



LEE COUNTY BOARD OF COUNTY COMMISSIONERS

ZONING HEARING AGENDA

Wednesday, May 6, 2026
9:30AM

DCI2025-00003
Z-26-008

Betsy Parkway MPD

DCI2024-00001
Z-26-005

712 Adams CPD

CPA2025-00003

Pugliese Multifamily

NOTICE OF PUBLIC HEARING

The Lee County Board of County Commissioners will hold a public hearing at 9:30 am on Wednesday, May 6, 2026 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 case(s) below.

DCI2025-00003 / Betsy Parkway MPD

Request to rezone 23.96+/- acres from Commercial (C-1A) and Agricultural (AG-2) to Mixed Use Planned Development (MPD).

Located at 5041 Pine Island Rd. & 10300 Betsy Pkwy., Pine Island Planning District, Lee County, FL
Property Owner's: PI Daze, LLC & Polotto Joseph Tr. Property Owner's Representative: Cindy Leal Brizuela, (239) 226-0024.

DCI2024-00001 / 712 Adams CPD

Request to rezone 0.5+/- acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD).

Located at 712 Adams Ave., Lehigh Acres Planning District, Lee County, FL. Property Owner: Salazar Baltazar Jr + Salazar Crystal. Property Owner's Representative: Amjad Sitti, (239) 900-9150.

Copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Section, 1500 Monroe St., Ft. Myers, FL. Call Elizabeth Workman for DCI2025-0003 and MarySue Groth for DCI2024-00001 at (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 (Bcherry2@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 the ADA Coordinator, Ranice Monroe, (239) 533-0255, 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.

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

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of a proposed amendment to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, May 6, 2026. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

The Board proposes to adopt an ordinance amending the Lee Plan as follows:

CPA2025-00003 US 41 Pugliese Multi-Family – Map Amendment: Amend Lee Plan Map 1-A, Future Land Use Map, to change the future land use category of the 13.2-acre subject property from Suburban to Urban Community. The property is located approximately a tenth of a mile north of the intersection of South Tamiami Trail and Timberlakes Drive.

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 Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

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

Comprehensive Plan Amendment
and
Zoning Hearing Agenda
Wednesday, May 6, 2026

List of Hearing Attendees by Case

Case Number	Name	Party
DCI2025-00003 Betsy Parkway MPD	Terry Cramer, Esq.	Applicant
	Cindy Leal Brizuela, AICP	Applicant
	Barrett Stejskal	Applicant
	Jason Utley, AICP	Applicant
DCI2024-00001 712 Adams CPD	Amjad Sitti Sitti Engineering	Applicant
	Raymond Collazo	Public Participant
	Borys Martinez	Public Participant
CPA2025-00003 Pugliese Multifamily	Richard Akin Henderson, Franklin, Starnes & Holt, P.A.	Applicant
	Al Quattrone Quattrone & Associates, Inc.	Applicant
	Yury Bykau TR Transportation Consultants, Inc.	Applicant
	Paul Ben-Susan	Public Participant
	Kathleen Berkey	Public Participant
	Terry Deford	Public Participant
	Max Forgey	Public Participant
	Greg Horn	Public Participant
	Scott Rasor	Public Participant
	Mark Reimet	Public Participant

DCI2025-00003

Betsy Parkway

MPD



CASE NUMBER & NAME: DCI2025-00003 / Betsy Parkway MPD

REQUEST: Request to rezone 23.96+/- acres from Commercial (C-1A) and Agricultural (AG-2) to Mixed Use Planned Development (MPD).

RESOLUTION NUMBER: Z-26-008

LOCATION: 5041 Pine Island Rd. & 10300 Betsy Pkwy., Pine Island Planning District, Lee County, FL.

OWNER: PI Daze, LLC & Polotto Joseph Tr.

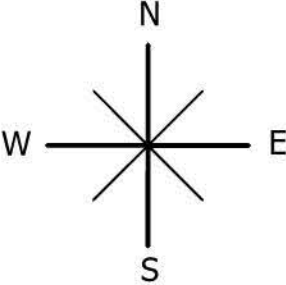
APPLICANT: PI Daze, LLC & Polotto Joseph Tr.

AGENT: Cindy Leal Brizuela, MURP
Ensite, Inc.
2401 First Street, Suite 201
Fort Myers, FL 339901

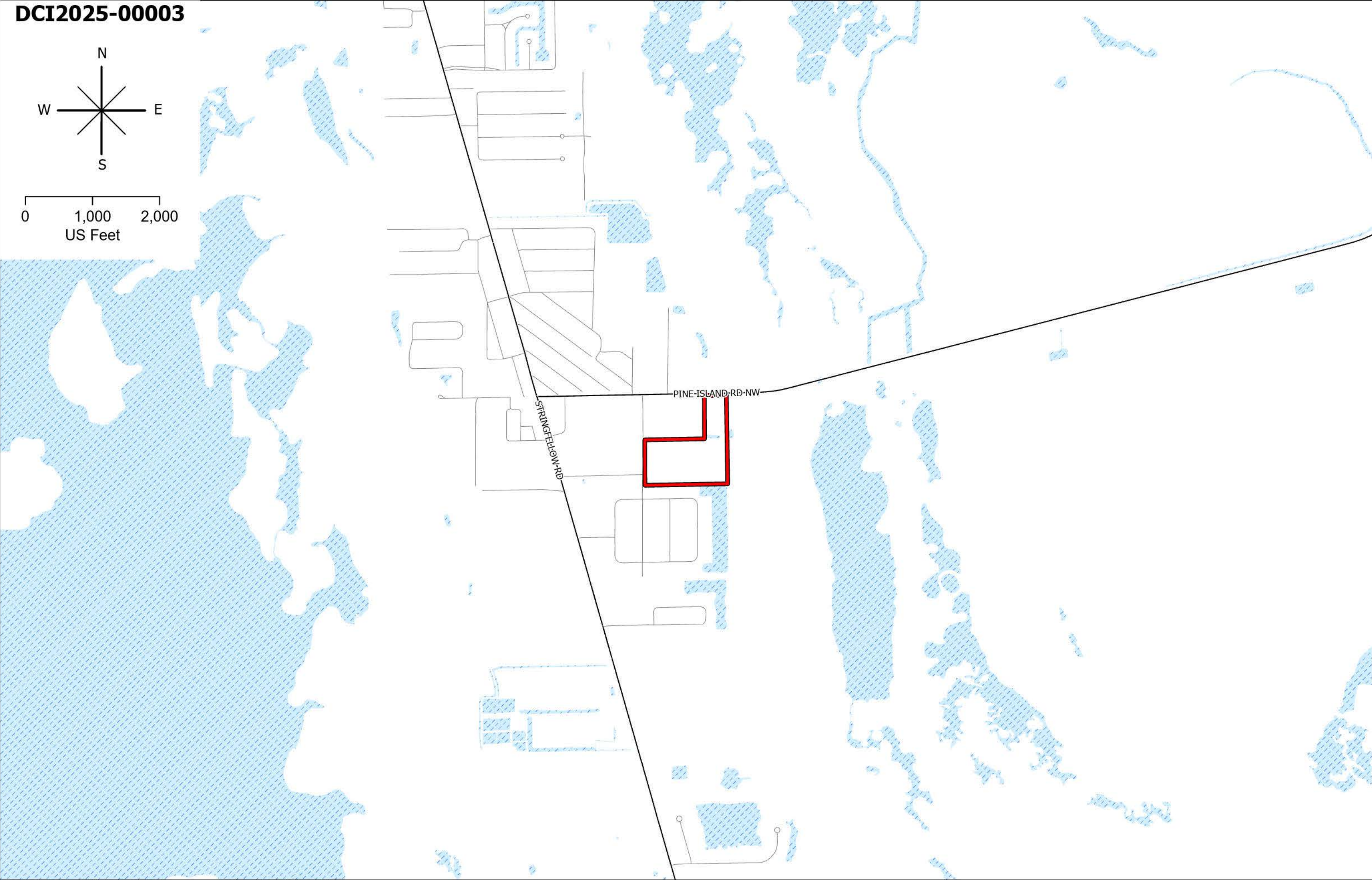
HEARING EXAMINER
RECOMMENDATION: Approval, subject to conditions and deviations.

PARTICIPANTS: None

DCI2025-00003



0 1,000 2,000
US Feet



Summary of Hearing Examiner Recommendation

BETSY PARKWAY MPD

The request proposes a mixed-use project comprised of commercial and industrial land uses on property east of Pine Island Center.

Pine Island Road is lined with commercial land uses from Little Pine Island to Stringfellow Boulevard. Industrial land uses lie to the south and share a boundary with industrial uses proposed along Betsy Parkway.

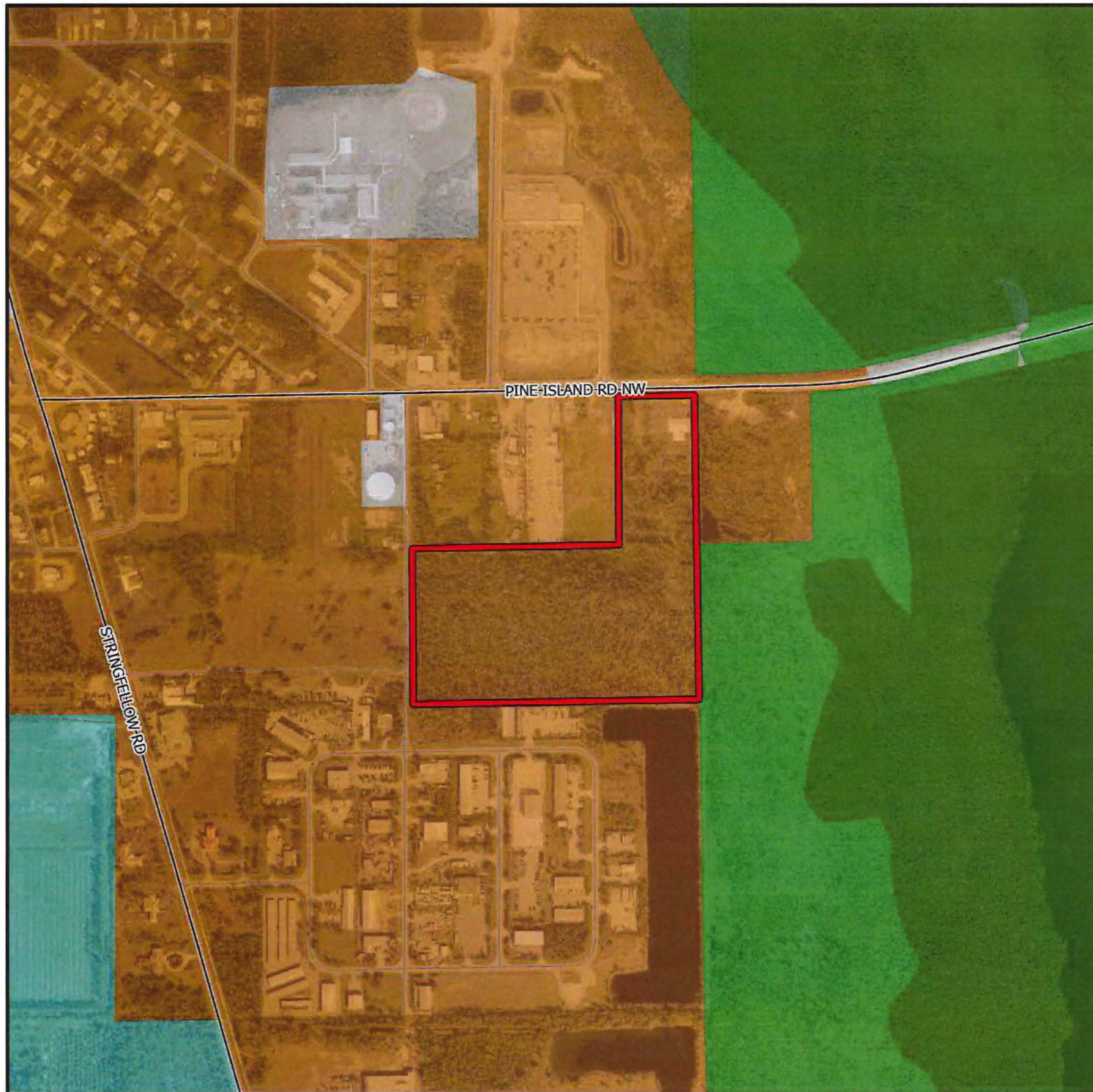
The MPD unifies the zoning designation of the nearly 24-acre property under a single zoning district in accordance with the Master Concept Plan. Principal uses include commercial and a limited selection of light industrial. The requested uses are appropriate in proximity to Pine Island Center and contribute to compact growth patterns on the island.

Conditions of approval protect wetlands associated with Pine Island Creek. Pine Island Creek separates Pine Island from Little Pine Island and the Matlacha Pass Aquatic Preserve.

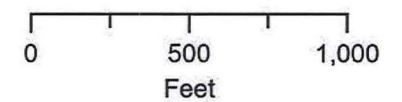
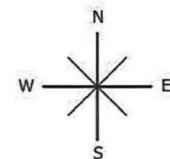
Detailed recommendation follows

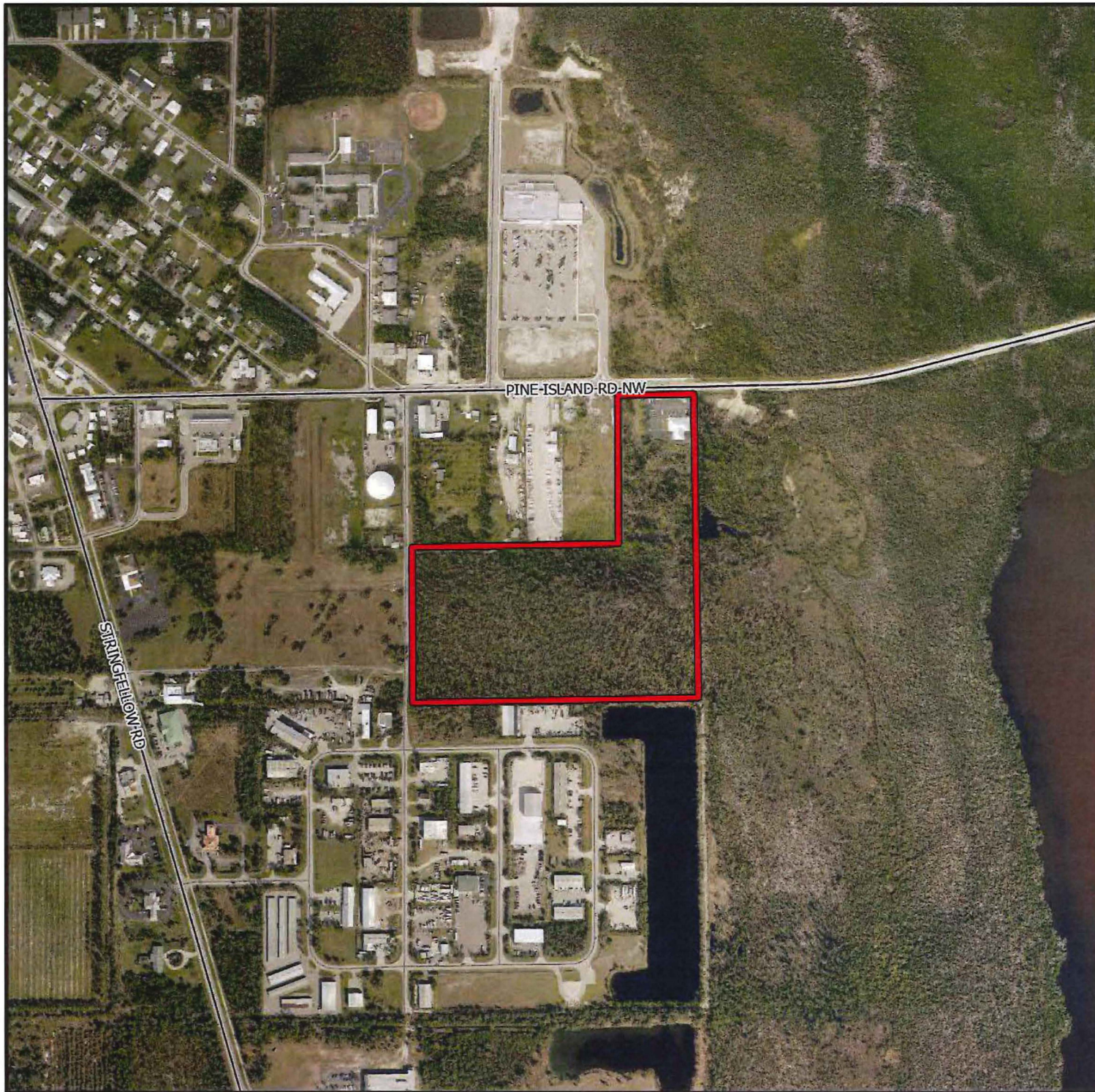
DCI2025-00003

Future Land Use



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

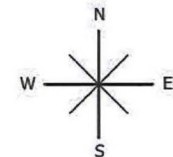




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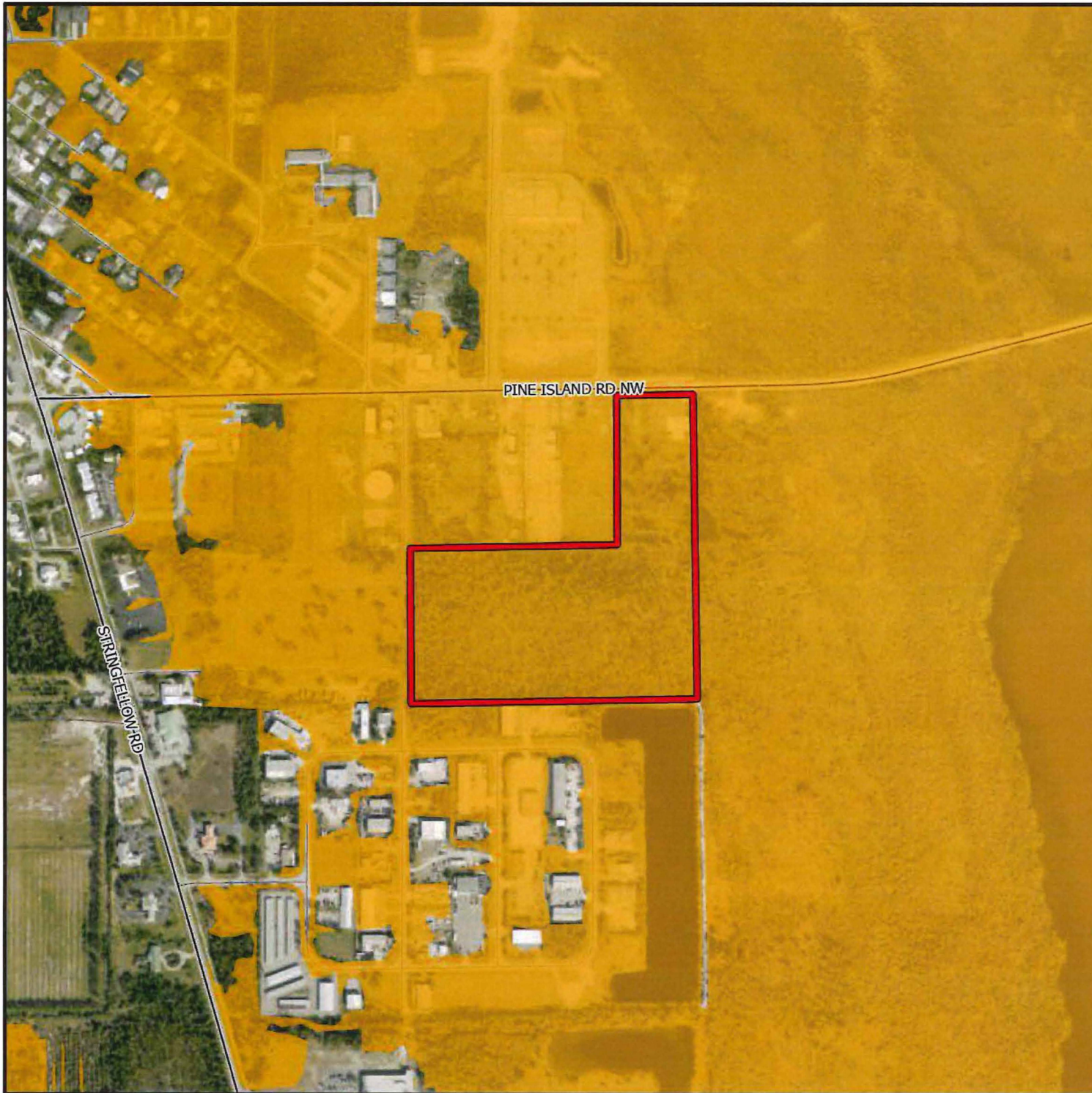
Aerial

 Subject Property



0 500 1,000
Feet



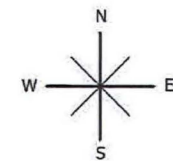


DCI2025-00003

Coastal High Hazard Area

 Subject Property

 Coastal High Hazard Area



0 500 1,000
Feet



OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2025-00003

Regarding: BETSY PARKWAY MPD

Location: 5041 Pine Island Road and 10300 Betsy Parkway
Pine Island Planning Community
(District 1)

Hearing Date: March 25, 2026

I. Request

Rezone 23.96 acres from Agricultural (AG-2) and Commercial (C-1A) to Mixed Use Planned Development (MPD) to allow up to 40,000 square feet of commercial uses and 250,000 square feet of industrial uses. The maximum proposed height is 33 feet above flood elevation.

The property 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 rezone 23.96 acres on Pine Island to the Mixed Use Planned Development District. 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 presented at hearing. The record must contain substantial competent evidence to support the recommendation.

Discussion supporting the Hearing Examiner's recommendation of approval, with conditions below.

¹ LDC §34-145(d)(4)a.

Planning and Zoning History

The 23.96-acres consists of two parcels, one of which fronts Pine Island Road. The other parcel abuts Betsy Parkway. The parcel fronting Pine Island Road is zoned Commercial (C-1A) and was initially developed with a bank in the early 1990s. The building presently operates as a medical office.

The parcel with Betsy Parkway frontage is vacant.²

Character of Area

The property is on the eastern edge of Pine Island, the largest island on Florida's west coast.

The site does not fall within one of the distinct communities on the island, but it is just east of Pine Island Center. A large portion of the east property line adjoins wetlands associated with Pine Island Creek. Pine Island Creek separates Pine Island from Little Pine Island and the Matlacha Pass Aquatic Preserve.³

Development along Pine Island Road in the vicinity of the project features freestanding commercial buildings and a shopping center. South of the project is an industrial subdivision.

The property is part of the Greater Pine Island Planning Community, where environmental stewardship is a high priority.⁴ The County seeks to conserve native vegetation and wildlife resources on Pine Island.⁵ The Pine Island is subject to a community plan to manage growth and maintain the island's unique natural resources.⁶

Lee Plan

Planned developments must be consistent with the Lee Plan.⁷

The property is classified as Urban Community on the Lee Plan Future Land Use Map.⁸ Properties in the Urban Community are developed with a mix of intense

² Permitting history of the parcel includes two permits issued in 2022: Vegetation Removal Permit for geotechnical borings and a Well Permit.

³ Little Pine Island is a State-owned mitigation bank and part of the Charlotte Harbor Preserve State Park.

⁴ Lee Plan Maps 1-B, 2-A.

⁵ Lee Plan Objective 24.1 and Policy 24.1.6.

⁶ Lee Plan Goal 24: Seeks to manage growth in a manner that maintains the island's unique natural resources, rural character, and coastal environment; support viable and productive agriculture and local business; and to protect public health, safety and welfare of island residents and visitors when a hurricane strike is imminent.

⁷ LDC §34-411(a).

⁸ Lee Plan Policies 1.1.4; Lee Plan Map 1-A.

commercial, residential, and limited light industrial land uses. The Plan favors mixed use projects in the Urban Community.⁹

Approximately 4.9 acres of the property is zoned C-1A. The purpose of the C-1A district is to permit commercial and select residential land uses. The majority of the site is zoned for agriculture. Agricultural pursuits are not consistent with the County's vision for development in the Urban Community.¹⁰

The proposed MPD includes commercial and industrial uses appropriate in the Urban Community.¹¹ Mixed Use Planned Developments must be designed to arrange uses in an integrated, cohesive unit in order to promote compatibility.¹² The Master Concept Plan (MCP) largely confines development to uplands; developer will mitigate impacts to a limited amount of wetlands in accordance with state permitting guidelines.¹³

The MCP places commercial uses within the north parcel with direct access to Pine Island Road. The southern two-thirds of the site with access to Betsy Parkway will host covered storage, open storage, and industrial buildings with optional service areas. An internal access road connects the commercial tract with the industrial tract.¹⁴ Access to industrial uses will be gated for security.

Compatibility

Rezoning requests must be compatible with existing or planned uses in the area.¹⁵ Project intensity is determined after considering the Lee Plan, availability of public infrastructure/services and nature of surrounding development.¹⁶

Pine Island Road forms the north boundary of the site. The MCP depicts a typical right-of-way buffer along the project's Pine Island Road frontage. A subdivision of light industrial uses abuts the property on the south. Uses in the subdivision include

⁹ Lee Plan Objective 11.1, Policies 1.1.4, 11.1.1.

¹⁰ Lee Plan Goal 9, Objective 9.2, Policy 1.1.4.

¹¹ Staff Report Attachment C: Conditions and Deviations. The LDC requires mixed use planned development to exceed at least two thresholds set out in LDC §34-940. The project will include greater than 30,000 square feet of commercial land uses and more than 30,000 square feet of industrial use on the nearly 24-acre site. Staff recommended limitations on proposed uses to minimize impacts to estuarine ecosystems. Lee Plan Objective 24.1, Policy 24.1.8.

¹² Lee Plan Policies 6.1.3, 7.1.2, 11.1.1.

¹³ Lee Plan Objective 124.1, Policies 101.1.1, 101.1.2, 101.3.2.

¹⁴ Lee Plan Policy 11.1.1.

¹⁵ LDC §34-145(d)(4)(a).

¹⁶ LDC §34-413; Lee Plan Policies 6.1.1, 6.1.4, 6.1.5, 6.1.7, 7.1.1, 7.1.3, 7.1.4, 7.1.7. The property has access to a range of public services and infrastructure including public water and sanitary sewer, paved roads, police, fire and emergency medical services. Lee Plan Goals 6, 7, Objectives 2.1, 2.2, Policies 1.1.4, 2.2.1, 2.2.2, 24.1.9, 39.1.3, LDC §34-411(i) and (j). Potable water service will be provided by the Greater Pine Island Water Association, Inc. Sanitary sewer service is available from Lee County Utilities. The property is in proximity to Stringfellow Boulevard and Pine Island Road making it a suitable location for commercial and industrial uses.

contractors, builders, open and enclosed storage, salvage yards, restaurants, and a church.

A five-foot buffer separates the commercial tract from adjacent commercially zoned properties to the east.¹⁷ This buffer will be comprised of four trees per 100 linear feet.¹⁸ There is an indigenous preserve along the southeast property line serving as a buffer between developed areas and the abutting aquatic preserve. A stormwater detention pond together with vegetative buffers separates proposed industrial uses from the aquatic preserve.

The MCP employs enhanced buffers to screen industrial uses from residences to northwest.¹⁹ The 25-foot-wide buffer includes an eight-foot-high wall, measured from finished grade of the project site. Trees and shrubs will be planted on the residential side of the wall comprised of 5 trees and 30 shrubs planted within each 100 linear feet.²⁰

The proposed buffering plan confirms the MPD is compatible with surrounding uses.²¹

Economic Element

The Economic Element encourages expansion of the County's economic base.²² Land development creates jobs, increases property values, generates tax revenue, and fuels economic growth.

The proposed commercial and industrial uses create additional employment opportunities for the region and contribute to a positive business climate.²³

Coastal High Hazard Area

The property is in the Coastal High Hazard Area.²⁴ Development within Coastal High Hazard Areas must be compatible with natural systems and defend against coastal flooding.²⁵

Development in coastal areas is subject to policies in the Lee Plan Conservation and Coastal Management Element.²⁶ The project will be subject to County land

¹⁷ Lee Plan Policies 6.1.4, 6.1.6.

¹⁸ LDC §10-416.

¹⁹ Lee Plan Policies 7.1.1, 7.1.7.

²⁰ LDC §10-416.

²¹ Lee Plan Policies 6.1.4, 6.1.6, 6.1.7, 7.1.6, 7.1.7.

²² Lee Plan Goals 158, 159, Objective 158.2, Policy 158.2.1: *cf.* Lee Plan Policies 7.1.1, 7.1.8.

²³ Lee Plan Goals 158, 159, Objectives 158.2, 158.3; *see also*, Lee Plan Table 1(b) and Policies 7.1.1, 7.1.8, 24.4.1, 158.2.1.

²⁴ Lee Plan Map 5-A.

²⁵ Lee Plan Goal 101, Objectives 101.1, 101.3, Policies 101.1.1, 101.1.2, 101.3.2.

²⁶ Lee Plan Objective 2.6. *See* Goals 72, 101.

development regulations designed to reduce vulnerability from hurricanes and flooding.²⁷

LDC

The request seeks to rezone property to the Mixed Use Planned Development district. Planned development zoning districts implement the Lee Plan while affording flexibility in project design.²⁸ Flexibility in site design is vital to Applicant's goal of developing commercial and industrial uses on the property.

The 23.96-acre site is subject to two zoning classifications: C-1A and AG-2. The purpose of the C-1A commercial district is to regulate commercial and select residential land uses. The purpose of agricultural zoning is to accommodate agricultural operations with ancillary residential uses.²⁹ Agricultural pursuits are no longer consistent with the property's designation as a Future Urban Area.³⁰

The request unifies the zoning classification of the property subject to an MCP.

Principal uses include a variety of commercial office/retail and a limited selection of light industrial.³¹ These uses are appropriate in proximity to Pine Island Center and will contribute to compact growth patterns on the island.³²

Development must comply with the Greater Pine Island Community specific development regulations governing site design, buffer/landscaping, architecture, and signs.³³ The Greater Pine Island Community Plan LDC regulations require zoning applications to conduct a public hearing in the community prior to the Hearing Examiner hearing.³⁴ Applicant presented the request at a meeting in the community prior to the Hearing Examiner hearing.³⁵ Another community meeting will be held prior to development order approval.³⁶

²⁷ Lee Plan Goals 59, 72, Objective 72.2; LDC §2-481 *et seq.*

²⁸ LDC §34-2: Development of County Impact means development that may have a substantial effect upon the health, safety, and welfare of the citizens of the County or upon its natural resources. *See also* LDC §§34-341(a), 34-411(a), 34-612(2). Lee Plan Policies 2.1.2, 2.1.1, 6.1.3; LDC §34-612(2). The planned development district affords flexibility in site design.

²⁹ LDC §34-651.

³⁰ Agricultural pursuits are not consistent with the County's vision for the Urban Community land use category. Lee Plan Objectives 1.1, 2.2, Policies 1.1.4, 2.1.1 (the property is in an area with public services and infrastructure); *See also*, Lee Plan Goal 9, Objective 9.2, Policy 9.2.2; planned developments within future urban areas may not establish new agricultural uses on the property.

³¹ LDC §§34-612(2), 34-931(h).

³² Lee Plan Objectives 2.1, 2.2, Policies 7.1.3, 7.1.4.

³³ Lee Plan Goal 24 and supplemental development regulations in LDC §33-1001 *et seq.* Future development permits must comply with community standards.

³⁴ LDC §33-1003(a).

³⁵ Advertised meeting held on August 5, 2025, at the First Baptist Church of Pine Island. LDC §33-1003(b). *See* Staff Report Attachment F.

³⁶ LDC §33-1003 (a).

Deviations

The request seeks one deviation from the LDC. A “deviation” is a departure from a land development regulation.³⁷ Applicants must demonstrate deviations enhance the planned development and not cause a detriment to the public.³⁸

The requested deviation pertains to driveway separation on Pine Island Road.³⁹ Applicant offered testimony/evidence in support of the deviation based on LDC review standards.⁴⁰ Staff recommended approval finding the deviation advances the objectives of the planned development and protects public health safety and welfare.

The LDC requires the Hearing Examiner to approve, approve with modifications or deny requested deviations based upon the applicable standard of review.⁴¹ The Hearing Examiner finds the requested deviation meets LDC approval criteria.⁴²

Transportation

Requests to rezone property must provide sufficient access to support development and address impacts to transportation facilities through County regulations and conditions of approval.⁴³

The MCP includes two driveways onto Pine Island Road NW and a single access to Betsy Parkway. Pine Island Road is a County-maintained arterial roadway.⁴⁴ Betsy Parkway is a County-maintained local road from Pine Island Road to the northwest corner of the site then transitions to a privately maintained local road along the property’s frontage. The developer will likely be required to improve Betsy Road to the project access on that roadway as a condition of development order approval.

The Traffic Impact Statement (TIS) prepared by County staff concludes area roadways will operate within adopted levels of service at project buildout in 2027.⁴⁵ Lee County Department of Transportation agreed with this assessment.⁴⁶

³⁷ LDC §34-2.

³⁸ LDC §34-373(a)(9).

³⁹ LDC §10-285(a).

⁴⁰ LDC §§34-145(d)(4)a.2.c), 34-373(a)(9).

⁴¹ LDC §34-145(d)(4)a.2.c).

⁴² LDC §34-377(a)(4).

⁴³ LDC §34-145(d)(4)a.1.d) and e).

⁴⁴ Lee County Administrative Code 11-1.

⁴⁵ Staff Report Attachment R: Betsy Parkway Traffic Impact Statement (TIS) prepared by Planning Analytics, LLC dated November 6, 2025. Lee Plan Policies 6.1.5, 7.1.4.

⁴⁶ Staff Report Attachment L: Memorandum prepared by Lili Wu, Principal Planner dated February 6, 2026.

Road impact fees will address project impacts to the County transportation network.⁴⁷ Further analysis of transportation impacts will occur during development order permitting.

Environmental

Rezoning requests must not adversely affect environmentally critical/sensitive areas or natural resources.⁴⁸

The property contains environmentally sensitive uplands and wetlands including salt marsh, pine flatwoods, and upland hardwoods. Protecting natural resources is of great importance to the County.⁴⁹ The Lee Plan achieves this goal through public land acquisition and enforcement of environmental regulations.⁵⁰

The MCP depicts a 2.71-acre Saltwater marsh preserve and restoration area.⁵¹ The area provides required indigenous open space and a buffer from wetlands associated with Pine Island Creek.⁵² The area serves as a natural screen and offers increased water quality adjacent to conservation lands.⁵³

The surface water management system includes stormwater ponds and swales designed to filter pollutants before release into the onsite wetland preserve and aquatic preserve tributaries.⁵⁴ Conditions of approval include monitoring requirements to ensure water quality is not degraded by development activity on the site.⁵⁵ Sanitary sewer service reduces potential contamination of groundwater and surrounding estuarine systems.⁵⁶ Since the stormwater management system is designed to outfall into the wetland preserve, Staff requested removal of uses with the potential to negatively impact the aquatic system.⁵⁷

The buffer beside the Pine Island Aquatic Preserve will be a minimum of 50 feet in width.⁵⁸ The buffer composition includes ten trees every 100 linear feet and a double-staggered hedge row. The hedge row will be installed at 48 inches in height

⁴⁷ Lee Plan Policy 38.1.1.

⁴⁸ LDC §34-145(d)(4)a.1.f).

⁴⁹ The goal is to maintain a high quality of life for residents and visitors. See Lee Plan Chapter I - Vision for 2045. Lee Plan Goal 4.

⁵⁰ Lee Plan Goals 4, 59, 123, Objective 24.1, Standard 4.1.4, Policies 24.1.5, 24.1.6, 151.7.2, 161.1.5.

⁵¹ Lee Plan Objective 24.1, Policies 24.1.6, 123.1.5.

⁵² Lee Plan Policies 24.1.5, 101.1.2, 123.1.1.

⁵³ Lee Plan Objective 123.1, Policies 7.1.1, 24.1.5, 24.1.6, 24.1.8.

⁵⁴ Staff Report Attachment M: Stormwater Management Plan LDC §34-373. Lee Plan Policies 61.3.11, 24.1.8.

⁵⁵ See Condition 8. Lee Plan Goal 125, Objective 125.1, Policies 125.1.1, 125.1.2, 125.1.3, 125.1.4.

⁵⁶ Lee Plan Policies 24.1.6, 24.1.8, 24.1.9.

⁵⁷ The list of permitted uses has been modified to remove uses that are not appropriate in Coastal High Hazard Areas or adjacent to environmentally sensitive lands. Lee Plan Policies 24.1.8, 101.1.1, 101.1.2, 125.1.2.

⁵⁸ Lee Plan Objective 123.1, Policies 6.1.6, 7.1.6, 24.1.5.

and maintained at 60 inches in height forming a continuous visual screen within one year after installation.⁵⁹ Planted material will be native to Southwest Florida.⁶⁰

The Hearing Examiner finds that as conditioned, the requested MPD will not harm environmentally critical/sensitive areas or natural resources.⁶¹

Public Services and Infrastructure

Zoning requests must demonstrate the property will be served by public services and infrastructure necessary to support development.⁶² Public services include facilities, capital improvements, and infrastructure.⁶³ The Lee Plan requires an evaluation of public services during the zoning process.⁶⁴

The MPD includes commercial and industrial land uses. Commercial development may only be approved when served by public services and facilities.⁶⁵ Industrial land uses must be located in areas appropriate to their special needs and constraints including access by truck, utilities, and proximity to supportive and related land uses.⁶⁶

Public services and infrastructure are available to serve the site.⁶⁷ The property has frontage on Pine Island Road and Betsy Parkway.⁶⁸ Pine Island Road is improved with a shared use path for pedestrians and cyclists.⁶⁹ The Developer will be required to improve Betsy Road to the project access to County standards as a condition of development order permitting. The site will receive potable water service from the Greater Pine Island Water Association, Inc.⁷⁰ Lee County Utilities will provide sanitary sewer service.⁷¹ Fire, EMS, and Law Enforcement services are all available to serve the property.⁷²

⁵⁹ See MCP. LDC §10-416.

⁶⁰ Lee Plan Objective 126.2, Policy 126.2.1.

⁶¹ Development order submittals ensure buffers and landscaped areas follow Xeriscape principles. Lee Plan Objective 126.2, Policies 54.1.2, 54.1.3, 125.1.2, 126.1.2, 126.2.1. Required landscape buffers must consist of native landscape to conserve water.

⁶² LDC §34-145(d)(4)a.1.g).

⁶³ Public services and infrastructure available to serve the project includes public water and sewer, paved streets, police, fire and emergency services, and surface water management. Lee Plan Goals 70, 95, Objective 4.1, Policies 24.1.9, 68.2.3 Standards 4.1.1, 4.1.2, 4.1.4.

⁶⁴ Lee Plan Policy 2.2.1.

⁶⁵ Lee Plan Policy 6.1.4, 6.1.5.

⁶⁶ Lee Plan Policy 7.1.1, 7.1.3.

⁶⁷ Lee Plan Goals 2, 4, 53, 56, 70, 95, Objectives 2.2, 4.1, 158.3, Policies 1.1.4, 2.2.1, 7.1.2, 7.1.4, 53.1.5, 56.1.4, 160.1.1, Standards 4.1.1, 4.1.2.

⁶⁸ Lee Plan Policies 6.1.5, 7.1.3.

⁶⁹ The Lee Plan identifies Pine Island Road as part of the Pine Island-Hendry Trail on the Greenways Master Plan. Lee Plan Map 4-E.

⁷⁰ Lee Plan Goals 4, 53, Objective 53.1, 4.1, Standard 4.1.1.

⁷¹ Lee Plan Goals 4, 56, Objectives 4.1, 56.1, Standard 4.1.2.

⁷² Fire and emergency medical services will be provided by the Matlacha Pine Island Fire Control District Station 1 on Pine Island Road. Law enforcement services will be supplied by the Lee County Sheriff from the 6th Precinct Office on Stringfellow Road.

The proposed commercial and industrial land uses are appropriate given the site's access to public services and infrastructure.⁷³

Conditions

The County must administer the zoning process so proposed land uses minimize adverse impacts on adjacent property and protect natural resources.⁷⁴ Conditions must plausibly relate to anticipated impacts, and be pertinent to mitigating impacts to public health, safety and welfare.⁷⁵

The requested MPD will be subject to several conditions of approval.⁷⁶ The conditions reasonably relate to the impacts anticipated from the development.⁷⁷

The Hearing Examiner recommends revisions to Conditions to improve clarity.

Public

No Members of the public attended the hearing.

IV. Findings and Conclusions

The Hearing Examiner makes the following findings and conclusions based on the testimony and evidence in the record:

- A. The proposed Betsy Parkway Mixed Use Planned Development complies with the Lee Plan. Lee Plan Goals 2, 4, 6, 7, 24, 53, 56, 59, 61, 70, 72, 77, 95, 101, 158, 159, Objectives 2.1, 2.2, 4.1, 6.1, 7.1, 11.1, 24.1, 24.4, 53.1, 72.2, 158.2, 158.3, Policies 1.1.4, 1.6.1, 2.1.2, 2.2.1, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 6.1.8, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.1.7, 7.1.8, 7.1.9, 7.1.10, 11.1.1, 24.1.5, 24.1.6, 24.1.8, 24.1.9, 24.4.1, 24.4.2, 24.7.9, 61.3.6, 101.1.1, 101.1.2, 101.3.2, 158.2.1. Standards 4.1.1, 4.1.2, 4.1.4, Table 1(b), Maps 1-A, 1-B, 2-A, 4-E, 5-A.
- B. *As conditioned*, the Mixed Use Planned Development:
 - 1. Meets the LDC and other county regulations or qualifies for deviations. LDC Chapters 2, 10, 33, 34.
 - 2. Is compatible with existing and planned uses in the surrounding area. Lee Plan Goal 24, Objective 24.4, Policies 2.1.2, 2.2.1, 5.1.5, 6.1.4, 6.1.6, 6.1.7, 7.1.2, 7.1.3, 7.1.6, 7.1.7, 7.1.8.

⁷³ Lee Plan Objective 7.1, Policies 7.1.1, 7.1.3.

⁷⁴ LDC §§34-145(d)(4)a.2.(b), LDC 34-377(a)(3), and 34-932(b, c).

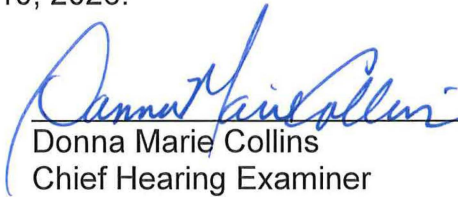
⁷⁵ LDC §34-932(c).

⁷⁶ Notable conditions require an indigenous preserve management plan, aquatic preserve buffer, and surface water quality monitoring. Lee Plan Policy 122.1.3, LDC §33-1082.

⁷⁷ LDC §34-83(b)(4)a.3.

3. Provides access sufficient to support the proposed development intensity. Expected impacts on transportation facilities will be addressed by county regulations and conditions of approval. Lee Plan Objective 39.1, Policies 2.2.1, 6.1.1, 6.1.5, 7.1.1, 7.1.2, 7.1.4, 7.1.5, 7.1.7, 24.4.1, 38.1.1, 39.1.1.
 4. Will not adversely affect environmentally critical areas and natural resources. Lee Plan Goals 24, 61, 77, Objectives 24.1, 60.4, 77.2, 77.3, 124.1, 125.1, 126.1, 126.2, Policies 6.1.6, 7.1.6, 24.1.5, 24.1.6, 24.1.8, 24.1.9, 54.1.2, 54.1.3, 54.1.6, 54.1.11, 60.4.1, 60.4.3, 61.1.6, 61.2.4, 61.3.6, 61.3.11, 61.4.4, 101.1.1, 101.1.2, 122.1.3, 123.2.10, 125.1.2, 125.1.3, 125.1.4, 126.1.1, 126.1.4, 126.2.1, Standard 4.1.4; and
 5. Will be served by urban services including paved roads, potable water, sanitary sewer, urban surface water management, police, fire, and emergency services. Lee Plan Glossary, Lee Plan Goals 2, 4, 6, 7, 70, 95, Objectives 1.1, 2.1, 2.2, 4.1, 6.1, 7.1, Policies 1.1.4, 2.1.1, 2.2.1, 2.2.2, 6.1.1, 6.1.4, 6.1.5, 6.1.7, 7.1.1, 7.1.3, 7.1.4, 7.1.5, 7.1.6, 24.1.8, 24.1.9, 39.1.3, 53.1.5, 56.1.4, 158.3, 160.1.1, Standards 4.1.1, 4.1.2 and Maps 4-A, 4-B.
- C. The proposed uses are appropriate at the proposed location. Lee Plan Goals 6, 7, 24, 158, Objectives 2.1, 24.4, Policies 2.1.1, 2.1.2, 6.1.1, 6.1.4, 6.1.6, 6.1.7, 6.1.8, 7.1.1, 7.1.2, 7.1.3, 7.1.8, 24.4.1, 24.4.2, 153.2, Table 1(b).
- D. Recommended conditions and applicable regulations provide sufficient safeguards to protect the public interest. In addition, recommended conditions reasonably relate to impacts expected from the proposed development. Lee Plan Policies 1.6.1, 5.1.5, 6.1.4, 7.1.2, 7.1.8, 122.1.3.
- E. As conditioned, the requested deviation:
1. Enhances the planned development; and
 2. Preserves and promotes the general intent of the LDC to protect the public health, safety and welfare.

Recommendation Date : April 10, 2026.


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

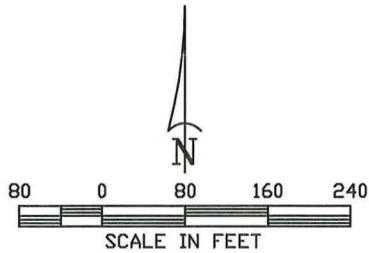
Exhibit E Information

Exhibit A

LEGAL DESCRIPTION AND VICINITY MAP

EXHIBIT A

SKETCH TO ACCOMPANY DESCRIPTION
A PARCEL OF LAND
LYING IN SECTION 28,
TOWNSHIP 44 SOUTH, RANGE 22 EAST,
LEE COUNTY, FLORIDA



THIS IS NOT A BOUNDARY SURVEY

SEE EXHIBIT "A", SHEET 2 OF 2
FOR DESCRIPTION

POINT OF COMMENCEMENT

EAST 1/4 CORNER OF SECTION 28-44-22

PINE ISLAND ROAD
NORTHWEST
(66' R/W)

33.00' SOUTH R/W LINE

N.88°53'33"E.
328.39'

S.00°50'37"E. 33.00'

POINT OF BEGINNING

S.00°50'37"E. 643.75'

1320.06' LANDS OF LEE COUNTY

INSTRUMENT No. 2013000134219
D.R. BOOK 2093, PAGE 3216

N.00°16'36"W. 643.42'

LANDS OF EDISON OIL COMPANY
OIL COMPANY
D.R. BOOK 4677, PAGE 3

LANDS OF EDISON
OIL COMPANY
D.R. BOOK 4677, PAGE 3

LANDS OF
SUNSET DREAMS, INC.
INSTRUMENT No. 2018000098573

LANDS OF BOOTS
INSTRUMENT No. 2012000173001

LANDS OF DOOLEY
INSTRUMENT No. 2023000118078

LANDS OF NGUYEN
INSTRUMENT No. 2017000043268

N.E. CORNER
S 1/2, NW 1/4,
SE 1/4 OF
SECTION 28-44-22

25'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

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25.00'

25.00'

25.00'

25.00'

25.00'

25.00'

N.88°57'30"E. 891.00'

SOUTH LINE N. 1/2,
N.E. 1/4, S.E. 1/4
OF SECTION 28-44-22

S.E. CORNER, N. 1/2,
N.E. 1/4, S.E. 1/4
OF SECTION 28-44-22

EAST R/W LINE

N.00°16'36"W. 675.89'

35' ROAD AND UTILITY EASEMENT
(D.R. BOOK 2153, PAGE 5804)

S.88°58'51"W. 1232.44'

A PORTION OF

S 1/2, NE 1/4, SE 1/4 SECTION 28-44-22

EAST LINE, S.E. 1/4 SECTION 28-44-22

S.00°50'37"E.

LANDS OF LEE COUNTY
(UNPLATTED)

N.E. CORNER
TRACT A

TRACT A

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5
BLOCK C

PINE ISLAND INDUSTRIAL PARK
(PLAT BOOK 45, PAGES 52-53)

REVIEWED

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

LEGEND:

R/W RIGHT-OF-WAY

SHEET 1 OF 2

HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S., SUITE 100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921

LANDS OF FRIZONE
(INSTRUMENT No. 2016000132755)

WEST R/W LINE

BETSY PARKWAY

25.00'

LANDS OF MIA
INDUSTRIAL PARK, LLC.
(INSTRUMENT No. 2020000233318)

60' ROADWAY
(D.R. BOOK 2153,
PAGE 5804)

LANDS OF ICC HOLDINGS, LLC.
(INSTRUMENT No. 2016000142774)

DESCRIPTION TO ACCOMPANY SKETCH
EXHIBIT "A"

Attachment G

DESCRIPTION:

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

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

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

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

Phillip M
Mould,
LS6515, State
of Florida

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

PHILLIP M MOULD
LS6515
FEBRUARY 4, 2025

NOTE:

THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.

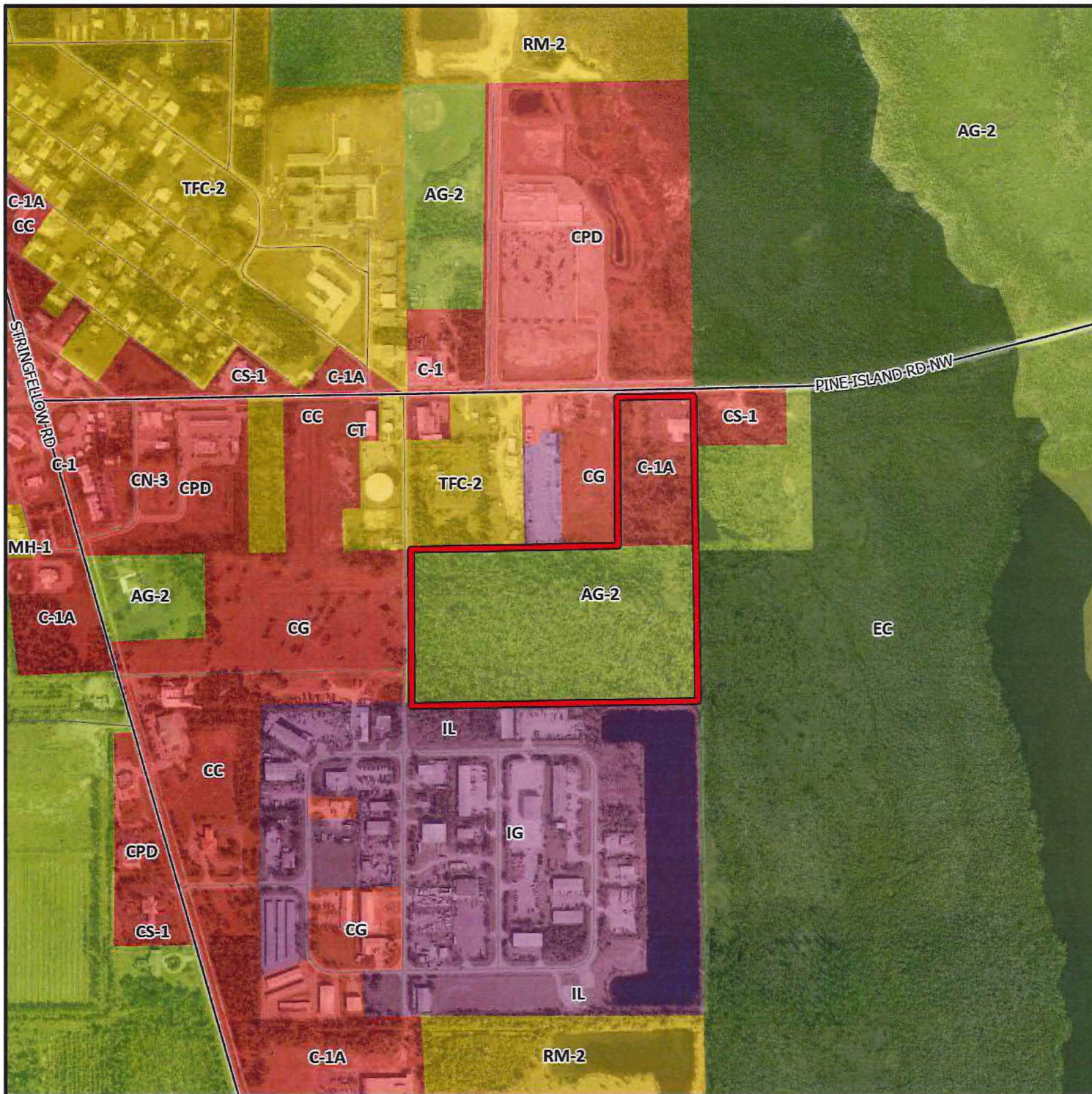
REVIEWED

Project: DCI2025-00003

By: Richard Burris

Dept: Legal Review

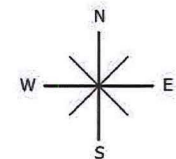
Date: 07/19/2025



DCI2025-00003

Zoning

 Subject Property



0 500 1,000
Feet



Exhibit B

RECOMMENDED CONDITIONS AND DEVIATIONS

CONDITIONS

1. Master Concept Plan (MCP). Development must be consistent with two-page MCP entitled "Master Concept Plan", prepared by Ensite, revised March 17, 2026, except as modified by conditions below. (Exhibit B1).

Lee Plan and Land Development Code (LDC). Development must comply with the Lee Plan and LDC, except where deviations have been approved. Changes to the MCP, conditions, or deviations are subject to further review and approval.

Approved Development Parameters. The project may develop up to 40,000 square feet of commercial uses and 250,000 square feet of industrial uses.

2. Schedule of Permitted Uses and Property Development Regulations.

- a. Permitted Uses

Commercial Tract

Accessory uses, buildings, and structures

Administrative Offices

Animals: Clinic or Kennel

Control Center (including Humane Society)

ATM

Bait and Tackle Shop

Banks and Financial Establishments, all groups

Boats: Boat Parts

Boat Sales

Broadcast studio, commercial radio and television

Building Materials Sales

Business Services, all groups

Clothing Stores, general

Clubs: Fraternal, membership organization

Private

Contractors and Builders, all groups

Convenience Food and Beverage Store, no pumps

Day Care Center, child or adult

Drugstore, pharmacy

Entrance Gates and Gatehouses

Essential services

Excavation: Water retention

Fences, Walls

Gift and souvenir shop

Hardware store

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

Industrial Tract

Accessory uses and structures
Administrative Offices
ATM
Automobile Repair and Service, all groups
Automobile Service Station
Boats: Boat parts store
Boat repair and service (indoor only)
Building Materials Sales
Business Services, group II
Cleaning and Maintenance Services
Cold Storage, Pre-cooling Warehouse and Processing Plant
Computer and Data Processing Services
Contractors and Builders, all groups
Entrance Gates and Gatehouse
Essential Services

Excavation: Water Retention
Fences, walls
Parcel and Express Services
Parking Lot: Accessory
Temporary
Processing or packaging agricultural or fish products
Processing and warehousing
Recycling facility
Rental or Leasing Establishment, All groups
Repair Shops, all groups
Research and Development Laboratories, Groups I & IV
Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use on the same premises
Signs
Storage: Indoor
Open
Transportation Services, Group II
Vehicle and Equipment Dealers, All groups
Warehouse: High Cube
Hybrid
Mini warehouse
Private
Public
Wholesale Establishments, Groups I, III, & IV

b. Site Development Regulations

Commercial

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

Industrial

Minimum Lot Coverage:	40 percent
Maximum Building Height:	33 feet
Minimum Open Space:	30 percent
Building Setbacks:	
Front	25 feet
North Side	25 feet

South Side	N/A
Rear	25 feet
Waterbody	25 feet
Preserve	20 feet

3. Open Space

Development order submittals must depict 30% open space in the commercial area (1.47 acres) and 20% open space in the industrial area (3.81 acres).

4. Indigenous Open Space

Development order submittals must depict 2.71 acres of indigenous open space.

5. Indigenous Management Plan

Development order submittals must include an Indigenous Management Plan demonstrating compliance with Lee Plan Policy 24.1.5.

6. Aquatic Preserve Buffer

Development order submittals must depict a 50-foot vegetated buffer with a wetland creation area consisting of 100 percent native wetland species, with 6-foot-tall wetland trees planted 15 feet on center with 3-gallon wetland shrubs planted 3 feet on center. The vegetative buffer and wetland creation area must maintain a hydrological connection to the associated preserved wetlands. Wetlands created onsite do not replace offsite mitigation required by state and federal agencies.

7. Coastal High Hazard Area

Construction/development impacting wetlands may not commence until issuance of required permits. Development activity must comply with state wetland permits. If the State does not approve wetland impacts or if State wetland permits are not consistent with wetland impacts reflected in County development permits, then the developer must amend County development permits to be consistent with State wetland permits.

8. Surface Water Quality

Development order submittals must include a Surface Water Quality Monitoring Plan for review and approval by Lee County Division of Natural Resources. The Surface Water Monitoring Plan must include the following:

a. Goals and Objectives.

- b. Monitoring Schedule. An outfall monitoring schedule during “wet” season of June through September and “dry” season of October through May. The Division of Natural Resources will determine monitoring constituents prior to development order approval based on Schedule of Permitted Uses.
- c. Baseline. A baseline monitoring event to be completed prior to commencement of construction.
- d. Submission of Data. Developer must submit water quality monitoring data to the Division of Natural Resources annually for a minimum of 5 years. The data must include a report with a comparison of State surface water quality standards, plots of parameters, and recommendations. After five years of meeting or exceeding State surface water quality monitoring standards, developer file a written request to the Division of Natural Resources to amend/terminate the monitoring and reporting schedule. Results must be reported as an Electric Data Deliverable (EDD), in a format approved by the Division of Natural Resources.
- e. Contingency Plan. A contingency plan upon discovery of an exceedance of State Surface Water Quality Standards. The contingency plan must include notification to impacted residents and applicable authorities.

9. Pine Island Road Access

The property’s two access points to Pine Island Road NW must remain “ingress only” and “egress only” with appropriate signage.

10. State and Federal Permits

- a. Generally. 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.
- b. State Wetland Permits. Developer may not commence construction on development impacting wetlands until issuance of required state permits. Development activity must comply with state wetland permits and applicable local development permits.

If the State does not approve wetland impacts or if State wetland permits are not consistent with proposed wetland impacts reflected in County development permits, then Developer must amend County development permit approvals to be consistent with state wetland permits and applicable Lee Plan and LDC regulations regarding development within wetlands.

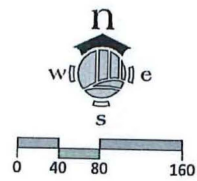
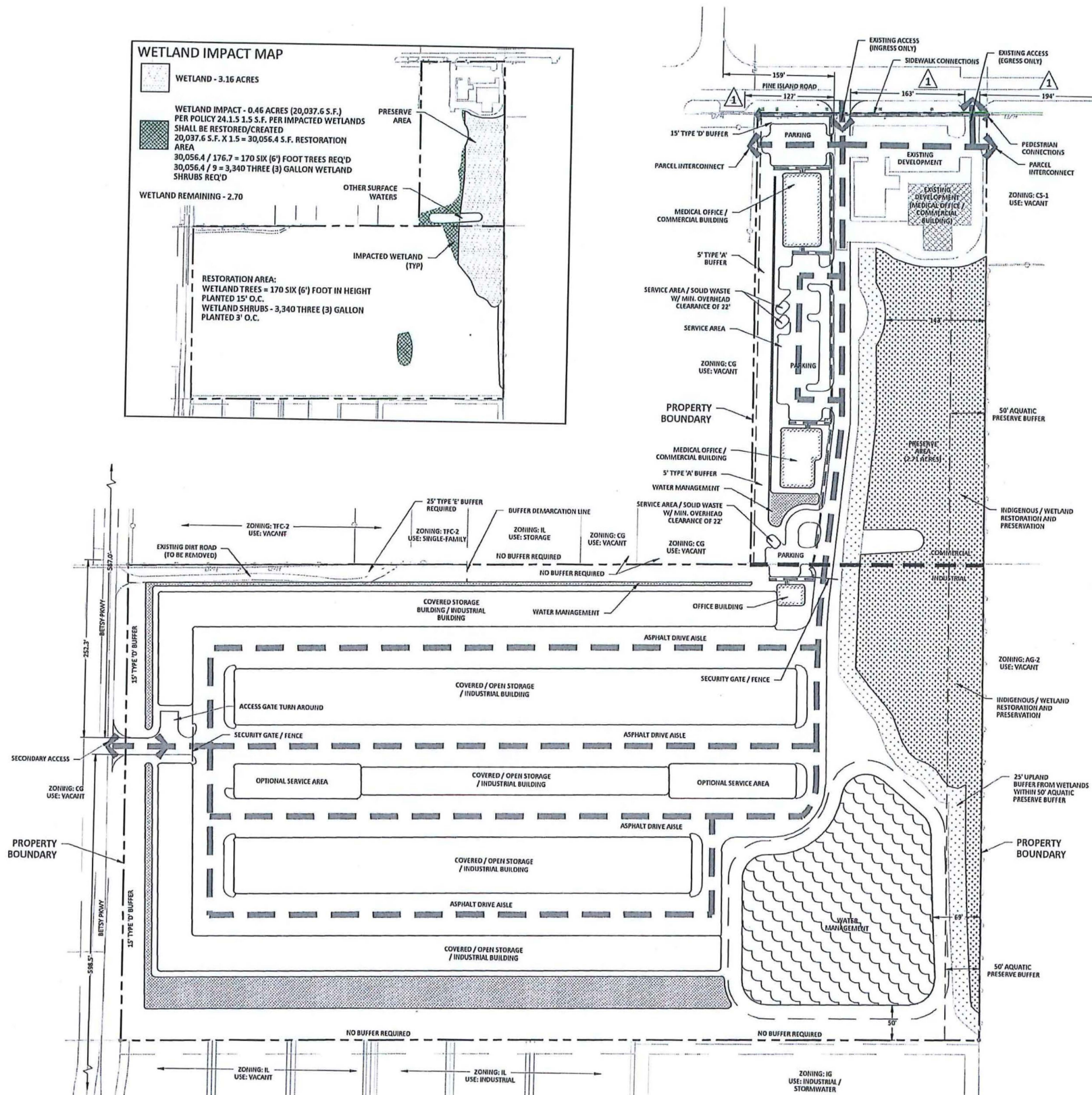
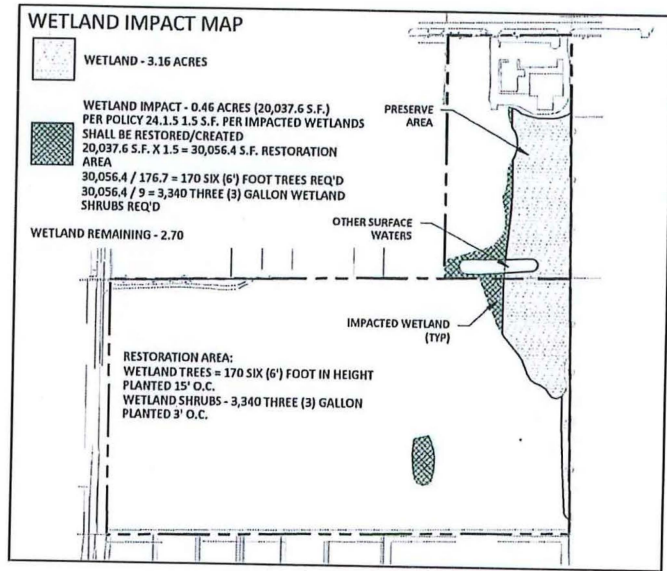
DEVIATIONS

1. Driveway Separation. Deviation 1 seeks relief from LDC §10-285(a), which requires a connection separation of 440 feet along minor arterial roadways in future urban areas, to allow 127 feet of separation between the property's west entrance to Pine Island Road and driveway access to the property to the west; 163 feet of separation between the property's existing two accesses to Pine Island Road; and 194 feet of separation between the property's east entrance and driveway access to the abutting property to the east. The deviation memorializes the configuration of site's existing to Pine Island Road.

The deviation is approved, subject to Condition 9.

Exhibits to Conditions:

B1 Two-page Master Concept Plan (MCP) entitled "Master Concept Plan", prepared by Ensite, last revised March 17, 2026



COMMERCIAL PORTION

INTENSITY	40,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	25'
EAST (FRONT)	25'
WEST (REAR)	25'
SOUTH (SIDE)	N/A
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	33'
OPEN SPACE	30%
MAX LOT COVERAGE	40%

INDUSTRIAL PORTION

INTENSITY	250,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	20'
EAST (FRONT)	20'
WEST (REAR)	25'
SOUTH (SIDE)	20'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	33'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

DEVIATIONS

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

NOTES:

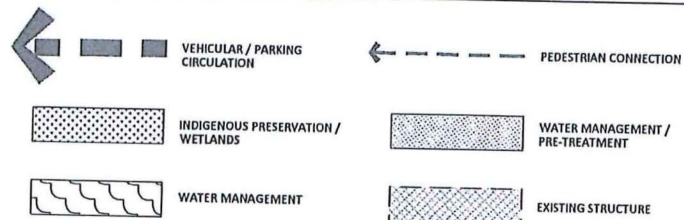
THE PLANNED DEVELOPMENT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PORTIONS OF LAND DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO, ARTICLE IV - PLANNED DEVELOPMENT DISTRICTS. THE INTERNAL MECHANISMS OF THE SITE, SUCH AS WATER MANAGEMENT, ARE ALSO SUBJECT TO OTHER AGENCY PERMITTING REQUIREMENT. ALL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

OPEN SPACE CALCULATIONS:

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

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

LEGEND:



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

JOE POLOTTO
MATLACHA, FL

CLIENT NAME AND ADDRESS

POLOTTO MPD
LEE COUNTY, FL

PROJECT NAME AND LOCATION

NO.	REVISION	DATE
01	PER COUNTY COMMENTS	09-24-24
02	PER COUNTY COMMENTS	09-25-25
03	PER COUNTY COMMENTS	11-07-25
04	PER COUNTY COMMENTS	12-13-25
05	PER COUNTY COMMENTS	02-17-26
06	PER COUNTY COMMENTS	03-17-26

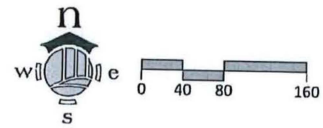
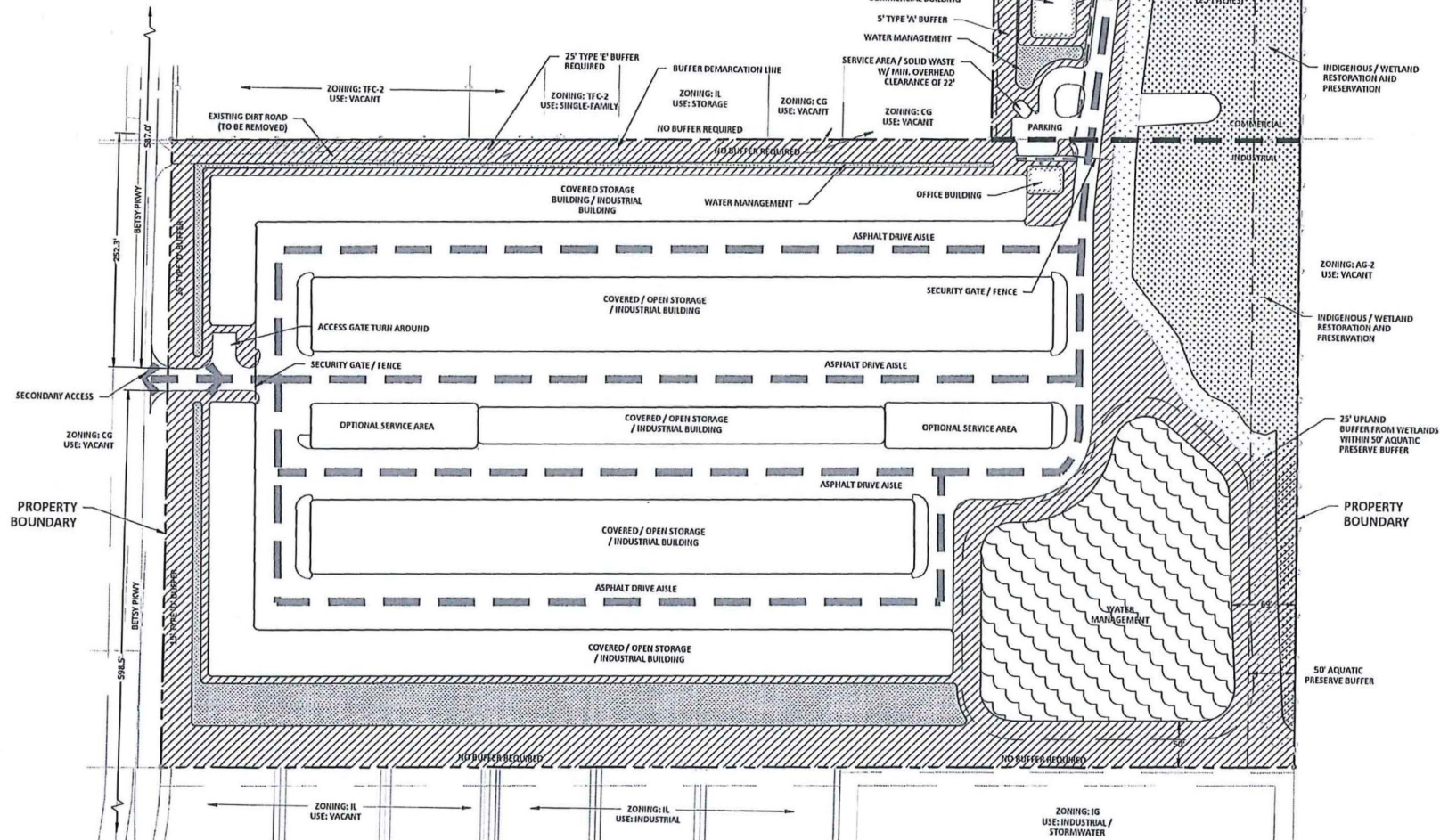
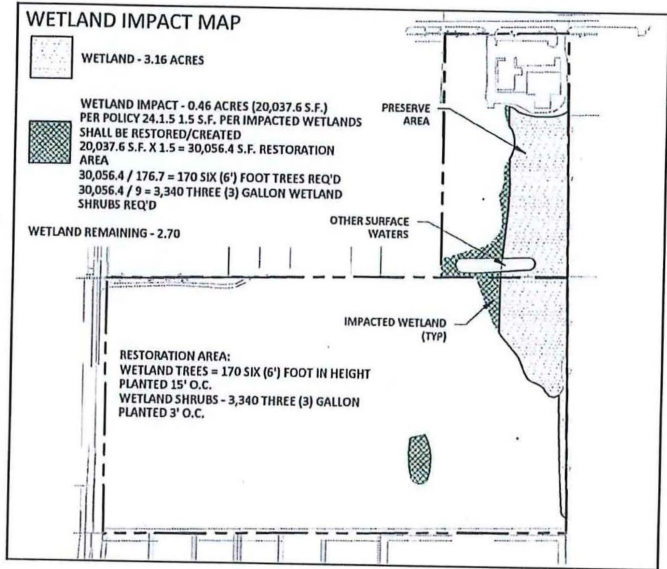
DATE:	09-24-24
PROJECT NO.	1466-01
FILE NO.	
SCALE:	AS SHOWN

**MASTER CONCEPT
PLAN**

SHEET TITLE

MCP-01

SHEET NUMBER



COMMERCIAL PORTION

INTENSITY	40,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	25'
EAST (FRONT)	25'
WEST (REAR)	25'
SOUTH (SIDE)	N/A
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	33'
OPEN SPACE	30%
MAX LOT COVERAGE	40%

INDUSTRIAL PORTION

INTENSITY	250,000 S.F.
SETBACKS (BUILDING)	PROPOSED
NORTH (SIDE)	20'
EAST (FRONT)	20'
WEST (REAR)	25'
SOUTH (SIDE)	20'
WATER BODY SETBACK	25'
HEIGHT OF BUILDINGS	33'
OPEN SPACE	20%
MAX LOT COVERAGE	40%

DEVIATIONS

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

NOTES:

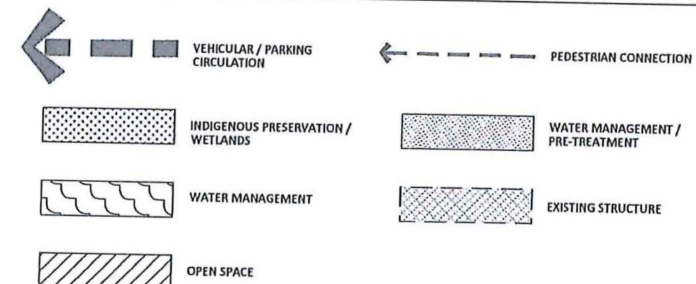
THE PLANNED DEVELOPMENT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PORTIONS OF LAND DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO, ARTICLE IV. - PLANNED DEVELOPMENT DISTRICTS. THE INTERNAL MECHANISMS OF THE SITE, SUCH AS WATER MANAGEMENT, ARE ALSO SUBJECT TO OTHER AGENCY PERMITTING REQUIREMENT. ALL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

OPEN SPACE CALCULATIONS:

TOTAL PROJECT AREA	±23.97 AC.
TOTAL COMMERCIAL AREA	±4.50 AC.
COMMERCIAL OPEN SPACE REQUIREMENT (30% OF TOTAL):	±1.47 AC.
TOTAL INDUSTRIAL AREA:	±19.07 AC.
INDUSTRIAL OPEN SPACE REQUIREMENT (20% OF TOTAL)	±3.81 AC.
TOTAL OPEN SPACE REQUIREMENTS:	
REQUIRED OPEN SPACE	±5.28 AC
PROVIDED OPEN SPACE	±5.28 AC*
REQUIRED INDIGENOUS OPEN SPACE	±2.64 AC
PROVIDED INDIGENOUS OPEN SPACE	±2.71 AC

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

LEGEND: (OPEN SPACE)



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

JOE POLOTT
MATLACHA, FL

CLIENT NAME AND ADDRESS

POLOTT MPD
LEE COUNTY, FL

PROJECT NAME AND LOCATION

NO.	REVISION	DATE
01	PER COUNTY COMMENTS	05-30-25
02	PER COUNTY COMMENTS	08-25-25
03	PER COUNTY COMMENTS	12-02-25
04	PER COUNTY COMMENTS	12-11-25
05	PER COUNTY COMMENTS	03-17-26
06	PER COUNTY COMMENTS	03-17-26

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

OPEN SPACE
PLAN

SHEET TITLE

MCP-02

SHEET NUMBER

Exhibit C

EXHIBITS PRESENTED AT HEARING

STAFF EXHIBITS

1. DCD Staff Report with attachments for DCI: Prepared by Elizabeth Workman, Principal Planner, date received March 10, 2026 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]
2. 48-Hour Notice: Email from Elizabeth Workman to Hearing Examiner and Maria Perez, with copies to Brienne Cherry, Cindy Lea, and Anthony Rodriguez, dated Monday, March 23, 2026, 4:02 PM (3 pages – 8.5"x11")
3. PowerPoint Presentation: Prepared by Lee County Staff for DCI2025-00003, Betsy Parkway MPD, dated March 25, 2026 (multiple pages – 8.5"x11")[color]
4. Résumé: For John Podczerwinsky, AICP CTP (1 page – 8.5"x11")
5. 48-Hour Letter: Email from John Podczerwinsky to Elizabeth Workman, Pakorn Sutitarnnontr, with copies to Brittany Banker and Jilian Scholler, dated Friday, March 20, 2026, 4:31 PM (3 pages – 8.5"x11")

APPLICANT EXHIBITS

1. 48-Hour Notice: Email from Cindy Leal, to Hearing Examiner, with copies to Maria Perez, Elizabeth Workman, Terry Cramer, Esq., and Brian Smith, dated Thursday, March 19, 2026, 12:29 PM (multiple pages – 8.5"x11" and 11"x17")
2. PowerPoint Presentation: Prepared for Betsy Parkway MPD, dated March 25, 2026 (multiple pages – 8.5"x11")[color]

Exhibit D

HEARING PARTICIPANTS

County Staff:

1. Elizabeth Workman, Principal Planner
2. John Podczerwinsky, Principal Planner

Applicant Representatives:

1. Terry Cramer, Esq.
2. Cindy Leal Brizuela, AICP
3. Barrett Stejskal
4. Jason Utley, AICP

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. Presentations 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 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.

DCI2024-00001
712 Adams CPD



CASE NUMBER & NAME: DCI2024-00001 / 712 Adams CPD

REQUEST: Request to rezone 0.5 +/- acres from Residential Single Family (RS-1) to Commercial Planned Development (CPD).

RESOLUTION NUMBER: Z-26-005

LOCATION: 712 Adams Ave., Lehigh Acres Planning District, Lee County, FL.

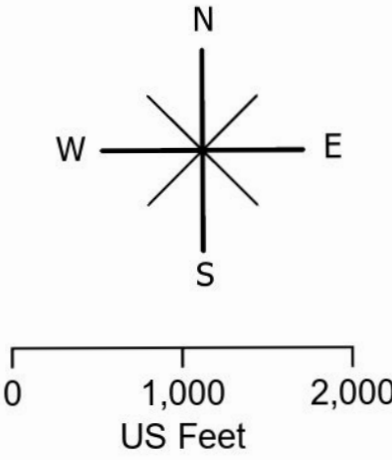
OWNER: Salazar Baltazar Jr + Salazar Crystal

APPLICANT: Crystal Salazar

AGENT: Amjad Sitti, P.E.
Sitti Engineering Group
13650 Fiddlesticks Blvd., Suite 202-350
Fort Myers, FL 33912

HEARING EXAMINER
RECOMMENDATION: Approval, subject to conditions and deviations.

PARTICIPANTS: 1. Raymond Collazo
2. Borys Martinez



Summary of Hearing Examiner Recommendation

712 ADAMS CPD

The request authorizes commercial use along an established corridor. Applicants seek to repurpose residential property for limited commercial use utilizing an existing building. Site design reserves land area for potential indoor storage ancillary to the principal use.

Two members of the public spoke at hearing seeking clarification of the request.

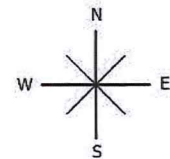
The Hearing Examiner agrees with the Staff recommendation of approval, with conditions. One deviation is necessary to accommodate site access.

Detailed recommendation follows

DCI2024-00001

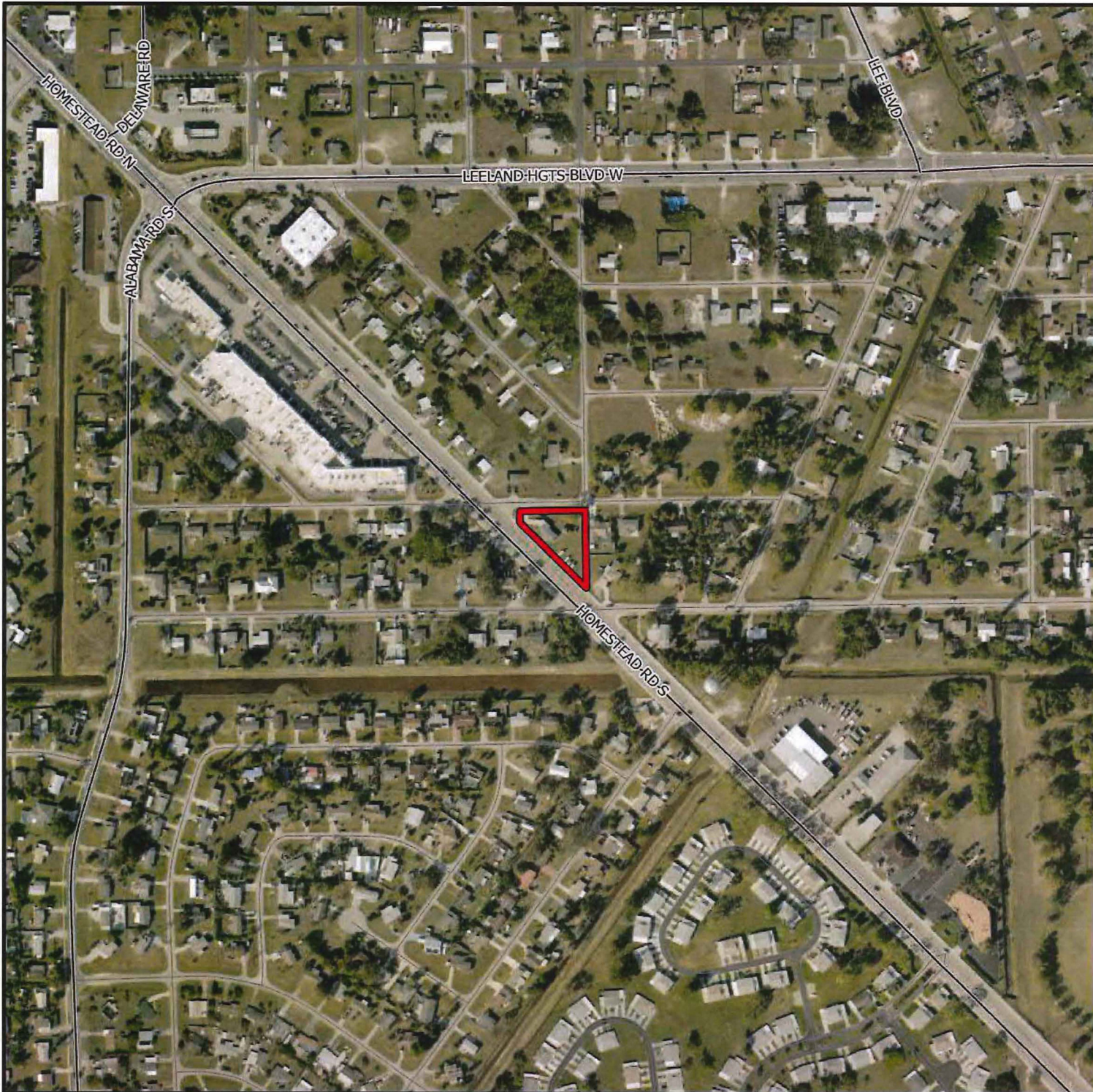
Future Land Use

-  Subject Property
-  Intensive Development
-  Central Urban
-  Public Facilities



0 500
Feet

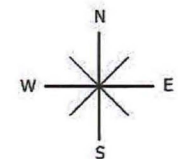




DCI2024-00001

Aerial

 Subject Property



0 500
Feet



OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2024-00001

Regarding: 712 ADAMS CPD

Location: 712 Adams Avenue
Lehigh Acres Planning Community
(District 5)

Hearing Date: February 19, 2026
Record Closed: February 20, 2026

I. **Request**

Rezone 0.53± acres from Residential Single-Family (RS-1) to Commercial Planned Development (CPD) to allow 3,800 square feet of office and indoor storage space with a maximum building height of 35 feet.

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 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 rezone 0.53± acres to CPD.

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 the facts presented. The record must contain competent substantial evidence to support the recommendation.

Discussion supporting the Hearing Examiner's recommendation of approval, with conditions, follows below.

¹ LDC §34-145(d)(4) a.

Request

Applicant seeks to rezone an RS-1 parcel to legitimize a pest control company operating on the site.² Site design repurposes the existing 1,200 square foot residence for use as an office, and reserves space for a 2,600 square foot garage/indoor storage building.³ Applicant will remove an existing shed prior to development order issuance.⁴ Permitted height will remain at 35 feet.

Staff recommended approval with conditions.

Character of the Area

The property sits at the corner of Adams Avenue and Homestead Road, south of the Alabama Road intersection. Commercial uses dominate this corridor, with residential uses laying behind road frontages.

Lee Plan

The Lee Plan regulates land development activity.⁵ Development must be consistent with the Lee Plan, including the Future Land Use Map.⁶

The Future Land Use Map designates the property as Central Urban.⁷ Lee Plan Maps further identify the property within the Lehigh Acres Planning Community.⁸

Central Urban areas identify as the county's "urban core," characterized by heavily settled areas with a broad range of public services.⁹ Residential, commercial, public/quasi-public, and light industrial uses predominate this category.¹⁰

The proposed CPD repurposes residential land along an arterial road with light commercial uses, consistent with Lee Plan directives.¹¹ The request also promotes

² The LDC classifies pest control companies as Business Services, Group II. See LDC §34-622(c)(5).

³ The Hearing Examiner sought clarification on references to a "warehouse" use throughout the written record. The Parties testified the intended use of the proposed structure is limited to indoor storage of materials supporting the principal use on the site. Post-hearing written submissions corrected MCP references to a "warehouse" to align with LDC definitions. See Applicant Ex. 3.

⁴ Sitti Testimony. The MCP reflects parking on land currently occupied by the shed.

⁵ LDC §34-491.

⁶ Lee Plan Policy 2.1.2; LDC §§34-411(a), 34-491: Rezoning 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.

⁷ Property designated Central Urban are considered Future Urban Areas. See Lee Plan Chapter XIV: Glossary definition of Future Urban Areas.

⁸ Lee Plan Maps 1-B, 2-A, & 2-B.

⁹ Lee Plan Policy 1.1.3.

¹⁰ See *Id.*

¹¹ Lee Plan Policy 2.1.2.

contiguous growth and compact development with an infill project served by existing public services.¹²

The Lehigh Acres Community Plan prioritizes vibrant commercial and employment centers.¹³ The Economic Element directs the county to strive for a diversified economy to ensure maximum employment opportunities.¹⁴ The request permits commercial square footage for a myriad of business services.¹⁵ Proposed uses will serve and support area residents and the greater Lehigh community.

Compatibility

The county evaluates compatibility during zoning.¹⁶ Compatibility exists when land uses exist in proximity and no one use unduly negatively impacts another.¹⁷ The planned development zoning district allows flexibility in site design to address potential incompatibilities with neighboring development.¹⁸ Planned development zoning is useful when integrating new development with surrounding land uses.¹⁹

Surrounding properties are zoned for residential and commercial use.²⁰ Development patterns in the area feature platted single-family lots and commercially zoned property along Homestead Road.

Appropriate intensity is determined on a case-by-case basis in accordance with the Lee Plan and nature of surrounding land uses.²¹ Proposed development parameters include immediate use of the 1,200 square foot existing structure, with a reservation of 2,600 square feet for indoor storage. These parameters are consistent with development in the vicinity.

The request promotes infill development in an area with public facilities capable of supporting commercial development patterns.²²

The CPD proposes four primary Use Groups: Cleaning/Maintenance Services Group I, Contractors/Builders Group I, and Business Services Groups I, and II. Conditions of approval further limit uses under each umbrella permitted on the

¹² Lee Plan Goal 2, Objectives 2.1, 2.2, Policies 2.1.1, and 2.2.1.

¹³ Lee Plan Goal 25. See also Goal 158.

¹⁴ Lee Plan Goal 158. Objective 158.2, Policy 158.2.1.

¹⁵ Lee Plan Objective 25.6, Map 2-B.

¹⁶ LDC §34-145(d)(4).

¹⁷ Florida Statutes §163.3164(9) (2025); Lee Plan Policy 135.9.6, LDC §34-411(i).

¹⁸ *Id.*

¹⁹ LDC §34-612(2).

²⁰ Surrounding properties are zoned RS-1 and CPD. The project constitutes infill development consistent with development patterns in the area. Lee Plan Objective 2.1, Policy 2.2.1, 5.1.5, 6.1.1, 6.1.4, and 6.1.7.

²¹ LDC §34-413.

²² Lee Plan Goal 2, Objectives 2.1, 2.2, Policies 2.2.1, 6.1.7, and 135.9.6.

property.²³ Hearing testimony reflects the Parties took significant care to eliminate potentially incompatible uses that would generate greater off-site impacts.²⁴

Site design protects neighboring residential land uses with open space, stormwater management areas, and landscaping.²⁵ The design addresses potential incompatibilities with surrounding land uses.²⁶ Proposed height remains the same as permitted by the RS-1 district.²⁷

LDC

Development must comply with the LDC or request deviations.²⁸ A "deviation" is a departure from a land development regulation.²⁹ Applicants must demonstrate deviations enhance the project and will not be detrimental to the public.³⁰

The requested development program includes one deviation from connection separation requirements.³¹ The deviation is needed to locate the driveway at an appropriate distance between Homestead Road and California Road.

Staff recommended approval of the deviation. The Hearing Examiner agrees with this recommendation.³²

Development in the Lehigh Acres Planning District is subject to the Lehigh Acres Community Plan.³³ Community specific LDC regulations require zoning applications to conduct a community meeting and satisfy supplemental design standards.³⁴ Future development orders will also be subject to community review.³⁵

²³ Condition 2a.

²⁴ Sitti and Groth Testimony. The Parties considered off-site impacts in eliminating uses otherwise permitted under the Use Group to ensure compatibility with neighboring residents.

²⁵ The MCP depicts buffers in compliance with LDC §§10-416, 33-1405(c), and 34-411(h). The eastern buffer abutting neighboring residents will meet LDC Type D buffer standards.

²⁶ Lee Plan Policies 5.1.5, 6.1.4, LDC §34-411(i). Testimony confirms the eastern buffer will consist of 25 feet planted with seven trees per 100 linear feet and 33 ground covers. Groth and Lange Testimony.

²⁷ Condition 2 imposes a 35-foot height requirement.

²⁸ LDC §34-411(b).

²⁹ LDC §34-2.

³⁰ LDC §34-373(a)(9).

³¹ LDC §10-285.

³² 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).

³³ Lee Plan Goal 25 and supplemental development regulations in LDC §33-1400 *et seq.* Future development permits, including development orders, must comply with community standards.

³⁴ LDC §§33-1401 *et seq.*

³⁵ The LDC requires development order and building permit applications to comply with the Lehigh Acres Planning Community regulations. LDC §§33-1400(c) and 33-1401(a).

Environmental/Natural Resources

Rezoning requests must not adversely affect environmentally critical/sensitive areas or natural resources.

The property is partially developed. The record contains no evidence of wetlands, protected species/fauna, or environmentally sensitive areas.³⁶

Lee Plan Maps identify the property within the Five-year Travel Time Well Field Protection Zone.³⁷ Applicant removed uses that posed potential adverse impact to ensure wellfield protection.

The CPD will comply with stormwater management permitting and provide vegetated swales, littoral shelves, and utilize Florida native plants for ground cover.³⁸ The proposed water management system is designed to capture surface waters and treat onsite prior to discharge.³⁹

The LDC classifies the project as a “small development” requiring 20 percent open space.⁴⁰ The MCP exceeds this requirement by reserving 30 percent of the site for open space. Conditions of approval ensure the exceedance will be provided at time of development.⁴¹

The Hearing Examiner finds the requested CPD will not harm environmentally critical/sensitive areas or natural resources.⁴²

Transportation

Requests to rezone property must provide access to support the development and address impacts to transportation facilities through County regulations and conditions of approval.⁴³

The property is located on the east side of Homestead Road, south of Adams Avenue.⁴⁴ The MCP retains single access to Adams Avenue.⁴⁵

³⁶ See Staff Report (Attachment K).

³⁷ Lee Plan Map 4-C, Goal 63.

³⁸ Groth Testimony. Regulatory oversight may be shared with South Florida Water Management and the Florida Department of Environmental Protection.

³⁹ Lee Plan Policy 60.4.1.

⁴⁰ LDC §415(a).

⁴¹ Condition 3.

⁴² Lee Plan Goal 61, 63, Policy 6.1.1, 6.1.6, 60.4.1, Standard 4.1.4.

⁴³ LDC §34-145(d)(4)a.1; Lee Plan Objective 25.8, Policies 6.1.1, and 6.1.5.

⁴⁴ Homestead Boulevard is a County maintained arterial roadway. Adams Avenue is County maintained local road. Lee County Administrative Code AC 11-1.

⁴⁵ LDC §34-411(d).

The Traffic Impact Statement (TIS) is based on the highest trip generation rates associated with the development.⁴⁶ The TIS reflects that the proposed development results in a *de minimis* impact on surrounding roads.⁴⁷ Staff and Applicant's traffic analyses conclude the project will not negatively impact area roadways.⁴⁸

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.⁴⁹ The Lee Plan requires an evaluation of public services during the zoning process.⁵⁰

Public services and infrastructure are available to serve the site.⁵¹ The property is surrounded by paved roads. Florida Governmental Utility Authority (FGUA) has potable water and sanitary sewer infrastructure in place to serve the site.⁵² The Lehigh Acres Fire District is available to provide fire protection and emergency medical services.⁵³ Lee County Sheriff provides law enforcement services from a station located on Homestead Road.⁵⁴

Development will be subject to impact fees.⁵⁵

⁴⁶ See Staff Report (Attachment L: Traffic Impact Statement prepared by JMB Transportation Engineering, Inc.) and (Attachment M: LCDOT Staff Memo prepared by Lili Wu, Principal Planner, dated January 5, 2026). Both reports assumed project square footages and a use category more intense than the request poses. The TIS evaluated impacts produced by 4,200 square feet of Specialty-Trade Contractor use. The CPD approves 3,800 square feet of narrowly tailored uses classified as Business Services, Cleaning/Maintenance Services, or Contractors/Builders.

⁴⁷ See Staff Report (pg. 5, Attachment N).

⁴⁸ Staff Report (Attachments M- N).

⁴⁹ Public services and infrastructure available to serve the project will include public water and sewer, paved streets, libraries, police, fire and emergency services, and urban surface water management. Lee Plan Goal 25, Objective 4.1, Standards 4.1.1 and 4.1.2.

⁵⁰ Lee Plan Policy 2.2.1.

⁵¹ Staff Report (Attachments M-N). Lee Plan Goal 25, Objective 25.9, Policies 2.2.1, 6.1.1, 6.1.4, Standards 4.1.1, and 4.1.2.

⁵² Staff Report (Attachment N). Lee Plan Objective 4.1, Policies 53.1.5, 56.1.4, Standards 4.1.1, 4.1.2. FGUA indicated availability to service projected wastewater demands but cautioned supply is granted on a first come, first served basis. Staff Report (Attachment N).

⁵³ Lehigh Acres Fire Control & Rescue District Station 102 is located approximately 0.46 miles away. See Staff Report (pg. 7).

⁵⁴ Lee County Sheriff East District is within 0.82 miles of the property. Staff Report (pg. 7).

⁵⁵ LDC Chapter 2, Article VI.

Conditions

The County must administer the zoning process so proposed land uses minimize adverse impacts on adjacent property and protect County resources.⁵⁶ Conditions must plausibly relate to anticipated impacts and be pertinent to mitigating impacts to the public.⁵⁷

The CPD is subject to conditions addressing impacts anticipated from development.⁵⁸ The Hearing Examiner revised conditions/deviation for clarity and compliance with state law.⁵⁹

Public

Applicant presented the request to the Lehigh Acres Architectural Planning and Zoning Review Board consistent with LDC requirements for rezoning applications in Lehigh Acres.⁶⁰

Two members of the public spoke at hearing seeking information on buffer planting locations, traffic, and property devaluation.⁶¹

Conclusion

The Hearing Examiner finds the proposed CPD meets LDC criteria and, as conditioned, is compatible with surrounding development.

The Hearing Examiner recommends approval of the requested CPD, subject to conditions in Exhibit B.

IV. Findings and Conclusions

Based on the testimony and evidence presented in the record, the Hearing Examiner finds the requested CPD:

- A. Complies with the Lee Plan. Lee Plan Goals 2, 4, 6, 25, 61, 63, 77, 125, 158, 159, Objectives 2.1, 2.2, 4.1, 6.1, 63.1, 77.3, 126.2, 158.2, 160.1, and Policies 1.1.3, 2.1.1, 2.1.2, 2.2.1, 2.2.2, 5.1.5, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 25.9.1, 60.4.1, 125.1.2, 125.1.3, 135.9.5, 135.9.6, 158.2.1, Standards 4.1.1, 4.1.2, 4.1.4; Lee Plan Maps 1-A, 1-B, 2-A, 2-B, Table 1(b).
- B. Meets the LDC or qualifies for deviations. LDC Chapters 2, 10, 33, and 34.

⁵⁶ 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).

⁵⁷ LDC §34-932(b).

⁵⁸ LDC §§34-83(b)(4) a.3, 34-377(a)(2)c; Lee Plan Objective 77.3, Policies 5.1.5, 6.1.4.

⁵⁹ F.S. §125.022 (2025).

⁶⁰ LDC §33-1401. Staff Report (Attachment O). The community meeting was held on July 25, 2024.

⁶¹ Neither speaker offered specific objection or support of the request.

- C. Is compatible with existing or planned uses in the surrounding area. Lee Plan Objectives 2.1, 2.2, and Policies 1.1.3, 5.1.5, 6.1.4, 135.9.5, 135.9.6; LDC §§34-411 and 34-413.
- D. Provides sufficient access to support proposed development intensity. Lee Plan Objective 25.8, Policy 6.1.5.
- E. Expected impacts on transportation facilities will be addressed by County regulations and conditions of approval. Lee Plan Objective 39.1, Policies 6.1.1, 6.1.7, 38.1.1, 39.2.1; LDC §§2-261 *et seq.*, 34-411.
- F. Will not adversely affect environmentally sensitive areas or natural resources. Lee Plan Goals 61, 63, 77, 125, Objectives 25.10, 63.1, 77.1, 77.2, 77.3, 126.2, Policies 6.1.6, 60.4.1, 125.1.2, 125.1.3, and Standard 4.1.4.
- G. Public services and infrastructure will be available to serve the development. Goals 2, 4, 6, 25, Objectives 2.1, 2.2, 4.1, 55.1, 56.1, Policies 2.2.1, 6.1.4, 6.1.7, Standards 4.1.1, and 4.1.2.
- H. Proposed uses are appropriate at the location. Lee Plan Goals 2, 4, 6, 25; Objectives 2.1, 2.2, Policies 1.1.3, 2.1.1, 2.1.2, 5.1.5, 6.1.4, 6.1.7, 135.9.5, and 135.9.6.
- I. Recommended conditions provide sufficient safeguards to protect the public interest and relate to impacts expected from the proposed development. Lee Plan Objectives 77.3, Policies 5.1.5, 6.1.4, 135.9.5, 135.9.6; LDC §§34-377(a)(3), 34-411 and 34-932(c).
- J. The deviation recommended for approval enhances the CPD and protects public health, safety, and welfare. LDC §§34-145(d)(4), 34-373(a)(9), and 34-377(a)(4).

Date of Recommendation: March 20, 2026.

A handwritten signature in black ink, reading "Amanda L. Rivera", is positioned above a horizontal line.

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

Reliable Land Surveying, Inc.

Mailing Address: P.O. Box 1589, Ft. Myers, FL 33902 Street Address: 13010 Palm Beach Blvd., Ft. Myers, FL 33905
 Toll Free Fax: (888) 215-9098 Email: Info@ReliableSurveying.com Certificate of
 Phone: (239) 340-3318 www.ReliableSurveying.com Authorization No. LB 7373

Notes:

- 1) Parcel was surveyed from information supplied by the client or the clients agent.
- 2) Easements as shown hereon are from the recorded plat. Any other easement (s) pertaining to the hereon described parcel must be furnished to the surveyor by the client or the clients agent per Florida Administrative code 5J-17.052(2)(d)4.
- 3) This certification is only for the parcel described. It is not a certification of title, zoning, easement, freedom of encumbrance, ownership, or rights-of-ways.
- 4) Parcel subject to easements, restrictions, reservations, and rights-of-ways of record.
- 5) Abstract not reviewed.
- 6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 7) The survey depicted hereon is not valid without the signature and original raised seal or valid electronic signature of a Florida licensed surveyor and mapper.
- 8) Well locations, when shown, are approximate and based on field observed surface evidence, unless otherwise noted.
- 9) Septic and/or drain field locations, when shown, are approximate and based on surface evidence, subsurface probes, or a combination thereof.
- 10) Underground utilities, structures and/or improvements other than those shown, if any, were not located.
- 11) The survey depicted hereon may not be communicated or relied on by any party to which it has not been certified without the prior written consent of the signing party.

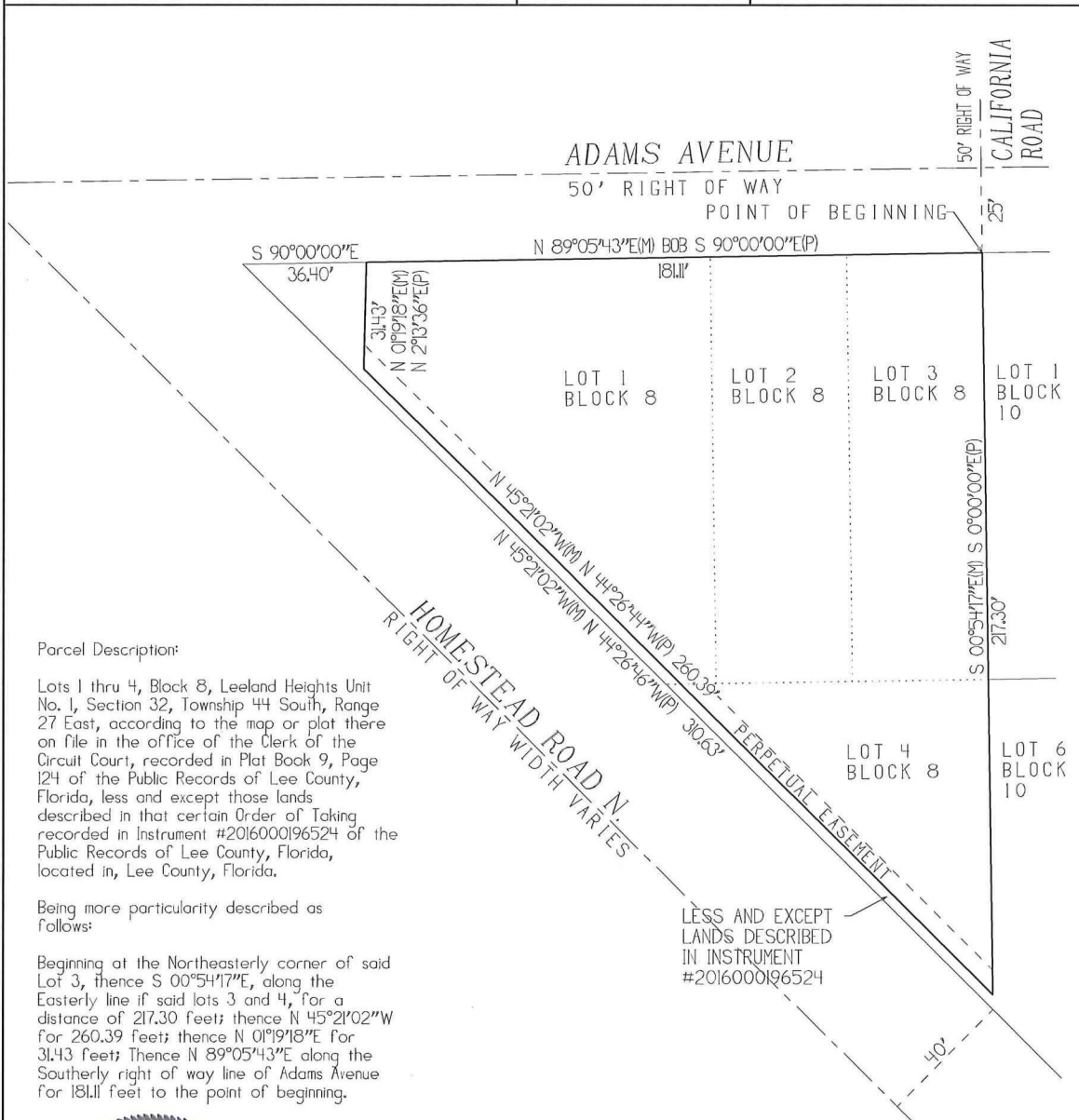
Certified To:
Baltazar Salazar, Jr.

Revision:

Sketch of Description
W.O.# 23-0795

Date: 09 MAY 2025

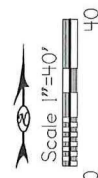
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Keith David Clay
Registered Surveyor & Mapper
Certificate No. 6267

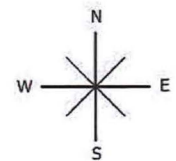
REVIEWED
 Project: DCI2024-00001
 By: Richard Burris
 Dept: Legal Review
 Date: 12/03/2025



DCI2024-00001

Zoning

 Subject Property



0 500
Feet

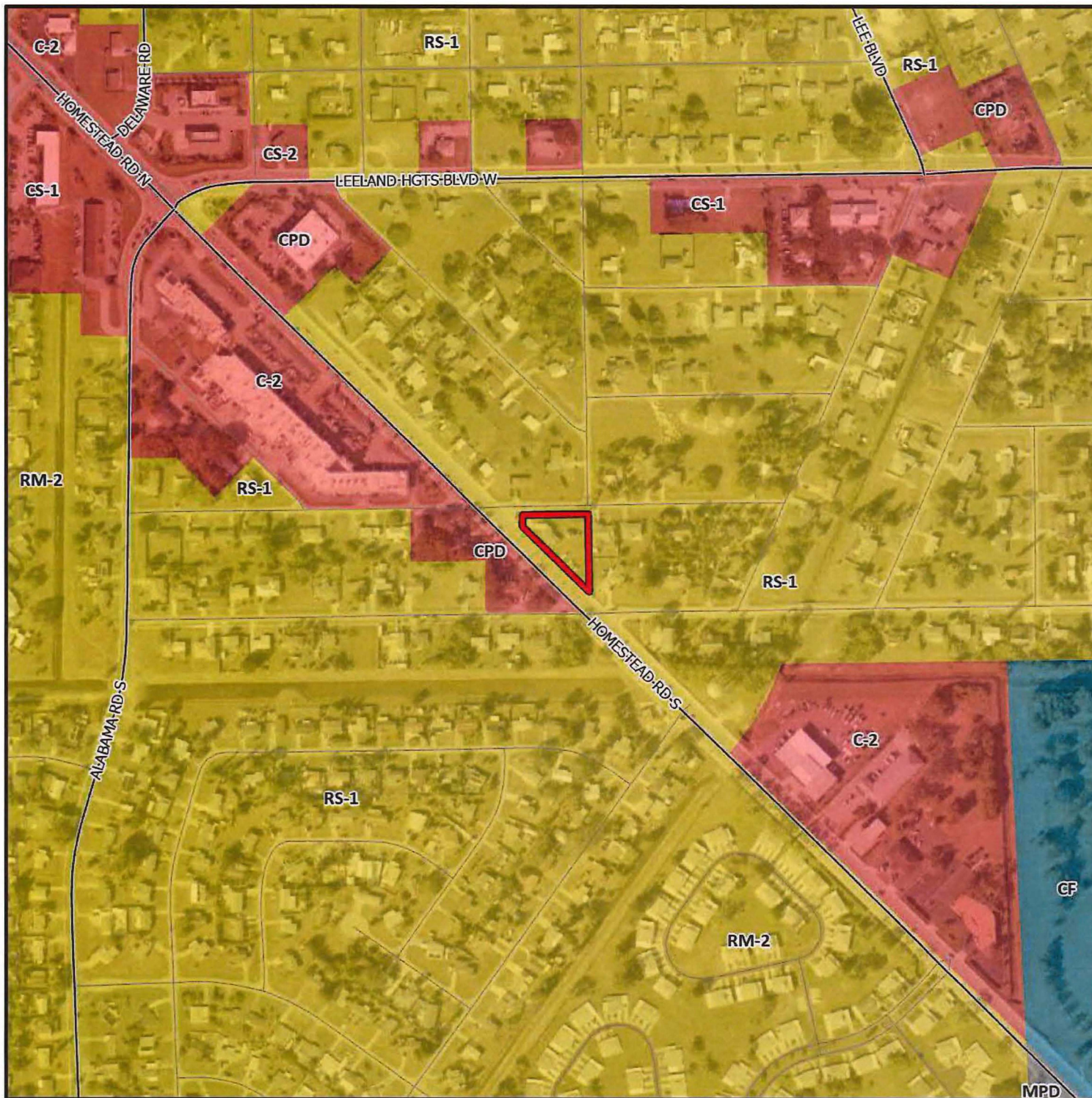


Exhibit B

RECOMMENDED CONDITIONS AND DEVIATIONS

CONDITIONS

References to uses are defined in the Lee County Land Development Code (LDC).

1. Master Concept Plan (MCP)/Development Parameters

MCP. Development must be consistent with the two-page MCP entitled "712 Adams CPD" revised February 19, 2026 (Exhibit B1).

LDC 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 is limited to 3,800 square feet of commercial intensity, and maximum building height of 35 feet.

2. Uses and Site Development Regulations

a. Schedule of Uses

Business Services Group I, Limited to:

Advertising agencies (excluding sign construction)

Appraisers

Attorneys

Auctions, internet only (excluding automotive)

Blueprinting and photocopying services

Business agents and brokers

Caterers

Check exchanges

Clerical services

Collection agencies

Commercial photography, art, and graphics

Computer and data programming and other computer related services

Consulting services such as architects, attorneys, engineers, planners, etc.

Contractor's office

Credit reporting services

Detective agencies and protective services, except armored car or animal (guard dog) rental

Drafting services

Employment agencies

Film processing or developing, retail

Insurance agents (intermediary between the insurance company and the insured)
Interior decorators (not painters or paper hangers)
Management, consulting and public relations services
Map making
Medical photography and art
Message answering services
Microfilm recording and developing services
Notary publics
Oxygen tent services
Personal investigation services
Real estate agents and brokers
Sign painting and lettering (not construction)
Stenographic services
Tax return preparation services
Telephone solicitation services, including call centers
Travel agencies
Visiting nursing associations and home nursing services

Business Services Group II, Limited to:

Automobile claims adjusters, excluding impound yards
Horticultural services (Indoor only)
Lawn and garden services (Indoor only)
Messenger services
Packaging services
Parcel and express services
Pest control (exterminators) – Limited to:
 (General Household Pests (GHP), Florida Statute 482.021)
 No Fumigation
 No Carcinogens
 No Citrus / AG Operations
 No Restricted Use Products
 No Liquid or Solid Waste Disposal from Pest Control activities
Indoor Material Handling and Storage
Operating Permit Required Per LDC 14-244 (Protection Zone 3)

Cleaning and Maintenance Services, No Repairs

Contractors and Builders Group I, Limited to:

Carpentering and flooring
Concrete work
Electrical contractors
General contractors
Operative builders
Painting, paperhanging and decorating
Plumbing, heating and air conditioning

Roofing and sheet metal
Special trades:
 Glass and glazing
 Water well drilling

b. Site Development Regulations

Minimum Lot Size:	20,000 square feet
Minimum Lot Depth:	100 feet
Minimum Lot Width:	100 feet
Maximum Building Height:	35 feet
Maximum Lot Coverage:	40 percent
Minimum Open Space:	30 percent

Minimum Setbacks:

North:	25 feet (Adams Avenue)
Southwest:	25 feet (indoor storage building)
	21 feet (existing office/flex)
East:	25 feet

Minimum Building Separation:	10 feet
Accessory Uses:	In accordance with the LDC

3. Environmental Conditions

Development order plans must depict 30 percent (0.30 acres) of open space, as depicted on the MCP.

4. Development Permits

County development permits do not create rights to obtain permits from state/federal agencies. Further, County development permits do not create liability on the part of the County if Applicant fails to obtain requisite approvals or fulfill obligations imposed by federal/state agencies or undertakes actions in violation of state/federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

DEVIATIONS

1. Connection Separation: Deviation 1 seeks relief from LDC §10-285, which requires motor vehicle connections to local roadways in Future Urban areas to be 125 feet, to allow a 50-foot connection separation between the proposed site access from Adams Avenue and California Road.

HEX Recommendation: Approve

Case: DCI2024-00001

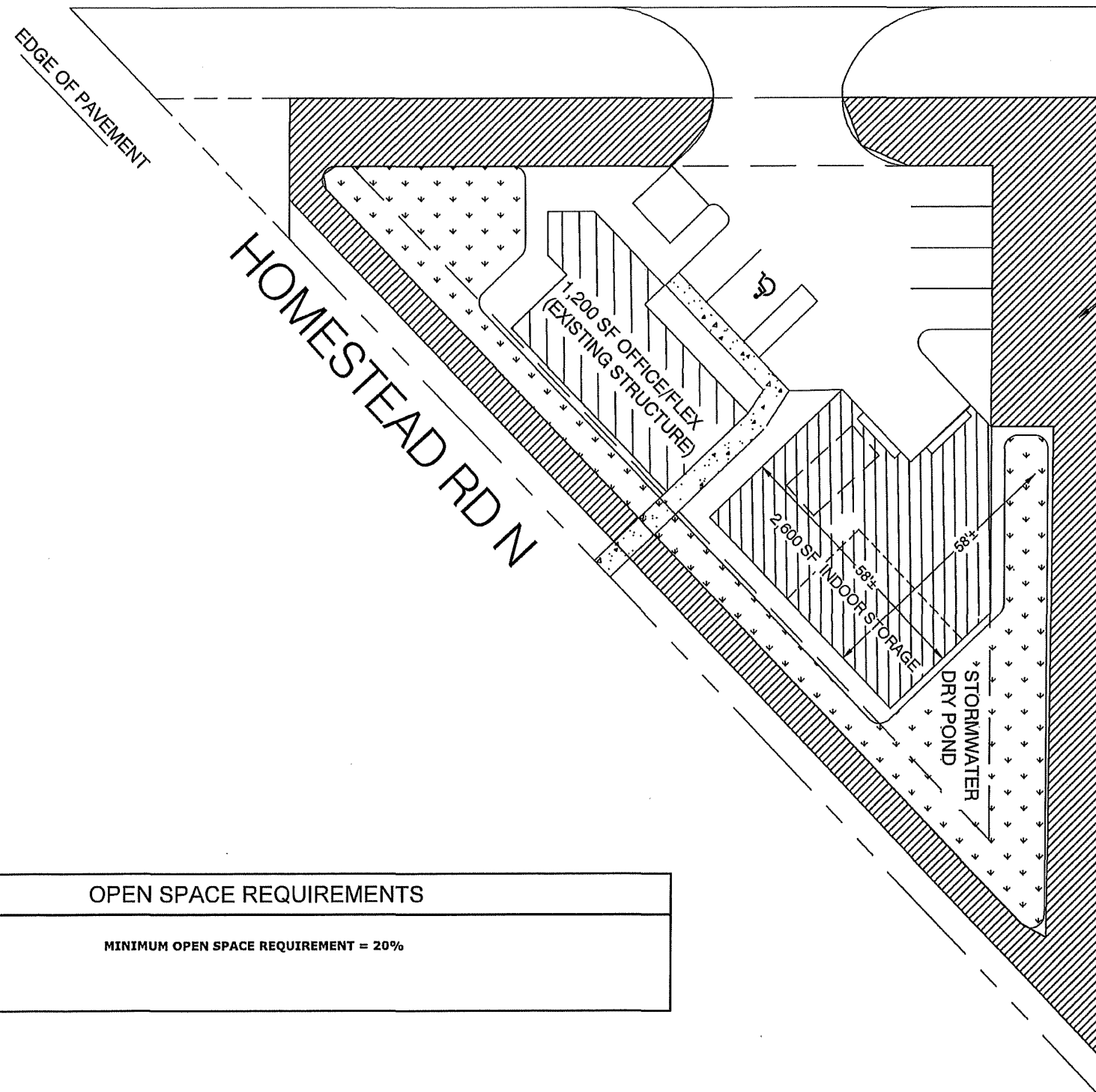
Exhibits to Conditions:

B1 Master Concept Plan dated 2/19/2026

ADAMS AVE

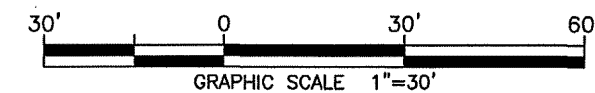
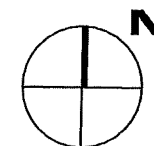
COMMERCIAL PLANNED DEVELOPMENT 712 ADAMS CPD -- MASTER CONCEPT PLAN

32-44-27-01-00008.0010 / LEE COUNTY
712 ADAMS AVE, LEHIGH ACRES, FL 33936
(0.5± ACRES)



OPEN SPACE
PROVIDED 7,000 SF
MINIMUM 4,540 SF

PROPERTY AREA = 22,700 SF ±
20% MIN. OPEN SPACE REQUIRED = 4,540 SF
OPEN SPACE PROVIDED = 7,000 SF



GRAPHIC SCALE 1"=30'

OPEN SPACE REQUIREMENTS

MINIMUM OPEN SPACE REQUIREMENT = 20%

REVISIONS:

PROJECT	712ADAMS	SHEET	2/2
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CLIENT:
32-44-27-01-00008.0010

PROJECT:
712 ADAMS CPD
OPEN SPACE EXHIBIT
PLAN



Digital signed by
Amjad Sitti
Date: 2026.02.19
11:20:42 -05'00'

FEB 19 2026

AMJAD SITI, PE
STATE OF FLORIDA, No. 58174

1840 POKERFLICKS BLVD
SUITE 203
FORT MYERS, FL 33912
t: 239.900.9150
www.siti.net
email: projects@siti.net
CA No. 24007

SITI
ENGINEERING
GROUP

REV 01 2026-02-19

Exhibit C

EXHIBITS PRESENTED AT HEARING

STAFF EXHIBITS

1. DCD Staff Report with attachments for DCI: Prepared by MarySue Groth, Senior Planner, date received February 3, 2026 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]
2. 48-Hour Notice: Email from MarySue Groth, Senior Planner, to Maria Perez and Sitti Engineering, with copies to Brienne Cherry, dated Tuesday, February 17, 2026, 1:02 PM (4 pages – 8.5"x11")
3. PowerPoint Presentation: Prepared by Lee County Staff for DCI2024-00001, 712 Adams CPD (multiple pages – 8.5"x11")[color]

APPLICANT EXHIBITS

1. 48-Hour Notice: Email from Sitti Engineering to Maria Perez and MarySue Groth, with copies to Rebecca Sweigert, Tracy Toussaint, Elizabeht Workman, Audra Ennis, Nicholas DeFilippo, Abby Henderson, Lee Werst, Jennifer Rodriugez, Brienne Cherry, Phil Gillogly, Warren Baucom, Mikki Rodriguez, Anthony Rodriguez, and Robert Bodach, dated Tuesday, February 17, 2026, 11:38 AM (2 pages – 8.5"x11")
2. PowerPoint Presentation: Prepared for DCI2024-00001, 712 Adams CPD (multiple pages – 8.5"x11")[color]
3. Written Submissions: Email from Sitti Engineering to Maria Perez and MarySue Groth, dated Thursday, February 19, 2026, 11:22 AM (2 pages – 8.5"x11" and 2 pages - 11"x17")

Exhibit D

HEARING PARTICIPANTS

County Staff:

1. MarySue Groth
2. William Lange

Applicant Representatives:

1. Amjad Sitti

Public Participants:

1. Raymond Collazo
2. Borys Martinez

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. Presentations 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.

CPA2025-00003

US 41 Pugliese
Multi-Family
Map Amendment

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

REQUEST:

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

LOCAL PLANNING AGENCY REVIEW:

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

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

PUBLIC INPUT:

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

LOCAL PLANNING AGENCY RECOMMENDATION

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

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

STAFF RECOMMENDATION

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

LEE COUNTY ORDINANCE NO. ____

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN TO ADOPT A SMALL SCALE AMENDMENT (CPA2025-00003) PERTAINING TO US 41 PUGLIESE MULTI-FAMILY; PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN MAP 1-A, THE FUTURE LAND USE MAP; LEGAL EFFECT OF THE "LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY; INCLUSION IN CODE, CODIFICATION AND SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

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

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6, provides an opportunity for private individuals to request amendment to the Future Land Use Map through a small scale amendment public hearing process; and

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

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

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

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted a public hearing to review a proposed small scale amendment to the Future Land Use Map Series of the Lee Plan. The purpose of this ordinance is to adopt the amendment to the Lee Plan discussed at that meeting and later approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as "US 41 Pugliese Multi-Family (CPA2025-00003)".

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

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

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

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

SECTION FOUR: MODIFICATION

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

SECTION FIVE: GEOGRAPHIC APPLICABILITY

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

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

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

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

SECTION EIGHT: EFFECTIVE DATE

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

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

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

DONE AND ADOPTED this 6th day of May, 2026.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Deputy Clerk

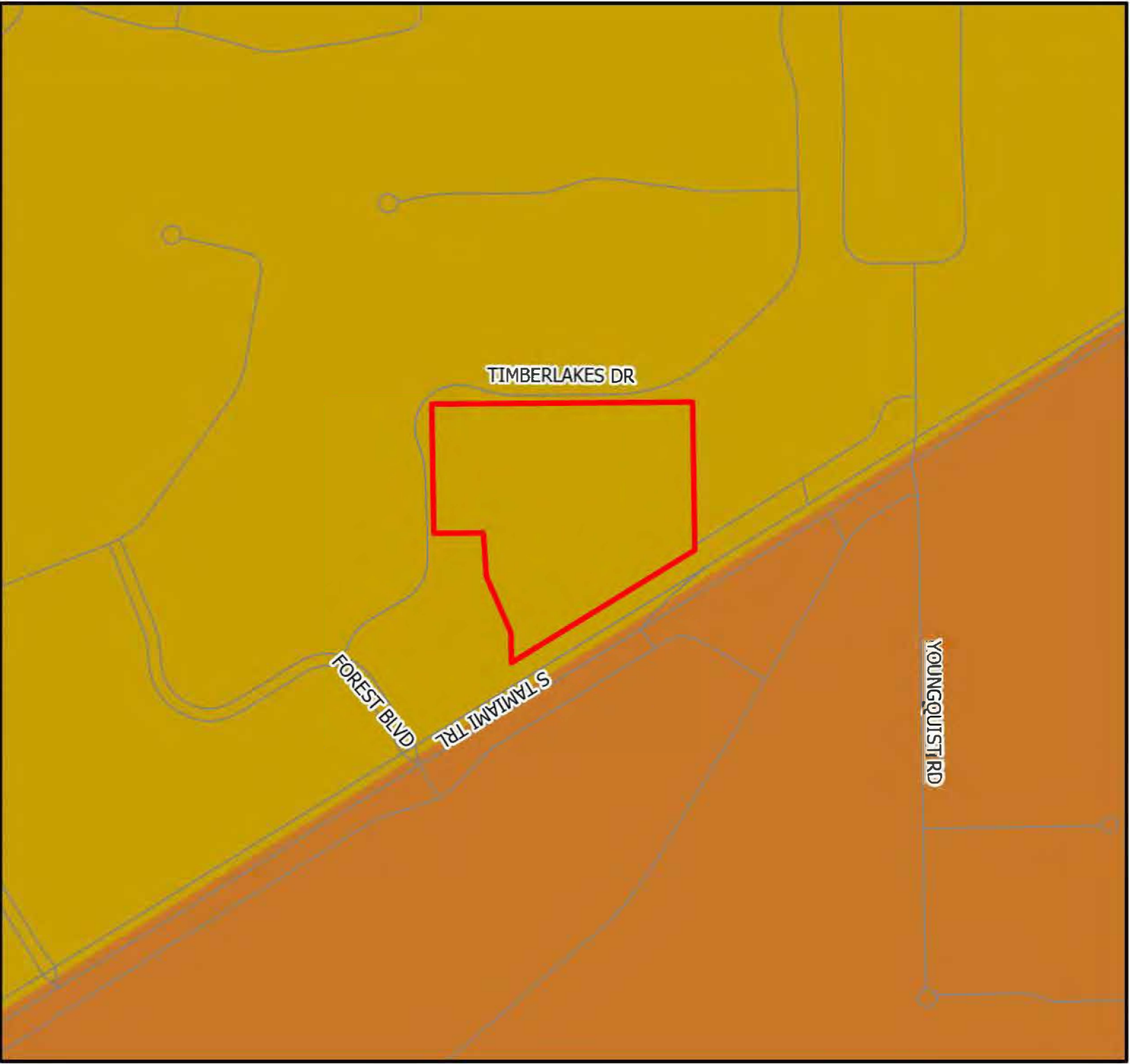
BY: _____
Cecil L. Pendergrass, Chair

DATE: _____

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Lee County Attorney's Office

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

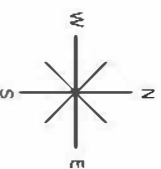


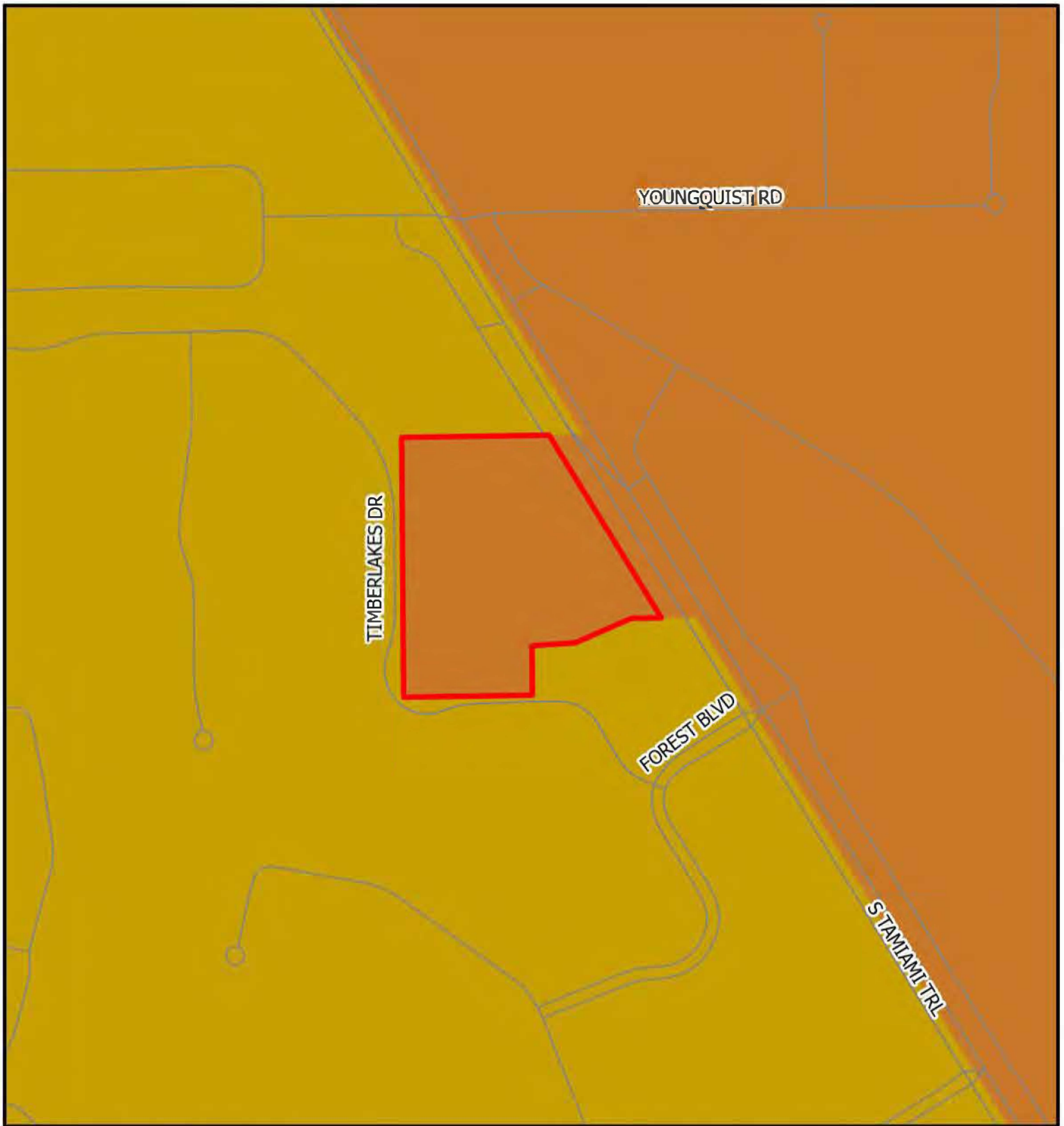
CPA2025-00003

Existing Future Land Use



-  Subject Property
-  Urban Community
-  Suburban



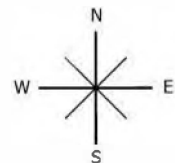


CPA2025-00003

Proposed Future Land Use



-  Subject Property
-  Urban Community
-  Suburban



Map Generated: December 2025

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



Privately Initiated Small-Scale Lee Plan Map Amendment

Recommendation:

Adopt

Applicant:

Land America, LLC

Representatives:

Quattrone & Associates INC

Amended Element(s):

Future Land Use

Planning District:

District 13

Commissioner District:

District 3

Hearing Dates:

LPA: February 23, 2026

BoCC #1: TBD

Attachment(s):

- 1: Map Amendment
- 2: Applicant Materials

REQUEST

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

SUMMARY

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

PROPERTY LOCATION

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



Figure 1: Aerial location of the subject property

RECOMMENDATION

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

PART 1
STAFF DISCUSSION AND ANALYSIS

BACKGROUND AND REQUEST

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

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

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

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

Future Land Use Category

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

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

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

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

Community Plan Area

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

Planning District

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

Surrounding Properties

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

TABLE 1: SURROUNDING PROPERTIES INFORMATION

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

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

PROCEDURAL REQUIREMENTS

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

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

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

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

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

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

LEE PLAN ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

The subject property is in an area with a variety of residential, commercial, and light industrial uses. The Urban Community future land use category includes all use categories permitted under the current Suburban future land use category, as well as limited light industrial uses, when approved through the Planned Development process¹. These uses are already present on the western side of Tamiami Trail, and the commercial uses adjacent to the site are intense commercial uses (car sales and a flooring center). Future development of the property must comply with the applicable Land Development Code standards, including requirements for buffering and other property development regulations, to help mitigate any potential incompatibilities with the surrounding development. Additionally, the subject property fronts US 41, meaning the proposed development will not intrude into a predominantly residential area. **The proposed future land use map amendment is consistent with Policy 5.1.5; it does not introduce incompatible uses and would not impair the character and integrity of the surrounding residential uses.**

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

SERVICE AVAILABILITY

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

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

¹ See Policy 7.1.2

5-Year Analysis (2030)

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

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

Long Range Horizon Analysis (2045)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONCLUSIONS

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

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

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

PART 2
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: February 23, 2026

A. LOCAL PLANNING AGENCY REVIEW

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

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

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

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

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

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

B. LOCAL PLANNING AGENCY RECOMMENDATION

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

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

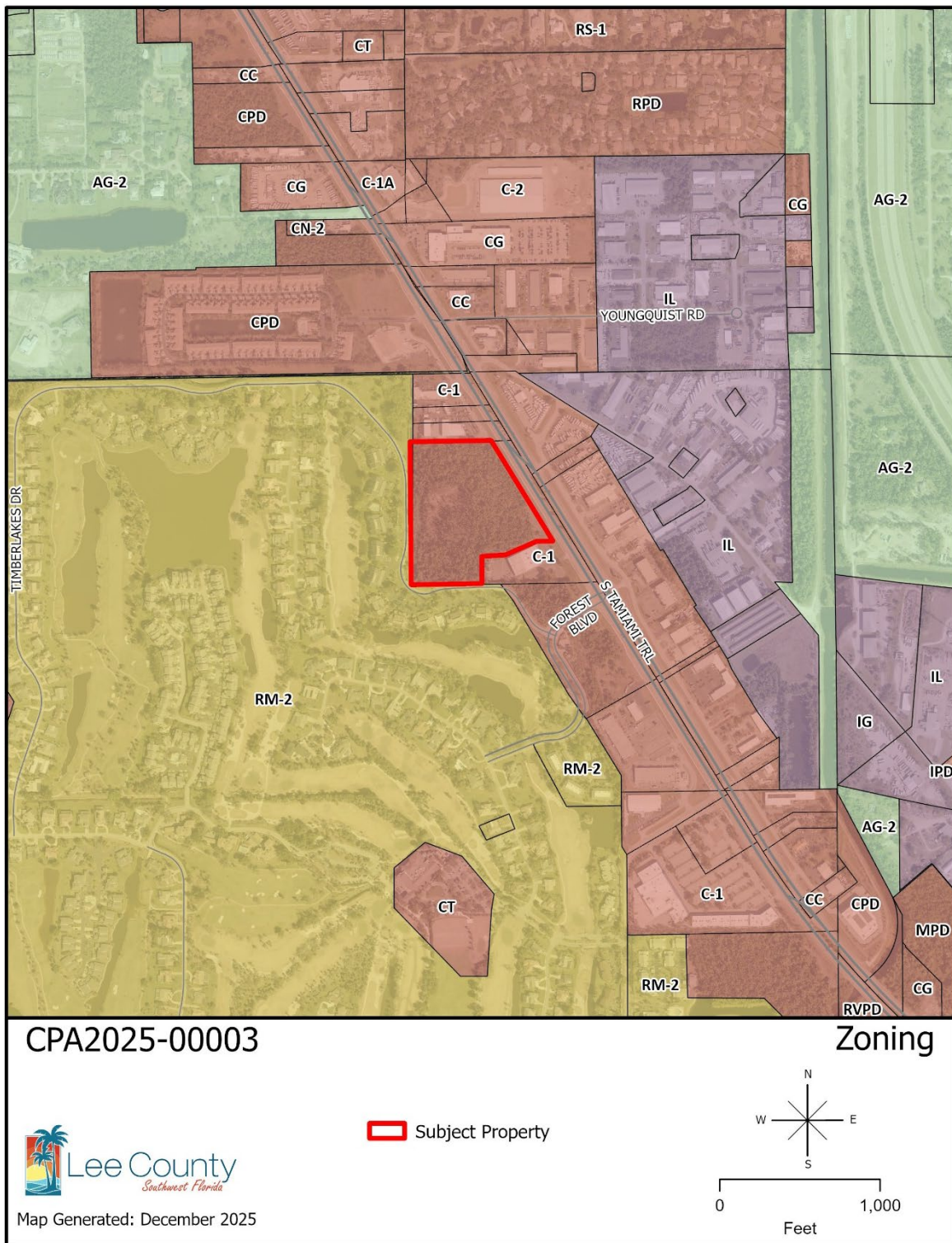


Figure 2 - Generalized Zoning Map of the Subject Property and Surrounding Area.

C. ACTIONS SUBSEQUENT TO LPA HEARING

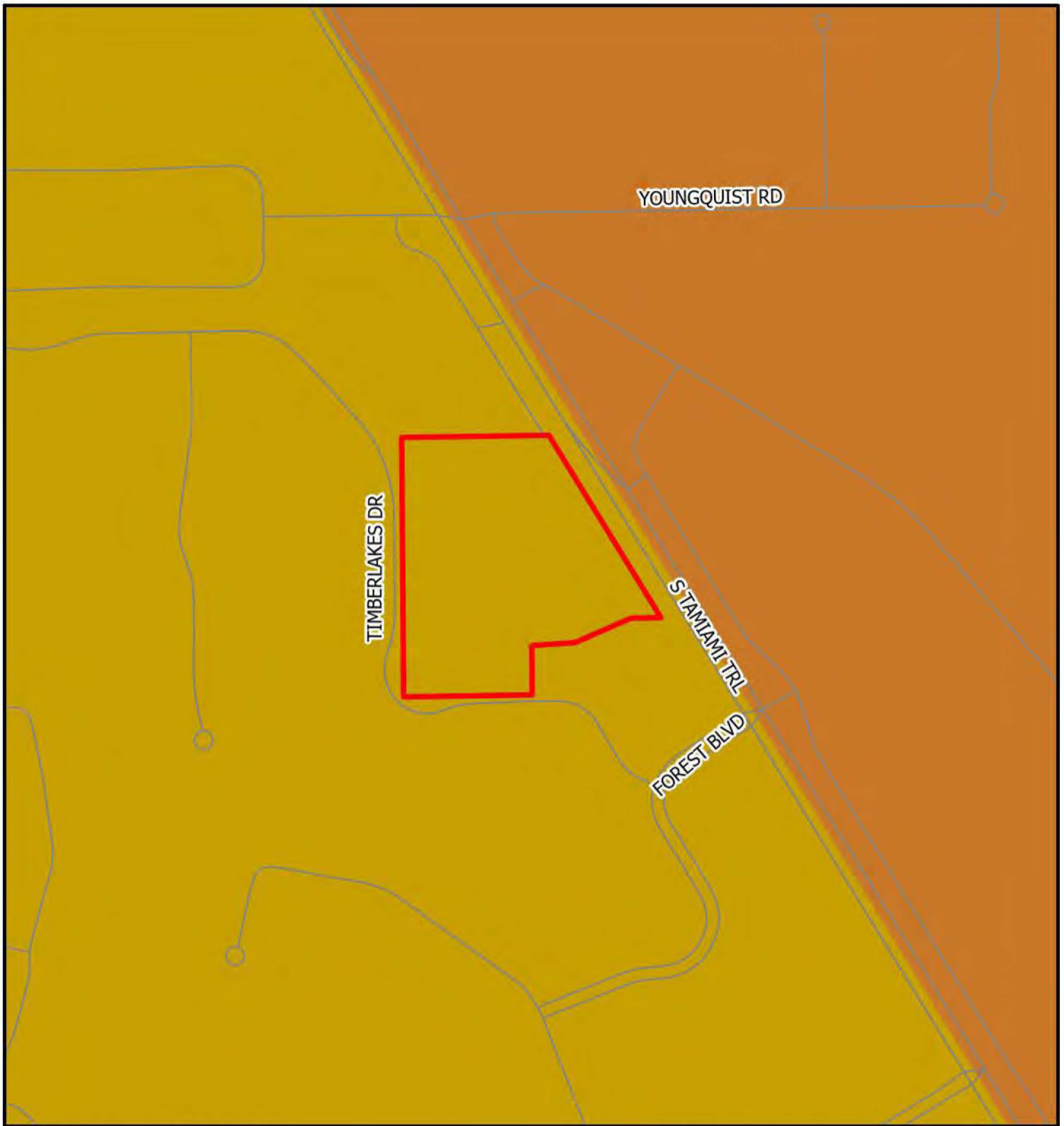
Following the Local Planning Agency Hearing, the applicant met with Staff and the County Attorney's Office to propose a Development Agreement, that would cause the developer and county to enter into a binding agreement to memorialize the mitigation plan, to comply with Florida Statute 163.3178(8). If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

D. STAFF RECOMMENDATION

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

ATTACHMENT 1

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

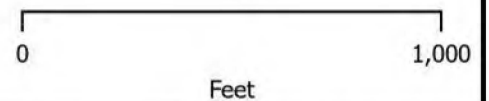
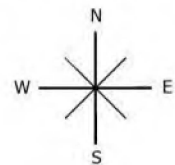


CPA2025-00003

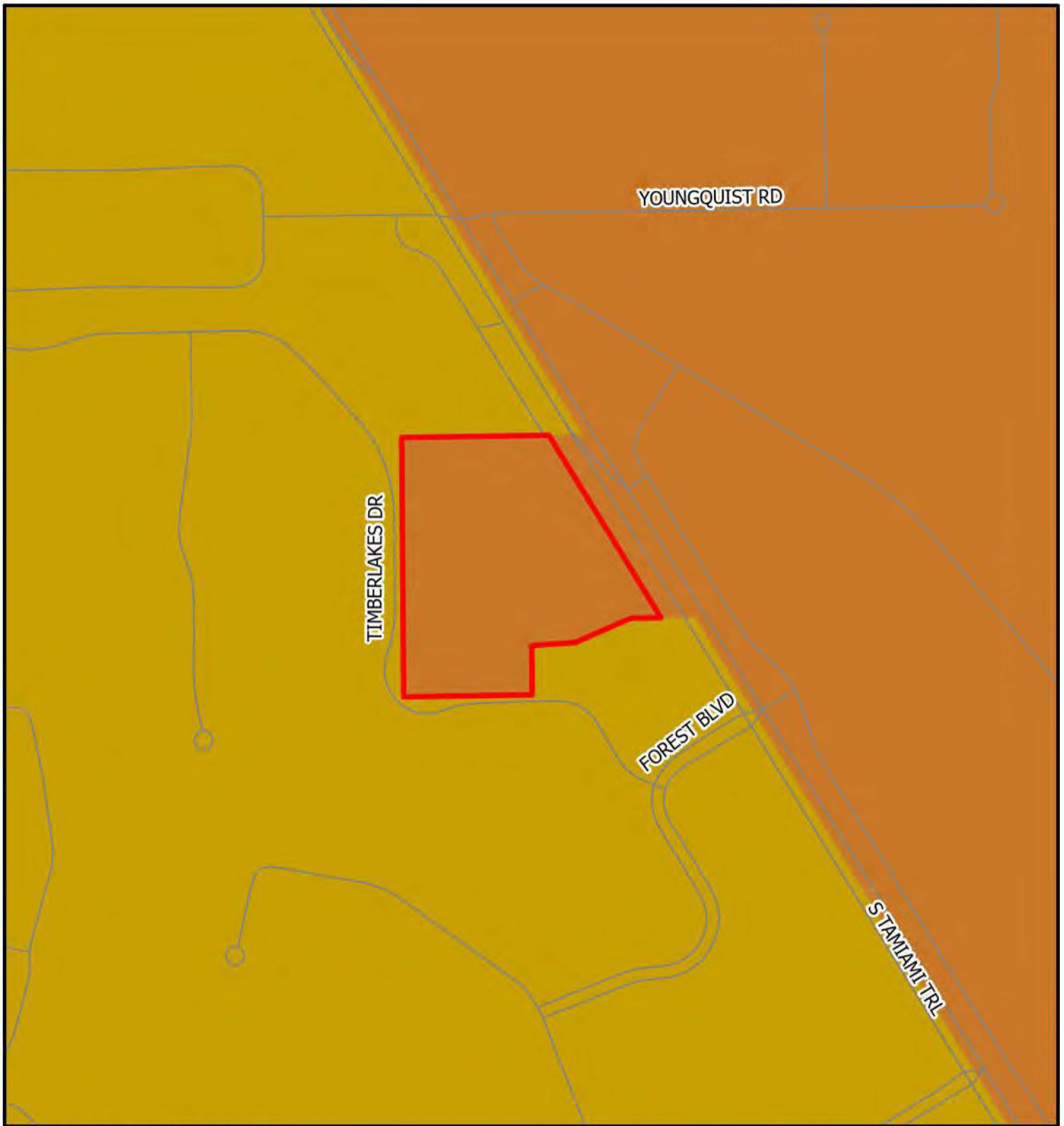
Existing Future Land Use



-  Subject Property
-  Urban Community
-  Suburban



Map Generated: December 2025

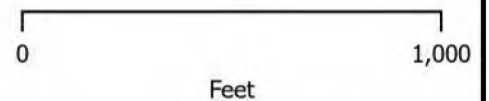
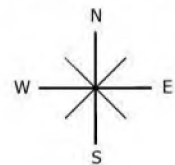


CPA2025-00003

Proposed Future Land Use



-  Subject Property
-  Urban Community
-  Suburban



Map Generated: December 2025



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Pugliese Multifamily

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

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

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

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

Address: 101 Pugliese's Way, Suite 200

City, State, Zip: Delray Beach, FL 33444

Phone Number: 561-454-1606

E-mail: cking@puglieseco.com

2. Name of Contact: Quattrone & Associates, Inc

Address: 4301 Veronica Shoemaker Blvd

City, State, Zip: Fort Myers, FL 33916

Phone Number: 239-936-5222

E-mail: permits@qganet.net

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

Address: 101 Puglieses Way, 2nd Fl

City, State, Zip: Delray Beach, FL 33444

Phone Number: _____

E-mail: _____

4. Property Location:

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

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

5. Property Information:

Total Acreage of Property: 13.2 ac

Total Acreage Included in Request: 13.2 ac

Total Uplands: 8.94 ac

Total Wetlands: 4.26 ac

Current Zoning: C-1

Current Future Land Use Category(ies): Suburban

Area in Each Future Land Use Category: 13.2

Existing Land Use: vacant

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

Residential Units/Density: 6 du/ac,

Commercial Intensity: 100,000 to

Industrial Intensity: Per "LDC"

max of 8du/ac through greater Pine Island TDUs

400,000 sf

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 6 du/ac

Commercial Intensity: 100,000 to

Industrial Intensity: Per "LDC"

max of 10du/ac with affordable housing bonus

400,000 sf

RECEIVED
DEC 11 2025
COMMUNITY DEVELOPMENT

Public Facilities Impacts

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

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

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

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long 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)
☒	Disclosure of Interest (Exhibit – M2)
☒	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
☒	Existing Future Land Use Map (Exhibit – M4)
☒	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
☒	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)
☒	Proposed Amendments (Exhibit – M11)
☒	Lee Plan Analysis (Exhibit – M12)
☒	Environmental Impacts Analysis (Exhibit – M13)
☒	Historic Resources Impact Analysis (Exhibit – M14)
☒	Public Facilities Impacts Analysis (Exhibit – M15)
☒	Traffic Circulation Analysis (Exhibit – M16)
☒	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
☒	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)
☒	State Policy Plan and Regional Policy Plan (Exhibit – M19)
☒	Justification of Proposed Amendment (Exhibit – M20)
☐	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

APPLICANT – PLEASE NOTE:

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

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

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

AFFIDAVIT

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

 3/1/23
Signature of Applicant Date

Robert H Goodman
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on 3/1/23 (date) by Robert H Goodman

(name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.


Signature of Notary Public

Megan Shaw
(Name typed, printed or stamped)



**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared David Cloran, as Vice President, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 01-46-24-00-00004.2000, 01-46-24-00-00004.2020 and is the subject of an application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

Name and Address	Percentage of Ownership

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

 VP

Property Owner

David Cloran, Vice President
Print Name

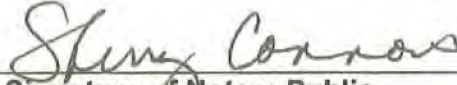
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF ~~LEE~~ PALM BEACH

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

STAMP/SEAL





Signature of Notary Public

EXHIBIT M-4 FUTURE LAND USE - EXISTING

URBAN COMMUNITY

SUBURBAN

PROPERTY
EXISTING LAND USE:
SUBURBAN

TIMBERLAKES DR.
60' ROW / 25 MPH SPEED LIMIT

S. TAMIAHI TRL.
ARTERIAL ROAD / STATE MAINTAINED
VARIES ROW / 45MPH SPEED LIMIT

URBAN COMMUNITY

SUBURBAN

FOREST BLVD.
MINOR COLLECTOR /
PRIVATELY MAINTAINED
VARIES ROW / 25 MPH SPEED LIMIT

URBAN COMMUNITY

Future Urban Areas

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

Special Urban Areas

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

Non-Urban Areas

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

NOTES:

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

0' 150' 300'

PLAN VIEW SCALE

PUGLIESE TAMIAHI MULTIFAMILY
FUTURE LAND USE MAP - EXISTING
ACCESS UNDETERMINED
FORT MYERS, FL 33908

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-6222
Certificate of Authorization Number: 5465

ALFRED QUATTRONE, P.E.
FL REG #52741
UNED ONLY WITH STAMPED SEAL
SAVED BY: Gabriela
SAVED ON: 9/10/25

SHEET
M-4
FUTURE LAND
USE EXISTING

U.S. 2023 Projects 12/20/2023 B141 IESE TAMPA MI II TEAM V - ACTIVE 01-CADD E1 E5 07. 041 CADD 70 MINUT EXHIBITS 12/20/2023 2E

PUGLIESE TAMIAI MULTIFAMILY
FUTURE LAND USE MAP - EXISTING
ACCESS UNDETERMINED
FORT MYERS, FL 33908

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number 0463

ALFRED QUATTRONE, P.E.
FL. REG #52741
VOID ONLY WITH STAMPED SEAL

SAVED BY: Gabriela
SAVED ON: 9/10/25

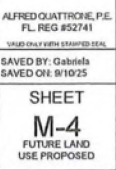
SHEET
M-4
FUTURE LAND
USE EXISTING

[illegible]

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

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

ALFRED QUATTRONE, P.E.
FL. REG #52741
VALID ONLY WITH STAMPED SEAL
SAVED BY: Gabriela
SAVED ON: 9/10/25
SHEET
M-4
FUTURE LAND
USE PROPOSED



ALFRED QUATTRONE, P.E.
FL. REG. #52741
VOID ONLY WITH STAMPED SEAL
SAVED BY: Gabriela
SAVED ON: 9/10/25
SHEET
M-4
FUTURE LAND
USE PROPOSED

EXHIBIT M-5 EXISTING LAND USE MAP



DEPARTMENT OF REVENUE PROPERTY CLASSIFICATION CODE LEGEND:	
01	SINGLE FAMILY
04	CONDOMINIUMS
08	MULTI FAMILY LESS THAN 10
10	VACANT COMMERCIAL
11	STORES ONE STORY
27	RV/ CAR SALES CENTER
48	WAREHOUSING, DISTRIBUTION TERMINALS

SUBJECT PROPERTY
STRAP #'s
01-46-24-00-00004.2000
01-46-24-00-00004.2020

48
HABITAT FOR HUMANITY
(WAREHOUSE)



PUGLIESE TAMAMI MULTIFAMILY EXISTING USES MAP ACCESS UNDETERMINED FORT MYERS, FL 33908		REV	REVISION	DATE
 Quattrone & Associates, Inc. Engineers, Planners, & Development Consultants 4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222 Certificate of Authorization Number: 9465		ALFRED QUATTRONE, P.E. FL REG #52741 VALID ONLY WITH STAMPED SEAL		
		SAVED BY: Gabriela SAVED ON: 3/2/23		
SHEET M-5 EXISTING LAND USE				

P:\2022 Projects\220402 PUGLIESE TAMAMI MULTIFAMILY - ACTIVE\21-CADD FILES\01 - CADD ZONING EXHIBITS\220402-ZE

Legal Description

Subject Parcel Description:

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

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

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

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

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

THIS IS NOT A SURVEY

Description to Accompany Sketch

Subject Parcel

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

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **September 3, 2025** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 51-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Sheet 1 of 2



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



Digitally signed by Cameron M Harmon
Date: 2025.09.03 14:19:06 -05'00'

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

SECTIONS 1, TOWNSHIP 46S, RANGE 24E

CAMERON M. HARMON (FOR THE FIRM)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.7483
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Sketch

SURVEY NOTES:

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

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

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

O.R. 2058, Pg. 4447

Timberlakes Drive SW
(60' Wide RW)

Westerly Line of N.W. 1/4
of the N.E. 1/4 of Section 1
BASIS OF BEARINGS
S 00°27'15" E 1321.39'

429.88'

INST. 2016000272331
(Parcel 1)

INST. 2016000272331 (Parcel 2)

N 89°07'23" E 505.91' N=790656.74
E=701603.85

LEGEND:

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

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

S 00°25'08" E
169.66'

S 89°04'30" W 441.72'

O.R. 4188, Pg. 3246

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

O.R. 4188, Pg. 3246

Southerly Line of N.W. 1/4 of
the N.E. 1/4 of Section 1

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

Easterly Boundary Line
Westerly R/W &
Easterly Boundary Line

S 89°04'30" W
102.74'

S 86°15'22" W 148.24'
S 66°25'56" W 210.69'
S 86°19'07" W (D) 148.24' (D)
S 66°29'41" W (D) 210.69' (D)
S 89°08'15" W (D) 102.94' (D)

INST. 2012000230678

N 89°08'15" E (D) 600.00' (D)

O.R. 1906, Pg. 1103

Forest Boulevard SW
(R/W Width Varies)

Sketch to Accompany Description

Subject Parcel

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

THIS IS NOT A SURVEY



ARDURRA

COLLABORATE. INNOVATE. CREATE.

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



0 200 400

See Sheet 1 of 2 for Signature and Seal

SHEET 2 OF 2

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

SECTIONS 1, TOWNSHIP 46S, RANGE 24E

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

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

CORRECTIVE
SPECIAL WARRANTY DEED

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

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

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

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

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

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

EXHIBIT A

Legal Description

PARCEL 1:

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

PARCEL 2:

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

LESS AND EXCEPT:

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

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

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

GP INVESTMENTS, LLC, a Florida limited liability company

By: [Signature]
Robert Goodman, Managing Member

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 - signature
Megan Shaw
Witness #1 - printed name
2071 Venetian Pointe Dr. Ft. Myers 33908
Address

[Signature]
Witness #2 - signature
Sarah Goodman
Witness #2 - printed name
4306 Lyric Court, North Fort Myers, 33903
Address

STATE OF FLORIDA
COUNTY OF LEE

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

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

(Notary Seal)



LETTER OF AUTHORIZATION

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

ADDRESS Access Undertermined (S. Tamiami Trail)

STRAP NUMBER 01-46-24-00-00004.2020, 01-46-24-00-00004.2000

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

 VP
Owner / Authorized Representative

David Cloran, Vice President

Printed Name

Clara Point, LLC

Name of Company / LLC /

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 1st day of MAY, 2025, by DAVID CLORAN who is personally known to me or who has produced _____ as identification.

(Affix Notary Seal)



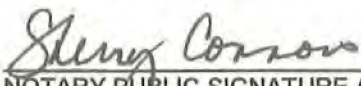

NOTARY PUBLIC SIGNATURE ABOVE
NOTARY NAME: SHERY CONNORS
COMMISSION NO.: HH 635106
COMMISSION EXP. DATE: 3/3/2029



EXHIBIT M-9 AERIAL MAP

NOTES:

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

SUBJECT PROPERTY

STRAP #s
01-46-24-00-00004, 2000
01-46-24-00-00004, 2020



0' 80' 160'
PLAN VIEW SCALE

REV	REVISION	DATE

ALIGNED QUATTRONE, INC.
FL REG #052741
SAVED BY: GABRIELA
SAVED ON: 3/22/23
AERIAL MAP
SHEET
M9

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

PUGLIESE TAMAMI MULTIFAMILY
AERIAL MAP
ACCESS UNDETERMINED
FORT MYERS, FL 33908

US 41 Pugliese Multifamily

Lee Plan Analysis
Exhibit M12

Request

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



Existing and Surrounding Conditions

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

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

Lee Plan Consistency Narrative

Future Land Use Element

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

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

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

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



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

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

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

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

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

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

Future Land Use Category		Planning District											
		District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
Residential By Future Land Use Category	Intensive Development	-	-	-	-	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	2,009	-	1,202	659	-	-	6,387	-	-	-
	Outlying Suburban	1,213	438	-	-	-	502	-	-	406	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	-	3	3	-	3	-	-	-	-	-	-	-
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	-	-	503	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	58	-	-	-	-	-	-	8	14	-	-	20
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	-	-	-	-	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387	
Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-	
Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-	
Outer Island	-	2	-	-	-	55	-	-	-	-	-	-	
Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667	
Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101	
Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-	
Wetlands	-	-	-	-	-	-	-	-	-	-	-	-	
Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-	
Unincorporated County Total Residential		2,964	6,650	4,028	-	5,882	3,322	24,440	4,750	10,026	3,748	90	6,125
Commercial		328	774	938	-	2,012	288	900	118	3,321	19	18	72
Industrial		5	199	387	-	566	67	218	215	244	4	2	4
Non Regulatory Allocations													
Public:		3,214	6,818	6,304	-	5,888	4,831	20,207	17,892	10,117	3,052	653	3,351
Active AG		5	13	5	-	-	2,750	35	12,000	90	630	4	500
Passive AG		10	-	5	-	-	70	50	3,500	250	2,000	-	2,100
Conservation		1,077	5,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant		20	55	158	-	4	2,800	14,804	2,400	1,183	850	130	1,425
Total		8,221	20,374	16,114	-	14,658	29,047	61,791	81,003	24,649	10,684	2,302	14,523
Population Distribution (unincorporated Lee County)		14,322	44,132	54,615	-	76,582	13,431	162,245	17,369	110,722	5,551	741	8,653



OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)

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

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

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

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

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in Section 163.3164(7), F.S.) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No. 94-30, 00-22, 17-19)

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

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



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

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

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

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

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

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

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

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



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

STANDARD 4.1.1: WATER.

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

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

STANDARD 4.1.2: SEWER.

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

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

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

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



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

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

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

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

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

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

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



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

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



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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

POLICY 101.1.4: *Require that comprehensive plan amendments which increase density within the Coastal High Hazard Area or on islands meet one of the following criteria in accordance with § 163.3178(8), Fla. Stat.: 1. Will not result in an out of County hurricane evacuation time that exceeds 16 hours for a Category 5 storm event (Level E storm surge threat); or 2. Will maintain a 12 hour evacuation time to shelter for a Category 5 storm event (Level E storm surge threat) and ensure shelter space is available to accommodate the additional population; or 3. Will provide appropriate mitigation as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities. (Ord. No. 09-17, 16-07, 18-28, 21-09)*

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

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



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

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

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

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

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

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



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

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

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

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

GOAL 124: WETLANDS. To maintain and enforce a regulatory program for development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. (Ord. No. 94-30, 18-28)

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

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

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

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



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

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

POLICY 126.1.4: *Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions. (Ord. No. 00-22, 18-28)*

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

Conclusion

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



US 41 Pugliese Multifamily

Environmental Analysis Exhibit M13

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

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

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

16260 S Tamiami Trail

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

Environmental Assessment Report

May 2025

Prepared for:

**Land America, LLC
101 Pugliese's Way, Suite 200
Delray Beach, FL 33444**

Prepared by:



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

Introduction

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

Vegetation

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

Table 1. Acreage Summary by FLUCCS Code

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

* Potential jurisdictional wetland

Surrounding Land

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

Soils

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

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

Please see Exhibit D for the Soils Map.

FEMA Flood Elevation Summary

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

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

Wetlands

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

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

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

Listed Species

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

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

Table 2. Listed Species That Could Potentially Occur Onsite

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

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

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

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

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

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

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

16260 South Tamiami Trail

22-027

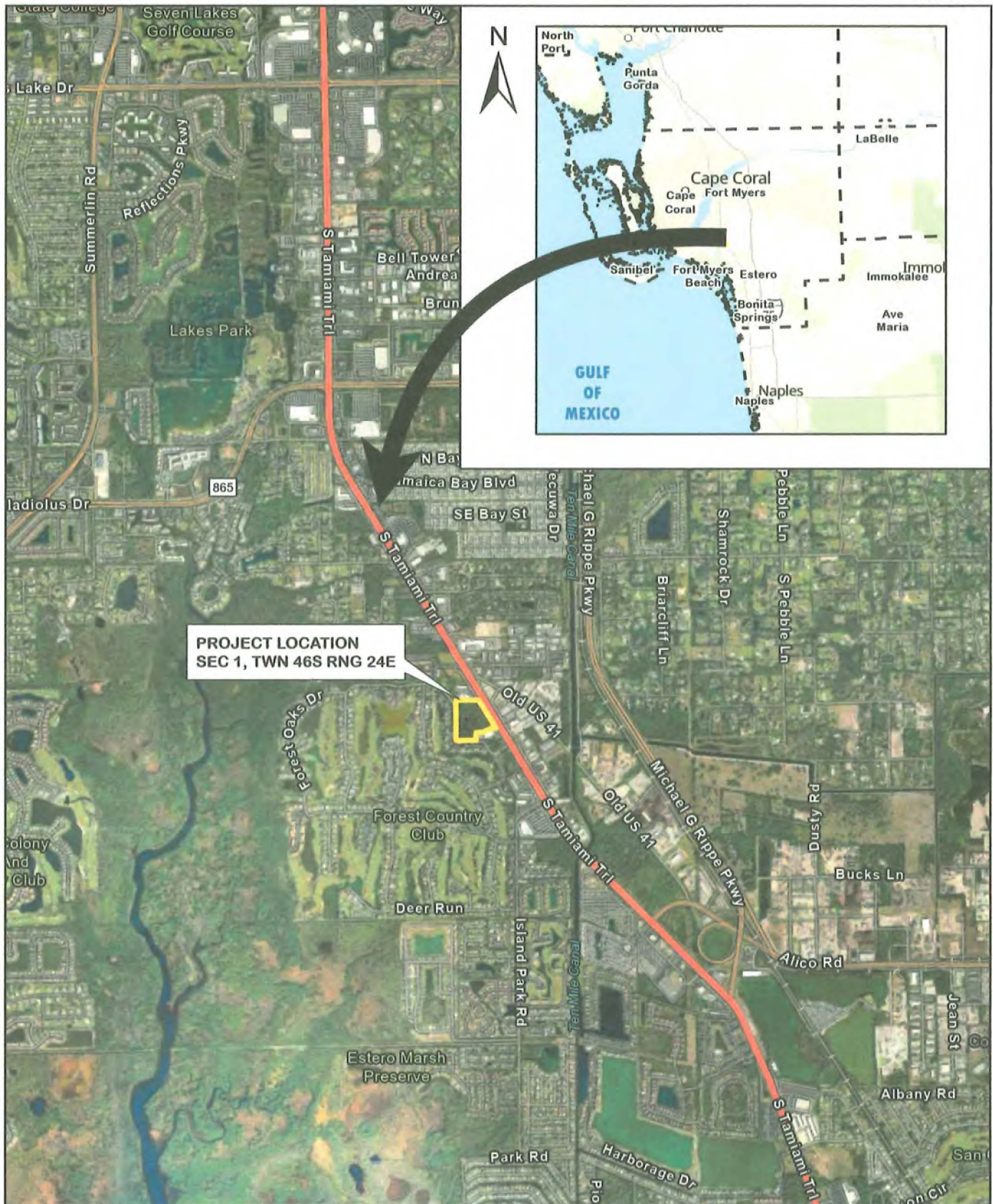


Exhibit A. Project Location Map

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

16260 South Tamiami Trail



SECTION: 1
TOWNSHIP: 46S
RANGE: 24E

0 75 150
SCALE FEET

Notes:

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

FLUCCS	Description	Acreage
450	Mixed Exotic Upland Forest	8.59 Ac.±
619M*	Hydric Melaleuca	4.26 Ac.±
740	Disturbed Land	0.35 Ac.±
Total		13.20 Ac.±

* Potential Jurisdictional Wetlands

22-027

Exhibit B. Vegetation Map

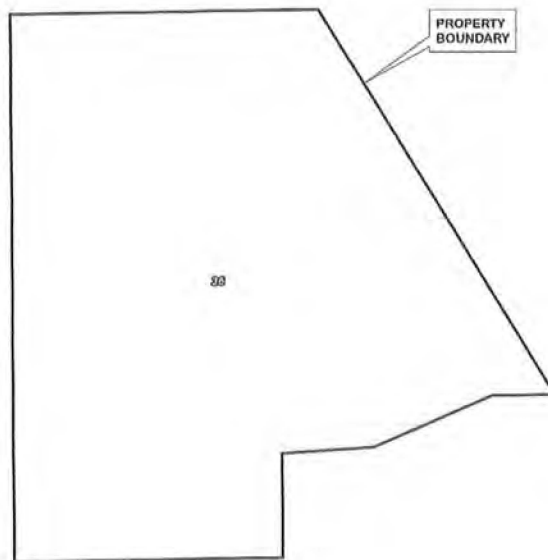
**OWEN ENVIRONMENTAL
CONSULTING, LLC.**
FORT MYERS 239-994-0007



Exhibit C. Surrounding Lands Map

16260 South Tamiami Trail

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



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

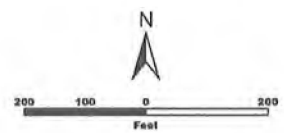
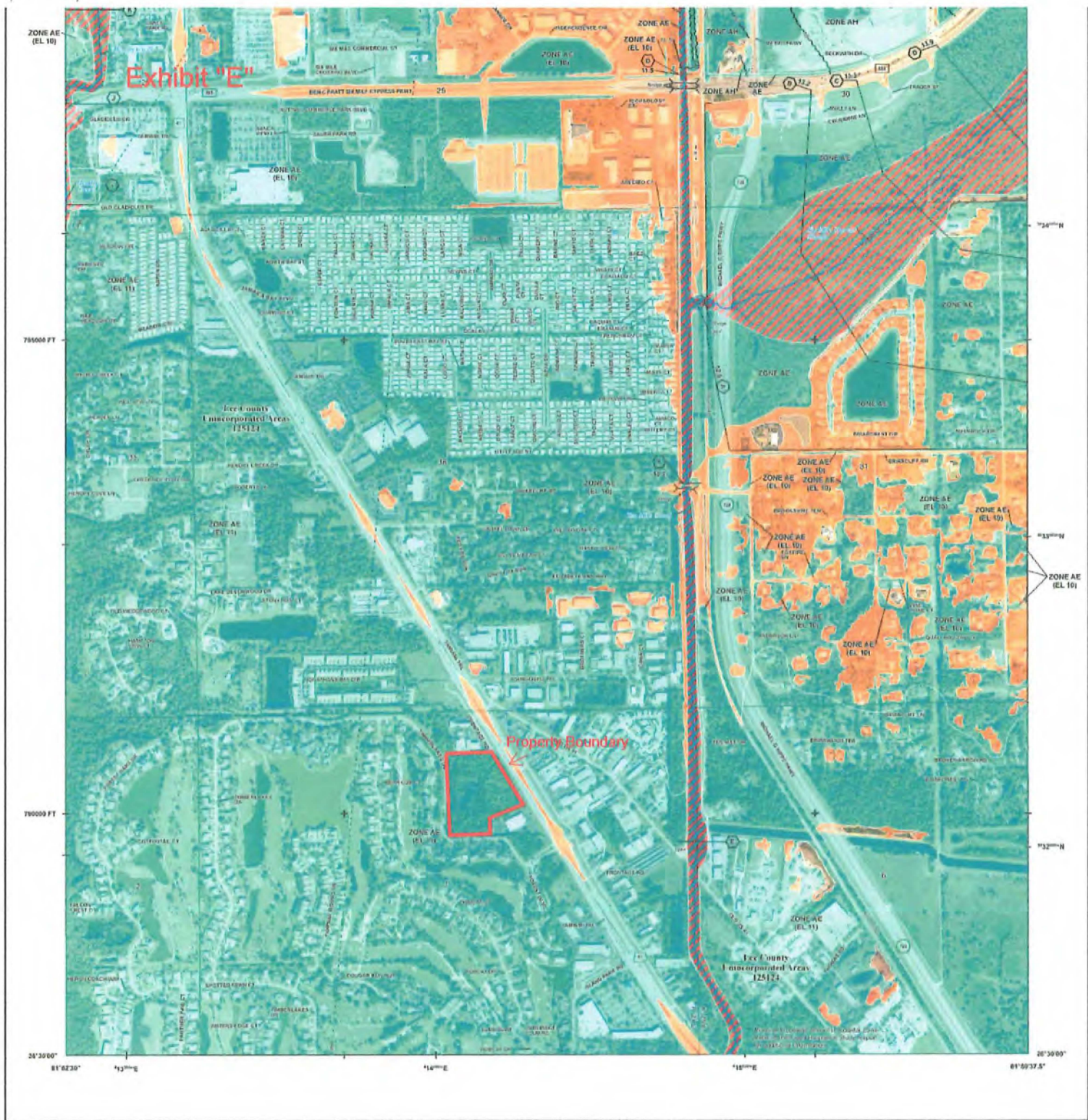


Exhibit D. Soils Map

16260 South Tamiami Trail

*OWEN ENVIRONMENTAL
CONSULTING, LLC.
FORT MYERS 239-904-9007*



FLOOD HAZARD INFORMATION

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



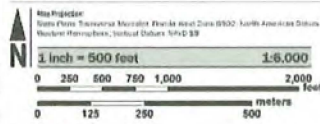
NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM) available products associated with the FIRM, including history, 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-8468 (1-877-368-2847) or visit the FEMA Map Viewer. Certain products are also available on the FEMA Map Viewer. Certain products may not be available in all areas. For more information, please contact the FEMA Map Information eXchange at 1-877-FEMA-8468 (1-877-368-2847) or visit the FEMA Map Viewer.

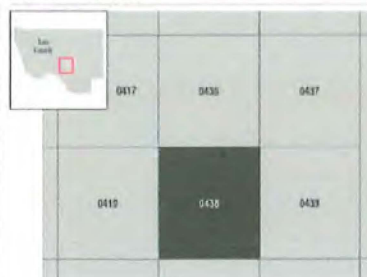
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Base map information shown on this FIRM was provided by Lee County, dated 2008 and 2010, the Florida Department of Transportation, dated 2017 and 2018, the U.S. Department of Agriculture, dated 2018, and the U.S. Department of Transportation, dated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

SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

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

Panel Containing:
COMMUNITY
LEE COUNTY

NUMBER PANEL SUFFIX
125124 0438 8

16260 South Tamiami Trail

PROPERTY
BOUNDARY



Legend:



Potential Jurisdictional Wetlands
(4.26 Ac.±)

Notes:

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

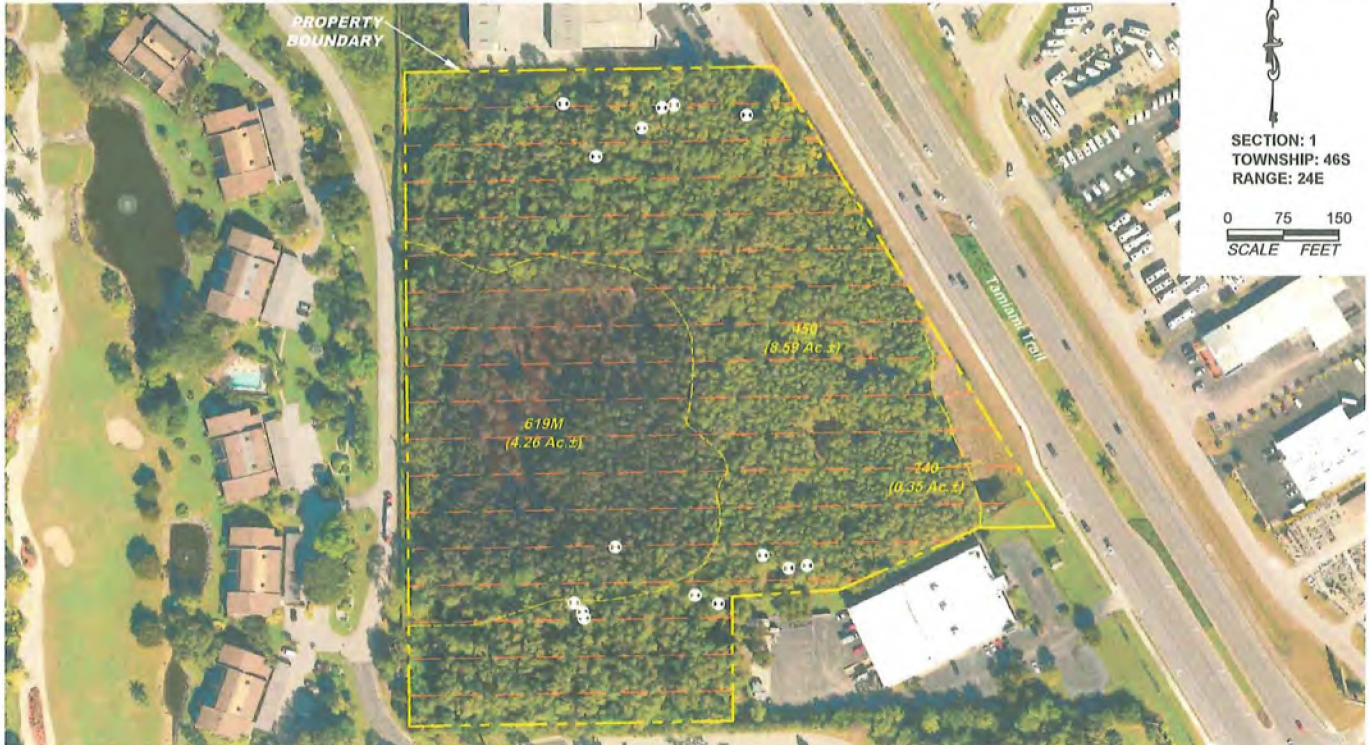
FLUCCS	Description	Acreage
450	Mixed Exotic Upland Forest	8.59 Ac.±
619M*	Hydric Melaleuca	4.26 Ac.±
740	Disturbed Land	0.35 Ac.±
Total		13.20 Ac.±
* Potential Jurisdictional Wetlands		

22-027

Exhibit F. Wetland Map

OWEN ENVIRONMENTAL
CONSULTING, LLC.
FORT MYERS 339-004-0007

16260 South Tamiami Trail



SECTION: 1
TOWNSHIP: 46S
RANGE: 24E

0 75 150
SCALE FEET

— Approximate Pedestrian Survey Transects

⊗ Potential FBB Cavity Snag (15)

Notes:

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

FLUCCS	Description	Acreage
450	Mixed Exotic Upland Forest	8.59 Ac.±
619M*	Hydric Melaleuca	4.26 Ac.±
740	Disturbed Land	0.35 Ac.±
Total		13.20 Ac.±

* Potential Jurisdictional Wetlands

22-027

Exhibit G. Protected Species Survey Map

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

Sharon Hrabak

From: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>
Sent: Monday, March 6, 2023 12:23 PM
To: Sharon Hrabak
Subject: RE: Pugliese
Attachments: Template_102.pdf

EXTERNAL SENDER

Completed; no cultural resources detected
Kind regards,

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

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

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

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

To Whom it May Concern,

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

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.
Fort Myers, Florida 33916
P: 239-936-5222 | F: 239-936-7228
sharon@gainc.net | www.gainc.net

US 41 Pugliese Multifamily
Historical Resources Impact Analysis
Exhibit M14

Florida Master Site File

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

Archaeological Sensitivity Map

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





US 41 Pugliese Multifamily

Existing and Future Public Facilities Impacts Analysis
Exhibit M15

Potable Water and Sanitary Sewer

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

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

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

Residential:

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

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

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

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

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

Surface Water/Drainage Basins



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

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

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

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

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

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

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

Parks, Recreation and Open Space

Regional Parks:

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

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

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



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

Community Parks

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

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

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

Public Schools

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

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

MEMORANDUM

TO: Mr. Chris King
Land America, LLC

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

DATE: Revised November 5, 2025

RE: Pugliese CPA
Comprehensive Plan Amendment
Lee County, Florida

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

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

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

Table 1
Land Use
Pugliese CPA

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

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

Table 2
Trip Generation
Based on Proposed Map Amendment

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

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there are no programmed improvements within the vicinity of the subject site. The Lee County 2045 Highway Cost Feasible Plan is attached to this Memorandum for reference.

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

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

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2045 volumes will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed Map Amendment. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Term Impacts Analysis (5-year horizon)

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

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

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

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

Conclusion

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

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

Attachments

TABLES 1A & 2A
2045 LOS ANALYSIS

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

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

- Denotes the LOS Standard for each roadway segment

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

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

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

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

ROADWAY	ROADWAY SEGMENT	2045	COUNTY PCS / FDOT SITE #	AADT	K-100 FACTOR	100TH HIGHEST HOUR PK DIR	D	PM PK HR	2045		PROJECT DIST.	PK DIR PM PROJ	2045 BACKGROUND PLUS PROJ	
		FSUTMS AADT		BACKGROUND TRAFFIC		2-WAY VOLUME		PEAK DIRECTION	TRAFFIC VOLUMES & LOS	LOS			TRAFFIC VOLUMES & LOS	LOS
US 41	N. of Daniels Pkwy	59,367	125041	59,367	0.090	5,343	0.539	NORTH	2,880	F	10%	40	2,920	F
	N. of Six Mile Cypress Pkwy	49,304	120037	49,304	0.090	4,437	0.539	NORTH	2,392	C	25%	99	2,491	D
	N. of Site	63,948	120025	63,948	0.090	5,755	0.539	NORTH	3,102	F	50%	199	3,300	F
	S. of Site	62,169	120098	62,169	0.090	5,595	0.539	NORTH	3,016	F	50%	199	3,214	F
	S. of Alico Rd	50,161	120066	50,161	0.090	4,514	0.539	NORTH	2,433	C	30%	119	2,552	D
Alico Rd	E. of US 41	45,128	124177	45,128	0.090	4,062	0.554	WEST	2,250	C	20%	79	2,330	C
Gladiolus Dr	W. of US 41	59,546	128046	59,546	0.090	5,359	0.554	EAST	2,969	F	15%	60	3,028	F
	W. of Summerlin Rd	34,633	126039	34,633	0.090	3,117	0.554	WEST	1,727	C	5%	20	1,747	C
	W. of Winkler Rd	38,658	126039	38,658	0.090	3,479	0.554	WEST	1,927	C	5%	20	1,947	C
Summerlin Rd	S. of Gladiolus Dr	46,095	126019	46,095	0.090	4,149	0.554	NORTH	2,299	C	10%	40	2,338	C
	S. of Winkler Rd	41,924	126019	41,924	0.090	3,773	0.554	NORTH	2,090	C	10%	40	2,130	C
Six Mile Cypress Pkwy	E. of US 41	31,400	125054	31,400	0.090	2,826	0.554	EAST	1,566	C	10%	40	1,605	D
	E. of Metro Pkwy	29,968	124387	29,968	0.090	2,697	0.539	EAST	1,454	C	7%	28	1,481	C
Metro Pkwy	N. of Six Mile Cypress Pkwy	27,160	125055	27,160	0.090	2,444	0.554	SOUTH	1,354	C	3%	12	1,366	C
Cypress Lake Dr	W. of US 41	43,755	124257	43,755	0.090	3,938	0.554	WEST	2,182	C	5%	20	2,202	C
Daniels Pkwy	E. of US 41	51,307	126030	51,307	0.090	4,618	0.539	WEST	2,489	C	5%	20	2,509	C

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

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
PUGLIESE CPA**

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

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

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

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

TOTAL PROJECT TRAFFIC AM = 340 VPH IN = 219 OUT= 121
TOTAL PROJECT TRAFFIC PM = 810 VPH IN= 397 OUT= 419

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR BASE YR	ADT	ADT	YRS OF GROWTH ¹	ANNUAL RATE	2023		2030		V/C	PERCENT		2030		2030		V/C
							PK HR	PK DIR.	PK HR	PK SEASON		PROJECT	AM PROJ	PM PROJ	+ AM PROJ	BCKGRND	+ PM PROJ	
							VOLUME	LOS	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	Ratio
US 41	N. of Daniels Pkwy	125041	68,000	70,000	15	2.00%	2,842	3,285	F	1.16	10%	22	42	3,285	F	1.17	3,305	F 1.16
	N. of Six Mile Cypress Pkwy	120037	53,000	54,500	15	2.00%	2,500	2,975	F	1.06	25%	55	105	3,030	F	1.08	3,080	F 1.09
	N. of Silie	120025	68,500	69,500	15	2.00%	3,306	3,798	F	1.35	50%	110	210	3,907	F	1.39	4,007	F 1.42
	S. of Silie	120098	60,500	62,000	15	2.00%	2,601	3,217	F	1.14	50%	110	210	3,327	F	1.18	3,427	F 1.22
	S. of Allico Rd	120086	42,500	62,500	15	2.60%	2,801	3,353	F	1.19	30%	66	126	3,419	F	1.22	3,479	F 1.24
Allico Rd	E. of US 41	124177	21,500	29,500	13	2.46%	1,170	1,387	G	0.47	20%	44	84	1,431	C	0.49	1,471	C 0.50
Gladolus Dr	W. of US 41	126046	35,852	43,500	15	2.00%	2,330	2,676	C	0.61	15%	33	63	2,709	C	0.62	2,739	C 0.93
	W. of Summerlin Rd	126039	19,599	28,500	11	3.46%	1,193	1,514	C	0.51	5%	11	21	1,525	C	0.52	1,535	C 0.62
	W. of Winkler Rd	126039	19,599	28,500	11	3.46%	1,193	1,514	C	0.51	5%	11	21	1,525	C	0.52	1,535	C 0.52
Summerlin Rd	S. of Gladolus Dr	126019	30,141	37,000	14	2.00%	1,761	2,046	C	0.64	10%	22	42	2,068	C	0.65	2,088	C 0.66
	S. of Winkler Rd	126019	30,141	37,000	14	2.00%	1,761	2,046	C	0.64	10%	22	42	2,068	C	0.65	2,088	C 0.66
Six Mile Cypress Pkwy	E. of US 41	125054	28,500	44,000	15	2.70%	2,109	2,542	F	1.34	10%	22	42	2,563	F	1.35	2,583	F 1.36
	E. of Metro Pkwy	124387	26,000	34,000	15	2.00%	1,630	1,872	C	0.69	7%	15	29	1,888	C	0.90	1,902	C 0.91
Metro Pkwy	N. of Six Mile Cypress Pkwy	125055	24,000	29,000	12	2.00%	1,373	1,677	C	0.66	9%	7	13	1,564	C	0.56	1,590	C 0.56
Cypress Lake Dr	W. of US 41	124257	27,500	24,000	15	2.00%	2,064	2,371	C	0.81	5%	11	21	2,382	C	0.81	2,392	C 0.81
Daniels Pkwy	E. of US 41	126030	44,040	51,500	15	2.00%	2,307	2,650	C	0.83	5%	11	21	2,661	C	0.84	2,671	C 0.84

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

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

**LEE COUNTY GENERALIZED
SERVICE VOLUME TABLE**

**FDOT GENERALIZED PEAK HOUR
DIRECTIONAL VOLUMES
TABLE**

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

Peak Hour Two-Way

AADT



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

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

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



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

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

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

Adjustment Factors

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

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

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

* Cannot be achieved using table input value defaults.

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

TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

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

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

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

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

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD			2021 100TH HIGHEST HOUR			2026 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾		LOS ⁽¹⁾	VOLUME ⁽³⁾	V/C ⁽⁴⁾	LOS ⁽¹⁾	VOLUME ⁽³⁾	V/C ⁽⁴⁾	
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	315	0.37	C	331	0.38		
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	450	0.25	C	473	0.26		⁽¹⁾ ; Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	275	0.32	C	289	0.34		⁽¹⁾ ; non-county maintained to east
05100	COLLEGE PKWY	MCGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,600	0.87	E	2,733	0.92		
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,838	0.62	D	1,932	0.65		
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	1,838	0.62	D	1,932	0.65		
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,830	0.61	D	1,923	0.65		
05500	COLONIAL BLVD	MCGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	D	2,589	0.91	D	2,721	0.96		⁽¹⁾
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,589	0.91	D	2,721	0.96		
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	D	2,104	0.69	D	2,211	0.73		⁽¹⁾
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	105	0.12	C	110	0.13		⁽¹⁾
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	371	0.43	C	390	0.45		
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	30	0.03	C	32	0.04		⁽¹⁾
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	971	0.51	C	1,021	0.54		
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	C	1,582	0.83	C	1,663	0.88		
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,069	0.56	C	1,124	0.59		
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	1,186	0.61	C	1,246	0.64		Corkscrew Woods/Wildblue
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	D	668	0.59		1,412	1.24		Verdana Village RPD
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	145	0.17	C	154	0.18		⁽¹⁾
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	505	0.59	C	531	0.62		
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	356	0.43	C	385	0.45		
07400	CYPRESS LAKE DR	MCGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,142	0.59	D	1,200	0.62		
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,449	0.75	D	1,523	0.79		
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,449	0.75	D	1,523	0.79		
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,064	0.70	D	2,169	0.74		
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,307	0.86	D	2,425	0.90		unincorporated Lee County
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,307	0.86	D	2,425	0.90		unincorporated Lee County; constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	E	2,953	0.97		3,108	1.02		unincorporated Lee Co; constrained; Dan Falls
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	E	2,953	0.97		3,104	1.02		unincorporated Lee County; constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	E	2,963	0.91	E	3,114	0.96		unincorporated Lee County
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	E	2,963	0.91	E	3,114	0.96		unincorporated Lee County
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	E	3,197	0.98		3,360	1.03		unincorporated Lee County
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160		2,304	1.07		2,469	1.14		unincorporated Lee County; Timber Creek RPD
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	395	0.46	C	415	0.48		
08700	DAVIS RD	MCGREGOR BLVD	IONA RD	2LN	E	860	C	17	0.02	C	18	0.02		⁽¹⁾
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	D	2,069	0.78	D	2,175	0.82		
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	D	2,069	0.78	D	2,175	0.82		
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	2,069	0.78	D	2,174	0.82		
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	E	2,600	0.98		2,733	1.03		
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	D	2,041	0.73	D	2,145	0.77		
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,757	0.63	C	1,847	0.66		⁽¹⁾
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	538	0.63	D	643	0.75		Crane Landing Golf Course Community
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	30	0.03	C	32	0.04		⁽¹⁾
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	264	0.36	A	277	0.38		⁽¹⁾ ; constrained
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	D	648	0.89	D	681	0.94		⁽¹⁾ ; constrained
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	D	648	0.89	D	681	0.94		⁽¹⁾ ; constrained
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671		722	1.08		759	1.13		⁽¹⁾ ; constrained
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	921	0.46	B	1,092	0.55		non-county maint; T and T DRI/Cyp Vw CPD

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

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE		2023 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽¹⁾	V/C ⁽⁴⁾	LOS ⁽¹⁾	VOLUME ⁽¹⁾	V/C ⁽⁴⁾	
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	1,040	0.52	B	1,093	0.55	(4)
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	103	0.12	C	108	0.13	(4)
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	290	0.34	C	305	0.35	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,276	0.55	D	1,341	0.58	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,541	0.67	D	1,620	0.70	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	309	0.36	C	325	0.38	constrained
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	1,233	0.69	C	1,296	0.72	(4)
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	C	505	0.59	C	531	0.62	(4)
10900	GLADIOLUS DR	MCGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	547	0.30	C	575	0.31	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,193	0.65	C	1,254	0.68	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	C	1,193	0.43	C	1,254	0.45	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,193	0.43	C	1,254	0.45	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	C	2,330	0.84	C	2,449	0.88	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	125	0.15	C	146	0.17	(4)
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	B	1,426	0.74	B	1,545	0.80	pre-development order res development
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	742	0.73	C	799	0.78	pre-development order res development
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,120	0.60	B	1,177	0.63	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,473	0.78	B	1,548	0.82	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,433	0.76	B	1,506	0.80	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,433	0.76	B	1,506	0.80	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	291	0.34	C	306	0.36	(4)
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	E	479	0.54	E	503	0.57	(4), constrained
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	E	479	0.54	E	503	0.57	(4), constrained
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	E	479	0.54	E	503	0.57	(4), constrained
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	C	473	0.47	D	497	0.49	(4)
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	C	473	0.47	D	497	0.49	(4)
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	1,960	C	473	0.24	C	518	0.26	
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	1,960	D	1,324	0.68	D	1,392	0.71	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF/BLF	D	6,080/30,900	D	5,453	0.90	C	6,395	0.70	
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	6,080		6,387	1.05		7,465	1.23	
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	7,080	D	6,478	0.91		7,435	1.05	
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	6,080	E	6,109	1.00		7,187	1.18	
	I-75	COLONIAL BLVD	DR MLK JR BLVD (SR 82)	6LF	D	7,080	C	5,529	0.78	D	6,217	0.88	
32300	I-75	DR MLK JR BLVD (SR 82)	LUCKETT RD	6LF	D	6,080	D	5,756	0.95		6,683	1.10	
32400	I-75	LUCKETT RD	SR 80	6LF	D	7,080	C	5,554	0.78	D	6,405	0.90	
32500	I-75	SR 80	SR 78	6LF	D	7,080	B	3,888	0.55	B	4,564	0.64	
32600	I-75	SR 78	COUNTY LINE	6LF	D	6,080	C	3,652	0.60	C	4,164	0.68	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	213	0.25	C	224	0.26	
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LO	D	2,814	C	2,357	0.84		2,957	1.05	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	2,866	C	1,743	0.61	C	2,203	0.77	Timber Creek RPD
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	2,866	C	2,330	0.81	D	2,817	0.98	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	1,942	C	1,002	0.52	C	1,247	0.64	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	4LD	D	1,942	C	770	0.40	C	950	0.49	
13500	IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,605	0.84	B	1,687	0.88	
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	B	1,211	0.63	B	1,273	0.66	City of Bonita Springs/Village of Estero
13600	IONA RD	DAVIS RD	MCGREGOR BLVD	2LN	E	860	C	426	0.50	C	468	0.54	Watrous Plantation
13700	ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	97	0.11	C	158	0.18	Coves of Estero Bay
13800	JOEL BLVD	ALEX GRAHAM BELL BLVD	18TH ST	4LN	E	2,120	B	567	0.27	B	625	0.29	

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

Link No	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2031 100TH HIGHEST HOUR		2038 FUTURE FORECAST*		Notes		
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽³⁾	V/C ⁽⁴⁾	LOS ⁽¹⁾		VOLUME ⁽³⁾	V/C ⁽⁴⁾
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	547	0.54	D	575	0.57	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	65	0.08	C	68	0.08	(4)
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	210	0.24	C	221	0.26	
14200	KELLY RD	MCGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	230	0.27	C	242	0.28	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	230	0.27	C	242	0.28	
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	338	0.39	C	355	0.41	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	E	2,440	0.86	E	2,564	0.90	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	E	2,182	0.77	E	2,293	0.81	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	E	1,944	0.68	E	2,091	0.74	pre-development order res development
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	913	0.46	B	960	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	913	0.90	E	960	0.94	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	407	0.47	C	428	0.50	
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	764	0.42	B	803	0.45	
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	714	0.83		895	1.04	Fairway Villages/pre-dev order res dev
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	D	587	0.68	D	617	0.72	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	D	570	0.66	D	599	0.70	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	C	364	0.41	C	416	0.47	Luckett Landing Hotel/Luckett Road C-Store
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	320	0.37	C	336	0.39	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	79	0.09	C	83	0.10	(4)
15800	MCGREGOR BLVD	SANBEL T PLAZA	HARBOR DR	4LD	E	1,960	A	980	0.50	B	1,030	0.53	
15900	MCGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,396	0.71	B	1,467	0.75	
16000	MCGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	815	0.42	A	857	0.44	
16100	MCGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	815	0.42	A	857	0.44	
16200	MCGREGOR BLVD (SR 867)	OLD MCGREGOR /GLADIOLUS DR	IONA LOOP RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16300	MCGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	1,942	C	1,542	0.79	C	1,658	0.85	
16400	MCGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	1,900	D	1,810	0.95		1,961	1.03	
16500	MCGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	1,900	D	1,810	0.95		1,961	1.03	
16600	MCGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	1,124	C	775	0.69	D	842	0.75	constrained
16700	MCGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16800	MCGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	1,224	D	1,114	0.91	D	1,208	0.99	constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,866	C	1,373	0.48	C	1,619	0.56	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	1,900	C	1,275	0.67	C	1,440	0.76	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	1,900	D	1,786	0.94		2,118	1.11	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	1,900	D	1,786	0.94		2,118	1.11	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	2,866	C	1,766	0.62	C	2,252	0.79	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	0.20	C	180	0.21	(4)
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	0.20	C	213	0.25	(4)
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	184	0.21	C	193	0.22	(4)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	82	0.10	C	86	0.10	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	136	0.16	C	143	0.17	
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	155	0.18	C	163	0.19	
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	B	224	0.20	B	344	0.30	The Broadlands River Run Estates
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	B	224	0.20	B	358	0.31	
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	100	0.09	A	135	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	84	0.10	C	88	0.10	(4)
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	539	0.63	D	566	0.66	
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	539	0.30	D	566	0.32	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	368	0.37	C	387	0.39	

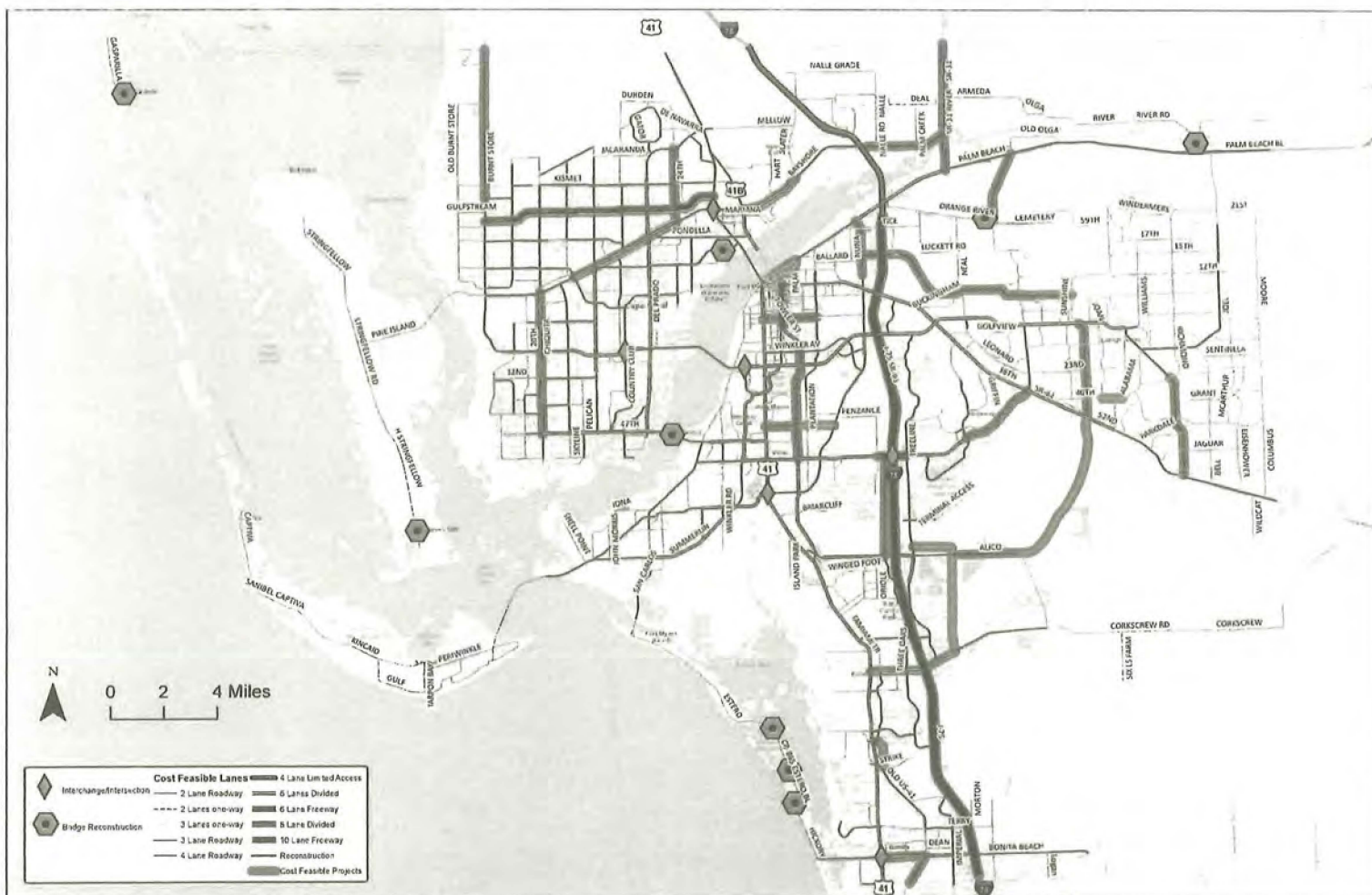
LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD		2013 100TH HIGHEST HOUR		2018 FUTURE FORECAST*		Notes		
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽³⁾	V/C ⁽⁴⁾	VOLUME ⁽³⁾		V/C ⁽⁴⁾	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	368	0.37	C	387	0.39	
19500	ORIOLE RD	SAN CARLOS BLVD	AICO RD	2LN	E	860	C	131	0.15	C	138	0.16	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900		1,115	1.24		1,172	1.30	City of Fort Myers
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900		947	1.05		995	1.11	partially located in City of Fort Myers
19800	ORTIZ AVE	LUCKETT RD	SR 80	2LN	E	900	B	374	0.42	B	393	0.44	(4)
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	1,900	C	1,306	0.69	C	1,471	0.77	
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	2,814	C	1,453	0.52	C	1,624	0.58	
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	2,814	C	1,840	0.65	C	2,030	0.72	
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,900		2,275	1.20		2,604	1.37	
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WEARNER DR	4LD	D	1,942	E	1,943	1.00		2,277	1.17	River Hall (f.k.a. Hawks Haven)
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	1,785	C	1,457	0.82	C	1,735	0.97	
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	1,785	C	1,295	0.73	C	1,541	0.86	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	343	0.40	C	405	0.47	The Springs at Daniels Road
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	202	0.23	C	219	0.26	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	150	0.17	C	180	0.21	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	594	0.63	E	640	0.67	constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	1,900		1,902	1.00		2,312	1.22	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	1,900	D	1,637	0.86	D	1,861	0.98	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	459	0.53	C	549	0.64	Heritage Isles
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	280	0.33	C	486	0.56	Heritage Isles
21800	PINE RIDGE RD	GLADIOLUS DR	MCGREGOR BLVD	2LN	E	860	C	280	0.33	C	294	0.34	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	317	0.37	C	333	0.39	
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	651	0.76	D	684	0.80	
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	673	0.38	C	707	0.40	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	994	0.53	B	1,045	0.55	
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,319	0.70	B	1,386	0.73	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,396	0.74	B	1,467	0.78	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	78	0.09	D	658	0.76	(4), Brightwater RPD (f.k.a. Stoneybrook North)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	105	0.12	C	110	0.13	(4)
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	62	0.07	C	65	0.08	(4)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	129	0.15	C	149	0.17	pre-development order res development
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	129	0.15	C	198	0.23	pre-development order res development
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	324	0.38	C	341	0.40	
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS BRIDGE	MAIN ST	2LD	D	1,900	C	1,114	0.59	C	1,208	0.64	constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	1,900	C	1,114	0.59	C	1,208	0.64	
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	1,180	C	702	0.59	C	762	0.65	
23280	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	1,180	C	702	0.59	C	762	0.65	
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	501	0.58	C	527	0.61	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140		1,172	1.03		1,232	1.08	
23400	SHELL POINT BLVD	MCGREGOR BLVD	PALM ACRES	2LN	E	860	C	269	0.31	C	283	0.33	
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	1,900		2,109	1.11		2,341	1.23	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,630	0.82	B	1,713	0.86	unincorporated Lee County
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,272	0.67	B	1,434	0.75	unincorporated Lee Co; Cr Mnr RPD/Ok VIII RPD
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,200	0.63	B	1,261	0.66	incorporated Lee County
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,200	0.42	A	1,261	0.44	incorporated Lee County
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	444	0.44	C	467	0.46	
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	C	514	0.56	C	540	0.59	
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	766/1180	E	966	1.26	E	1,168	0.99	

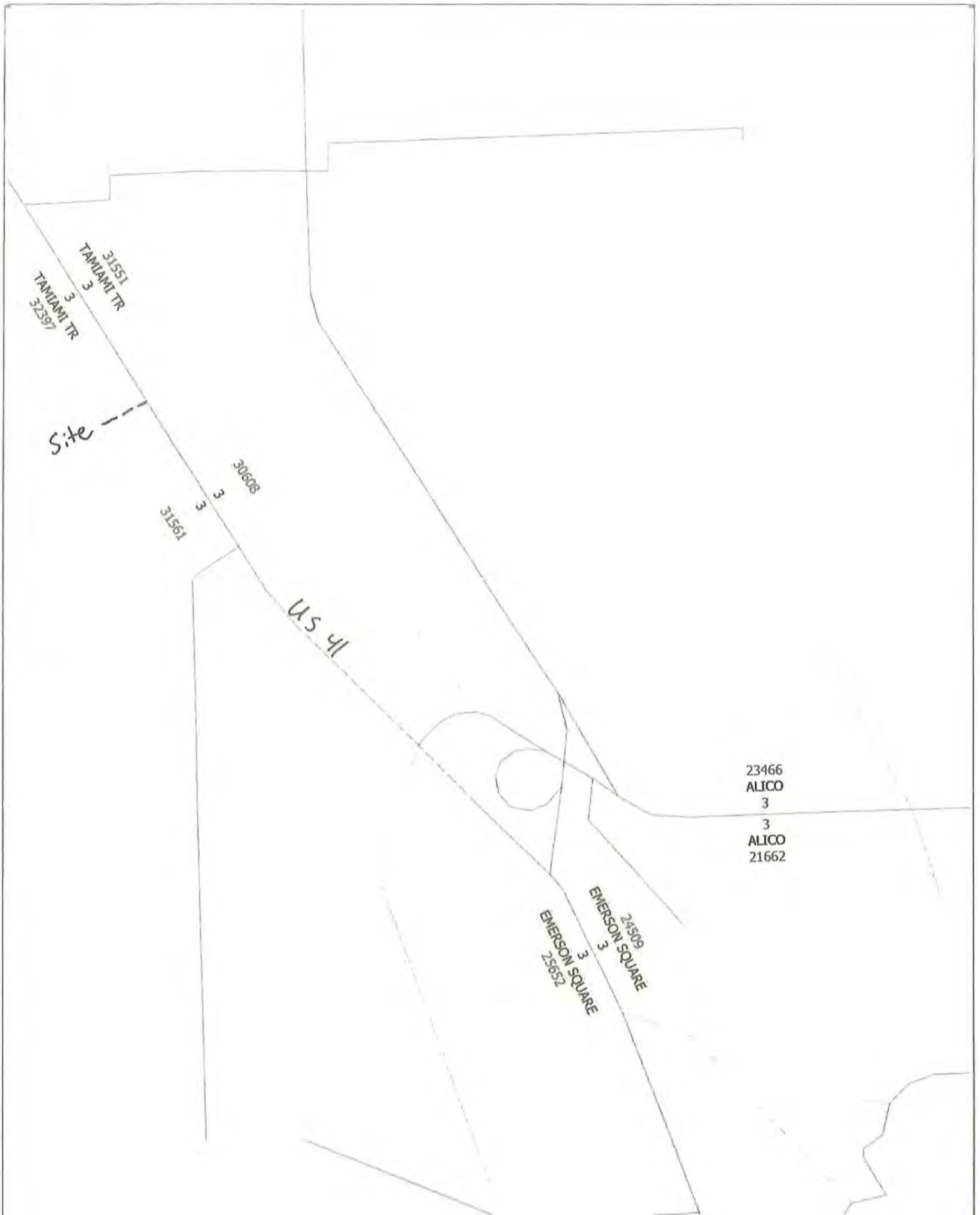
LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)

Link No.	ROAD NAME	LOCATION		ROAD TYPE	PERFORMANCE STANDARD			2021 100TH HIGHEST HOUR			2028 FUTURE FORECAST*			Notes
		FROM	TO		LOS ⁽¹⁾	CAPACITY ⁽²⁾	LOS ⁽¹⁾	VOLUME ⁽¹⁾	V/C ⁽¹⁾	LOS ⁽²⁾	VOLUME ⁽²⁾	V/C ⁽²⁾		
24300	SR 33 (ARCADIA RD)	SR 78	COUNTY LINE	2LN/4LN	C	730/1942	E	1,068	1.46	B	1,317	0.68	Babcock MPD	
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	191	0.22	C	201	0.23	(4)	
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	329	0.31	C	410	0.39	constrained; Tr Cove at Ch Est/Turtle Cy Subd	
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	D	651	0.61	D	868	0.82	constrained; Villages of Pine Island	
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	573	0.54	D	602	0.57	constrained	
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	573	0.54	D	660	0.62	constrained; Bokeelia Harbor Resort	
24900	SUMMERLIN RD	MCGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,197	0.60	A	1,258	0.64	unincorporated Lee County	
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,197	0.60	A	1,258	0.64	unincorporated Lee County	
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,781	0.59	A	1,872	0.62	unincorporated Lee County	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,621	0.85	C	1,704	0.90	unincorporated Lee County	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,858	0.65	B	1,953	0.68	unincorporated Lee County	
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	2,022	0.70	B	2,125	0.74	unincorporated Lee County	
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	2,022	0.70	B	2,125	0.74	unincorporated Lee County	
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,197	0.66	D	1,258	0.69		
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,197	0.66	D	1,258	0.69		
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	45	0.05	C	53	0.06	(4)	
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	D	544	0.54	D	572	0.57		
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	D	544	0.54	D	637	0.63	pre-development order res development	
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	E	738	0.73	E	839	0.83	pre-development order res development	
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	E	738	0.86		863	1.00	pre-development order res development	
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,368	0.71	B	1,438	0.74		
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	806	0.42	B	926	0.48	Villages of San Carlos DRI (Portofino Vineyards)	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	E	806	0.42	B	1,210	0.62	Alico Interchange Park DRI	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	234	0.27	C	247	0.29		
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	234	0.27	C	248	0.29		
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,033	0.52	A	1,162	0.59	(4); unincorporated Lee County; Treeline ACP IPD	
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	946	0.48	A	994	0.50		
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	946	0.48	A	994	0.50		
28800	US 41 (S TAMIAHI TR)	OLD 41	CORKSCREW RD	6LD	D	2,814	D	2,808	1.00		3,044	1.08		
29900	US 41 (S TAMIAHI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	2,814	D	2,542	0.90		2,960	1.05		
30000	US 41 (S TAMIAHI TR)	SANIBEL BLVD	ALICO RD	6LD	D	2,814	D	2,801	1.00		3,191	1.13		
30100	US 41 (S TAMIAHI TR)	ALICO RD	ISLAND PARK RD	6LD	D	2,814	D	2,801	1.00		3,191	1.13	Island Park Commercial Center	
30200	US 41 (S TAMIAHI TR)	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	2,814		3,306	1.17		3,582	1.27		
30300	US 41 (S TAMIAHI TR)	BRIARCLIFF RD	SIX MILE PKWY	6LD	D	2,814		3,306	1.17		3,582	1.27		
30400	US 41 (S TAMIAHI TR)	SIX MILE PKWY	DANIELS PKWY	6LD	D	2,814	D	2,590	0.92	D	2,807	1.00		
30500	US 41 (CLEVELAND AVE)	DANIELS PKWY	COLLEGE PKWY	6LD	D	2,814		2,842	1.01		3,082	1.10	SR 739 6-in design/right-of-way programmed	
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH AIRPORT RD	6LD	D	2,814		2,842	1.01		3,082	1.10	SR 739 6-in design/right-of-way programmed	
30700	US 41 (CLEVELAND AVE)	SOUTH AIRPORT RD	BOY SCOUT RD	6LD	D	2,814	D	2,615	0.93		2,835	1.01	SR 739 6-in design/light-of-way programmed	
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	6LD	D	2,814	D	2,615	0.93		2,835	1.01	SR 739 6-in design/right-of-way programmed	
30810	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	6LD	D	2,814	D	2,615	0.93		2,835	1.01		
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	N. KEY DR	4LD	D	1,900		2,126	1.12		2,302	1.21		
31000	US 41 (CLEVELAND AVE)	N. KEY DR	HANCOCK B. PKWY	4LD	D	1,900		2,126	1.12		2,302	1.21		
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	4LD	D	1,900		2,126	1.12		2,302	1.21		
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	4LD	D	1,900	C	1,490	0.78	D	1,616	0.85		
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	4LD	D	1,942	C	1,490	0.77	C	1,616	0.83	Diplomat Property RPD/CPD; Merch Crossing DRI	
31400	US 41 (N TAMIAHI TR)	LITTLETON RD	BUS 41	4LD	D	1,942	C	1,427	0.73	C	1,620	0.83	Coral Bay (aka Estates at Entrada RPD/CPD)	

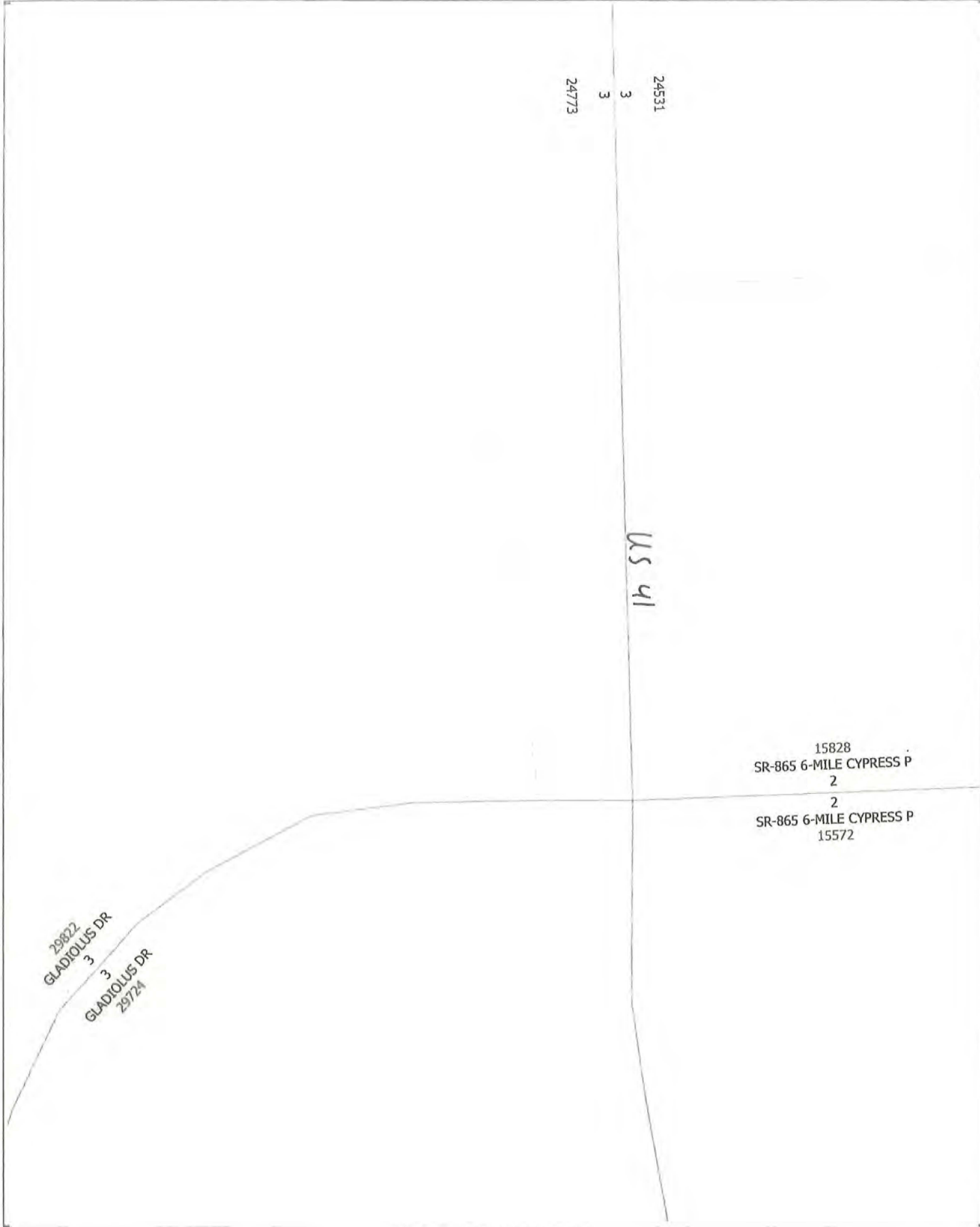
**LEE COUNTY MPO 2045 COST
FEASIBLE HIGHWAY PLAN**



2045 E+C NETWORK VOLUMES



2045 AADT VOLUMES



2045 AADT VOLUMES

19338
GLADIOLUS
3
3
GLADIOLUS
19320

17173
3
3
17460

Gladiolus Dr

Winkler Rd

22890
SUMMERLIN
3
3
SUMMERLIN
23205

20782
3
3
21142

2045 AADT VOLUMES

13710
METRO PKWY
3

13450
METRO PKWY
3

14679
Six Mile Cypress Pkwy 2
2
15289

Michael G. Rippe Pkwy

2045 AADT VOLUMES

29354
US-41 SR-45
3
US-41 SR-45
30013

22180
SR-45 CYPRESS LAKE DR
3
3
SR-45 CYPRESS LAKE DR
21575

25747
SR-45 DANIELS PKWY
3
3
SR-45 DANIELS PKWY
25560

2045 AADT VOLUMES

TRIP GENERATION EQUATIONS

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

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4

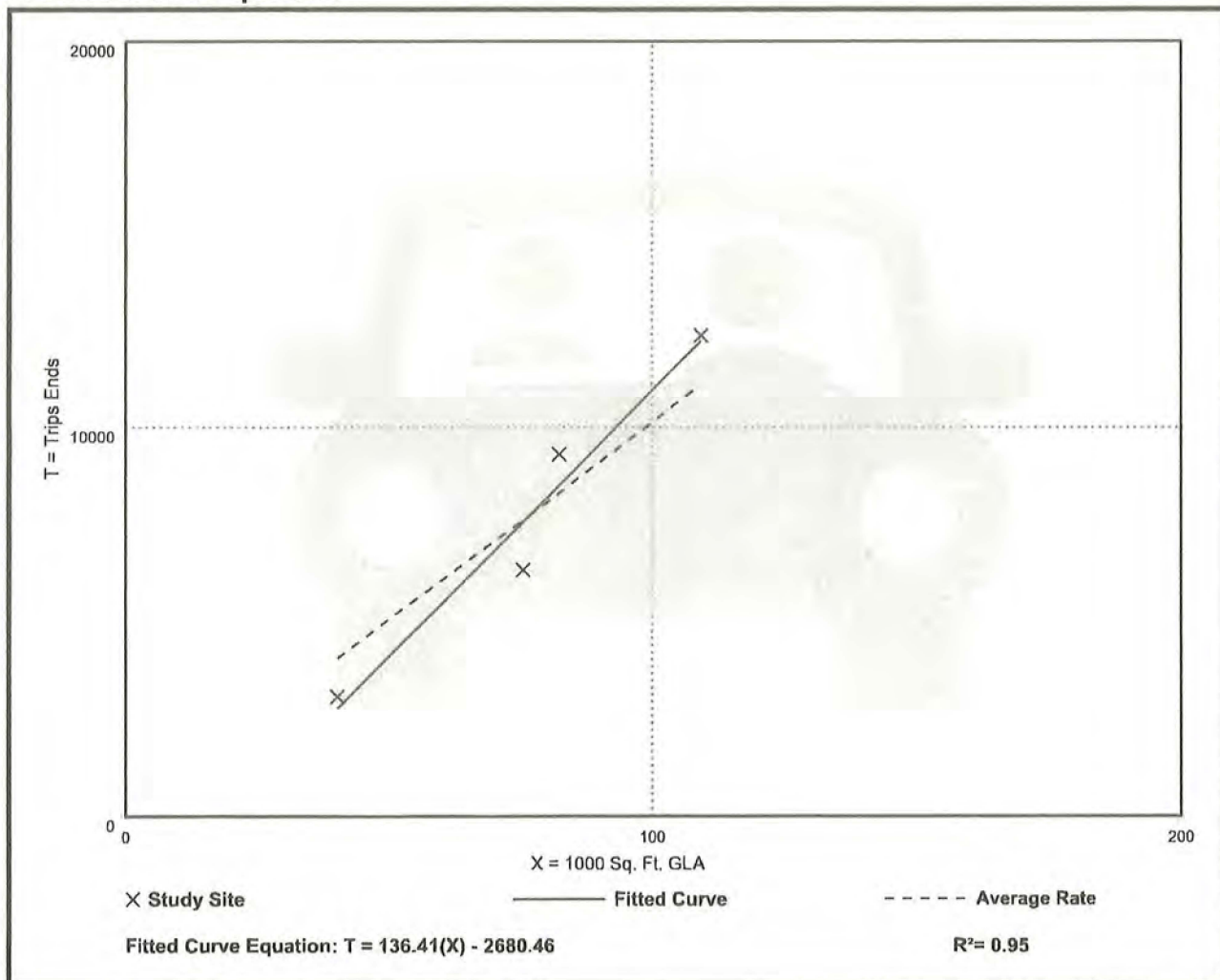
Avg. 1000 Sq. Ft. GLA: 77

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



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

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

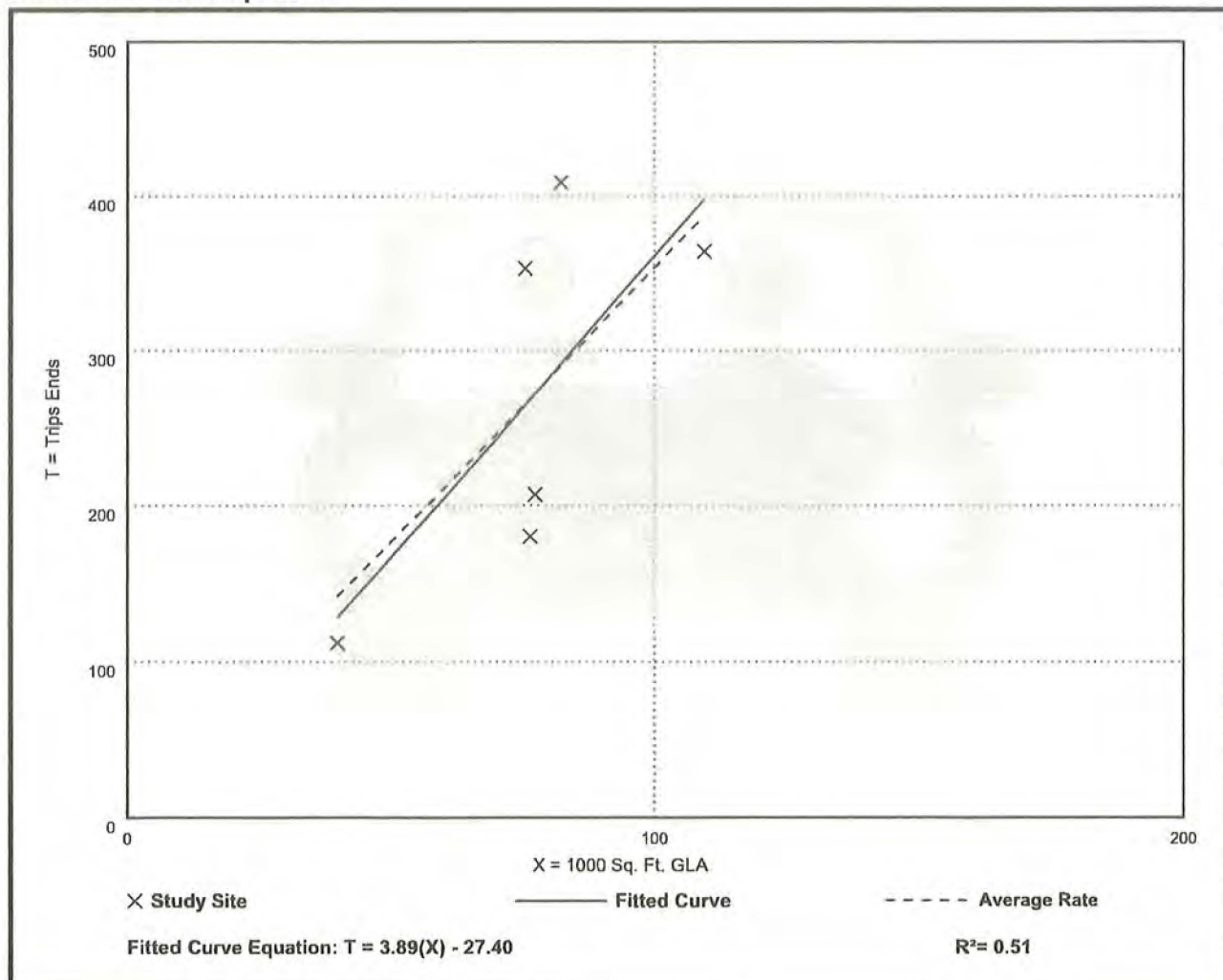
Avg. 1000 Sq. Ft. GLA: 77

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



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

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

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

Setting/Location: General Urban/Suburban

Number of Studies: 17

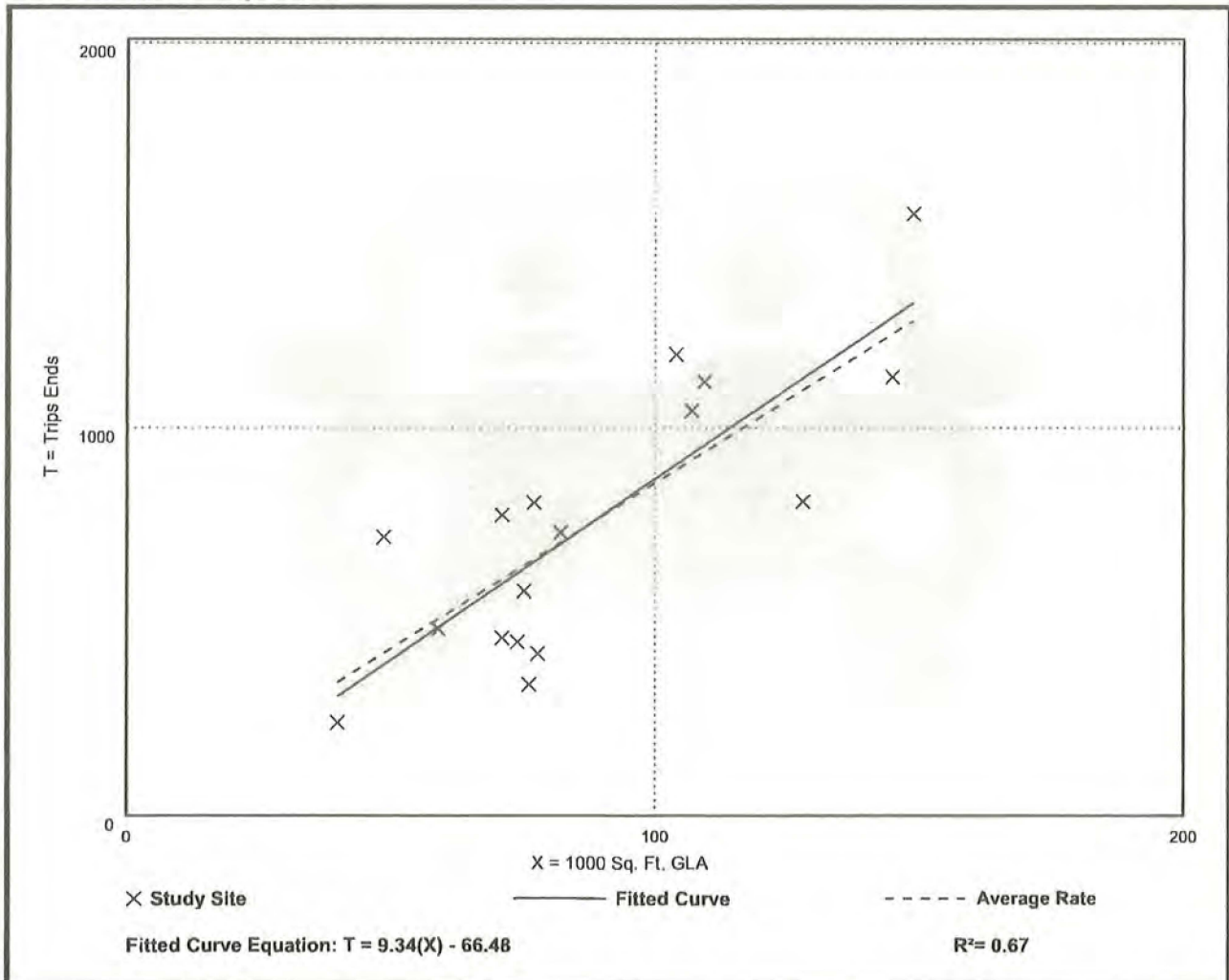
Avg. 1000 Sq. Ft. GLA: 88

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation





BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

April 22, 2025

Via E-Mail

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

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

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

To whom this may concern:

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

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

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

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

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

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

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

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

Sincerely,

Ashanti Shahriyar

LEE COUNTY UTILITIES

Ashanti Shahriyar

Plan Reviewer

239-533-8531

UTILITIES ENGINEERING



Lee County
Southwest Florida

LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: SEPTEMBER 9, 2025

TO: **DCAP STAFF**

Lcudcap@leegov.com

FROM: **SHARON HRABAK**

FIRM: **QUATTRONE & ASSOCIATES, INC**

ADDRESS: **4301 VERONICA SHOEMAKER BLVD**

ADDRESS: **FORT MYERS, FL 33916 -**

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

E-MAIL ADDRESS: **SHARON@QAINC.NET**

PROJECT NAME: **PUGLIESE MULTI-FAMILY**

PREVIOUS PROJECT NAME(S):

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

PRIOR STRAP NUMBER(S) (IF ANY):

LOCATION/SITE ADDRESS: **ADDRESS UNDETERMIED**

PURPOSE OF LETTER:

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

PLANNED USE:

- ☐ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL - (☐ SINGLE-FAMILY ☒ MULTI-FAMILY)
☐ OTHER: (PLEASE SPECIFY) _____

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: _____ TOTAL SQUARE FOOTAGE: _____

RESIDENTIAL UNITS: SINGLE-FAMILY: _____ MULTI-FAMILY: 290

AVERAGE ESTIMATED DAILY FLOW (GPD): 58,000 (☒ WATER ☐ WASTE-WATER) (GPD): _____ ☐ REUS

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

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

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

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

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

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





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

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

April 22, 2025

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

To whom this may concern:

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

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

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

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

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

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

Timothy Pugh, P.E.
Vice President

Sharon Hrabak

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

EXTERNAL SENDER

Sharon,

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

Thank you.

Timothy E. Pugh, P.E.

Vice President

Source, Inc

1334 Lafayette Street

Cape Coral, Florida 33904

Phone: (239) 549-2345

Fax: (239) 549-6779

tepugh@source-inc.com

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

From: Sharon Hrabak <Sharon@qainc.net>

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

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

Cc: forrestu@aol.com

Subject: Pugliese M/F

Good afternoon, Tim and Jim,

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

The proposed is for up to 290 units , average estimated daily floe 58,000 gpd

Based on 200 Gallons Per Day Per 2-Bedroom Unit (751-1200 Or Less of Building Area)

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

Thank you,

Sharon Hrabak



4301 Veronica Shoemaker Blvd.

Fort Myers, Florida 33916

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

sharon@gainc.net | www.gainc.net

Carmine Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

April 15, 2025

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

Ms. Hrabak,

The Lee County Sheriff's Office has reviewed your letter of service availability request for a Small-Scale Comprehensive Plan Amendment for the change from the current Future Land use from Suburban to Urban Community Classification for Strap # 01-46-24-00-00004.2000; 01-46-24-00-00004.2020.

Based on the information provided in your request, the Lee County Sheriff's Office has no objections to this request. This Agency will provide law enforcement services from our 4th Precinct offices in Fort Myers.

Respectfully,

A handwritten signature in black ink, appearing to read "Chris Reeves", with a stylized flourish at the end.

94094

Christopher Reeves
Colonel, Patrol Bureau



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



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QAINC.net | f 239.936.7228

April 14, 2025

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

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

Dear Major Chris Reeves,

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

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

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

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

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak
Permitting Manager



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QAINC.net | f 239.936.7228

April 14, 2025

David Cambareri, Chief
San Carlos Park Fire Department
19591 Ben Hill Griffin Pwky.
Fort Myers, FL 33905
Cambareri@SanCarlosFire.org

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

Dear Chief Cambareri:

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

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

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

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

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak
Permitting Manager



San Carlos Park Fire Protection and Rescue Service District

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

Emergency 911
Office 239.267.7525
Fax 239.267.7505

April 15, 2025

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

Re : Service Availability Letter

Dear Permitting Manager Hrabak,

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

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

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

Yours in Service,

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

David Cambareri,
Fire Chief



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

Kevin Ruane
District One

April 15, 2025

Cecil L. Pendergrass
District Two

David Mulicka
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Quattrone Associates, Inc
Sharon Hrabak

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

To Whom It May Concern:

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

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

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

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

Sincerely,

Clarissa Marino Diaz

Clarissa Marino Diaz,
Senior Project Planner
Lee County Transit



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QAINC.net | f 239.936.7228

April 14, 2025

Ms. Shana Heidig
LeeTran Headquarters
3401 Metro Parkway
Fort Myers, FL 33901
sheidig@leegov.com

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

Dear Ms. Heidig,

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

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

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

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

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak
Permitting Manager



Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Blvd. Fort Myers, FL
239.936.5222 | QA@QAINC.net | f 239.936.7228

April 14, 2025

Mr. Joel Deguzman
The School District of Lee County
2855 Colonial Boulevard
Fort Myers, Florida 33966
joelsd@leeschools.net

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

Dear Mr. Gemelli,

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

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

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

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

Sincerely,
QUATTRONE & ASSOCIATES, INC.

Sharon Hrabak
Permitting Manager



The School District of Lee County

Joel DeGuzman CST III, Coordinator - District Planning

2855 Colonial Boulevard, Fort Myers, FL 33966

O: 239.337.8368 | C: 239.822.8362

April 16, 2025

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

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

Dear Sharon Hrabak:

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

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

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

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

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

Respectfully,

Joel DeGuzman

Joel DeGuzman, CST III



District Planning
Coordinator

The School District of Lee County

Joel DeGuzman CST III, Coordinator - District Planning

2855 Colonial Boulevard, Fort Myers, FL 33966

O: 239.337.8368 | **C:** 239.822.8362



US 41 Pugliese Multifamily

State and Regional Policy Plan
Exhibit M19

Florida Department of Economic Opportunity - Comprehensive Plan

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

187.201(6)-Public Safety

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

(b) *Policies:*

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

CONSISTENCY: The Lee County Sheriff's has provided a letter of service availability for this site.

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

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

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

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

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

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



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

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

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

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

187.201(7)-Water Resources

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

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

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



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

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

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

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

(b) *Policies:*

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

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

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

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

(b) *Policies:*

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

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

187.201(15) **LAND USE**

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

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



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

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

187.201(17) PUBLIC FACILITIES

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

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

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

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

187.201(19) TRANSPORTATION

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

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

187.201(21) ECONOMY

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

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



187.201 (24) EMPLOYMENT

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

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

Southwest Florida Regional Planning Council (SWFRPC)

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

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

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

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

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

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



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

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

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

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



US 41 Pugliese Multifamily

Justification of Proposed Amendment Exhibit M20

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

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

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

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

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



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

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

THE LAW OFFICES OF
DOUG MAREK, P.A.

OPINION OF TITLE

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

Legal Description:

PARCEL 1:

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

PARCEL 2:

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

LESS AND EXCEPT:

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

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

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

Names of all Owner(s) of Record:

Clara Point, LLC, a Florida limited liability company

Mortgages of Records: None

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

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

Respectfully submitted this 1st day of May 2025.



Doug Marek

Florida Bar No. 035180

1564-075 9224