

Memo

To: Paul O'Connor, Planning Director

From: David Loveland, Public Works Operations Manager, Planning *DML*

Date: May 12, 2011

Subject: **CPA 2010-07 (Minus Forty Technology Corps)**

The Department of Transportation has reviewed the above-referenced privately-initiated comprehensive plan amendment request, to change the land use designation of approximately 4.9 acres within a larger 36-acre parcel in North Fort Myers north of Bayshore Road adjacent to I-75 from "Suburban" to "Industrial Development", and to change another approximately 10.62 acres of wetlands (including Bayshore Creek) from "Suburban" to "Conservation Lands". Access is off of East Street through an existing industrial park, and East Street connects to Bayshore Road at a full median opening. The applicant's traffic analysis indicates that the change would result in 50,000 square feet of mixed light industrial uses at buildout.

Based on the applicant's short-range analysis using growth rates, all of study area roadway segments are anticipated to operate at or better than their adopted level of service standard in 2015. For the long range analysis, DOT staff added the 95 industrial employees that would be associated with 50,000 square feet of industrial uses into the ZDATA2 file for TAZ 1224, and ran the 2030 FSUTMS model on the MPO's Financially Feasible Plan network. In examining the results of the analysis for a three mile radius, a section of Bayshore Road from Samville Road to I-75 (which is the part that East Road connects to) is projected to fail in 2030 both without the additional development from this plan amendment request.

While the projected roadway failure in 2030 both with and without the CPA would normally be a cause for concern and could lead to a recommendation of non-transmittal absent a financial commitment to make the necessary improvements, DOT staff recognizes that this is a relatively small-scale amendment with minimal traffic impact, and that it provides some public benefit in the form of expanding our limited industrial lands in an area that is appropriate for it, and by designating 10+ acres of conservation lands. DOT staff would also note that despite the projected failure using the 2030 model, in comparing to the MPO's new 2035 plan the projected conditions don't appear so bad because there is no improvement to this section of Bayshore Road called for in either the 2035 Needs Plan or Financially Feasible Plan. Finally, this development will be subject to the County's concurrency regulations as it moves forward. For these reasons, DOT staff recommends transmitting this amendment.

Please let me know if you need any additional information.

cc: Donna Marie Collins, Chief Assistant County Attorney
Brandon Dunn, Senior Planner, LCDCD