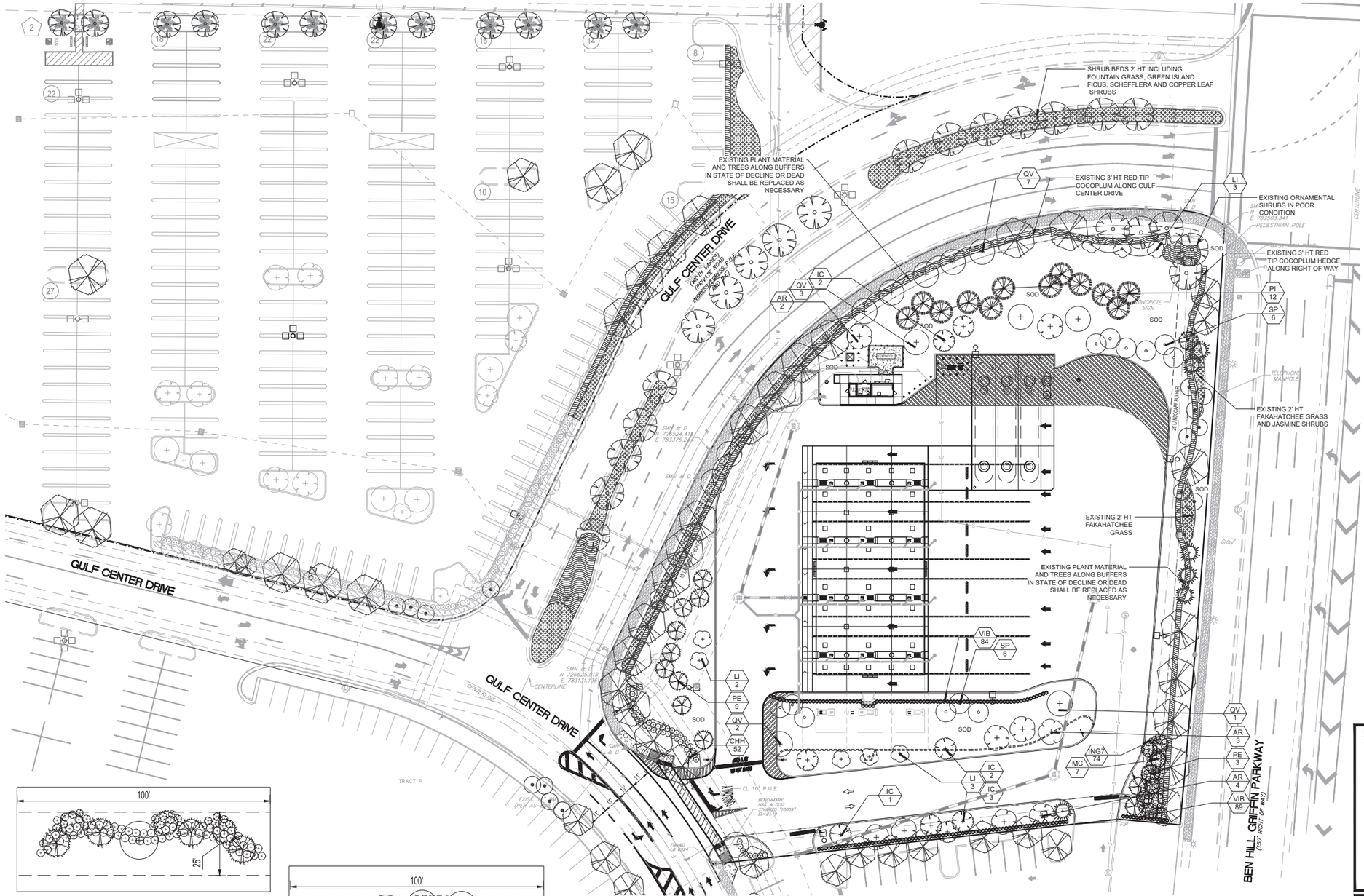
FT230001
JUNE 4, 2024

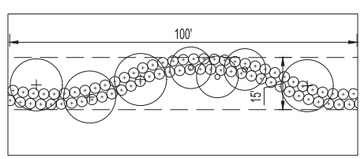
SITE PLAN

2



BEN HILL GRIFFIN PARKWAY BUFFER - TYPICAL BUFFER
SCALE 1"=20':

- MIN. 25' WIDE BUFFER PER CODE SEC. 34-1353(e)
- FIVE (5) TREES AND DOUBLE ROW HEDGE @ 100 LINEAR FEET
- TOTAL OF 18 TREES AND 350 SHRUBS
- REMOVE AND REPLACE TREES AND SHRUBS IN STATE OF DECLINE



GULF CENTER DRIVE BUFFER - TYPICAL BUFFER
SCALE 1"=20':

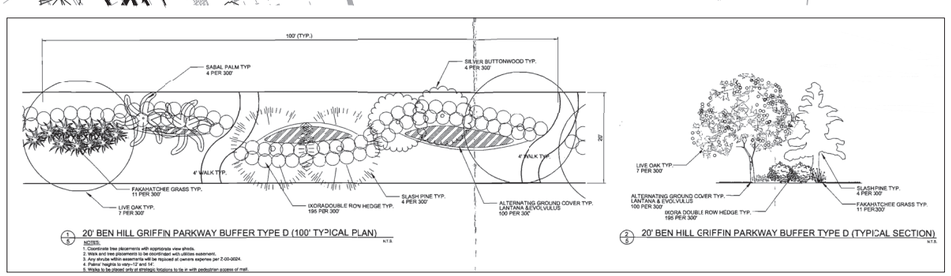
- MIN. 15' WIDE
- FIVE (5) TREES AND DOUBLE ROW HEDGE @ 100 LINEAR FEET
- TOTAL OF 28 TREES AND 1,020 SHRUBS
- REMOVE AND REPLACE TREES AND SHRUBS IN STATE OF DECLINE

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED BY REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN).

FEMA NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X, (AREA OF MINIMAL FLOOD HAZARD), PER F.I.R.M. 12071C0581F, EFFECTIVE DATE 08/28/2008,



LEE COUNTY NOTES:

- EXOTIC VEGETATION AS DEFINED BY LEE COUNTY AND LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE REVIEW AND APPROVAL OF IMPROVEMENTS PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS, WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER OF THESE DRAWINGS (IF APPLICABLE).
- VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED TREE PROTECTION BARRICADES (SEE TREE PROTECTION DETAIL). BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

UTILITY NOTES:

- ALL MECHANICAL EQUIPMENT, BACKFLOW PREVENTERS, DUMPSTER ENCLOSURES, AC UNITS, ETC., SHALL BE SCREENED IN ADDITION TO THE MINIMUM LANDSCAPE REQUIREMENTS.
- TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY REQUIRE FREQUENT PRUNING TO AVOID OVERHEAD POWER LINES. SPECIFICALLY, ALL LARGE TREES MUST BE LOCATED AT LEAST 20' AWAY FROM UTILITY LINES, WHILE ALL SMALL TREES (E.G. SABAL PALMS) MUST BE LOCATED AT LEAST 10' AWAY.

IRRIGATION NOTE:

- CARE SHALL BE TAKEN WHERE IRRIGATION LINES, HEDGES OR OTHER MATERIALS ARE PROPOSED TO BE INSTALLED WITHIN DRIP LINES OF TREES DESIGNATED TO REMAIN.
- ALL LANDSCAPE AREAS SHALL BE WATERED BY AN UNDERGROUND IRRIGATION SYSTEM, PROVIDING 100% COVERAGE PER COUNTY CODES.

COSTCO - ESTERO - FUEL / PARKING

LEE COUNTY, FL

LANDSCAPE PLAN

COSTCO WHOLESALE
ESTERO
#621

10088 GULF CENTER DRIVE
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THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com

PUD EXHIBIT

0 15' 30' 60'

REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. GROSSWIRTH
LA 6666871
STATE OF FLORIDA

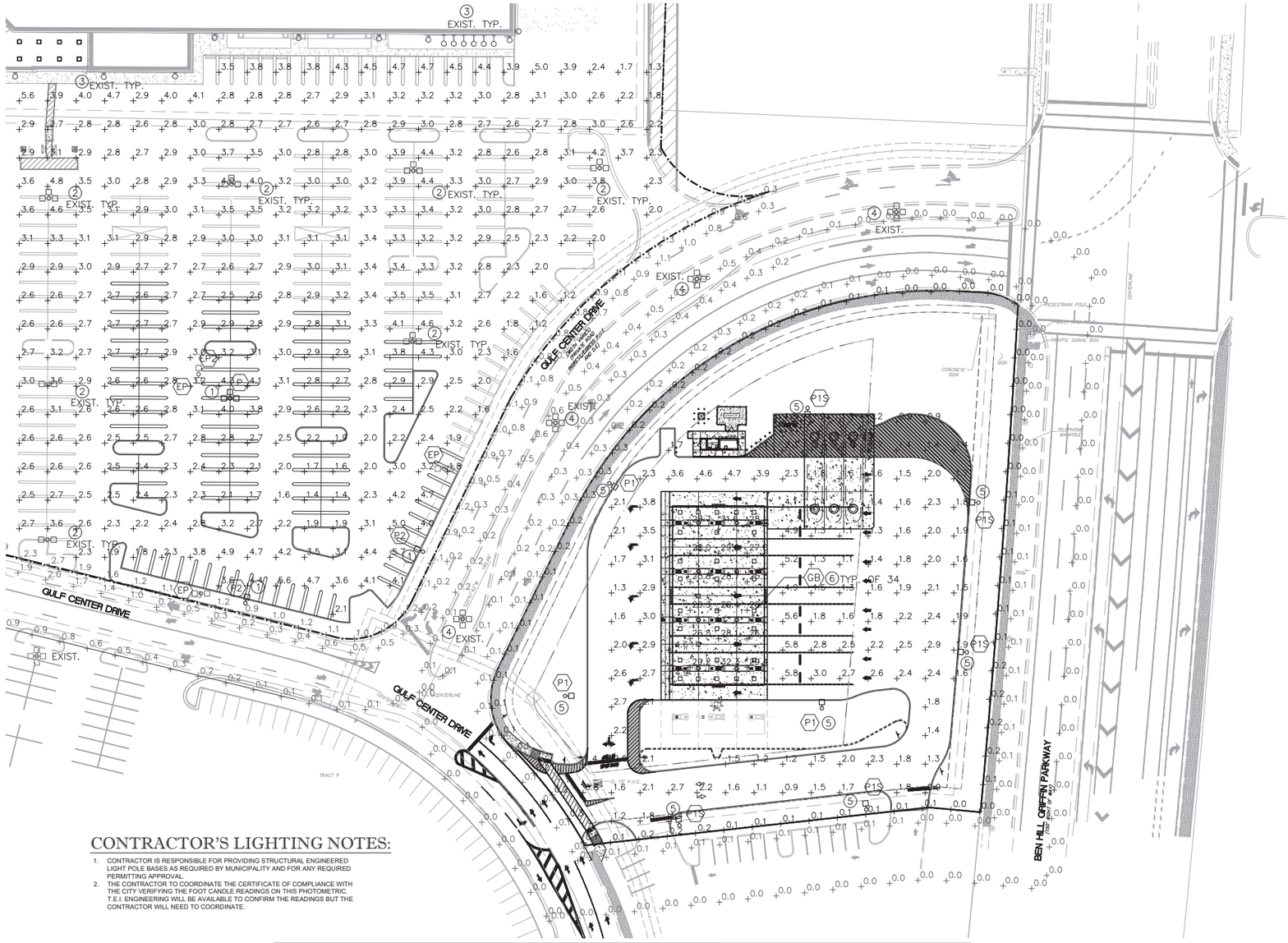
MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
July 1, 2024
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

△	DATE	DESCRIPTION
1	4/26/24	REV PER COUNTY COMMENTS
2	4/30/24	REV PER G.C.T.C. COMMENTS

FT230001
JULY 1, 2024

LANDSCAPE PLAN

3



CONTRACTOR'S LIGHTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRUCTURAL ENGINEERED LIGHT POLE BASES AS REQUIRED BY MUNICIPALITY AND FOR ANY REQUIRED PERMITTING APPROVAL.
2. THE CONTRACTOR TO COORDINATE THE CERTIFICATE OF COMPLIANCE WITH THE CITY VERIFYING THE FOOT CANDLE READINGS ON THIS PHOTOMETRIC. T.E.I. ENGINEERING WILL BE AVAILABLE TO CONFIRM THE READINGS BUT THE CONTRACTOR WILL NEED TO COORDINATE.

LIGHTING FIXTURE SCHEDULE

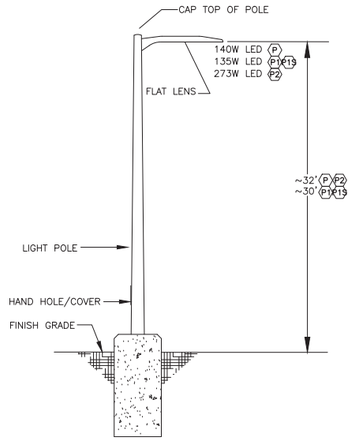
TYPE	MANUFACTURER	NUMBER	LAMPS	MOUNT	WATT	REMARKS	COLOR	LLF
GB	CREE	CPY250-C-8L-57K7-F-UL-XX-X	LED	SURFACE	53		5700K	1.0
P*	LITHONIA	DSX2-LED-P1-50K-T5W--480-DDBXD	LED	POLE	140	~30' & 32' AFG ON POLE. NUMBER OF HEADS SHALL BE PER PLAN. SEE DETAIL SHEET SE-1.	5000K	1.0
P1	LITHONIA	DSX2-LED-P1-50K-70CRI-BLC4--480-DDBXD	LED	POLE	135			
P1S	LITHONIA	DSX2-LED-P1-50K-70CRI-BLC4-EGS-480-DDBXD	LED	POLE	135	~P1S TYPE INCLUDES AN EXTERNAL GLARE SHIELD.		
P2	LITHONIA	DSX2-LED-P4-50K-70CRI-BLC4--480-DDBXD	LED	POLE	273			
EP	LITHONIA EXISTING	DSX2-LED-P1-50K-T5W-480-DDBXD	LED	POLE	140	EXISTING 32' HEIGHT POLE FIXTURE	5000K	1.0
EP2	LITHONIA EXISTING	DSX2-LED-P1-50K-T2M-480-DDBXD	LED	POLE	140			

*DLC PREMIUM

STATISTICS

	FUEL CANOPY FC	FULE PL FC	FUEL PAVED FC	PARKING FC	PARKING PL FC
MAX	32.3	0.3	14.9	8.0	5.6
AVG	28.1	0.1	2.3	3.0	1.5
MIN	25.5	0.0	0.8	1.2	0.3
AVG/MIN	1.1:1	---	2.9:1	2.5:1	5.0:1

FUEL FACILITY - LED (GB)
NO SCALE



POLE DETAIL

NOT TO SCALE

PLAN NOTES:

1. E.C. TO REMOVE AND RELOCATE EXISTING POLE AND FIXTURE. PROVIDE NEW BASE AT NEW LOCATION. PROVIDE NEW LIGHT FIXTURE PER LIGHTING FIXTURE SCHEDULE AND NUMBER OF HEADS SHALL BE PER PLAN. EXTEND FEEDER TO NEW LOCATION. DEMOLISH EXISTING BASE AND PROVIDE HEAVY DUTY TRAFFIC RATED J-BOX (AASHTO HS-20) AT EXISTING LOCATION. FIELD VERIFY.
2. EXISTING POLE LIGHT FIXTURE TO REMAIN.
3. EXISTING WALLPACK LIGHT FIXTURE TO REMAIN.
4. EXISTING LIGHT FIXTURES TO BE REMAIN. NOT OWNED OR OPERATED BY COSTCO. (NOT INCLUDED IN PHOTOMETRY).
5. NEW POLE MOUNTED FIXTURES.
6. E.C. TO PROVIDE NEW (34) FIXTURES AT FUEL FACILITY CANOPY PER LIGHTING SCHEDULE FIXTURE ON THIS SHEET.

COSTCO - ESTERO - FUEL / PARKING

LEE COUNTY, FL

PHOTOMETRIC LIGHT PLAN

COSTCO WHOLESALE
ESTERO
#621

10088 GULF CENTER DRIVE
FORT MYERS, FL 33913

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

THOMAS ENGINEERING GROUP
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone: (813) 379-4100
www.ThomasEngineeringGroup.com

PERMIT SET

0 20' 40' 80'

EDWARD M. McDONALD LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER

EDWARD M. McDONALD, P.E.
July 1, 2024
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

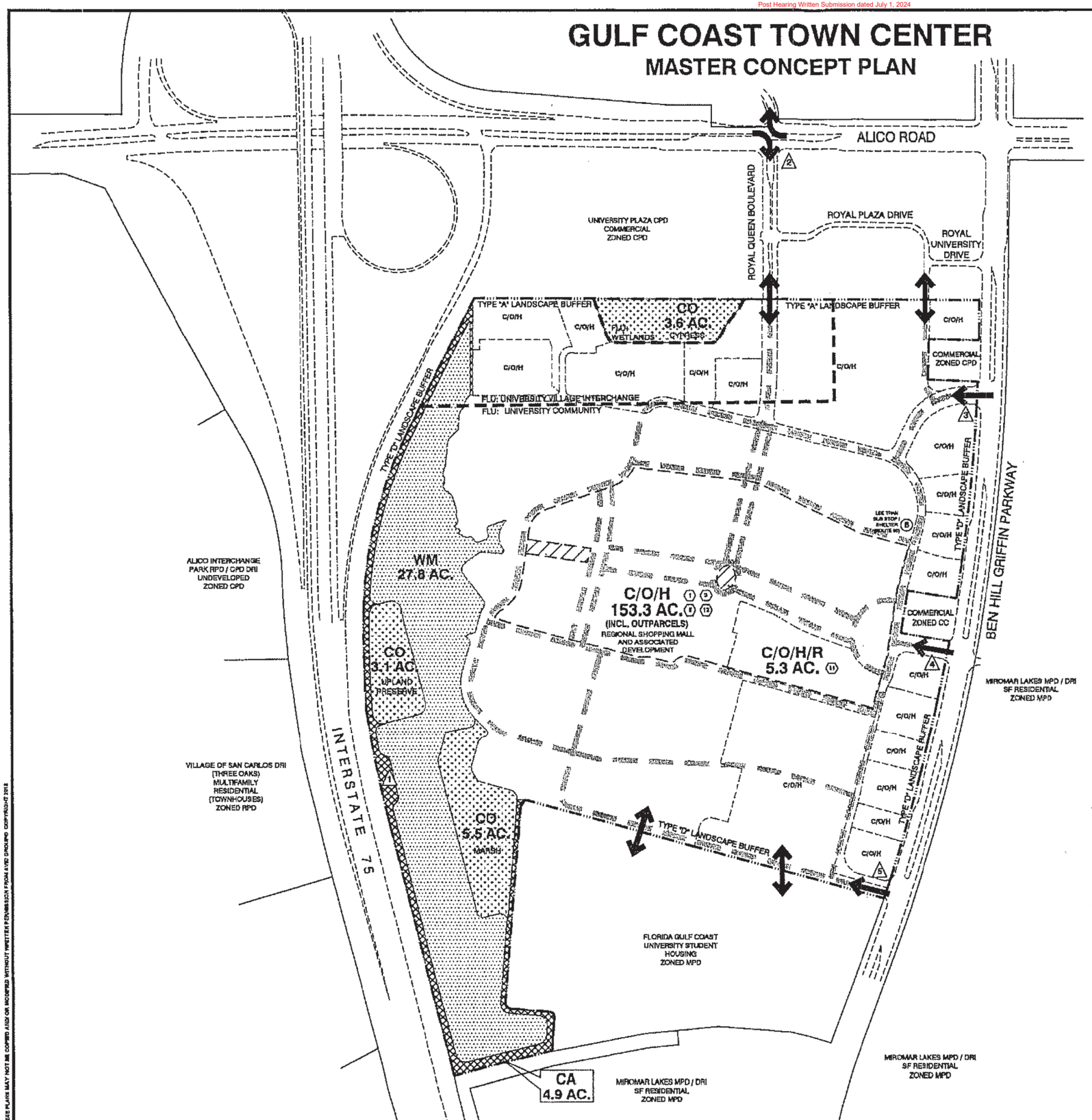
△	DATE	DESCRIPTION
1	4/26/24	REV PER COUNTY COMMENTS
2	4/30/24	REV PER G.C.T.C. COMMENTS

FT230001
JUNE 4, 2024

LIGHTING PLAN

4

GULF COAST TOWN CENTER
MASTER CONCEPT PLAN



LEGEND

- W.M. — LAKE LOCATION
- CO — CONSERVATION AREA
- CA — COMMON AREA TRACT
- MAIN STREET / SPECIAL EVENTS AREA
- STAGE LAWN & UNIVERSITY AREAS
- FUTURE LAND USE LINE
- PARCEL / USE AREA LINES (E.G., C/O/H/R)
- EXTERNAL VEHICULAR ACCESS POINTS
- INTERNAL VEHICULAR CIRCULATION
- (#) DEVIATIONS (LISTED ON SHEET 2)

DEVIATIONS NOT DEPICTED ARE APPLICABLE IN ALL AREAS OF THE MPD. FINAL LOCATIONS OF PROPOSED DEVIATIONS WILL BE REVIEWED DURING THE D.O. APPROVAL PROCESS.

N W E S

0' 250' 500'
SCALE: 1" = 250'

(14) PROJECT IDENTIFICATION SIGN LOCATIONS

1. INTERSTATE 75
2. ALICO ROAD
3. BEN HILL GRIFFIN - NORTH
4. BEN HILL GRIFFIN - CENTER
5. BEN HILL GRIFFIN - SOUTH

GENERAL NOTES

1. PROPERTY DEVELOPMENT REGULATIONS TABLE FOR THE GULF COAST TOWN CENTER ARE SET FORTH ON SHEET 2 OF THIS PLAN.
2. DEVIATIONS FOR THE GULF COAST TOWN CENTER ARE SET FORTH ON SHEET 2 OF THIS PLAN.
3. THE OPEN SPACE AND INDIGENOUS VEGETATION TABLE FOR THE GULF COAST TOWN CENTER IS SET FORTH ON SHEET 2 OF THIS PLAN.
4. INDIGENOUS OPEN SPACE AREAS PROVIDED WILL CONFORM TO THE MINIMUM DIMENSIONAL REQUIREMENTS AS STATED IN LDC SEC. 10-413.(c)(2)
5. THE MASTER PLAN FOR THE GULF COAST TOWN CENTER IS CONCEPTUAL. THE SPECIFIC LOCATION, SIZE AND CONFIGURATION OF ALLOWED USES AND INDIVIDUAL TRACTS SHALL BE DETERMINED AT THE TIME OF D.O. APPROVAL.
6. INTERNAL ACCESS TO BE PROVIDED IN ACCORDANCE WITH THE LDC.
7. LOCATION OF BUILDINGS, PARKING, SERVICE AREAS, AND OTHER USES WITHIN EACH LOT/PARCEL SHALL BE DETERMINED AT THE TIME OF D.O. APPROVAL.
8. THE MASTER STORM WATER MANAGEMENT FACILITIES SHALL CONTINUE TO ACCEPT AND PROVIDE STORAGE VOLUME FOR THE ADJACENT 40-ACRE FLORIDA GULF COAST UNIVERSITY (FGCU) STUDENT HOUSING PARCELS (40-ACRE TRACT) PER THE APPROVED SFWMD E.R.P., AS IT MAY BE AMENDED FROM TIME TO TIME.

LAND USE SUMMARY

SYMBOL	DESCRIPTION	UNITS	ACRES
W.M.	WATER MANAGEMENT TRACT		27.8 acres
CO	CONSERVATION		
	(3.1 AC PINES + 5.5 AC MARSH + 3.6 AC CYPRESS)		12.2 acres
CA	COMMON AREA TRACT		4.9 acres
C/O/H	COMMERCIAL / RESIDENTIAL		153.3 acres
	RETAIL COMMERCIAL*	1,431,765 SQ FT G.L.A.	
	OFFICE*	80,000 SQ FT G.F.A. **	
	HOTEL*	400 ROOMS	
C/O/H/R	COMMERCIAL / RESIDENTIAL		5.3 acres
	RESIDENTIAL	600 D.U.'s	
	TOTAL AREA		203.5 acres

* COMMERCIAL DEVELOPMENT SHALL NOT EXCEED 10,000 SQ.FT. (G.F.A.) PER ACRE INCLUDING ALL COMMERCIAL RETAIL, OFFICE, HOTEL, AND RESEARCH & DEVELOPMENT USES. ALL COMMERCIAL ANCILLARY USES ARE INCLUDED IN THIS LIMITATION. RESIDENTIAL DEVELOPMENT AND RESIDENTIAL OR RECREATIONAL ANCILLARY USES ARE NOT INCLUDED IN THIS AMOUNT. (198.2 ACRES X 10,000 SQ.FT./ACRE = 1,982,000 SQ.FT. OF G.F.A. ALLOWED)

** UP TO 40,000 SQ.FT. OF OFFICE USE MAY BE MEDICAL OFFICE. UP TO 80,000 SQ.FT. OF OFFICE USE MAY BE CONVERTED TO RESEARCH & DEVELOPMENT USE ON A 1.0 SQ.FT. TO 1.1 SQ.FT. RATIO.

NO.	DATE	DESCRIPTION	BY
4	05/09/90	REVISED PER COUNTY COMMENTS	PRP
3	11/06/18	REVISED PER COUNTY COMMENTS	PRP
2	10/02/18	REVISED PER COUNTY COMMENTS	PRP
1	5-16-19		

NOT VALID WITHOUT ORIGINAL SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER OR CERTIFICATE OF AUTHORIZATION NUMBER

PROJ. MANAGER: PENSA
PROJ. #: 2650-015
DATE: 5-16-19

GCTC HOLDINGS, LLC

CIVIL ENGINEERING
LAND PLANNING
TRAFFIC
TRANSPORTATION
SURVEYING
GIS

2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA
34683
PHONE (727) 789-5500
FAX (727) 784-8652
AVIDGROUP.COM

GULF COAST TOWN CENTER
LEE COUNTY, FL

PUD MAP EXHIBIT

1

Attachment C

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Gulf Coast Town Center Master Concept Plan," prepared by AVID Group, date stamped last revised 03/22/2021, and attached hereto as Exhibit D, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

   Development must also comply with the Lee Plan, Gulf Coast Town Center DRI Development Order, and "DRI Map H Master Plan Gulf Coast Town Center".

   Approved MPD Development Parameters:

   1,511,765 square feet (GFA) retail, office and commercial development,
   400 hotel/motel rooms, and
   600 multi-family residential units.

   MPD is limited to a maximum cumulative total of 10,000 square feet of nonresidential building area per non-residential acre within the DRI.

2. Permitted Uses and Property Development Regulations.

   a. Permitted Uses by MCP Tract Designation:

      Commercial "C/O/H"

      Accessory uses and structures
      Administrative offices
      Agricultural uses and agricultural accessory uses (limited to bona fide uses existing on November 1, 2000)
      Animal Clinic
      ATM (automatic teller machine)
      Automobile service station - with gas pumps & car wash (limited to one only, a minimum of 200 feet from residential uses and with a maximum of 30 pumps)
      Automobile Repair and Service, Group I (limited to 1 located on outparcels adjacent to Ben Hill Griffin Parkway)
      Banks and financial establishments: Groups I, II
      Bar and cocktail lounge (limited to one principal use and one in conjunction with a Group III Restaurant, with outdoor seating)
      Boardwalks
      Broadcast studio, commercial radio and television
      Business services:
         Group I (excluding bail bonding and blood donor stations)
         Group II
      Clothing stores, general

Clubs: Commercial, Fraternal, Membership, Private
Communication tower (accessory to permitted use only and 100 feet or less in height)
Consumption on Premises, subject to Conditions 41 and 46
Contractors and Builders: Group I
Convenience food and beverage store (limited to one - located a minimum of 200 feet from residential uses)
Cultural facilities
Day care center, child

Department Store - including the following accessory uses
- Auto parts sales
- Automobile Repair and Service, Group I
- Lawn & Garden Supply sales

Drive-through facility for any permitted use (a minimum of 200 feet from residential uses external to the planned development boundary)
Drugstore, pharmacy
Entrance gates and gatehouse
Essential services
Essential service facilities, Group I
Excavation: Water retention
Fences, Walls
Food stores, Groups I, II
Gift and Souvenir Shop
Hardware store
Health Care Facility, Group Ill
Helistop
Hobby, toy, game shops
Hotel/Motel (minimum of 500' from residential uses external to MPD)
- Accessory uses including but not limited to:
  - Consumption on premises (limited to one)
  - Day Care Center: Child
  - Personal Services, limited to ATM, barber or beauty shop, photo agents, health club and spa
  - Restaurant, Groups II, Ill
  - Specialty Retail Shop, Groups I, II

Household and office furnishings, Groups I, II (including interior design and remodeling sales stores such as "The Great Indoors" or "Expo Design Center")
Kiosks, subject to Condition 42
Laundromat
Laundry or dry cleaning, Group I
Medical office
Non-Store Retailers - All Groups
Package store (limited to one, a minimum of 200 feet from residential uses)
Paint, glass and wallpaper
Parcel and express services
Parks, Public or Private, Groups I, II
Parking lot:
- Accessory
- Garage

Personal services:
- Group I
- Group II - excluding massage establishments, massage parlors, steam or Turkish baths
- Group III
- Group IV - excluding escort services, palm readers, fortune tellers, card readers and tattoo parlors

Pet Services
Pet Shop
Pharmacy
Photo Finishing Laboratory
Plant nurseries
Police sub-station
Post Office
Recreation facilities, commercial, Groups I through IV
Rental or leasing establishments: Groups I, II (excluding automobiles)
Repair shops, Groups I, II
Research and development laboratories
- Groups I (indoor use only)
- Groups II and IV

Restaurant, fast food, limited to four on outparcels fronting Ben Hill Griffin Parkway and a minimum of 200 feet from residential uses external to MPD
Restaurants, standard: All Groups, includes outdoor seating a minimum of 200 feet from residential uses external to MPD
Retail and Wholesale sales, when incidental to a permitted principal use
Schools, commercial
Schools, non-commercial
Self-service fuel pumps - only in conjunction with convenience food & beverage store
Signs, subject to Condition 30
Social services, Groups I, II, III (limited to social service centers)
Specialty retail shop: Groups I, II, III (Group III, Sporting Goods Stores are subject to Condition 40)
Studios
Taxi stand
Temporary Uses (subject to Condition 47)
Theater: Indoor
Used merchandise stores, Groups I, II
Variety store

<u>Mixed Use “C/O/H/R”</u>

All uses permitted in C/O/H Tract

Dwelling Units:
- Townhouse
- Multiple Family Building

Entrance gates and gatehouse
Essential services
Essential service facilities, Group I
Home occupation

Model unit
Recreation facilities, private, on-site
Signs, subject to Condition 30
Temporary Sales and/or construction office

Conservation "CO"

Accessory uses and structures
Interpretive centers, rain shelters, gazebos
Nature and foot trails including boardwalks and jogging paths
Paths, boardwalks and bridges proving access from uplands to wetlands and to allow fishing piers, observation towers and golf cart crossings
Signs, subject to Condition 4
Water Management Facilities
Wildlife Management
Mitigation Activities

b. Site Development Regulations

Site development regulations are set forth in Exhibit D.

3. Alligator Management:

a. A lake within the water management area on the western portion of the property must be excavated to create suitable alligator habitat prior to filling in the existing borrow pit lake;

b. The 5.5-acre marsh Conservation Open Space (CO) shown on the MCP must provide a corridor to direct alligators from the borrow pit to the water management lake referenced above. The corridor must be shown on local development order plans. -OR- A state licensed wildlife trapper may trap alligators in the borrow pit lake and relocate them to the lake within the referenced water management area; and

c. The water management lake must be barricaded during site construction to prevent alligators from returning to the borrow pit lake.

4. Alligator Signs.

The wording and location of signs prohibiting feeding or harassment of alligators must be shown on development order plans for Development Services staff review and approval prior to local development order approval.

5. Alligator Borrow Pit.

The borrow pit area must be resurveyed for alligator nests prior to issuance of a vegetation removal permit. If there are active alligator nests, a management plan addressing the protection of the nest and eggs must be submitted for Development Services staff review and approval.

6. Littoral Planting Plan.

The Littoral Planting Plan for the Borrow Pit Marsh Area prepared by Wilson Miller, dated January 22, 1999, is hereby incorporated into this zoning approval. Draw down pools must be incorporated into the design of the marsh. The details of the plan must be included on the local development order plans.

7. Eastern Indigo Snake Pamphlet.

The developer must distribute an educational pamphlet on the eastern indigo snake to construction workers conducting land clearing and excavation activities prior to site work. If an eastern indigo snake is located on the development site, all work must cease and the developer must submit a management plan in accordance with LDC §10-474 to Environmental Sciences staff for review and approval.

8. Open Space and Indigenous Vegetation.

Open space and preservation of indigenous vegetation must comply with the Property Development Regulations (Exhibit D).

9. Property Owners Association.

The developer must initiate establishment of a property owners' or residents' association(s) for the residential component of this project. The association, in conjunction with the staff of Department of Public Safety, must provide an educational program describing the risks of natural hazards on an annual basis. The program should provide literature, brochures and technical assistance for Hurricane Awareness/Preparedness Seminars. The intent of this recommendation is to provide a mechanism to educate residents on actions to mitigate dangers inherent in these hazards.

10. Hurricane Notification and Evacuation.

The developer must formulate an emergency hurricane notification and evacuation plan subject to review and approval by the County Department of Public Safety, prior to issuance of a local development order. The developer will allow the mall parking lot to be used for the staging of relief and rescue efforts in the event of a hurricane or other natural disaster.

11. Security Gate.

If access to any portion of this development is through a security gate or similar device, which is not manned 24 hours a day, the gate must be equipped with an override strip installed in a glass-covered box to be used by drivers of emergency vehicles to gain entry.

12. Hazardous Materials.

If required by Federal, State, or local regulations:

a. Purchasers/end users of parcels used to store, manufacture, or use hazardous materials, must contact the County Department of Public Safety to discuss the proposed development in relation to the potential type, use, and storage of hazardous materials to be located on the premises.

b. Purchasers/end users must prepare material safety data sheets (MSDS) and submit copies of MSDS or a list of chemicals to the local fire district and to the County Department of Public Safety.

c. Developer must establish an emergency notification system in the event of a hazardous material release.

13. Federal Aviation Regulations Part 150 Noise Study.

Future land uses within Gulf Coast Town Center DRI, located within Airport Noise Zone C depicted on LDC Appendix C, Map 1 (SWFIA Airport Noise Zone Map), must be consistent with the recommendations of the of the Federal Aviation Regulations Part 150 Noise Study for the Southwest Florida International Airport adopted by the Board of County Commissioners. Specifically, residential living units, churches, libraries, schools, day care centers, hospitals, correctional institutions or nursing homes are prohibited within this area (Airport Noise Zone C).

14. Airport Noise Zone C.

a. Commercial buildings, especially hotel and motel facilities located in Airport Noise Zone C, will use sound insulating materials or facilities.

b. For approval of a rezoning to planned development, amendment to a planned development, special exception, or variance, the following must be included as a condition of approval:

> "The developer, successor or assign acknowledges the property's proximity to Southwest Florida International Airport and the potential for noises created by and incidental to the operation of the airport as outlined in LDC 34-1104. The developer, successor or assign acknowledges that a disclosure statement is required on plats, and in association documents for condominium, property owner and homeowner associations as outlined in LDC 34-1104(b)."

c. For approval of a development order for multifamily development, plat, re-plat or lot split, the following disclosure statement must be included on the recorded plat as applicable, and in association documents for condominium, property owner and homeowner associations:

> "The Southwest Florida International Airport is in proximity to this (insert plat/condominium/development, as appropriate). There is potential for noises created by and incidental to the operation of the airport as outlined in LDC §34-1104."

15. Noise and Navigation Easement.

As a condition of subdivision plat approval or building permit for property located in Airport Noise Zone C, the applicant/owner must sign and record a noise and navigation easement to the County. The easement must authorize any and all aircraft noise on and overflights of the property that might occur during the operation of the Southwest Florida International Airport at present and in the future.

16. Tall Structures.

Development must comply with ~~LDC §34-1008~~ AC-13-7 for tall structures including permanent buildings, antenna towers, and temporary construction cranes. Any object or structure (including temporary equipment used for construction) within an Airport Obstruction Notification Zone or proposed at a height greater than an imaginary surface extending outward and upward from any point of any RSW runway at a slope of 125 to 1 (one foot vertically for every 125 feet horizontally) for a distance up to a height of 125 feet above mean seal level and anything above 125 feet above mean sea level will require a Tall Structures Permit approved by the LCPA as described in Lee County Ordinance 19-03, LDC §34-1107, as well as AC-13-7. Additionally, proposed objects or structures at heights greater than an imaginary surface extending outward and upward from any point of a RSW runway at a slope of 100 to 1 up to a height of 200 feet above mean sea level and anything above 200 feet above mean sea level, requires the sponsor to acquire a determination of no hazard from the Federal Aviation Administration (FAA) pursuant to 14 CFR Part 77.

17. Helistops.

Helistops are subject to review and approval by the Florida Department of Transportation (FDOT) and the Lee County Port Authority.

18. Architectural Theme – Roadway Visibility.

Commercial development, including the conventional shopping center and "open air village," must incorporate a common architectural theme on all sides of the commercial buildings visible from 1-75, Alico Road, and Ben Hill Griffin Parkway to ensure an equally attractive architectural elevation on all sides of the development. The common architectural theme must include enhanced streetscape landscaping and enhanced building architectural features, consistent with Condition 32 below.

19. Decorative Pavers.

Deviation 1 is approved for the use of decorative pavers on the privately maintained roads, provided the developer's development order submittals demonstrate the structural design is consistent with LDC requirements for local and access streets.

20. Excavation Setback.

Deviation 2 permits required excavation setbacks to be measured from the edge of pavement or back of curb, subject to the provision of protective measures for wayward vehicles including, but not limited to, non-mountable curbs provided at the time of local development order approval.

21. Public Utility Easement.

Deviation 3 allows required public utility easements on one side of the roadway, provided all of the applicable utility companies state, in writing, that the easement may be eliminated.

22. Indigenous Vegetation.

Deviation 4 allows portions of the required indigenous vegetation to be provided within water management areas, conservation areas, and Mitigation Area Slough System as follows:

3.0 acres of pine Flatwoods as delineated on the MCP; and
3.6 acres of cypress wetlands preserved and enhanced along the north property line; and
5.5 acres of created marsh as delineated on the MCP; and
50% of the required littoral plantings for the two lakes adjacent to I-75 must be provided by trees and shrubs; and
47.3 acres of Stewart Cypress Slough preserved and restored as off-site mitigation.

The 3.6-acre cypress wetland (Tract M, Gulf Coast Town Center subdivision) has been delineated indigenous preserve and the surface water management system has been designed to provide the appropriate hydrology for the cypress wetland pursuant to previously approved development orders and subdivision plat.

Prior to the issuance of a vegetation removal permit, reasonable efforts must be made to relocate butterfly orchid plants to appropriate preserve areas. Upon completing the relocation, the developer must submit documentation of the number of butterfly orchid plants moved and the recipient locations to the Development Services.

23. Vehicular Traffic.

Deviation 7 allows vehicles to back out of private residential access drives and private local roads only within residential areas provided posted speed is 20 mph or less. In addition, traffic calming devices will be provided where determined appropriate by the Director, and the visual clear zone must comply with the requirements of LDC §34-3131.

24. Right-of-way Width.

Deviation 8 allows right-of-way widths to coincide with back of curb for local private roads, provided required drainage and utility easements are located outside of the right-of-way and adequate provisions are made for road drainage and utilities.

25. Buffers in Easements.

Deviation 9 allows planted buffers in easements, provided if any required buffer or landscape strip plantings installed within easements must be removed, the Developer or property owner's or homeowner's association must replace these plantings with like size and species at no expense to the County. This requirement must be clearly stated in the property owner's or homeowner's documents.

26. Open Space.

Deviation 11 allows 30% open space for residential site area and 15% open space for commercial site area shown on the MCP, provided a total of 62.7 acres of open space complies with the following:

a. 27.8 acres of the required open space can be provided by the water management lakes; and

b. 3.1 acres pine Flatwoods (the upland preserve - CO area depicted on the MCP); and

c. 3.6 acres cypress wetlands along the north property line; and

c. 5.5 acres marsh; and

e. Individual commercial tracts must provide a minimum of 15% open space within each tract, not including water bodies or conservation areas; and

f. Individual residential tracts must provide a minimum of 15% open space within each tract, not including the water bodies or conservation areas; and

g. Prior to local development order approval, development order plans must include open space calculations and delineation to demonstrate compliance with required on-site open space and conditions.

27. Parking Blocks.

Deviation 5 allows project parking spaces to be developed without the required parking block two feet from the end of each parking space, provided:

a. The parking lot will contain permanently installed landscaped islands: 1) at the end of parking rows to establish distinct parking lot aisles; and 2) periodically between the rows of parking spaces to discourage vehicles from driving perpendicular to (across) the parking aisles.

b. On-site security patrols occur during operating hours of commercial uses to ensure customer compliance with safe and prudent vehicular operation in the parking lot.

c. Bi-weekly parking lot sweeping program is instituted on the commercial parking lot(s).

28. Regional Mall Parking.

Deviation 12 allows up to 10% of required parking for the regional mall only to be stabilized grass parking, provided these parking spaces (a) are not counted toward the open space requirement, (b) are limited to a maximum of 10% of the number of spaces required for the regional mall, and (c) are located on the perimeter of that commercial tract.

29. Water Management Lakes.

Deviation 13 allows 100% of the acreage of the two large water management lakes to be applied toward open space requirements, subject to the following conditions:

Per the previously approved local development order approval, the development order plans include a detailed plan for the native wetland vegetation required in this Deviation. The plan met the following criteria:

a. Enhanced littoral plantings within the large water management lakes located along I-75 within the commercial portion of the planned development; and

b. Planting areas specifically delineated; and

c. Plant specifications including native species, container size and numbers; and

d. Vegetation clustered to mimic natural systems.

30. Project Signage.

a. Deviation 14.

Deviation 14 provides relief from LDC §§ 30-153(1)a.3., 30-153(2)a.2., 30-154(2), and 30-154(6)b.3. subject to the Signage Plan for Gulf Coast Town Center (Exhibit E), which permits the following:

1. Increases in maximum permitted sign area from 300 square feet to 384 square feet for four (4) project identification signs at three (3) project entrances on Ben Hill Griffin Parkway, and one (1) entrance on Alico Road,

2. Increases in maximum permitted sign height from 24 feet to 30 feet-10 inches for four (4) project identification signs at three (3) project entrances on Ben Hill Griffin Parkway and one (1) entrance on Alico Road,

3. An interstate highway interchange area sign in the southeast quadrant of the Alico Road intersection with I-75,

4. Increases maximum permitted sign area from 750 square feet to 2,597 square feet for an interstate highway interchange area sign, with maximum height of 80 feet-3 inches.

b. Project Identification Signs.

Project identification signs must comply with the Landscape Exhibit. (Exhibit F) Signs must also comply with the following requirements:

1. Village Signs may not include “Banners” and “Pennants” as defined and prohibited in LDC Chapter 30, and are limited to development internal to Gulf Coast Town Center.

2. Village Signs must be constructed of rigid material.

3. Village Sign location, sign area and height must be consistent with the illustrations attached to this resolution.

4. Village Signs may not overhang into any street easement or right-of-way in accordance with LDC §30-5(22).

5. Village Signs and other internal signs in the amended sign package may

not be legible from Ben Hill Griffin Parkway, Alico Road, and Interstate 75.

31. Transportation Mitigation.

Transportation mitigation was paid in full consistent with DRI Development Order conditions. Site-related improvements and additional conditions may be required at the time of local development order.

32. Landscape Enhancement Plan.

A landscape enhancement plan exceeding LDC required minimum landscaping implements a continuous theme throughout the MPD. The landscape enhancement plan has been approved by local development order.

Enhancement may be achieved through a number of creative design options including, but not limited to:

Larger trees (i.e., increased height, caliper and spread);
Increasing buffer width;
Increasing buffer plantings;
Clustering trees;
Staggering heights of grouped palm trees;
Creating tree “boulevards”;
Meandering buffer plantings within the full width;
Use of berms to create elevation relief;
Larger parking lot islands;
Groundcover or shrubs in parking lot islands;
Increasing parking canopy tree numbers;
Placing parking islands closer than every 10 parking spaces;
Staggering parking lot islands;
Greater variety of plant species;
Flowering accent trees (e.g., Poinciana, yellow elder, jacaranda);
Water features or creative features such as sculptures at intersections;
Creative water management such as meandering vegetated swales;
Increased littoral plantings;
Connecting preserves with native landscaping;
Flowering groundcover (e.g., golden creeper; dune sunflower; blanket flower);
Varying shrub heights;
Varying tree heights; and
Planting native habitats.

33. Lee County Sheriff’s Department Substation.

Developer will provide the Lee County Sheriff's Department not more than 600 square feet of finished shell space in the main regional mall complex for use as a Sheriff's Substation to facilitate the law enforcement activities. This space is to be provided at nominal cost.

34. Crime Prevention.

During the design and construction of the main regional retail complex, the developer will consult with the crime prevention representatives of the Lee County Sheriff's Department,

and will incorporate appropriate elements of the National Crime Prevention Institute's "Crime Prevention through Environmental Design" program.

35. Construction Theft and Crime.

The developer will consult with the County Sheriff's Department during the construction phase to receive suggestions on reducing the potential for construction theft and crime.

36. Architectural and Landscape Theme.

The mixed use development of the property must include a regional shopping center or residential component, which incorporates an open air village of restaurants and shops, all developed with a common architectural theme. The common architectural theme, landscaping and graphic design theme were previously approved by the Department of Community Development. Condition 32 is not affected by this condition and remains effective. Changes to the development's established architectural theme requires an amendment to the MPD through the public hearing process.

37. Alico Road Access.

Prior to local development order approval for the regional shopping center, the developer must demonstrate it has the legal right to access Alico Road through the 40 acre parcel to the north. The interconnection must be constructed and operational prior to the issuance of a final certificate of occupancy for the regional shopping center.

38. Developer Commitments to the University.

The developer of the regional shopping center and entertainment center will:

a. coordinate with the University and various tenants to assist in the placement of students in jobs at the retail and entertainment facility;

b. provide a shuttle bus to transport students and staff from the University to the project;

c. coordinate with the University to allow pep rallies, parents' weekend activities, and other University related events at the regional retail complex and entertainment center;

d. provide bike racks throughout the center to accommodate student and staff access by bicycle.

39. Open Space – Northern Boundary.

The owner of the common open space area that includes the 3.6-acre wetland on the northern boundary of the property must make the wetland available to the University for Student Access and research.

40. Specialty Retail Store, Group III.

Group Ill Specialty Retail Stores (Sporting Goods Store) are subject to the following

conditions:

a. The following uses must be incidental and subordinate to the proposed Sporting Goods Store: Commercial Recreation Facilities Group IV (limited to indoor Firearm and Archery Range), Boat Parts Store, Boat Sales, Boat Ramp and Dockage, Vehicle and Equipment Dealers Groups II, lll, and IV, Boat Repair and Service and Fishing Pier. The Sporting Goods Store is located on the west side of the project along the east portion of the water management lake. The boat sales are permitted for boats with a maximum length of 26-feet.

b. lndoor Firearm and Archery Range is limited to demonstration and trial of firearms and archery equipment. The indoor Firearm and Archery Range may not operate as a principal use and must be ancillary to Sporting Goods Store.

c. Open Storage is limited to storage of boats for sale or repair by the Sporting Goods Store. Open Storage is limited to the 37,126+/- square-foot Proposed Boat Storage Area on the New Boat Display and Storage Area Landscape Exhibit, last revised November 5, 2005 stamped received by the Permit Counter on November 28, 2005, attached hereto (Exhibit G).

d. Boat Display Areas will be counted toward commercial square-footage and associated parking for the area must be calculated consistent with the LDC.

e. Boat Service and Repair is limited to installation of electronics and navigation equipment, rigging new equipment, and minor engine repair and must be incidental and subordinate to the Sporting Goods Store.

f. Service and repair of boats must occur within the Sporting Goods building and may not occur in outdoor areas. Boats not actively under repair must be located within the Boat Storage area indicated on New Boat Display and Storage Area Landscape Exhibit. (Exhibit G). This limitation does not apply to boats for sale.

g. Boardwalks and Fishing Piers are limited to areas shown on the New Boat Display and Storage Area Landscape Exhibit. (Exhibit G)

h. Boat Ramp and Dockage is limited to product demonstration and trial for boats sold by the Sporting Goods Store. Wet boat slips are limited to four (4) slips. Boat Ramp and Dockage may not be used as an independent commercial boat ramp to access the water management lake and may only be ancillary to the Sporting Goods Store.

i. The access gate for the Open Storage area for boats must have a minimum 80% opacity.

j. Uses permitted ancillary to Sporting Goods Store may not be transferred to other businesses or locations. These uses will not be considered stand-alone or independent uses. They are considered ancillary and subordinate to the Sporting Goods Store located adjacent to the water management lake on the west side of the property.

41. Consumption on Premises.

The hours of operation for Consumption on Premises in conjunction with indoor and outdoor seating are limited to 10:00 am to 1:00 am, Monday through Sunday. Extension of hours for Consumption on Premises require further development approvals. These limitations do not apply to movie theatre use pursuant to ADD2014-00179.

No outdoor seating is approved within 500-feet of residential uses located outside the development. Outdoor seating within 500-feet of an off-site residential use must be approved as part of a public hearing application.

Extension of Consumption on Premises hours or outdoor seating within 500-feet of an off-site residential use must acquire additional approvals.

42. Kiosk Locations.

A maximum of 32 Kiosks are allowed within Main Street / Special Events Area depicted on the MCP. Kiosks must be consistent with the architectural theme of the Shopping Center.

43. Building Separation.

Deviations 15 and 17 allow building separation of 8 feet between buildings and allow zero-lot line setbacks when a subdivision tract/parcel line coincides with the common wall(s) of a multiple occupancy building (commercial or residential) subject to compliance with applicable building and fire code requirements.

44. Light Poles for Parking Lots.

Deviation 16 allows light poles in parking lots to be a maximum height of 30-feet subject to compliance with the remaining provisions of LDC §34-625. Light poles within Lot 5's parking lot may have a maximum height of 18 and 24 feet, consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit F).

Deviation 22 allows the illumination level to exceed 0.5 footcandle at Lot 5's northern and southern property lines. Development within this parcel must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit F).

Deviation 23 allows the average illumination level in Lot 5's east-south surface parking area to be 4.2 footcandles. Development within this parcel must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit F).

45. Ancillary Use.

The following uses may be permitted as ancillary uses to a Department Store (wholesale club):

- Gas pumps with not more than ~~16~~30 self-serve pumps, and
- Package store

These ancillary uses do not count toward the project-wide limitation of one convenience food and beverage store and package store.

46. Alcoholic Sales.

The following approvals remain in effect:

a. Wine and Cheese shop (ADD2006-00234);

b. Bar/Cocktail Lounge with 4-COP Alcoholic Beverage License (ADD2006-00235);

c. 2-COP alcoholic beverage license for a wine and cheese tasting room (ADD2006-00234);

d. Consumption on premises in conjunction with a bar/cocktail lounge for the World Famous Cigar Bar (SEZ2008-00234);

e. 2-COP alcoholic beverage license in conjunction with an art studio (ADD2014-00120); and

f. 2-COP alcoholic beverage license in conjunction with a movie theatre (ADD2014-00179).

47. Temporary Uses.

Temporary uses are permitted subject to the following:

a. Temporary uses are limited to the Main Street/Special Events Area depicted on the MCP.

b. An unlimited number of small temporary uses are approved for the Main Street area. Small temporary uses may not block access ways and/or utilize parking for display or storage.

c. Large temporary uses that block access ways, parking spaces, or occupy areas beyond the Stage Lawn or University area must acquire a temporary use permit.

d. Large temporary uses, in totality, cannot exceed 180 days per calendar year within the Main Street Area.

e. Temporary uses must comply with LDC §34-3041, except as permitted herein.

f. Temporary uses, large and small, may occur within 6 months from the date of expiration for a similar previously approved temporary use.

48. Fast Food/Out-Parcel Landscape Plan.

The 20-foot Type D Ben Hill Griffin Parkway Buffer must comply with MCP Enhanced Buffer Details 300' Typical Section and 300' Typical Elevation (Exhibit F), except to include:

a. A minimum of 4 groupings of 7 native, cold hardy shrub species per 300 feet for a total of 224± plantings; and

b. Shrubs a minimum of 7-10 gallon container size, installed at maximum 4-5 foot on center.

SECTION C. DEVIATIONS:

1. Street Design and Construction Standards.

Deviation 1 seeks relief from LDC §10-296(d) Table 3 requirement that street wearing surfaces meet FDOT Standard Specifications, to allow cement concrete pavers or similar decorative paving materials for local streets within project rights-of-way. This deviation is APPROVED SUBJECT TO Condition 19.

2. Setbacks for Water Detention/Retention Excavations.

Deviation 2 seeks relief from LDC §10-329(d)(1)(a)(1) requirement that setbacks for excavations for water retention be measured from the street right-of-way line or easement, to allow required excavation setbacks to be measured from edge of pavement or back of curb. This deviation is APPROVED SUBJECT TO Condition 20.

3. Location of Water and Sewer Lines.

Deviation 3 seeks relief from LDC §10-355 requirement for 10-foot-wide public utility easements on both sides of a roadway, to allow public utility easement on one side only. This deviation is APPROVED SUBJECT TO Condition 21.

4. Open Space – Indigenous Native Vegetation and Trees.

Deviation 4 seeks relief from LDC §10-415(b)(1) requirement that 50% of required open space be provided by existing indigenous vegetation, to allow portions of required indigenous vegetation to be provided within the water management, conservation areas, and offsite Mitigation Area Slough System. This deviation is APPROVED SUBJECT TO Condition 22.

5. Parking Spaces Abutting Pedestrian Walkways.

Deviation 5 seeks relief from the LDC §34-2016(2)a.2 requirement that parking spaces abutting pedestrian walkways, required landscaping, or required open space provide parking blocks, to permit required parking spaces to be developed without parking blocks. This deviation is APPROVED SUBJECT TO Condition 27.

6. Required Parking Spaces.

Deviation 6 seeks relief from LDC §34-2020 parking requirements for residential and non-residential uses, to permit four and one-half parking spaces per 1,000 square feet of total floor area for non-residential uses and two parking spaces per unit for residential uses (including clubhouse and ancillary residential support uses). This deviation is denied consistent with prior zoning actions.

7. Parking Lot Access.

Deviation 7 seeks relief from LDC §34-2013(a) requirement that parking lot design permit

vehicles exiting the lot to enter the street right-of-way in a forward motion, to allow vehicles to back out of individual driveways when driveways are accessory to individual multiple family units in the residential area. This deviation is APPROVED SUBJECT TO Condition 23.

8. Right-of-Way Width.

Deviation 8 seeks relief from LDC §10-296(b), Table 2, which requires 40' right-of-way to provide 35' right-of-way width for two-way closed drainage, rear lot drainage, or inverted crown, to allow right-of-way widths to coincide with the back of curb for local private roads. This deviation is APPROVED SUBJECT TO Condition 24.

9. Landscape Standards.

Deviation 9 seeks relief from LDC §10-416(d)(1) requirement that no portion of a buffer area consisting of trees and shrubs be located in an easement, to allow planted buffers in easements. This deviation is APPROVED SUBJECT TO Condition 25.

10. Open Space.

Deviation 10 seeks relief from LDC §§ 10-415(a) and 10-415(c) requirements that developments provide minimum open space equal to 40% of residential site area and 30% of commercial site area, to allow up to 13.1 acres of open space to be provided off-site within the Mitigation Area Slough System. This deviation was denied in Resolution Z-08-046.

11. Open Space.

Deviation 11 seeks relief from LDC §§ 10-415(a) and 34-414(c) requirements that all developments provide minimum open space equal to 40% of residential site area and 30% of commercial site area, to allow only 30% open space for residential site area and 15% open space for commercial site area shown on the MCP Open Space Table. This deviation is APPROVED SUBJECT TO Condition 26.

12. Parking Lot Surface.

Deviation 12 seeks relief from LDC §§ 34-2017(a)(1) and 34-2017(a)(2) requirement that parking areas be constructed of a paved all-weather surface, to allow up to 10% required parking for commercial tract (regional mall) to be stabilized grass parking for spaces located on the perimeter of the commercial tract. This deviation is APPROVED SUBJECT TO Condition 28.

13. Open Space.

Deviation 13 seeks relief from LDC §10-415(d)(2)(c) requirement that water bodies meet 25% of required open space, to allow 100% of water management lakes to be applied toward commercial open space requirements. This deviation is APPROVED SUBJECT TO Condition 29.

14. Signs.

Deviation 14 seeks relief from LDC Chapter 30 regulating signs to adopt a Signage Plan for Gulf Coast Town Center. This deviation is APPROVED SUBJECT TO Condition 30.

15. Building Separation.

Deviation 15 seeks relief from LDC §34-1040(e) requirement that minimum building separation between buildings be the greater of 20 feet or one-half of the sum of the building heights, to allow building separation of eight (8) feet. This deviation is APPROVED SUBJECT TO Condition 43.

16. Outdoor Lighting Standards.

Deviation 16 seeks relief from LDC §34-625(d)(4)(a) which establishes a maximum height of 25-feet for light poles for parking lots to allow a maximum height of 30-feet. This deviation is APPROVED SUBJECT TO Condition 44, and to the following conditions:

a) The 15-foot and 18-foot mounting heights within the multifamily residential tract (Lot 5) shall match the decorative nature of the existing light fixtures in the Town Center. Fixtures mounted at 18 feet must be located on the outer side of the Lot 5's surface parking area and along the roadways. One fixture at the southwest corner of Lot 5 shall have a mounting height of 24 feet to better illuminate the drive lane intersection. This location is shielded by the parking garage and is only exposed to view from commercial properties.

b) Development within this parcel must be substantially compliant with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibit (Exhibit F).

This deviation was approved by ADD2021-00008.

17. Building Separation.

Deviation 17 seeks relief from LDC §34-1040(e) requirement that minimum building separation between buildings within the development must be the greater of 20 feet or one-half of the sum of the heights of the buildings, to allow zero-lot line setbacks when a subdivision tract/parcel line coincides with common wall(s) of multiple occupancy buildings (commercial or residential). This deviation is APPROVED SUBJECT TO Condition 43.

18. Right of Way Buffer Landscaping.

Deviation 18 seeks relief from LDC §34-1353(e), which requires a landscape buffer width of 25 feet adjacent to right of way external to development, to allow a buffer width of 20 feet along Ben Hill Griffin Parkway. This deviation is APPROVED SUBJECT TO following conditions:

As part of local development order approval, the required 15-foot-wide buffer along the west property line may include a 5' wide sidewalk.

Development must comply with Site Plan for PDQ – Gulf Coast attached hereto as Exhibit H and located at 17470 Ben Hill Griffin Parkway.

Deviation previously approved by ADD2014-00114.

19. Landscape Standards.

Deviation 19 seeks relief from LDC §10-416(d)(11)(b), which authorizes buffers to be used for passive recreation such as pedestrian, bike, or equestrian trails, provided not more than 20% of the buffer width is impervious surface, to allow 34% of the buffer to be impervious surface to accommodate a sidewalk in the landscape buffer. This deviation is APPROVED SUBJECT TO the following conditions:

> As part of local development order approval, the required 15-foot-wide buffer along the west property line may include a 5' wide sidewalk.
>
> Development of this parcel must be in compliance with the Site Plan for PDQ – Gulf Coast (Exhibit H) and located on property located at 17470 Ben Hill Griffin Parkway.

Deviation previously approved by ADD2014-00114.

20. Height.

Deviation 20 seeks relief from LDC §34-2175 limiting maximum height of structures to 45 feet, or up to 75 feet when additional height is required to increase open common space to preserve environmentally sensitive land, secure areas of native vegetation and wildlife habitat, or preserve historical, archaeological scenic resources, to allow building heights of 95 feet for multiple family uses.

This deviation is APPROVED SUBJECT TO the condition that multiple-family residential buildings over 45 feet in height are prohibited within 500 feet of existing or proposed residential uses outside the MPD.

21. Commercial Parking

Deviation 21 seeks administrative approval in accordance with LDC Sec. 34-2020(c)(3) for a 5% reduction in the multiple-occupancy complex parking requirements to reduce the parking requirement from 4.5 spaces to 4.275 spaces per 1,000 SF of total floor area for non-residential uses located within Parcel P and Lot 5. This deviation is APPROVED SUBJECT TO the following condition:

a) Prior to local development order approval for the development of Parcel P or Lot 5, the development order plans must depict bicycle and pedestrian improvements consistent with the Parcel P & and Lot 5 Bicycle and Pedestrian Facilities and Amenities and Parking Exhibit attached hereto as Exhibit J.

This deviation was approved by ADD2021-00008.

22. Illumination Requirements for Parking Lots

Deviation 22 seeks relief from LDC 34-625 Table 1, Note (2) which requires illumination levels not to exceed 0.5 footcandles at the property line to provide minimum illumination

levels of 0.8 footcandles throughout vehicular traffic areas along the property line of Lot 5 in accordance with Table 1 Use/Task requirements for Medium vehicular/pedestrian activity, with the average light level at the property line not to exceed 3.5 footcandles. This deviation is APPROVED SUBJECT TO the following condition:

a) Development must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit I).

This deviation was approved by ADD2021-00008.

23. Illumination Requirements for Parking Lots

Deviation 23 seeks relief from the LDC 34-625 Table 1, Note (1) requirement of average to minimum light level ratio of 4:1 that results in an average light level to not exceed 3.2 footcandles to allow an average of 4.2 footcandles in Lot 5's surface parking area. This requested average is a result of providing a slightly higher minimum footcandle level in Lot 5's parking area. This deviation is APPROVED SUBJECT to the following condition:

a) Development must be consistent with the Lot 5 Site Lighting Photometric Plan and Site Lighting Fixture Plan Exhibits (Exhibit I).

This deviation was approved by ADD2021-00008.

24. Intersection Separation

Deviation 22 seeks relief from the LDC Sec. 10-285 which requires connection separation of 125 feet between driveways on local roads to allow a connection separation from the Gulf Center Drive intersection of 92 feet and from the existing commercial use to the south of 113 feet. This deviation is APPROVED SUBJECT TO following condition:

a. Approval is limited to the development within Tracts I and J within the Gulf Coast Town Center as described in Instrument #2007-192422.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Site Development Regulations
Exhibit E: Signage Plan
Exhibit F: Landscape Buffer Details
Exhibit G: New Boat Display and Storage Area Landscape Exhibit last revised November 5, 2005 stamped received by the Permit Counter on November 28, 2005
Exhibit H: Site Plan for PDQ – Gulf Coast
Exhibit I: Lighting Photometric Plan and Site Lighting Fixture Plan Exhibit
Exhibit J: Bicycle and Pedestrian Facilities and Amenities Parking Exhibit

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

CASE NUMBER: DCI2023-00031
CASE NAME: COSTCO GAS FACILITY
TYPE OF CASE: MAJOR PLANNED DEVELOPMENT AMENDMENT
HEARING EXAMINER DATE: JUNE 20, 2024
SUFFICIENCY DATE: APRIL 5, 2024

REQUEST:

An application has been submitted by Brad Wester of Driver, Mcaffee, Hawthorne and Diebenow on behalf of Costco Wholesale for an amendment to the Gulf Coast Town Center Mixed Use Planned Development (MPD) to allow for the relocation of an existing Costco Wholesale Automotive Service Station from an existing Costco Wholesale property to an outparcel along Ben Hill Griffin Parkway, and to increase the number of approved pumps from 8 to 30 (24 pumps with an option to increase the number of pumps to 30). The applicant also seeks a deviation from LDC Section 10-285 (connection separation).

The subject property is located at 17440 and 17450 Ben Hill Griffin Parkway, Fort Myers, San Carlos Planning Community, Lee County, FL. (District #2). The STRAP Numbers for the property are 11-46-25-11-00000.00I0 and 11-46-25-11-00000,00J0 and a Legal Description can be found in Attachment O.

SUMMARY:

Staff recommends APPROVAL of the applicant's request, with the Conditions found in Attachment C. These conditions carry forward the conditions and deviations of prior approvals except as noted in this report. There is one additional deviation from separation requirements being sought by the applicant. Staff recommends approval of this deviation, with conditions.

HISTORY OF PARCEL:

The Gulf Coast Town Center MPD was originally zoned under Resolution Z-00-024, which allowed a maximum of 600 dwelling units, 1,916,000 square feet of retail area, 80,000 square feet of office floor area, 250 hotel rooms (equivalent to 87,500 square feet) and ancillary uses.

The following zoning actions took place between the approval of this resolution, and the subsequent Board approved Planned Development Amendment:

- ADD2006-00218 approved a commercial lot split with administrative relief from LDC requirements for property located on Ben Hill Griffin Parkway, with conditions;
- ADD2007-00156 approved a commercial lot split with administrative relief from LDC requirements for property located on 10500 Ben Hill Griffin Parkway, with conditions;
- ADD2007-00164 approved an amendment to the Schedule of uses for property located on Ben Hill Griffin Parkway, with conditions; and

- ADD2006-00198 approved consumption on premises in conjunction with a Restaurant, Group II or III with indoor and outdoor seating, with conditions. This amendment allows for 1COP, 2COP, 4COP-SRX, and 4COP, with hours between 10:00 AM to 1:00 AM.

Resolution Z-08-046 then amended the Mixed Use Planned Development (MPD) to permit three additional Fast Food Restaurants, an additional "Bar and Cocktail Lounge" use, and to provide for consumption on premises for restaurants with outdoor seating, with conditions.

Subsequent to the approval of this resolution, the following administrative amendments were approved:

- ADD2011-00019 approved revisions to the MCP to reconfigure the existing retail spaces within Phase 2A, Retail Area A1, and updated the building use description table to reflect the reconfiguration, with conditions;
- ADD2014-00114 approved an amendment to the required 25-foot buffer along Ben Hill Griffin Parkway for property located at 17470 Ben Hill Griffin Parkway to allow a 20-foot buffer; and allowed increased impervious area for passive recreation, with conditions;
- ADD2016-00135 approved an amendment to Lot P to permit the division of Tract P and revised the property development regulations to address future development within Lot 5, with conditions; and
- ADD2019-00016 approved an amendment to the Gulf Coast Town Center sign package, with conditions for the location, dimensions, and material type for the signs.

Resolution Z-20-020 was then approved to remove 40.5± acres of land from the Master Concept Plan, relocate previously approved multiple-family residential uses, increase the multiple family residential building height and number of stories, allow zero lot line development and reduced building separation, increase the number of hotel rooms, amend the approved Schedule of Uses, reduce the amount of approved retail square footage and amend the sign package (Attachment J).

ADD2021-00008 was then approved to amend the Master Concept Plan to increase the commercial/residential tract (5.3 to 7.0 acres), reduce open space, and approve deviations for parking requirements and lighting standards for the residential tracts (Attachment K).

The following zoning approvals pertain to Consumption on Premises approval within Gulf Coast Town Center. Upon approval of this action, these items will not be superseded and will remain in effect:

- ADD2006-00235 – Approved a 4-COP alcoholic beverage license for a Bar/Cocktail Lounge with no outdoor seating, located at 10500 Ben Hill Griffin Parkway, with conditions;
- ADD2006-00234 - Approved a 2-COP alcoholic beverage license for a wine and cheese tasting room, with conditions;
- SEZ2008-00033 - Approved consumption on premises in conjunction with a bar/cocktail lounge for the World Famous Cigar Bar for property located at 10045 Gulf Center Drive, Building E#115-120, with conditions;
- ADD2014-00120 - Approved a 2-COP alcoholic beverage license in conjunction with an art studio, limited to the hours of 10:00 AM to 12:00 AM, only during classes for property located at 9903-9924 Gulf Coast Main Street Unit D.130, with conditions; and
- ADD2014-00179 - Approved a 2-COP alcoholic beverage license in conjunction with a movie theatre with a restaurant menu for hours between 11 AM and 2 AM, with conditions.

The Gulf Coast Town Center MPD has been substantially developed, with six remaining undeveloped parcels. The town center is developed with primarily commercial retail uses, with two hotels in the northwest corner, adjacent to Interstate 75. Residential development exists in the center of the development designated as the C/O/H/R tract on the approved Master Concept Plan.

There are no active Code Enforcement violations on the property.

CHARACTER OF THE AREA:

The subject property is located generally located at the northeast corner of the intersection of Ben Hill Griffin Parkway and Gulf Center Drive. The subject property proposes access on Gulf Center Drive and is proposed to have cross access to the commercial use to the south. The subject property consists of two outparcels within the Gulf Coast Town Center Mixed Use Planned Development (MPD). In areas surrounding Gulf Coast Town Center, there are a mix of commercial and residential uses in support of Florida Gulf Coast University and Southwest Florida International Airport. The following are the zoning districts and existing land uses that surround the subject property:

North, South, and West:

Properties to the north, south, and west of the subject property are part of the Gulf Coast Town Center Mixed Use Planned Development (MPD) and are in the University Community future land use category. These surrounding properties are developed with a mix of commercial and residential uses.

East:

Property to the east is separated by Ben Hill Griffin Parkway and is zoned Mixed Use Planned Development (MPD). The Miromar Lakes MPD/DRI was approved under resolution Z-99-029, as amended. Portions near Gulf Coast Town Center are developed with single family homes.

The subject property is designated in the University Community future land use category and is in the San Carlos Park Community Planning Area.

ANALYSIS

This request is to amend the existing Gulf Coast Town Center MPD to relocate the existing Automotive Service Station that operates in conjunction with Costco Wholesale to a vacant outparcel adjacent to Ben Hill Griffin Parkway. The applicant seeks to increase the number of approved pumps from 8 to 30 pumps (24 pumps with an option to increase the number of pumps to 30). Upon completion of the new fueling facility, the applicant will demolish the existing facility south of the Costco building and provide additional parking for the retail use. With the request, the applicant seeks a deviation for reduced connection separation for internal roadways.

With the exception of the increase in the number of fuel pumps, there are no other changes to the planned development intensity and density. This amendment will incorporate changes from ADD2021-00008 and the conditions of Resolution Z-20-020.

Planned Development Amendment:

Section 34-612 of the Lee County Land Development Code describes the intent of the utilization of the Planned Development zoning district. The purpose of planned development zoning is to further implement the goals, objectives, and policies of the Lee Plan, while providing some degree of flexibility in the planning and design of proposed developments.

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

a) Complies with the Lee Plan;
b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
c) Is compatible with existing and planned uses in the surrounding area;
d) Will provide access sufficient to support the proposed development intensity;
e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban Area category.

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

a) The proposed use or mix of uses is appropriate at the proposed location;
b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
c) That each requested deviation:
    1) Enhances the achievement of the objectives of the planned development; and
    2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

Section 34-380(a) of the Lee County Land Development Code states that amendments to the Master Concept Plan or its attendant documentation may be requested at any time during the useful life of the Planned Development.

Master Concept Plan:

The applicant does not propose to change the approved Master Concept Plan from ADD2021-00008 (Attachment D). The applicant provided a site plan that depicts the location of the new Automotive Service Station that depicts the orientation of the building and the landscape plan for the property (Attachment M).

Development of Regional Impact

The Gulf Coast Town Center Mixed Use Planned Development is under Development of Regional Impact (DRI), State DRI # 08-9798-144. The most recent amendment to the approved DRI Development Order was approved as Resolution Z-20-030 (Attachment L).

Development Pattern Considerations:

The Gulf Coast Town Center MPD is in the University Community future land use category. Goal 15 of the Lee Plan establishes Objectives and Policies for the University Community future land use category. This goal has been established to ensure that development within this future land use category protects and enhances the ability of Florida Gulf Coast University to provide secondary education. This future land use category provides for the development of Florida Gulf Coast University and development to support the population and activities of the University.

Policy 15.1.5 requires development to be created in a cohesive community and must utilize alternative modes of transportation such as pedestrian networks, mass transit opportunities, sidewalks, bike paths, and similar facilities. The Gulf Coast Town Center MPD has been developed with these requisite design features. Future development within the Town Center will be required to continue adhering to these requirements. Staff finds the proposed amendment consistent with Policy 15.1.5.

Policy 15.1.7 encourages a mixture of land uses within the University Community. The Gulf Coast Town Center MPD, as previously approved, includes a mixture of residential, retail, and hotel uses. The proposed amendment will not affect the mixture of uses approved for the MPD. Staff finds the proposed amendment consistent with Policy 15.1.7.

Policy 15.1.10 requires development in the University Community future land use category to be consistent with the Generalized Land Use Map of the University Community Conceptual Master Plan. The subject property is generally within Area 2 of the master plan which intended for mixed use. Gulf Coast Town Center is developed with a mix of uses consistent with this policy, and the proposed amendment does not substantially change the existing mix of uses. Staff finds the proposed amendment consistent with Policy 15.1.10.

Objectives 2.1 and 2.2 of the Lee Plan intend to direct new growth to future urban areas in compact and contiguous growth patterns where adequate public facilities exist. The subject property is located on an arterial corridor. Urban services exist to accommodate the existing development. The proposed amendment does not seek to increase the demand for urban services in the area. Staff finds the proposed planned development amendment consistent with Objective 2.1, Objective 2.2., and Policy 2.2.1.

Policy 5.1.5 of the Lee Plan intends to protect the existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of residential development. East of Gulf Coast Town Center is the Miromar Lakes residential subdivision. Conditions have been previously included to ensure that there is compatibility with this residential subdivision, and the proposed use meets the required conditions. Staff notes that Resolution Z-20-020 requires a 200-foot separation from residential uses for Automotive Service Stations, and the proposed location of the station is separated 200 feet from the nearest residential use. Staff finds this amendment consistent with Policy 5.1.5.

Policy 6.1.1 of the Lee Plan requires that applications be reviewed for traffic and access impacts, incorporate landscaping and detailed site planning, provide screening and buffering, ensure availability of services and facilities, minimize impacts on adjacent uses, be in proximity to other similar centers, and properly mitigate environmental considerations. The applicant has provided the requisite information for a review of these factors. This development was previously approved and built consistent with this policy. Staff finds the planned development amendment consistent with Policy 6.1.1.

Policy 6.1.4 of the Lee Plan requires that commercial uses be approved only when compatible with adjacent existing and proposed land uses as well as existing and programmed services and facilities. The Gulf Coast Town Center MPD is primarily built out and has been found to be consistent with surrounding uses. Staff finds this planned development amendment consistent with Policy 6.1.4.

Policy 6.1.6 of the Lee Plan requires commercial development to provide adequate and appropriate landscaping, open space, and buffering. Except as deviated and conditioned below, the applicant has demonstrated compliance with the landscaping, open space, and buffering requirements of the LDC. Staff finds this planned development amendment consistent with Policy 6.1.6.

Policy 6.1.7 of the Lee Plan prohibits commercial developments from locating in a way to open new areas to premature, scattered, or strip development. This planned development amendment relocates an existing Automotive Service Station that functions as an accessory to the existing Costco. The relocation of the facility will allow for the existing fuel pumps to be removed and replaced with additional parking, and the development of a new facility across Gulf Center Boulevard. Staff finds this planned development amendment consistent with Policy 6.1.7.

Objective 11.1 Allows and encourages mixed use development within Land Use categories and at appropriate locations where sufficient infrastructure exists to support the development. Gulf Coast Town Center is an existing mixed-use development that contains sufficient infrastructure for existing and future development. Staff finds this planned development amendment consistent with Objective 11.1

Goal 125 of the Lee Plan establishes objectives and policies to ensure that water quality is maintained or improved for the environment and people of Lee County. Objective 125.1 states that development must maintain high water quality, meeting or exceeding state and federal water quality standards. Policies 125.1.2 and 125.1.3 require new development to not degrade surface and groundwater quality and require the design of drainage systems that minimize nutrient loading and pollution in off-site charges. The applicant is not proposing any changes to the master stormwater plan within Gulf Coast Town Center. The existing development, in conjunction with previously approved zoning conditions, provide sufficient water quality measures. As part of the development order approval, the applicant will be required to obtain any required state permits for the proposed facility. Staff finds the request, as conditioned, consistent with Lee Plan Goal 125, Objective 125.1, and Policies 125.1.2 and 125.1.3.

Goal 158 of the Lee Plan establishes the County's intent to provide a diversified and stable economy by providing a positive business climate and employment opportunities for the residents of Lee County. Staff notes that this amendment will continue the facilitation of commercial uses within the development that provide for employment opportunities. Staff finds this planned development consistent with Goal 158.

Transportation Considerations:

The applicant has provided a traffic study relative to the proposed development amendment (Attachment H). Lee County DOT staff provided an analysis of the traffic study and notes that the request does not significantly impact the surrounding roadway system (Attachment I).

Bicycle and Pedestrian Facilities:

The subject property fronts on Ben Hill Griffin Parkway which is designated as a future bike/pedestrian way in the Lee Plan Map 3-D. Currently there are pedestrian facilities on Ben Hill Griffin Boulevard. At the time of local Development order approval, all new development must comply with the requirements of Chapter 10 of the Land Development Code.

Transit Facilities:

Route 60 operates in the northbound and southbound directions of Gulf Center Drive and Ben Hill Griffin Parkway. The nearest stop is located on developed on Ben Hill Griffin Parkway with a 9 foot by 30-foot landing pad and no bicycle storage rack. At the time of development order approval, the applicant will be required to comply with the requirements of Chapter 10 of the Land Development Code.

Urban Services:

The subject property is serviced by the San Carlos Park Fire Station and EMS Station, located approximately 1.83 miles south of the property and a Sheriff station located approximately 4.2 miles north of the property. The proposed development is currently supported by Lee County. The request is consistent with Lee Plan Standards 4.1.1, 4.1.2, and Policy 6.1.1.

Deviation Requests:

The applicant has submitted a revised Schedule of Deviations, carrying forward the deviations from Resolution Z-20-020. This request will codify changes made in ADD2021-00008, including the addition of three previously approved deviations (Deviations 21 through 23) and an amendment of Deviation 16. The applicant then seeks an additional deviation (Deviation 24) as part of their request.

24. Intersection Separation

> Deviation 24 seeks relief from the LDC Sec. 10-285 which requires a connection separation of 125 feet between driveways on local roads in future suburban areas, to allow a connection separation from the Gulf Center Drive intersection of 92 feet and from the existing commercial use to the south of 113 feet.

The applicant notes that a dedicated ingress/egress point to a gas facility allows dedicated circulation for the members, gas supply vendor, employees, and emergency vehicles separate from other uses. There is no other feasible primary ingress/egress location to the main loop road of Gulf Center Drive. The applicant also states that deviation request and justification is based on sound engineering practices as depicted on the site plan; the request is no less consistent with the health, safety and welfare of the abutting landowners and the public because it is a similar commercial use (gas facility) that has existed across the street at the current Costco site. In concurrence with the applicant's analysis staff recommends approval of the deviation, subject to the following condition:

> *Approval is limited to the development within Tracts I and J within the Gulf Coast Town Center as described in Instrument #2007-192422.*

CONCLUSION:

Based on the analysis provided above, staff offers the following review of the decision-making criteria for the planned development rezoning request. Staff finds that the proposed request:

a) Complies with the Lee Plan;

Based on the analysis above, staff finds that the request is consistent with the Lee Plan. The proposed use and intensity is compatible with existing and proposed uses and meet or exceed the objectives and policies herein.

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

The applicant seeks one deviation, and staff recommends approval of the deviation.

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

The mix of uses surrounding the subject property includes an automotive service station in an existing Mixed Use Planned Development (MPD). The request, as conditioned, is consistent with surrounding existing and planned uses.

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

Access is proposed on Gulf Center Drive, a non-County-maintained local roadway. Staff finds that there will be sufficient access to support the request.

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

Staff has reviewed the transportation impacts of the development and has concluded that the request does not significantly impact the roadway network in the area.

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

Staff has reviewed the potential environmental impacts and has determined that the request, as conditioned, meets the requirements of the Land Development Code and Lee Plan and sufficiently protects existing environmentally critical areas and natural resources.

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

Additionally, staff has concluded:

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

The proposed mix of uses is appropriate at the location.

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

Staff finds the proposed conditions appropriate for approval and sufficiently address the public's interest expected from the proposed development.

c) That each requested deviation enhances the achievement of the objectives of the planned development and reserves and promotes the general intent of the Land Development Code to protect the public health, safety and welfare:

Staff recommends approval of the two requested deviations, and staff finds that each deviation request, as conditioned, serves to protect public health, safety, and welfare.

Staff, therefore, recommends approval of this to the Gulf Coast Town Center Mixed Use Planned Development (MPD), as conditioned in Attachment C.

ATTACHMENTS:

A. Expert Witness List
B. Aerial, Current Zoning, and Future Land Use Maps
C. Conditions and Deviations
D. Master Concept Plan
E. Applicant's Proposed Schedule of Uses
F. Applicant's Schedule of Deviations and Justifications
G. Applicant's Request Narrative and Lee Plan Consistency
H. Traffic Study
I. Lee County Infrastructure Planning Staff Memorandum
J. Resolution Z-20-020
K. ADD2021-00008
L. Resolution Z-20-030 (DRI Development Order)
M. Site Plan Details for new Automotive Service Station
N. Waiver of Submittal Requirements
O. Legal Description, Sketch and Boundary Survey

DCI2023-00029 ALICO LAKES VILLAGES CPD AMENDMENT - TRACT I

Staff Summary

CASE NUMBER & NAME:	DCI2023-00029 / Alico Lakes Villages CPD Amendment-Tract I
REQUEST:	Request to amend zoning on 2.7± acres of the Alico Lakes Villages Commercial Planned Development (CPD), Tract I, to allow 90,000 square feet of mini-warehouse/public warehouse use.
RESOLUTION NUMBER:	Z-24-010
LOCATION:	At Alico Lakes Village CPD Tract I on the northeast corner of I-75/Alico Rd., Gateway/Airport Planning Community, Lee County, FL
OWNER:	Three Sticks Properties LLC
APPLICANT:	Alico Lakes Storage Partners, LLC
AGENT:	Fred Drovdlic RVi Planning + Landscape Architecture 1514 Broadway, Ste. 201 Fort Myers, FL 33901
HEARING EXAMINER RECOMMENDATION:	Approval, subject to the conditions and deviations in Exhibit B
PARTICIPANTS: (3)	James W Field Luke Kane, Esq. Greg Stuart

DCI2023-00029

Aerial

Subject Property

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0 300 600 900

Feet

Lee County
Southwest Florida

Summary of Hearing Examiner Recommendation

ALICO LAKES VILLAGES CPD AMENDMENT TRACT I

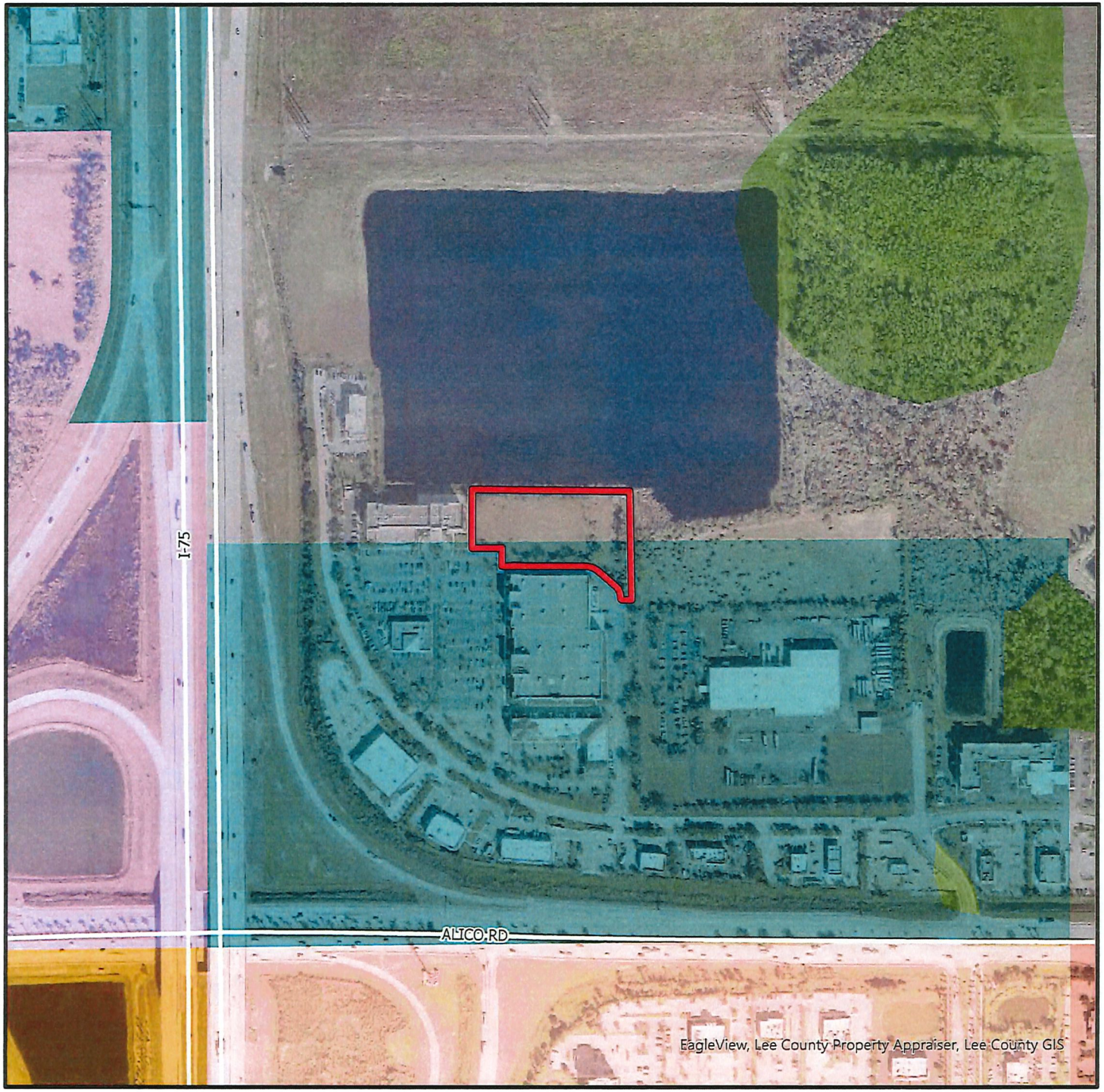
Applicant seeks to construct a mini-warehouse/public warehouse facility on the sole undeveloped parcel in the Alico Lakes Villages CPD. The request increases CPD square footage but reduces traffic impacts because the proposed use generates less traffic than current zoning permits.

Applicant addressed concerns raised by the neighboring hotel owner by modifying development parameters, increasing setbacks, enhancing buffers, and adopting a lighting plan. The record indicates the final proposal adequately addresses concerns raised.

The Master Concept Plan requires minor modification prior to Board approval to revise deviation numbering.[1]

Detailed recommendation follows

[1] The Schedule of Deviations identifies requested deviations as 16 and 17. The MCP reflects deviations numbered 1-2. The MCP must be revised to correctly key deviations to the Schedule.



DCI2023-00029

Future Land Use

- Subject Property
- Urban Community
- University Community
- General Interchange
- University Village Interchange
- Industrial Commercial Interchange
- Tradeport
- Wetlands

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Lee County
Southwest Florida

DCI2023-00029

Aerial

Subject Property

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Lee County
Southwest Florida

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2023-00029

Regarding: **ALICO LAKES VILLAGES CPD AMENDMENT TRACT 1**

Location: Alico Lakes Village C/E
Gateway Airport Planning Community
(District 2)

Hearing Date: April 11, 2024 (Not Heard)
Continued Dates: May 28, 2024 (Heard)
August 8, 2024 (Heard)

I. Request

Amend zoning on 2.7± acres of the Alico Lakes Villages Commercial Planned Development (CPD), Tract I, to allow 90,000 square feet of mini-warehouse/public warehouse use.

II. Hearing Examiner Recommendation

Approval, subject to the conditions and deviations set forth in Exhibit B.

III. Discussion

The Hearing Examiner serves in an advisory capacity to the Board of County Commissioners (Board) on applications to rezone property.[2] In satisfaction of this duty, the Hearing Examiner accepted testimony and evidence on the application to amend an existing CPD.

In preparing a recommendation to the Board, the Hearing Examiner must consider the Lee County Comprehensive Plan (Lee Plan), the Land Development Code (LDC), and other applicable County regulations to the facts presented in a rezoning request.[3] Specifically, the Hearing Examiner must find the request compatible with surrounding uses and complies with Lee Plan and LDC requirements relating to such items as transportation facilities, natural resources, and urban services.[4] The

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[2] LDC §34-145(d)(1)(a) & (2)(a).
[3] LDC §34-145(d)(3).
[4] LDC §34-145(d)(4).

Hearing Examiner may take judicial notice of previous Board decisions.[5] The Hearing Examiner's recommendation must be based on competent and substantial evidence.[6]

Discussion supporting the recommendation of approval of the CPD amendment follows below.

Request Synopsis/Zoning History

The property sits in the northeast quadrant of the I-75/Alico Road Interchange in the Alico Lakes Village CPD. The Board first rezoned 31.49± acres to CPD in 2002 to allow 310,000 square feet of commercial/retail/office uses 60 feet in height and 172 hotel/motel rooms 70 feet in height.[7] Numerous administrative zoning approvals followed.[8]

The subject 2.7± acre site is the sole undeveloped parcel within the CPD. The property is cleared and vacant, with no indication of environmentally sensitive areas.

The record reflects the CPD has 19,984 square feet of commercial area available for development.[9] Applicant seeks to construct a 90,000 square foot mini-storage/public warehouse facility 45 feet in height. While the request increases square footage permitted in the CPD, transportation experts conclude the request produces 1,400 fewer trips than current approvals contemplate.[10] The reduction is due to mini-warehouse/public warehouse facilities generating less traffic than commercial uses.

Site design locates the storage building in the center of the property, reserving the eastern portion for an existing drainage easement.

Staff recommended approval, finding the requested amendment satisfies LDC review criteria.

Zoning Review Criteria

Before recommending approval, the Hearing Examiner must find the request:

A. Complies with the Lee Plan;

[5] Lee Co. Admin. Code 2-6, 2.3.D(4)(b).
[6] Lee Co. Admin. Code 2-6, 3.3.A(2); LDC §34-83(a)(4)(a)(1)(a).
[7] Z-02-026; Staff Report (pg. 1, Attachment D).
[8] *See* Staff Report (pg. 2, detailing 12 subsequent administrative amendments).
[9] *See* Staff Ex. 2 (slide 9).
[10] *See* Staff Report (pg. 7, Attachment N).

B. Meets the LDC and other applicable County regulations or qualifies for deviations;

C. Is compatible with existing and planned uses in the surrounding area;

D. Provides access sufficient to support the proposed development intensity;

E. Addresses impacts on transportation facilities by County regulations or conditions of approval;

F. Will not adversely affect environmentally critical/sensitive areas or natural resources; and

G. Will be served by urban services if located in a Future Urban area.[11]

When the requested zoning action is a planned development, the Hearing Examiner must also find:

H. The proposed use/mix of uses is appropriate at the proposed location;

I. Recommended conditions (1) provide sufficient safeguards to the public interest, and (2) reasonably relate to impacts on the public interest expected from the proposed development; and

J. Requested deviations (1) enhance achievement of the objectives of the planned development, and (2) protect public health, safety, and welfare.[12]

Character of the Area

The property is in the northeast quadrant of the Alico Road/ I-75 Interchange. Commercial and industrial developments line Alico Road. The surrounding area is developing rapidly due to its proximity to the airport and the emergence of high intensity projects attracting national/regional employers.

The Alico Lakes Villages CPD is a well-established activity center. The property remains the sole undeveloped parcel within the CPD. The site abuts a hotel to the west, a furniture store to the south, a Coca-Cola Distribution center to the east, and a large water detention lake to the north.

[11] LDC §34-145(d)(4)(a)(1).
[12] LDC §34-145(d)(4)(a)(2).

Lee Plan Consistency and Compatibility

Planned developments must be consistent with the Lee Plan.[13] Rezoning requests must be compatible with existing/planned uses in the surrounding area.[14] Planned developments must be located to minimize negative effects of proposed uses on neighboring properties.[15]

Lee Plan maps designate the property within the Tradeport and Industrial Commercial Interchange future land use classifications in the Gateway/Airport Planning District.[16] The Tradeport and Industrial Commercial Interchange categories both contemplate light industrial and commercial uses.[17] The proposed mini/public warehouse facility fits squarely within each designation.[18]

The request promotes contiguous and compact growth consistent with Lee Plan directives.[19] The proposed development infills a parcel surrounded by intense uses and activates a dormant site for economic use.[20]

Although the site is nestled among intensely developed lands, the abutting hotel raised compatibility concerns with the proposed use. Applicant modified site development parameters to address concerns by:

- Reducing requested storage facility floor area from 125,000 to 90,000 square feet;
- Reducing height from 60 to 45 feet;
- Increasing setbacks from the western boundary to 115 feet to the building and 45 feet to parking areas;
- Enhancing landscape buffering along the western boundary;
- Removing building mounted luminaries and canopy lighting;
- Limiting light production to 0.3-foot candles along the western parking lot and building façade; and
- Locating light poles no more than three feet from the western edge of parking.[21]

The requested CPD amendment is consistent with the Lee Plan and compatible with the surrounding area.[22]

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[13] LDC §34-411(a).
[14] LDC §34-145(d)(4)(a).
[15] LDC §34-411(c) and (i).
[16] Lee Plan Map 1-A, 1-B.
[17] Lee Plan Policy 1.1.13, 1.3.4.
[18] *See Id.*
[19] Lee Plan Objectives 2.1, 2.2, Policies 2.1.1, 2.2.1, 6.1.7.
[20] Lee Plan Goal 158, Objective 158.2.
[21] *See* Applicant Ex. 5 (slide 3).
[22] Lee Plan Goals 2, 6, 61, 158, Objective 2.1, 2.2, Policy 1.1.13, 1.3.4, 2.1.1, 2.2.1, 6.1.1, 6.1.4, 6.1.5, 6.1.7, 61.1.1, 63.1.2, 125.1.2, 125.1.3; *See* Staff Report (pg. 4-6).

Transportation/Traffic

Planned developments must have access to roads with sufficient capacity to support proposed intensity.[23] Existing regulations or conditions of approval must address expected impacts on transportation facilities.[24]

The site plan reflects access to Interstate Commerce Drive through parking/drive aisles of the abutting commercial development.[25] Interstate Commerce Drive directly connects to Alico Road, a major arterial roadway.[26] Applicant demonstrated the request provides sufficient access to support proposed development.[27]

Applicant obtained a waiver from the full zoning Traffic Impact Statement (TIS) requirement.[28] However, Applicant's transportation expert evaluated traffic impacts and provided analysis concluding the request produces less traffic than the current CPD permits.[29]

Site related impacts will be evaluated during development order review.[30]

Environmental and Natural Resources

Planned development design should reflect creative use of open space.[31] Developers must make an effort to protect and preserve natural site features.[32]

The site is cleared and surrounded by development. Applicant obtained waivers from most environmental submittals but did provide an updated Protected Species Assessment.[33] No protected species were discovered during inspection.[34]

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[23] LDC §34-145(d)(4)(a)(1)(d); §34-411(d)(1).
[24] LDC §34-145(d)(4)(a)(1)(e); §34-411(d)(2).
[25] Hearing testimony reflects this unusual access configuration is well-established and platted. Drovdlic Testimony.
[26] Lee Plan Map 3-B.
[27] LDC §34-145(d)(4)(a)(1)(d); Staff Report (Attachment F, N).
[28] *See* Staff Report (pg. 7, Attachment K: Waiver Approval). Staff approved the waiver, conditioned on Applicant demonstrating remaining CPD square footage in relation to the proposed facility would not generate additional impacts over current approvals. *See Id.*
[29] *See* Staff Report (pg. 7, Attachment N: Trip Analysis Memorandum dated 7/10/2023).
[30] Site related improvements include capital improvements and right-of-way dedications for "direct access" improvements to the project. Direct access improvements include site driveways/roads, median cuts made necessary by driveways/roads, right-turn, left-turn and deceleration/acceleration lanes serving driveways/roads, traffic control measures, and roads/intersection improvements whose primary purpose at the time of construction is to provide access to the development. *See,* Lee Plan Glossary and LDC §2-264; Lee Plan Objective 39.1, Policy 39.1.1. LDC §2-66 *et. seq.*
[31] LDC §34-411(h).
[32] LDC §34-411(g).
[33] *See* Staff Report (pg. 7-8, Attachments K-M).
[34] *See* Staff Report (Attachment L).

The Master Concept Plan exceeds open space and buffer requirements.[35] Surface water management will occur consistent with South Florida Water Management permitting requirements.[36]

Public Services

Public/urban services are the facilities, capital improvements, and infrastructure necessary to support development.[37] The Lee Plan requires an evaluation of available urban services during the rezoning process.[38]

The site receives a full array of urban services and infrastructure including roads, transit, potable water, sanitary sewer, police, fire, and emergency medical services.[39] San Carlos Fire Protection District and the Lee County Sheriff serve the area.

There are sufficient public services to support the proposed development.

Deviations

"Deviations" are departures from LDC regulations.[40] The request proposes two deviations related to refuse/solid waste disposal facilities and street access.[41] Staff supports the requested deviations.

The Hearing Examiner's standard of review requires finding the deviations:

1. Enhance achievement of objectives of the planned development; and
2. Protect public health, safety, and welfare.[42]

Applying LDC deviation standards of review to testimony and evidence in the record, the Hearing Examiner concludes requested deviations meet approval criteria.[43]

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[35] Staff surmised Applicant must provide 1.02 acres or 38% open space. *See* Staff Report (pg. 8, Attachment M). The MCP reflects 1.62 acres, or 60% open space is provided. *See* Applicant Ex. 4. Enhanced buffers are provided along the western boundary. *See Id.*
[36] *See* Staff Report (pg. 7, Attachment F, referencing ERP 36-05848-W).
[37] Lee Plan Glossary: Public services include public water/sewer, paved streets/roads, public transit, parks/recreation facilities, urban levels of police, fire, and emergency services, urban surface water management, schools, employment, industrial, and commercial centers, institutional, public, or administrative facilities, community facilities such as senior citizens centers, libraries, and community centers.
[38] Lee Plan Policy 2.2.1.
[39] *See* Staff Report (pg. 8, Attachment O).
[40] LDC §34-2.
[41] Deviations 16-17.
[42] LDC §34-145(d)(4)a.2(c).
[43] LDC §34-377(a)(4), 34-145(d)(4)a.2.

Conditions

The county must administer the zoning process so proposed land uses acceptably minimize adverse impacts to adjacent property. Conditions must plausibly relate to impacts anticipated from the development and mitigate impacts on public health, safety, and welfare.[44]

The CPD is subject to many conditions carried forward from prior approvals. Proposed conditions relate to and mitigate anticipated impacts of the mini-storage/warehouse facility.[45] The Hearing Examiner recommends:

1. Revisions to conditions to improve clarity;
2. Removal of prior conditions that have been satisfied; and
3. Deletion of conditions that restate LDC standards and criteria applicable to the project pursuant to Condition 1.[46]

Public

Representatives for the adjacent hotel property appeared at hearing to object to the initial development plan.[47] Applicant modified site development parameters to address concerns.

Conclusion

The Hearing Examiner concurs with staff's analysis and recommendation of approval.

IV. Findings and Conclusions

The Hearing Examiner makes the following findings and conclusions based on testimony and evidence in the record:

As conditioned herein, the proposed CPD amendment:

A. Complies with the Lee Plan. Lee Plan 2, 4, 6, 158, Objectives 2.1, 2.2, 6.1, and Policies 1.1.13, 1.3.4, 2.1.1, 2.2.1, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 125.1.2, 125.1.3, Standards 4.1.1, 4.1.2, 4.1.4; Lee Plan Maps 1A-B.

B. Meets the LDC and other County regulations or qualifies for deviations. LDC Chapters 2, 10, 34.

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[44] LDC 34-932(b).
[45] LDC §34-83(b)(4)a.3.
[46] The Hearing Examiner modified conditions provided in Staff's Second 48-Hour Letter, as agreed upon by the Parties. *See* Staff Ex. 5. Exhibit B reflects the "clean" version of edits for ease of readability.
[47] Speakers represented the Tract G property owner.

C. Is compatible with existing and planned uses in the area. Lee Plan Policies 1.1.13, 1.3.4, 2.1.1, 2.1.2, 2.2.1, 6.1.4; LDC §34-411(c), (i), and (j).

D. Provides sufficient access to support the proposed development intensity, with expected impacts on transportation facilities addressed by County regulations or conditions of approval. Lee Plan Goal 39, Objective 39.1, Policies 6.1.1, 6.1.5, LDC §34-411(d) and (e).

E. Will not adversely affect environmentally critical areas and natural resources. Lee Plan Goals 77, Objective 4.1, Policy 6.1.6, Lee Plan Standard 4.1.4, LDC §34-411(h).

F. Will be served by public services and infrastructure. Lee Plan Glossary, Map 4A-B, Goals 2, 4, Objectives 2.1, 2.2, 4.1, 6.1, 53.1, 56.1, Policies 2.2.1, 6.1.4, Standards 4.1.1, 4.1.2, Lee Plan Maps 4-A, 4-B, LDC §34-411(d).

G. The proposed mix of uses is appropriate. Lee Plan Goals 2, 6, Policies 6.1.1, 6.1.2, 6.1.4, 6.1.7, §34-145(d)(4)a.2(a).

A. Recommended conditions are sufficient to protect the public interest and reasonably relate to impacts expected from the development. LDC §34-932, chapters 10 and 34.

H. As conditioned, the deviations:

1. Enhance the planned development, and

2. Protect public health, safety, and welfare. §34-145(d)(4)(a)(2)(c); §34-377(b)(4).

Date of Recommendation: August 21, 2024.

Amanda L. Rivera
Deputy Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

Exhibits to Hearing Examiner's Recommendation

Exhibit A Legal Description and Vicinity Map
Exhibit B Recommended Conditions and Deviations
Exhibit C Exhibits Presented at Hearing
Exhibit D Hearing Participants
Exhibit E Information

Exhibit A

LEGAL DESCRIPTION AND VICINITY MAP

Exhibit A

CASE NUMBER: DCI2023-00029

Tract I, Alico Lakes Village, according to the map or plat thereof as recorded in Instrument Number 2008000077995, Public Records of Lee County, Florida.

03462501000I0000

REVIEWED
DCI2023-00029
Rick Burris, Principal Planner
Lee County DCD/Planning
12/24/2023

DCI2023-00029

Zoning

Subject Property

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Feet

Lee County
Southwest Florida

Exhibit B

RECOMMENDED CONDITIONS AND DEVIATIONS

CONDITIONS

References are as defined/listed in the Lee County Land Development Code (LDC).

1. Master Concept Plan (MCP)/Development Parameters

a. MCP. Development must be substantially consistent with the following, each stamped received by the Lee County Hearing Examiner August 6, 2024 (collectively, Composite Exhibit B1):
   i) MCP entitled "Commercial Lot Split Exhibit,"
   ii) "Boundary and Topographic Survey,"
   iii) "Tract D Alico Lakes Village," and
   iv) "Alico Lakes Village CPD – Master Concept Plan."

b. Land Development Code and Lee Plan. Development must comply with the LDC and Lee Plan at time of development order approval, except as may be granted by deviation herein. Subsequent changes may require additional zoning approval.

c. Development Parameters. The CPD is limited to a maximum 433,600 square feet of commercial retail and office space, further limited as follows:

   i) A maximum 298,600 square feet of commercial retail on Tracts A through K.

   ii) A maximum 120 hotel/motel units/rooms on Tract G. Hotel rooms over the allowable 120 rooms may be built on Tract G or H in lieu of commercial square footage. The conversion is one hotel room for 975 square feet of retail up to a maximum of 172 hotel rooms. If more/less than 120 hotel rooms or the maximum office space is built, the commercial retail acreage has a corresponding decrease to accommodate these scenarios as follows:

   Scenario One (maximum office square footage scenario)
   79 Hotel/motel rooms
   8,600 square feet/1 .0 acres of commercial retail
   268,500 square feet/20.05 acres of commercial office

   Scenario Two (maximum hotel scenario)
   172 Hotel/motel rooms
   247,600 square feet/18.5 acres of commercial retail
   10,000 square feet/1 .0 acres of commercial office

iii) A maximum of 90,000 square feet of floor area dedicated to self-storage uses (warehouse, public and mini-warehouse is permitted on Tract I.

Prior Approvals. These conditions and deviations codify and supersede Resolution Z-02-026, and Administrative Amendments ADD2004-00249, ADD2008-00077, ADD2009-00088, ADD2009-00088A, ADD2017-00100, ADD2020-00051, and ADD2021-00210.

2. Uses and Site Development Regulations

a. Schedule of Uses

Tracts A, B, C, D1, D2, F, and K as recorded in Instrument Number 2008000077995 – Plat for Alico Lakes Village

Accessory Uses and Structures
Administrative Office
ATM (Automatic Teller Machine)
Automobile Service Station
Banks and Financial Establishments, Group I
Bar or Cocktail Lounge, limited to one, in accordance with LDC 34-1264
Business Services, Group I
Consumption on Premises in accordance with LDC 34-1264
Convenience Food and Beverage Store
Drugstore, Pharmacy
Drive-through Facility, for any permitted use
Essential Services
Essential Services Facilities, Group I
Excavation, Water Retention
Hardware Store, limited to Tract D (approved by ADD2017-00100)
Household and Office Furnishings, Group I, limited to Tract D2 (approved by ADD2020-00051)
Medical Office, limited to a dental office on Tract D2 (approved by ADD2021-00210)
Parking Lot, Accessory
Rental or Leasing Establishments, Group II
Restaurants, Fast Food
Restaurants, Groups I, II, and III
Signs
Specialty Retail Shops, Group I
Temporary Uses

Tracts F, G, H, I, J, and K as recorded in Instrument Number 2008000077995 Plat for Alico Lakes Village

Accessory Uses and Structure
Administrative Offices
ATM (automatic teller machine)
Automobile Service Station
Banks and financial establishments, Groups I and II
Bar or Cocktail Lounge, limited to one, in accordance with LDC 34-1264
Business Services, Groups I and II
Cleaning and maintenance services
Clothing stores, general
Computer and Data Processing Services
Consumption on Premises in accordance with LDC 34-1264
Contractors and builders, Group I
Convenience Food and Beverage Store
Department store
Drive-through facility for any permitted use
Drugstore, pharmacy
Essential services
Essential service facilities, Group I
Excavation, Water retention
Fences/Walls
Food Beverage Services, Limited
Food stores, Group I
Gasoline Dispensing System, Special
Gift and Souvenir Shop
Hardware store
Healthcare facility, Group III
Hobby, toy, and game shops
Hotel/Motel, limited to Tracts G and H, 172 rooms maximum (Condition 1)
Household and office furnishings, Groups I, II, and III
Laundry or dry cleaning, Group I
Lawn and garden supply
Medical office
Mini-warehouse, limited to Tract I
Package store
Parking lot, accessory, commercial, public parking garage, temporary
Personal services, Group I, II, III, and IV, excluding escort services, tattoo parlors, massage parlors, and steam and Turkish baths
Pet services
Pet shop
Pharmacy
Post Office
Printing and Publishing
Real Estate Sales Office

Recreation, Commercial, Groups I and II
Rental or leasing establishments, Group I, II, and III
Restaurant, fast food
Restaurants, Group I, II, and III
Schools, commercial, limited to cosmetology instruction, 2,500 square feet maximum floor area, approved by ADD2009-00088
Signs
Specialty retail shops, Group I, II, III, and IV
Storage, Indoor only
Studios
Temporary Uses
Theater, Indoor
Transportation services, Group II
Truck Stop
Variety store
Vehicle and equipment dealers, Group I
Warehouse, public, Limited to Tract I

b. Site Development Regulations

Minimum Lot Area and Dimensions:

Minimum Lot Size:	0.9 acres
Minimum Lot Depth:	160 feet
Minimum Lot Width:	150 feet

Minimum Setbacks:

Front:	25 feet
Side:	15 feet
Rear:	20 feet
Water body:	25 feet

*Water body: 0 feet, for accessory structures (decks/patios) to hotel/motel uses located on Tract G and limited to accessory structures (decks/patios) associated with restaurant uses on Tracts F through K.
**Tract I: The setback from the west property boundary to the west property building must be a minimum of 115-feet and to the west site parking lot must be a minimum of 45-feet.

Maximum Building Height:
Tracts A, B, C, D1, D2, F, H, J, and K – 60 feet

Tract G – 70 feet

Tract I – 45 feet

Minimum Building Separation:

25 feet or one-half the total height of both buildings, whichever is greater. (See Deviation 6)

Maximum Lot Coverage: 40 percent

Open Space must be provided in accordance with the Open Space Table on the approved Master Concept Plan.

3. **Native Trees**. Large native trees within right-of-way buffers must be retained and incorporated into the site plan. Preserved trees must be located on the development order landscape plans.

4. **Unified Plan**. A unified signage, landscaping, and design package/plan must be submitted for Staff approval at the time of local development order approval. Electronic Changing Message Center signs are prohibited without an amendment of this Resolution through the public hearing process.

5. **Additional Setbacks.** Buildings exceeding 35 feet in height must maintain additional building setbacks as regulated by LDC §34-2174(a).

6. **Tall Structures**. Development must comply with LDC §34-1107 and AC-13-7 for tall structures permitting.

7. **Sound Insulation**. Commercial buildings, including hotel/motel facilities and indoor movie theaters, located in Airport Noise Zone C must consider use of sound insulating materials.

8. **Airport Noise Notification**. The developer, successor or assign acknowledges the property's proximity to Southwest Florida International Airport and the potential for noises created by and incidental to the operation of the airport as outlined in Land Development Code Section 34-1104. The developer, successor or assigned acknowledges that a disclosure is required on plats, and in association documents for condominium, property owner and homeowner associations as outlined in LDC §34-1104(b).

9. **Landscape Plan: Tracts J or K**. Prior to certificate of compliance issuance for any portion of Tract J or Tract K, a landscape plan including the shrubs/ groundcover within the parking islands must be submitted for the Development Services approval. The landscape plan must be part of any development order for these tracts.

10. **Signs**. Notwithstanding requirements of the approved Airport South Interchange CPD Sign Plan, no sign shall be erected which impairs visibility at a street intersection or driveway entrance.

11. **Tract J.** The pyramidal architectural feature above the City Furniture main entrance cannot be lighted in any manner on Tract J.

12. **Tract I.** Development on Tract I must incorporate:

    a. A landscape buffer with trees clustered in minimum two-tree clusters immediately adjacent to the west parking lot's western edge as established by LDC §34-1352(g)(1)(a)-(d).

    b. A lighting plan that eliminates mounted luminaries and canopy lighting on the primary building's west façade.

    c. A lighting plan that does not exceed 0.3-foot candles for area lighting in the west parking lot and on the west side building façade.

    d. A lighting plan that places freestanding poles no more than three feet from the western edge of the west side parking lot.

DEVIATIONS

Previously Approved

1. Withdrawn.

2. Withdrawn.

3. Withdrawn.

4. **Landscape Standards.** Deviation 4 seeks relief from LDC §10-416(d)(3), which requires an "A" type buffer along property lines separating commercial uses, to allow no buffer along the internal property lines.

5. **Landscape Standards.** Deviation 5 seeks relief from LDC §10-416(c)(2)c, which requires a minimum width of 18 feet for internal parking lot landscape island with canopy trees for large projects, to allow a mixture of 10 foot and 18-foot islands.

6. **Setbacks.** Deviation 6 seeks relief from LDC §34-2174(a), which requires an additional side setback of 1/2 foot for every 1 foot over the building height of 35 feet, to allow a reduction in the required side setback from 29 feet to 25 feet on Tract G.

7. Withdrawn.

8. **Outdoor Lighting**. Deviation 8 seeks relief from LDC §34-625(d), Table 1, which limits the maximum illumination to 0.5 foot-candle measured at the property line, to allow a maximum illumination of 1.2 foot-candles measured at the common property lines for Tracts F, G, H, I, J and K.

9. **Signs.** Deviation 9 seeks relief from LDC §30-153(1), which requires total sign area to be limited to 400 square feet, to allow for total sign area to be determined according to the exhibit entitled "Alico Lakes Village Sign Plan" attached to the staff report as Attachment P.

10. **Signs.** Deviation 10 seeks relief from LDC §30-153(3)(a), which allows every individual office, business or industrial establishment, and a multiple-occupancy complex of five or less establishments, one ground-mounted sign to allow for the placement of the two Project Identification Signs on Parcels A & D in addition to the Outparcel Single Occupancy Signs allowed on those parcels.

11. **Signs.** Deviation 11 seeks relief from LDC §30-153(2)(a)(1)ii., which allows a second identification sign along any one street if the frontage exceeds 330 linear feet, provided the total combined sign area of both signs does not exceed 300 square feet, to allow a total of 400 square feet for two project identification signs on Alico Road as proposed in the Alico Lakes Village Sign Plan (Exhibit B2).

12. **Signs**. Deviation 12 seeks relief from LDC §§30-153(2)(a)4, 30-153(3)(a), and 30-153(3)(e), which establish setbacks for various signs in commercial multiple occupancy complexes, to establish a consistent setback of 10 feet from any property line for any ground mounted sign as proposed in the Alico Lakes Village Sign Plan (Exhibit B2).

13. **Connection Separation.** Deviation 13 seeks relief from LDC §10-285(a), requiring a minimum 125-foot connection separation along local roads, to allow a connection with 100.7-foot separation at Interstate Commerce Drive and Tract D1.

14. **Parking.** Deviation 14 seeks relief from LDC §34-2015(2)e, requiring parking lots with more than one tier of parking spaces to provide pedestrian accommodations, to eliminate this requirement for Tract D1.

15. **Landscape Standards.** Deviation 15 seeks relief from LDC §34-1352(g)(1)a, requiring landscaping adjacent to rights-of-way external to the development project to be located within a landscape buffer easement that is a minimum of 25 feet in width, to allow a 20-foot buffer width on Tract D1 as depicted in the area near trailer storage shown on the Master Concept Plan.

Requested Deviations

16. **Refuse and Solid Waste Disposal Facilities for Tract I**. Deviation 16 seeks relief from the LDC §10-261 requirement that new construction provides 216 square feet for the first 25,000 square feet of building area plus eight square feet for each additional 1,000 square feet of building area for sufficient on-site space for garbage containers/receptacles, and sufficient space for recyclable materials collection containers, to allow 216 square feet each for garbage and recyclable material.

    HEX Recommendation: Approve, subject to the following condition:

    Deviation 16 is limited to mini-warehouse and public warehouse uses on Tract I. Refuse and recycling are limited to office operations. Tenants are prohibited from using refuse and recycling facilities.

17. **Street Access for Tract I**: Deviation 17 seeks relief from the LDC §10-291 requirement that development access a public/private street designed, and constructed/improved to meet standards in LDC §10-296, to allow development on Tract I to utilize internal vehicular circulation without abutting a street as established in the Alico Lakes Village Plat (Instrument #2008000077995) through a 24-foot ingress/egress easement.

    HEX Recommendation: Approve, subject to the following condition:

    Development order applications for a subdivision plat must include Declarations and Covenants that: (a) provide necessary cross-access easements, (b) tie the properties together, and (c) ensure the declarations cannot be unilaterally modified.

    Exhibits to Conditions:
    Composite B1 date stamped received August 6, 2024
    B2 Alico Lakes Village Signage Plan

LAND USE:
HOLIDAY INN HOTEL
ZONING: AIRPORT SOUTH INTERCHANGE CPD
FUTURE LAND USE: TRADE PORT

LAND USE:
WET RETENSION
UNDEVELOPED LAND
ZONING: AIRPORT INTERSTATE
COMMERCE PARK MPD
FUTURE LAND USE: TRADE PORT

LAKE

20' B.E.
(O.R. 2007000027808)

EDGE OF WATER

PD BOUNDATY

NO BUFFER REQUIRED

20'

115.4'

4' METAL FENCE

25.9'

4' METAL FENCE

5 STORY BUILDING

4/C PAD

5' CONCRETE WALK

25.0'

40' LANDSCAPE BUFFER PER LDC SEC. 34-1352(G.1) (A.,B.,C.AND D.) WITH TREES CLUSTERED IN MINIMUM TWO TREE CLUSTERS

WAREHOUSE
BUILDING
90,000 SF.
MAX HEIGHT = 45 FT.

47.0'

15' D.E.

5.0'
TYPE "A"
BUFFER

24'x12'
DUMPSTER
ENCLOSURE

1

2

5' CONCRETE SIDEWALK

EDGE OF PAVEMENT

ASPHALT PARKING AREA

10' A.U.E.

24' I.E.

LANDSCAPED ISLAND

15' D.E.

SIGN

2' CONCRETE CURB & GUTTER

18' D.E.

10' COMMUNICATION SYSTEM R/W & EASEMENT
(I.N. 2008000152960)

10' F.P.L.E.
(I.N. 2008000183488)

EDGE OF PAVEMENT

ASPHALT DRIVE

EDGE OF PAVEMENT

2' CONCRETE CURB & GUTTER

10' F.P.L.E.
(O.R. 2008000183489)

TOP OF BERM

EXISTING
DRAINAGE EASEMENT

NO BUFFER REQUIRED

20'

20' L.M.E. & B.E.
(O.R. 2007000027808)

END OF B.E.
(O.R. 2007000027809)

20' L.M.E. & D.E.
(O.R. 2007000027809)

5.0'
TYPE "A"
BUFFER

15' D.E.

20'

20' D.E.
(O.R. 2007000027808)

NO BUFFER REQUIRED

LAND USE:
COCA COLA BOTTLING
ZONING: COCA COLA BOTTLING IPD
FUTURE LAND USE:
TRADE PORT INDUSTRIAL COMMERCIAL
INTERCHANGE

LAND USE:
ASHLEY HOMESTONE RETAIL
ZONING: AIRPORT SOUTH INTERCHANGE
FUTURE LAND USE:
TRADE PORT INDUSTRIAL COMMERCIAL
INTERCHANGE

TITLE	
⟷	VEHICULAR INGRESS AND EGRESS
1	DEVIATION

LAND DEVELOPMENT AREAS:

TOTAL PROJECT AREA:	117,612 SF.	2.70 AC.	(100%)
IMPERVIOUS:	46,876 SF.	1.08 AC	(40.00%)
BUILDING	30,290 SF.	0.69 AC.	(25.56%)
PAVEMENT	14,864 SF.	0.34 AC.	(12.59%)
CONC/SW	1,825 SF.	0.05 AC.	(1.85%)
PERVIOUS:			
GREEN SPACE	70,736 SF.	1.62 AC.	(60.00%)

NOTE:

AT TIME OF LOCAL DEVELOPMENT ORDER ADOPT A LIGHTING PLAN THAT

DOES NOT HAVE BUILDING MOUNTED LUMINARIES AND CANOPY LIGHTING ON THE PRIMARY BUILDING'S WEST FACADE.

DOES NOT EXCEED 0.3-FOOT CANDLES FOR AREA LIGHTING IN THE WEST PARKING LOT AND ON THE WEST SIDE BUILDING FACADE; AND

PLACES THE WEST SITE PARKING LOTS FREESTANDING POLES NO MORE THAN THREE FEET FROM THE WESTERN EDGE OF THE PARKING LOT.

0 20 40
SCALE: 1" = 20'

ATWELL
866.850.4200 www.atwell-group.com
10511 SIX MILE CYPRESS PKWY SUITE101
FORT MYERS, FL 33966
239.939.5490

MASTER CONCEPT PLAN

ALICO LAKES STORAGE

LEE COUNTY, FLORIDA

PREPARED FOR:
ALICO LAKES STORAGE PARTNERS

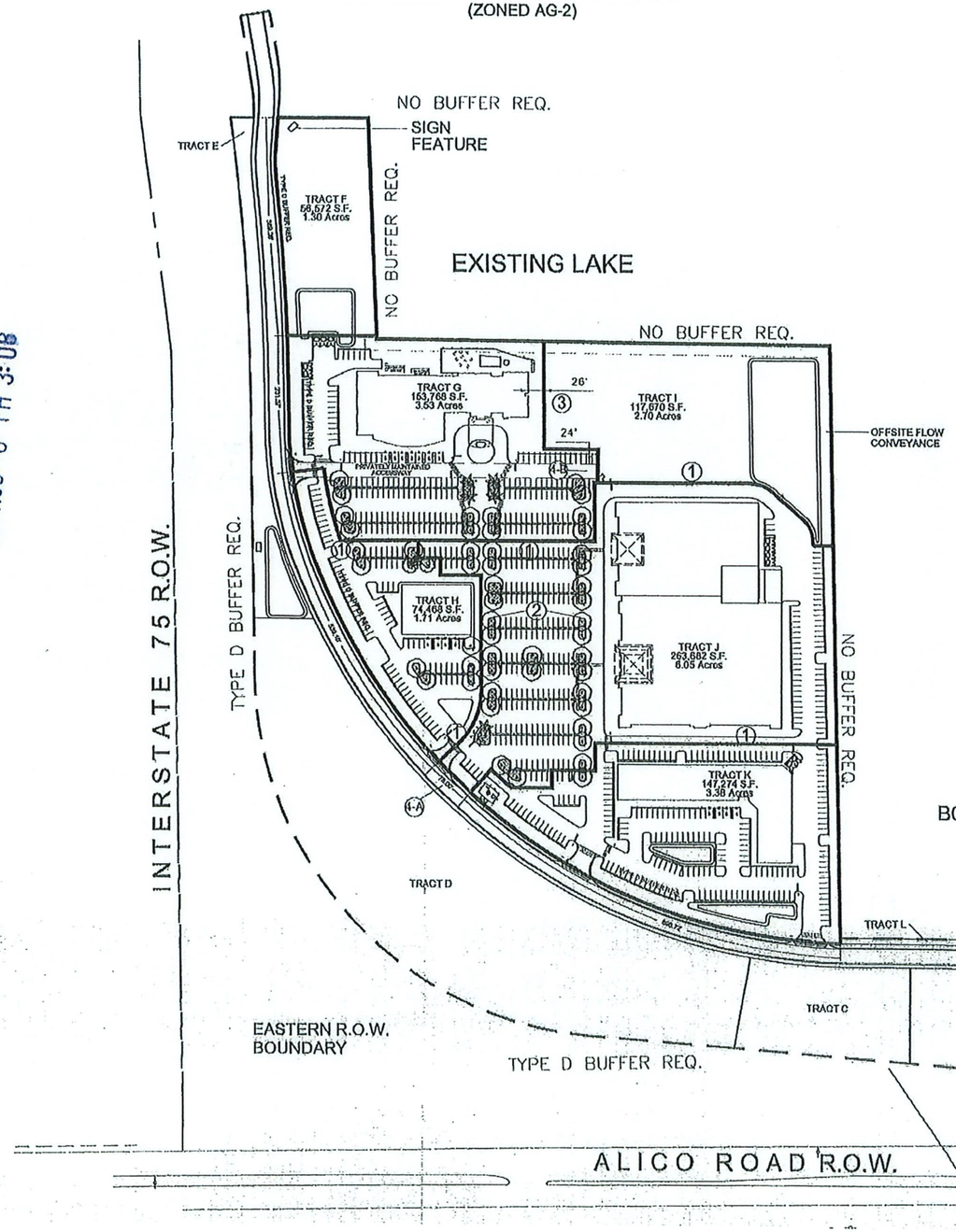
NO.	DATE	REVISION DESCRIPTION	BY

811 Know what's below. Call before you dig.

DRAFTED BY: JLS	DESIGNED BY: JLS	REVIEWED BY: KWK
PROJECT NUMBER: 8994	COMPLETION DATE: 7/16/2024	SURVEY DATUM: NAVD88
BOOK AND PAGE:		
SHEET 1		

FIRST PAGE OF MCP REQUIRES MINOR
MODIFICATION PRIOR TO BOARD APPROVAL
TO REVISE DEVIATION NUMBERING

EXHIBIT B-1



PROPOSED COMMERCIAL LOT SPLIT NOTES:

1. Proposed is a Commercial Lot Split for an existing Development Order for Alico Lakes Village Commercial Development, pursuant to 34-2021(1)b 2.
2. This property is zoned Commercial Planned Development under Resolution Z-02-026 and is authorized through Lee County Development Orders, DOS 2006-00230 & DOS 2006-00251.
3. The required open space acreage of 30% of the site area is provided.
4. Four Deviations are requested with this application LDC 2021(1)a.

   Deviation # 1 is a request of a deviation from Land Development Code Section 10-416(d) which requires "A" type buffers (5', 4 trees/100') along property lines separating commercial uses, to allow no buffer along those proposed internal property lines

   Deviation # 2 is a request of a deviation from Land Development Code Section 10-416(d) 2.c. which requires a minimum width of 15' for internal parking lot landscape islands with canopy trees for large projects, to allow a mixture of 10' and 15' islands.

   Deviation # 3 is a request of a deviation from Land Development Code Section 34-2171(a) which requires an additional side setback of ½' for every 1' over the building height of 35', to allow a setback deviation of 4' (from 29' to 25') on Tract G.

   Deviation # 4 is a request from LDC Section 34-937(d), Z-02-026 which requires a minimum lot width of 150', to allow a minimum lot width of 76' on Tract J (I-A) and 24' on Tract I (C-G).
5. The commercial lot split applies to Tracts F-K. All other lots meet the Property Development Regulations as approved with DPD 202-000 as follows:

   Minimum Area and Dimensions

   Lot Area = .9 acres
   Lot Width = 150'
   Lot Depth = 150'

   Minimum Setbacks

   Street = 25'
   Side = 15'
   Rear = 20'
   Water Body = 25'
   Water Body = 0' for accessory structures to hotel/motel uses located on parcel P (Tract O) and limited to two structures associated with restaurant uses located on parcels H-N.

   Maximum Building Height

   Tracts A,B,C,D,F,H,I,J,K = 65' four stories
   Tract G = 70' five stories
6.

TRACT*	PROPOSED TRACT AREAS (AC)	MINIMUM 15% OPEN SPACE (AC)	PROVIDED** OPEN SPACE (AC)	% OPEN SPACE PROVIDED
F	1.30	0.19	0.49	38%
G	3.53	0.35	0.66	19%
H	1.71	0.17	0.39	23%
I	2.70	0.27	1.02	38%
J	6.05	0.61	0.64	11%
K	3.38	0.34	0.84	25%
A,B,C,D	8.60	0.80	2.44	28%
E,L,M,N***	3.49	N/A	2.81	81%
TOTAL	30.96	N/A	9.29	30%

* TRACT DESIGNATIONS ARE BASED ON THE PROPOSED PLAT. (PLT 2007-00035)

** PROVIDED OPEN SPACE AREAS ARE BASED ON CURRENT DEVELOPMENT ORDER APPLICATIONS FOR THE SUBJECT PROPERTY (DOS 2006-00230, DOS 2006-00251).

*** TRACTS E, M, AND N ARE COMMON AREAS.
TRACT L IS R.O.W.

TYP. 18' WIDE ISLAND

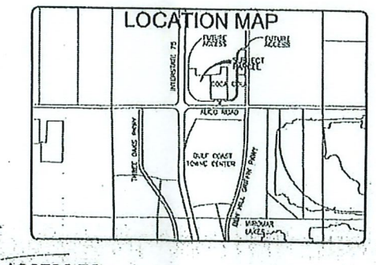
TYP. 10' WIDE ISLAND

NOTE:

HATCHED PARKING ISLANDS TO BE PLANTED WITH 1-5 GAL. NATIVE SHRUBS AND GROUND COVERS OF THE FOLLOWING SPECIES OR AN EQUIVALENT NATIVE REPLACEMENT:

Cassia bahamensis	Bahama Cassia
Chrysobalanus icaco 'Red Tip'	'Red Tip' Cocoplum
Hamelia patens	Firebush
Hamelia patens 'Compacta'	Dwarf Firebush
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly
Viburnum obovatum	Walter Viburnum
Zamia floridana	Coontie
Acrostichum danaefolium	Leather Fern
Crinum americanum	String-Lily
Eragrostis spectabilis	Purple Lovegrass
Hymenocallis latifolia	Spider-Lily
Muhlenbergia capillaris	Muhly Grass
Sporobolus baksei	Marsh Grass
Tripsacum floridana	Dwarf Fakahatchee Grass

SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE STATUS	SPECIFICATIONS
⊙	Quercus virginiana	Live Oak	NATIVE	10' HT., 5' SPR., 2" CAL., FULL, FL #1
✳	Roystonea elata	Florida Royal Palm	NATIVE	10' O.T. FULL, FL #1



APPROVED
Plan
Subject to Case # ADD2007-00059
Date 14 June 2007

RECEIVED
MAY 31 2007
COMMUNITY DEVELOPMENT

PRINTED
MAY 31 2007

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E-mail: fmyers@wilsonmiller.com • Florida wilsonmiller.com

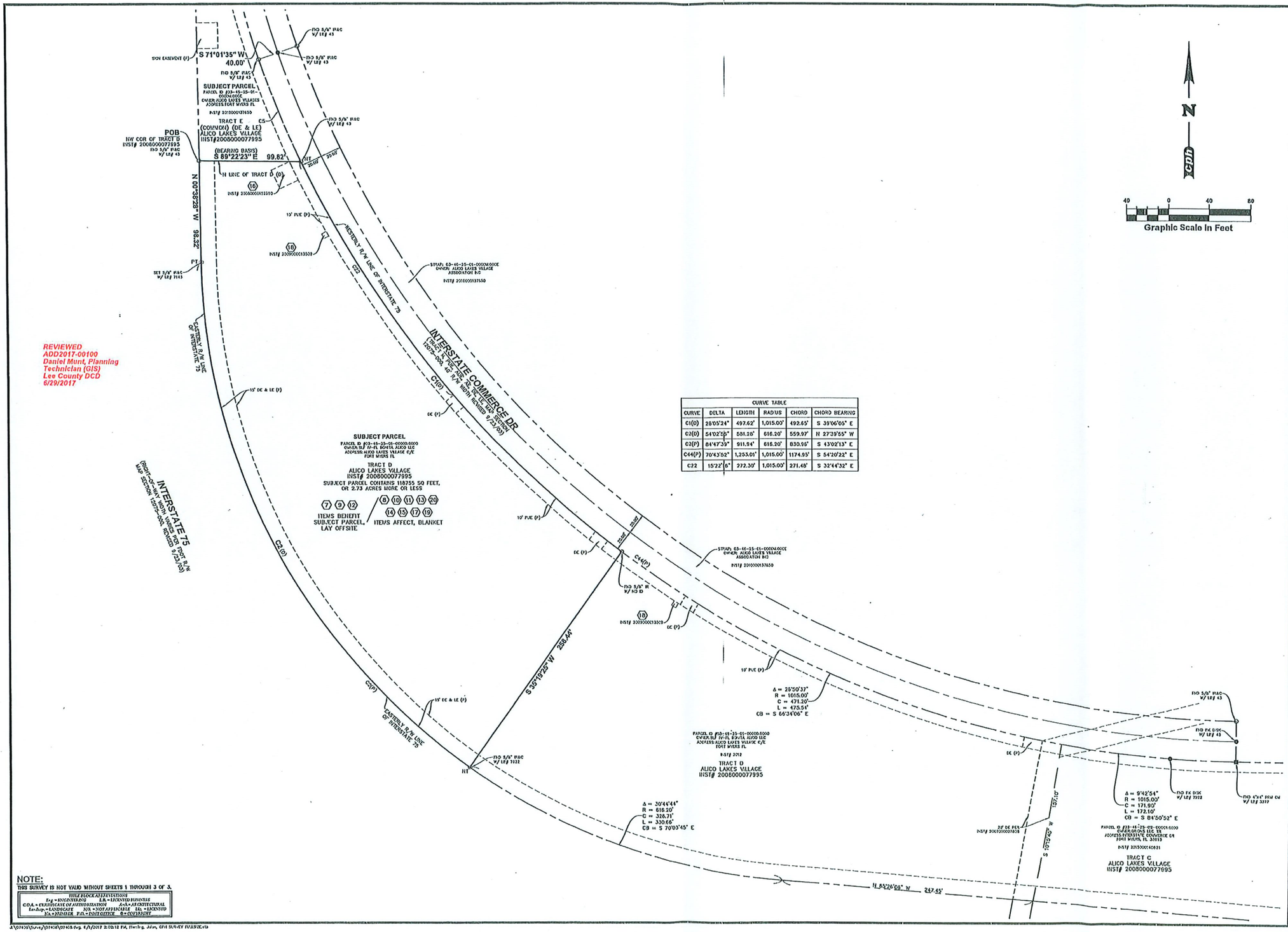
ALICO LAKES VILLAGE
COMMERCIAL LOT SPLIT EXHIBIT

PREPARED FOR: SOUTH WEST FLORIDA INVESTMENT GROUP, LLC

SEC 03 TWP 46	RGE 25
Designed by:	RH/1619
Drawn by:	LJD/2212
Checked by:	RH/1610
Approved by:	
Date:	05/23/07
Scale:	1" = 100'
P/N: F0253-025-011-02030	
File #:	D-0253-189-CLS

SCALE: 1" = 100'

Sheet 1 of 1



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1(D)	28°05'24"	497.62'	1,015.00'	492.65'	S 39°06'05" E
C2(D)	54°02'58"	581.28'	616.20'	559.97'	N 27°39'55" W
C2(P)	84°47'39"	911.94'	616.20'	830.95'	S 43°02'13" E
C44(P)	70°43'52"	1,253.01'	1,015.00'	1174.95'	S 54°20'22" E
C22	15°22'6"	272.30'	1,015.00'	271.48'	S 32°44'32" E

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING LB. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Land Arch. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
P.S.M. = SURVEYOR P.E. = ENGINEER ©=COPYRIGHT

REVIEWED
ADD2017-00100
Daniel Munt, Planning
Technician (GIS)
Lee County DCD
8/29/2017

J:\07408\Survey\07408\07408 Eng. 8/1/2017 2:02:12 PM, Hershey, John, CPH SURVEY PLOTSIZE=D

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Revision	By	Date

Field Crew:	M.R.
Drawn by:	J.T.F.
Checked by:	R.L.R.
Approved by:	P.J.K.
Scale:	1"=40'
Date:	5/12/17
Job No.:	07408
File:	07408.dwg

Survey Prepared By:
CPH, Inc.
609 West Fulton St.
Sanford, FL 32771
Ph: 407.322.4841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA26000528
Landscp. Lic. No. LC0000228

BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)
ALSO BEING AN
OPPIDAN INVESTMENT COMPANY
ALICO LAKES VILLAGE
SECTION 3-TOWNSHIP 46 SOUTH-RANGE 25 EAST
LEE COUNTY, FLORIDA

Sheet No.
2
of 3

DEVIATIONS:

1. DRIVEWAY SPACING
   SECTION 10-285(a)
   FROM 125' TO 100.07'

2. PEDESTRIAN SYSTEM
   SECTION 34-2015(2)e

3. TRAILER DISPLAY BUFFERING WIDTH
   SECTION 34-1352(g)(1)(a)
   FROM 25' TO 20' FROM PROPERTY LINE

Exhibit B

cph
www.cphcorp.com
A Full Service A & E Firm

Plans Prepared By:
CPH, Inc.

Rev.	Date	Revision
A	8/21/17	PER COUNTY COMMENTS
A	7/24/17	PER INTERNAL REVIEW

Designed: J. Morales
Drawn: J. Morales
Checked: J. Jennings
Job No.: 07408.1
Date: 06/17

LOCATION PLAN EXHIBIT

TRACT D
ALICO LAKES VILLAGE
FORT MYERS, LEE COUNTY, FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

Sheet No.
CP

ALICO LAKES VILLAGE
SIGNAGE PLAN

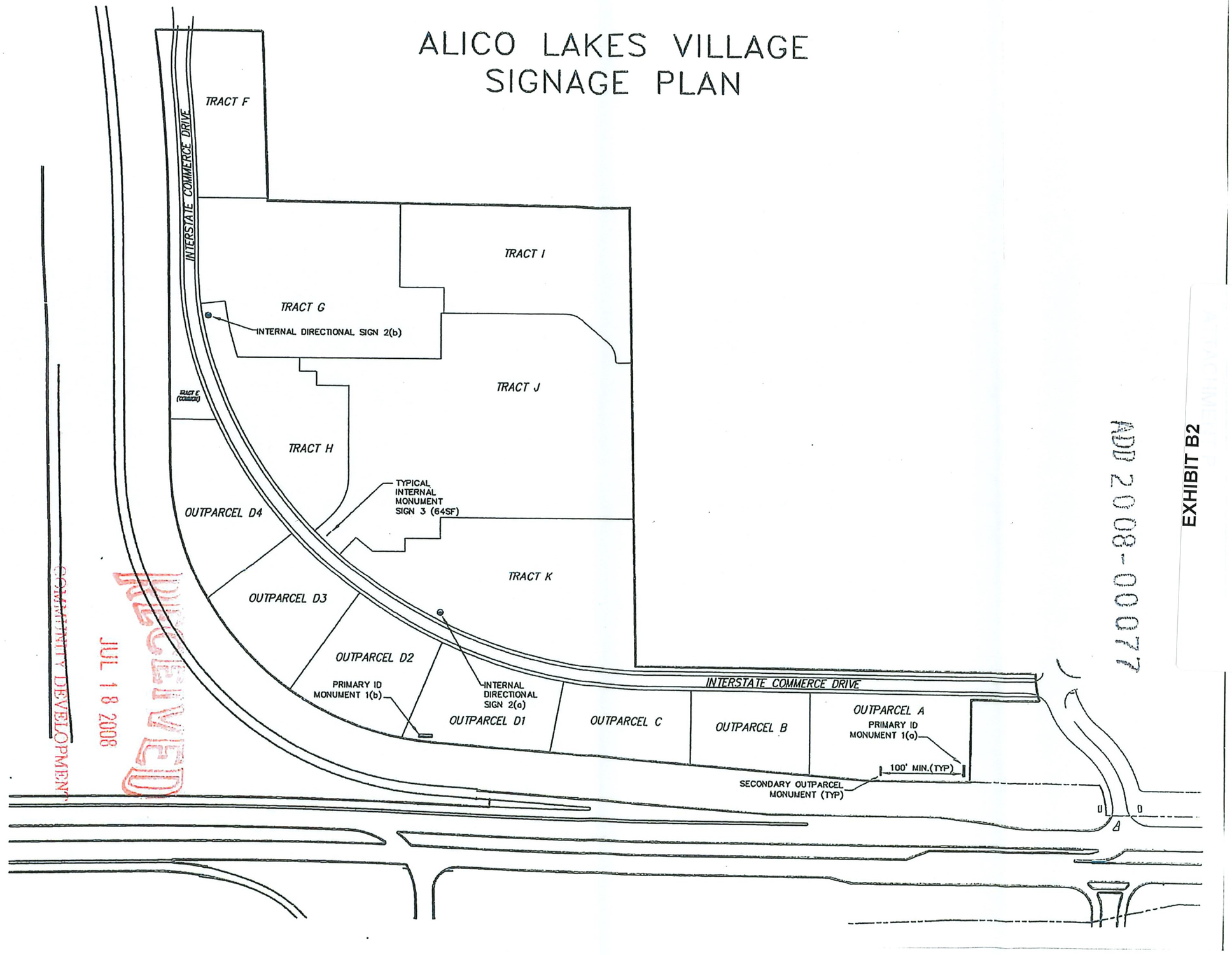


EXHIBIT B2

ADD 2008-00077

Exhibit C

EXHIBITS PRESENTED AT HEARING

STAFF EXHIBITS

a. *48-Hour Notice:* Email from MarySue Groth to Maria Perez, Fred Drovdlic, and Hearing Examiner, with copies to Christ Pisano, John Mann, and Jamie Princing, dated Tuesday, August 6, 2024, 3:07 PM (multiple pages 8.5"x11" and 11"x 17")

1. *DCD Staff Report with attachments for DCI:* Prepared by MarySue Groth, Planner, date received March 27, 2024 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]

2. *PowerPoint Presentation:* Prepared by MarySue Groth for DCI2023-00029, Alico Lakes Villages CPD Amendment, Staff Presentation, dated May 28, 2024 (multiple pages – 8.5"x11")[color]

3. *Notice of Public Hearing:* For DCI2023-00029, Alico Lakes Villages CPD Amendment (2 pages – 8.5"x11")

4. *PowerPoint Presentation for Second Day Hearing:* Prepared by MarySue Groth for DCI2023-00029, Alico Lakes Villages CPD Amendment, Staff Presentation, dated August 8, 2024 (multiple pages – 8.5"x11")[color]

APPLICANT EXHIBITS

a. *48-Hour Notice:* Email from Fred Drovdlic to Maria Perez, MarySue Groth, and Hearing Examiner, with copies to Christ Pisano and Jamie Princing, dated Friday, May 24, 2024, 3:08 PM (7 pages – 8.5"x11" and 1 page – 11"x17")

1. *PowerPoint Presentation:* Prepared for DCI2023-00029, Alico Lakes Villages CPD Amendment Tract I, dated May 28, 2024 (multiple pages – 8.5"x11")[color]

2. *Master Concept Plan:* Prepared by RVI Planning for DCI2023-00029, Alico Lakes Villages CPD Amendment Tract I (1 page 24"x36")

3. *Second 48-Hour Notice:* Email from Fred Drovdlic to Hearing Examiner, with copies to MarySue Groth, and Hearing Examiner, with copies to Christ Pisano and John Mann, dated Monday, August 5, 2024, 4:07 PM (7 pages – 8.5"x11" and 1 page – 11"x17")

4. *PowerPoint Presentation:* Prepared for DCI2023-00029, Alico Lakes Villages CPD Amendment Tract I, dated August 8, 2024 (multiple pages – 8.5"x11")[color]

5. *Revised Master Concept Plan:* Prepared by Atwell for DCI2023-00029, Alico Lakes Storage, dated July 16, 2024 (1 page 11"x17")

OTHER EXHIBITS

Luke Kane

1. *Agreement for Settlement:* Between SLF IV – FL Bonita Alico, LLC., Plaintiff, vs. Alico Lakes Village Association, Inc., James W. Field, Brett Backus, and Ian Peshel, Defendants, date July 13, 2022 (multiple pages – 8.5"x11")

2. *Declaration of Easements, Covenants, Conditions & Restrictions:* For Alico Lakes Village (multiple pages – 8.5"x11")

Exhibit D

HEARING PARTICIPANTS

County Staff:

1. MarySue Groth

Applicant Representatives:

1. Fred Drovdlic
2. Chris Pisano

Public Participants:

1. James W. Field
2. Luke Kane, Esq.
3. Greg Stuart

Exhibit E

INFORMATION

UNAUTHORIZED COMMUNICATIONS

The LDC prohibits communications with the Hearing Examiner or her staff on the substance of pending zoning actions. There are limited exceptions for written communications requested by the Hearing Examiner, or where the Hearing Examiner seeks advice from a disinterested expert.

HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS

A. The Hearing Examiner will provide a copy of this recommendation to the Board of County Commissioners.

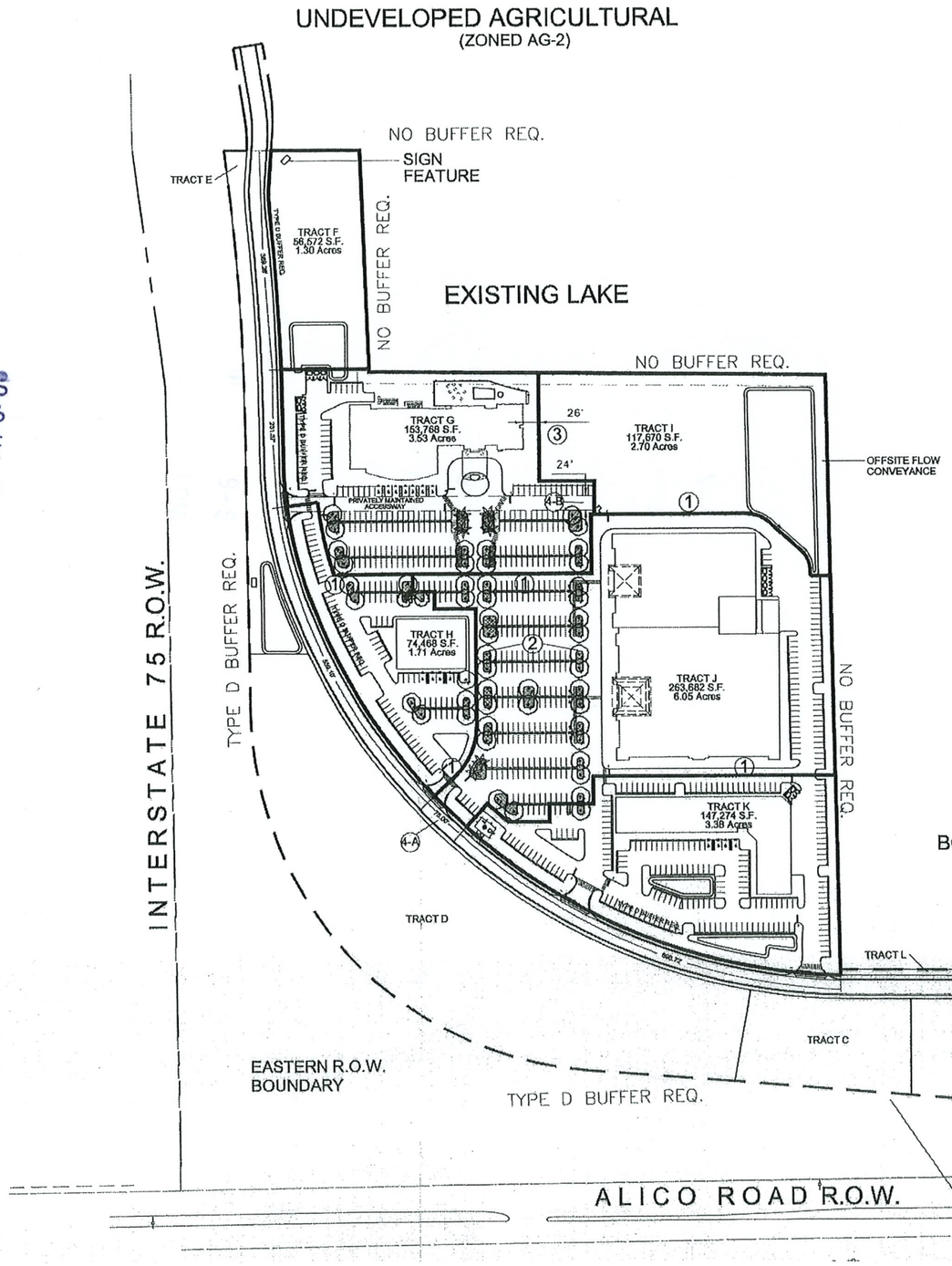
B. The Board will hold a final hearing to consider the Recommendation and record made before the Hearing Examiner. The Department of Community Development will notify hearing participants of the final hearing date. Only Parties and participants may address the Board at the final hearing. Presentation by participants are limited to the substance of testimony presented to the Hearing Examiner, testimony concerning the correctness of Findings of Fact or Conclusions of Law contained in the Recommendation, or allegations of relevant new evidence not known or that could not have been reasonably discovered by the speaker at the time of the Hearing Examiner hearing.

C. Participants may not submit documents to the Board of County Commissioners unless they were marked as Exhibits by the Hearing Examiner. Documents must have the Exhibit number assigned at hearing.

COPIES OF TESTIMONY AND TRANSCRIPTS

A. Every hearing is recorded. Recordings are public records that become part of the case file maintained by the Department of Community Development. The case file and recordings are available for public examination Monday through Friday between 8:00 a.m. and 4:30 p.m.

B. A verbatim transcript may also be available for purchase from the court reporting service.



PROPOSED COMMERCIAL LOT SPLIT NOTES:

1. Proposed is a Commercial Lot Split for an existing Development Order for Alico Lakes Village Commercial Development, pursuant to 34-2221(1)a 2.
2. The property is zoned Commercial Planned Development under Resolution Z-02-026 and is authorized through Lee County Development Orders, DOS 2006-00230 & DOS 2006-00257.
3. The required open space acreage of 30% of the site area is provided.
4. Four Deviations are requested with this application LDC 2221(1)a.

   Deviation # 1 is a request of a deviation from Land Development Code Section 10-416(d) which requires "A" type buffers (5', 4 trees/100') along property lines separating commercial uses, to allow no buffer along those proposed internal property lines.

   Deviation # 2 is a request of a deviation from Land Development Code Section 10-416(d) 2.c. which requires a minimum width of 15' for internal parking lot landscape island with canopy trees for large projects, to allow a mixture of 10' and 15' islands.

   Deviation # 3 is a request of a deviation from Land Development Code Section 34-2171(a) which requires an additional side setback of ½' for every 1' over the building height of 35', to allow a setback deviation of 4' (from 20' to 26') on Tract G.

   Deviation # 4 is a request from LDC Section 34-932(d), Z-02-026 which requires a minimum lot width of 150', to allow a minimum lot width of 75' on Tract J (4-A) and 24' on Tract I (4-B).
5. The commercial lot split applies to Tracts F-K. All other lots meet the Property Development Regulations as approved with CPD Z02-026 as follows:

   Minimum Area and Dimensions

   Lot Area = .9 acres
   Lot Width = 150'
   Lot Depth = 150'

   Minimum Setbacks

   Street = 25'
   Side = 15'
   Rear = 20'
   Water Body = 25'
   Water Body = 0' for accessory structures to hotel/motel uses located on parcel P (Tract G) and limited to spa structures associated with restaurant uses located on parcels H-N.

   Maximum Building Height

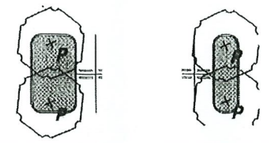
   Tracts A,B,C,D,F,H,I,J,K = 60'/four stories
   Tract G = 70'/five stories
6.

TRACT*	PROPOSED TRACT AREAS (AC)	MINIMUM 10% OPEN SPACE (AC)	PROVIDED** OPEN SPACE (AC)	% OPEN SPACE PROVIDED
F	1.30	0.13	0.49	38%
G	3.53	0.35	0.66	19%
H	1.71	0.17	0.39	23%
I	2.70	0.27	1.02	38%
J	6.05	0.61	0.64	11%
K	3.38	0.34	0.84	25%
A,B,C,D	8.60	0.86	2.44	28%
E,L,M,N***	3.49	N/A	2.81	81%
TOTAL	30.96	N/A	9.29	30%

* TRACT DESIGNATIONS ARE BASED ON THE PROPOSED PLAT. (PLT 2007-00008)

** PROVIDED OPEN SPACE AREAS ARE BASED ON CURRENT DEVELOPMENT ORDER APPLICATIONS FOR THE SUBJECT PROPERTY (DOS 2006-00230, DOS 2006-00257).

*** TRACTS E, M, AND N ARE COMMON AREAS.
TRACT L IS R.O.W.



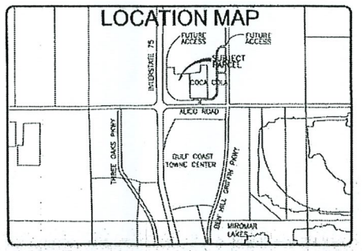
NOTE:

HATCHED PARKING ISLANDS TO BE PLANTED WITH 1-3 GAL. NATIVE SHRUBS AND GROUND COVERS OF THE FOLLOWING SPECIES OR AN EQUIVALENT NATIVE REPLACEMENT:

Cassia bahamensis	Bahama Cassia
Chrysobalanus icaco 'Red Tip'	'Red Tip' Cocoplum
Hamelia patens	Firebush
Hamelia patens 'Compacta'	Dwarf Firebush
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly
Viburnum obovatum	Walter Viburnum
Zamia floridana	Coontie
Acrostichum danaeifolium	Leather Fern
Crinum americanum	String-Lily
Eragrostis spectabilis	Purple Lovegrass
Hymenocallis latifolia	Spider-Lily
Muhlenbergia capillaris	Muhly Grass
Spartina bakeri	Marsh Grass
Tripsacum floridana	Dwarf Fakahatchee Grass

SYMBOL	BOTANICAL NAME	COMMON NAME	NATIVE STATUS	SPECIFICATIONS
	Quercus virginiana	Live Oak	NATIVE	10' HT., 5' SPR., 2" CAL., FULL., FL #1
	Roystonea elata	Florida Royal Palm	NATIVE	10' C.T., FULL, FL #1

LOCATION MAP



APPROVED
Plan
Subject to Case # ADD2007-00150
Date 14 June 2007
COMMUNITY DEVELOPMENT

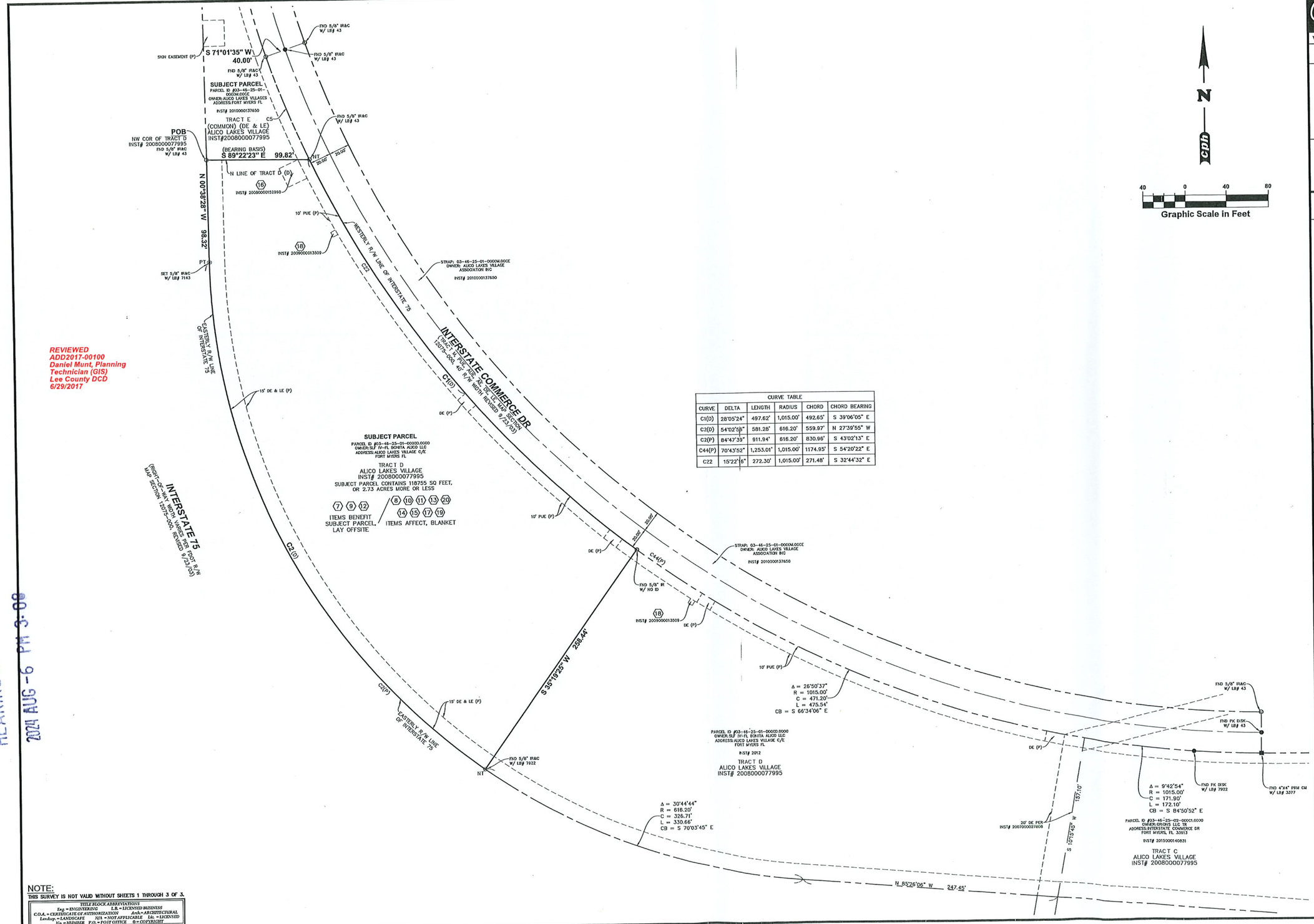
RECEIVED
MAY 31 2007

PRINTED
MAY 31 2007
WilsonMiller, Inc.
12301 Whitaker Dr, Suite 106
Fort Myers, Florida 33913

WilsonMiller
Planners · Engineers · Ecologists · Surveyors
Landscape Architects · Transportation Consultants
WilsonMiller, Inc.
Naples · Fort Myers · Sarasota · Bradenton · Tampa
4571 Colonial Blvd., Suite 150 · Fort Myers, FL 33966
Phone 941-479-8900 · Fax 941-479-7709
E-mail: FortMyers@wilsonmiller.com · Web Site: www.wilsonmiller.com

ALICO LAKES VILLAGE
COMMERCIAL LOT SPLIT EXHIBIT
PREPARED FOR: SOUTH WEST FLORIDA INVESTMENT GROUP, LLC

SEC 03 TWP 46	RGE 25
Designed by:	RH/1619
Drawn by:	LJO/2212
Checked by:	RH/1619
Approved by:	
Date:	05/25/07
Scale:	1" = 100'
PIN: F0253-025-011-02030	
File #:	D-0253-189-CLS
Sheet	1 of 1



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1(D)	28°05'24"	497.62'	1,015.00'	492.65'	S 39°06'05" E
C2(D)	54°02'58"	581.28'	616.20'	559.97'	N 27°39'55" W
C2(P)	84°47'39"	911.94'	616.20'	830.96'	S 43°02'13" E
C44(P)	70°43'52"	1,253.01'	1,015.00'	1174.95'	S 54°20'22" E
C22	15°22'16"	272.30'	1,015.00'	271.48'	S 32°44'32" E

REVIEWED
ADD2017-00100
Daniel Munt, Planning
Technician (GIS)
Lee County DCD
6/29/2017

LEE COUNTY
HEARING EXAMINER
2024 AUG -6 PM 3:08

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch.= ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE ©= COPYRIGHT

J:\07408\Surve\07408\07408.dwg, 6/1/2017 2:02:12 PM, Fleming, John, CPH SURVEY FULLSIZE.ctb

cph
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A & E Firm
Architects
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Planners
Structural
Surveyors
Traffic / Transportation
Development Coordination
Offices In:
• Florida
• Puerto Rico
• Connecticut
• Maryland
• Texas

No.	Revision	Date	By
1		5/12/17	

Field Crew:	M.R.
Drawn by:	J.T.F.
Checked by:	R.L.R.
Approved by:	P.J.K.
Scale:	1"=40'
Date:	5/12/17
Job No.:	07408
File:	07408.dwg

Survey Prepared By:
CPH, Inc.
500 West Fulton St.
Sanford, FL 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000259

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)

OPPIDAN INVESTMENT COMPANY
ALICO LAKES VILLAGE
SECTION 3-TOWNSHIP 46 SOUTH-RANGE 25 EAST
LEE COUNTY, FLORIDA

Sheet No.
2
of 3

DEVIATIONS:

1. DRIVEWAY SPACING
   SECTION 10-285(a)
   FROM 125' TO 100.07'

2. PEDESTRIAN SYSTEM
   SECTION 34-2015(2)e

3. TRAILER DISPLAY BUFFERING WIDTH
   SECTION 34-1352(g)(1)(a)
   FROM 25' TO 20' FROM PROPERTY LINE

Exhibit B

cph
www.cphcorp.com
A Full Service
A & E Firm
Plans Prepared By
CPH, Inc.
2210 ALTAMONT AVE.
FT. MYERS, FL 33901
PH: 239.332.6409
FAX:
Eng. C.O.A. No. 5210
Survey L.B. No. 7143
Arch. Lic. No. AA26002526
Landscp. Lic. No. LC26002258

No.	Date	Revision
4	07/31/17	PER COUNTY COMMENTS
3	07/24/17	PER INTERNAL REVIEW
2		
1		

Designed: J. Morales
Drawn: J. Morales
Checked: J. Jennings
Job No.: 07408.1
Date: 06/17 © 2017

LOCATION PLAN EXHIBIT

TRACT D
ALICO LAKES VILLAGE
FORT MYERS, LEE COUNTY, FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

Sheet No.
CP

J:\07408.1\Civil\2017\Dwgs\07408.1 - C1.3 SUP.dwg, 8/9/2017 11:37:29 AM, Jennings Josh, _sgh - Standard.stb

LAND USE:
HOLIDAY INN HOTEL
ZONING: AIRPORT SOUTH INTERCHANGE CPD
FUTURE LAND USE: TRADE PORT

LAND USE:
WET RETENSION
UNDEVELOPED LAND
ZONING: AIRPORT INTERSTATE
COMMERCE PARK MPD
FUTURE LAND USE: TRADE PORT

LAKE

20' B.E.
(O.R. 20070000027808)

EDGE OF WATER

PD BOUNDATY

NO BUFFER REQUIRED

20'

115.4'

4' METAL FENCE

25.8'

4' METAL FENCE

5 STORY BUILDING

A/C PAD

5' CONCRETE WALK

25.0'

40' LANDSCAPE BUFFER PER LDC SEC. 34-1352(G,1) (A.,B.,C.AND D.) WITH TREES CLUSTERED IN MINIMUM TWO TREE CLUSTERS

WAREHOUSE
BUILDING
90,000 SF.
MAX HEIGHT = 45 FT.

47.0'

15' D.E.

5.0' TYPE "A" BUFFER

24'x12' DUMPSTER ENCLOSURE

1

2

5' CONCRETE SIDEWALK

EDGE OF PAVEMENT

ASPHALT PARKING AREA

10' A.U.E.

24' I.E.

LANDSCAPED ISLAND

15' D.E.

SIGN

2' CONCRETE CURB & GUTTER

10' COMMUNICATION SYSTEM R/W & EASEMENT (I.N. 2008000152960)

10' F.P.L.E. (I.N. 2008000183488)

EDGE OF PAVEMENT

ASPHALT DRIVE

EDGE OF PAVEMENT

2' CONCRETE CURB & GUTTER

18' D.E.

TOP OF BERM

EXISTING DRAINAGE EASEMENT

10' F.P.L.E. (O.R. 2008000183489)

5.0' TYPE "A" BUFFER

NO BUFFER REQUIRED

20'

20' L.M.E. & B.E. (O.R. 20070000027808)

END OF B.E. (O.R. 20070000027808)

20' L.M.E. & D.E. (O.R. 20070000027808)

NO BUFFER REQUIRED

20'

20' D.E. (O.R. 20070000027808)

15' D.E.

LAND USE:
COCA COLA BOTTLING IPD
ZONING: COCA COLA BOTTLING
FUTURE LAND USE:
TRADE PORT INDUSTRIAL COMMERCIAL
INTERCHANGE

LAND USE:
ASHLEY HOMESTONE RETAIL
ZONING: AIRPORT SOUTH INTERCHANGE
FUTURE LAND USE:
TRADE PORT INDUSTRIAL COMMERCIAL
INTERCHANGE

N

0 20 40
SCALE: 1"= 20'

TITLE	
⟷	VEHICULAR INGRESS AND EGRESS
1	DEVIATION

LAND DEVELOPMENT AREAS:

TOTAL PROJECT AREA:	**117,612 SF.**	**2.70 AC.**	**(100%)**
IMPERVIOUS:	**46,876 SF.**	**1.08 AC**	**(40.00%)**
BUILDING	30,290 SF.	0.69 AC.	(25.56%)
PAVEMENT	14,864 SF.	0.34 AC.	(12.59%)
CONC/SW	1,825 SF.	0.05 AC.	(1.85%)
PERVIOUS:			
GREEN SPACE	**70,736 SF.**	**1.62 AC.**	**(60.00%)**

NOTE:

AT TIME OF LOCAL DEVELOPMENT ORDER ADOPT A LIGHTING PLAN THAT

DOES NOT HAVE BUILDING MOUNTED LUMINARIES AND CANOPY LIGHTING ON THE PRIMARY BUILDING'S WEST FACADE.

DOES NOT EXCEED 0.3-FOOT CANDLES FOR AREA LIGHTING IN THE WEST PARKING LOT AND ON THE WEST SIDE BUILDING FACADE; AND

PLACES THE WEST SITE PARKING LOTS FREESTANDING POLES NO MORE THAN THREE FEET FROM THE WESTERN EDGE OF THE PARKING LOT.

LEE COUNTY
HEARING EXAMINER
2024 AUG -6 PM 3:08

S:\Jobs\8994\Work\Documents\Zoning\MSP 7-17-2024.dwg, 7/17/2024 4:01:09 PM, JORGE SANCHEZ, ATWELL, LLC

ATWELL
866.850.4200 www.atwell-group.com
10511 SIX MILE CYPRESS PKWY, SUITE101
FORT MYERS, FL 33966
239.939.5490

MASTER CONCEPT PLAN

ALICO LAKES STORAGE

LEE COUNTY, FLORIDA

PREPARED FOR:
ALICO LAKES STORAGE PARTNERS

NO.	DATE	REVISION DESCRIPTION	BY

811 Know what's below. Call before you dig.
ALL UTILITIES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, TYPE AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES UNDER PRIOR TO CONSTRUCTION.

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
JLS	JLS	KWK
PROJECT NUMBER: 8994	COMPLETION DATE: 7/16/2024	SURVEY DATUM: NAVD88
BOOK AND PAGE:		

SHEET 1

ATTACHMENT J

Alico Lakes Villages CPD - Amendment Tract I – DCI2023-00029

Attachment C – Conditions and Deviations

A. CONDITIONS

All references to uses are defined or listed in the Lee County Land Development Code (LDC).

1. Master Concept Plan/Development Parameters

MCP. The development of the CPD must be consistent with the one-page site plan entitled "Commercial Lot Split Exhibit" stamped received May 31, 2007, approved by ADD2007-00059, the one-page exhibit entitled "Boundary and Topographic Survey" dated May 12, 2017 depicting the split Tract D, approved by ADD2017-00100, the one-page location plan exhibit entitled "Tract D Alico Lakes Village" last revised July 21, 2017, stamped ADD2017-00100, and the one-page MCP entitled "Alico Lakes Village CPD – Master Concept Plan" stamped DCI2023-00029 and dated December 4, 2023, for the development of Tract I, except as modified by the conditions below.

Land Development Code and Lee Plan. Development must comply with the LDC and Lee Plan at time of development order approval, except as may be granted by deviation herein. Subsequent changes may require additional zoning approval.

Development Parameters. The CPD development is limited to a maximum of ~~310,000~~ 433,600 square feet of commercial retail and office space further limited as follows:

1. A maximum of ~~300,000~~ 298,600 square feet of commercial retail will be developed on ~~Parcels~~ Tracts A through ~~O~~ K.

2. A maximum of 120 units (rooms) hotel/motel will be permitted on ~~Parcel P~~ Tract G. Hotel rooms over the allowable 120 rooms may be built on ~~Parcels P and N~~ Tract G or H in lieu of commercial square footage. The conversion will be one hotel room for 975 square feet of retail up to a maximum of 172 hotel rooms. In the event that more or less than 120 hotel rooms are built, or the maximum office space is built, the commercial retail acreage will have a corresponding decrease to accommodate these scenarios as follows:

Scenario One (maximum office square footage scenario)
79 Hotel/motel rooms
~~10,000~~ 8,600 square feet/1 .0 acres of commercial retail
268,500 square feet/20.05 acres of commercial office

Scenario Two (maximum hotel scenario)
172 Hotel/motel rooms
~~249,000~~ 247,600 square feet/18.5 acres of commercial retail
10,000 square feet/1 .0 acres of commercial office

3. A maximum of 125,000 square feet of floor area dedicated to self-storage uses (warehouse, public and mini-warehouse is permitted on Tract I.

Prior Approvals. These conditions and deviations codify and supersede Resolution Z-02-026, and Administrative Amendments ADD2004-00249, ADD2008-00077, ADD2009-00088, ADD2009-00088A, ADD2017-00100, ADD2020-00051, and ADD2021-00210.

2. Uses and Site Development Regulations

   a. Schedule of Uses: ~~Parcels A, B, C, D, E, F, & G~~ Tracts A, B, C, D1, D2, F, and K as recorded in Instrument Number 2008000077995 – Plat for Alico Lakes Village

      Accessory Uses and Structures
      Administrative Office
      ATM (Automatic Teller Machine)
      Automobile Service Station
      Banks and Financial Establishments, Group I
      Bar or Cocktail Lounge, limited to one, in accordance with LDC 34-1264
      Business Services, Group I
      Consumption on Premises in accordance with LDC 34-1264
      Convenience Food and Beverage Store
      Drugstore, Pharmacy
      Drive-through Facility, for any permitted use
      Essential Services
      Essential Services Facilities, Group I
      Excavation, Water Retention
      Hardware Store, limited to Tract D (approved by ADD2017-00100)
      Household and Office Furnishings, Group I, limited to Tract D2 (approved by ADD2020-00051)
      Medical Office, limited to a dental office on Tract D2 (approved by ADD2021-00210)
      Parking Lot, Accessory
      Rental or Leasing Establishments, Group II
      Restaurants, Fast Food
      Restaurants, Groups I, II, and III
      Signs
      Specialty Retail Shops, Group I
      Temporary Uses

   b. Schedule of Uses: ~~Parcels H & N~~ Tracts F, G, H, I, J, and K as recorded in Instrument Number 2008000077995 – Plat for Alico Lakes Village

      Accessory Uses and Structure
      Administrative Offices
      ATM (automatic teller machine)
      Automobile Service Station
      Banks and financial establishments, Groups I and II
      Bar or Cocktail Lounge, limited to one, in accordance with LDC 34-1264
      Business Services, Groups I and II
      Cleaning and maintenance services
      Clothing stores, general
      Computer and Data Processing Services
      Consumption on Premises in accordance with LDC 34-1264

Contractors and builders, Group I
Convenience Food and Beverage Store
Department store
Drive-through facility for any permitted use
Drugstore, pharmacy
Essential services
Essential service facilities, Group I
Excavation, Water retention
Fences/Walls
Food Beverage Services, Limited
Food stores, Group I
Gasoline Dispensing System, Special
Gift and Souvenir Shop
Hardware store
Healthcare facility, Group III
Hobby, toy, and game shops
Hotel/Motel, limited to ~~N and P see Condition 3 on Resolution~~ Tracts G and H, 172 rooms maximum, subject to Condition 1.
Household and office furnishings, Groups I, II, and III
Laundry or dry cleaning, Group I
Lawn and garden supply
Medical office
Mini-warehouse, limited to Tract I
Package store
Parking lot, accessory, commercial, public parking garage, temporary
Personal services, Group I, II, III, and IV, excluding escort services, tattoo parlors, massage parlors, and steam and Turkish baths
Pet services
Pet shop
Pharmacy
Post Office
Printing and Publishing
Real Estate Sales Office
Recreation, Commercial, Groups I and II
Rental or leasing establishments, Group I, II, and III
Restaurant, fast food
Restaurants, Group I, II, and III
Schools, commercial, limited to cosmetology instruction, 2,500 square feet maximum floor area, approved by ADD2009-00088.
Signs
Specialty retail shops, Group I, II, III, and IV
Storage, Indoor only
Studios
Temporary Uses
Theater, Indoor
Transportation services, Group II
Truck Stop
Variety store

Vehicle and equipment dealers, Group I
Warehouse, public, Limited to Tract I

c. Site Development Regulations

Minimum Lot Area and Dimensions:

Minimum Lot Size:	0.9 acres
Minimum Lot Depth:	160 feet
Minimum Lot Width:	150 feet
Minimum Setbacks:	
Front:	25 feet
Side:	15 feet
Rear:	20 feet
Water body:	25 feet

*Water body: 0 feet, for accessory structures (decks/patios) to hotel/motel uses located on ~~Parcel P~~ Tract G and limited to accessory structures (decks/patios) associated with restaurant uses on ~~Parcels H through N~~ Tracts F through K.

Maximum Building Height:

~~a. Parcels~~ Tracts A ~~through O~~ B, C, D1, D2, F, H, I, J, and K – 60 feet ~~not to exceed four stories above minimum flood elevation, whichever is less, and subject to Condition 8, as listed below.~~

b. ~~Parcels P~~ Tract G – 70 feet ~~not to exceed five stories above minimum flood elevation, whichever is less, and subject to Condition 8, as listed below.~~

Minimum Building Separation:

25 feet or one-half the total height of both buildings, whichever is greater. (See Deviation 6)

Maximum Lot Coverage: 40 percent

Open Space must be provided in accordance with the Open Space Table on the approved Master Concept Plan.

3. All large native trees within the right-of-way buffers must be retained and incorporated into the site plan. Prior to approval of the development order, all preserved trees must be located on the development order landscape plans.
(Staff Note: Existing condition approved by Resolution Z-02-026)

4. A unified signage, landscaping, and design package (plan) must be submitted for Staff review and approval at the time of local development order approval. Electronic Changing Message Center signs are prohibited on this site without an amendment of this Resolution through the public hearing process.
(Staff Note: Existing condition satisfied by ADD2008-00077)

~~5.~~ Buildings exceeding 35 feet in height must maintain additional building setbacks as regulated by LDC Section 34-2174(a). ~~The minimum separation of buildings must be in accordance with LDC Section 34-935(e)(4).~~
(Staff Note: Existing condition approved by Resolution Z-02-026)

6. The development must comply with LDC Section 34-~~1008~~ 1107 and AC-13-7 for tall structures permitting ~~including permanent buildings, antenna, towers, and temporary construction cranes~~.
(Staff Note: Existing condition approved by Resolution Z-02-026 modified to reflect current LDC requirements)

7. Commercial buildings, especially hotel/motel facilities and indoor movie theaters located in Airport Noise Zone ~~3~~ C must consider the use of sound insulating materials.
(Staff Note: Existing condition approved by Resolution Z-02-026 modified to reflect current LDC requirements)

8. ~~Prior to the issuance of any building permit and to the extent the property or any portion of the property is located within the Noise Zone 2 or Noise Zone 3 of the Airport Hazard District, the property owner, and all subsequent purchasers of the property or any portion of the property within the project, must execute and deliver to the Building Department a statement containing substantially the same language as set forth in the attached exhibit labeled "Airport Noise Zone Disclosure Statement."~~ The developer, successor or assign acknowledges the property's proximity to Southwest Florida International Airport and the potential for noises created by and incidental to the operation of the airport as outlined in Land Development Code Section 34-1104. The developer, successor or assigned acknowledges that a disclosure is required on plats, and in association documents for condominium, property owner and homeowner associations as outlined in LDC Section 34-1104(b).
(Staff Note: Existing condition approved by Resolution Z-02-026 modified to reflect current LDC requirements)

9. ~~Agricultural Uses: Agriculture is not a permitted use in the approved Schedule of Uses for this property. All existing bona fide agricultural uses must cease prior to January 1, 2003~~.
(Staff Note: Existing condition satisfied. This development is nearing complete build out)

10. Prior to issuance of certificate of compliance for any portion of Tract J or Tract K, a landscape plan that includes the shrubs and/or groundcover within the parking islands, committed to through this amendment, must be submitted for the ~~Division of Environmental Sciences~~ Development Services staff review and approval. This landscape plan must be part of a development order for these tracts.
(Staff Note: Existing condition approved by ADD2007-00059)

~~11. The proposed development must be platted in accordance with Chapter 177, Florida Statutes.~~
(Staff Note: Existing condition satisfied as approved by ADD2007-00059 and recorded in the public records of Lee County in Instrument Number 2008000077995)

12. Notwithstanding the requirements of the Airport South Interchange CPD Sign Plan Approved, no sign shall be erected which will impair visibility at a street intersection or driveway entrance.
(Staff Note: Existing condition approved by ADD2008-00077)

13. The pyramidal architectural feature above the main entrance to the City Furniture building cannot be lighted in any manner on Tract J.
(Staff Note: Existing condition approved by ADD2008-00077)

B. DEVIATIONS

1. Withdrawn. ~~Fire Department Access: Deviation 1 seeks relief from the LDC Section 10-384(b) requirement to provide a 20-foot-wide fire department access lane in the rear of buildings that fall into classes set forth in LDC Section 10-384(a)(3) through (5), to allow decks ancillary to the commercial and hotel uses to be located zero feet from a water body.~~
(Staff Note: Existing deviation from Resolution Z-02-026, withdrawn as the regulation no longer exists, and is at the discretion of the Fire Official).

2. Withdrawn: Deviation 2 withdrawn during hearing.

3. Withdrawn: Deviation 3 withdrawn.

4. Landscape Standards: Deviation 4 seeks relief from LDC Section 10-416(d)(3), which requires an "A" type buffer along property lines separating commercial uses, to allow no buffer along the internal property lines.
(Staff Note: Existing deviation approved by ADD2007-00059)

5. Landscape Standards: Deviation 5 seeks relief from LDC Section 10-416(c)(2)c, which requires a minimum width of 18 feet for internal parking lot landscape island with canopy trees for large projects, to allow a mixture of 10 foot and 18-foot islands.
(Staff Note: Existing deviation approved by ADD2007-00059)

6. Setbacks: Deviation 6 seeks relief from LDC Section 34-2174(a), which requires an additional side setback of 1/2 foot for every 1 foot over the building height of 35 feet, to allow a reduction in the required side setback from 29 feet to 25 feet on Tract G.
(Staff Note: Existing deviation approved by ADD2007-00059)

7. Withdrawn. ~~Lot width: Deviation 7 seeks relief from LDC Section 34-932(d), as established in Resolution Z-02-026, which requires a minimum lot width of 150 feet, to allow a minimum lot width of 75 feet on Tract J and 24 feet on Tract I.~~
(Staff Note: Existing deviation approved by ADD2007-00059, withdrawn as the regulation no longer exists)

8. Outdoor Lighting: Deviation 8 seeks relief from LDC Section 34-625(d), Table 1, which limits the maximum illumination to 0.5 foot-candle measured at the property line, to allow a maximum illumination of 1.2 foot-candles measured at the common property lines for Tracts F, G, H, I, J and K.
(Staff Note: Existing deviation approved by ADD2007-00059)

9. Signs: Deviation 9 seeks relief from LDC Section 30-153(1), which requires total sign area to be limited to 400 square feet, to allow for total sign area to be determined according to the exhibit entitled "Alico Lakes Village Sign Plan" attached to the staff report as Attachment P.
   (Staff Note: Existing deviation approved by ADD2008-00077)

10. Signs: Deviation 10 seeks relief from LDC Section 30-153(3)(a), which allows every individual office, business or industrial establishment, and a multiple-occupancy complex of five or less establishments, one ground-mounted sign to allow for the placement of the two Project Identification Signs on Parcels A & D in addition to the Outparcel Single Occupancy Signs allowed on those parcels.
    (Staff Note: Existing deviation approved by ADD2008-00077 subject to compliance with the "Alico Lakes Village Signage Plan" attached as Staff Report Attachment P)

11. Signs: Deviation 11 seeks relief from LDC Section 30-153(2)(a)(1)ii., which allows a second identification sign along any one street if the frontage exceeds 330 linear feet, provided the total combined sign area of both signs does not exceed 300 square feet, to allow a total of 400 square feet for two project identification signs on Alico Road as proposed in the Alico Lakes Village Sign Plan (Staff Report, Attachment P).
    (Staff Note: Existing deviation approved by ADD2008-00077)

12. Signs: Deviation 12 seeks relief from LDC Sections 30-153(2)(a)4, LDC Section 30-153(3)(a), and LDC Section 30-153(3)(e), which establishes setbacks for the various signs allowed in commercial multiple occupancy complexes, to establish a consistent setback of 10 feet from any property line for any ground mounted sign as proposed in the Alico Lakes Village Sign Plan (Staff Report, Attachment P).
    (Staff Note: Existing deviation approved by ADD2008-00077)

13. Connection Separation: Deviation 13 seeks relief from LDC Section 10-285(a), requiring a minimum 125-foot connection separation along local roads, to allow a connection with 100.7-foot separation at Interstate Commerce Drive and Tract D1.
    (Staff Note: Existing deviation approved by ADD2017-00100)

14. Parking: Deviation 14 seeks relief from LDC Section 34-2015(2)e, requiring parking lots with more than one tier of parking spaces to provide pedestrian accommodations, to eliminate this requirement for Tract D1.
    (Staff Note: Existing deviation approved by ADD2017-00100)

15. Landscape Standards: Deviation 15 seeks relief from LDC Section 34-1352(g)(1)a, requiring landscaping adjacent to rights-of-way external to the development project to be located within a landscape buffer easement that is a minimum of 25 feet in width, to allow a 20-foot buffer width on Tract D1 as depicted in the area near trailer storage shown on the Master Concept Plan.
    (Staff Note: Existing deviation approved by ADD2017-00100)

16. Refuse and Solid Waste Disposal Facilities: Deviation 16 seeks relief from LDC Section 10-261, which requires all new construction of multifamily residential developments, commercial businesses, and industrial uses to provide 216 SF for the first 25,000 SF of building area plus 8 SF for each additional 1,000 SF of building area for sufficient on-site space for the placement of

garbage containers or receptacles, and sufficient space for recyclable materials collection containers, to allow 216 SF each for garbage and recyclable material.

This deviation is APPROVED subject to the following condition: This Deviation is limited to the development of self-storage (mini-warehouse and warehouse, public) uses on Tract I only. The use of refuse and recycling are limited to office operations only. Tenants are prohibited from use.

17. Street Access: Deviation 17 seeks relief from LDC Section 10-291, which requires all development to have access to a public or private street designed, and constructed or improved, to meet the standards in LDC Section 10-296, to allow development on Tract I to utilize internal vehicular circulation without abutting a street as established in the Alico Lakes Village Plat (Instrument #2008000077995) through a 24-foot ingress/egress easement.

    This deviation is APPROVED subject to the following condition: Any development order application for a subdivision plat must include Declarations and Covenants that provide necessary cross-access easements and considerations that tie the properties together and must include language that the declarations cannot be unilaterally changed.

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

CASE NUMBER: DCI2023-00029
TYPE OF CASE: Commercial Planned Development Amendment
CASE NAME: Alico Lakes Villages CPD Amendment – Tract I
TOTAL ACREAGE AFFECTED BY REQUEST: 2.7+/- acres
SUFFICIENCY DATE: February 13, 2024
HEARING EXAMINER DATE: April 11, 2024

REQUEST:
Rvi Planning + Landscape Architecture on behalf of Three Sticks Properties, LLC, has filed an application to amend approximately 2.7+/-acres located in the Alico Lakes Village CPD Resolution Z-02-026 as amended (Attachment D), to allow a maximum of 125,000 square feet of floor area dedicated to Mini-warehouse, and warehouse, public, on 2.9+/-acres of land identified as Tract I according to the plat recorded in the public records of Lee County in Instrument Number 2008000077995 (Attachment E). The request, if approved, will reduce the remaining commercial development intensity by 1,400 square feet based on the trip generation analysis attached hereto as Attachment N.

The subject property is part of the Airport South Interchange Commercial Planned Development (CPD) and consists of STRAP number 03-46-25-01-0000I.0000. The property is within the Tradeport and Industrial Commercial Interchange Future Land Use Categories established by the Lee County Comprehensive Plan (the Lee Plan). The sketch and legal description for the properties may be found as Attachment B.

The applicant has requested two (2) deviations from Land Development Code (LDC) requirements related to refuse and solid waste disposal facilities and required street access (Attachment H).

The applicant has provided an approved Submittal Requirement Waiver (GEN2023-00228 – Attachment K) for Soils Maps, Existing Flowways Map, FLUCCS Map(s), Rare and Unique Habitat Map, Topographic Map, and Traffic Impact Statement. The applicant requested a waiver from LDC Section 34-373(b)(2) for the Environmental Report & Protected Species Survey. Environmental Staff approved the waiver noting that this document will be required at time of development order, as the Protected Species Survey associated with Resolution Z-02-026 is expired. The applicant provided an updated Protected Species Survey, along with FLUCCS Map (See Attachment L).

SUMMARY:
Staff recommends **APPROVAL** of the applicant's request and deviations with Conditions found in Attachment J.

PARCEL HISTORY:
Approximately 31.49+/-acres of land, including the subject property, were rezoned from Agricultural (AG-2) to Commercial Planned Development (CPD) by Resolution Z-02-026 (Attachment D). The request approved a maximum of 310,000 square feet of commercial retail and office uses with no more than 300,000 square feet in commercial retail, not to exceed 60 feet (four stories) in height and a hotel/motel

up to a maximum of 172 units, not to exceed 70 feet (five stories) in height, subject to alternative scenarios to decrease or increase the number of hotel rooms to a maximum of 172 rooms with a corresponding decrease in commercial retail or office square footage. Subsequent amendments to the CPD are as follows:

Table 1: Amendments to Resolution Z-02-026

Case Number	Summary
ADD2004-00249	Reduced parcels from 16 to 9, modified water management lake, eliminated bus station, car wash, mini-warehouse and package store.
ADD2006-00134	Revised MCP internal lot lines and revised schedule of uses.
ADD2007-00059	Lot splits for tracts F, G, H, I, J, and K with height limitations.
ADD2008-00077	Approved administrative changes to CPD for unified signage and four deviations.
ADD2009-00088	Amended schedule of uses to include Commercial Schools.
ADD2009-00088A	Revised Tract designations for ADD2009-00088.
ADD2011-00093	Allowed 200 parking spaces for Tract K.
ADD2011-00093A	Clarified Condition #3 from ADD2011-00093.
ADD2011-00093B	Rescinded ADD2011-00093A due to Lee Co. Ord. 12-20.
ADD2017-00100	Amended the schedule of uses to include a hardware store, amended the MCP, added Deviations to Tract D.
ADD2020-00051	Amended schedule of uses to include Household and Office Furnishings, Group I on Tract D-2.
ADD2021-00210	Amended schedule of uses to include Medical Office on Tract D.

The subject parcel is the only undeveloped parcel remaining in this planned development. The following table depicts previously approved development orders within the Alico Lakes Village PD:

Case Number	Description
DOS2006-00230	Approved infrastructure for commercial subdivision of roadway, utilities, signing & pavement markings, and stormwater management, and a five story, 169 room hotel with swimming pool.
DOS2006-00257	Approved 171,872 sf of retail and office uses in three buildings, including site infrastructure.
DOS2007-00133	Approved a 3,750 sf fast food restaurant with drive-through and other related site improvements (Chick-fil-A).
DOS2007-00168	Approved a 2,940 sf convenience store with gas station and other related site improvements (7-Eleven).
DOS2013-00050	Approved a 4,050 sf building for a retail store, and other related site improvements (Mattress Firm).
LDO2016-00411	Approved a wastewater recovery system, grease trap and fabric canopy. (Payless Car Rental).
DOS2017-00059	Approved 20,692 sf of industrial equipment supply and other related site improvements.
DOS2017-00100	Approved a 1,673 sf coffee/donut shop with drive-through and other related site improvements (Dunkin Donuts).
DOS2019-00001	Approved construction of streets, utilities, and stormwater management facilities for nonmedical/dental office.
LDO2019-00382	Approved shade canopy at drive-through (Chick-fil-A).

DOS2020-00042	Approved construction of infrastructure to support commercial retail shopping center on 2.55-acres, and other site related improvements.
DOS2020-00110	Approved a 5,943 sf building for a convenience food and beverage with gas pumps, and other related site improvements.
DOS2022-00016	Approved cell tower colocation.
DOS2023-00050	Approved a private westbound access road to Alico Rd for Tract A.

The following table provides the square footage approved by existing development orders, and reflects the remaining allowable development intensity from Resolution Z-02-026:

Existing Development Table

DO Number	Project Name	Use	Square Footage
DOS2006-00230	Alico Lakes Village	Hotel	169 Rooms
DOS2006-00257	Alico Lakes Village #2	Retail/Office	171,872
DOS2007-00133	Chick-fil-A	Restaurant	3,750
DOS2007-00168	7-Eleven	Convenience Store/Gas Station	2,940
DOS2013-00050	Mattress Firm	Retail	4,050
DOS2017-00059	Northern Tool	Retail (Hardware Store)	20,692
DOS2020-00042	9950 Interstate	Retail/Office/Restaurant	17,987
DOS2019-00001	Medical Marijuana	Retail	2,250
DOS2022-00016	Seagate	Office	12,700
TOTAL SQUARE FOOTAGE			**242,241 SF**

APPROVED BY RESOLUTION Z-02-026	DEVELOPED	REMAINING
310,000 SF	242,241 SF	19,984 SF
120 Hotel Rooms	169 Hotel Rooms*	3

*Per Resolution Z-02-026, each hotel room built over 120 reduces the commercial square footage by 975 square feet, calculated as follows:
169 rooms – 120 rooms = 49 rooms
49 rooms X 975 SF = 47,775 SF
310,000 SF – 47,775 SF = 262,225
262,225 SF – 242,241 SF = 19,984 SF Remaining

EXISTING CONDITIONS:

As previously stated, the subject property is the last remaining undeveloped parcel within the CPD. Businesses abutting the property, and included in the CPD, to the west include an IHG Hotel, to the southwest a Paul Mitchell hair school, and to the south an Ashley Furniture store. Also, within the CPD are high-traffic retail uses such as fast-food/restaurants, convenience stores, and other hotels. Outside of the CPD, a drainage and stormwater management easement abuts the subject property to the northeast with a large, 30-acre retention pond to the immediate north that serves the surrounding development. To the east of the subject property lies an Industrial Planned Development containing a Coca-Cola bottling plant. The retail area to the south of the subject property has a single entrance from Alico Road via Interstate Commercial Drive with access to the site via parking lots.

ANALYSIS:
LDC Section 34-145 establishes the review criteria for requests for amendments to a planned development. Before recommending approval the Hearing Examiner must find the request:

a) Complies with the Lee Plan;
b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
c) Is compatible with existing and planned uses in the surrounding area;
d) Will provide access sufficient to support the proposed development intensity;
e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
g) Will be served by urban services, defined in the Lee Plan, if located in a future urban area category.

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

a) The proposed use or mix of uses is appropriate at the proposed location;
b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
c) That each requested deviation:
    1) Enhances the achievement of the objectives of the planned development; and
    2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The applicant has provided a request statement addressing the motive of the amendment and analysis of the decision-making criteria (Attachment F). The following sections provide staff's analysis of the request, as measured by the review criteria.

a. Lee Plan Compliance

The parcel is located in the Tradeport and Industrial Commercial Interchange Future Land Use Categories, as established by the Lee Plan. The Tradeport future land use category is described as *"areas of commercial and industrial lands adjacent to the airport. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; research and development activities; laboratories; ground transportation and airport-related terminals or transfer facilities; hotels/motels, meeting facilities; and office uses."* The Industrial Commercial Interchange future land use category is described as *"areas that are designated to permit a mixture of light industrial and/or commercial uses."* Pursuant to **Policy 1.1.3 and Policy 1.3.4***,* the project site is in an area designated for varying intensities that provides for a full range uses within the Alico Lakes Village CPD. Mini-warehouse was an existing allowable use within the Schedule of Uses in the CPD and its re-establishment and the addition of the public warehouse use is consistent with the goals of the Tradeport and Industrial Commercial Interchange future land use categories. The proposed development will serve the surrounding residential and commercial community and will remain compatible with similar uses in the area. Staff finds the proposed amendment to the CPD, as conditioned, consistent with **Policy 1.1.3 and Policy 1.3.4** of the Lee Plan.

Objective 2.1 of the Lee Plan promotes contiguous and compact growth to contain urban sprawl. The proposed increase in commercial square footage to the CPD will allow infill development that promotes compact growth patterns. **Objective 2.2** and **Policy 2.2.1** discuss new growth in future urban areas in proximity to available road networks and where adequate public facilities exist or are assured. The planned development is located on the northeast corner of Interstate 75 and Alico Road, with a provided access from Interstate Commerce Drive. Existing infrastructure of water and sewer is in place, and utilities are available to the site. Adequate public facilities including fire, police, EMS, and solid waste serve the property. Staff finds the request consistent with **Objective 2.1, Objective 2.2, and Policy 2.2.1** of the Lee Plan.

The applicant has provided a Letter of Availability from the Lee County Utilities stating potable water and sewer lines are in operation adjacent to the property, and that sufficient capacity exists to provide service based on the estimated flow demand provided at time of submittal, fulfilling requirements of **Standards 4.1.1 and 4.1.2** of the Lee Plan (See Attachment O). The applicant provided an approved waiver for submittal requirements (GEN2023-00228) for providing Protected Species Survey, FLUCCS Map, Soils Map, Rare and Unique Habitat Map, Topographic Map, and Existing Historic Flow Ways Map from County staff, as the subject property is cleared and has been surrounded by development, providing sufficient evidence that environmentally sensitive areas unlikely exist on the subject property (Attachment K), in compliance with **Standard 4.1.4: Environmental Factors**. The existing Protected Species Survey provided with Resolution Z-02-026 has expired, and the applicant provided an updated survey, along with FLUCCS Map (See Attachments L and M). Staff finds the request is consistent with **Standards 4.1.1, 4.1.2, and 4.1.4** of the Lee Plan.

Goal 6 of Lee Plan seeks to permit orderly and well-planned commercial development at appropriate locations within the County. The property is located within an established CPD, with other nearby existing CPD, IPD, and MPD zoning districts. The applicant has provided a trip generation analysis for the proposed amendment that concluded the amendment will not exceed the original trip generation for the entire CPD (See Attachment N). The applicant provided an MCP depicting adequate landscaping and buffering. Urban services such as potable water, sanitary sewer, fire/EMS, police protection, public parks and public transit are available to serve the proposed development. There are no wetlands on the site, and drainage has been established as part of the plat, fulfilling the goals of **Policy 6.1.1.** As previously mentioned, the parcel is located within an existing CPD, which abuts commercial development to the south and east, along with industrial and mixed use to the north, consistent with **Policy 6.1.4 and Policy 6.1.7**. The current roadway network is adequate to support the proposed development, and the applicant provided a traffic analysis stating no additional impacts will result from the request, fulfilling **Policy 6.1.5.** Staff finds the request consistent with **Lee Plan Goal 6, Objective 6.1, and Policies 6.1.1, 6.1.4, 6.1.5, and 6.1.7.**

Goal 61 of the Lee Plan is to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems. The applicant indicated that water retention of the site will be in accordance with ERP Permit 36-05848-W that will be amended as necessary at time of development order, fulfilling **Policy 61.1.1**. Staff finds the request consistent with **Policy 61.1.1.**

The subject property is within the Lee County Utilities Bartow Wellfield Zoned and is between the 5 and 10-year ISO-travel times according to Lee Plan Map 4-C. **Goal 63 Groundwater** is to protect the County's groundwater supplies from activities having the potential for depleting or degrading those supplies. The self-storage use will not require the use of hazardous substances, toxic substance or sanitary hazards fulfilling **Policy 63.1.2**. Staff finds the request consistent with **Goal 63 and Policy 63.1.2.**

Goal 125: Water Quality is to ensure that water quality is maintained or improved for the protection of the environment and people of Lee County. As previously mentioned, the applicant stated the request will comply with the existing ERP (36-05848-W) that established the existing stormwater management system, and any modifications of the ERP will be accomplished at the time of development, fulfilling **Policy 125.1.2. and Policy 125.1.3.** Staff finds the request consistent with **Goal 125 and Policy 125.1.2 and Policy 125.1.3.**

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

The applicant has acknowledged that at the time of development, Land Development Code and other applicable county regulations will be required and considered. The applicant has requested and justified the following two (2) deviations for the request (Attachment H):

Deviation 16 seeks relief from LDC Section 10-261(a), which requires all new construction of commercial businesses to provide 216 square feet for the first 25,000 square feet of building area plus 8 square feet for each additional 1,000 square feet of building area of sufficient on-site space for the placement of garbage containers or receptables, to allow a reduction based on the first 25,000 square feet only. The applicant has justified the request stating the rules regarding the size of a dumpster enclosure are based on retail and office developments that create a larger amount of garbage. Self-storage facilities are intended for the purpose of storing personal property and attract low foot traffic, which in turn, produces less garbage than a typical retail facility. The proposed 101,304-square-foot building would require an 824-square-foot area for solid waste and recyclables. The applicant stated only office staff would be permitted to access the refuse area, and tenants would be prohibited from use of the dumpster, justifying a 220-square-foot area for the dumpster and recycling space. The applicant stated Waste Management recommended a 1-to-4-yard garbage dumpster with one (1) pickup per week, and a 1-to-2-yard recycle dumpster with one (1) pickup per week. The deviation will not negatively impact public health, safety or welfare based upon the nature of the commercial usage and limitations.

Staff recommends approval of the deviation subject to a condition limiting use of the refuse area to office operations only.

Deviation 17 seeks relief from LDC Section 10-291, which requires all development to have access to a public or private street designed and constructed or improved, to meet the standards in LDC Section 10-296, to allow the proposed self-storage (mini-warehouse, warehouse, public) use on Tract I to utilize existing internal vehicular circulation without abutting a street as established in the Alico Lakes Village Plat (Attachment E) through a 24-foot-wide ingress/egress easement. The existing approved MCP provides four connection points onto Interstate Commerce Drive for access to the development north and east of this road. All tracts have been developed except for the last undeveloped parcel, Tract I, as referred to on the plat. The plat provides one 24-foot-wide access easement from Interstate Commerce Drive (Tract M) through Tract G and terminating at the subject parcel (Tract I). There are multiple cross-access points throughout the fully developed retail center which internally disburse traffic. These connections are designed to provide sufficient traffic circulation and distribution. The site has always relied on internal accessways and parking aisles to accommodate the development plan. This is not a local road, but a private internal accessway, so the full cross-section for urban local roads is not necessary for these internal private accessways. The applicant has proposed a condition requiring any development order application for a subdivision plat to include Declarations and Covenants that provide necessary cross-access easements and considerations that tie the properties together, which must include language that the

declarations cannot be unilaterally changed. The deviation enhances the achievement of the objectives of the planned development and preserves and promotes the general intent of the LDC.

Staff recommends approval of the deviation subject to the following condition:

Any development order application for a subdivision plat must include Declarations and Covenants that provide necessary cross-access easements and considerations that tie the properties together, subject to the approval of Lee County. The Declarations and Covenants and must include language that prohibits amendments without review and approval of Lee County.

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

The property is located within an established Commercial Planned Development (CPD), with other nearby existing CPD, MPD, and IPD zoned districts. All uses, as conditioned, are compatible with the surrounding area.

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

The planned development is located on the northeast corner of Interstate 75 and Alico Road, with a provided access from Interstate Commerce Drive. The current roadway network is adequate to support the proposed development, and the applicant provided a traffic analysis stating no additional impacts will result from the request (Attachment N).

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

The applicant provided an approved waiver for submittal requirements (GEN2023-00228) for providing the Traffic Impact Statement. Staff approved the request with a condition that the applicant demonstrate the remaining unutilized retail space within the CPD, and a traffic impact analysis memo demonstrating that the development would create no additional impacts or generate greater trips with the proposed self-storage use. The applicant provided a table within the submittal narrative reflecting the remaining square footage in the development (Attachment F), and a traffic analysis (Attachment N). The analysis demonstrated that a proposed mini-warehouse and public warehouse consisting of up to 125,000 square feet of floor area would require reduction of approximately 1,400 square feet of commercial retail floor area from the existing commercial development entitlements within the Alico Lakes Village CPD. Staff recommended modification to previously approved development parameters to reflect this analysis.

f. Will not adversely affect environmentally critical or sensitive areas and natural resources:

The applicant provided an approved waiver for submittal requirements (GEN2023-00228) for providing Protected Species Survey, FLUCCS Map, Soils Map, Rare and Unique Habitat Map, Topographic Map, and Existing Historic Flow Ways Map from County staff, as the subject property is cleared and has been surrounded by development, providing sufficient evidence that environmentally sensitive areas unlikely exist on the subject property (Attachment K). The existing Protected Species Survey provided with Resolution Z-02-026 expired, and the applicant provided an updated survey, along with FLUCCS Map (See Attachment L). The applicant indicated that water retention of the site will be in accordance with ERP Permit 36-05848-W, which will be amended as necessary at time of development order. The property

resides in the Lee County Utilities Bartow Wellfield Zone between the 5 and 10-year ISO-travel times according to Lee Plan Map 4-C. The self-storage (mini-warehouse and warehouse, public) use will not require the use of hazardous substances, toxic substance or sanitary hazards, protecting the County's groundwater supplies from activities having the potential for depleting or degrading those supplies.

County environmental staff provided a report (Attachment M) analyzing the request, and made the following findings:

Open Space

ADD2007-00059, which last amended the Master Concept Plan, requires 9.29 acres of open space for the entire CPD. However, Tract I is required to provide approximately 38% or 1.02 acres of open space per ADD2007-00059. The applicant is demonstrating compliance with ADD2007-00059 and has provided additional open space.

Staff recommends the following open space condition: Prior to the issuance of the first development order, the development order plans must depict 57% open space on Tract I.

Indigenous Open Space Preservation

Resolution Z-02-026, as amended, demonstrated no indigenous preserve requirement due to the lack of indigenous vegetation. The applicant has provided an updated Protected Species Survey and FLUCCS map. The environmental consultant did not observe any indigenous vegetation or protected species on the subject parcel (Attachment L). The CPD has already established open space and follows the prior resolution.

Buffers

The proposed development abuts an industrial use to the east and commercial developments along the west and south. The property to the north is a wet retention area. The required buffers are as follows:

- East – The property to the east is zoned Industrial Planned Development and is currently a Coca-Cola Bottling plant. LDC Section 10-416(d) does not require commercial properties to provide buffering when abutting industrial properties. Therefore, the applicant is meeting LDC requirements.

- West – ADD2007-00059 approved relief from internal commercial buffers. The LDC requires a 5-foot Type A buffer when commercial abuts commercial. The applicant is demonstrating compliance with LDC Section 10-416(d). The applicant is providing a 5-foot Type A buffer.

- North – The property to the north is a wet detention lake which was associated with an agricultural affidavit (approved on August 2nd, 2004). LDC Section 10-416(d) does not require buffering next to agricultural uses. The applicant is demonstrating compliance with LDC requirements.

- South - ADD2007-00059 approved relief from internal commercial buffers. The LDC requires a 5-foot Type A buffer when commercial abuts commercial. The applicant is demonstrating compliance with LDC Section 10-416(d). The applicant is providing a 5-foot Type A buffer.

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

The parcel is located in the Tradeport and Industrial Commercial Interchange Future Land Use Categories, as established by the Lee Plan. The following services are available to accommodate the request:

Utilities
The applicant has provided a Letter of Availability from the Lee County Utilities stating potable water and sewer lines are in operation adjacent to the property, and that sufficient capacity exists to provide service based on the estimated flow demand provided at time of submittal. No reuse mains are in the vicinity of the parcel (Attachment O).

Fire
San Carlos Park Fire District, Station #54, located at 16900 Oriole Road is approximately 1.38 miles away.

EMS
The closest EMS station is located at 11000-031 Terminal Access Road, approximately 3.5 miles away.

Sheriff
Lee County Sheriff's Department is located at 14750 Ben C. Pratt/Six Mile Cypress approximately 6.5 miles away.

Solid Waste
The property is within Unincorporated Lee County Solid Waste's service area.

Public Transit
The nearest Lee Tran Bus Stop is stop number 11952 at Three Oaks Parkway and Alico Road.

Public Schools
The property is within the Lee County School District South Zone, District Area 2. There is no residential development proposed by this request.

Findings and Conclusion:

Staff has reviewed the request and finds:

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

The property is located within an established Commercial Planned Development (CPD), with other nearby existing CPD, MPD, and IPD zoning districts. The project site is in a designated area for varying intensities that provides a full range of commercial uses as established in the Alico Lakes Villages CPD. Mini-warehouse, and the addition of warehouse, public, to the Schedule of Uses is consistent with the CPD and the Lee Plan.

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

The recommended conditions provide sufficient safeguards to the public interest and relate to the impact the request will have on the surrounding land uses.

c) That each requested deviation:
   1) Enhances the achievement of the objectives of the planned development; and
   2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The applicant has requested two (2) deviations from Land Development Code (LDC) requirements (Attachment H).

Staff recommends approval of both deviations with Conditions set forth in Attachment J, finding that the deviations meet the criteria for approval.

CONCLUSION

The requested amendment to allow a maximum of 125,000 square feet of self-storage uses (mini-warehouse and warehouse, public) in the existing Alico Lakes Village CPD is consistent with the Lee Plan and Land Development Code as conditioned. The proposed amendment is consistent with the surrounding commercial development within the Tradeport and Industrial Commercial Interchange future land use category as established by Lee Plan, and the Alico Lakes Village CPD. Staff has concluded that the request, as conditioned, will not result in negative impacts to urban services, infrastructure, or surrounding property. The subject property is sufficiently served by urban services. The request will not impact any wetland preserves or flood hazard area; or adversely affect environmentally critical or sensitive areas and natural resources. The request allows for support of existing mixed uses and is appropriate for the location and establishes sufficient safeguards to the public interest. Each requested deviation enhances the achievement of the objectives of the planned development and preserves and promotes the general intent of the LDC to protect the public health, safety, and welfare. Therefore, staff recommends **APPROVAL** of the applicant's request, as conditioned in Attachment J.

ATTACHMENTS

Attachment A – Lee County Expert Witness Information
Attachment B – Legal Description
Attachment C – Case Maps
Attachment D – Prior Zoning Approvals (Resolution Z-02-026, ADD2004-00249, ADD2006-00134, ADD2007-00059, ADD2008-00077, ADD2009-00088, ADD2009-00088A, ADD2017-00100, ADD2020-00051, ADD2021-00210)
Attachment E – Plat (Alico Lakes Village, Instrument Number 2008000077995)
Attachment F – Applicant's Narrative
Attachment G – Applicant's Schedule of Uses and Site Development Regulations
Attachment H – Applicant's Deviations and Justifications
Attachment I – Master Concept Plan Composite
Attachment J – Conditions and Deviations
Attachment K - Waiver Approval (GEN2023-00228)
Attachment L – Protected Species Survey and FLUCCS
Attachment M - Environmental Staff Report
Attachment N – Trip Analysis
Attachment O – Letter of Availability
Attachment P – Alico Lakes Village Sign Plan

DCI2023-00033 HEIGHTS CAREER TECHNICAL SCHOOL (CROSSLANDS CPD)

Staff Summary

CASE NUMBER & NAME:	DCI2023-00033 / Heights Career Technical School (Crosslands CPD)
REQUEST:	Request to amend a Commercial Planned Development (CPD) approved by Resolution Z 86 081, as amended to increase commercial retail intensity from 23,000 SF to 66,500SF and increase the approved building height from 35 feet to 50 feet.
RESOLUTION NUMBER:	Z-24-008
LOCATION:	10940 Gladiolus Drive, Iona/McGregor Planning Community, Lee County, FL
OWNER:	HEIGHTS LAND COMPANY INC
APPLICANT:	The Heights Land Company c/o Kathryn Kelly
AGENT:	Jessica Harrelson Peninsula Engineering 2600 Golden Gate Pkwy. Naples, FL 34105
HEARING EXAMINER RECOMMENDATION:	Approval, subject to the conditions and deviations in Exhibit B
PARTICIPANTS: (5)	John DeMaster Jim Dwyer Chuck Ketteman Kevin Shimp Charlotte Wheatcraft

DCI2023-00033

Aerial

Subject Property

N
W
E
S

0 300 600 900

Feet

Lee County
Southwest Florida

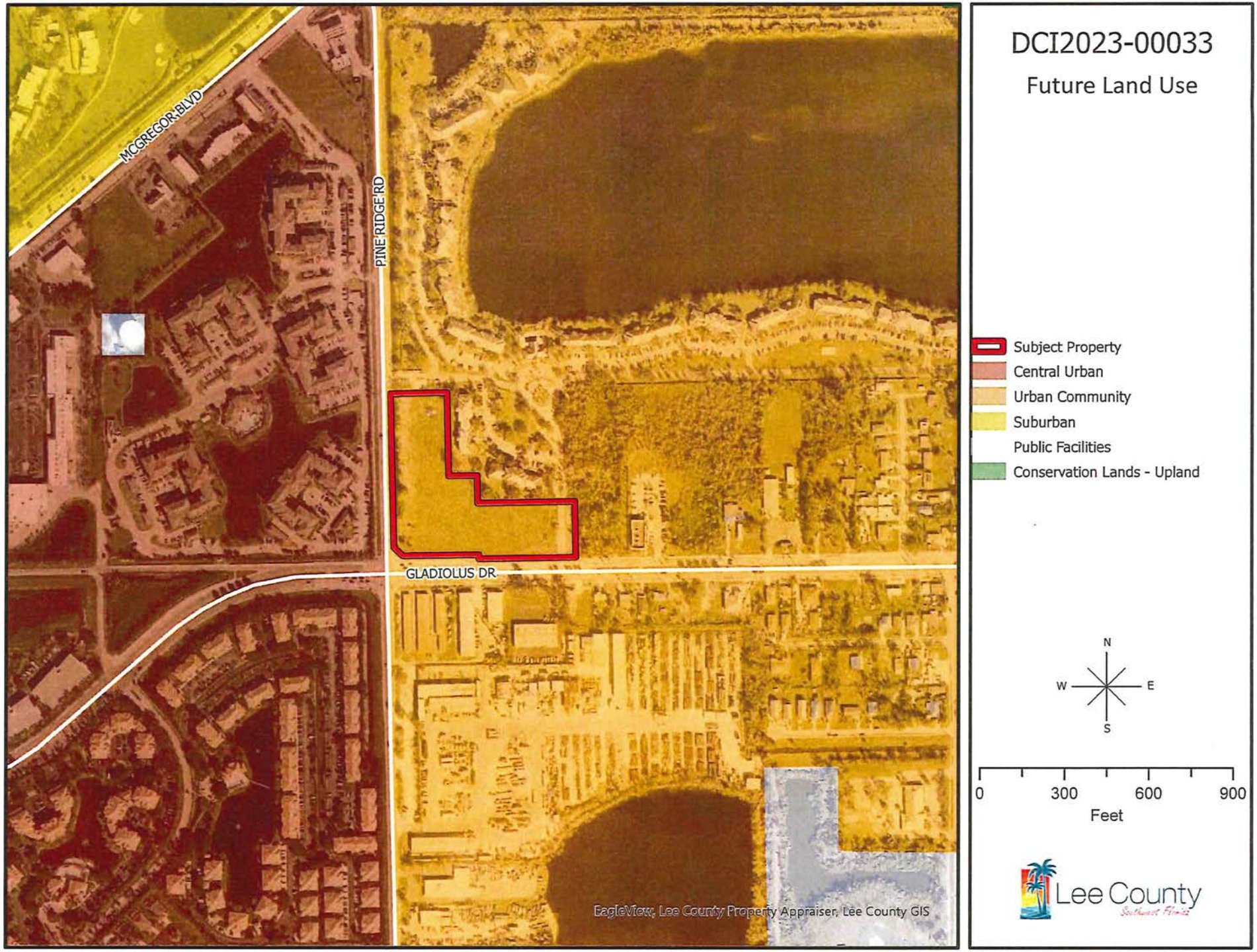
Summary of Hearing Examiner Recommendation

HEIGHTS CAREER TECHNICAL SCHOOL (CROSSLANDS CPD Amendment)

Applicant seeks to amend the Crosslands RPD/CPD to facilitate development of the Heights Career Technical School.

The Lee Plan Economic Element encourages continued growth of the County's workforce by maintaining a workforce with up to date skills. The plan directs the County to support educational institutions that provide relevant job training. The proposed Career Technical School will educate students in a variety of trades enhancing the quality of Lee County's workforce in furtherance of these objectives.

Detailed recommendation follows



DCI2023-00033

Future Land Use

- Subject Property
- Central Urban
- Urban Community
- Suburban
- Public Facilities
- Conservation Lands - Upland

N
W E
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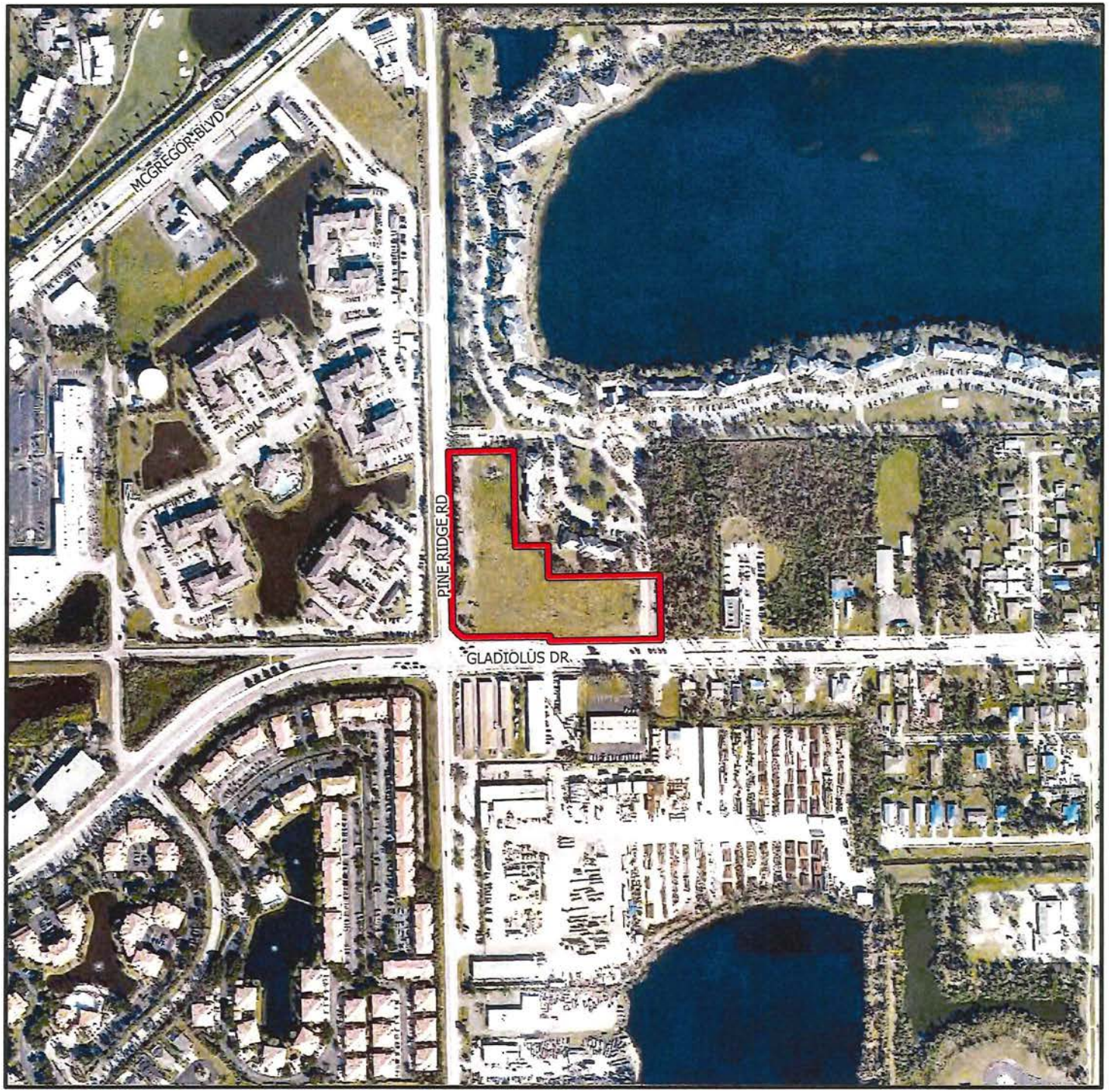
0 300 600 900
Feet

Lee County
Southwest Florida



DCI2023-00033

Aerial

Subject Property

N
W E
S

0 300 600 900
Feet

Lee County
Southwest Florida

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2023-00033

Regarding: **HEIGHTS CAREER TECHNICAL SCHOOL (CROSSLANDS CPD)**

Location: 10940 Gladiolus Drive
Iona/McGregor Planning Community (District 3)

Hearing Date: March 28, 2024 (Not Heard)
Continued Dates: June 6, 2024 (Not Heard)
August 15, 2024

I. Request

Amend the Crosslands Commercial Planned Development (CPD) approved by Resolution Z-86-081, and amended by Resolution Z-87-103, to allow an increase in commercial retail intensity from 23,000 square feet to 66,500 square feet, and an increase in building height from 35 feet to 50 feet.

The property's legal description is set forth in Exhibit A.

II. Hearing Examiner Recommendation

Approve, subject to the conditions and deviations set forth in Exhibit B.

III. Discussion

The Hearing Examiner serves in an advisory capacity to the Board of County Commissioners (Board) on applications to rezone property to the planned development zoning district.[1] In furtherance of this duty, the Hearing Examiner accepted testimony and evidence on an application to amend the commercial zoning approvals of the Crosslands RPD/CPD. Staff recommended approval with conditions.

In preparing a recommendation to the Board, the Hearing Examiner must apply the Lee County Comprehensive Plan (Lee Plan), Land Development Code (LDC), and other County regulations to facts adduced at hearing. The record must contain substantial competent evidence to support the recommendation.

[1] LDC §34-145(d)(4) a.

Discussion supporting the Hearing Examiner's recommendation of approval with conditions follows below.[2]

Request

Applicant seeks to amend the CPD zoning approvals of the Crosslands RPD/CPD to facilitate development of the Heights Career Technical School. Amendments to the 4.98 acre CPD include:

- increasing commercial square footage to 66,500 sq feet,
- increasing building height to 50 feet, and
- adding four deviations

The Master Concept Plan (MCP) depicts a single building structure surrounded by parking, with two access drives.

History

The site is part of the 95.9 acre Crosslands RPD/CPD originally approved by the Board in 1987.[3] The RPD developed as the Edisto Lakes Apartments. The CPD is comprised of 4.98 acres and vacant. The original zoning resolution included eight deviations.

The 1987 approvals authorized development of up to 23,000 square feet of retail commercial and professional offices in the CPD, with buildings not to exceed 35 feet in height. Subsequent zoning approvals deleted the 60 foot section line setback and authorized three additional deviations.[4]

The request seeks to increase permissible square footage, height, and seeks four additional deviations.

Lee Plan

The Lee Plan regulates land development activity in the County.[5] The Plan's Future Land Use Map divides the County into future urban, nonurban, and environmentally sensitive areas. All development must be consistent with the Lee Plan including the Future Land Use Map.[6]

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[2] Hearing Examiner codified conditions and deviations from prior approvals.
[3] Z-86-81 approved March 23, 1987.
[4] The County approved eleven deviations in total.
[5] LDC 34-491.
[6] Lee Plan Policy 2.1.2; LDC §§34-411(a), 34-491: Rezonings must be consistent with Lee Plan goals, objectives, and policies. Potential conflicts between the Lee Plan and the LDC must be resolved in favor of the Lee Plan.

The property's future land use designation is Urban Community. The Urban Community is characterized by intense commercial and residential land uses.[7]

All land use categories and planning districts permit consideration of schools when consistent with the Lee Plan and applicable zoning and development regulations.[8] The proposed Career Technical school is consistent with the Urban Community. It is located on a site proximate to residential development and accessible by transit.[9] The request expands post-secondary education options of the community.[10]

The Lee Plan Economic Element encourages continued growth of the County's workforce.[11] This objective is to be accomplished by maintaining a workforce with up to date skills through supporting educational institutions that provide relevant job training.[12] The proposed Career Technical School will educate students in a variety of trades enhancing the quality of Lee County's workforce.[13]

Coastal High Hazard Area

The property lies within a Coastal High Hazard Area.[14] Development in coastal areas are subject to additional requirements under the Conservation and Coastal Management Element of the Lee Plan.[15] The Lee Plan restricts development in Coastal High Hazard Areas to uplands.[16]

The project will be subject to County land development regulations designed to reduce vulnerability from natural disasters such as hurricanes and flooding.[17] FEMA regulations require a minimum finished floor elevation of 11 feet. Existing elevations in the area range from 3.5 to 4.5 feet.[18] For this reason, the developer must construct a retaining wall around most of the site to prevent erosion.[19]

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[7] Lee Plan Policy 1.1.4. Predominant land uses in this category will be residential, commercial, public and quasi-public.
[8] Lee Plan Policies 2.1.3, 67.1.1, 67.1.2, 67.3.10, 67.3.13.
[9] Lee Plan Goal 67, Objective 67.3, *Cf.* Lee Plan Objective 2.8, Policies 43.3.3, 67.3.13.
[10] Lee Plan Objective 67.1, Policies 6.1.4, 135.9.5, 135.9.6.
[11] Lee Plan Objectives 160.2, 160.3.
[12] Lee Plan Policy 160.2.1.
[13] Lee Plan Policy 160.2.2, 160.3.1, 160.3.2. *Cf.* Lee Plan Objective 67.2.
[14] Coastal High Hazard Areas are areas below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model and delineated by Lee Plan Map 5-A. Lee Plan Glossary. *See also* s. 163.3177(6)(a)10,c(VI), F.S.
[15] Lee Plan Objective 2.6. *See* Goals 72, 101, Policy 101.1.1.
[16] Lee Plan Policy 101.3.2. There is a limited exception for public facilities that is inapplicable to the request.
[17] Lee Plan Goal 72, Objective 72.2, Policies 67.3.10, 101.3.2; *see* LDC §34-2381(c).
[18] Lee Plan Policy 101.1.1.
[19] Staff Report Attachment I: Schedule of Deviations and Justifications prepared by Peninsula Engineering dated February 29, 2024.

Compatibility

Compatibility between land uses exists when land uses exist in proximity, and no one use unduly negatively impacts another use. The planned development zoning district affords flexibility in site design to address potential incompatibilities with neighboring development. [20]

The property is located at the intersection of Pine Ridge Road and Gladiolus Drive in the Iona McGregor Planning District.[21] Surrounding land uses include multi-family dwellings, a church, and light industrial. The MCP uses creative site design to protect residential land uses using open space and landscaped buffers along property boundaries.[22] These features adequately address potential incompatibilities with nearby development.[23]

The Lee Plan encourages compact and contiguous development patterns in areas with services and infrastructure.[24] The project constitutes infill development and as designed, is consistent with surrounding development.[25]

LDC

Development must comply with the LDC or seek deviations. A "deviation" is a departure from a land development regulation.[26]

Applicants must demonstrate deviations enhance the planned development and will not cause a detriment to the public.[27] The Crossroads RPD/CPD has eleven approved deviations.[28] The request includes four new deviations to address buffers and intersection separation.

One new deviation seeks relief from connection separation standards to permit a project driveway approximately 195 feet south of Richwood Drive. The remaining new deviations pertain to buffers. Two deviations are necessary to address the elevation differential between the property in its improved condition and adjacent property.[29] The final deviation is necessary to accommodate a sidewalk outside the Pine Ridge Road right-of-way.

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[20] LDC §34-612(2).
[21] Lee Plan Map 1-B. The property address is 10940 Gladiolus Drive in Fort Myers. The property has frontage on Gladiolus Drive and Pine Ridge Road, County maintained arterial and collector roadways Lee County Administrative Code 11-1(Functional Classification of Roadways).
[22] Staff Report Attachment - MCP.
[23] Lee Plan Policies 5.1.5, 6.1.4.
[24] Lee Plan Objectives 2.1, 2.2, Policies 1.1.3, 2.2.1, 2.2.2, 6.1.1, 6.1.4.
[25] Lee Plan Policies 6.1.7. The zoning request is consistent with emerging development patterns in the area. *See* Lee Plan Glossary definition - infill.
[26] LDC §34-2.
[27] LDC §34-373(a)(9).
[28] The request withdraws deviations that are no longer necessary.
[29] FEMA regulations require the site to be filled to an elevation of 11 feet, 7-8 feet above the grade of adjacent property.

Staff recommended approval of the four new deviations. The Hearing Examiner agrees with this recommendation. [30]

Development will be subject road, fire, and emergency medical services impact fees.[31]

Environmental/Natural Resources

Rezoning requests must not adversely affect environmentally critical/sensitive areas or natural resources.

Applicant's protected species survey yielded no evidence of protected species. The site has been cleared and has no indigenous vegetation. The MCP devotes just over 30% of the site to open space.[32] Development order submittals will ensure buffers and landscaped areas follow Xeriscape principles.[33]

The project stormwater management system is designed to collect stormwater in underground storage facilities. Collected stormwater will outfall to drainage infrastructure on Pine Ridge Road and Gladiolus Drive.

The Hearing Examiner finds the requested amendments to the CPD will not harm environmentally critical/sensitive areas or natural resources.[34]

Transportation

Requests to rezone property must provide access sufficient to support the proposed development intensity and address expected impacts to the transportation facilities by existing County regulations and conditions of approval.

The depicts access driveways to Gladiolus Drive and Pine Ridge Road.[35] A deviation is necessary to authorize the proposed Pine Ridge Road access due to its proximity to Richwood Drive.[36] Applicant's transportation consultant concludes

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[30] The Hearing Examiner may recommend approval, approval with modifications or denial of deviations based on findings that a deviation (1) enhances the planned development and, (2) preserves/promotes public health, safety, and welfare. LDC §34-377(a)(4).

[31] LDC Chapter 2, Article VI.

[32] Lee Plan Goal 77, Objectives 77.2, 77.3, Staff Report MCP depicts 14,375 square feet of open space representing 34% of the site. Open space is comprised entirely of landscaped buffers and dry detention areas.

[33] Lee Plan Objective 126.2, Policy 126.2.1. Required landscape buffers must consist of native landscape to conserve water.

[34] Lee Plan 125.1.2.

[35] Secondary schools must have access to a collector or arterial street. The proposed access complies with LDC 34-2381(b)(2).

[36] Applicant seeks a deviation from LDC connection separation standards to accommodate the driveway onto Pine Ridge Road approximately 205 south of Richwood Drive.

a southbound directional left-in turn lane at the Pine Ridge Road access will not cause operational or safety issues.[37]

Applicant's Traffic Impact Statement concludes the project will not generate sufficient traffic to negatively impact area roadways at buildout in 2027.[38] The County transportation planner concurred with this assessment.[39] Road impact fees assessed at the time of development order approval will adequately address project impacts to the County network.

Site related improvements including turn lanes will be evaluated during development order permitting.

Public Services and Infrastructure

Public services include facilities, capital improvements, and infrastructure necessary to support development.[40] The Lee Plan requires an evaluation of public services during the rezoning process.[41]

Public services and infrastructure are available to serve the site.[42] The property has access to paved roadways and will connect to Lee County Utilities for potable water and sanitary sewer service.[43] The Iona McGregor Fire District will provide fire protection and emergency medical services from Station 75 and Medic 27 on Pine Ridge Road. Lee County Sheriff provides law enforcement services from the West District Station on Pine Ridge Road.

Lee Tran operates a bus route 130 along Gladiolus Drive.[44]

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[37] Staff Report Attachment T: Memorandum from Ted Treesh, PTP President TR Transportation Consultants, Inc. dated February 26, 2024. The memorandum noted the growth rate of background traffic along Pine Ridge Road has been stagnant over the past 20 years. The report opines the technical school will be a low traffic generator. The basis of this opinion was small class sizes and scheduling of classes throughout the day and evening hours, limiting peak hour trips.

[38] Staff Report Attachment P: Traffic Impact Statement prepared by TR Transportation Consultants Inc. dated July 26, 2023. The study assumed student population of 165, which is expected to generate under 100 peak hour trips.

[39] Staff Report Attachment U: Memorandum from Md Rakibul Alam, Principal Transportation Planner dated February 29, 2024.

[40] Public services and infrastructure available to serve the project will include public water and sewer (Lee County Utilities), paved streets, parks and recreation facilities, libraries, police, fire and emergency services, urban surface water management, and schools.

[41] Lee Plan Goal 95 and Policy 2.2.1.

[42] Staff Report Attachment G. Lee Plan Goal 95, Policies 2.2.1, 5.1.3, 6.1.1, 6.1.4, Standards 4.1.2., 4.1.3.

[43] Staff Report Attachment V. Lee Plan Maps 4-A, 4-B. Potable water service will be provided from the Green Meadows Water Treatment Plant. Sanitary sewer service will be provided by the Fort Myers Beach Water Reclamation Facility. There are no reuse mains in the area.

[44] Lee Tran Route 130 originates at the Edison Mall and continues to the Beach Park and Ride station. *See* Staff Report, Lee Plan Map 3-C

Conditions

The County must administer the zoning process so proposed land uses minimize adverse impacts on adjacent property and protect County resources.[45] Conditions must be plausibly related to the project's anticipated impacts, and pertinent to mitigating impacts to the public.[46] The CPD is subject to conditions addressing impacts reasonably anticipated from development.[47]

Hearing Examiner revised conditions/deviations for clarity and compliance with state law.

Public

Five members of the public spoke at hearing.

Conclusion

The Hearing Examiner recommends approval of the requested amendments to the Crosslands RPD/CPD, subject to conditions in Exhibit B.

The Hearing Examiner finds the amendments meet LDC criteria and, as conditioned, are compatible with surrounding development.[48]

IV. Findings and Conclusions

Based on the testimony and exhibits presented in the record, the Hearing Examiner finds:

A. The requested amendment to the Crosslands RPD/CPD is consistent with the Lee Plan. Lee Plan Goals 2, 4, 6, 60, 61, 67, 77, 95, 160, Objectives 2.1, 2.2, 4.1, 6.1, 67.3, 77.3, 126.2, 160.2, 160.3, and Policies 1.1.4, 2.1.3, 2.2.1, 5.1.5, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 67.1.1, 67.1.2, 67.3.10, 67.3.13, 101.1.1, 101.3.1, 135.9.6, 160.2.1, 160.2.2, 160.3.2, Lee Plan Maps 1-A, 1-B, 3-C, 3-D, 4-A, 4-B, 5-A.

B. As conditioned, the requested amendments to the CPD:

1. Are consistent with the LDC or qualifies for deviations. LDC Chapters 2, 10, and 34.
2. Are compatible with existing or planned uses in the surrounding area. Lee Plan Objectives 2.1, 2.2, and Policies 1.1.4, 2.1.3, 5.1.5, 6.1.4, 135.9.5, 135.9.6; LDC §§34-411, 34-413.

[45] Lee Plan Policies 5.1.5, 135.9.6; LDC §§34-145(d)(4) a.2.(b), 34-377(a)(3), 34-411, and 34-932(c).
[46] LDC §34-932(b).
[47] LDC §§34-83(b)(4) a.3, 34-377(a)(2)c; Lee Plan Objective 77.3, Policies 5.1.5, 6.1.4.
[48] Lee Plan Policy 6.1.4.

3. Provide sufficient road access to support proposed development intensity. Lee Plan Policy 6.1.5.

4. Address expected impacts on transportation facilities through County regulations and conditions of approval. Lee Plan Objective 39.1, Policies 38.1.1; LDC §§2-261 *et seq.*, 34-411.

5. Will not adversely affect environmentally sensitive areas or natural resources. Lee Plan Goals 60, 61, 77, Objectives 77.2, 77.3, 126.2, Policies 6.1.6, 61.3.11, 126.2.1; and

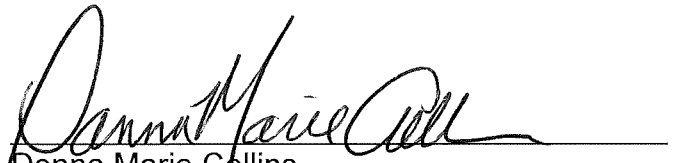
6. Public services and infrastructure will be available to serve the development. Goals 2, 4, 6, 95, Objectives 2.1, 2.2, 4.1, Policies 2.2.1, 6.1.4, Standards 4.1.1, 4.1.2.

C. The proposed uses are appropriate at the location. Lee Plan Goals 2, 4, 6, 67; Objectives 2.1, 2.2, Policies 1.1.4, 2.1.1, 2.1.2, 6.1.7, 6.1.8, 67.3.13, 101.3.2, 135.9.5, 135.9.6, 159.2.1.

D. The County regulations and recommended conditions provide sufficient safeguards to protect the public interest and relate to impacts expected from the proposed development. Lee Plan Objectives 77.2, 77.3, 126.2, Policies 5.1.5, 6.1.4, 53.1.5, 56.1.4, 135.9.5, 135.9.6: LDC §§34-377(a)(3), 34-411 and 34-932(c).

E. Deviations recommended for approval enhance the planned development and preserve public health, safety, and welfare. LDC §§34-373(a)(9), 34-377(a)(4).

Recommendation date: August 21, 2024.



Donna Marie Collins
Chief Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

Exhibits to Hearing Examiner's Recommendation

Exhibit A Legal Description and Vicinity Map
Exhibit B Recommended Conditions and Deviations
Exhibit C Exhibits Presented at Hearing
Exhibit D Hearing Participants
Exhibit E Information

Exhibit A

LEGAL DESCRIPTION AND VICINITY MAP

EXHIBIT A-1

CROSSLANDS CPD/RPD
LEGAL DESCRIPTION

THE NORTH ½ OF THE NORTHWEST ¼ AND THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼, SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LESS RIGHT-OF-WAY FOR PINE RIDGE ROAD AND GLADIOLOUS DRIVE (C.R. 865);

TOGETHER WITH LOTS 1 AND 2 AND THE NORTH ½ OF LOT 3, BLOCK "A" OF THE HARLEM HEIGHTS SUBDIVISION, AS RECORDED IN PLAT BOOK 8, PAGE 76, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CONTAINING 95.91 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

EXHIBIT A-2
CPD

PENINSULA ENGINEERING

LEGAL DESCRIPTION
OF PART OF SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA;
THENCE ALONG THE NORTH LINE OF SAID SECTION 32 NORTH 88°50'46" EAST 25.00 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF PINERIDGE ROAD BEING A FIFTY FOOT WIDE ROAD CENTERED ON THE WEST LINE OF SAID SECTION 32;
THENCE ALONG SAID EAST RIGHT OF WAY LINE SOUTH 01°24'20" EAST 1,339.37 FEET TO THE POINT OF BEGINNING;
THENCE LEAVING SAID LINE NORTH 88°53'25" EAST 200.00 FEET;
THENCE SOUTH 01°22'41" EAST 296.58 FEET;
THENCE NORTH 88°59'46" EAST 100.14 FEET;
THENCE SOUTH 01°21'52" EAST 100.41 FEET;
THENCE NORTH 89°01'50" EAST 343.11 FEET;
THENCE SOUTH 01°19'02" EAST 200.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 865 KNOWN AS GLADIOLUS DRIVE;
THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89°05'59" WEST 342.73 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 2006000254501 OF THE OFFICIAL RECORDS OF LEE COUNTY, FLORIDA;
THENCE ALONG SAID PARCEL OF LAND FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:

1. NORTH 00°54'01" WEST 15.00 FEET;
2. SOUTH 89°05'59" WEST 270.13 FEET;
3. NORTH 46°09'20" WEST 42.61 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE;

THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 01°24'20" WEST 550.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.88 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 SW 1/4 NW 1/4 SEC. 32 BEING NORTH 01°24'20"WEST.

LANCE T MILLER, P.S.M. #LS5627
CERTIFICATE OF AUTHORIZATION #LB-8479

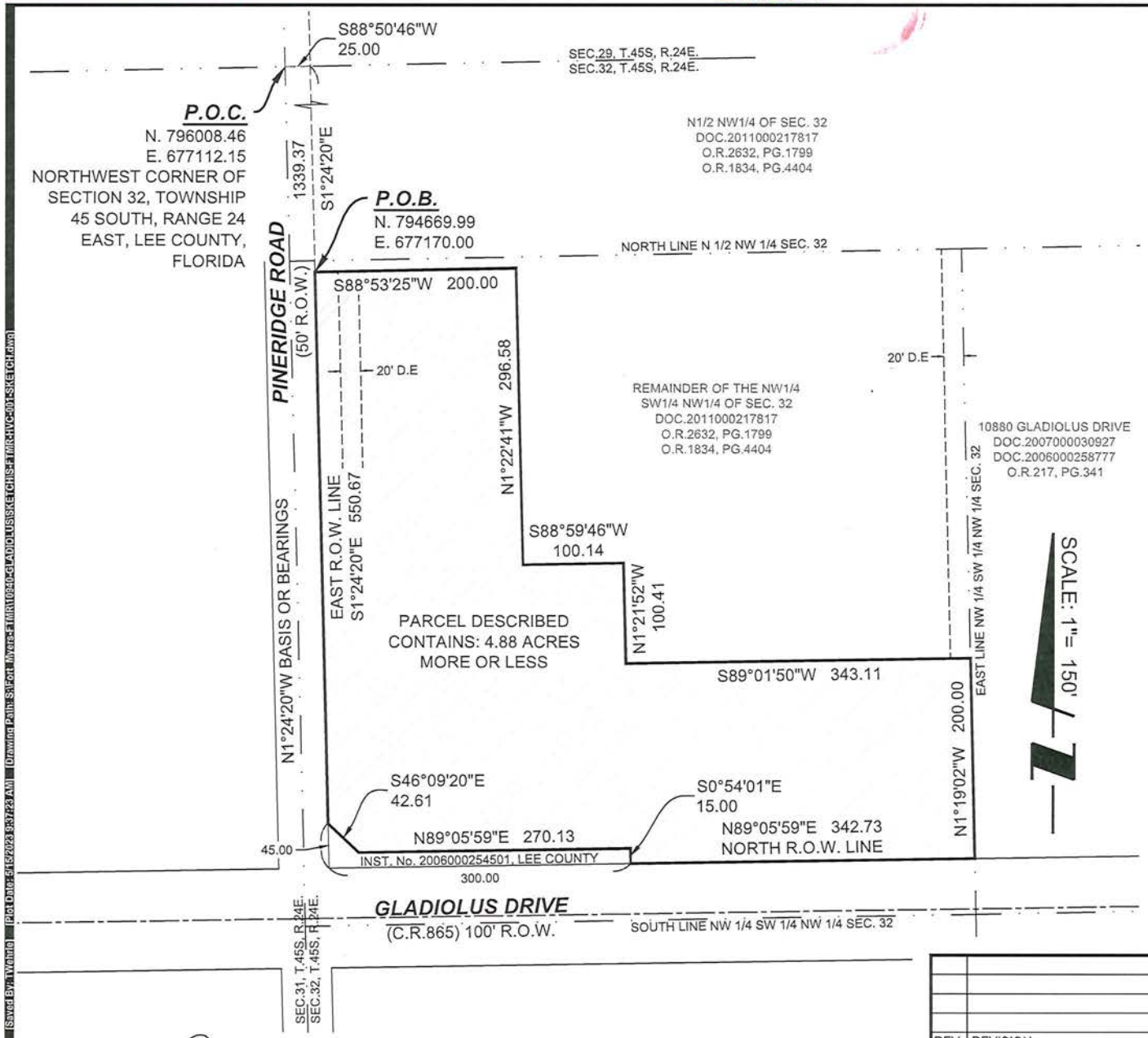
MAY 12TH, 2023
DATE OF SURVEY

REFERENCE: S:\Fort_Myers-FTMR\10940-GLADIOLUS\SKETCH\S-FTMR-HVC-001-SKETCH.dwg

REVIEWED
DCI2023-00033
Rick Burris, Principal Planner
Lee County DCD/Planning
11/13/2023

DCI2023-00033 Lee County ePlan

Exhibit A



PENINSULA ENGINEERING
2600 GOLDEN GATE PARKWAY
NAPLES, FLORIDA 34105
PHONE: 239.403.6700 FAX: 239.261.1797
EMAIL: INFO@PEN-ENG.COM
WEBSITE: WWW.PEN-ENG.COM

- CERTIFICATE OF AUTHORIZATION #LB- 8479
- NOT VALID WITHOUT THE SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO OTHER PERSON OR ENTITY MAY RELY UPON THIS EXHIBIT.
- THIS EXHIBIT IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

GENERAL NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 SW 1/4 NW 1/4 SEC. 32 BEING NORTH 01°24'20"WEST.
- THIS SKETCH MAY HAVE BEEN REDUCED
- SEE ATTACHMENT FOR FULL LEGAL DESCRIPTION
- COORDINATES SHOWN ARE IN FL-WEST ZONE (NAD83)

LEGEND:
INST. No. = INSTRUMENT NUMBER
P.O.C. = POINT OF COMMENCEMENT
P.O.B.=POINT OF BEGINNING
PB=P.B.=PLAT BOOK
OR=O.R.=OFFICIAL RECORDS
PG=PG.=PAGE
P.U.E. = PUBLIC UTILITY EASEMENT

REVIEWED
DCI2023-00033
Rick Burris, Principal Planner
Lee County DCD/Planning
11/13/2023

REV.	REVISION	Date: MAY 12TH, 2023
		Horizontal Scale: 1-150
		Fieldbook/Page:
		Fieldwork by:
		Drawn by: TFW

APPROVED:

LANCE T MILLER, P.S.M. #LS5627

TITLE:

SKETCH OF DESCRIPTION

OF PART OF SECTION 32, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

PENINSULA ENGINEERING

CLIENT: PENINSULA ENGINEERING

PROJECT NO. P-HVC-001

SHEET #: SK - 01

DRAWING NO.: S-FTMR-HVC-001-SKETCH.dwg

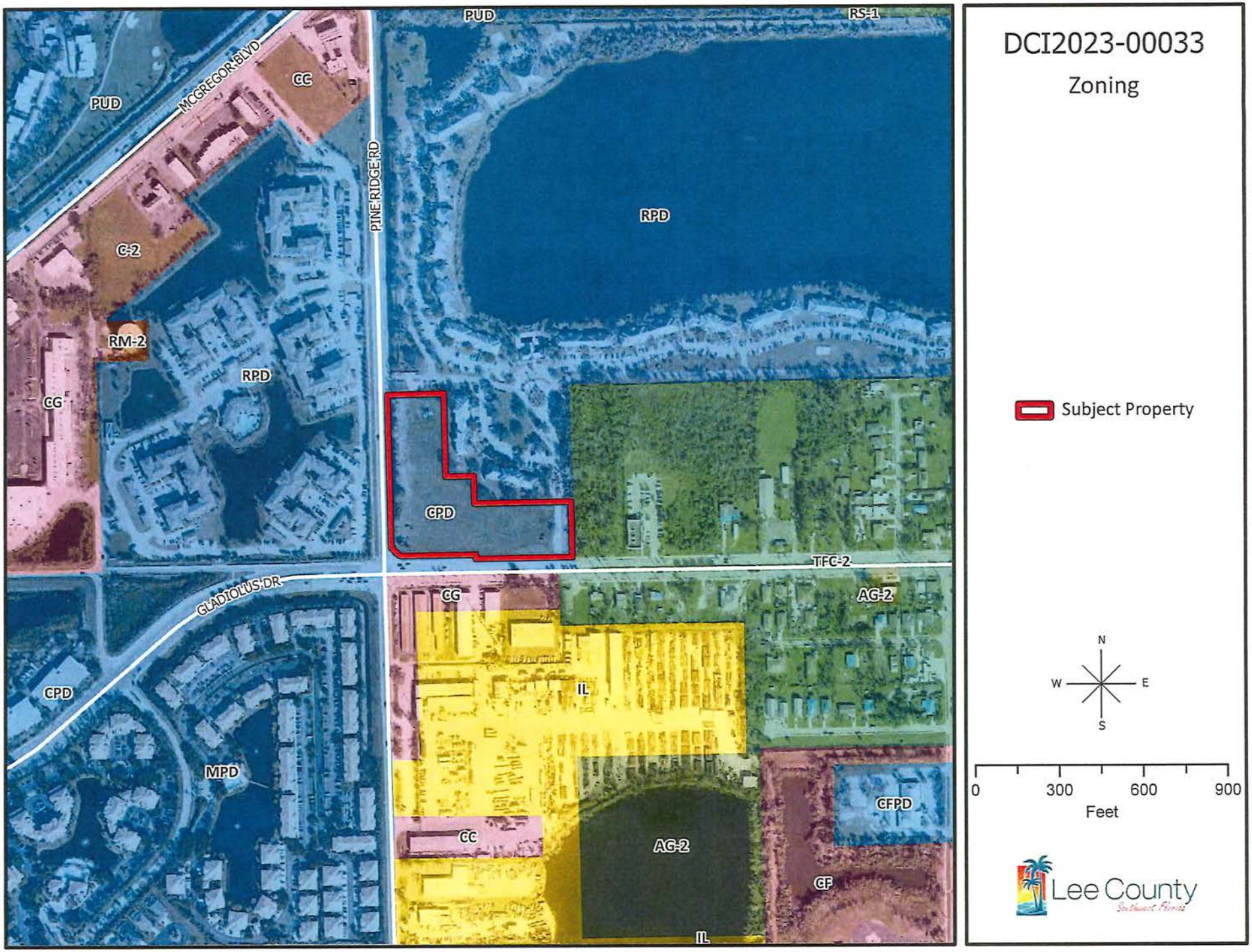

DCI2023-00033
Zoning
PUD
MCGREGOR BLVD
CC
PUD
RS-1
PINE RIDGE RD
RPD
C-2
RM-2
RPD
CG
CPD
Subject Property
TFC-2
GLADIOLUS DR
CG
AG-2
CPD
IL
MPD
CFPD
CC
AG-2
CF
IL
N
W
E
S
0
300
600
900
Feet
Lee County
Southwest Florida

Exhibit B

RECOMMENDED CONDITIONS AND DEVIATIONS
As revised by the Hearing Examiner

CONDITIONS

1. Master Concept Plan/Development Parameters

Master Concept Plan (MCP). Development of the Crosslands CPD must be consistent with the six-page MCP entitled "Heights Career Technical School at Crosslands CPD" dated June 2024, except where modified by conditions herein (Exhibit B1). The Residential Planned Development (RPD) must be consistent with the MCP entitled "Master Site Plan, Edisto Lake Apartments" stamped approved by the Division of Development Services on March 30, 1995 (Exhibit B2).

Lee Plan and Land Development Code (LDC). Development must comply with the Lee Plan and LDC at time of development order approval, except as where deviations are approved herein. Changes to the MCP, conditions or deviations may require further development approvals.

Approved Development Parameters. The RPD is limited to 376 dwelling units not to exceed 35 feet in height, on 90.9 acres. The development will also include accessory recreational uses, model and sales center, and an on-site sewage treatment system. The CPD is limited to a 66,500 square feet of commercial floor area, with a maximum building height of 50 feet, on 4.977 acres.

Prior Approvals. These conditions and deviations codify and supersede Resolution Z-86-081, Resolution Z-87-103, and Administrative Deviation 95-01-232.02A.

2. Uses and Site Development Regulations

a. Schedule of Uses

RPD
Accessory Uses and Structures
Administrative Office
Dwelling Units – Multiple Family, Townhouse, Duplex
Entrance Gates, Gates Houses
Excavation, Water Retention
Fences and Walls
Model Home, Sales Center
Recreational Facilities – Private, Onsite
Signs

CPD

Schools, Commercial and Noncommercial

b. Site Development Regulations

RPD
Boundary setback 20 feet
Waterbody setback 10 feet (See Deviation 1)

CPD

Minimum Lot Size (Corner Lots):	20,000 SF
Minimum Lot Depth:	100 feet
Minimum Lot Width:	100 feet
Maximum Building Height:	50 feet
Maximum Lot Coverage:	40 percent
Minimum Open Space:	1.51 acres (Condition 4.a)

Minimum Setbacks:

Street, Gladiolus Drive (arterial):	25 feet
Street, Richwood Drive (private):	20 feet
Street, Pine Ridge Road (collector):	25 feet
Side Yard:	15 feet

3. RPD Conditions.
RPD – The following conditions were approved by Resolution Z-86-081 and have been determined by County staff to be satisfied, or no longer applicable.

~~1. Prior to final plan approval, the developer shall have made acceptable provisions for offsetting any added net public costs or premature commitment of public funds need to provide appropriate levels of fire protection services for the development. In particular, the applicant shall make all necessary arrangements with the Iona-McGregor Fire District to offset a proportionate share of the costs of any land, buildings, and/or equipment required to provide adequate fire protection service to the development.~~

~~2. Prior to final plan approval, the applicant shall modify the Master concept Plan to show the Commercial School on the site.~~

~~3. The Master Concept Plan identified as A Conceptual Site Design for Richwood Lake Estates by Crossland Development and Aim Engineering and Surveying dated July 23, 1986, and revised 22-86 is APPROVED as modified herein.~~

~~4. Deviations (11, and (3) through (8) are hereby APPROVED to the extent shown on the Master Concept Plan, and as described in these conditions. (Deviation (2) has been withdrawn).~~

~~5. The applicant shall donate (as shown on the Master Concept Plan) five drainage easements to Lee County at the northern terminus of North Church, No name, Codie, Wall and Johnson Streets in Harlem Heights.~~

~~6. Prior to the issuance of building permits, the applicant shall vacate the north-south street right-of-way which runs through the eastern portion of the subject property.~~

~~7. The applicant shall construct the land bridges located in the eastern portion of the previously excavated lake to the satisfaction of the County Engineer.~~

~~8. Prior to final plan approval, the applicant shall obtain an agreement from the adjacent property owner which allows the construction of the temporary cul-de-sac at the northeastern corner of the site. If such an agreement cannot be obtained, the applicant shall amend the Master Concept Plan to show an alternative road alignment. This alternative road alignment shall be subject to approval of the County Engineer and the Director of the Department of Community Development.~~

~~9. Prior to final plan approval, the applicant shall amend the Master Concept Plan to show the~~
~~allocation of units on the subject property to be consistent with Exhibit G in this report.~~

4. CPD Conditions.

1. Environmental Conditions

a. Development order plans must depict 1.51 acres of open space for the commercial tract.

b. Development order plans must reflect a wall abutting the multi-family development no less than 3 feet measured above finished grade.

c. Development order plans must demonstrate no palms within buffer areas abutting multi-family residential. Development order plans must substantially comply with the cross-section entitled Enhanced Type "C" buffer – north and east property (Sheet 3 of the MCP). At the time of buffer installation, developer must plant trees 12-14 feet in height and shrubs at 48 inches. Shrubs must be maintained at 60 inches.

5. State and Federal Permits

County development permits do not create rights to obtain permits from state or federal agencies and do not create liability on the part of the County if applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or if applicant undertakes actions resulting in a violation of state or federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

DEVIATIONS

1. Waterbody setback. Deviation 1 seeks relief from LDC §34-845 which requires the minimum waterbody setback from a structure of 25 feet, to allow a 10-foot waterbody setback from a structure (measured at top of bank).
(Note: Existing deviation from Resolution Z-86-081)

2. Withdrawn

3. Excavation setback. Deviation 3 seeks relief from LDC §10-329(d)(3) which requires a 50 foot excavation set back from private property lines, to allow an excavation setback of 25 feet as shown on the MCP.
(Note: Existing deviation from Resolution Z-86-081)

4. Withdrawn.

5. Withdrawn.

6. Connection separation. Deviation 6 seeks relief from LDC §10-285 connection separation, which requires a minimum intersection spacing of 660 feet along principal arterial streets, to allow a separation of 588 feet along Gladiolus Drive.
(Note: Existing deviation from Resolution Z-86-081)

7. Withdrawn.

8. Withdrawn.

9. Withdrawn.

10. Intersection Design. Deviation 10 seeks relief from LDC §10-296(j) which requires streets to be designed to intersect as nearly as possible at right angles, to allow alternative cross section in the form of a "rotary" intersection.
(Note: Existing deviation from Administrative Deviation 95-01-232.02A)

11. Cul-de-sacs. Deviation 11 seeks relief from LDC §10-296(k) which requires dead-end streets to be closed at one end by a circular turn around for vehicles, to allow an alternative turn-around for a private local road.
(Note: Existing deviation from Administrative Deviation 95-01-232.02A)

12. Grading and centerline gradients. Deviation 12 seeks relief from LDC §10-296(d)(2) which states that grading and centerline gradients are per plans and profiles approved by the Director of the Department of Development Services for privately maintained roads, to allow an alternative road cross section in the form of a "mono slope" pavement on Clear Lake Loop.
(Note: Existing deviation from Administrative Deviation 95-01-232.02A)

13. Connection separation. Deviation 13 seeks relief from LDC §10-285, Table 1 Connection Separation, which requires a 330-foot separation on major collectors within Future Urban areas, to allow a 195-foot connection separation on Pine Ridge Road from Richwood Drive.

Hearing Examiner Recommendation: Deviation 13 is approved.

14. Buffers. Deviation 14 seeks relief from LDC §10-416(d)4 Buffer Types, which requires Type C buffers to provide a solid wall, berm or wall and berm combination, not less than eight feet in height as measured from the finished grade of the project site, to allow a solid wall/retaining wall combination not less than eight feet in height measured from the existing grade of the project.

Hearing Examiner Recommendation: Deviation 14 is approved subject to Condition 4.b.

15. Buffer Planting Heights. Deviation 15 seeks relief from LDC §10-420(f) Buffer planting heights, which requires the height of trees, palms, and shrubs within buffers to be measured from parking lot grade of the project site, to allow height to be measured from the final grade where planted, *subject to the following conditions*:

    a. Type C Buffers. Within Type 'C' buffers, where the site is adjacent to residential development and a retaining wall is constructed, developer must plant a single row of shrubs 5 feet in height, spaced 4 feet on center and a single row of native canopy trees 12 to 14 feet in height at five trees per 100 linear feet at finished grade of the project site. Developer must also plant a single row of shrubs 5 feet in height, maintained at a minimum of 7 feet in height, and spaced 4 feet on center within the existing grade buffer adjacent to the retaining wall. Developer must plant an additional row of native canopy trees 12 to 14 feet in height with five trees per 100 linear feet within existing grade planting areas adjacent to the retaining wall. The additional trees may count towards LDC general tree requirements.

    b. Type D Buffers along Pine Ridge Road and Gladiolus Drive. Where the site is adjacent to rights of way and a retaining wall is constructed, the developer must plant four canopy trees at 12 feet in height and five Cabbage Palms with a minimum 10-foot clear trunk at existing and finished grade per 100 linear feet. In the alternative, developer may plant five Royal Palms with a

minimum 10-foot clear trunk per 100 linear feet at existing and finished grade along the intersection of Gladiolus Drive and Pine Ridge Road. The required double hedge row may be split so that one hedge row is planted at existing grade (external side of the wall) and one hedge row is planted at finished grade (interior side of the wall).

d. Native Grasses and Groundcovers. One gallon native grasses and groundcovers must be installed at 36 inches on center within the existing grade portions of Type C and Type D buffers.

e. Additional Planting Material. Additional plantings apply to property boundaries with a retaining wall or retaining wall/solid wall combination. If there is no retaining wall along a property boundary, developer may install standard LDC buffer plantings,

Hearing Examiner Recommendation: Deviation 15 is approved subject to the following conditions:

1. Development order plans must exclude palms from the buffer abutting multi-family residential development.

2. Development order plans must substantially comply with the cross-sections depicted on MCP sheets 2 and 3.

3. One gallon native grasses and groundcovers must be installed at 36 inches on center within the existing grade portions of the Type 'C' and Type 'D' buffers.

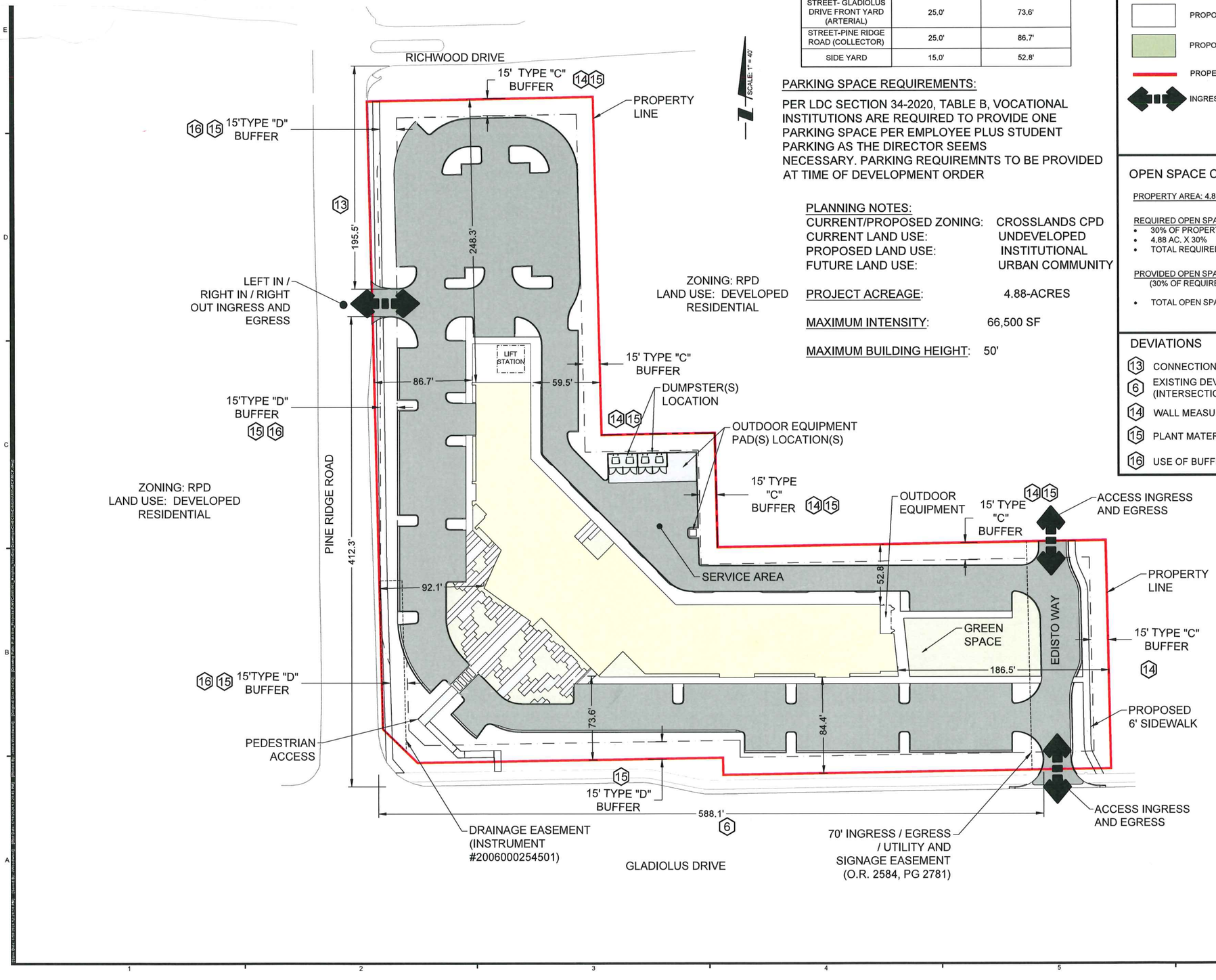
4. Additional plantings apply to boundaries with a retaining wall or retaining wall/solid wall combination. Where there is no retaining wall, developer may install standard LDC buffer plantings.

16. Landscape Standards. Deviation 16 seeks relief from LDC §10-416(c)(11) (Use of buffer areas), which allows passive recreational uses including pedestrian, bike, or equestrian trails within required buffers so long as no more than 20% of the buffer width is comprised of impervious surface, to permit up to 30% of the buffer width to be impervious surface.

Hearing Examiner Recommendation: Deviation 16 is approved.

Exhibits to Conditions:
B1: MCP entitled "Heights Career Technical School at Crosslands CPD" dated June 2024
B2: MCP entitled "Master Site Plan, Edisto Lake Apartments" stamped approved by the Division of Development Services on March 30, 1995

EXHIBIT B-1



SCALE: 1" = 40'

ZONING: RPD
LAND USE: DEVELOPED
RESIDENTIAL

MINIMUM SETBACK		
	REQUIRED	PROVIDED
STREET-RICHWOOD DRIVE (PRIVATE)	20.0'	248.3'
STREET- GLADIOLUS DRIVE FRONT YARD (ARTERIAL)	25.0'	73.6'
STREET-PINE RIDGE ROAD (COLLECTOR)	25.0'	86.7'
SIDE YARD	15.0'	52.8'

PARKING SPACE REQUIREMENTS:

PER LDC SECTION 34-2020, TABLE B, VOCATIONAL INSTITUTIONS ARE REQUIRED TO PROVIDE ONE PARKING SPACE PER EMPLOYEE PLUS STUDENT PARKING AS THE DIRECTOR SEEMS NECESSARY. PARKING REQUIREMNTS TO BE PROVIDED AT TIME OF DEVELOPMENT ORDER

PLANNING NOTES:

CURRENT/PROPOSED ZONING:	CROSSLANDS CPD
CURRENT LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	INSTITUTIONAL
FUTURE LAND USE:	URBAN COMMUNITY
PROJECT ACREAGE:	4.88-ACRES
MAXIMUM INTENSITY:	66,500 SF
MAXIMUM BUILDING HEIGHT:	50'

LEGEND

- ASPHALT PAVEMENT
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED BUILDING FOUNDATION PLANTINGS
- PROPERTY BOUNDARY
- INGRESS / EGRESS ACCESS

OPEN SPACE CALCULATIONS

PROPERTY AREA: 4.88 AC

REQUIRED OPEN SPACE CALCULATION:
- 30% OF PROPERTY AREA
- 4.88 AC. X 30%
- TOTAL REQUIRED OPEN SPACE: 1.46 AC

PROVIDED OPEN SPACE CALCUATION:
(30% OF REQUIRED OPEN SPACE
- TOTAL OPEN SPACE PROVIDED: 1.51 AC

DEVIATIONS

13 CONNECTION SEPERATION
6 EXISTING DEVIATION AND EXISTING CONDITION (INTERSECTION SPACING)
14 WALL MEASUREMENT
15 PLANT MATERIAL STANDARDS
16 USE OF BUFFER AREAS

PENINSULA ENGINEERING
• CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
• PLANNING AND ZONING • SURVEYING
• ENVIRONMENTAL SERVICES • LAND DEVELOPMENT
2600 Golden Gate Pkwy 239.403.6700
Naples, FL 34105 Pen-Eng.com

PROJECT:

HEIGHTS CAREER TECHNICAL SCHOOL AT CROSSLANDS CPD

TITLE:

MASTER CONCEPT PLAN

CLIENT:

THE HEIGHTS LAND COMPANY, INC.

REVISIONS:

No:	Revision:	Date:

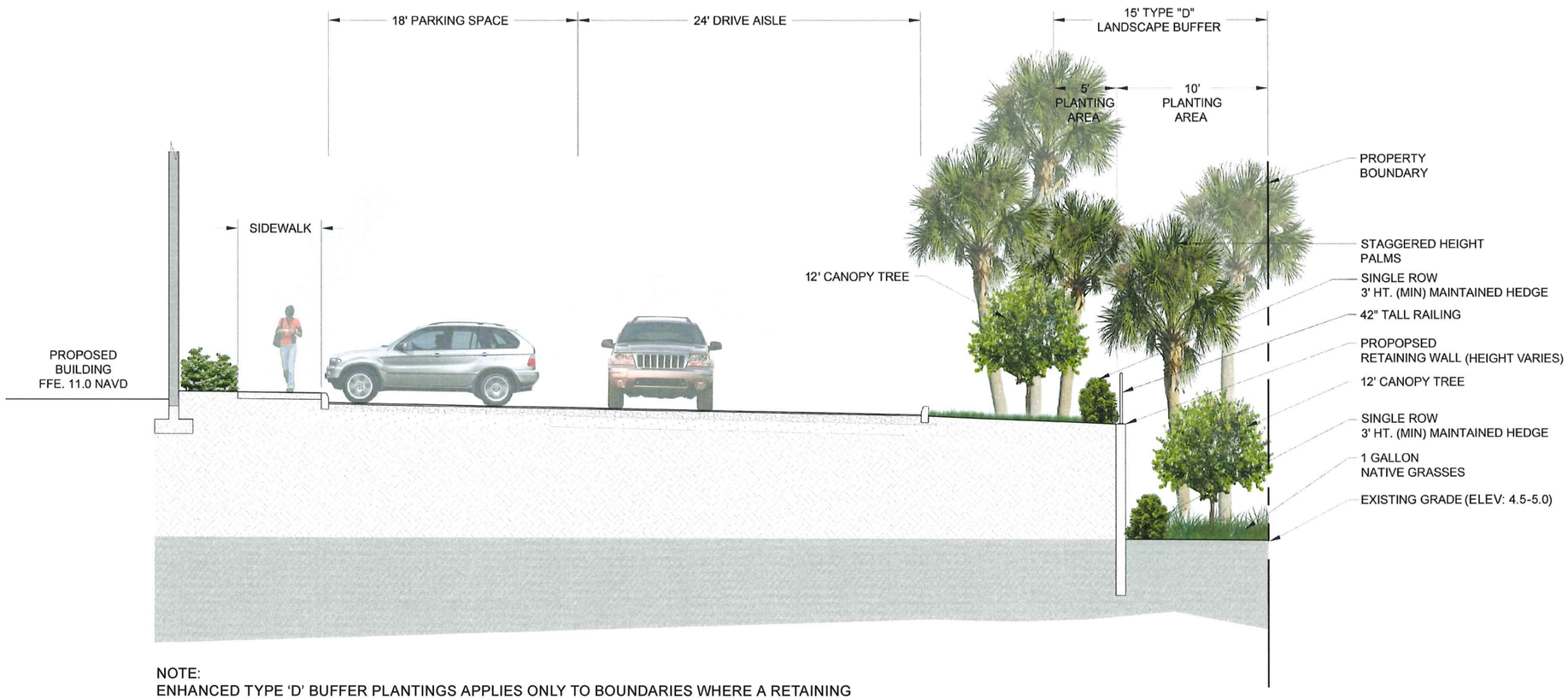
NOTES:

PROFESSIONAL SEALS:
PROFESSIONAL ENGINEER
FLORIDA LICENSE NUMBER

Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000532

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

SEC: 32	TWP: 45S RGE: 24E
City: FORT MYERS	County: LEE
Designed by:	J. WOODWARD
Drawn by:	J. WOODWARD
Date:	JUNE 2024
Horizontal Scale:	1" = 40'
Vertical Scale:	N.T.S.
Project Number:	P-HVC-001-002
File Name:	MCP.dwg
Sheet ID:	EX-01
Sheet Number:	1 of 1



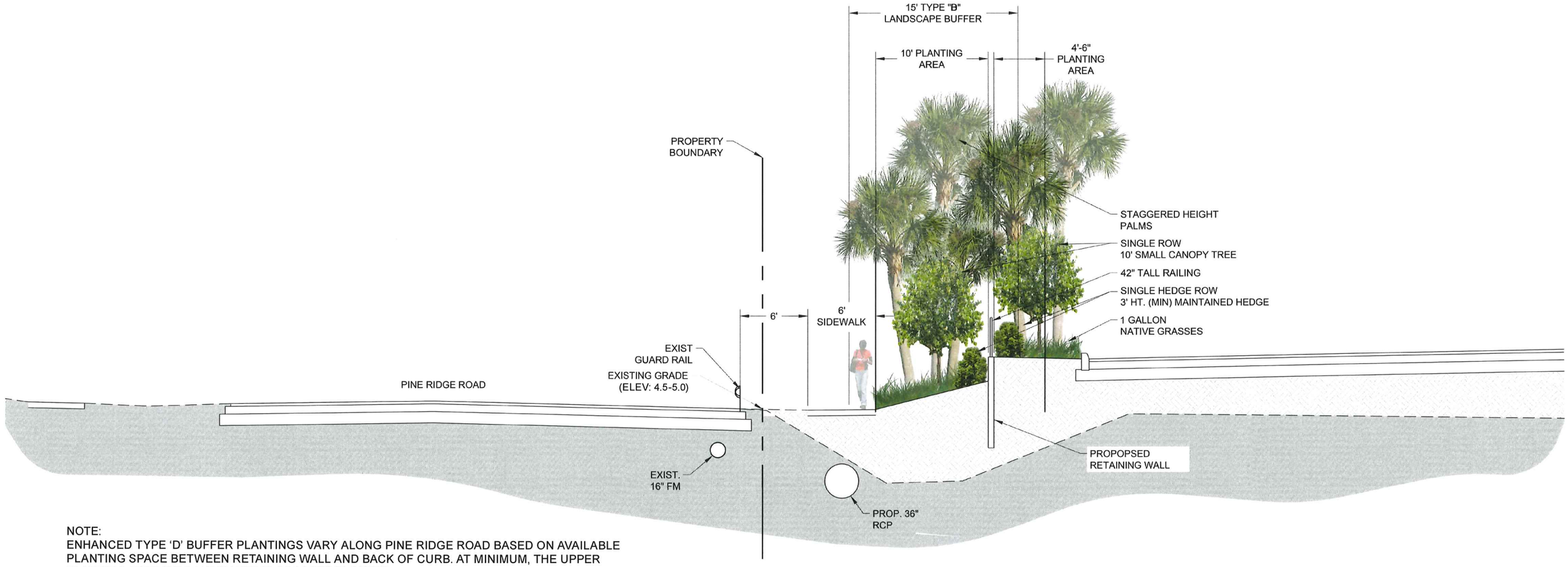
NOTE:
ENHANCED TYPE 'D' BUFFER PLANTINGS APPLIES ONLY TO BOUNDARIES WHERE A RETAINING WALL IS CONSTRUCTED. SHOULD A RETAINING WALL NOT BE CONSTRUCTED ALONG ANY PORTION OF THE PROPERTY BOUNDARIES, STANDARD TYPE 'D' BUFFER PLANTINGS WILL BE MET PER LDC REQUIREMENTS.

RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - SOUTH PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

0 1' 2'
SCALE: 1/4" = 1'-0"
For illustrative purposes only. Subject to change without notice.



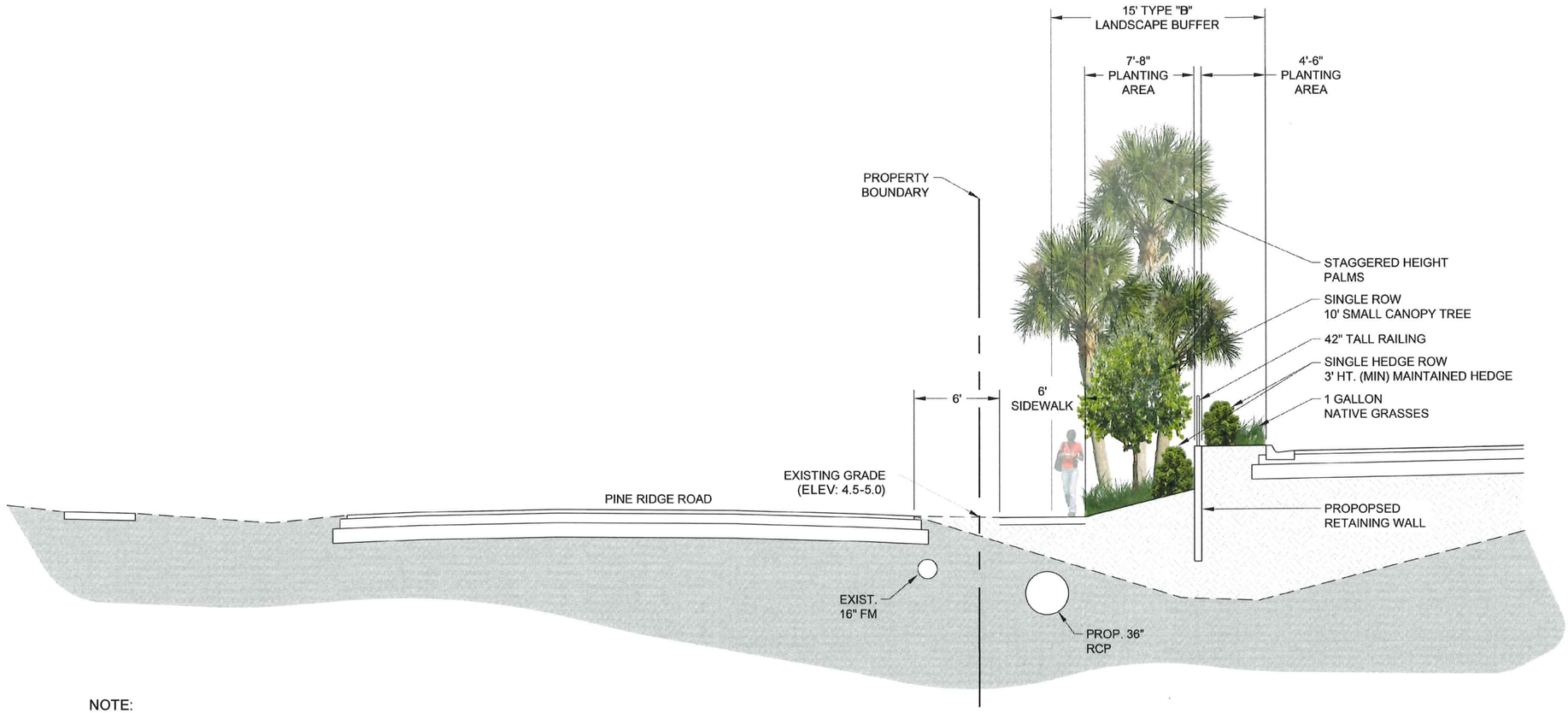
NOTE:
ENHANCED TYPE 'D' BUFFER PLANTINGS VARY ALONG PINE RIDGE ROAD BASED ON AVAILABLE PLANTING SPACE BETWEEN RETAINING WALL AND BACK OF CURB. AT MINIMUM, THE UPPER PLANTING AREA WILL HAVE NATIVE GRASSES PLANTED.

RVi
12100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

0 1' 2'
SCALE: 1/4" = 1'-0"
For illustrative purposes only.
Subject to change without notice.



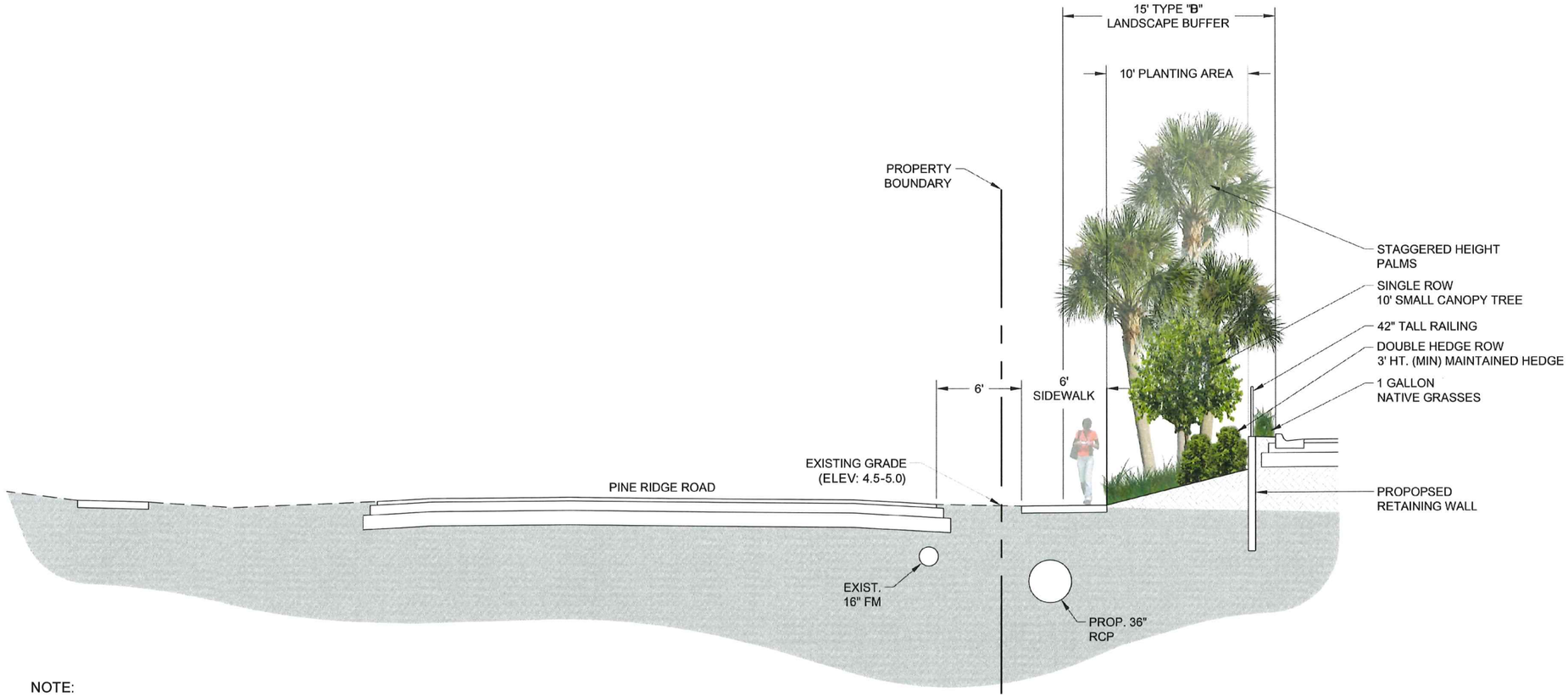
NOTE:
ENHANCED TYPE 'D' BUFFER PLANTINGS VARY ALONG PINE RIDGE ROAD BASED ON AVAILABLE PLANTING SPACE BETWEEN RETAINING WALL AND BACK OF CURB. AT MINIMUM, THE UPPER PLANTING AREA WILL HAVE NATIVE GRASSES PLANTED.

RVi
20120 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel 239.405.7777
www.rviplanning.com

HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

0 1' 2'
SCALE: 1/4" = 1'-0"
For illustrative purposes only.
Subject to change without notice.



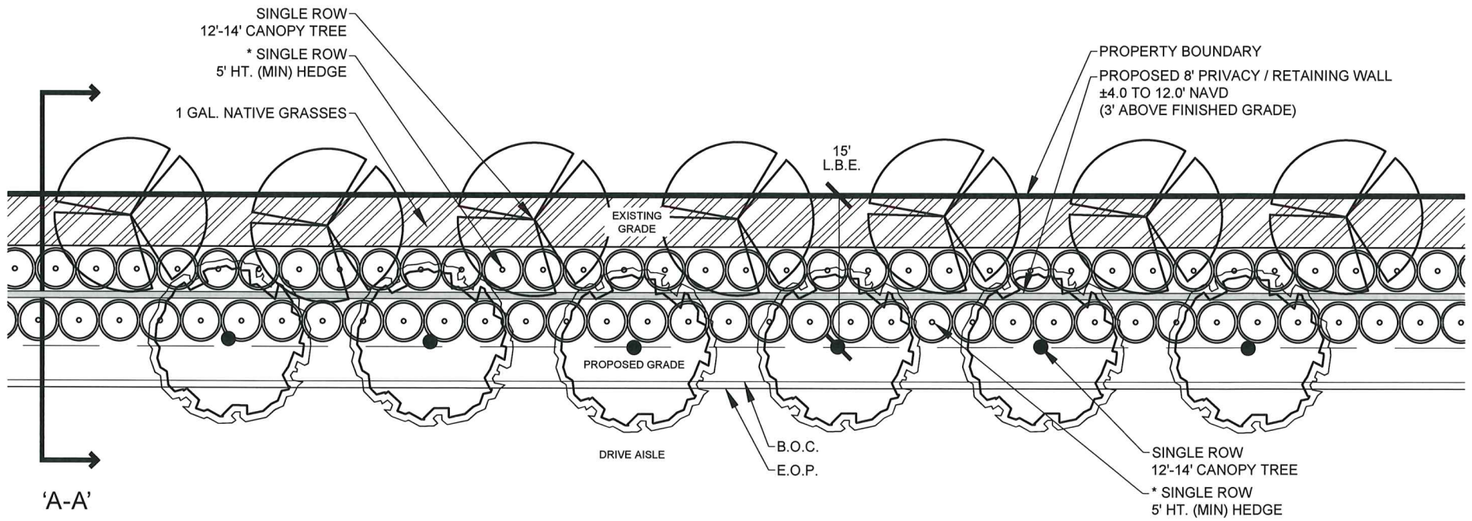
NOTE:
ENHANCED TYPE 'D' BUFFER PLANTINGS VARY ALONG PINE RIDGE ROAD BASED ON AVAILABLE PLANTING SPACE BETWEEN RETAINING WALL AND BACK OF CURB. AT MINIMUM, THE UPPER PLANTING AREA WILL HAVE NATIVE GRASSES PLANTED.

RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel 239.405.7777
www.rviplanning.com

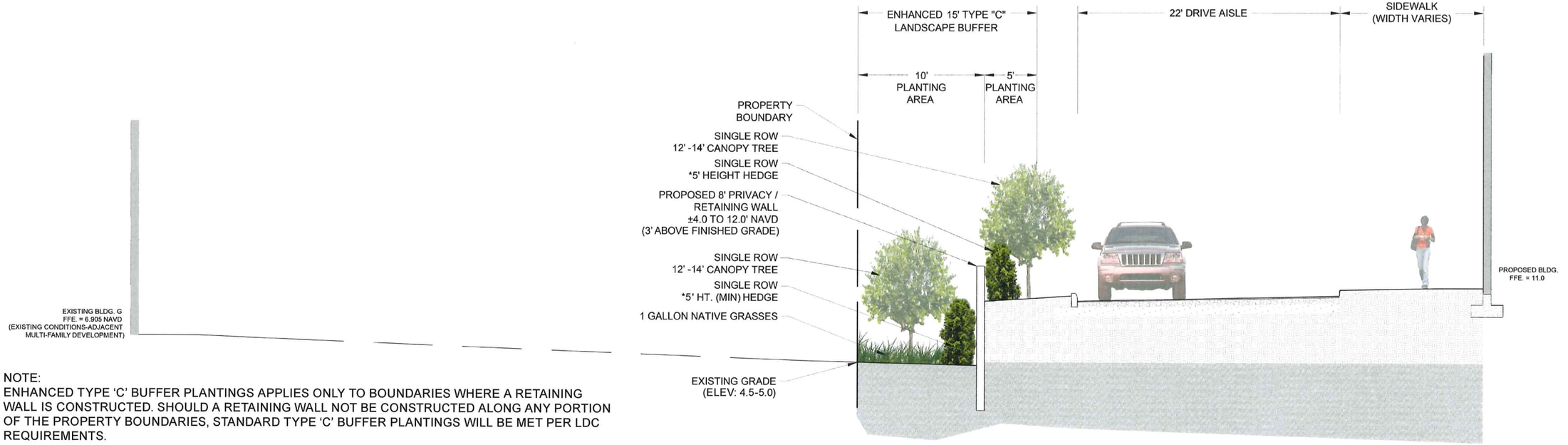
HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

0 1' 2'
SCALE: 1/4" = 1'-0"



100' TYPICAL - PLAN VIEW



NOTE:
ENHANCED TYPE 'C' BUFFER PLANTINGS APPLIES ONLY TO BOUNDARIES WHERE A RETAINING WALL IS CONSTRUCTED. SHOULD A RETAINING WALL NOT BE CONSTRUCTED ALONG ANY PORTION OF THE PROPERTY BOUNDARIES, STANDARD TYPE 'C' BUFFER PLANTINGS WILL BE MET PER LDC REQUIREMENTS.

*HEDGE AT EXISTING GRADE AND PROPOSED GRADE TO BE MAINTAINED AT 7' HEIGHT.

SECTION VIEW - 'A-A'

RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

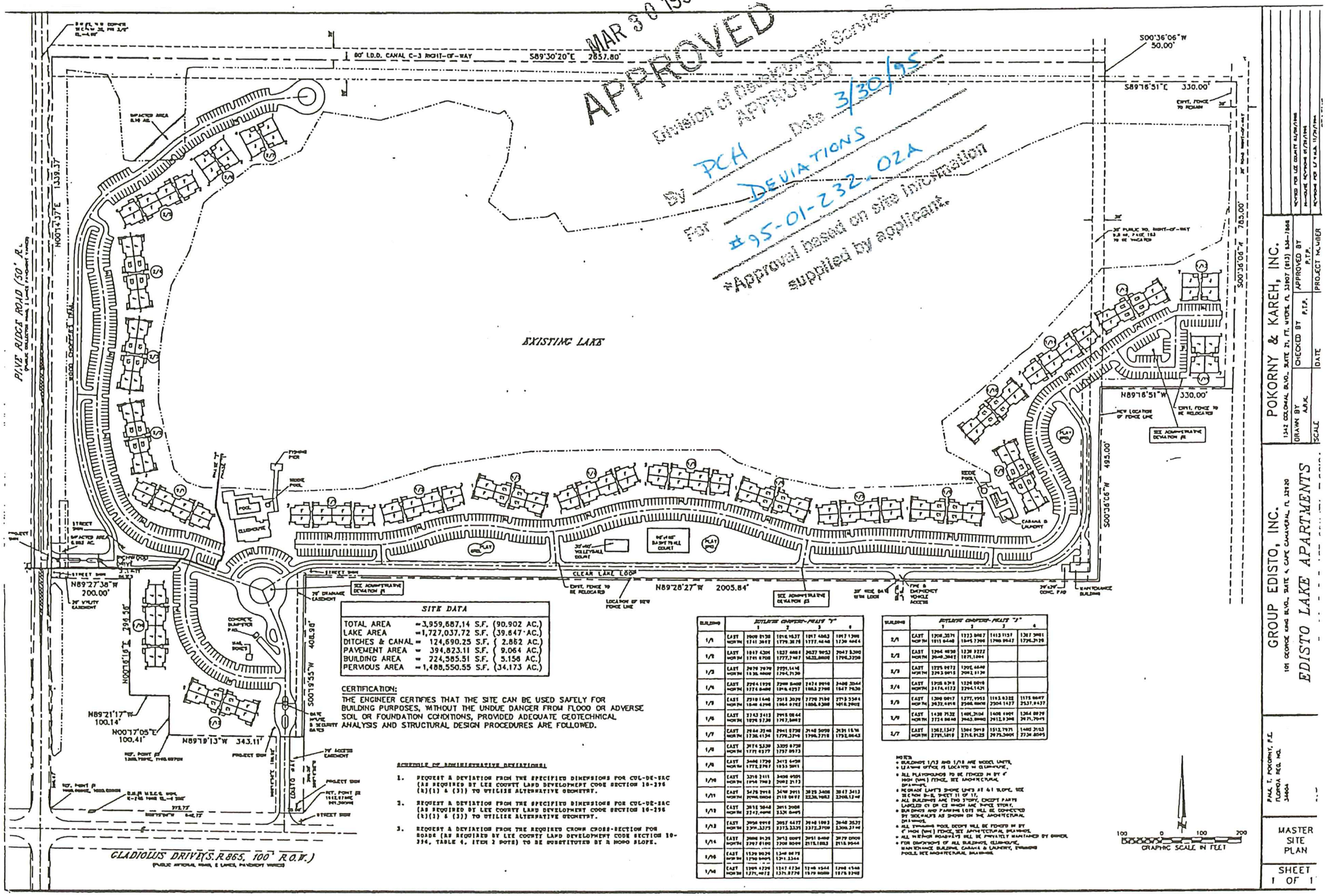
HEIGHTS CAREER TECH SCHOOL • ENHANCED TYPE 'C' BUFFER - NORTH & EAST PROPERTY

Lee County, FL
June 24, 2024
22005110

0 1' 2'
SCALE: 1/4" = 1'-0"
For illustrative purposes only.
Subject to change without notice.

EXHIBIT B2

DSO
MAR 30 1995
APPROVED
Division of Development Services
APPROVED
By PCH Date 3/30/95
For DEVIATIONS
#95-01-232.02A
*Approval based on site information supplied by applicant.


80' L.D.D. CANAL C-3 RIGHT-OF-WAY
S89°30'20"E 2657.80'
PINE RIDGE ROAD (30' R.
N00°42'37"E 1339.37'
EXISTING LAKE
S00°36'06"W 50.00'
S89°18'51"E 330.00'
S00°36'06"W 765.00'
N89°18'51"W 330.00'
S00°36'06"W 495.00'
N89°28'27"W 2005.84'
CLEAR LAKE LOOP
N89°27'38"W 200.00'
N00°16'19"E 296.36'
S00°19'55"W 408.98'
N89°21'17"W 100.14'
N00°17'05"E 100.41'
N89°19'13"W 343.11'
CLADIOLUS DRIVE(S.R.865, 100' R.O.W.)
SITE DATA
TOTAL AREA =3,959,687.14 S.F. (90.902 AC.)
LAKE AREA =1,727,037.72 S.F. (39.647 AC.)
DITCHES & CANAL = 124,690.25 S.F. (2.862 AC.)
PAVEMENT AREA = 394,823.11 S.F. (9.064 AC.)
BUILDING AREA = 224,585.51 S.F. (5.156 AC.)
PERVIOUS AREA =1,488,550.55 S.F. (34.173 AC.)
CERTIFICATION:
THE ENGINEER CERTIFIES THAT THE SITE CAN BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT THE UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS, PROVIDED ADEQUATE GEOTECHNICAL ANALYSIS AND STRUCTURAL DESIGN PROCEDURES ARE FOLLOWED.
SCHEDULE OF ADMINISTRATIVE DEVIATIONS:
1. REQUEST A DEVIATION FROM THE SPECIFIED DIMENSIONS FOR CUL-DE-SAC (AS REQUIRED BY LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-296 (b)(1) & (3)) TO UTILIZE ALTERNATIVE GEOMETRY.
2. REQUEST A DEVIATION FROM THE SPECIFIED DIMENSIONS FOR CUL-DE-SAC (AS REQUIRED BY LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-296 (b)(1) & (3)) TO UTILIZE ALTERNATIVE GEOMETRY.
3. REQUEST A DEVIATION FROM THE REQUIRED CROWN CROSS-SECTION FOR ROADS (AS REQUIRED BY LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-296, TABLE 4, ITEM 2 NOTE) TO BE SUBSTITUTED BY A MONO SLOPE.
NOTES:
• BUILDINGS 1/13 AND 1/18 ARE MODEL UNITS, LEASING OFFICE IS LOCATED IN CLUBHOUSE.
• ALL PLAYGROUNDS TO BE FENCED IN BY 4' HIGH (MIN.) FENCE, SEE ARCHITECTURAL DRAWINGS.
• PERIMETER LAKE'S SHORE LINES AT 4:1 SLOPE, SEE SECTION B-B, SHEET 11 OF 11.
• ALL BUILDINGS ARE TWO STORY, EXCEPT PARTS LABELED (1 OR 2) WHICH ARE THREE STORY.
• ALL BUILDINGS AND PARKING LOTS WILL BE CONNECTED BY SIDEWALKS AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
• ALL SWIMMING POOL DECKS WILL BE FENCED BY 4' HIGH (MIN.) FENCE, SEE ARCHITECTURAL DRAWINGS.
• ALL INTERIOR ROADWAYS WILL BE PRIVATELY MAINTAINED BY OWNER.
• FOR DEFINITIONS OF ALL BUILDINGS, CLUBHOUSE, MAINTENANCE BUILDING, CANALS & LAKE(S), SWIMMING POOLS, SEE ARCHITECTURAL DRAWINGS.
100 0 100 200
GRAPHIC SCALE IN FEET

BUILDING	BUILDING CHARACTERISTICS "1" 1	2	3	4
1/A	EAST	2909 3130	1916 9537	1917 4863	1917 1398
	NORTH	1741 3612	1779 3878	1777 4648	1736 4664
1/B	EAST	1817 4206	1827 4868	2627 9453	2947 5390
	NORTH	1741 8708	1777 7467	1622.8808	1796.3758
1/C	EAST	2979 7979	2921.1416		
	NORTH	1636.4808	1794.7139		
1/A	EAST	2964.1926	2988 8468	2674 9916	2688 2844
	NORTH	1773.8488	1814.9237	1882.2788	1847.7830
1/B	EAST	2319 1648	2313 3029	2778 7184	2783 3584
	NORTH	1848 4298	1884 8782	1886.5388	1918.2902
1/C	EAST	2743 2413	2913 08.44		
	NORTH	1829 5738	1787.3483		
1/A	EAST	2984 3748	2941 8788	2948 3898	2939 1836
	NORTH	1728.4134	1779.3396	1798.3718	1752.8463
1/B	EAST	2976 5339	3309 8738		
	NORTH	1779 4577	1797 8973		
1/C	EAST	3448 1729	3413 6498		
	NORTH	1772.3967	1833 3841		
1/A	EAST	3210 2411	3486 9581		
	NORTH	1898 7983	2082 2173		
1/B	EAST	3475 2918	3498 2911	3839 3486	3847 3413
	NORTH	2098.0808	2119 0892	2238.9683	2268.1248
1/C	EAST	2892 3648	2911 2908		
	NORTH	2221.4698	2324 8693		
1/A	EAST	2958 9918	2957 6477	2948 1983	2948 2837
	NORTH	2398.3275	2373.3331	2372.3708	2308.2748
1/B	EAST	2888 9135	2892 0089	2892 8488	2879 0908
	NORTH	2282 8108	2298 8089	2118.1883	2118.9548
1/C	EAST	2539 3939	2548 8878		
	NORTH	1798 8985	1841.3368		
1/A	EAST	1995 4729	1947 4734	1948 4548	1948 4548
	NORTH	1879.4872	1891.8779	1879 8888	1878.8948

BUILDING	BUILDING CHARACTERISTICS "1" 1	2	3	4
2/A	EAST	1208 2831	1223 3982	1413 7157	1261 3981
	NORTH	1811 6648	1845 7398	1788 9647	1726.3198
2/B	EAST	1264 4838	1238 9222		
	NORTH	2048.3847	1871.1884		
2/C	EAST	1325 8872	1295.4648		
	NORTH	2243 8813	2082.1138		
2/A	EAST	1208 8791	1284 8898		
	NORTH	2174.4722	2194.1428		
2/B	EAST	1288 0817	1277.9953	1193.8228	1175 8647
	NORTH	2432.4918	2548.8808	2504.1437	2537.8637
2/C	EAST	1438 7128	1481.3104	1408 1989	1384 8828
	NORTH	2724 8848	2662.3988	2412.5388	2417.7948
2/A	EAST	1382.1347	1384 3918	1312.7971	1482 3163
	NORTH	2291.1818	2216.8128	2975.3401	2726 8095

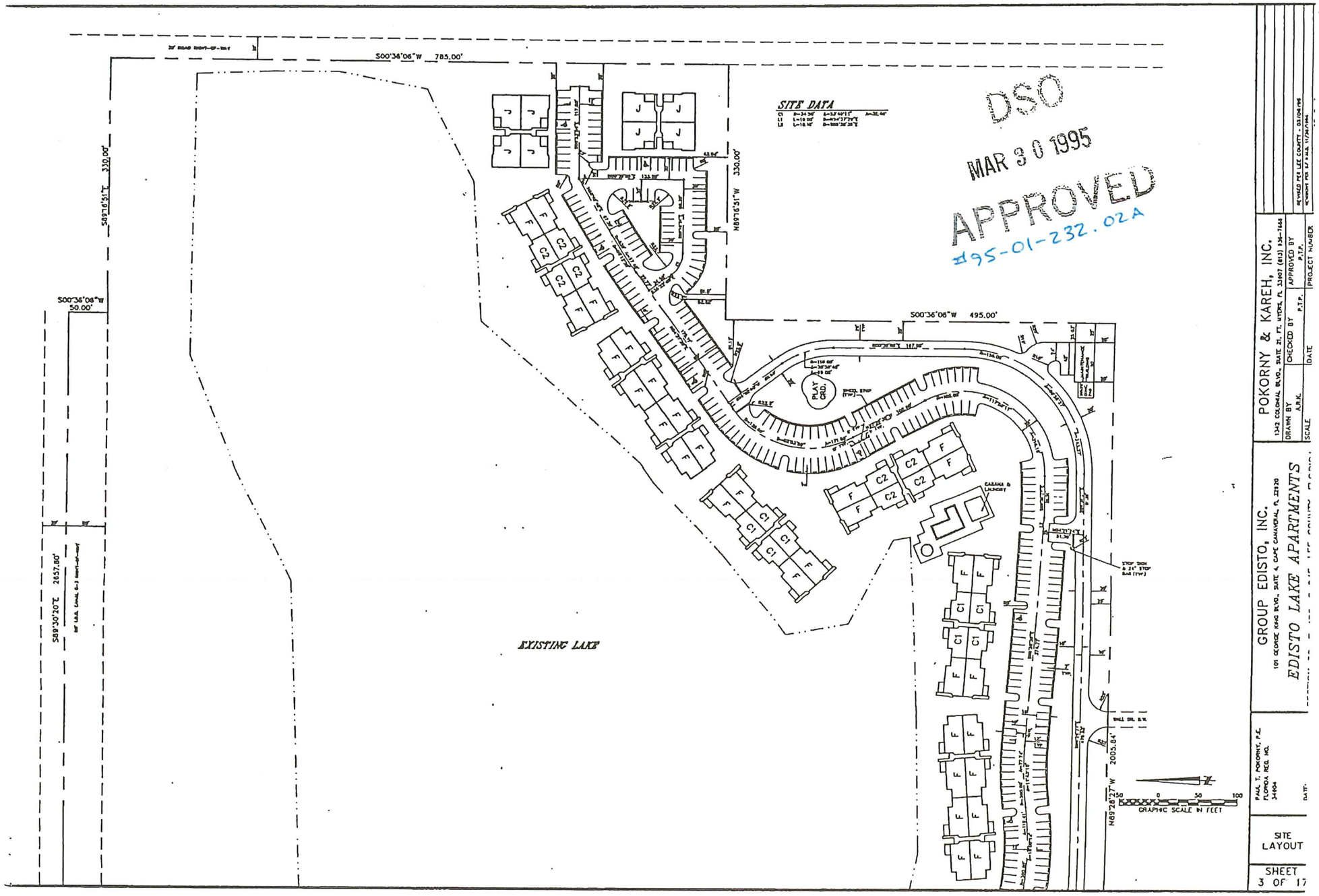
POKORNY & KAREH, INC.
1342 COLONIAL BLVD., SUITE 24, FT. MYERS, FL. 33907 (813) 334-1446
DRAWN BY: AJK | CHECKED BY: P.T.P. | APPROVED BY: P.T.P.
SCALE: | DATE: | PROJECT NUMBER:
REVISED PER LEE COUNTY REVIEWS 8/15/95
REVISED PER LEE COUNTY REVIEWS 9/15/95
REVISED PER LEE COUNTY REVIEWS 11/15/95

GROUP EDISTO, INC.
101 GEORGE KING BLVD., SUITE 4, CAPE CORAL, FL. 33990
EDISTO LAKE APARTMENTS

PAUL T. POKORNY, P.E.
FLORIDA REG. NO. 34604

MASTER SITE PLAN

SHEET 1 OF 1



DSO

MAR 30 1995

APPROVED

#95-01-232.02A

POKORNY & KAREH, INC.
1342 COLONIAL BLVD., SUITE 21, FT. MYERS, FL. 33907 (813) 936-1444

DRAWN BY	CHECKED BY	APPROVED BY	REVISED PER LEE COUNTY - 03/06/95
A.P.K.	P.T.P.	P.T.P.	REVISED PER F.P.L.& T.W.A. 11/28/1994
SCALE	DATE	PROJECT NUMBER	

GROUP EDISTO, INC.
101 GEORGE KING BLVD., SUITE 4, CAPE CORAL, FL. 33990

EDISTO LAKE APARTMENTS

PAUL T. POKORNY, P.E.
FLORIDA REG. NO. 34904

SITE LAYOUT

SHEET 3 OF 17

EXISTING LAKE

POOL

CLUBHOUSE

PLAY GRD.

N89°27'38"W 200.00'

N89°28'27"W 2005.84'

N00°16'16"E 298.35'

N00°43'37"E 395.07'

N89°21'17"W 100.14'

N00°17'05"E 100.41'

N89°19'13"W 343.11'

S00°19'53"W 406.98'

N00°19'55"E 199.82'

S00°19'35"W 200.00'

N89°15'04"W 642.73'

PINE RIDGE ROAD (50' R.O.W.)

GLADIOLUS DRIVE (S.R. 865, 100' R.O.W.)

CONCRETE DUMPSTER PAD

MAIL BOXES

STOP

STOP BAR

SITE DATA

STRIPING DETAIL

DEC

MAR 30 1995

APPROVED

#95-01-232.02A

GRAPHIC SCALE IN FEET

50 0 50 100

REVISED PER LEE COUNTY - 03/04/95

REVISED PER S.F.W.M.D. 11/24/94

STATUS

POKORNY & KAREH, INC.

1341 COLONIAL BLVD., SUITE 71, FT. MYERS, FL 33907 (813) 936-7444

DRAWN BY A.K.K.

CHECKED BY

APPROVED BY P.T.P.

DATE

PROJECT NUMBER

GROUP EDISTO, INC.

101 GEORGE KING BLVD., SUITE 4, CAPE CANAVERAL, FL 32920

EDISTO LAKE APARTMENTS

SCALE

PAUL T. POKORNY, P.E.
FLORIDA REG. NO. 24404

SITE LAYOUT

SHEET 5 OF

GENERAL NOTES:

1. Boundary and topographic information was obtained from a survey performed by D. B. Lasser Associates, INC., dated September 8, 1994 and revised to location on F.L.S.P. No. Please refer to Boundary & T. O. Survey (sheet no. 1 of 1) for additional notes & legal description of P.O.B. and P.O.C. utilized in this site plan.
2. Existing zoning will be [illegible] to accommodate site plan. Application number 2-94-31 was [illegible] approved [illegible] development.
3. Development is located in the Iona Beautiful Pine Protection and Septic Tank District. [illegible] Village Zone.
4. Location will be via existing Lee County utilities. Developer to verify the availability of the existing water and sewer service located on & abutting the project and shall pay [illegible] to Lee County Utilities and Florida Cities Water Company.
5. For minimum depth of all utility lines, see utility plans, [illegible] sheets.
6. Minimum of 10' vertical and 10' horizontal clearance between water lines and sewer lines.
7. Existing drainage lines do not apply to this project.
8. There are no known wells on or adjacent to this project.
9. Utilities:
   Water: Florida Cities Water Co., 7391 College Parkway
   Sewer: Lee County Utilities, 2611 Ellsworth Avenue
   Electric: Lee County Utilities, 2611 Ellsworth Avenue
   Telephone: [illegible] Florida Power & Light Co., 1731 Victoria Avenue
   Telephone: Contact Voice Telephone - Florida, 1131 Lee Street
   Cable Television: Only Regional Inc., Ext. 21 East
10. Fire hydrants are located within [illegible] distance as [illegible] sheets.
11. There will be no potential impacts to Estero Bay Surface Waters.
12. There are no Estuarine Plants on this site.
13. All septic construction (if any) located within the development will be inspected, and fire dept. shall be notified prior [illegible] construction.
14. All driveways are placed on the directional geometric vertical datum of 1929 (NGVD 29).
15. Site will [illegible] Ft. 9, Gallagable Pine Drive, Unit 19, [illegible] Drive, Lee Unit 32, [illegible] Pine Road, Incorporated, [illegible] Unit, Property of Lee County, Florida).
16. [illegible] does not lie within an Archaeological Sensitivity Area.
17. The proposed land use is not in any floodplain, floodway, or drainage area.
18. All [illegible] shall to be covered or seeded [illegible] Grass, except [illegible] with native vegetation.
19. All [illegible] shall fall within the [illegible] Planting Easement.
20. [illegible] within existing facilities at planting density, no [illegible] planting, [illegible] [illegible] shall be [illegible] [illegible] [illegible] 1 - 2" caliper, 3 - 3" caliper.
21. [illegible] maintenance will be provided by or site will be [illegible] facilities. Refer to detailed calculations and [illegible] information. Refer to Final Engineering Plans for [illegible] plans for the operation and maintenance of the [illegible]. The [illegible] Services, Inc., Engineer Declared with Development Order [illegible].

LAND USE/DENSITY:

Total Site	20.362 Ac.	
Buildings Area	3.222 Ac.	(15.82%)
Paved Area	5.166 Ac.	(25.37%)
Total Impervious	24.388 Ac.	(41.19%)
Open Area	15.647 Ac.	(76.83%)
Preserve Area	4.714 Ac.	(23.15%)
Existing Area	20.173 Ac.	(99.04%)

MINIMUM OPEN SPACE CALCULATIONS:

Impervious Open Space = (Ac) X (43,560 SQ/Ac) = 3,303,616 S.F.
Open Space on Land = 1,222,336 S.F.
Part of Lake = 195,344 S.F. (75% of 3,303,616 S.F.)
Total Provided = 1,417,680 S.F.

SURFACE WATER MANAGEMENT:

5-YEAR 1-DAY PLANS EVENT ELEVATION = 3.17
Existing controlling elevation of Perimeter Ponds = 5.50

25-YEAR 3-DAY PLANS EVENT ELEVATION = 6.54
Proposed Road Elevation = 6.55

100-YEAR 3-DAY PLANS EVENT ELEVATION = 6.95
Proposed Finished Floor Elevation = 8.00

Positive Quality Volume = 3.19 AC-FT OF RETENTION

Positive Quality Volume = 69.25 AC-FT OF RETENTION

The owner will be responsible for the [illegible] and maintenance of the [illegible] water management system.

PROPOSED LAND USE CLASSIFICATION

The proposed land is the following code basis:

100 - Water Land is primarily without positive individual or [illegible] activity
110 [illegible]
120 Land less than 10 acres
121 Land [illegible] than 10 acres, but less than 100 acres
122 Predominantly water (artificially created)

For planning land use, zoning and permit classification system (Form 1991).

PROPOSED LAND USE CLASSIFICATION

120 - Residential, Medium Density

SCREENING AND LANDSCAPING NOTES:

1. Species and [illegible] of the Florida Department of Agriculture [illegible] to be planted and [illegible] Landscaping shall be [illegible].
2. Fifty percent (50%) of the total number of required shrubs used to [illegible] Landscaping shall be [illegible].
3. Trees used for [illegible] to be [illegible] (if only [illegible] and only [illegible] of a minimum of 6 [illegible] Development [illegible] Code) shall be a minimum of 8 [illegible].
4. Tree [illegible] may not be used as planting [illegible].
5. [illegible] prohibited [illegible] of all prohibited plants [illegible] and [illegible] [illegible] Landscaping areas shall be provided [illegible] as defined by the [illegible].
6. The developer may [illegible] to [illegible] of different [illegible] shown.
7. Live [illegible] shall be planted in [illegible] & shrubs as to [illegible] a [illegible] appearance not [illegible] [illegible] [illegible] [illegible] within one (1) year after planting.
8. Trees existing [illegible] native [illegible] which are a [illegible] diameter of [illegible] inches as [illegible] measured at [illegible] [illegible] [illegible] [illegible] above the ground [illegible], shall [illegible] a credit of [illegible] [illegible] [illegible] the [illegible] Landscape [illegible]. Failure which are [illegible] or [illegible] from [illegible] level to [illegible] of [illegible], shall [illegible] a credit of [illegible] [illegible]. Credits for [illegible] trees may be used to [illegible] the [illegible] [illegible] [illegible] [illegible]

Exhibit C

EXHIBITS PRESENTED AT HEARING

STAFF EXHIBITS

a. *48-Hour Notice:* Email from MarySue Groth to Maria Perez, with copies to Jessica Harrelson and Jamie Princing, dated Tuesday, August 13, 2024, 1:55 PM (multiple pages 8.5"x11" and 11"x17")

b. *Second 48-Hour Notice:* Email from MarySue Groth to Maria Perez, with copies to Jessica Harrelson and Jamie Princing, dated Tuesday, August 13, 2024, 2:30 PM (multiple pages 8.5"x11" and 11"x17")

1. *DCD Staff Report with attachments for DCI:* Prepared by MarySue Groth, Planner, date received March 13, 2024 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]

2. *Notice of Publication:* for DCI2023-00033, Heights Career Technical School (Crosslands CPD)(2 pages – 8.5"x11")

3. *PowerPoint Presentation:* Prepared by Lee County Staff for DCI2023-00033, Heights Career Technical School (Crosslands CPD), dated August 15, 2024 (multiple pages – 8.5"x11")[color]

APPLICANT EXHIBITS

a. *48-Hour Notice:* Email from MarySue Groth to Maria Perez, with copies to Tracy Toussaint, Jamie Princing, and Jessica Harrelson, dated Thursday, August 8, 2024, 3:34 PM, submitting Applicant's 48-Hour Notice Email with attachments (multiple pages 8.5"x11" and 11"x17")

1. *PowerPoint Presentation:* Heights Career Technical School (Crosslands CPD), dated August 15, 2024 (multiple pages – 8.5"x11")[color]

2. *Master Concept Plan:* Prepared by Peninsula Engineering for Heights Career Technical School (Crosslands CPD), dated June 2024(6 pages – 8.5"x11")

Exhibit D

HEARING PARTICIPANTS

County Staff:

1. MarySue Groth

Applicant Representatives:

1. Yury Bykau
2. Jessica Harrelson
3. Will Hellman
4. Kathryn Kelly
5. Andrew Mcauley
6. Neale Montgomery, Esq.
7. Javier Salazar
8. Jenny Woodward

Public Participants:

1. John DeMaster
2. Jim Dwyer
3. Chuck Ketteman
4. Kevin Shimp
5. Charlotte Wheatcraft

Exhibit E

INFORMATION

UNAUTHORIZED COMMUNICATIONS

The LDC prohibits communications with the Hearing Examiner or her staff on the substance of pending zoning actions. There are limited exceptions for written communications requested by the Hearing Examiner, or where the Hearing Examiner seeks advice from a disinterested expert.

HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS

A. The Hearing Examiner will provide a copy of this recommendation to the Board of County Commissioners.

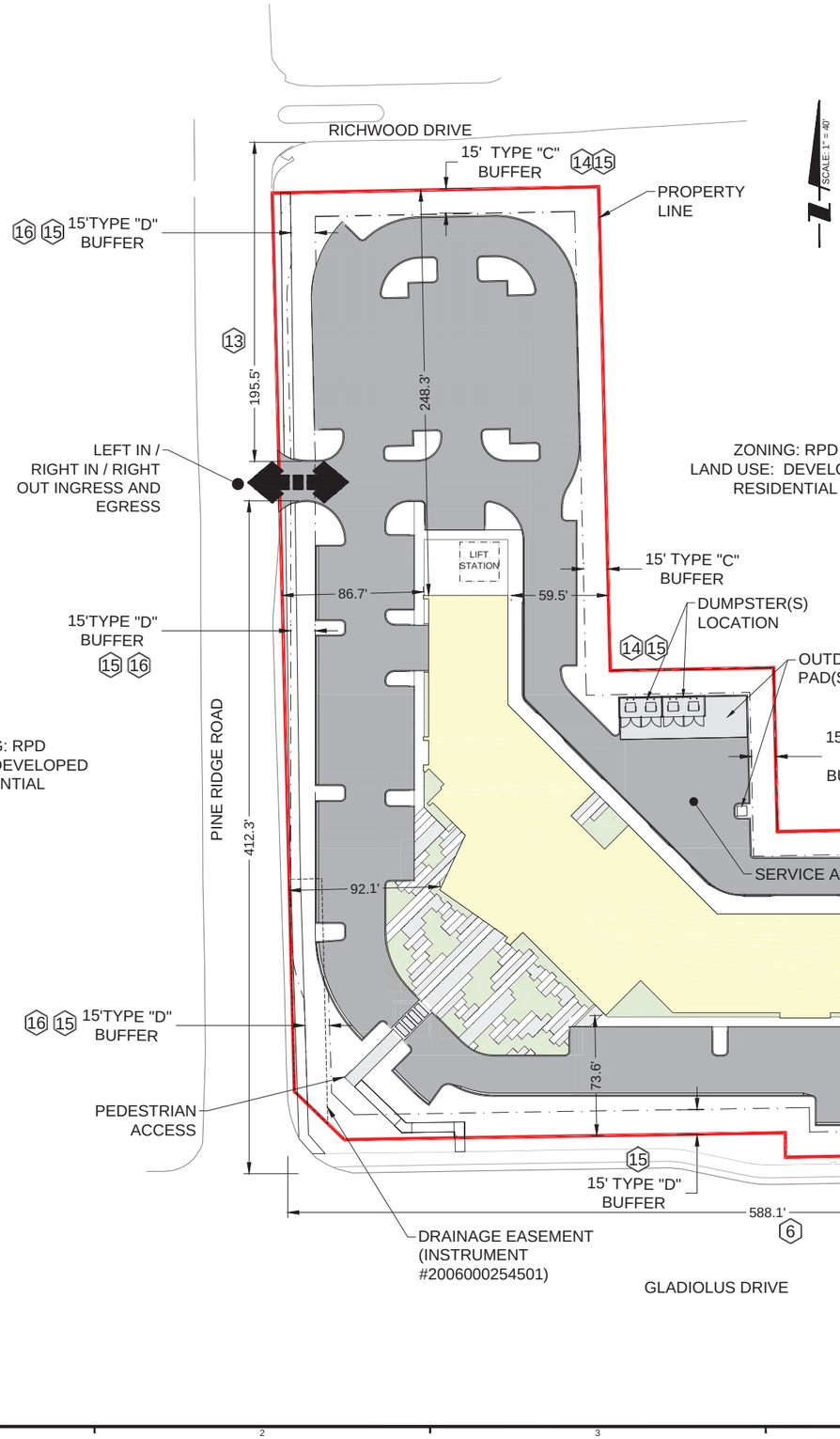
B. The Board will hold a final hearing to consider the Recommendation and record made before the Hearing Examiner. The Department of Community Development will notify hearing participants of the final hearing date. Only Parties and participants may address the Board at the final hearing. Presentation by participants are limited to the substance of testimony presented to the Hearing Examiner, testimony concerning the correctness of Findings of Fact or Conclusions of Law contained in the Recommendation, or allegations of relevant new evidence not known or that could not have been reasonably discovered by the speaker at the time of the Hearing Examiner hearing.

C. Participants may not submit documents to the Board of County Commissioners unless they were marked as Exhibits by the Hearing Examiner. Documents must have the Exhibit number assigned at hearing.

COPIES OF TESTIMONY AND TRANSCRIPTS

A. Every hearing is recorded. Recordings are public records that become part of the case file maintained by the Department of Community Development. The case file and recordings are available for public examination Monday through Friday between 8:00 a.m. and 4:30 p.m.

B. A verbatim transcript may also be available for purchase from the court reporting service.



ZONING: RPD
LAND USE: DEVELOPED RESIDENTIAL

ZONING: RPD
LAND USE: DEVELOPED RESIDENTIAL

ZONING: TFC-2
LAND USE: UNDEVELOPED RESIDENTIAL

MINIMUM SETBACK		
	REQUIRED	PROVIDED
STREET-RICHWOOD DRIVE (PRIVATE)	20.0'	248.3'
STREET- GLADIOLUS DRIVE FRONT YARD (ARTERIAL)	25.0'	73.6'
STREET-PINE RIDGE ROAD (COLLECTOR)	25.0'	86.7'
SIDE YARD	15.0'	52.8'

PARKING SPACE REQUIREMENTS:

PER LDC SECTION 34-2020, TABLE B, VOCATIONAL INSTITUTIONS ARE REQUIRED TO PROVIDE ONE PARKING SPACE PER EMPLOYEE PLUS STUDENT PARKING AS THE DIRECTOR SEEMS NECESSARY. PARKING REQUIREMNTS TO BE PROVIDED AT TIME OF DEVELOPMENT ORDER

PLANNING NOTES:

CURRENT/PROPOSED ZONING:	CROSSLANDS CPD
CURRENT LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	INSTITUTIONAL
FUTURE LAND USE:	URBAN COMMUNITY
PROJECT ACREAGE:	4.88-ACRES
MAXIMUM INTENSITY:	66,500 SF
MAXIMUM BUILDING HEIGHT:	50'

LEGEND

- ASPHALT PAVEMENT
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED BUILDING FOUNDATION PLANTINGS
- PROPERTY BOUNDARY
- INGRESS / EGRESS ACCESS

OPEN SPACE CALCULATIONS

PROPERTY AREA: 4.88 AC

REQUIRED OPEN SPACE CALCULATION:
- 30% OF PROPERTY AREA
- 4.88 AC. X 30%
- TOTAL REQUIRED OPEN SPACE: 1.46 AC

PROVIDED OPEN SPACE CALCUATION:
(30% OF REQUIRED OPEN SPACE

- TOTAL OPEN SPACE PROVIDED: 1.51 AC

DEVIATIONS

13 CONNECTION SEPERATION
6 EXISTING DEVIATION AND EXISTING CONDITION (INTERSECTION SPACING)
14 WALL MEASUREMENT
15 PLANT MATERIAL STANDARDS
16 USE OF BUFFER AREAS

PENINSULA ENGINEERING
• CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
• PLANNING AND ZONING • SURVEYING
• ENVIRONMENTAL SERVICES • LAND DEVELOPMENT
2600 Golden Gate Pkwy Naples, FL 34105
239.403.6700 Pen-Eng.com

PROJECT:

HEIGHTS CAREER TECHNICAL SCHOOL AT CROSSLANDS CPD

TITLE:

MASTER CONCEPT PLAN

CLIENT:

THE HEIGHTS LAND COMPANY, INC.

REVISIONS:

No:	Revision:	Date:

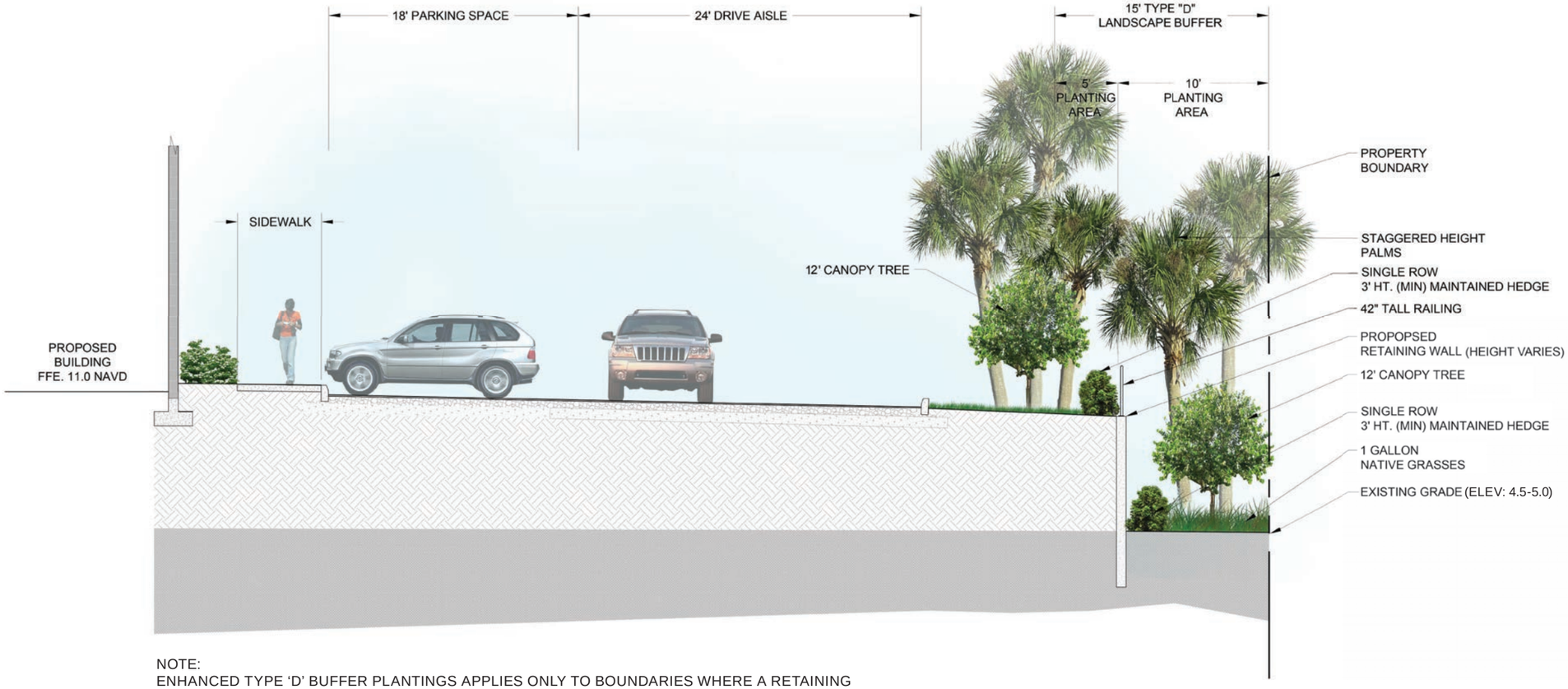
NOTES:

PROFESSIONAL SEALS:
PROFESSIONAL ENGINEER:
FLORIDA LICENSE NUMBER:

Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

SEC:	32	TWP: 45S	RGE: 24E
City:	FORT MYERS	County:	LEE
Designed by:			J. WOODWARD
Drawn by:			J. WOODWARD
Date:			JUNE 2024
Horizontal Scale:			1" = 40'
Vertical Scale:			N.T.S.
Project Number:			P-HVC-001-002
File Name:			MCP.dwg
Sheet ID:			EX-01
Sheet Number:			1 of 1



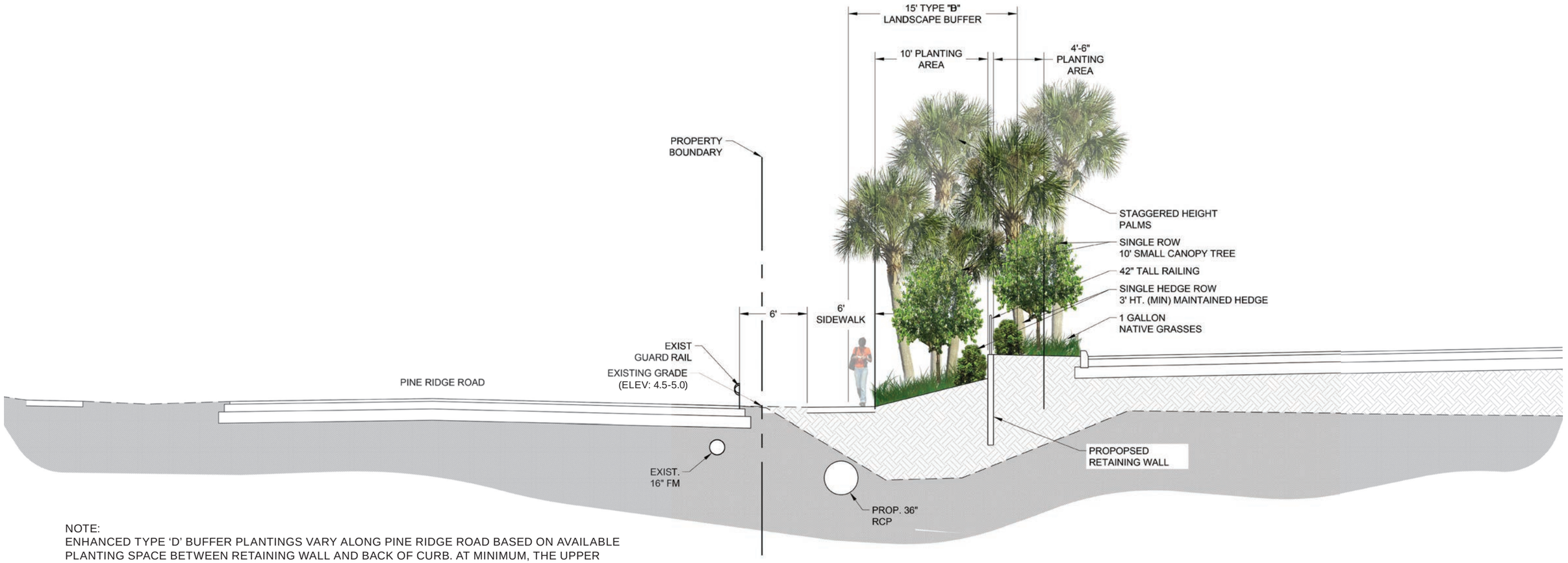
NOTE:
ENHANCED TYPE 'D' BUFFER PLANTINGS APPLIES ONLY TO BOUNDARIES WHERE A RETAINING WALL IS CONSTRUCTED. SHOULD A RETAINING WALL NOT BE CONSTRUCTED ALONG ANY PORTION OF THE PROPERTY BOUNDARIES, STANDARD TYPE 'D' BUFFER PLANTINGS WILL BE MET PER LDC REQUIREMENTS.

28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

HEIGHTS CAREER TECH SCHOOL • **TYPE 'D' BUFFER - SOUTH PROPERTY BOUNDARY**

Lee County, FL
June 24, 2024
22005110

0 1' 2'
SCALE: 1/4" = 1'-0"
For illustrative purposes only. Subject to change without notice.



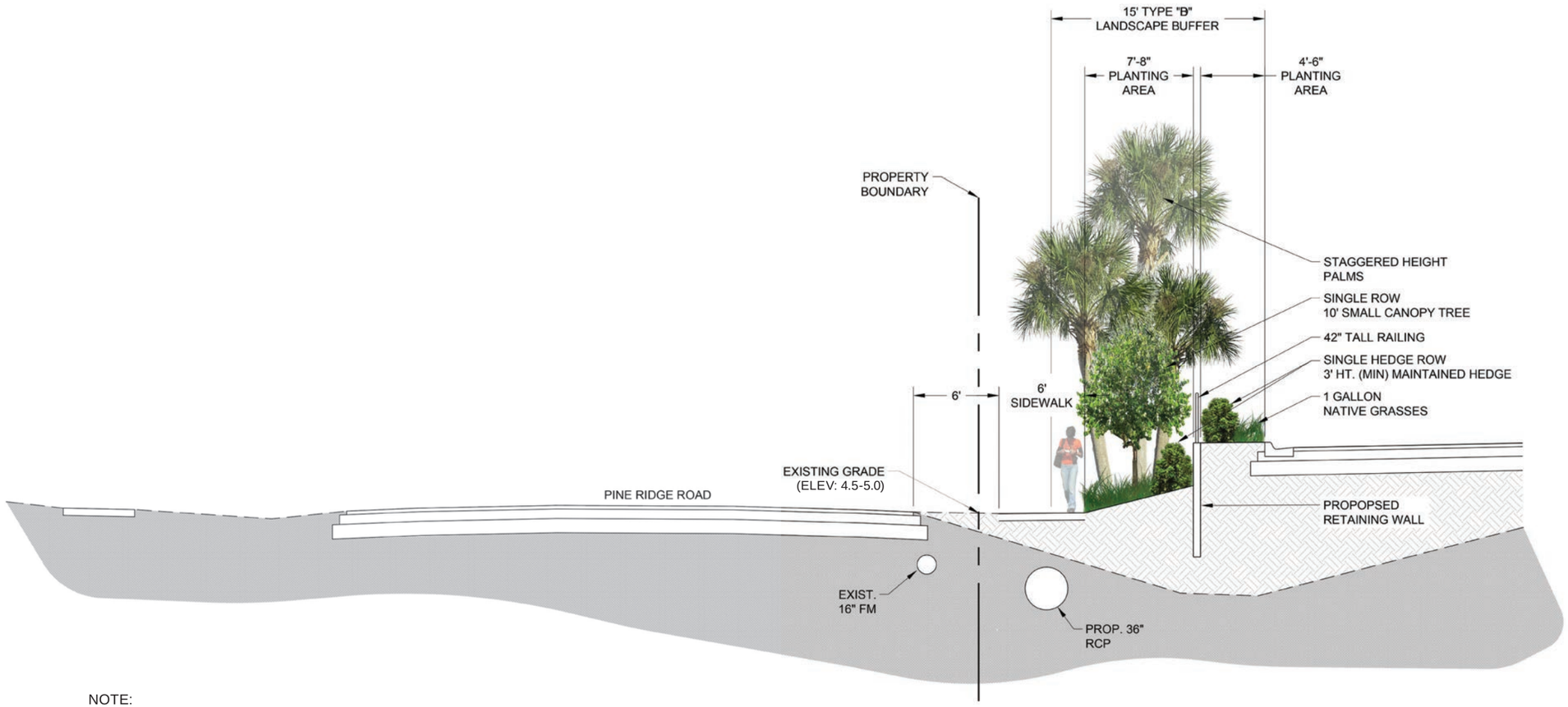
NOTE:
ENHANCED TYPE 'D' BUFFER PLANTINGS VARY ALONG PINE RIDGE ROAD BASED ON AVAILABLE PLANTING SPACE BETWEEN RETAINING WALL AND BACK OF CURB. AT MINIMUM, THE UPPER PLANTING AREA WILL HAVE NATIVE GRASSES PLANTED.

28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

HEIGHTS CAREER TECH SCHOOL • TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY

Lee County, FL
June 24, 2024
22005110

0 1' 2'
SCALE: 1/4" = 1'-0"
For illustrative purposes only.
Subject to change without notice.



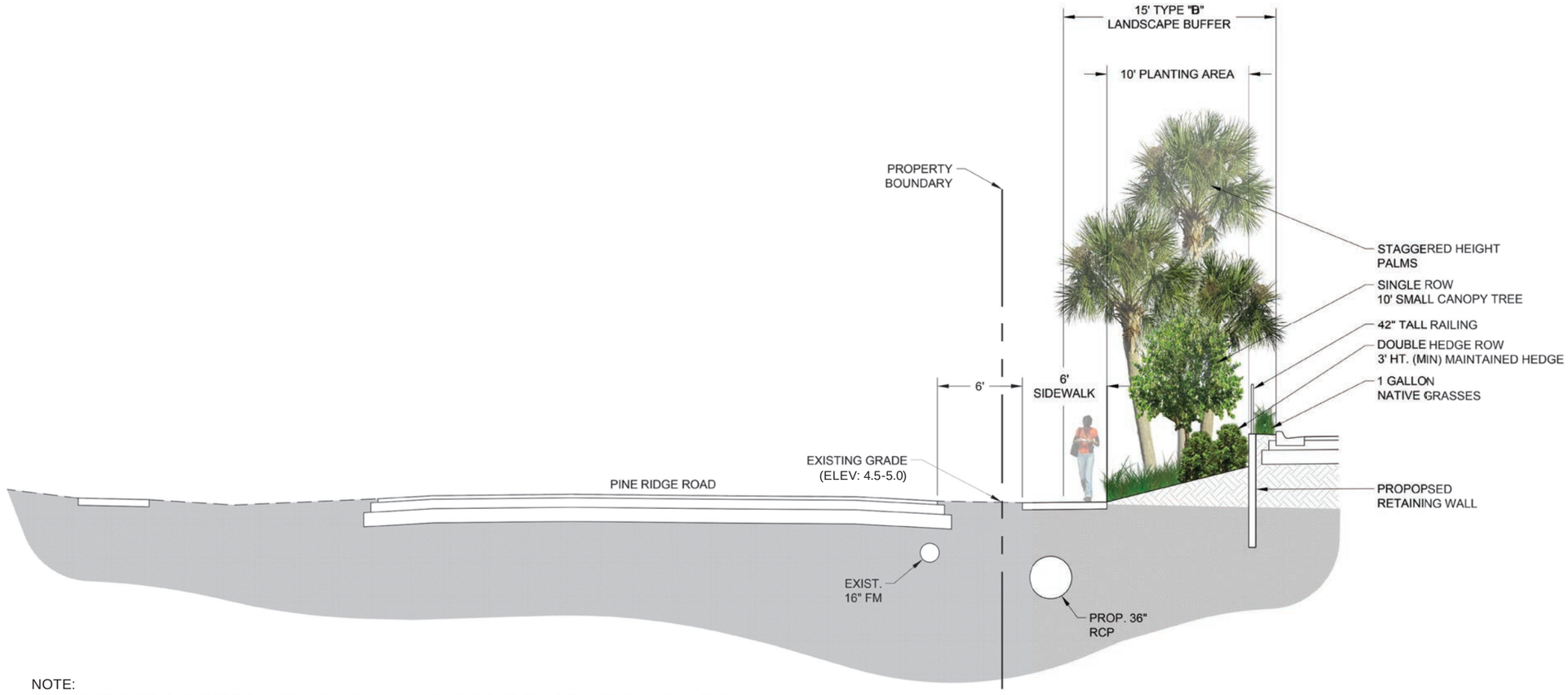
NOTE:
ENHANCED TYPE 'D' BUFFER PLANTINGS VARY ALONG PINE RIDGE ROAD BASED ON AVAILABLE PLANTING SPACE BETWEEN RETAINING WALL AND BACK OF CURB. AT MINIMUM, THE UPPER PLANTING AREA WILL HAVE NATIVE GRASSES PLANTED.

28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

HEIGHTS CAREER TECH SCHOOL • **TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY**

Lee County, FL
June 24, 2024
22005110

0 1' 2'
SCALE: 1/4" = 1'-0"
For illustrative purposes only.
Subject to change without notice.



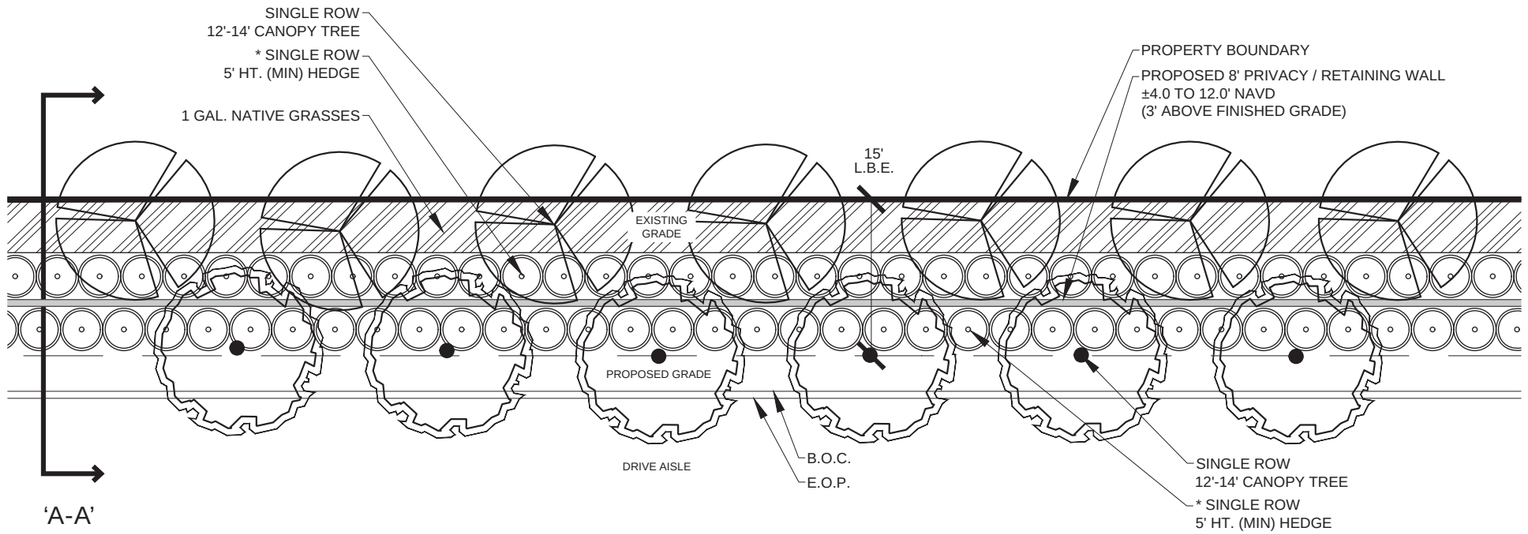
NOTE:
ENHANCED TYPE 'D' BUFFER PLANTINGS VARY ALONG PINE RIDGE ROAD BASED ON AVAILABLE PLANTING SPACE BETWEEN RETAINING WALL AND BACK OF CURB. AT MINIMUM, THE UPPER PLANTING AREA WILL HAVE NATIVE GRASSES PLANTED.

28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

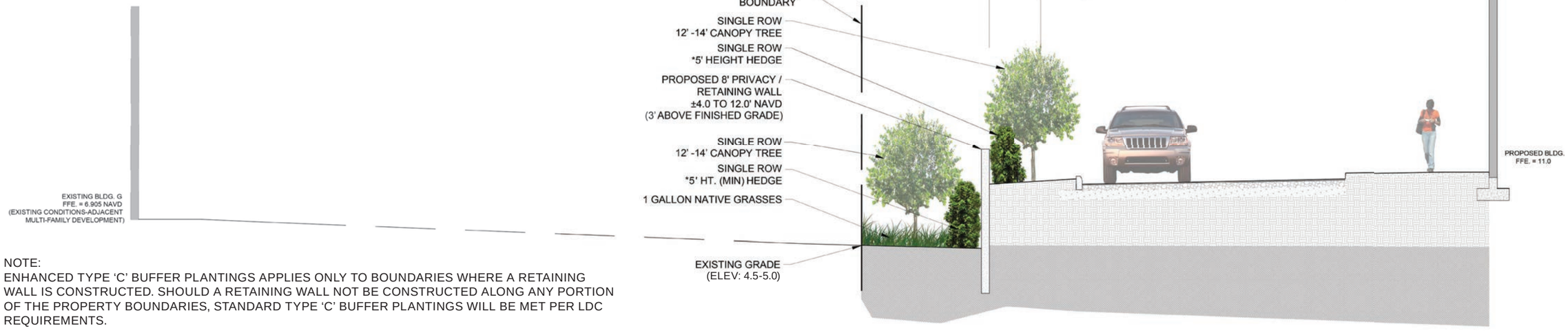
HEIGHTS CAREER TECH SCHOOL • **TYPE 'D' BUFFER - WEST PROPERTY BOUNDARY**

Lee County, FL
June 24, 2024
22005110

0 1' 2'
SCALE: 1/4" = 1'-0"
For illustrative purposes only.
Subject to change without notice.



100' TYPICAL - PLAN VIEW



NOTE:
ENHANCED TYPE 'C' BUFFER PLANTINGS APPLIES ONLY TO BOUNDARIES WHERE A RETAINING WALL IS CONSTRUCTED. SHOULD A RETAINING WALL NOT BE CONSTRUCTED ALONG ANY PORTION OF THE PROPERTY BOUNDARIES, STANDARD TYPE 'C' BUFFER PLANTINGS WILL BE MET PER LDC REQUIREMENTS.

*HEDGE AT EXISTING GRADE AND PROPOSED GRADE TO BE MAINTAINED AT 7' HEIGHT.

SECTION VIEW - 'A-A'

RVi
28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

HEIGHTS CAREER TECH SCHOOL • ENHANCED TYPE 'C' BUFFER - NORTH & EAST PROPERTY

Lee County, FL
June 24, 2024
22005110

0 1' 2'
SCALE: 1/4" = 1'-0"
For illustrative purposes only.
Subject to change without notice.

DSD

MAR 30 1995

APPROVED

Division of Development Services

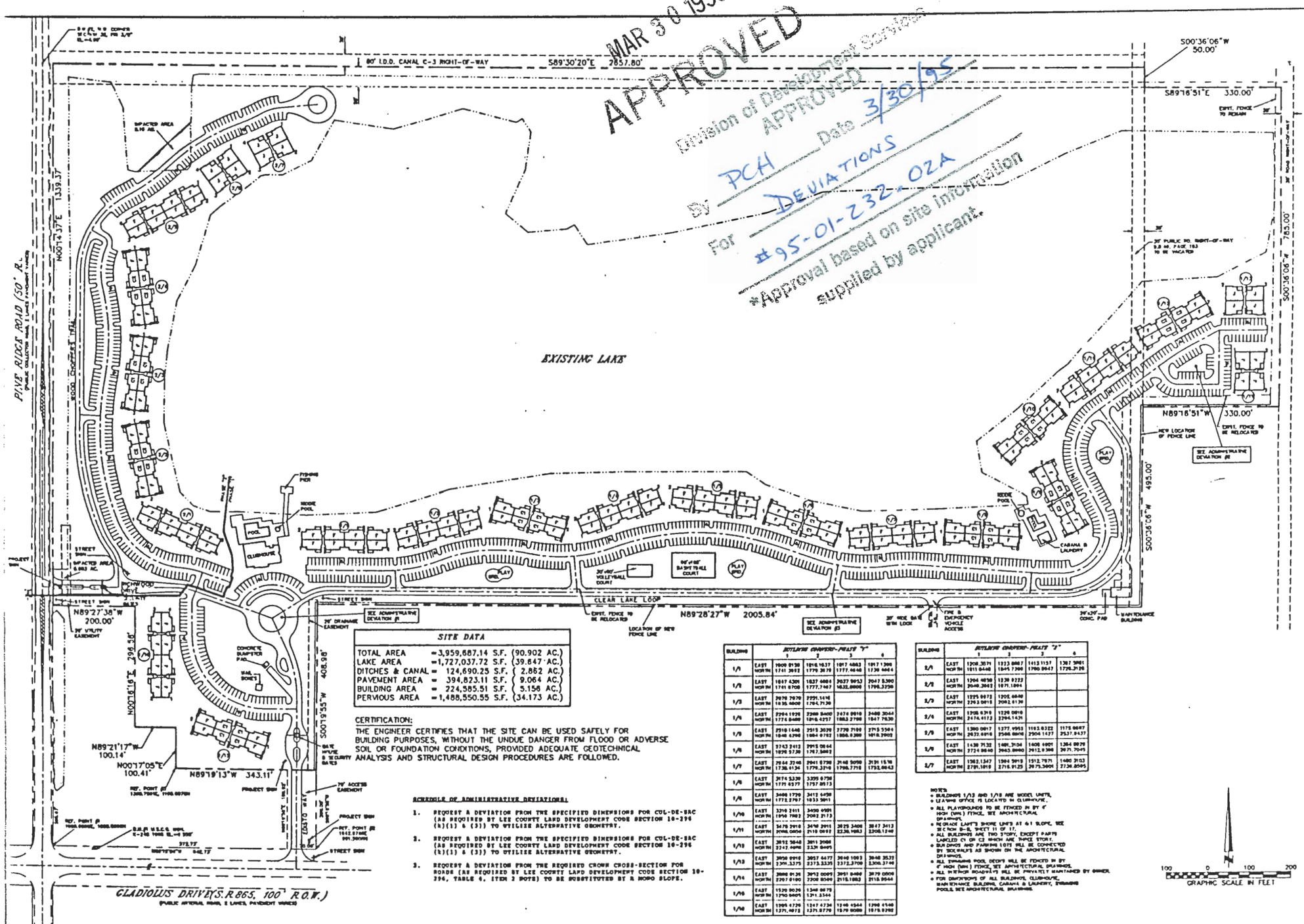
APPROVED

By PCH Date 3/30/95

For DEVIATIONS

#95-01-232.02A

*Approval based on site information supplied by applicant.



SITE DATA

TOTAL AREA	=3,959,687.14 S.F. (90.902 AC.)
LAKE AREA	=1,727,037.72 S.F. (39.647 AC.)
DITCHES & CANAL	= 124,690.25 S.F. (2.862 AC.)
PAVEMENT AREA	= 394,823.11 S.F. (9.064 AC.)
BUILDING AREA	= 224,585.51 S.F. (5.156 AC.)
PERVIOUS AREA	=1,488,550.55 S.F. (34.173 AC.)

CERTIFICATION:

THE ENGINEER CERTIFIES THAT THE SITE CAN BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT THE UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS, PROVIDED ADEQUATE GEOTECHNICAL ANALYSIS AND STRUCTURAL DESIGN PROCEDURES ARE FOLLOWED.

SCHEDULE OF ADMINISTRATIVE DEVIATIONS:

1. REQUEST A DEVIATION FROM THE SPECIFIED DIMENSIONS FOR CUL-DE-SAC (AS REQUIRED BY LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-296 (k)(1) & (3)) TO UTILIZE ALTERNATIVE GEOMETRY.
2. REQUEST A DEVIATION FROM THE SPECIFIED DIMENSIONS FOR CUL-DE-SAC (AS REQUIRED BY LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-296 (k)(1) & (3)) TO UTILIZE ALTERNATIVE GEOMETRY.
3. REQUEST A DEVIATION FROM THE REQUIRED CROWN CROSS-SECTION FOR ROADS (AS REQUIRED BY LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-296, TABLE 4, ITEM 2 NOTE) TO BE SUBSTITUTED BY A MOPO SLOPE.

BUILDING	OUTLINE COORDS-POINT "1"		OUTLINE COORDS-POINT "2"		OUTLINE COORDS-POINT "3"		OUTLINE COORDS-POINT "4"	
1/A	EAST	3909.9138	1816.1537	1917.4863	1917.1398			
	NORTH	1741.3983	1779.3878	1777.4848	1738.4464			
1/B	EAST	1987.4205	1837.4884	3937.8953	3947.5398			
	NORTH	1741.8708	1777.7487	1832.8808	1796.3238			
1/C	EAST	3970.7979	2291.1418					
	NORTH	1735.4800	1794.7139					
1/D	EAST	2294.1935	2288.8400	3474.0910	3480.3044			
	NORTH	1774.8480	1816.4257	1883.2788	1847.7838			
1/E	EAST	2310.1648	2313.3039	3739.7189	3713.3561			
	NORTH	1848.4398	1864.8782	1888.9388	1818.2905			
1/F	EAST	3743.2412	2993.0844					
	NORTH	1878.5738	1767.3682					
1/G	EAST	2944.3248	2941.8738	3148.5098	3131.1518			
	NORTH	1738.4134	1779.3318	1798.7718	1753.8843			
1/H	EAST	3674.5338	3339.8758					
	NORTH	1771.8377	1757.8873					
1/I	EAST	3488.1728	3413.6458					
	NORTH	1772.2787	1833.3891					
1/J	EAST	3310.2411	3488.4981					
	NORTH	1792.7982	2082.2173					
1/K	EAST	3478.2918	3498.2911	3825.3488	3847.3413			
	NORTH	2098.0858	2118.0893	2238.9983	2208.1248			
1/L	EAST	3852.5848	3811.2088					
	NORTH	2247.4698	2338.8495					
1/M	EAST	3958.8918	3957.6477	3848.1083	3848.3532			
	NORTH	2398.3375	2373.3335	2372.2708	2308.3748			
1/N	EAST	2888.9138	3912.0089	3951.8488	3879.0808			
	NORTH	2287.8188	2208.8548	2115.1883	2118.9044			
1/O	EAST	1539.9038	1348.8878					
	NORTH	1790.8885	1291.3344					
1/P	EAST	1398.4728	1347.4734	1348.4544	1398.4548			
	NORTH	1291.4872	1291.8778	1579.8588	1578.8288			

BUILDING	OUTLINE COORDS-POINT "1"		OUTLINE COORDS-POINT "2"		OUTLINE COORDS-POINT "3"	
2/A	EAST	1208.3574	1223.8887	1113.1137	1287.3981	
	NORTH	1811.8488	1845.7388	1788.8647	1728.3138	
2/B	EAST	1264.4838	1230.9222			
	NORTH	2648.3883	1871.1884			
2/C	EAST	1295.9872	1205.6848			
	NORTH	2293.0818	2082.8138			
2/D	EAST	1208.6318	1128.0818			
	NORTH	2674.8172	2294.1428			
2/E	EAST	1388.0817	1377.9983	1183.8322	1175.8847	
	NORTH	2837.8818	2588.8808	2508.1427	2537.8437	
2/F	EAST	1438.7132	1481.3184	1408.8801	1384.8828	
	NORTH	2724.8848	2683.8988	2612.8388	2671.7845	
2/G	EAST	1382.1347	1384.9813	1312.7871	1480.3133	
	NORTH	2791.1818	2718.8125	2675.3881	2736.8895	

NOTES:
- BUILDINGS 1/13 AND 1/18 ARE MODEL UNITS.
- LEASING OFFICE IS LOCATED IN CLUBHOUSE.
- ALL PLAYGROUNDS TO BE FENCED IN BY 6' HIGH (MIN.) FENCE, SEE ARCHITECTURAL DRAWINGS.
- REGRADE LAKE'S SHORE LINES AT 6:1 SLOPE, SEE SECTION B-B, SHEET 11 OF 17.
- ALL BUILDINGS ARE TWO STORY, EXCEPT PARTS LABELED C1 OR C2 WHICH ARE THREE STORY.
- BUILDING AND PARKING UNITS WILL BE CONNECTED BY SIDEWALKS AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
- ALL SWIMMING POOL DECKS WILL BE FENCED IN BY 6' HIGH (MIN.) FENCE, SEE ARCHITECTURAL DRAWINGS.
- ALL INTERIOR ROADWAYS WILL BE PRIVATELY MAINTAINED BY OWNER.
- FOR DIMENSIONS OF ALL BUILDINGS, CLUBHOUSE, MAINTENANCE BUILDING, CABANA & LAUNDRY, SWIMMING POOLS, SEE ARCHITECTURAL DRAWINGS.

100 0 100 200
GRAPHIC SCALE IN FEET

POKORNY & KAREH, INC.
1342 COLONIAL BLVD., SUITE 21, FT. MYERS, FL 33907 (813) 936-7866

DRAWN BY	CHECKED BY	APPROVED BY	DATE	PROJECT NUMBER
A.P.K.	P.T.P.	P.T.P.		

REVISED PER LEE COUNTY 02/08/1995
REVISIONS 07/28/1995
REVISIONS PER LEE 11/30/1995

GROUP EDISTO, INC.
101 GEORGE KING BLVD., SUITE 4, CAPE CANAVERAL, FL 32920

EDISTO LAKE APARTMENTS

PAUL T. POKORNY, P.E.
FLORIDA REG. NO. 34604

MASTER SITE PLAN

SHEET 1 OF 1

S00°36'06"W 785.00'

S89°16'51"E 330.00'

S00°36'06"W 50.00'

S89°30'20"E 2657.80'

SITE DATA

N89°16'51"W 330.00'

S00°36'06"W 495.00'

DSO

MAR 30 1995

APPROVED

#95-01-232.02A

PLAY GRD.

CABANA & LAUNDRY

EXISTING LAKE

N89°28'27"W 2005.84'

GRAPHIC SCALE IN FEET

50 0 50 100

POKORNY & KAREH, INC.
1342 COLONIAL BLVD., SUITE 21, FT. MYERS, FL 33907 (813) 936-7866

DRAWN BY A.R.K. | CHECKED BY P.T.P. | APPROVED BY P.T.P. | PROJECT NUMBER

SCALE | DATE

REVISED PER LEE COUNTY - 03/06/95

GROUP EDISTO, INC.
101 GEORGE KING BLVD., SUITE 4, CAPE CANAVERAL, FL 32920

EDISTO LAKE APARTMENTS

PAUL T. POKORNY, P.E.
FLORIDA REG. NO. 34604

DATE:

SITE LAYOUT

SHEET 3 OF 17

DSO

MAR 30 1995

APPROVED

#95-01-232.02A

REVISED PER LEE COUNTY - 03/04/95
REVISIONS PER S.F.W.M.D. 11/28/1994

STATUS

POKORNY & KAREH, INC.
1342 COLONIAL BLVD., SUITE 21, FT. MYERS, FL 33907 (813) 936-7868

DRAWN BY	CHECKED BY	APPROVED BY
A.R.K.	P.T.P.	P.T.P.
SCALE	DATE	PROJECT NUMBER

GROUP EDISTO, INC.
101 GEORGE KING BLVD., SUITE 4, CAPE CANAVERAL, FL 32920

EDISTO LAKE APARTMENTS

PAUL T. POKORNY, P.E.
FLORIDA REG. NO.
34804

SITE
LAYOUT

SHEET
5 OF

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS OBTAINED FROM A SURVEY PERFORMED BY D. B. BOWEN ASSOCIATES, INC., DATED SEPTEMBER 6, 1994
2. THE PROJECT IS LOCATED IN P.I.R.M. FLOOD ZONE B/C, ACCORDING TO F.I.R.M. (FIELD 1125 C, LAST REVISED SEPTEMBER 4, 1992, WITH A BASE FLOOD ELEVATION OF 9.00 NGVD. CALCULATED FLOOD ELEVATION IS + 8.99 NGVD.
3. BUYERS SHALL BILL BE LANDSCAPING IN ACCORDANCE WITH LEE COUNTY ORDINANCE NUMBER 3 86 3) AND LEE COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE III, DIVISION 6, SECTION 10 411 - SIGN REQUIREMENTS.
4. DEVELOPMENT IS LOCATED IN THE LONG BOWSTRING PINE PROTECTION AND RESPONSE SERVICE DISTRICT, 33561 WINDLER ROAD.
5. INFORMATION WILL BE VIA EXISTING LAKE DRIVE, LEE COUNTY UTILITIES AUTHORITY AND SEWAGE CAPACITY TO SERVICE THE THIS PROJECT.
6. INFORMATION ON THE EXISTING WATER AND SEWER SERVICES LOCATED ON & ADJOINING THE PROJECT WAS TAKEN FROM DRAWINGS SUPPLIED BY LEE COUNTY UTILITIES AND FLORIDA CITIZEN WATER COMPANY.
7. FOR RECORDED SPECIAL DEPTH OF ALL UTILITY LINES, SEE UTILITY PLANS, PROFILES, AND DETAILS SHEETS.
8. MINIMUM OF 10' VERTICAL AND 10' HORIZONTAL CLEARANCES BETWEEN WATER LINES AND SEWER LINES.
9. CENTRAL SERVICES LINES DO NOT APPLY TO THIS PROJECT.
10. THERE ARE NO EXISTING BUILDINGS ON THIS PARCEL.
11. UTILITIES:
   WATER: FLORIDA CITIZEN WATER CO., 1001 COLLIER PARKWAY
   SEWER: LEE COUNTY UTILITIES, 2617 ALTAMONT AVENUE
   IRRIGATION: LEE COUNTY UTILITIES, 2617 ALTAMONT AVENUE (POTABLE)
   ELECTRICITY: FLORIDA POWER & LIGHT CO., 3715 VICTORIA AVENUE
   TELEPHONE: SOUTHERN BELL TELEPHONE - FLAMINGO, 1370 LEE STREET
   REFUSE COLLECTION: WASTE DISPOSAL INC., 22 EAST
12. THE ESTIMATED WET SEASON WATER TABLE ELEVATION AVERAGE IS 2.5 NGVD.
13. THERE WILL BE NO POTENTIAL IMPACTS TO GROUND AND SURFACE WATERS.
14. THERE ARE NO ARCHAEOLOGICAL FLAMING SITES ON THIS SITE.
15. ALL EXOTIC VEGETATION (SEE ABV) LOCATED WITHIN THE DEVELOPMENT WILL BE REMOVED, AND THE SITE SHALL BE MAINTAINED FREE FROM INVASIVE EXOTICS.
16. ALL EXCAVATIONS AND GRADES ON THE OUTSIDE PERIMETER OF THE SITE SHALL BE 1:4 (RISE) OR FLATTER.
17. ALL SLOPES SHALL BE GRADED TO AN ENVIRONMENTALLY SENSITIVE MANNER WHICH AS A MINIMUM MEET RANK OF 1" X 1" CONFORMING OR SIMILARLY EXPOSED SLOPES.
18. ALL EXOTIC VEGETATION (AS LISTED IN SECTION 10-415.) OF THE LEE COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE III, DIVISION 6.) "SHALL NOT" LOCATED WITHIN THE DEVELOPMENT SHALL BE REMOVED.
19. MAINTENANCE AND PRESERVATION OF THE OPEN SPACE AREAS WILL BE THE RESPONSIBILITY OF THE OWNER.
20. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED IN A SUBSTANTIALLY CORRECT MANNER ACCORDING TO SECTION 10-417.D. OF THE LEE COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE III, DIVISION 6.

PLANT LIST -

TREES COMMON NAME	BOTANICAL/ SCIENTIFIC NAME	MIN. HGT.	MIN. SPREAD DIA.	MIN. CALIPER DIA. @ INSTALLATION
DWARF FLORIDA PALMS PINE (SYMBOL)	PINUS ELLIOTTII VAR. DENSA	6 FT.	3' BY 3'	3 FT.
LIVE OAK (SYMBOL)	QUERCUS VIRGINIANA	6 FT.	3' BY 3'	3 FT.
LAUREL OAK (SYMBOL)	QUERCUS LAURIFOLIA	6 FT.	3' BY 3'	3 FT.
WATER OAK (SYMBOL)	QUERCUS NIGRA	6 FT.	3' BY 3'	3 FT.
SOUTHERN RED CEDAR (SYMBOL)	ACER RUBRUM	6 FT.	3' BY 3'	3 FT.
CHINESE PALM (SYMBOL)	SABAL PALMETTO	6 FT.	3' BY 3'	3 FT.
LOWELL FIG (NOW NATIVE)	FICUS PUMILA "MINIMA"	6 FT.	3' BY 3'	3 FT.
JACARANDA (NOW NATIVE)	JACARANDA MIMOSAEFOLIA	6 FT.	3' BY 3'	3 FT.

SHRUBS COMMON NAME	BOTANICAL/SCIENTIFIC NAME	MIN. DISTANCE AT PLANTING
SHUTTERS WAX MYRTLE (NATIVE)	MYRICA CERIFERA	36 IN.
WILD COFFEE (NATIVE)	PSYCHOTRIA NERVOSA	36 IN.
BUTTONWOOD (NATIVE)	CEPHALANTHUS OCCIDENTALIS	36 IN.
PRIVETS (NATIVE)	MYRSINE GUIANENSIS	36 IN.
HIBISCUS (NON NATIVE)	HIBISCUS ROSA-SINENSIS	36 IN.
PHILIPS (NATIVE) (NON NATIVE)	PODOPHYLLUM PELTATUM	36 IN.
GRAPES (NATIVE) (NON NATIVE)	CUNONIA CAPENSIS	36 IN.

ALL PLANTS SHALL BE FROM THE PLANT LIST ABOVE AND SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 10-420. OF THE LEE COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE III, DIVISION 6.

REQUIRED TREES WILL BE PROVIDED TO MEET THE MINIMUM REQUIREMENTS OF SECTION 10-415.B.1. OF THE LEE COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE III, DIVISION 6.

REQUIRED SHRUBS WILL BE PROVIDED TO MEET THE MINIMUM REQUIREMENTS OF SECTION 10-415.B.2. OF THE LEE COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE III, DIVISION 6.

MAINTENANCE PLAN FOR EXOTIC VEGETATION

1. THE LEE COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE III, DIVISION 6, SECTION 10 415 C. - REMOVAL OF INVASIVE EXOTICS - UNLESS EXOTICS INCLUDE: AUSTRALIAN PINE, CASUARINA, BRAZILIAN PEPPER, JAPANESE DODD APRICOT, ENGLISH OR CHINESE WISTERIA, JAPANESE HONEYSUCKLE, CHINESE TALLOW, MELALEUCA, CATTAIL, GRASS, JAPANESE CLIMBING FERN, OR OTHER EXOTIC SPECIES AS DESIGNATED BY THE DIRECTOR, ALL INVASIVE EXOTICS SPECIFIED SHALL BE REMOVED FROM THE SITE AND THE SITE SHALL BE MAINTAINED FREE FROM INVASIVE EXOTICS
2. IF ANY EXOTIC PLANT NOT ON THE ABOVE MENTIONED INVASIVE EXOTICS ARE FOUND ON THIS SITE THAT ARE NOT SHOWN ON THE PLAN APPROVED, THEY ARE TO BE REMOVED
3. REMOVAL OF SUCH INVASIVE EXOTICS SHALL BE ACCOMPLISHED WITH PROPER EQUIPMENT BY OTHER APPROPRIATE MEANS
4. IN ORDER TO PREVENT REGROWTH OF ANY INVASIVE EXOTICS, THIS SITE WILL BE TREATED PERIODICALLY WITH HERBICIDE TO PREVENT THAT THIS SITE REMAINS WITHOUT ANY INVASIVE EXOTICS. THIS WILL BE THE RESPONSIBILITY OF THE OWNER. IF REGROWTH OF ANY INVASIVE EXOTIC OCCURS, THE OWNER WILL HAVE THEM REMOVED WITH THE APPROPRIATE MEANS TO DO SO.
5. THE MAINTENANCE PROGRAM SHALL BE IN EFFECT PERPETUALLY.

LANDSCAPING REQUIREMENTS

BUFFER YARDS AND WIDTHS

PER APPROVED BUFFER CONCEPT PLAN

BUFFER #1, .65', TYPE 'A' BUFFER (WIDTH 1)
REQUIRED TREES = 60'/100 = 1 TREES
PROVIDED SHRUBS = 60'/1/100 = 10 SHRUBS

BUFFER #2, 7.965', TYPE 'A' BUFFER (WIDTH 1)
REQUIRED TREES = 2.965'/100 = 30 TREES
PROVIDED SHRUBS = 2.965'/100 = 30 SHRUBS

BUFFER #3, 495', TYPE 'A' BUFFER (WIDTH 1)
REQUIRED TREES = 495'/100 = 20 TREES
PROVIDED SHRUBS = 495'/100 = 20 SHRUBS

BUFFER #4, 330', TYPE 'A' BUFFER (WIDTH 1)
REQUIRED TREES = 330'/100 = 10 TREES
PROVIDED SHRUBS = 330'/100 = 10 SHRUBS

BUFFER #5, 765', TYPE 'A' BUFFER (WIDTH 1)
REQUIRED TREES = 765'/100 = 31 TREES
PROVIDED SHRUBS = 765'/100 = 31 SHRUBS

BUFFER #6, 8,040', NO BUFFER REQUIRED.

BUFFER #7, 1,340', TYPE 'A' BUFFER (WIDTH 1)
REQUIRED TREES = 1,340'/100 = 32 TREES
PROVIDED SHRUBS = 1,340'/100 = 101 SHRUBS

BUFFER #8, 840', NO BUFFER REQUIRED.

GENERAL LANDSCAPING TREE REQUIREMENTS

OPTIONAL TREES = (1/3000 SF) X (8,959,881) = 1,320 TREES
ADDITIONAL TREES =
(1/100 LF) X (2,320 LF ADJOINING SINGLE FAMILY) = 232 TREES
TOTAL GENERAL TREES = 1,677 TREES

PHASE 1 - 736 TREES, PHASE 2 - 650 TREES

INTERNAL LANDSCAPING OF PARKING AREAS

TOTAL REQUIRED = (10%) X (362,266 SF) = 36,227 S.F.
PROVIDED = 38,300 S.F.
REQUIRED CANOPY TREES = ((1/200 SF) X (38,227 SF) = 191 TREES

PHASE 1 - 96 TREES, PHASE 2 - 95 TREES

CONSTRUCTION NOTES:

1. LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE; THE LOCATIONS ARE TAKEN FROM PREVIOUSLY RELIABLE SOURCES, THEY ARE NOT GUARANTEED.
2. THE CONTRACTOR SHOULD NOTIFY ALL UTILITY COMPANIES TO FIELD LOCATE THEIR UTILITIES PRIOR TO CONSTRUCTION.
3. ALL PROPOSED UTILITIES TO BE BUILT ON BOTTOM LAYOUT APPLICABLE LEE COUNTY UTILITIES DEPARTMENT OPERATIONS MANUAL SPECIFICATIONS AND / OR FLORIDA CITIES WATER COMPANY SPECIFICATIONS.
4. ALL UTILITIES SHOWN AS EXISTING ARE TO BE FIELD VERIFIED FOR LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR IS TO PROVIDE THE OWNERS OF RECORD DIRECTLY RESPONSIBLE AS-BUILT DRAWINGS SHOWING ALL IMPROVEMENTS, LOCATIONS AND ELEVATIONS.
6. ALL BIDDERS ARE STRICTLY ADVISED THAT ALL EXCAVATION ON THIS PROJECT MUST COMPLY WITH FLORIDA STATUTE 556.04 "UNDERGROUND FACILITY DAMAGE AND NOTIFICATION SAFETY", AND THE COST OF COMPLIANCE IS TO BE INCLUDED IN BID ITEM BID. THE BIDDER SHALL INDICATE ON THE BID FORM THE COST ASSOCIATED WITH COMPLIANCE.
7. CONTRACTOR TO OBTAIN D/W USE PERMITS, DRIVEWAY PERMITS AND OTHER APPLICABLE PERMITS PRIOR TO COMMENCEMENT OF RESPECTIVE WORK.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL COMPONENTS OF THE WATER, SEWER, AND DRAINAGE SYSTEMS PRIOR TO INSTALLATION.

PARKING

MULTIPLE - FAMILY DWELLINGS:

TOTAL BEDROOMS (1.75 UNITS PER UNIT)
TOTAL NO UNITS PROPOSED (2 BEDROOM UNITS PER UNIT)
PLUS 10% OF THE TOTAL REQUIRED SPACES TO ACCOMMODATE GUEST PARKING
LEE COUNTY LAND DEVELOPMENT CODE, ZONING ORDINANCE 86, ARTICLE VII, DIVISION 30, SECTION 30 - 3020 1.0 & 6

(70 UNITS @ 2 1/2 = 140) = 140 SPACES
(56 UNITS @ 2 = 112) = 112 SPACES
TOTAL REQUIRED = 252 SPACES
TOTAL PROVIDED = 252 SPACES

252(10%) = 25 HANDICAPPED SPACES ARE REQUIRED. 25 SPACES ARE PROVIDED

TRAFFIC (PER LEE COUNTY GENERATION, 6TH EDITION)

LAND USE CODE 230 (APARTMENT)

AVERAGE WEEKDAY TRIP ENDS	8,297
A.M. WEEKDAY PEAK HOUR	598
P.M. WEEKDAY PEAK HOUR	830
AVERAGE SATURDAY TRIP ENDS	8,594
SATURDAY PEAK HOUR	1,043
AVERAGE SUNDAY TRIP ENDS	8,241
SUNDAY PEAK HOUR	1,043

(ONE WAY VOLUMES ARE 50% OF THE ABOVE TOTALS.

FIRE FLOW CALCULATIONS

REQUIRED: GF = 18 (C) $\sqrt{A}$
C = Coefficient based on construction type. For Ordinary Type V = 1.0
A = Area in sq. ft. of the largest building multiplied by the number of floors up to 3 consecutive floors =
4 F (1,746) X 2 = 6 F (1,746) = 8,730 X F = 22,000 G F
GF = 18 (1.0) $\sqrt{13,460}$ = 2,092 G.P.M.
F = GF X (Hazard Occupancy Coefficient = 0.75 for Light Hazard Occupancy)
FF = 2,092 X 0.75 = 1,569 G.P.M.

DWELLINGS PLAN = 2,201 G.P.M. @ 20 P.S.I. RESIDUAL, PROVIDED FOR SUPERVISORY

In addition, all buildings, except the maintenance building and the clubhouse/laundry building, are protected by automatic fire sprinkler systems.

1	225	50	961	
2				
3				

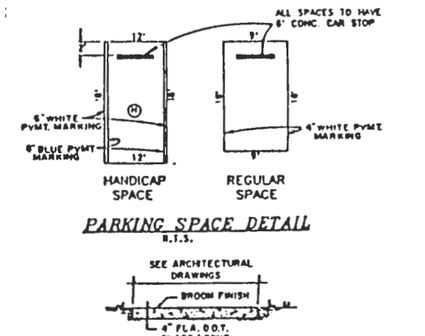
TAF 3267

DSO MAR 30 1995

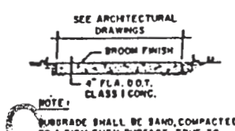
APPROVED
#95-01-232.02A

OFF-SITE PAVEMENT WIDENING NOTES:

1. ALL MATERIALS AND CONSTRUCTION MUST BE ACCORDING TO F.D.O.T. CRITERIA.
2. CONSTRUCT MITERED END SECTIONS PER STANDARD INDEX 273.
3. MITERED END FORMS MUST BE INSPECTED BY THE ENGINEER PRIOR TO PLACING ANY CONCRETE.
4. ALL CONSTRUCTION AND/OR MAINTENANCE IN THE COUNTY'S RIGHT-OF-WAY SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE FLORIDA DEPARTMENT OF TRANSPORTATION'S ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING OWNERS OF ALL EXISTING AERIAL OR BURIED UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND RESOLVING ANY CONFLICT BEFORE CONSTRUCTION BEGINS.
6. MARKING SHOULD BE ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS INDEX NO. 17346.
7. EXISTING MARKING - IF CONFLICT WITH THE NEW MARKING - WILL BE REMOVED (ERADICATED) COMPLETELY.
8. EXISTING MARKING TO BE REPLACED IN KIND WHERE IT IS NEEDED.
9. REFLECTIVE PAVEMENT MARKERS - WHERE NEEDED - SHOULD BE PLACED ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS INDEX NO. 17352.



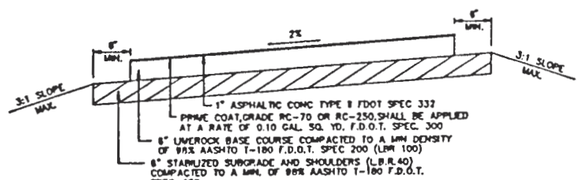
PARKING SPACE DETAIL
N.T.S.



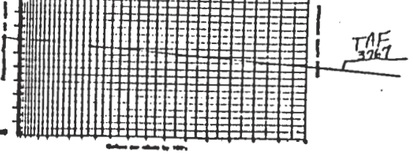
NOTE:
SUBGRADE SHALL BE SAND, COMPACTED TO A FIRM EVEN SURFACE, TRUE TO GRADE AND CROSS SECTION, AND SHALL BE MOIST WHEN CONCRETE IS PLACED.

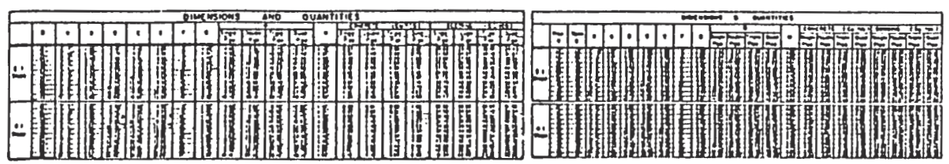
SIDEWALK DETAIL

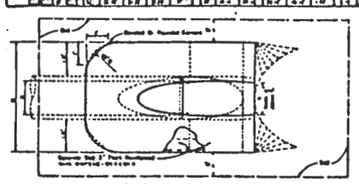
DRIVEWAY APRON PAVEMENT SECTION
(BETWEEN GLADIOLUS DRIVE R.O.W. LINE & EXIST. EDGE OF PAVEMENT)
SCALE: N.T.S.

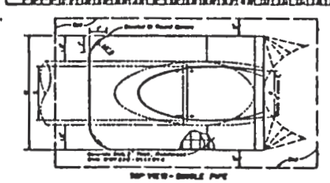


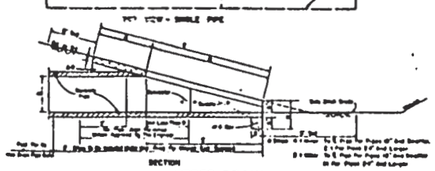
INTERIOR LOCAL ROAD PAVEMENT SECTION
SCALE: N.T.S.



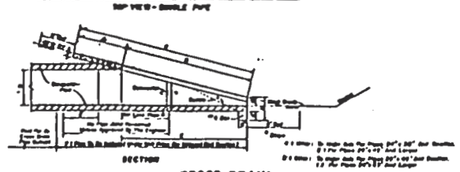








CROSS DRAIN
MITERED END SECTION
SINGLE AND MULTIPLE ROUND CONCRETE PIPE



CROSS DRAIN
MITERED END SECTION
SINGLE AND MULTIPLE ELLIPTICAL CONCRETE PIPE

POKORNY & KAREH, INC.
1342 COLONIAL BLVD., SUITE 21, FT. MYERS, FL 33907 (813) 334-7366

DRAWN BY	CHECKED BY	APPROVED BY	DATE	PROJECT NUMBER
A.R.A.	P.T.P.	P.T.P.		

REVISED PER LEE COUNTY REQUIREMENTS - 3/7/95

GROUP EDISTO, INC.
101 GEORGE KING BLVD., SUITE 4, CAPE CORAL, FL 33920

EDISTO LAKE APARTMENTS

PAUL T. POKORNY, P.E.
FLORIDA REG. NO. 34904

CONSTRUCTION DETAILS & NOTES

SHEET 10 OF 17

Heights Career Technical School – DCI2023-00033

Attachment C – Conditions and Deviations

A. CONDITIONS

All references to uses are defined or listed in the Lee County Land Development Code (LDC).

1. Master Concept Plan/Development Parameters

MCP. The development of the CPD must be consistent with the three-page MCP entitled "Heights Career Technical School at Crosslands CPD" dated March 2024, except as modified by the conditions below. The Residential Planned Development (RPD) must be consistent with the Master Concept Plan entitled "Master Site Plan, Edisto Lake Apartments" stamped approved by the Division of Development Services on March 30, 1995. Resolutions Z-86-081, Z-87-103, and Administrative Deviation 95-01-232.02A are hereby amended and superseded in strikethrough and underline format herein.

Land Development Code and Lee Plan. Development must comply with the LDC and Lee Plan at time of development order approval, except as may be granted by deviation herein. Subsequent changes may require additional zoning approval.

Development Parameters. The RPD is limited to 376 dwelling units not to exceed 35 feet in height, on 90.9 acres. The development will also include accessory recreational uses, model and sales center, and an on-site sewage treatment system. ~~The CPD is limited to 23,000 square feet of retail commercial and professional space not to exceed 35 feet in height.~~ The CPD is limited to a 66,500 square feet of commercial floor area, with a maximum building height of 36 feet, on 4.977 acres.

Prior Approvals. These conditions and deviations codify and supersede Resolution Z-86-081, Resolution Z-87-103, and Administrative Deviation 95-01-232.02A.

2. Uses and Site Development Regulations

a. Schedule of Uses

RPD
Accessory Uses and Structures
Administrative Office
Dwelling Units – Multiple Family, Townhouse, Duplex
Entrance Gates, Gates Houses
Excavation, Water Retention
Fences and Walls
Model Home, Sales Center
Recreational Facilities – Private, Onsite
Signs

CPD

Administrative Offices
Animal Clinics
ATM (automatic teller machine)
Auto parts store
Automobile repair and service, Group I
Automobile service station
Bait and tackle shop
Banks and financial establishments, Group I and II
Boats: Boat parts store, Boat ramp, Boat rental
Broadcast studio, commercial radio, and television
Business services, Group I
Caretaker's residence
Car wash
Cleaning and maintenance services
Clothing stores, general
Clubs: Commercial, Fraternal, Membership Organization, Private
Contractors and builders, Groups I and II
Day care center, adult, child
Department store
Drive-through facility for any permitted use
Drugstore, pharmacy
Entrance gates and gatehouse
EMS, fire or sheriff's station
Essential services
Essential service facilities, Group I
Excavation: Water retention
Flea market: Indoor
Food stores, Group I and II
Funeral home or mortuary: No cremation
Hardware store
Healthcare facility, Group III
Hobby, toy, and game shops
Household and office furnishings, Group I and II
Laundromat
Laundry or dry cleaning, Group I
Lawn and garden supply
Library
Medical office
Nonstore retailers
Package store
Paint, glass, and wallpaper
Parks, Group I
Parking lot: Accessory, Park-and-ride, Temporary
Personal services, Group I, II, III, and IV
Pet services
Pet shop
Pharmacy

Place of worship
Recreation, facilities: Commercial, Group I; Private, on-site
Religious facilities
Rental or leasing establishments, Group I, II, and III
Repair shops, Group I and II
Research and development laboratories, Group II
Restaurant, fast food
Restaurants, Group I, II, III, and IV
Schools, Commercial and Noncommercial
Self-service fuel pumps
Signs in accordance with Chapter 30
Social services, Group I
Specialty retail shops, Group I, II, III, and IV
Storage: Indoor, Open
Studios
Supermarket
Theater: Indoor
Transportation services, Group II
Used merchandise stores, Group I, II, and III
Variety store
Vehicle and equipment dealers, Group II

b. Site Development Regulations

RPD
Boundary setback 20 feet
Waterbody setback 10 feet (See Deviation 1)

CPD

Minimum Lot Size (Corner Lots):	20,000 SF
Minimum Lot Depth:	100 feet
Minimum Lot Width:	100 feet
Maximum Building Height:	36 feet
Maximum Lot Coverage:	40 percent
Minimum Open Space:	1.51 acres (see Condition 2)

Minimum Setbacks:

Street, Gladiolus Drive (arterial):	25 feet
Street, Richwood Drive (private):	20 feet
Street, Pine Ridge Road (Collector):	25 feet
Side Yard:	15 feet

c. Conditions

RPD – The following conditions were approved by Resolution Z-86-081 and have been determined by County staff to be satisfied, or no longer applicable.

~~1. Prior to final plan approval, the developer shall have made acceptable provisions for offsetting any added net public costs or premature commitment of public funds need to provide appropriate levels of fire protection services for the development. In particular, the applicant shall make all necessary arrangements with the Iona-McGregor Fire District to offset a proportionate share of the costs of any land, buildings, and/or equipment required to provide adequate fire protection service to the development.~~

~~2. Prior to final plan approval, the applicant shall modify the Master concept Plan to show the Commercial School on the site.~~

~~3. The Master Concept Plan identified as A Conceptual Site Design for Richwood Lake Estates by Crossland Development and Aim Engineering and Surveying, dated July 23, 1986, and revised 22-86 is APPROVED as modified herein.~~

~~4. Deviations (11, and (3) through (8) are hereby APPROVED to the extent shown on the Master Concept Plan, and as described in these conditions. (Deviation (2) has been withdrawn).~~

~~5. The applicant shall donate (as shown on the Master Concept Plan) five drainage easements to Lee County at the northern terminus of North Church, No name, Codie, Wall and Johnson Streets in Harlem Heights.~~

~~6. Prior to the issuance of building permits, the applicant shall vacate the north-south street right-of-way which runs through the eastern portion of the subject property.~~

~~7. The applicant shall construct the land bridges located in the eastern portion of the previously excavated lake to the satisfaction of the County Engineer.~~

~~8. Prior to final plan approval, the applicant shall obtain an agreement from the adjacent property owner which allows the construction of the temporary cul-de-sac at the northeastern corner of the site. If such an agreement cannot be obtained, the applicant shall amend the Master Concept Plan to show an alternative road alignment. This alternative road alignment shall be subject to approval of the County Engineer and the Director of the Department of Community Development.~~

~~9. Prior to final plan approval, the applicant shall amend the Master Concept Plan to show the allocation of units on the subject property to be consistent with Exhibit G in this report.~~

2. CPD
    1. Environmental conditions
        a. The development order plans must depict 1.51 acres of open space for the commercial tract.

        b. The plans must demonstrate the proposed wall abutting to the multi-family development, no less than 3 feet as measured above finished grade.

        c. The plans must demonstrate no palms within the buffer abutting multi-family residential. Plans must be in substantial compliance with the cross-section entitled

Enhanced Type "C" buffer – north and east property (Sheet 3 of the MCP). The applicant must plant trees at 12-14 feet in height, and shrubs at 48 inches at the time of installation for all buffers. Shrubs must be maintained at 60 inches.

2. Transportation condition
   d. Development intensity is limited to new trips generated by a 165-student Junior/Community College use based upon the Institute of Transportation Engineers (ITE) Trip Generation Manual in effect at time of local development order.

B. DEVIATIONS

1. Waterbody setback: Deviation 1 seeks relief from LDC Section 34-845 which requires the minimum setback from a structure to a waterbody of 25 feet, to allow for a 10-foot waterbody setback from a structure to a water body (measured at top of bank).
   (Staff Note: Existing deviation from Resolution Z-86-081)

2. Withdrawn
   (Staff Note: Existing withdrawn deviation from Resolution Z-86-081)

3. Excavation setback: Deviation 3 seeks relief from LDC Section 10-329(d)(3) which requires a setback for an excavation from a private property line of 50 feet, to allow an excavation setback of 25 feet as shown on the MCP.
   (Staff Note: Existing deviation from Resolution Z-86-081)

4. Withdrawn. Minimum excavation setbacks to a quarter section line of 60 feet, to 0 feet for the north-south line in Section 32.
   (Staff Note: Deviation 4 withdrawn as minimum excavation setbacks to a quarter section line are not required in the current Land Development Code standards).

5. Withdrawn. Requirement that street access be provided to adjoining property, to eliminate a connection to the adjoining local road system.
   (Staff Note: Deviation 5 withdrawn as street access land development requirements per LDC Section 10-295 are where deemed necessary by the Director of Development Services.)

6. Connection separation: Deviation 6 seeks relief from LDC Section 10-285 connection separation, which requires a minimum intersection spacing of 660 feet along principal arterial streets, to allow a separation of 588 feet along Gladiolus Drive.
   (Staff Note: Existing deviation from Resolution Z-86-081)

7. Withdrawn. Minimum setbacks from roads, streets, and drives of 80 feet from the centerline of Pine Ridge Road, to 75 feet.
   (Staff Note: Deviation 7 withdrawn as minimum setbacks from roads, streets, and drives from centerlines are not required in the current Land Development Code standards).

8. Withdrawn. Minimum perimeter setbacks for incompatible developments from 25 feet to 20 feet on the south and east property lines.
   (Staff Note: Deviation 8 withdrawn as minimum perimeter setbacks for incompatible developments are not required in the current Land Development Code standards).

9. Withdrawn. Deviation from the requirement of a minimum 60-foot setback from a structure to quarter section line, to allow a 0-foot setback.
   (Staff Note: Deviation 9, which was approved by Resolution Z-87-103, is withdrawn as minimum excavation setbacks to a quarter section line are not required in the current Land Development Code standards).

10. Intersection Design: Deviation 10 seeks relief from LDC Section 10-296(j) which requires streets to be designed to intersect as nearly as possible at right angles, to allow alternative cross section in the form of a "rotary" intersection.
    (Staff Note: Existing deviation from Administrative Deviation 95-01-232.02A)

11. Cul-de-sacs: Deviation 11 seeks relief from LDC Section 10-296(k) which requires dead-end streets, designed to be so permanently, must be closed at one end by a circular turn around for vehicles, to allow an alternative turn-around in lieu of a cul-de-sac termination of a private local road.
    (Staff Note: Existing deviation from Administrative Deviation 95-01-232.02A)

12. Grading and centerline gradients: Deviation 12 seeks relief from LDC Section 10-296(d)(2) which states that grading and centerline gradients are per plans and profiles approved by the Director of the Department of Development Services for privately maintained roads, to allow an alternative road cross section in the form of a "mono slope" pavement on Clear Lake Loop.
    (Staff Note: Existing deviation from Administrative Deviation 95-01-232.02A)

13. Connection separation: Deviation 10 seeks relief from LDC Section 10-285, Table 1 Connection Separation, which requires a 330-foot separation for motor vehicles located along major collectors within Future Urban designated areas, to allow a 195-foot separation for the proposed motor vehicle connection on Pine Ridge Road from Richwood Drive.

    This deviation is APPROVED.

14. Buffer types: Deviation 11 seeks relief from LDC Section 10-416(d)4 Buffer Types, which requires Type C buffers provide a solid wall, berm or wall and berm combination, not less than eight feet in height as measured from the finished grade of the project site, to allow a solid wall/retaining wall combination not less than eight feet in height measured from the existing grade of the project.

    This deviation is APPROVED subject to Condition 1.b.

15. Buffer planting heights: Deviation 12 seeks relief from LDC Section 10-420(f) Buffer planting heights, which requires the height of all trees, palms, and shrubs located within buffers to be measured from the parking lot grade of the project site, to allow the height of trees, palms, and shrubs within the buffer to be measured from the final grade in which they are planted, subject to the following provisions:

    a. Within the Type 'C' buffers, where the site is adjacent to residential development and a retaining wall is constructed, a single row of shrubs 5 feet in height, spaced 4 feet on center and a single row of native canopy trees 12 to 14 feet in height at five (5) trees per 100 linear

feet must be planted at the finished grade of the project site, and a single row of shrubs planted at 5 feet in height and maintained at a minimum of 7 feet in height must be planted and spaced 4 feet on center within the existing grade buffer adjacent to the retaining wall. An additional row of native canopy trees 12 to 14 feet in height with five (5) trees per 100 linear feet must be planted within the existing grade planting area adjacent to the retaining wall, these additional trees may count towards the general tree requirement pursuant to LDC Section 10-416.

b. Within the Type 'D' buffers, where the site is adjacent to rights-of-way and a retaining wall is constructed, four (4) canopy trees at 12 feet in height and five (5) Cabbage Palms with a minimum 10-foot clear trunk must be planted at existing and finished grade per 100 linear feet. Alternatively, five (5) Royal Palms with a minimum 10-foot clear trunk per 100 linear feet may be planted at existing and finished grade along the intersection of Gladiolus Drive and Pine Ridge Road. The required double hedge row may be split so that one hedge row is planted at existing grade (external side of the wall) and one hedge row is planted at finished grade (interior side of the wall).

This deviation is APPROVED subject to the following conditions:

1. Prior to issuance of the first development order, the plans must demonstrate no palms within the buffer abutting the multi-family residential.

2. Prior to issuance of the first development order, the plans must be in substantial compliance with the cross-sections on the Master Concept Plan sheets 2 and 3.

3. One (1) gallon native grasses and groundcovers must be provided at 36 inches on center within the existing grade portions of the Type 'C' and Type 'D' buffers.

4. Additional plantings apply only to boundaries where a retaining wall or retaining wall/solid wall combination are constructed. Should a retaining wall not be constructed along any portion of the property boundaries, standard buffer plantings will be installed per LDC requirements.

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

CASE NUMBER: DCI2023-00033
TYPE OF CASE: Commercial Planned Development Amendment
CASE NAME: Heights Career Technical School
TOTAL ACREAGE AFFECTED BY REQUEST: 4.88+/- acres
SUFFICIENCY DATE: January 4, 2024
HEARING EXAMINER DATE: March 28, 2024 (Deferred from February 29, 2024)

REQUEST:
Peninsula Engineering, on behalf of Heights Land Company Inc, has filed an application to amend the Crosslands Commercial Planned Development (CPD) initially approved by Resolution Z-86-081, and amended by Resolution Z-87-103, to allow an increase in commercial retail intensity from 23,000 square feet to 66,500 square feet, and an increase in building height from 35 feet to 50 feet, on a project known as Heights Career Technical School.

Subsequent to staff finding the case sufficient and the advertised public notification of the scheduled hearing, the applicant requested to amend the building height request from 50 feet to 36 feet, in consideration of compatibility with surrounding neighborhoods. The staff recommendation and conditions of approval take into account this modification.

The subject property is located at 10940 Gladiolus Drive, east of Pine Ridge Road, and west of Edisto Way, and consists of one STRAP number (32-45-24-00-00002.0010). The property is within the Urban Community Future Land Use Category and the Coastal High Hazard Area as established by the Lee County Comprehensive Plan (the Lee Plan). The legal description for this property may be found as Attachment B.

The applicant has requested three (3) deviations from Land Development Code (LDC) requirements related to connection separation, buffer requirements, and plant material standards (Attachment I). Staff has recommended approval of deviations with conditions.

SUMMARY:
Staff recommends **APPROVAL** of the applicant's request, with Conditions found in Attachment F.

PARCEL HISTORY:
Approximately 95.9+/-acres of land, including the subject property, were rezoned from Agricultural (AG-2), to Residential Planned Development (RPD) (90.9 acres) and Commercial Planned Development (CPD) (4.977 acres) by Resolution Z-86-81, to permit a mixed-use residential and commercial development. The RPD would include 376 dwelling units not to exceed 45 feet in height, accessory recreational uses, model and sales center, and an on-site sewage treatment system, and requested eight (8) deviations from the LDC. The CPD would include 23,000 square feet of retail commercial and professional space not to exceed 35 feet in height. Subsequent Resolution Z-87-103 would amend the required minimum 60-foot section line setback, to allow a 0-foot setback. Administrative Deviation 95-01-232.02A approved three (3) additional deviations from roadway design requirements (see Attachment D).

The subject property is an undeveloped property located southwest of the Crosslands Residential Planned Development (RPD), also zoned within Resolution Z-86-081. To the west of the subject property, across Pine Ridge Road, is the Blue Stone Residential Planned Development (RPD), and to the east, across Edisto Way, are conventionally zoned Residential Two-Family Conservation District (TFC-2) properties. To the south of the subject property, across Gladiolus Drive, are General Commercial (CG) and Light Industrial (IL) zoned districts.

ANALYSIS:
LDC Section 34-145 establishes the review criteria for requests for amendments to a planned development. Before recommending approval, the Hearing Examiner must find the request:

a) Complies with the Lee Plan;
b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
c) Is compatible with existing and planned uses in the surrounding area;
d) Will provide access sufficient to support the proposed development intensity;
e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
g) Will be served by urban services, defined in the Lee Plan, if located in a future urban area category.

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

a) The proposed use or mix of uses is appropriate at the proposed location;
b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
c) That each requested deviation:
    1) Enhances the achievement of the objectives of the planned development; and
    2) Preserves and promotes the general intent of this Code to protect the public health, safety, and welfare.

The applicant has provided a request statement addressing the motive of rezoning and analysis of the decision-making criteria (see Attachment G). The following sections provide staff's analysis of the request, as measured by the review criteria.

a. Lee Plan Compliance

The parcel is located in the Urban Community Future Land Use Category, described by **Policy 1.1.4** of the Lee Plan. The policy states, *"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."* As part of the future urban and suburban areas pursuant to **Objective 1.1**, the project site is in a designated area for varying intensities that provide for a full range of urban activities. Commercial uses are permitted in the Urban Community future land use category, and the proposed amendment to the Commercial Planned Development (CPD) to allow an increase in commercial retail intensity is consistent with the

surrounding commercial and residential community consistent with the objective. Staff finds the proposed amendment to the Commercial Planned Development (CPD) consistent with **Policy 1.1.4** of the Lee Plan.

Objective 2.1 of the Lee Plan promotes contiguous and compact growth to contain urban sprawl. The proposed amendment will allow development of an infill project that serves the surrounding community. **Objective 2.2** and **Policy 2.2.1** discuss new growth in future urban areas where adequate public facilities exist or are assured. The property is located within an existing CPD that lies at the intersection of county-maintained, major collector Pine Ridge Road, and county-maintained, arterial Gladiolus Drive. Existing infrastructure of water and sewer is in place, and utilities are available to the site. Adequate public facilities including fire, police, EMS, solid waste, and public schools serve the property. Staff finds the request consistent with **Objective 2.1, Objective 2.2, and Policy 2.2.1** of the Lee Plan.

The applicant has provided a Letter of Availability from the Lee County Utilities stating potable water and sanitary sewer lines are in operation adjacent to the property, and presently has sufficient capacity to provide service based on the estimated flow demand provided at time of submittal (see Attachment R) fulfilling requirements of **Standard 4.1.1: Water, and Standard 4.1.2: Sewer** of the Lee Plan. Staff finds the request is consistent with **Standard 4.1.1 and 4.1.2** of the Lee Plan.

Objective 5.1 states all development approvals for residential, commercial, and industrial land uses must be consistent with certain criteria, and the general standards under Goal 4. The subject property resides within a Commercial Planned Development, abutting a residential neighborhood that was rezoned concurrently. **Policy 5.1.5** requires protection to existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. The Land Development Code provides buffer, setback, screening, and architectural requirements to minimize negative impacts associated with commercial uses abutting a residential neighborhood. The applicant has provided additional plant material, enhanced landscaping, and a proposed retaining wall/solid wall combination to be installed within the buffer to sufficiently screen the development from the adjacent residential uses and provide for additional compatibility (Attachment E). The development does not encroach into the surrounding residential neighborhoods. Staff finds the request, as conditioned, consistent with **Objective 5.1** and **Policy 5.1.5.**

Goal 6 of Lee Plan is to permit orderly and well-planned commercial development at appropriate locations within the County. The subject property is an existing undeveloped Commercial Planned Development (CPD), and the proposed amendment will allow development of an infill project.

Pursuant to **Policy 6.1.1**, the applicant provided the required Traffic Impact Statement (TIS), (Attachment P), that stated the Level of Service analysis conducted indicated all roadways operate above the minimum adopted Level of Service both with and without the proposed development, and no roadway capacity improvements will be warranted as a result. An additional traffic study (Attachment T) was provided by the applicant to support Deviation 10 for connection separation, discussed later in this report. A Master Concept Plan detailing landscaping, screening, and buffering was provided (see Attachment E), ensuring compatibility with the adjacent land uses and surrounding neighborhoods. The subject property is in the Urban Community Future Land Use category, which is characterized by a mixture of relatively intense commercial uses and has available and adequate services and facilities to service the proposed project. The applicant provided the required Environmental Assessment & Protected Species Survey (Attachment

J) indicating no listed species are observed on the property, and the site design depicts open space that exceeds the 30 percent minimum requirement for a large development.

As previously stated, the property lies within an existing Commercial Planned Development (CPD) with commercial uses entitled mirroring permitted uses in the Community Commercial (CC) zoning district, including commercial schools fulfilling **Policy 6.1.4.** As previously stated, a TIS was provided indicating the proposed use would not impact the carrying capacity of the roads and streets, pursuant to **Policy 6.1.5.**

Staff finds the request consistent with **Lee Plan Goal 6, Policy 6.1.1, 6.1.4, and 6.1.5.**

Objective 67.3 states "The County will seek to have the siting of all new schools follow these policies aimed at land use and transportation compatibility". As previously demonstrated, the subject property is zoned for Commercial Planned Development (CPD) with schools being an established use, fulfilling **Policy 67.3.13.** The location of the property allows for a geographically diversified neighborhood school campus that will provide educational services to the Harlem Heights community, and the applicant provided the required TIS supporting the proposed project and the transportation compatibility. Staff finds the request consistent with **Lee Plan Objective 67.3 and Policies 67.3.13.**

Consistent with **LDC Section 10-415 and 34-414**, the applicant has designed the site to exceed the 30 percent minimum open space requirement for a large development. Open space is met through enhanced landscape areas, buffers, and dry detention areas. County Environmental Staff has recommended the condition that prior to issuance of the first development order, the development order plans must depict 1.51 acres of open space for the commercial tract, as depicted on the Master Concept Plan (Attachment E). The site does not contain any indigenous communities or trees, and per the provided Environmental Assessment & Protected Species Survey (Attachment J), no listed species were observed on the project site, fulfilling **Objective 77.3 and Policy 77.3.1** of the Lee Plan. Staff finds the request consistent with **Lee Plan Objective 77.3 and Policy 77.3.1.**

The subject property is located within the Coastal High Hazard Area as established by the Lee Plan. **Policy 101.1.1** requires that "…development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding." The applicant has indicated all development will meet local and state requirements at the time of development. The proposed project was designed for development within uplands, per the provided FLUCCS Map (Attachment K), fulfilling **Policy 101.3.2.** Staff finds the request consistent with **Lee Plan Policies 101.1.1 and Policy 101.3.2.**

The proposed project will provide a variety of educational programs to the Harlem Heights neighborhood, promoting community, economic development, and diversification, fulfilling **Objective 158.5**. The goal of the vocational school is to provide occupational training and education through higher learning, pursuant to **Policy 158.5.2 and Policy 158.3.** Staff finds the request consistent with **Lee Plan Objective 158.5 and Policies 158.5.2 and 158.3.**

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

The applicant has acknowledged that at the time of development, Land Development Code and other applicable county regulations will be required and considered. The applicant has requested and justified the following three (3) deviations for the planned development request (Attachment I) in addition to

the previous twelve (12) deviations from Resolution Z-86-081, Resolution Z-87-103, and Administrative Deviation 95-01-232.02A:

Deviation 13 seeks relief from LDC Section 10-285, Table 1 Connection Separation, which requires a 330-foot separation for motor vehicles located along major collectors within Future Urban designated areas, to allow a 195-foot separation for the proposed motor vehicle connection on Pine Ridge Road from Richwood Drive. The property has an existing access off Gladiolus Drive on Edisto Way along the eastern subject property line. Edisto Way is a shared access way governed by an access easement with the adjacent residential development and does not provide sufficient access for the proposed development. The proposed Pine Ridge Road ingress/egress location will provide additional and adequate access to the project site and will allow the public and emergency services to function safely. Initially, the Lee County Department of Transportation (LCDOT) did not endorse the proposed access from Pine Ridge Road, due to the presence of an existing stub-out from Richwood Drive to the north of the subject property. However, Richwood Drive is a non-county-maintained road that provides access to the abutting residential community, and legal access is not allowable from the subject property. Due to LDCOT concerns, the applicant provided post-sufficiency documentation from Pacifica Edisto Lake, LLC, the owner of Edisto Lake Apartments north of the subject property, stating they do not wish to pursue an interconnection (Attachment Q). The applicant provided a turn-lane exhibit (Attachment R), and a Final Plan Approval Letter (Attachment S) issued by Lee County on May 10, 1990, to the Edisto Lake Apartments that depicts access to the commercial parcel from Pine Ridge Road, making the current access request in substantial compliance with the 1990 Final Plan Approval. The access is proposed via right-in/right-out only access along Pine Ridge Road and via right-in/right-out only access along Gladiolus Drive. Further, the applicant provided an additional traffic study, which concluded that no operational or safety issues along this segment of Pine Ridge Road would be created from the access (Attachment T). LCDOT provided a traffic-related analysis (Attachment U) in support of Deviation 10. The reduction in connection separation will have no negative impact on public health, safety, or welfare.

Staff recommends approval of the deviation subject to the following condition:

- Development intensity is limited to new trips generated by a 165-student Junior/Community College use based upon the Institute of Transportation Engineers (ITE) Trip Generation Manual in effect at time of local development order.

Deviation 14 seeks relief from LDC Section 10-416(d)(4) Buffer Types, which requires Type C buffers provide a solid wall, berm or wall and berm combination, not less than eight feet in height as measured from the finished grade of the project site, to allow a solid wall/retaining wall combination not less than eight feet in height measured from the existing grade of the project. Figure 1: Code Required Scenario Along Multi-Family Residential provides a cross section illustration of an 8-foot wall, installed within the Type C buffer, and measured from the finished elevation of the project site in compliance with the LDC. The required code minimum Type C buffer planting is shown on the exterior side of the wall, facing the adjacent residential development. In compliance with the LDC requirement, the wall would be approximately 13 feet in height as measured from the abutting property and would not enhance the visuals of the site to the adjacent property.

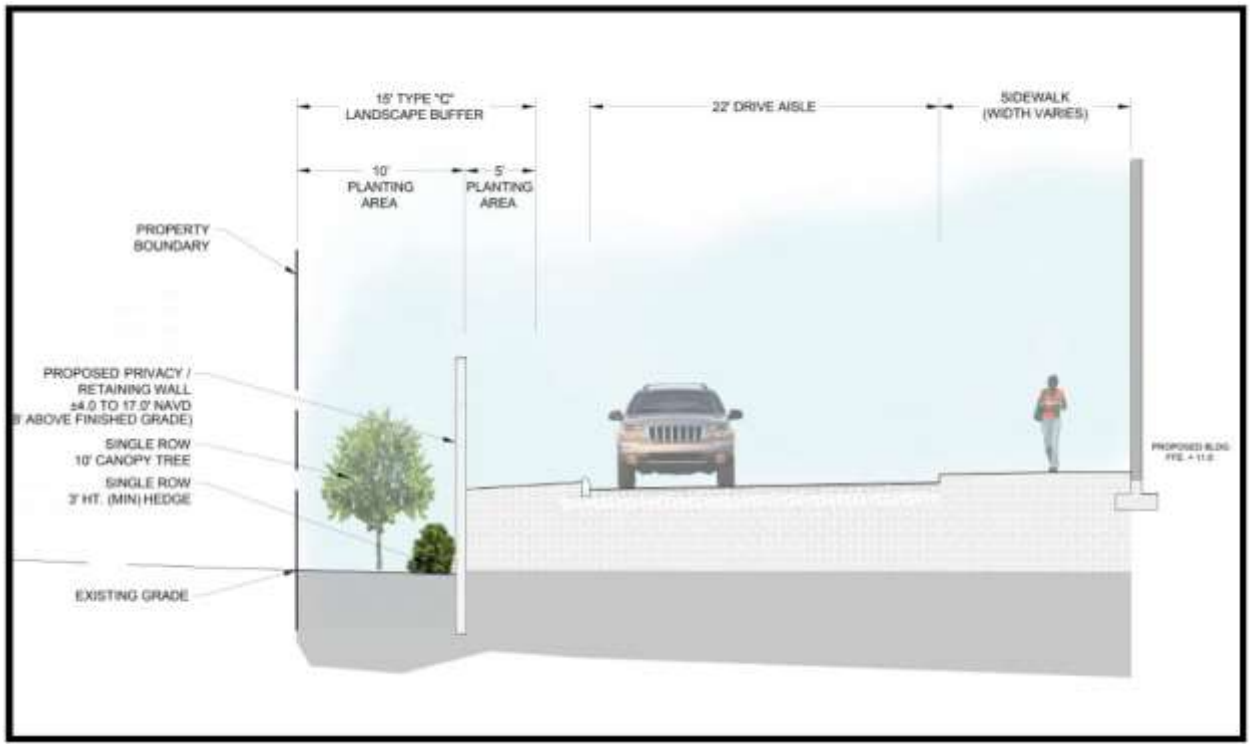


Figure 1: Code Required Scenario Along Multi-Family Residential from Peninsula Engineering (see Staff Report Attachment G)

The approval of this deviation will allow a retaining wall/solid wall combination, not less than 8 feet in height, measured from the existing grade of the project site. Additional plant material and enhanced landscaping, as outlined in Deviation 15, will be installed within the buffer to sufficiently screen the development from adjacent residential uses. The enhanced landscape buffers, along with the proposed retaining wall/solid wall combination measured from existing grade, create a more visually appealing development. Figure 2: Deviation 14 Cross-section Illustration Along Multi-Family Residential illustrates the 8-foot solid wall/retaining wall combination, installed within an enhanced Type C buffer, measured from the existing elevation of the project site, and is incorporated into the Master Concept Plan on Sheet 3.

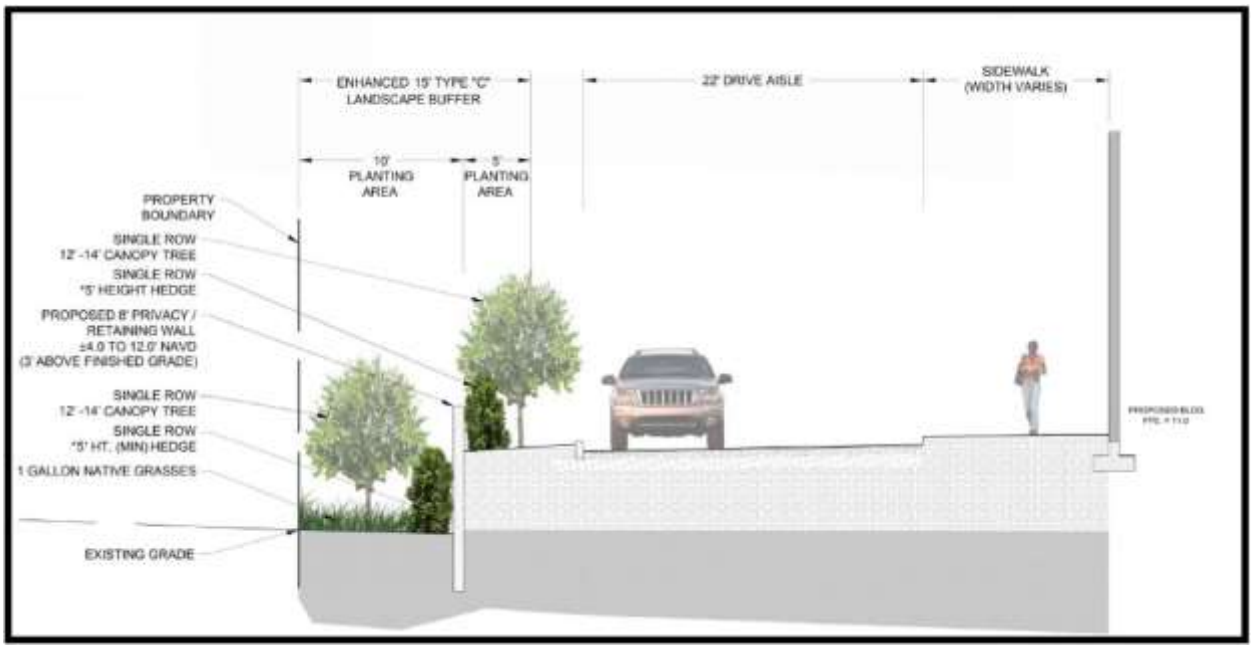


Figure 2: Deviation 14 Cross-section Illustration Along Multi-Family Residential from Peninsula Engineering (see Attachment E, sheet 3)

Staff recommends approval of the deviation subject to the following condition:

- Prior to the issuance of the first development order, plans must demonstrate the proposed wall abutting the multi-family development to the northeast be no less than 3 feet in height as measured from finished grade.

Deviation 15 seeks relief from LDC Section 10-420(f) Buffer planting heights, which requires the height of all trees, palms, and shrubs located within buffers to be measured from the parking lot grade of the project site, to allow the height of trees, palms, and shrubs within the buffer to be measured from the final grade in which they are planted, subject to the following provisions:

a. Within the Type 'C' buffers, where the site is adjacent to residential development and a retaining wall is constructed, a single row of shrubs 5 feet in height, spaced 4 feet on center and a single row of native canopy trees 12 to 14 feet in height at five (5) trees per 100 linear feet must be planted at the finished grade of the project site, and a single row of shrubs planted at 5 feet in height and maintained at a minimum of 7 feet in height must be planted and spaced 4 feet on center within the existing grade buffer adjacent to the retaining wall. An additional row of native canopy trees 12 to 14 feet in height with five (5) trees per 100 linear feet must be planted within the existing grade planting area adjacent to the retaining wall, these additional trees may count towards the general tree requirement pursuant to LDC Section 10-416.
b. Within the Type 'D' buffers, where the site is adjacent to rights-of-way and a retaining wall is constructed, four (4) canopy trees at 12 feet in height and five (5) Cabbage Palms with a minimum 10' clear trunk must be planted at existing and finished grade per 100 linear feet. Alternatively, five (5) Royal Palms with a minimum 10-foot clear trunk per 100 linear feet may be planted at existing and finished grade along the intersection of Gladiolus Drive and Pine

Ridge Road. The required double hedge row may be split so that one hedge row is planted at existing grade (external side of the wall) and one hedge row is planted at finished grade (interior side of the wall).

The deviation is being requested due to the need for the development to comply with FEMA requirements, which requires elevation of the site to 11+/-feet where existing elevations range from 3.5+/- to 4.5+/- feet. Planting trees at the height of the finished grade would make it difficult to locate for buffer material and cause financial burden to the applicant.

Staff recommends approval of the deviation subject to the following conditions:

- Prior to issuance of the first development order, the plans must demonstrate no palms within the buffer abutting the multi-family residential.
- Prior to issuance of the first development order, the plans must be in substantial compliance with the cross-sections on the Master Concept Plan sheets 2 and 3.
- One (1) gallon native grasses and groundcovers must be provided at 36 inches on center within the existing grade portions of the Type 'C' and Type 'D' buffers.
- Additional plantings apply only to boundaries where a retaining wall or retaining wall/solid wall combination are constructed. Should a retaining wall not be constructed along any portion of the property boundaries, standard buffer plantings will be installed per LDC requirements.

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

As previously mentioned, the subject property is part of an existing Commercial Planned Development (CPD), where established uses include schools. The proposed amendment will allow development of an infill project.

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

The proposed project has existing shared access with the Residential Planned Development on Edisto Way to the east, and a proposed access on Pine Ridge Road to the west.

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

The applicant provided the required Traffic Impact Statement (TIS), (Attachment P), that stated the Level of Service analysis conducted indicated all roadways operate above the minimum adopted Level of Service both with and without the proposed development, and no roadway capacity improvements will be warranted as a result. The report indicated turn lane improvements at the site access drive intersections will be evaluated at time of development order. Further, the applicant provided an additional traffic study, which concluded that no operational or safety issues along the segment of Pine Ridge Road would be created from the access on the roadway (Attachment T). LCDOT staff recommended a condition that "Development intensity is limited to new trips generated by a 165-student Junior/Community College use based upon the Institute of Transportation Engineers (ITE) Trip Generation Manual in effect at time of local development order (Attachment U)."

f. Will not adversely affect environmentally critical or sensitive areas and natural resources:

The subject property is not located in a flow-way and does not contain wetlands. The applicant provided the required Protected Species Survey that includes the Florida Land Use Cover and Classification System (FLUCCS) map depicting meandering pedestrian transects methodology used to survey the project and a detailed FLUCCS for the project area (Attachment K). No listed species were observed. The subject property is cleared, routinely mowed, and has been surrounded by development, providing sufficient evidence that environmentally sensitive areas are unlikely to exist on the subject property. The applicant's provided Master Concept Plan (Attachment E) depicts a proposed 0.13+/- acre detention area to the east of the building adjacent to Edisto Way. County environmental staff provided a report (Attachment O) analyzing the request, and made the following findings:

Open Space

The project meets the large commercial development definition (Land Development Code Section 10-1). LDC Section 10-415(a) requires the applicant to provide 30 percent open space for large commercial developments. The applicant has provided a Master Concept Plan (MCP) that depicts 1.51 acres of open space and exceeds the minimum 30 percent required open space for commercial developments.

Staff recommends the following open space condition to ensure that 1.51 acres of open space is provided:

- Prior to the issuance of the first development order, the development order plans must depict 1.51 acres of open space for the commercial tract.

Indigenous Open Space Preservation

The Land Development Code requires that large projects must provide 50 percent of the open space percentage requirement through onsite preservation of existing native vegetation communities (LDC Section 10-415(b)). The applicant has demonstrated that a large majority of the site has been mowed and maintained. Therefore, no indigenous habitat is located on the project site.

Buffers

The proposed development abuts rights-of-way to the west and south, and residential to the east and north. The required buffers are as follows:

North - The north property line abuts multi-family residential, as well as a Richwood Drive. LDC Section 10-416(d) requires a 30-foot Type F buffer or a 15-foot Type C buffer when a commercial use abuts a multifamily use. The applicant has requested a deviation for an alternate 15-foot Type C buffer. Staff has recommended approval of the deviation, subject to conditions (see Attachment F). The applicant is meeting the intent of the buffer per LDC Section 10-416(d).

West – The west property line abuts Pine Ridge Road. LDC Section 10-416(d) requires commercial developments to provide a 15-foot type D buffer when the property abuts a right-of-way. The applicant has requested a deviation for an alternate 15-foot Type D buffer. Staff has recommended approval of the deviation, subject to conditions (see Attachment F). The applicant is meeting the intent of the buffer per LDC Section 10-416(d).

East - The east property line abuts multi-family residential. LDC Section 10-416(d) requires a 30-foot Type F buffer or a 15-foot Type C buffer when a commercial use abuts a multifamily use. The applicant has requested a deviation for an alternate 15-foot Type C buffer. Staff has recommended approval of the deviation, subject to conditions (see Attachment F). The applicant is meeting the intent of the buffer, per LDC Section 10-416(d).

South - The south property line abuts Gladiolus Drive. LDC Section 10-416(d) requires commercial developments to provide a 15-foot type D buffer when the property abuts a right-of-way. The applicant has requested a deviation for an alternate 15-foot Type D buffer. Staff has recommended approval of the deviation, subject to conditions (see Attachment F). The applicant is meeting the intent of the buffer per LDC Section 10-416(d).

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

The parcel is located in the Urban Community Future Land Use Category, described by **Policy 1.1.4** of the Lee Plan. The policy states, *"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."* As part of the future urban and suburban areas pursuant to **Objective 1.1**, the project site is in a designated area for varying intensities that provide for a full range of urban activities. The following services are available to accommodate the request:

Utilities
The applicant has provided a Letter of Availability from the Lee County Utilities stating potable water and sanitary sewer lines are in operation adjacent to the property, and sufficient capacity exists to provide service based on the estimated flow demand provided at time of submittal (see Attachment V). The applicant has indicated the proposed development will connect to existing potable water and sanitary sewer lines that are in current operation adjacent to the property.

Fire and Medic
Iona-McGregor Fire Department, Station 75, and EMS Medic 27, are located at 15650-680 Pine Ridge Road, is approximately 0.29 miles away.

Sheriff
Lee County Sheriff's Office, located at 15650-680 Pine Ridge Road, is approximately 0.29 miles away.

Transit
Lee Tran Route 50 services this segment of Gladiolus Drive. There is an existing bus stop on Gladiolus Drive (Stop #11131) abutting the subject property. Lee Tran Route 50 provides service from Southwest Florida International Airport to Ft. Myers Beach Park and Ride on San Carlos Boulevard.

Public Schools
The property is within the Lee County School District South Zone, District Area 1.

For Planned Developments:
Staff has reviewed the request and finds:

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

The CPD has already been established and has been determined to be an appropriate mix of uses at this location. The proposed amendment allowing an increase to the permitted commercial floor area and building height to accommodate the future development of the Heights Career Technical School will enhance the use of the property and provide additional service to the community.

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

The CPD has established conditions that provide sufficient safeguards to the public interest, and the recommended conditions associated with the applicant's request are reasonably related to the impacts on the public's interest. Enhanced buffers and landscaping have been conditioned to sufficiently screen the development from adjacent residential uses, and the proposed retaining wall/solid wall combination measured from existing grade will create a more visually appealing development.

c) *That each requested deviation:*
   1) *Enhances the achievement of the objectives of the planned development; and*
   2) *Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.*

The applicant has requested three (3) additional deviations from Land Development Code (LDC) requirements (Attachment I).

Staff recommends approval of all three deviations with Conditions set forth in Attachment F, finding that the deviations meet the criteria for approval.

CONCLUSION

The requested amendment to allow an increase in commercial retail intensity from 23,000 square feet to 66,500 square feet and increase the building height from 35 feet to 36 feet, is consistent with the Lee Plan and Land Development Code. The proposed amendment remains consistent with the existing Commercial Planned Development and surrounding residential development within the Urban Community future land use as established by Lee Plan. Staff has concluded that the amendment will not result in negative impacts to urban services, infrastructure, or surrounding property. The subject property is sufficiently served by urban services. The request will not impact any wetland preserves, or flood hazard areas; or adversely affect environmentally critical or sensitive areas or natural resources. The amendment allows for support of existing mixed uses and is appropriate for the location, and the established CPD and proposed request contains sufficient safeguards to the public interest. Three additional deviations are being requested from the Land Development Code, and all existing deviations will remain in effect. Therefore, staff recommends **APPROVAL** of the applicant's request, as conditioned in Attachment F.

ATTACHMENTS

Attachment A – Lee County Expert Witness Information
Attachment B – Sketch & Legal Description
Attachment C – Case Maps
Attachment D – Resolution Z-86-081, Resolution Z-87-103, and Administrative Deviation 95-01-232.02A
Attachment E – Master Concept Plan Composite
Attachment F – Proposed Conditions
Attachment G – Applicant's Narrative
Attachment H – Schedule of Uses
Attachment I – Schedule of Deviations and Justifications
Attachment J – Environmental Assessment & Protected Species Survey
Attachment K – FLUCCS Map
Attachment L – Soils Maps
Attachment M – Existing & Historic Flowways Map
Attachment N – Rare & Unique Upland Habitat Map
Attachment O – Environmental Staff Report
Attachment P – Traffic Impact Statement
Attachment Q – Edisto Apartments Correspondence
Attachment R – Turn Lane Exhibit
Attachment S – Lee County 1990 Final Plan Approval Letter
Attachment T – Traffic Memo for Deviation 10
Attachment U – DOT Traffic-Related Analysis
Attachment V – Lee County Utilities Letter of Availability

DCI2021-00038
SPRING LAKE II RPD
56 UNITS

Staff Summary

CASE NUMBER & NAME:	DCI2021-00038 / Spring Lake II RPD 56 Units
REQUEST:	Request to rezone 5.64± acres from Tourist Commercial (CT) to Residential Planned Development (RPD) to permit the development of 56 multi-family dwelling units.
RESOLUTION NUMBER:	Z-24-021
LOCATION:	6292 Westshore Dr., South Fort Myers Planning Community, Lee County, FL
OWNER:	Spring Lake II RPD H/O Assn Common Elements
APPLICANT:	Gabriel Timis
AGENT:	Amjad Sitti Sitti Engineering Group 13650 Fiddlesticks Blvd., 202-350 Fort Myers, FL 33912
HEARING EXAMINER RECOMMENDATION:	Approve, subject to conditions and deviations in Exhibit B
PARTICIPANTS: (5)	Ildiko Ambrose Marsha Ellis Patricia Godwin Lela E. Rusell Damon Seyer

DCI2021-00038

Aerial

Subject Property

N
W E
S

0 250 500 750
Feet

Lee County
Southwest Florida

Summary of Hearing Examiner Recommendation

SPRING LAKE II RPD 56 UNITS[1]

The Lee Plan Economic Element directs the County to strive for a diversified economy with a variety of housing options to support the workforce. The proposed RPD provides for multifamily development in the urban core with access to transit and employment centers.

Detailed recommendation follows

[1] The application was revised from 60 to 56 prior to hearing.

DCI2021-00038

Future Land Use

Subject Property

Intensive Development

Central Urban

N

W E

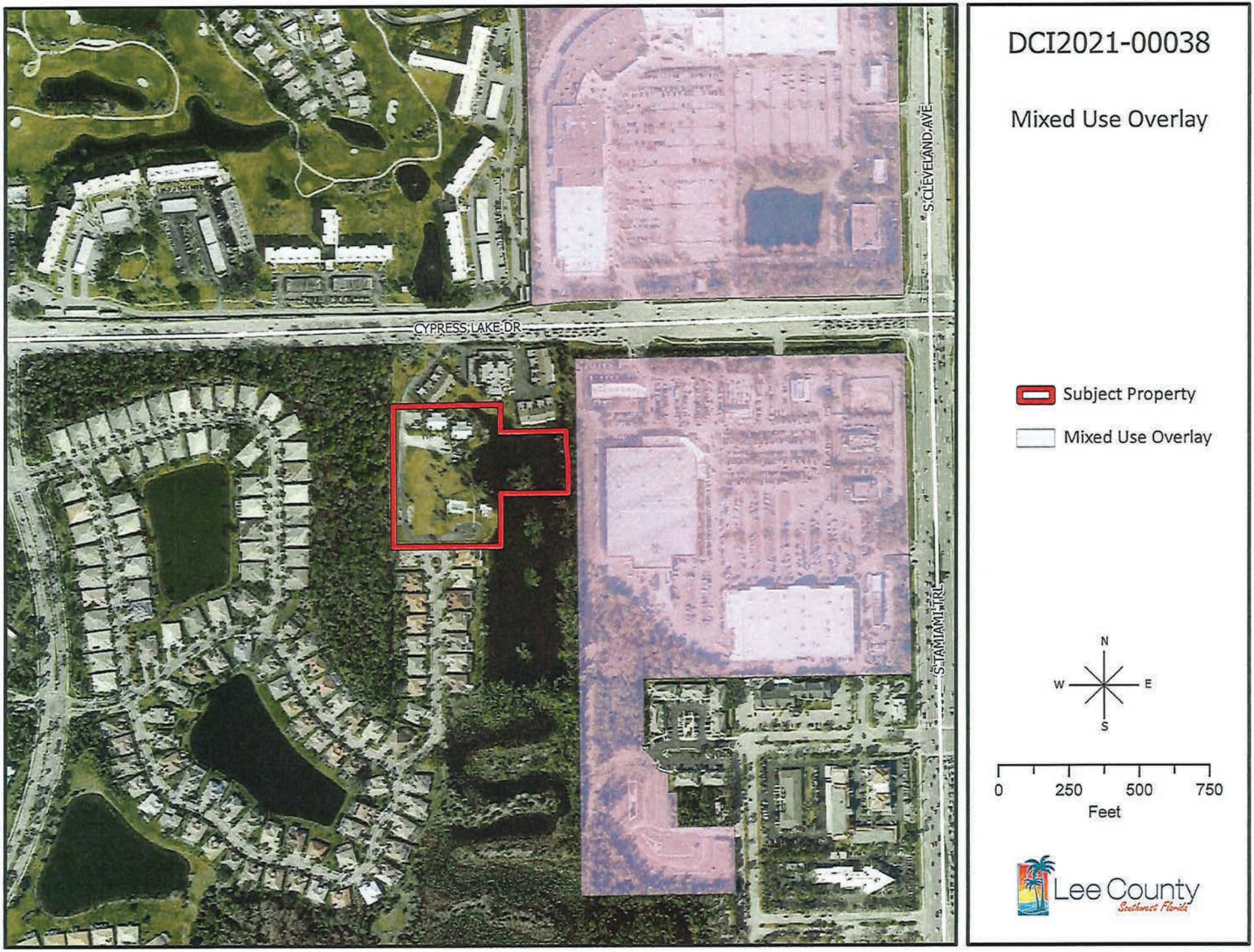
S

0 250 500 750

Feet

Lee County

Southwest Florida



DCI2021-00038

Mixed Use Overlay

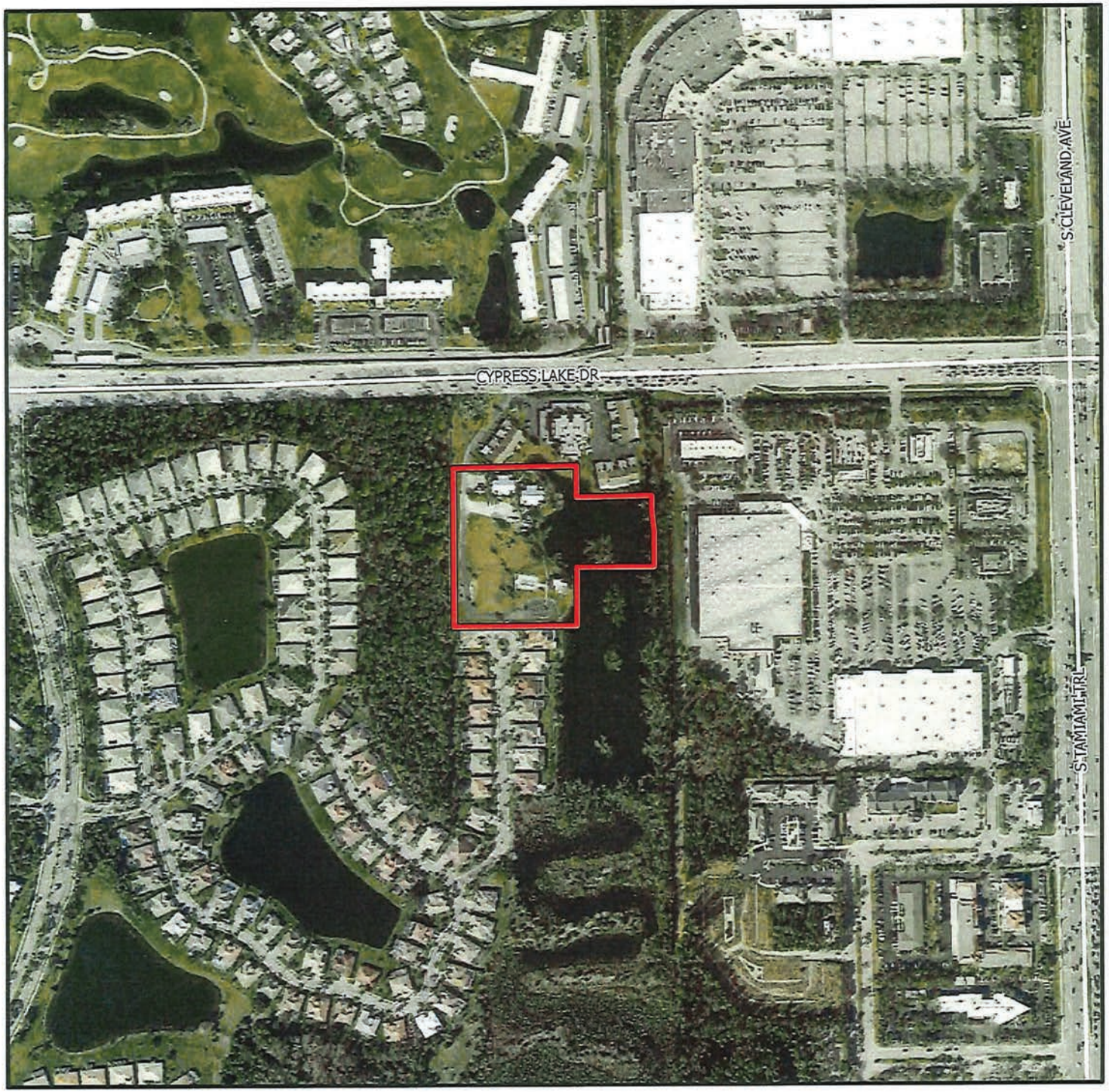
Subject Property

Mixed Use Overlay

N
W E
S

0 250 500 750
Feet

Lee County
Southwest Florida



DCI2021-00038

Aerial

Subject Property

N
W E
S

0 250 500 750
Feet

Lee County
Southwest Florida

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2021-00038

Regarding: **SPRING LAKE II RPD 56 UNITS**

Location: Located off Cypress Lake Drive on Westshore Drive
South Fort Myers Planning Community
(District 2)

Hearing Date: July 24, 2024

I. Request

Rezone 5.64+/- acres from Tourist Commercial (CT) to Residential Planned Development (RPD) to permit 56 multi-family dwelling units not to exceed 45 feet in building height.

Legal description is set forth in Exhibit A.

II. Hearing Examiner Recommendation

Approve, subject to conditions and deviations in Exhibit B.

III. Discussion

The Hearing Examiner serves in an advisory capacity to the Board of County Commissioners (Board) on applications to rezone property to the planned development zoning district.[2] In furtherance of this duty, the Hearing Examiner accepted testimony and evidence on an application to rezone 5.64 acres in South Fort Myers. Staff recommended approval with conditions.

In preparing a recommendation to the Board, the Hearing Examiner must apply the County's Comprehensive Plan (Lee Plan), Land Development Code (LDC), and other County regulations to facts adduced at hearing. The record must contain substantial competent evidence to support the recommendation.

The Hearing Examiner recommends approval with conditions. Discussion follows below.

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[2] LDC §34-145(d)(4) a.

Request

The request seeks to rezone approximately 5.64 acres from Tourist Commercial (CT) to Residential Planned Development (RPD) to permit up to 56 multi-family dwelling units. Buildings will not exceed 45 feet in height.

The property is located on Westshore Drive, south of Cypress Lake Drive in the South Fort Myers Planning District.

History

The Board rezoned the parent parcel that includes the 5.64 acre tract in 1967 from an industrial district to multiple family dwelling district, converted to CT.[3] Circa 1980, a developer constructed multifamily dwellings on the parent parcel fronting on Cypress Lake Drive. The 5.64 acre tract developed with 8 dwellings in two buildings, a pool, tennis court, and clubhouse in 1981. The tennis courts were later removed from the site.

Existing lots within the 5.64 acre tract did not conform to CT property development regulations, frustrating further development of the property. The subject application to rezone to RPD will allow development of the property.

Lee Plan

Planned Developments must be consistent with the Lee Plan.[4]

The property is designated Intensive Development and Central Urban on the Lee Plan Future Land Use Map.[5] These are the two most intense future land use categories, reserved for the County's urban core. Dense residential and intense commercial development feature prominently in these areas due to ready access to public services and infrastructure.[6]

The Intensive Development category comprises more than half the site, allowing for densities ranging from 8 to 14 dwelling units per acre. Maximum permitted densities may be as high as 22 units per acre.[7] The remainder of the property lies within the Central Urban category, allowing for densities ranging from four to ten units per acre, with maximum densities of 15 units per acre.[8]

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[3] Z-67-44, Staff Report Attachment L.
[4] LDC §34-491.
[5] Lee Plan Map 1-A.
[6] Lee Plan Policies 1.1.2, 1.1.3.
[7] Additional density is permissible using Greater Pine Island Transfer of Development Units. Specifically, with approximately 3.25 acres designated Intensive Development, maximum total density derived from that portion of the property is 30 units per acre using Greater Pine Island Transfer of Development Units. Lee Plan Policy 1.1.2. *See also* Staff Report page 3.
[8] Additional density is also permissible using Greater Pine Island Transfer of Development Units on the portion of site designated Central Urban. Specifically, the maximum total density derived from the 2.39

The requested 56 units are within the standard range permissible in these categories.[9]

The Lee Plan Economic Element directs the County to strive for a diversified economy.[10] The element also directs development of a variety of housing options to support a diverse workforce.[11] The RPD's proposal for multifamily development furthers these Lee Plan directives.

Compatibility

The County evaluates compatibility during the zoning process.[12] Compatibility exists when land uses exist in proximity and no one use unduly negatively impacts another.[13] Planned development zoning is useful when integrating new development with surrounding land uses.[14] The planned development zoning district allows flexibility in site design to address potential incompatibilities with neighboring development.[15]

Lands classified for Intensive Development abut the site to the north and east. Central Urban classified lands abut the property on the south and west. Surrounding properties are densely settled with intense land uses including regional shopping centers, multi and single family development, offices, and other business/retail centers.

Appropriate density is determined on a case-by-case basis in accordance with Lee Plan policies and nature of surrounding land uses.[16] The proposed density of ten units per acre provides a transition from intense commercial development to the east and single family land uses west and south. An existing wooded area buffers residents in the Reflection Lakes subdivision, Single family land uses south of the site benefit from setbacks and perimeter buffer plantings.[17]

Buildings in the immediate area display a range of building heights. The proposed 35 and 45 foot building heights are consistent with the character surrounding

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acres of the site designated Central Urban, is 20 units per acre using Greater Pine Island Transfer of Development Units. Lee Plan Policy 1.1.3.

[9] Maximum total density permissible on the property is 145 dwelling units. (2.39 acres @ 20 dwelling per acre plus 3.25 acres @ 30 dwellings per acre). Site constraints likely preclude development of the maximum total density permissible.

[10] Goals 158, 160.

[11] Lee Plan Objective 160.1, Policy 160.1.3.

[12] LDC §34-145(d)(4).

[13] Florida Statutes s. 163.3164(9).

[14] LDC §34-612(2).

[15] *Id.*

[16] LDC §34-413.

[17] The LDC does not require buffering between residential land uses.

development.[18] Applicant testified building heights would "step down" from north to south.

LDC

Development must comply with the LDC or seek deviations. A "deviation" is a departure from a land development regulation.[19]

The RPD includes four deviations. The deviations pertain to ingress/egress, road design, buffers, and Consumption on Premises. Applicants must demonstrate deviations enhance the planned development and will not cause a detriment to the public.[20] Staff recommended approval of the deviations. The Hearing Examiner agrees with this recommendation. [21]

Site development will be subject to County development standards governing lighting, dumpster placement, stormwater management, landscaping, and parking.[22]

Development will be subject to road, park, school, fire, and emergency medical services impact fees.[23]

Environmental/Natural Resources

Rezoning requests must not adversely affect environmentally critical/sensitive areas or natural resources.

The site is improved with two four-plex residential structures, parking area, pool, small clubhouse building, and roadway connecting existing dwellings within Spring Lake to the site amenities. The remainder of the site is cleared and mowed.

The MCP meets open space requirements of the code.[24]

The onsite water management system will incorporate dry swales and vegetation to achieve water quality standards prior to outfall into the lake system to the west. The property lies within the Lakes Park Watershed and abuts a body of water that

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[18] Maximum permissible building heights on property designated Intensive Development is 135 feet. Maximum permissible building heights on lands designated Central Urban is 95 feet LDC §34-2175(b). the proposed height of 45 feet is well below maximum allowed in the area.
[19] LDC §34-2.
[20] LDC §34-373(a)(9).
[21] The Hearing Examiner may recommend approval, approval with modifications or denial of deviations based on findings that a deviation (1) enhances the planned development and, (2) preserves/promotes public health, safety, and welfare. LDC §34-377(a)(4).
[22] The project will be subject to the LDC's comprehensive development standards.
[23] LDC Chapter 2, Article VI.
[24] Lee Plan Goal 77, Objective 77.1; LDC §10-425.

is part of the Lakes Regional Park system.[25] The County adopted an ordinance protecting the Lakes Park Regional Watershed and future development must comply with those standards.[26]

The Hearing Examiner finds the requested RPD will not harm environmentally critical/sensitive areas or natural resources.

Transportation

Requests to rezone property must provide access sufficient to support the proposed development intensity and address expected impacts to the transportation facilities by existing County regulations and conditions of approval.

The property is located south of Cypress Lake Drive west of US 41. Cypress Lake Drive is a six lane divided arterial roadway maintained by the County.[27] The road corridor includes a shared use path on the south side of the right-of-way.[28]

The Traffic Impact Statement (TIS) prepared by Applicant and County DOT concludes the project will not negatively impact area roadways at buildout in 2026.[29]

Road impact fees will address project impacts to the County network. Further analysis of transportation impacts, including site related turn lane improvements, will occur during development order permitting.

Public Services and Infrastructure

Public services include facilities, capital improvements, and infrastructure necessary to support development.[30] The Lee Plan requires an evaluation of public services during the rezoning process.[31]

Paved roads, potable water and sanitary sewer, law enforcement, fire, and emergency medical services are available to serve the property.[32] The developer will be required to extend a sidewalk along the entrance road from Cypress Lake Drive to the cul-de-sac.

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[25] Lakes Regional Park was a former rock mine.
[26] Lee County Ordinance No. 85-46, adopted October 23, 1985.
[27] Lee County Administrative Code 11-1.
[28] Lee Plan Maps 3-D, 4-E.
[29] Staff Report Attachment H: Traffic Impact Statement Spring Lake II prepared by JMB Transportation Engineering, Inc. revised February 29, 2024, and Staff Report Attachment I: LCDOT Staff Memo prepared by Brittany Banker, DOT Plan Reviewer dated June 4, 2024.
[30] Public services and infrastructure available to serve the project will include public water and sewer, paved streets, parks and recreation facilities, libraries, police, fire and emergency services, urban surface water management, and schools. Lee Plan Objective 4.1, Standards 4.1.1, 4.1.2, 4.1.4.
[31] Lee Plan Policy 2.2.1.
[32] Lee Plan Goal 95, Objectives 2.1, 2.2, Policies 2.2.1.

There is transit service to the area via Lee Tran Route 50 with a stop near the entrance to the community. The South Trail Fire and Rescue District provides fire protection and emergency medical services from Station 61 on Crystal Drive. Lee County Sheriff provides law enforcement services.

Future residents will have access to parks, schools, libraries, shopping, employment, and medical centers within reasonable distances from the property.

Conditions

The County must administer the zoning process so proposed land uses minimize adverse impacts on adjacent property and protect County resources.[33] Conditions must be plausibly related to the project's anticipated impacts, and pertinent to mitigating impacts to the public.[34] The RPD is subject to six conditions addressing impacts reasonably anticipated from development.[35]

Hearing Examiner revised conditions/deviations for clarity, compliance with state law and to remove LDC references applicable to development by Condition 1.

Public

Several members of the public spoke at hearing. Concerns pertained to traffic, potential obstruction of view shed, impacts to Lakes Park system, and maintenance of amenities.

Conclusion

The Hearing Examiner recommends approval of Spring Lake II RPD, subject to conditions in Exhibit B.

The Hearing Examiner finds the RPD meets LDC criteria and, as conditioned, is compatible with surrounding development.[36]

IV. Findings and Conclusions

Based on the testimony and exhibits presented in the record, the Hearing Examiner finds:

A. The requested RPD is consistent with the Lee Plan. Lee Plan Goals 2, 4, 5, 77, 95, 158, 160, Objectives 2.1, 2.2, 4.1, 5.1, 77.1, 126.2, 160.1, and

[33] LDC §§34-145(d)(4) a.2.(b), 34-377(a)(3), 34-411, and 34-932(c).
[34] LDC §34-932(b).
[35] LDC §§34-83(b)(4) a.3, 34-377(a)(2)c; Lee Plan Objective 77.1, Policy 5.1.5.
[36] Lee Plan Policy 5.1.5.

Policies 1.1.3, 2.1.1, 2.1.2, 2.2.1, 5.1.5, 5.1.7, 5.1.10, 5.2.2, 5.2.4, 160.1.3, Lee Plan Table 1(b), Map 1-A; LDC §34-491.

B. As conditioned, the RPD:

1. Is consistent with the LDC or qualifies for deviations. LDC Chapters 2, 10, and 34.

2. Is compatible with existing or planned uses in the surrounding area. Lee Plan Objectives 2.1, 2.2, and Policies 1.1.3, 5.1.3, 5.1.5, 5.1.6, 5.2.4; LDC §§34-411, 34-413.

3. Provides sufficient road access to support proposed development intensity. Lee Plan Policy 5.1.1.

4. Expected impacts on transportation facilities will be addressed by County regulations and conditions of approval. Lee Plan Policy 39.2.1; LDC §§2-261 *et seq.*, 34-411.

5. Will not adversely affect environmentally sensitive areas or natural resources. Lee Plan Goals 60, 61, 77, Objectives 77.1, 126.2, Policies 5.1.6, 60.4.1, 126.2.1; and

6. Public services and infrastructure will be available to serve the development. Goals 2, 4, 5, 95, Objectives 2.1, 2.2, 4.1, Policies 2.2.1, 5.1.1.

C. The proposed uses are appropriate at the location. Lee Plan Goals 2, 4, 5; Objectives 2.1, 2.2, Policies 1.1.3, 2.1.1, 2.1.2, 5.1.2, 5.1.3, 5.1.6, 5.2.4, 160.1.1, 160.1.2, 160.1.3.

D. The County regulations and recommended conditions provide sufficient safeguards to protect the public interest and relate to impacts expected from the proposed development. Lee Plan Objectives 77.1, 126.2, Policies 5.1.1, 5.1.2; LDC §§34-377(a)(3), 34-411 and 34-932(c).

E. Deviations recommended for approval enhance the planned development and preserve public health, safety, and welfare. LDC §§34-373(a)(9), 34-377(a)(4).

Date of Recommendation: July 29, 2024.

Donna Marie Collins
Chief Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

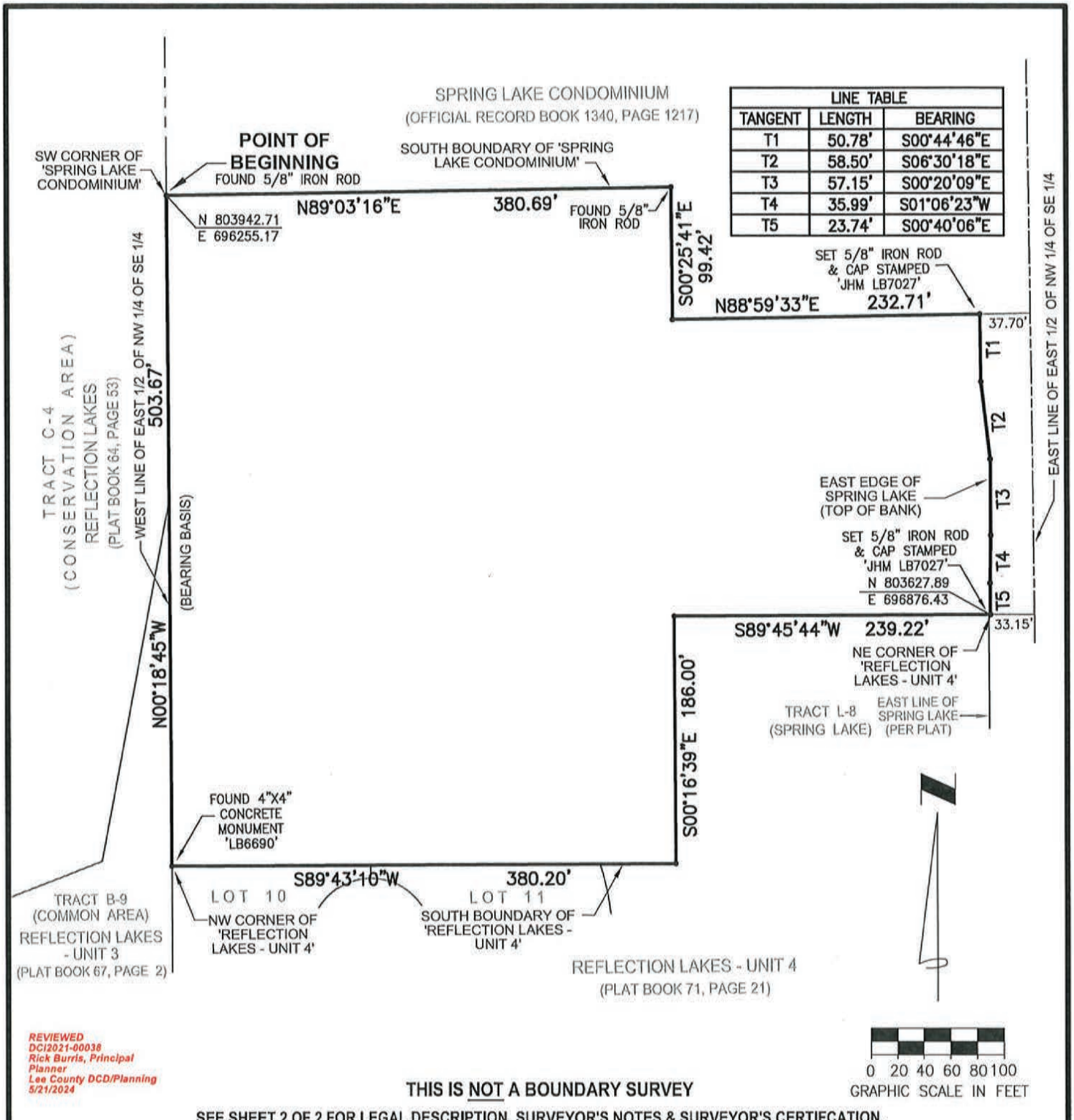
Exhibits to Hearing Examiner's Recommendation

Exhibit A Legal Description and Vicinity Map
Exhibit B Recommended Conditions and Deviations
Exhibit C Exhibits Presented at Hearing
Exhibit D Hearing Participants
Exhibit E Information

Exhibit A

LEGAL DESCRIPTION AND VICINITY MAP

Exhibit A



LINE TABLE		
TANGENT	LENGTH	BEARING
T1	50.78'	S00°44'46"E
T2	58.50'	S06°30'18"E
T3	57.15'	S00°20'09"E
T4	35.99'	S01°06'23"W
T5	23.74'	S00°40'06"E

REVIEWED
DCI2021-00038
Rick Burris, Principal Planner
Lee County DCD/Planning
5/21/2024

THIS IS NOT A BOUNDARY SURVEY

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES & SURVEYOR'S CERTIFCATION.

J H McCARRIER LAND SURVEYING, INC.
Licensed Business No. 7027
2460 SUNRISE BOULEVARD
FORT MYERS, FLORIDA 33907
Phone:(239) 277-7821

PROJECT
SKETCH & LEGAL DESCRIPTION
"SPRING LAKE II"
PART OF E 1/2 OF NW 1/4 OF SE 1/4 OF SECTION 23, TWP 45S, RGE 24E , LEE COUNTY, FLORIDA

CLIENT
SITTI ENGINEERING GROUP
13560 FIDDLESTICKS BLVD, STE 202-305
FORT MYERS, FL 33912
PHONE: (239) 215-9445

SCALE 1"=100'
DATE JUNE 22, 2021
REVISED: NOVEMBER 28, 2023
FILENAME SpringLkBND_S&L.dwg
PROJECT NO. 20-114.1
DRAWN BY JHM
CHECKED BY JHM
SHEET 1 OF 2

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF 'SPRING LAKE CONDOMINIUM', AS RECORDED IN OFFICIAL RECORDS BOOK 1340, PAGE 1217, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID 'SPRING LAKE CONDOMINIUM' FOR THE FOLLOWING THREE (3) COURSES:

1. N89°03'16"E FOR 380.69 FEET TO A 5/8" IRON ROD;
2. S00°25'41"E FOR 99.42 FEET;
3. N88°59'33"E FOR 232.71 FEET TO A 5/8" IRON ROD AND CAP STAMPED 'LB7027' AND TO A POINT ON THE EAST EDGE OF SPRING LAKE;

THENCE ALONG SAID EAST EDGE OF SPRING LAKE FOR THE FOLLOWING FIVE (5) COURSES:

1. S00°44'46"E FOR 50.78 FEET;
2. S06°30'18"E FOR 58.50 FEET;
3. S00°20'09"E FOR 57.15 FEET;
4. S01°06'23"W FOR 35.99 FEET;
5. S00°40'06"E FOR 23.74 FEET TO A 5/8" IRON ROD AND CAP STAMPED 'LB7027' AND TO THE NORTHEAST CORNER OF 'REFLECTION LAKES - UNIT 4', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 21, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE ALONG THE SOUTH BOUNDARY OF SAID 'REFLECTION LAKES - UNIT 4' PLAT FOR THE FOLLOWING THREE (3) COURSES:

1. S89°45'44"W FOR 239.22 FEET;
2. S00°16'39"E FOR 186.00 FEET;
3. S89°43'10"W FOR 380.20 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED 'LB6690' AND THE NORTHWEST CORNER OF SAID 'REFLECTION LAKES - UNIT 4' PLAT;

THENCE N00°18'45"W FOR 503.67 FEET, ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 23, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.64 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED UPON FIXING THE MONUMENTED WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AS N00°18'45"W.
2. THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR A VALIDATED ELECTRONIC SIGNATURE, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. HORIZONTAL COORDINATE VALUES SHOWN HEREON REFLECT FLORIDA STATE PLANE COORDINATES, WEST ZONE, AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

PREPARED BY:

Judith H McCarrier, PSM
License No. 6021
State of Florida

2023.11.29 13:17:53 -05'00'

JUDITH H. McCARRIER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 6021

Judith H. McCarrier
License Number 6021
STATE OF FLORIDA
Professional Surveyor and Mapper

REVIEWED
DCI2021-00038
Rick Burris, Principal Planner
Lee County DCD/Planning
5/21/2024

THIS IS NOT A BOUNDARY SURVEY

SEE SHEET 1 OF 2 FOR SKETCH.

J H McCARRIER LAND SURVEYING, INC.
Licensed Business No. 7027

2460 SUNRISE BOULEVARD
FORT MYERS, FLORIDA 33907
Phone:(239) 277-7821

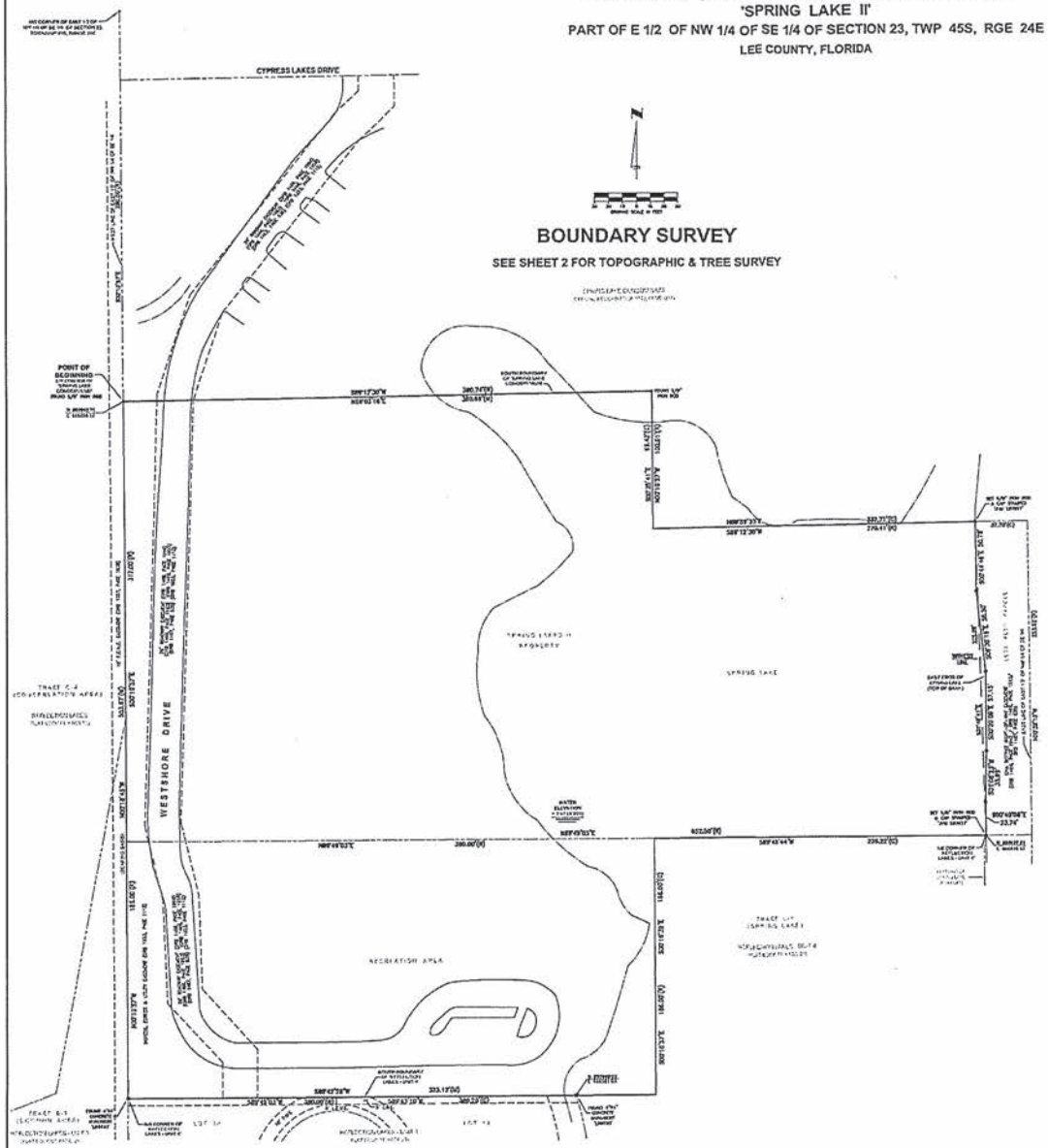
PROJECT

SKETCH & LEGAL DESCRIPTION
"SPRING LAKE II"
PART OF E 1/2 OF NW 1/4 OF SE 1/4 OF SECTION 23, TWP 45S, RGE 24E , LEE COUNTY, FLORIDA

CLIENT
SITTI ENGINEERING GROUP
13560 FIDDLESTICKS BLVD, STE 202-305
FORT MYERS, FL 33912
PHONE: (239) 215-9445

SCALE N.A.		DATE JUNE 22, 2021 REVISED: NOVEMBER 28, 2023
FILENAME SpringLkBND_S&L.dwg		PROJECT NO. 20-114.1
DRAWN BY JHM	CHECKED BY JHM	SHEET 2 OF 2

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
'SPRING LAKE II'
PART OF E 1/2 OF NW 1/4 OF SE 1/4 OF SECTION 23, TWP 45S, RGE 24E
LEE COUNTY, FLORIDA



BOUNDARY SURVEY

SEE SHEET 2 FOR TOPOGRAPHIC & TREE SURVEY

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF "SPRING LAKE CONDOMINIUM", AS RECORDED IN OFFICIAL RECORDS BOOK 1348, PAGE 1717, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID "SPRING LAKE CONDOMINIUM" FOR THE FOLLOWING THREE (3) COURSES:

1. N89°02'16"E FOR 380.68 FEET TO A 5/8" IRON ROD;
2. S00°25'41"E FOR 99.47 FEET;
3. N89°08'20"E FOR 233.71 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB7607" AND TO A POINT ON THE EAST EDGE OF SPRING LAKE;

THENCE ALONG SAID EAST EDGE OF SPRING LAKE FOR THE FOLLOWING FIVE (5) COURSES:

1. S00°44'16"E FOR 50.78 FEET;
2. S00°20'18"E FOR 38.30 FEET;
3. S00°20'06"E FOR 57.13 FEET;
4. S01°06'33"W FOR 33.85 FEET;
5. S00°40'58"E FOR 23.74 FEET TO A 5/8" IRON ROD AND CAP STAMPED "LB7607" AND TO THE NORTHEAST CORNER OF "REFLECTION LAKES – UNIT 4", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 21, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE ALONG THE SOUTH BOUNDARY OF SAID "REFLECTION LAKES – UNIT 4" PLAT FOR THE FOLLOWING THREE (3) COURSES:

1. S89°45'44"W FOR 226.32 FEET;
2. S00°16'28"E FOR 186.00 FEET;
3. S89°42'38"W FOR 380.30 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED "[illegible]" AND THE NORTHWEST CORNER OF SAID "REFLECTION LAKES – UNIT 4" PLAT;

THENCE N00°10'43"W FOR 503.87 FEET, ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 23, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.66 ACRES, MORE OR LESS.

SURVEYOR NOTES

1. THIS SURVEY WAS MADE WITH AND IS BASED ON THAT TITLE CERTIFICATION PREPARED BY SELECT TITLE & ESCROW, LLC, DATED APRIL 24, 2024.
2. BEARINGS SHOWN HEREON RELATE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD83, 2011 ADJUSTMENT, WHERE THE MONUMENTED WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 24 EAST, BEARS N00°10'43"W.
3. SUBJECT PROPERTY LIES IN ZONE AE (BASE FLOOD ELEVATION=10) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 12071C0417G, EFFECTIVE DATE OF 11/17/2022.
4. THIS MAP IS NOT VALID WITHOUT EITHER THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR A VALIDATED ELECTRONIC SIGNATURE, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. SUBJECT PROPERTY CONTAINS [illegible] ACRES ([illegible] UPLAND / [illegible] LAKE).
6. ELEVATIONS SHOWN HEREON RELATE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. COORDINATES SHOWN HEREON ARE STATE PLANE, FLORIDA WEST ZONE, NAD83, 2011 ADJUSTMENT.
8. ALL PLOTTABLE EASEMENTS REFERENCED IN THE OPINION OF TITLE (SEE NOTE #1) HAVE BEEN PLOTTED HEREON. THE BLANKET EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY. THE PARTY WALL EASEMENTS ARE NOT PLOTTABLE.

J.H. McCARRIER LAND SURVEYING, INC.
Licensed Business No. 7327
2400 SUNRISE BOULEVARD
FORT MYERS, FLORIDA 33907
Phone (239) 277-7321

CLIENT
SITTI ENGINEERING GROUP
13560 FIDDLESTICKS BLVD, SUITES 202-305
FORT MYERS, FL 33912
PHONE: (239) 215-8445

DATE	MARCH 3, 2021
PROJECT NO.	20-116
F.B. / PGS	SPRING LAKE survey
SCALE	1" = 50'
FILENAME	Spring_Lk_bnd.dwg
DRAWN BY SAS/JHM	CHECKED BY JHM

REVISIONS
11/30/23 UPDATE SURVEY PER LEE COUNTY COMMENTS
3/28/24 UPDATE SURVEY PER LEE COUNTY COMMENTS
5/8/24 REVISE SURVEY NOTE #1

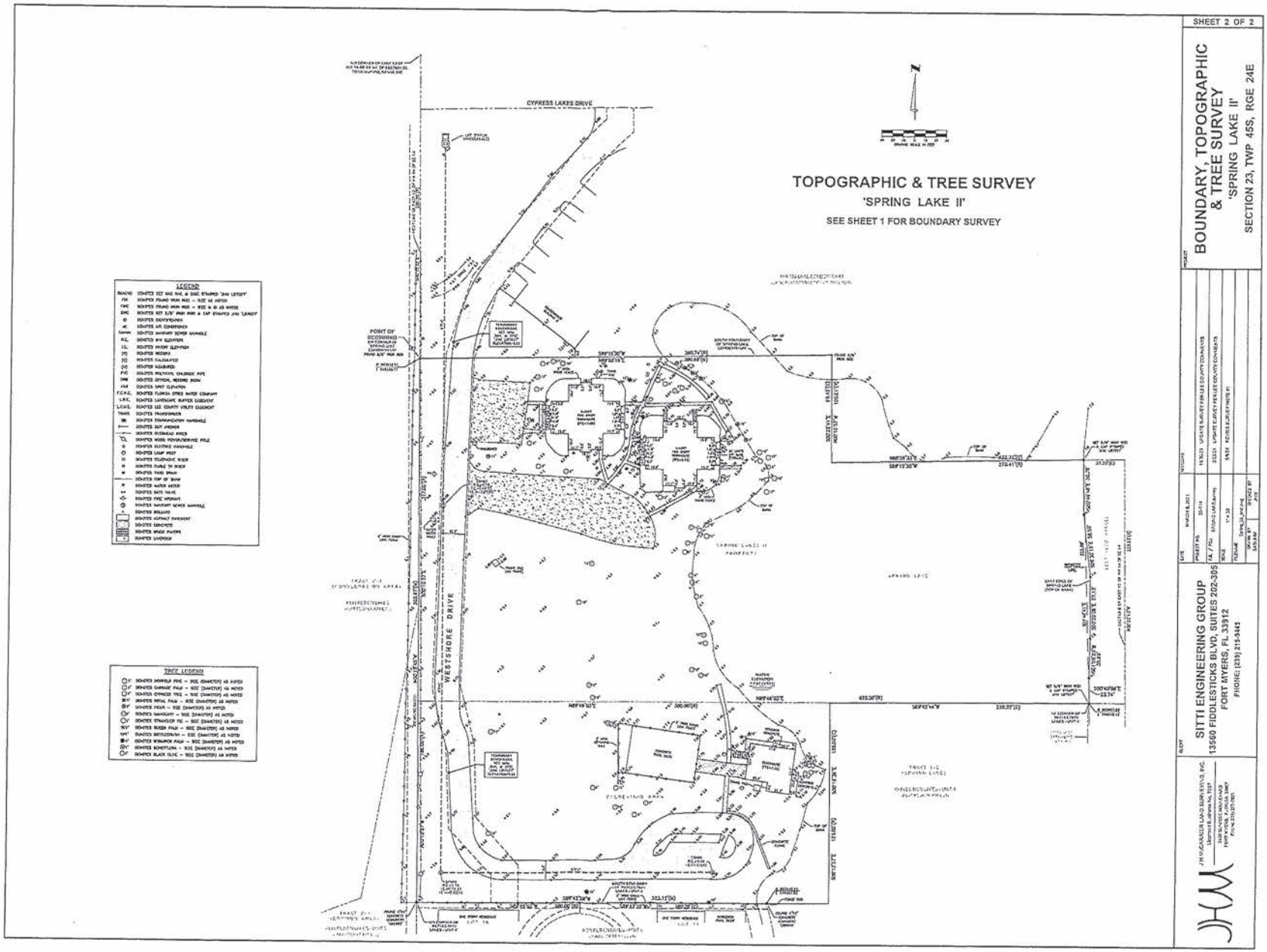
TO:

2024.05.08
11:50:52
-04'00'

JUSTIN H. McCARRIER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 5[illegible]

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

SHEET 1 OF 2

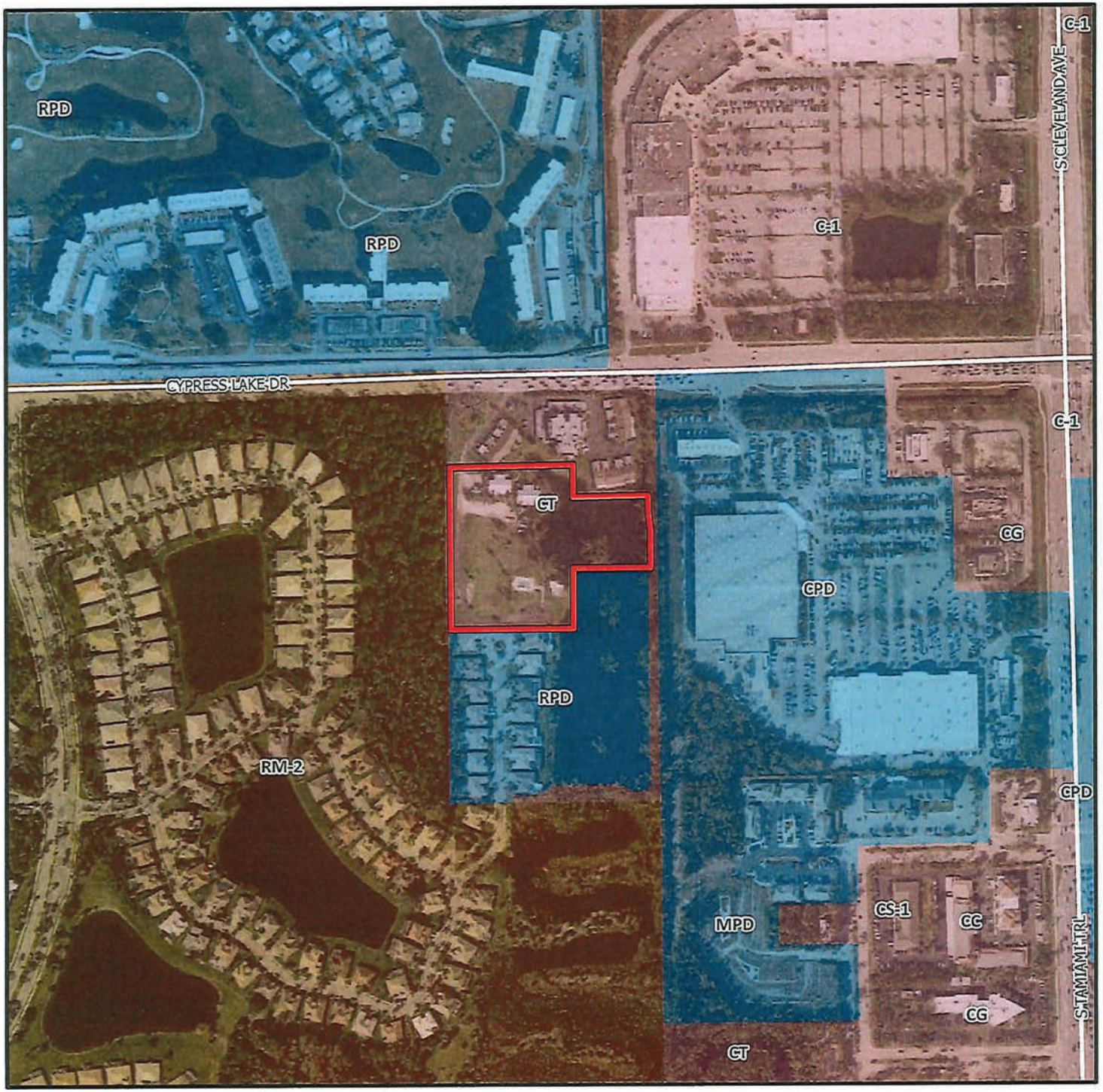


SHEET 2 OF 2

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
'SPRING LAKE II'
SECTION 23, TWP 45S, RGE 24E

SITTI ENGINEERING GROUP
13560 FIDDLESTICKS BLVD, SUITES 202-305
FORT MYERS, FL 33912
PHONE: (239) 215-9445

JH ALEXANDER LAND SURVEYS INC.



DCI2021-00038

Zoning

Subject Property

N
W
E
S

0 250 500 750
Feet

Lee County
Southwest Florida

Exhibit B

RECOMMENDED CONDITIONS AND DEVIATIONS
As revised by Hearing Examiner

CONDITIONS

1. Master Concept Plan and Development Parameters

a. Master Concept Plan (MCP). Development must be substantially consistent with the two-page MCP entitled "Spring Lake II 56 Units Master Concept Plan"; dated July 18, 2024, attached as Exhibit B1.

b. Lee Plan and Land Development Code (LDC). Development must comply with the Lee Plan and LDC at the time permitting, except where deviations have been approved in this resolution. Amendments to the MCP, conditions or deviations require further development approvals.

c. Development Parameters. The project may include up to 56 multi-family or townhome units, amenities and accessory uses.

2. Schedule of Permitted Uses and Property Development Regulations

a. Permitted Uses

Accessory uses and structures
Administrative offices
Consumption on premises (subject to Condition 5)
Clubs, private
Community gardens
Dwelling units:
    Multiple-family building
    Townhomes
Entrance gates and gatehouse
Essential services
Essential service facilities, Group I
Excavation:
    Water retention
Fences, walls
Home occupation
Models:
    Model unit
Parking lot:
    Accessory
Real estate sales office

Recreation facilities:
Personal
Private on-site
Signs
Temporary uses

b. Property Development Regulations

Minimum Lot Area and Dimensions

Existing Dwelling Units on MCP

Area:	0 square feet
Width:	0 feet
Depth:	0 feet

New Dwelling Units

Area:	6,500 square feet
Width:	65 feet
Depth:	100 feet

Minimum Building Setbacks, Maximum Building Heights and Lot Coverage:

Existing Dwelling Units on MCP

Street:	0 feet
Side:	0 feet
Rear:	0 feet
Waterbody:	20 feet
Building separation:	20 feet
Maximum building height:	35 feet
Maximum Lot Coverage:	100 percent

New Dwelling Units on MCP

Street:	20 (0 feet for free standing garages)
Side:	10 feet (0 feet from common wall units)
Rear:	10 feet (0 feet from common wall units)
Perimeter:	10 feet
Waterbody:	20 feet (5 feet for accessory structures)
Rear, accessory:	5 feet
Building separation:	20 feet
Maximum building height:	45 feet (see MCP for building height limitations)
Maximum Lot Coverage:	45 Percent (total project area)

3. Open Space

The development order plans must reflect a minimum of 40 percent (2.26 acres) open space.

4. Existing Townhome Development

Development within the boundaries of the existing 8 townhome units must remain consistent with the MCP unless subsequently approved by amendment to this planned development.

5. Consumption on premises

Consumption on premises is permitted consistent with the following limitations:

a. Scope. 2-COP or 4-COP State Alcoholic Beverage License.
b. Location. In conjunction with existing clubhouse and pool.
c. Hours of Consumption. Monday through Saturday between 8:00 a.m. and 11:00 p.m. and on Sunday between 10:00 a.m. and 10:00 p.m.
d. Amendment Necessary to Change. Operation outside the above restrictions requires amendment to this zoning resolution.

6. State and Federal Permits

County development permits do not create rights to obtain permits from state or federal agencies and do not create liability on the part of the County if applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or if applicant undertakes actions resulting in a violation of state or federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

DEVIATIONS

1. Required Street Access. Deviation 1 requests relief from LDC §10-291(3), which requires residential developments more than five acres to provide more than one means of ingress or egress to the development, to allow the single means of ingress and egress to remain

Hearing Examiner Recommendation: Approved, subject to the following condition:

- Prior to development order approval, Developer must record a notice to future property owners in the public records. The notice must articulate the

emergency access plan and provide information on where a copy of the emergency access plan may be obtained from the developer or its successor.

2. Street Design Standards. Deviation 2 requests relief from LDC §10-296(e)(1)i.5.iii, which establishes minimum design standards for urban local roads with closed drainage facilities, to allow a design consistent with the cross section shown on the MCP.

   Hearing Examiner Recommendation: Approved, subject to the following condition:

   - Developer must obtain additional easement width to accommodate pedestrian access, vehicular access improvements, ingress, egress, drainage, and utilities prior to development order approval.

3. Landscape Standards. Deviation 3 requests relief from LDC §10-416(d)(6), which requires a solid wall or combination berm and solid wall not less than eight feet in height, not less than 25 feet from abutting property and landscaped between the wall and the abutting property with specific planting criteria, to allow the required wall or wall and berm combination to be located not less than 20 feet from abutting property with buffer planting installed in the 20-foot-wide buffer area.

   Hearing Examiner Recommendation: Approved

Exhibits to Conditions:
B1 Spring Lake II 56 Units Master Concept Plan dated July 18, 2024.

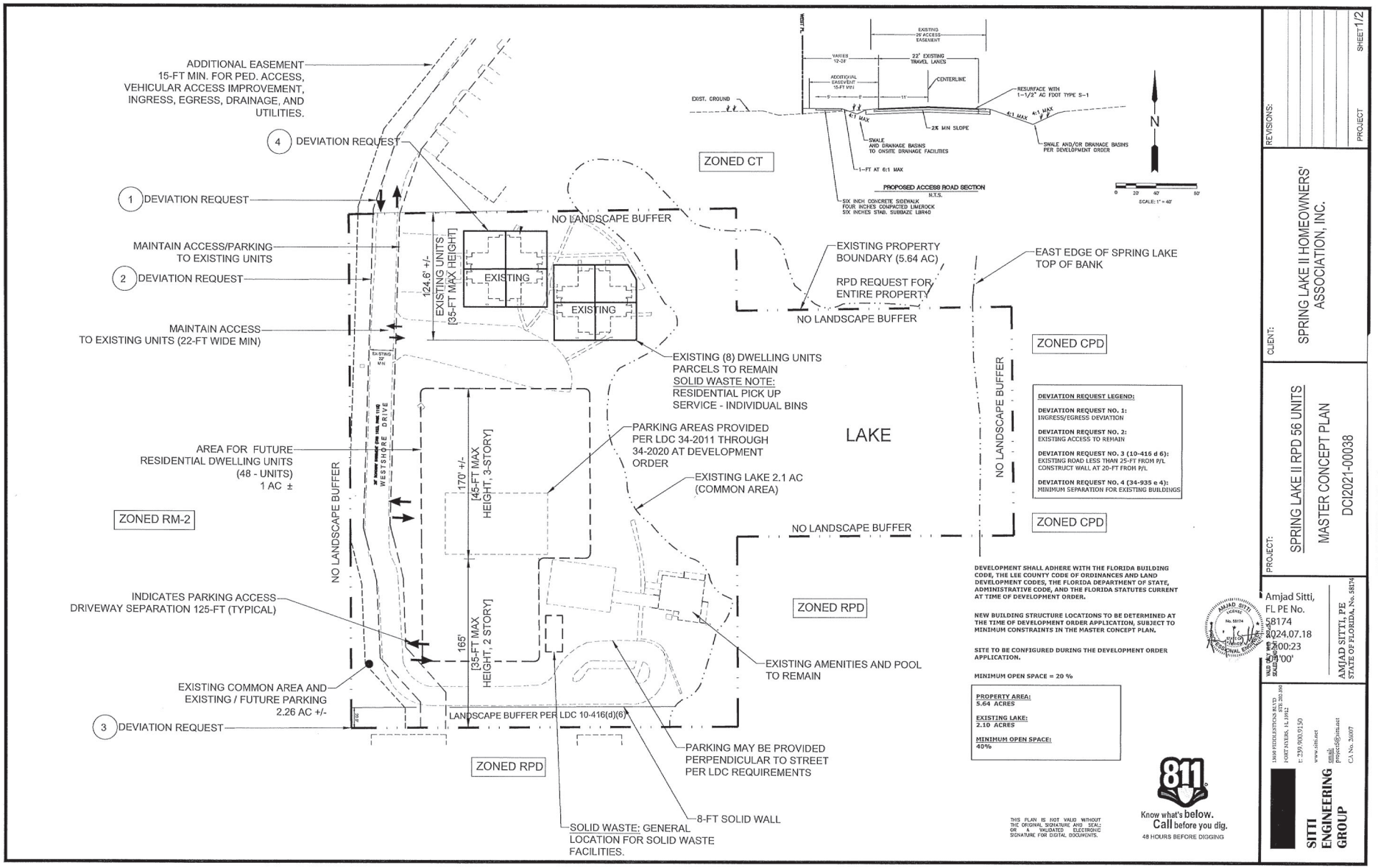
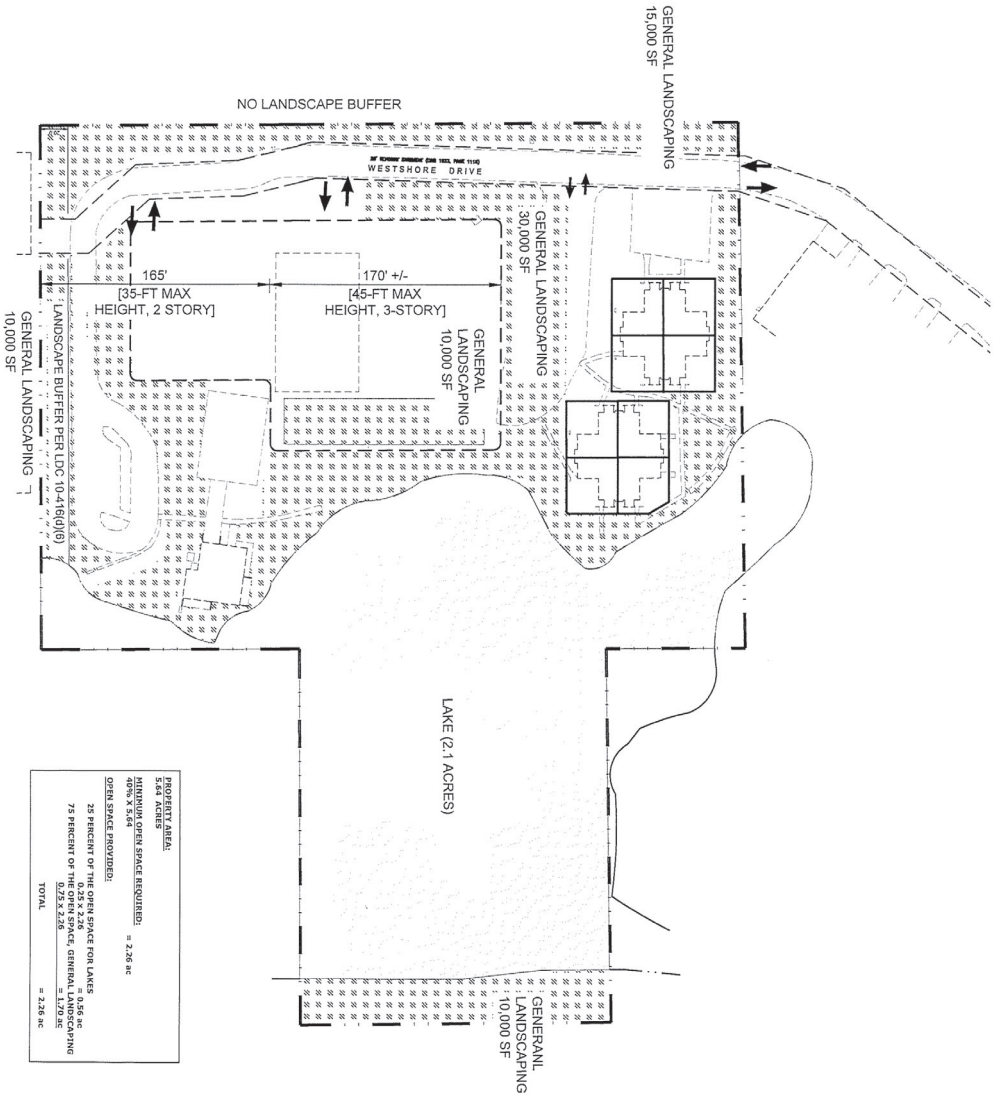

ADDITIONAL EASEMENT
15-FT MIN. FOR PED. ACCESS,
VEHICULAR ACCESS IMPROVEMENT,
INGRESS, EGRESS, DRAINAGE, AND
UTILITIES.
4 DEVIATION REQUEST
1 DEVIATION REQUEST
MAINTAIN ACCESS/PARKING
TO EXISTING UNITS
2 DEVIATION REQUEST
MAINTAIN ACCESS
TO EXISTING UNITS (22-FT WIDE MIN)
AREA FOR FUTURE
RESIDENTIAL DWELLING UNITS
(48 - UNITS)
1 AC ±
ZONED RM-2
INDICATES PARKING ACCESS
DRIVEWAY SEPARATION 125-FT (TYPICAL)
EXISTING COMMON AREA AND
EXISTING / FUTURE PARKING
2.26 AC +/-
3 DEVIATION REQUEST
NO LANDSCAPE BUFFER
124.6' +/-
EXISTING UNITS
[35-FT MAX HEIGHT]
EXISTING
EXISTING
EXISTING 32' MIN
WESTSHORE DRIVE
170' +/-
[45-FT MAX
HEIGHT, 3-STORY]
165'
[35-FT MAX
HEIGHT, 2 STORY]
LANDSCAPE BUFFER PER LDC 10-416(d)(6)
ZONED RPD
ZONED CT
EXIST. GROUND
EXISTING
26' ACCESS
EASEMENT
VARIES
12'-28'
22' EXISTING
TRAVEL LANES
CENTERLINE
ADDITIONAL
EASEMENT
15-FT MIN
9'
11'
RESURFACE WITH
1-1/2" AC FDOT TYPE S-1
4:1 MAX
6:1 MAX
2% MIN SLOPE
SWALE
AND DRAINAGE BASINS
TO ONSITE DRAINAGE FACILITIES
SWALE AND/OR DRAINAGE BASINS
PER DEVELOPMENT ORDER
1-FT AT 6:1 MAX
PROPOSED ACCESS ROAD SECTION
N.T.S.
SIX INCH CONCRETE SIDEWALK
FOUR INCHES COMPACTED LIMEROCK
SIX INCHES STAB. SUBBAZE LBR40
N
0 20' 40' 80'
SCALE: 1" = 40'
NO LANDSCAPE BUFFER
EXISTING PROPERTY
BOUNDARY (5.64 AC)
RPD REQUEST FOR
ENTIRE PROPERTY
EAST EDGE OF SPRING LAKE
TOP OF BANK
NO LANDSCAPE BUFFER
ZONED CPD
EXISTING (8) DWELLING UNITS
PARCELS TO REMAIN
SOLID WASTE NOTE:
RESIDENTIAL PICK UP
SERVICE - INDIVIDUAL BINS
PARKING AREAS PROVIDED
PER LDC 34-2011 THROUGH
34-2020 AT DEVELOPMENT
ORDER
LAKE
EXISTING LAKE 2.1 AC
(COMMON AREA)
NO LANDSCAPE BUFFER
NO LANDSCAPE BUFFER
ZONED CPD
DEVIATION REQUEST LEGEND:
DEVIATION REQUEST NO. 1:
INGRESS/EGRESS DEVIATION
DEVIATION REQUEST NO. 2:
EXISTING ACCESS TO REMAIN
DEVIATION REQUEST NO. 3 (10-416 d 6):
EXISTING ROAD LESS THAN 25-FT FROM P/L
CONSTRUCT WALL AT 20-FT FROM P/L
DEVIATION REQUEST NO. 4 (34-935 e 4):
MINIMUM SEPARATION FOR EXISTING BUILDINGS
ZONED RPD
EXISTING AMENITIES AND POOL
TO REMAIN
DEVELOPMENT SHALL ADHERE WITH THE FLORIDA BUILDING CODE, THE LEE COUNTY CODE OF ORDINANCES AND LAND DEVELOPMENT CODES, THE FLORIDA DEPARTMENT OF STATE, ADMINISTRATIVE CODE, AND THE FLORIDA STATUTES CURRENT AT TIME OF DEVELOPMENT ORDER.
NEW BUILDING STRUCTURE LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT ORDER APPLICATION, SUBJECT TO MINIMUM CONSTRAINTS IN THE MASTER CONCEPT PLAN.
SITE TO BE CONFIGURED DURING THE DEVELOPMENT ORDER APPLICATION.
MINIMUM OPEN SPACE = 20 %
PROPERTY AREA:
5.64 ACRES
EXISTING LAKE:
2.10 ACRES
MINIMUM OPEN SPACE:
40%
PARKING MAY BE PROVIDED
PERPENDICULAR TO STREET
PER LDC REQUIREMENTS
8-FT SOLID WALL
SOLID WASTE: GENERAL
LOCATION FOR SOLID WASTE
FACILITIES.
THIS PLAN IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR A VALIDATED ELECTRONIC SIGNATURE FOR DIGITAL DOCUMENTS.
811
Know what's below.
Call before you dig.
48 HOURS BEFORE DIGGING
REVISIONS:
SHEET 1/2
PROJECT
CLIENT:
SPRING LAKE II HOMEOWNERS' ASSOCIATION, INC.
PROJECT:
SPRING LAKE II RPD 56 UNITS
MASTER CONCEPT PLAN
DCI2021-00038
Amjad Sitti, FL PE No. 58174
2024.07.18 10:00:23 -04'00'
AMJAD SITTI, PE
STATE OF FLORIDA, No. 58174
SITTI ENGINEERING GROUP
13500 PADDOCK STOCK BLVD.
FORT MYERS, FL 33912
t: 239.900.9150
www.sitti.net
email:
projects@sitti.net
CA No. 26007

EXHIBIT B-1



SITTI ENGINEERING GROUP 13630 FIDDLESTICKS BLVD STE. 202-350 FORT MYERS, FL 33912 t: 239.900.9150 www.sitti.net email: projects@sitti.net CA No. 26007	VALID UNLESS SEALED AND SIGNED Amjad Sitti, FL PE No. 58174 2024.07.18 10:00:35 AMJAD SITTI, PE STATE OF FLORIDA, No. 58174	PROJECT: SPRING LAKE II RPD 56 UNITS OPEN SPACE EXHIBIT DCI2021-00038	CLIENT: SPRING LAKE II HOMEOWNERS' ASSOCIATION, INC.	REVISIONS: PROJECT SHEET 2/2

Exhibit C

EXHIBITS PRESENTED AT HEARING

STAFF EXHIBITS

1. *DCD Staff Report with attachments:* Prepared by Adam Mendez, Senior Planner, date received July 9, 2024 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]

2. *Affidavit of Publication:* For Zoning Case #DCI2021-00038, Spring Lake II RPD (1 page – 8.5"x11")

3. *PowerPoint Presentation:* Prepared by Lee County Staff for DCI2021-00038, Spring Lake II (multiple pages – 8.5"x11")[color]

4. *Master Concept Plan:* Prepared by Sitti Engineering Group, for Spring Lake II RPD 56 Units, received July 18, 2024 by Department of Community Development (2 pages – 11"x17")

APPLICANT EXHIBITS

1. *PowerPoint Presentation:* Prepared by Amjad Sitti, P.E., from Sitti Engineering Group, for DCI2021-00038, Spring Lake II 56 Units Minor PD Rezoning, dated July 24, 2024 (multiple pages – 8.5"x11")[color]

2. *Environmental Narrative:* Prepared by Sitti Engineering Group for Spring Lake II RPD 56 Units (multiple pages – 8.5"x11")[color]

3. *Master Concept Plan:* Prepared by Sitti Engineering Group, for Spring Lake II RPD 56 Units, received July 18, 2024 (2 pages – 11"x17")

OTHER EXHIBITS

Marsha Ellis

1. *Letter:* (1 page double-sided – 8.5"x11")

Exhibit D

HEARING PARTICIPANTS

County Staff:

1. Adam Mendez

Applicant Representatives:

1. Amjad Sitti

Public Participants:

1. Ildiko Ambrose
2. Marsha Ellis
3. Patricia Godwin
4. Lela E. Rusell
5. Damon Seyer

Exhibit E

INFORMATION

UNAUTHORIZED COMMUNICATIONS

The LDC prohibits communications with the Hearing Examiner or her staff on the substance of pending zoning actions. There are limited exceptions for written communications requested by the Hearing Examiner, or where the Hearing Examiner seeks advice from a disinterested expert.

HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS

A. The Hearing Examiner will provide a copy of this recommendation to the Board of County Commissioners.

B. The Board will hold a final hearing to consider the Recommendation and record made before the Hearing Examiner. The Department of Community Development will notify hearing participants of the final hearing date. Only Parties and participants may address the Board at the final hearing. Presentation by participants are limited to the substance of testimony presented to the Hearing Examiner, testimony concerning the correctness of Findings of Fact or Conclusions of Law contained in the Recommendation, or allegations of relevant new evidence not known or that could not have been reasonably discovered by the speaker at the time of the Hearing Examiner hearing.

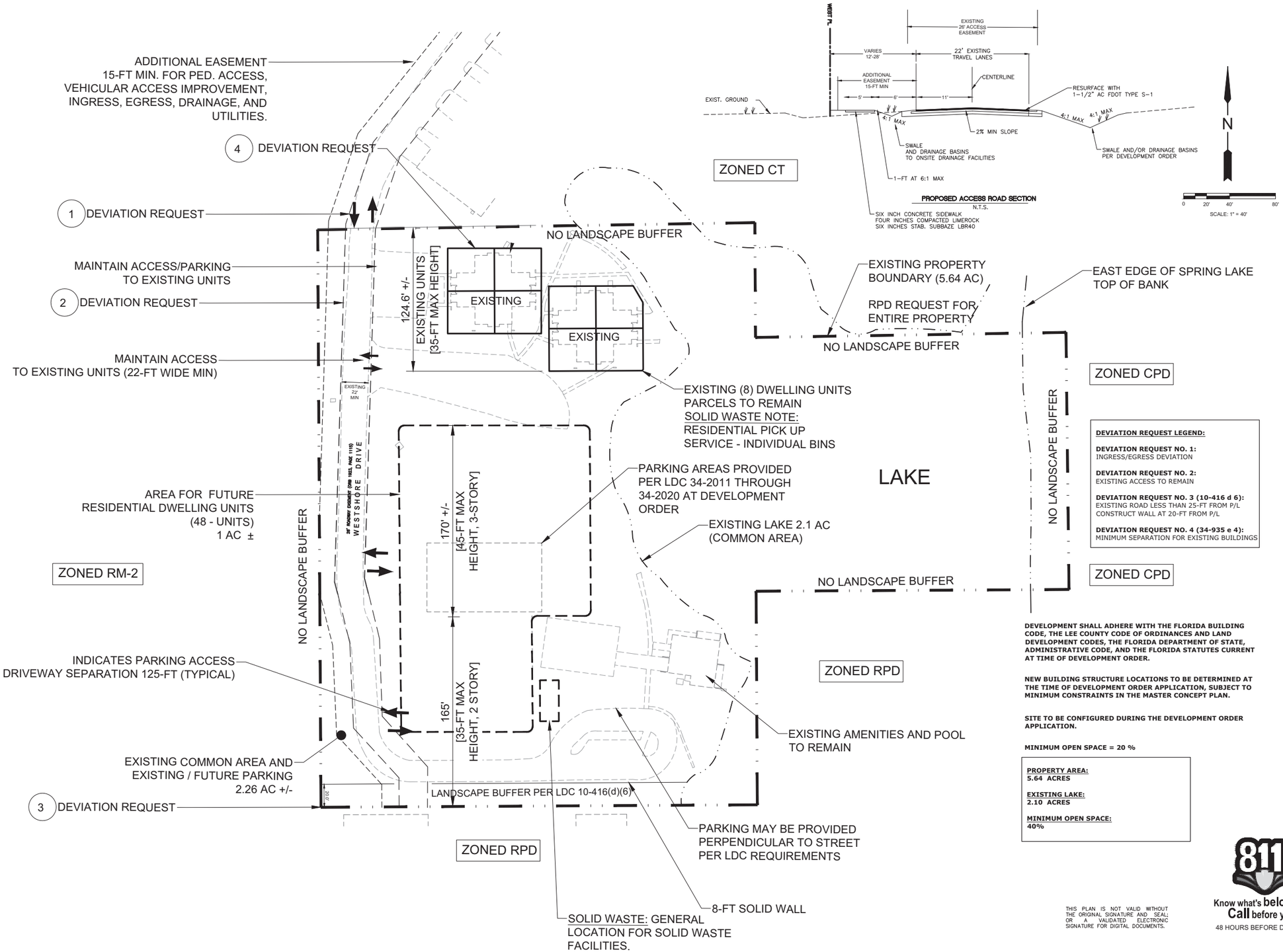
C. Participants may not submit documents to the Board of County Commissioners unless they were marked as Exhibits by the Hearing Examiner. Documents must have the Exhibit number assigned at hearing.

COPIES OF TESTIMONY AND TRANSCRIPTS

A. Every hearing is recorded. Recordings are public records that become part of the case file maintained by the Department of Community Development. The case file and recordings are available for public examination Monday through Friday between 8:00 a.m. and 4:30 p.m.

B. A verbatim transcript may also be available for purchase from the court reporting service.

Additional info dated 07-18-2024



DEVIATION REQUEST LEGEND:

DEVIATION REQUEST NO. 1:
INGRESS/EGRESS DEVIATION

DEVIATION REQUEST NO. 2:
EXISTING ACCESS TO REMAIN

DEVIATION REQUEST NO. 3 (10-416 d 6):
EXISTING ROAD LESS THAN 25-FT FROM P/L
CONSTRUCT WALL AT 20-FT FROM P/L

DEVIATION REQUEST NO. 4 (34-935 e 4):
MINIMUM SEPARATION FOR EXISTING BUILDINGS

DEVELOPMENT SHALL ADHERE WITH THE FLORIDA BUILDING CODE, THE LEE COUNTY CODE OF ORDINANCES AND LAND DEVELOPMENT CODES, THE FLORIDA DEPARTMENT OF STATE, ADMINISTRATIVE CODE, AND THE FLORIDA STATUTES CURRENT AT TIME OF DEVELOPMENT ORDER.

NEW BUILDING STRUCTURE LOCATIONS TO BE DETERMINED AT THE TIME OF DEVELOPMENT ORDER APPLICATION, SUBJECT TO MINIMUM CONSTRAINTS IN THE MASTER CONCEPT PLAN.

SITE TO BE CONFIGURED DURING THE DEVELOPMENT ORDER APPLICATION.

MINIMUM OPEN SPACE = 20 %

PROPERTY AREA:
5.64 ACRES

EXISTING LAKE:
2.10 ACRES

MINIMUM OPEN SPACE:
40%

THIS PLAN IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL; OR A VALIDATED ELECTRONIC SIGNATURE FOR DIGITAL DOCUMENTS.

Know what's below. Call before you dig.
48 HOURS BEFORE DIGGING

REVISIONS: PROJECT SHEET 1/2

CLIENT:
SPRING LAKE II HOMEOWNERS' ASSOCIATION, INC.

PROJECT:
SPRING LAKE II RPD 56 UNITS
MASTER CONCEPT PLAN
DCI2021-00038

Amjad Sitti, FL PE No. 58174
2024.07.18 12:00:23 -04'00'
AMJAD SITTI, PE
STATE OF FLORIDA, No. 58174
VALID ONLY WITH SEAL AND SIGNATURE

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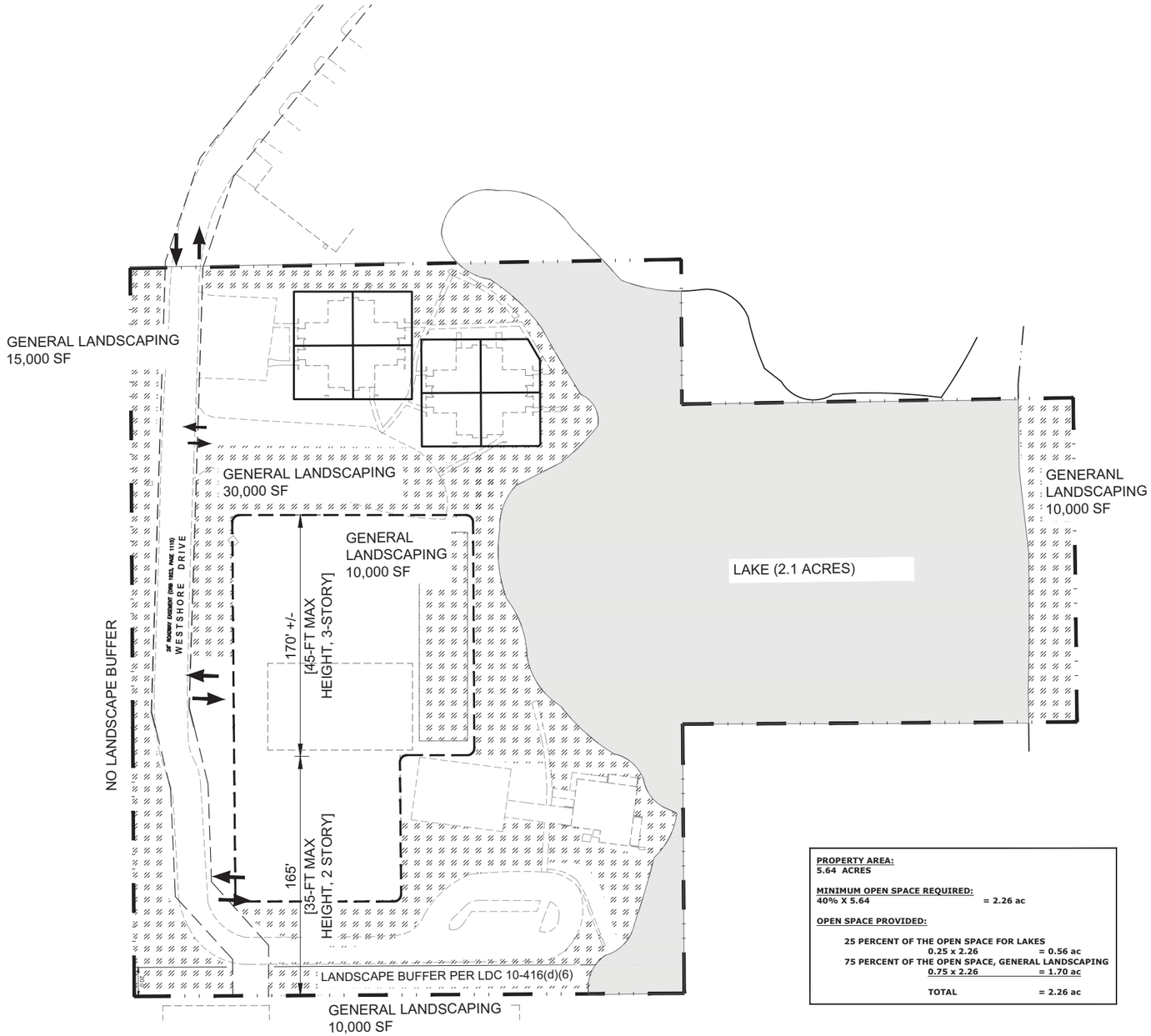
Additional info dated 07-18-2024



PROPERTY AREA:
5.64 ACRES

MINIMUM OPEN SPACE REQUIRED:
40% X 5.64 = 2.26 ac

OPEN SPACE PROVIDED:

25 PERCENT OF THE OPEN SPACE FOR LAKES
0.25 x 2.26 = 0.56 ac
75 PERCENT OF THE OPEN SPACE, GENERAL LANDSCAPING
0.75 x 2.26 = 1.70 ac

TOTAL = 2.26 ac

REVISIONS:

SHEET 2/2

PROJECT

CLIENT:
SPRING LAKE II HOMEOWNERS' ASSOCIATION, INC.

PROJECT:
SPRING LAKE II RPD 56 UNITS
OPEN SPACE EXHIBIT
DCI2021-00038

Amjad Sitti, FL PE No. 58174
2024.07.18 12:00:35 -04'00'

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ATTACHMENT E

Conditions

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

(1) Master Concept Plan and Development Parameters

(a) Master Concept Plan. Development of the subject property must be substantially consistent with the one-page Master Concept Plan Entitled "Spring Lake II 56 Units Master Concept Plan"; dated 04/02/2024, attached hereto as Attachment D.
Staff Note: Applicant is advised to revise MCP title from "Spring Lakes II 60 Units".

(b) Development Parameters. Development is limited to a maximum of 56 multi-family or townhome units, amenities and accessory uses.

(c) Compliance with Lee Plan and LDC. Development must comply with all the requirements of the LDC at the time of local development order approval, except as may be subsequently granted by deviation as part of this planned development. Subsequent amendments to the Master Concept Plan or its auxiliary documentation attached thereto are subject to the planned development amendment process established by the Land Development Code.

(2) Schedule of Uses and Property Development Regulations

(a) Schedule of Uses

Accessory uses and structures
Administrative offices
Consumption on premises (see Condition #5)
Clubs, private
Community gardens
Dwelling unit:
    Multiple-family building
    Townhomes
Entrance gates and gatehouse
Essential services
Essential service facilities, Group I
Excavation:
    Water retention
Fences, walls
Home occupation
Models:
    Model unit
Parking lot:

Accessory
Real estate sales office
Recreation facilities:
Personal
Private on-site
Signs
Temporary uses

(b) Property Development Regulations

Minimum Lot Area and Dimensions

Existing Dwelling Units on MCP (see Condition #4)

Area:	0 square feet
Width:	0 feet
Depth:	0 feet

Future Dwelling Units on MCP

Area:	6,500 square feet
Width:	65 feet
Depth:	100 feet

Minimum Building Setbacks, Maximum Building Heights and Lot Coverage:

Existing Dwelling Units on MCP (see Condition #4)

Street:	0 feet
Side:	0 feet
Rear:	0 feet
Waterbody:	20 feet
Building separation:	20 feet
Maximum building height:	35 feet
Maximum Lot Coverage:	100 percent

Future Dwelling Units on MCP

Street:	20 (0 feet for free standing garages)
Side:	10 feet (0 feet from common wall units)
Rear:	10 feet (0 feet from common wall units)
Perimeter:	10 feet
Waterbody:	20 feet (5 feet for accessory structures)
Rear, accessory:	5 feet
Building separation:	20 feet

Maximum building height:	45 feet (see MCP for building height limitations)
Maximum Lot Coverage:	45 Percent (total project area)

(3) Open Space

Prior to local development order approval the project must depict a minimum of 40 percent (2.26 acres) of open space in substantial compliance with the MCP.

(4) Existing Townhome Development

Development within the boundaries of the existing 8 townhome units must remain consistent with the MCP unless subsequently approved by amendment.

(5) Consumption on premises

Consumption on premises is permitted within the following parameters:

a. 2-COP or 4-COP State Alcoholic Beverage License.
b. In conjunction with existing clubhouse and pool depicted on the MCP.
c. During the hours between 8:00 a.m. and 11:00 p.m. Monday through Saturday and between 10:00 a.m. and 10:00 p.m. Sunday.
d. Operation outside of these parameters requires amendment to this Resolution.

Deviations

Deviation #1:

Seeks relief from LDC §10-291(3), which requires a residential development of more than five acres to provide more than one means of ingress or egress for the development, to allow the continuation of one means of ingress and egress.

Staff recommends **APPROVAL** of this deviation, subject to the following condition:

- A notice to all future property owners must be recorded by the developer in the public records prior to the issuance of a local development order allowing construction of the access to the development. The notice must articulate the emergency access plan and provide information as to where a copy of this plan may be obtained from the developer or developer's successor.

Deviation #2:

Seeks relief from LDC §10-296(e)(1)i.5.iii, which establishes minimum design standards for urban local roads with closed drainage facilities, to allow a design consistent with the proposed cross section on the Master Concept Plan.

Staff recommends **APPROVAL** of this deviation, subject to the condition that prior to local development order approval, additional easement width must be obtained for the purposes of pedestrian access, vehicular access improvements, ingress, egress, drainage and utilities.

Deviation #3:

Seeks relief from LDC §10-416(d)(6), which requires a solid wall or combination berm and solid wall not less than eight feet in height, not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with specific planting criteria, to allow the required 8-foot-high solid wall or wall and berm combination not less than 20 feet from the abutting property within a 20-foot-wide buffer.

Staff recommends **APPROVAL** of this deviation.

Deviation #4

Seek relief from LDC §34-935(e)(4), which states where there are two or more principal buildings on a development tract, the minimum separation of buildings shall be one-half of the sum of their heights, or 20 feet, whichever is greater.

Staff recommends **WITHDRAWAL** of this deviation as expanded on in the staff report.

Deviation #5:

Seeks relief from LDC §34-1264(b)(1)a, which prohibits the sale or service of alcoholic beverages for consumption on premises when within 500 feet of a dwelling unit under separate ownership, to allow consumption on premises in conjunction with existing clubhouse and pool depicted on the MCP within 100 feet of residential dwelling units under separate ownership to the south.

Staff recommends **APPROVAL** of this deviation subject to Condition #5.

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

Case Number: DCI2021-00038
Case Name: Spring Lake II RPD
Area to be Rezoned: +/- 5.64 Acres
Case Type: Minor Planned Development Rezoning
Sufficiency Date: May 21, 2024
Hearing Date: July 24, 2024

REQUEST:

Sitti Engineering Group has filed an application to rezone 5.64+/- acres from Tourist Commercial (CT) to Residential Planned Development (RPD) to permit 56 multi-family dwelling units not to exceed 45 feet in building height.

The subject property is located off Westshore Drive in the South Fort Myers Planning District, Commissioner District #2. A legal description and boundary survey of the subject property is attached as Attachment B of this report.

SUMMARY:

Staff recommends **APPROVAL** of the applicant's request, with the conditions and deviations found in Attachment E of this report. The current parcel configuration for the subject property does not comply with the Tourist Commercial (CT) District standards. The applicant elects to remedy the nonconformity via planned development zoning to memorialize the existing eight townhome units and facilitate additional multi-family/townhome development. The parameters of the proposed Residential Planned Development Zoning District provide for compatibility through site plan considerations and other conditions of approval.

HISTORY OF PARCEL:

The subject property was last rezoned from *Industrial District* (IU, as converted) to *Multiple-Family Dwelling District* (RU-3A, as converted to Tourist Commercial (CT)) by Resolution Z-67-44[1] as part of a larger multi-family project (circa 1967). The project's frontage along Cypress Lake Drive was largely developed by 1980 and is known as the Spring Lake Community. The subject property was developed in connection with the Spring Lake Community by 1981, with a total of 8 dwelling units in two buildings and a pool, clubhouse and tennis courts.[2] Further development ceased shortly afterwards and lots which did not conform to the CT District were created to sell off existing and future individual units on the subject property without a condominium filing with the State of Florida, pursuant to Florida Statutes Chapter 718.

[1] See Attachment K for Resolution Z-67-44 and Attachment L for the Historic Zoning Map Exhibit.
[2] Tennis courts removed from pool amenity area circa 2010.

This circumstance impedes further development of the property, which the proposed planned development seeks to cure.

CHARACTER OF THE AREA:

The property is located near a major county intersection (Cypress Lake Drive/Daniels Parkway and South Tamiami Trail) with varying land uses in this area including varying residential units, and regional shopping centers within the surrounding the Intensive Development and Central Urban Future Land Use categories[3] depicted in Attachment C of this report. Property immediately abutting can be characterized as follows:

North

Lands to the north are in the Intensive Development Future Land Use category, zoned Tourist Commercial (CT), and are developed with multi-family uses within the abutting Spring Lake Community.

East

Lands to the east are in the Intensive Development Future Land Use category and zoned Commercial Planned Development (CPD). The CPD is developed with a shopping center know as Cypress Lake Plaza, which includes a Costco and other large box store brands with outparcels flanking the major intersection.

South

Lands to the south are in the Central Urban Future Land Use category and are zoned Residential Planned Development[4] (RPD). The RPD comprises of Unit 4 of the Reflection Lakes Subdivision and is built out with single-family lots which terminate at a cul-de-sac along the subject property's southern boundary.

West

Lands immediately to the west are platted preservation tracts in the Intensive Development and Central Urban Future Land Use categories and are zoned Residential Multiple Family (RM-2). The 281-foot-wide conservation tracts insulate the internal two-family attached development from the subject property.

Availability of Urban Services

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

Public water and sewer: The applicant has provided a public water and sewer availability letter from Lee County Utilities. Potable water and wastewater utility lines are available adjacent to the subject property with sufficient capacity currently available for the proposed development (see Attachment G).

[3] See Lee Plan Map 1-A
[4] See Resolution Z-01-038 as Attachment M.

Paved streets and roads: Westshore Drive is a paved road which connects to Cypress Lake Drive, a county-maintained arterial roadway to the north.

Public transit and pedestrian facilities: Sidewalks are located on both sides of Cypress Lake Drive and connect to the nearest bus stop served by Lee Tran Route 50, with Bus Stop #3110 abutting the existing Spring Lake Community along Cypress Lake Drive.

Police, fire, and emergency services: South Trail Fire Department Station 61 and Lee County EMS Medic 1 are collocated at 2100 Crystal Drive, approximately 2 miles northeast. The Lee County Sheriff's Substation at 14750 Independence Circle is approximately 2.7 miles southeast.

Public Schools/Parks: Lakes Regional Park is located approximately 2 miles south at 7330 Gladiolus Drive. The project is located in the South Concurrency Service Area (CSA) for elementary through high school. The Lee County School District has provided a concurrency analysis of the project and estimates approximately 7 school aged children will be generated by the cumulative 56 dwelling units (see Attachment J). The report indicates the South CSA is nearing capacity at the elementary school level, however, there is also available capacity in the adjacent CSA.

ANALYSIS:

The subject property has been largely zoned for residential multiple family uses for over 57 years.[5] The areas surrounding the subject property have since grown into an intensive area, with the nearby intersection of Cypress Lake Drive/Daniels Parkway and South Tamiami Trail hosting over 1,000,000 square feet of commercial uses divided among each quadrant of this major intersection. The request facilitates compact infill development of residential density in nearby proximity to shopping and employment centers in a manner that is compatible with adjacent uses.

Density

Density means "an existing or projected relationship between numbers of dwelling or housing units (Du) and land area" (LDC Section 34-2, Definitions). Below are tables outlining permissible density on the subject property:

Table 1 – Density Calculation

FUTURE LAND USE CATEGORY	MAXIMUM STANDARD DENSITY RANGE	UNITS
CENTRAL URBAN	2.39 Acres @ 10 Du/Acre	23.9 Du
INTENSIVE DEVELOPMENT	3.25 Acres @ 14 Du/Acre	45.5
	TOTAL: 69 DU	

The project proposes a total 56 units on 5.64 acres, approximately 10 units per gross acre, which falls within the maximum standard density range of 69 units outlined by the future land use designations.

[5] See Attachment K for Resolution Z-67-44 and Attachment L for the Historic Zoning Map Exhibit.

Property Development Regulations & Off-Street Parking

The basis of this rezoning request is largely in response to the current nonconforming internal divisions of land, which fall short of the current CT Zoning District standards. The applicant proposes property development regulations which speak more clearly to future development; however, these development regulations would not legitimize the existing ±37' x 41' internal land divisions, which divide both existing four-unit buildings into one-quarter interests. These units do not have direct frontage on Westshore Drive; therefore, the parcel boundaries cannot be classified as front, side or rear lot lines and precludes the ability to specify lot width and depth as defined in LDC Section 34-2. As such, staff recommends zero-foot minimum lot width, depth, and setbacks for the lots comprising the existing buildings with the condition that development within the parcel boundaries remain consistent with the MCP. The applicant's proposed property development regulations appropriately address development of the future residential tract and common area amenities demarcated on the MCP (see Attachment F).

Proposed Deviations

A deviation must enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC to protect the public health, safety and welfare.[6] The applicant proposes a schedule containing four deviations from the LDC with a corresponding justification (see Attachment F).

Deviation #1:

Seeks relief from LDC §10-291(3), which requires a residential development of more than five acres to provide more than one means of ingress or egress for the development. Access points designated for emergency use only may not be used to meet this requirement. The applicant seeks to permit the existing single access point into the subject property due to existing conditions which limit the feasibility of retrofitting the site to accommodate multiple means of ingress or egress. Staff concurs with the applicant's finding that the continued access configuration with 48 additional units will not be detrimental to public health, safety or welfare. Staff recommends **APPROVAL** of Deviation #1 with the following condition:

- A notice to all future property owners must be recorded by the developer in the public records prior to the issuance of a local development order allowing construction of the access to the development. The notice must articulate the emergency access plan and provide information as to where a copy of this plan may be obtained from the developer or developer's successor.

Deviation #2:

Seeks relief from LDC §10-296(e)(1)i.5.iii, which establishes minimum design standards for urban local roads with closed drainage facilities, to allow a design consistent with the proposed cross section on the Master Concept Plan. The applicant is seeking to improve the existing conditions of Westshore Drive, to the maximum extent possible, given the existing site constraints both on and off the subject property.

[6] See LDC Section 34-377(a)(4).

Staff recommends **APPROVAL** of Deviation #2 subject to the condition that prior to local development order approval, additional easement width must be obtained for the purposes of pedestrian access, vehicular access improvements, ingress, egress, drainage and utilities.

Deviation #3:

Seeks relief from LDC §10-416(d)(6), which requires roads, drives, or parking areas associated with residential subdivisions or with a multifamily or nonresidential use, and which are located less than 125 feet from an existing single-family residential subdivision or single-family residential lots, to be buffered by a solid wall or combination berm and solid wall not less than eight feet in height, not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with specific planting criteria. The applicant proposes to provide the required 8-foot-high solid wall or wall and berm combination not less than 20 feet from the abutting property within a 20-foot-wide buffer. No deviation from required planting material is proposed in conjunction with this deviation request.

Staff finds the alternative standard effectively screens the drive aisle and parking areas from the single-family lots to create a betterment of the preexisting condition. Staff recommends **APPROVAL** of Deviation #3

Deviation #4:

Seeks relief from LDC §34-935(e)(4), which states where there are two or more principal buildings on a development tract, the minimum separation of buildings shall be one-half of the sum of their heights, or 20 feet, whichever is greater.

The applicant discussion in the deviation justification concerns the zero-lot line development of the attached units rather than separation between physically separated buildings on the premises. Based on the documents provided the standalone buildings are separated in conformance with this provision, and therefore, staff recommends the applicant **WITHDRAWAL** Deviation #4.

Deviation #6:

Seeks relief from LDC §34-1264(b)(1)a, which prohibits the sale or service of alcoholic beverages for consumption on premises when within 500 feet of a dwelling unit under separate ownership, to allow consumption on premises in conjunction with existing clubhouse and pool depicted on the MCP within 100 feet of residential dwelling units under separate ownership to the south.

Staff recommends APPROVAL of this deviation subject to Condition #5 of Attachment E, which limits the hours and extent appropriately.

Rezoning Review Criteria

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

a) Complies with the Lee Plan;

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

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

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

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

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

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

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

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

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

c) That each requested deviation:

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

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

The applicant has provided a narrative that provides analysis of the applicable criteria (see Attachment F). Staff's analysis of the request, as measured by the established criteria follows.

a) *Compliance with the Lee Plan*

The property's Central Urban and Intensive Development Future Land Use designations (see **Lee Plan Map 1-A**) are identified in **Lee Plan Policies 1.1.2** and **1.1.3.** These designations share similar aspirations to accommodate high densities and intensities as they provide the greatest range and highest levels of public services. The request proposes a multi-family project density consistent with the parameters established in these policies, as calculated in Table 1 on Page 3 of this report.

Lee Plan Objective 2.1 and Policy 2.1.1 promote contiguous and compact growth patterns within designated future urban areas to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, and minimize the cost of services. **Lee Plan Objective 2.2 and Policy 2.2.1** seek to direct new growth to portions of future urban areas where adequate public facilities and services exist, where compact and contiguous development patterns can be created, and where compatibility with surrounding land uses is assured. The subject property is located within a designated future urban area with an array of public services, shopping and nearby employment centers and will

collocate adjacent to the abutting Spring Lakes Community in a compatible manner**.** As indicated, the Lee County Utilities potable water and wastewater franchise areas have sufficient capacity to support the proposed density and the project will make these connections consistent with **Lee Plan Standards 4.1.1 and 4.1.2.** The subject property will be served by existing infrastructure as an infill development with nearby access to a community park, schools, police, fire protection and emergency services. Staff finds that the request is **CONSISTENT with Policies 1.1.2, 1.1.3, Objectives 2.1 and 2.2, Policies 2.1.1, and 2.2.1, and Standards 4.1.1 and 4.1.2 of the Lee Plan.**

Goal 5 aims to accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types. **Policy 5.1.2** restricts residential development where physical constraints or hazards exist, such as flood prone areas. The subject property is located within Flood Insurance Rate Map Zone AE-EL9 assigned by FEMA and will be subject to flood resistant construction regulations at time of building permit. **Policy 5.1.3** states "*during the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities*." As identified in this report, approval of this request would direct urban levels of density in close proximity to employment and shopping centers, parks and schools as well as access to mass transit and pedestrian facilities.

The project will provide adequate locations of low- and moderate-income housing and directly accessible open space, buffering, landscaping, and recreation areas appropriate to its density and design, as conditioned, **CONSISTENT with Policies 5.1.2, 5.1.3, 5.1.6, 5.1.7 and 5.1.8**.

Policy 101.3.2 restricts development in Coastal High Hazard Area to uplands except for provision of public facilities. The project site was previously filled and developed and consists primarily of uplands (see Attachment C). Development will be restricted to uplands in accordance with the MCP at time of local development order approval. The request is **CONSISTENT** with the **Lee Plan.**

b) Land Development Code Compliance

Staff has found the proposed MCP to be compliant with the LDC, including regulations which pertain to:

- Use and corresponding supplemental regulations;
- LDC Chapter 10 Development Standards; and
- Minimum details required on the MCP and compliance with Division 9 of Article VI, Chapter 34, Planned Development Districts.

All relevant County regulations, which are not specifically departed from as part of this planned development request, will apply, such as LDC, Code of Ordinances and Administrative Code provisions. If future deviations are proposed, each will be evaluated within the parameters of the established LDC review criteria.

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

The primary compatibility focus for this request is the transition to existing single-family lots along the southern boundary. The subject property was developed prior to the establishment of the abutting single-family uses, and included the former tennis courts, and the remaining pool and clubhouse with parking areas adjacent to the single-family lots.

The single-family uses were established in the Reflection Lakes Residential Planned Development zoning approved in Resolution Z-01-038 (see Attachment M). The Master Concept Plan adopted as part of this resolution provides no buffer to north (consistent with LDC requirements), and the resolution also includes **Deviation #3**, which sought relief from the minimum planned development perimeter setback of 15 feet, to allow the single-family lots nearest to the subject property to be developed with a **5-foot perimeter setback**, which functions as the side-yard property lines of Lots 7 and 8. The existing multi-family development and CT Zoning were conditions recognized at time of planning the Reflection Lakes RPD and residences were subsequently developed in accordance with these existing conditions.

The proposed Master Concept Plan provides compatibility enhancements such as a committed maximum building height restriction of two building stories and 35 feet within 165 of the southern property line. An 8-foot-high wall or berm/wall combination wall with required plantings on the exterior of the wall is required by LDC Section 10-416(d) along the southern boundary. The limits of the demarcated future residential development tract are located approximately 65 feet from the southern property line (see Attachment D). The current Tourist Commercial District (CT) is not bound by conditions of approval and commercial uses[7] permitted within this district remain possible if the land was cleared and/or land divisions consolidated. The proposed RPD zoning provides a greater level of certainty with respect to future development on the subject property and staff finds the request, as conditioned, compatible with the existing and planned uses in the surrounding area.

d) *Sufficiency of Access and Transportation Impacts*

The applicant has provided a traffic impact statement (TIS) concerning trip generation expected by the project (see Attachment H). Lee County Department of Transportation staff has reviewed the Applicant's TIS and has provided separate memorandum concerning the project's transportation impacts (see Attachment I). Staff concludes that the proposed project, limited to 48 additional dwelling units (for a total of 56 units), will not have a detrimental impact on the surrounding roadway system. Further evaluation of the traffic impacts will take place at time of local development order approval in compliance with existing county regulations.

[7] See LDC Section 34-844, Use Regulations Table for Conventional Commercial Districts.

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

Environmental staff has reviewed the existing site conditions, which were previously disturbed lands and have determined the proposed development will not impact environmentally critical or sensitive areas and natural resources. The Open Space Exhibit as Page 2 of the Master Concept Plan (See Attachment D) demonstrates compliance with LDC Sections 10-415 and 10-416, with respect to open space and landscaping design standards, with the exception of Deviation 3, which seeks a 5-foot buffer width reduction to address existing site conditions.

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

As noted, and defined above, the subject property is located within a future urban area. The subject property has adequate access to public services to accommodate the development proposed by the requested rezoning. Future improvements required by the LDC at time of local development order approval will further improve urban services and pedestrian facilities surrounding the subject property.

h) *Supplemental Planned Development Criteria*

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

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

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

c) That each requested deviation, as conditioned:

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

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

CONCLUSION:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff finds the request to be consistent with the established review criteria. The RPD rezoning is consistent with the Intensive Development and Central Urban Future Land Use designations and other applicable goals, objectives and policies of the Lee Plan. The request, as conditioned, is appropriate in the context of its surroundings.

Staff recommends **APPROVAL** of the request to rezone from Tourist Commercial (CT) to Residential Planned Development (RPD) to permit 56 multifamily dwelling units on the subject property. The staff recommended conditions are attached as Attachment E of this report.

ATTACHEMENTS:

A. Expert Witness Information
B. Legal Description and Boundary Survey
C. Aerial, Future Land Use, and Current Zoning Maps
D. Master Concept Plan
E. Development Regulations, Conditions and Deviations
F. Applicant's
   Project Narrative
   Schedule of Uses
   Schedule of Deviations
   Property Development Regulations
   Stormwater Narrative
G. Utility Availability Letter
H. Applicant's Transportation Impact Statement
I. Department of Transportation Memorandum
J. School District CSA Report
K. Resolution Z-67-44
L. Historic Zoning Map Exhibit
M. Resolution Z-01-038