



6200 Whiskey Creek Drive, Fort Myers, Florida 33919 Phone: 239.985.1200 Fax: 239.985.1259

October 7, 2014

Mr. Peter Blackwell, Planner  
Lee County Department of Community Dev.  
1500 Monroe Street  
Fort Myers, FL 33901

RECEIVED  
OCT 08 2014

COMMUNITY DEVELOPMENT

**RE: Coconut Crossing  
CPA2014-00005  
HM Project No. 2014.019-D**

Dear Mr. Blackwell,

This letter is in response to your correspondence of June 20, 2014 for the above referenced project. The following are responses to your comments.

*II A.a TYPE, Text Amendment*

*The proposed request would result in 31.32 acres of Intensive Development category in the Estero Planning Community. The Lee Plan does not currently allocate any acreage to this category. Therefore, please provide an amended application that proposes a text change to Table 1(b). The applicant needs to provide a justification for this change in allocation. Please provide a narrative justifying the change to Table 1(b) as well as a copy of the proposed Table.*

**COMMENT: Please find attached our requested Text Amendments which include a revised Table 1(b). The justification for this change has been added to the Justification of Request, Attachment G, which is attached. Please note that in addition to the text amendment to Table 1(b), the applicant is requesting a text amendment to Policy 1.1.2 to make reference to and provide development densities and intensities for the Coconut Crossing Overlay, a text amendment to Objective 1.7 to create Policy 1.7.15 which provides additional development limitations for the Coconut Crossing Overlay, and a text amendment to Table 1(a) to incorporate the standard and maximum densities for the request Coconut Crossing overlay.**

*II A.b.1. TYPE, Future Land Use Map Series Amendment, Map amendments require the submittal of a complete list, map, and two sets of mailing labels, for all property with 500 feet of the perimeter of the subject parcel.*

**COMMENT: The mailing labels have been ordered from the Property Appraisers and will be submitted under separate cover.**

*IV B.1. Traffic Circulation Analysis*

*The Traffic Circulation analysis needs to include the section of Corkscrew Road from US 41 to I-75, In addition, the analysis needs to include a Level of Service Analysis for the year 2035 for the roadways impacted by the project. Please provide these.*

**COMMENT: Please find attached a revised Traffic Analysis by TR Transportation.**

*It is not appropriate to analyze the impacts of the proposed CPD by just calculating the trip generation for 470 Multi-family units. There is trip interaction that must be addressed. Additionally, the equation for the multi-family use is a non linear equation, so the trip generation must be calculated by subtracting the total new multi-family trips from the currently allowed multi-family trips to determine the difference in trips.*

**COMMENT: Please find attached a revised Traffic Analysis by TR Transportation.**

*The five year analysis should be based on 2019/2020 conditions and not 2017 traffic conditions.*

**COMMENT: Please find attached a revised Traffic Analysis by TR Transportation.**

*Staff is not in agreement with the growth rate projections. Why was six years of data chosen as the base year? For instance, if the base year was assumed as four years, the annual growth rate would be over 5% on Coconut Road. The choice of six years as the base seems arbitrary.*

**COMMENT: Please find attached a revised Traffic Analysis by TR Transportation.**

*IV B.2. Public Facilities Analysis*

*Please provide a letter of service availability from the appropriate service provider for both potable water and sanitary sewer services.*

**COMMENT: Please find attached a letter from BSU.**

*IV B.3.a. Public facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Fire protection with adequate response times*

*Please provide a letter from the service provider for fire protection.*

**COMMENT: Please find attached a letter from the Estero Fire Department.**

*IV B.3.b. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Emergency medical service (EMS) provisions.*

*Please provide a letter from the service provider for emergency medical services.*

**COMMENT: Please find attached a letter from the Department of Emergency Medical Services.**

*IV B.3.b. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Law enforcement.*

*Please provide a letter from the service provider for law enforcement.*

**COMMENT: We are working with the Lee County Sherriff's Department for the requested letter. We will submit under separate cover upon receipt.**

*IV B.3.d. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Solid waste.*

*Please provide a letter from the service provider for solid waste.*

**COMMENT: We are working with the local Solid Waste provider for the requested letter. We will submit under separate cover upon receipt.**

*IV B.3.e. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Mass Transit.*

*Please provide a letter from the service provider for transit services.*

**COMMENT: Please see the attached letter from Lee Tran.**

*IV D.2. Impacts on Historic Resources, A map showing the subject property location on the archeological sensitivity map for Lee County.*

*Please provide a map that shows the subject property on the archeological sensitivity map for Lee County.*

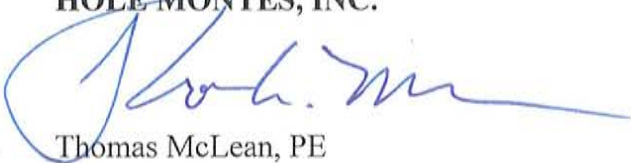
Lee County Development Services  
Coconut Crossing  
CPA2014-00005  
October 7, 2014  
Page 4 of 4

**COMMENT: Please find attached the requested map noted as Exhibit C.5.**

If you need further information, please do not hesitate to contact me at 239/985-1200.

Very truly yours,

**HOLE MONTES, INC.**

A handwritten signature in blue ink, appearing to read "Thomas McLean", written over a circular stamp or mark.

Thomas McLean, PE  
Vice President

TWM/ks

Attachments



Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8344

APPLICATION FOR A
COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: Coconut Crossing

PROJECT SUMMARY: Request to change the Future Land Use designation on 31.32 acres of property located at the NW corner of US 41 and Coconut Road from Urban Community to Intensive development with a standard density of 18 DU/acre and a maximum density of 25 du/acre, and to place the property in the mixed use overlay.

Plan Amendment Cycle: [X] Normal [ ] Small Scale [ ] DRI

APPLICANT - PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: \_\_\_\_\_

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

Signature of Owner or Authorized Representative

Date

Brandon Lurie, Authorized Representative

Printed Name of Owner or Authorized Representative

I. **APPLICANT/AGENT/OWNER INFORMATION** (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

Applicant: General Real Estate Corp. Attn: Brandon Lurie  
Address: 5711 SW 86th Street  
City, State, Zip: South Miami, Florida 33143  
Phone Number: (305) 310-0030 Email: brandon@blurie.com

Agent\*: Hole Montes, Inc. - Thomas W. McLean, P.E.  
Address: 6200 Whiskey Creek Drive  
City, State, Zip: Fort Myers, Florida 33919  
Phone Number: (239) 985-1200 Email: tommclean@hmeng.com

Owner(s) of Record: OB Florida CRE Holdings LLC & IBERIABANK  
Address: 5310 East State Road 64 601 Poydras St., STE 2075  
City, State, Zip: Bradenton, Florida 34208 New Orleans, LA 70130  
Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

\* This will be the person contacted for all business relative to the application.

II. **REQUESTED CHANGE**

A. TYPE: (Check appropriate type)

Text Amendment

Future Land Use Map Series Amendment (Maps 1 thru 24)

List Number(s) of Map(s) to be amended: Map 1, Pages 1 and 6 of 8

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)**

**A. Property Location:**

1. Site Address: 23281 Lyden Drive, Estero, Florida 33928  
2. STRAP(s): 09-47-25-00-00002.0040, 09-47-25-00-00002.0030  
09-47-25-00-00002.0020, 09-47-25-00-00002.0080  
09-47-25-00-00002.0070

**B. Property Information:**

Total Acreage of Property: 31.32 acres  
Total Acreage included in Request: 31.32 acres  
Total Uplands: 31.32 acres  
Total Wetlands: \_\_\_\_\_  
Current Zoning: MPD  
Current Future Land Use Designation: Urban Community  
Area of each Existing Future Land Use Category: Urban Community - 31.32 Acres  
Existing Land Use: Vacant - Retail/Office Commercial Subdivision

**C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:**

Lehigh Acres Commercial Overlay: N/A  
Airport Noise Zone 2 or 3: N/A  
Acquisition Area: N/A  
Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A  
Community Redevelopment Area: N/A

**D. Proposed change for the subject property:**

Change to Intensive Development with 18 DU/ac standard and 25 DU/ac max.  
Placement into the Mixed Use Overlay.

**E. Potential development of the subject property:**

**1. Calculation of maximum allowable development under existing FLUM:**

Residential Units/Density 180 units at 6 du/ac to 301 units at 10 du/ac  
Commercial intensity 260,000 at FAR 0.2  
Industrial intensity \_\_\_\_\_

**2. Calculation of maximum allowable development under proposed FLUM:**

Residential Units/Density 563 units at 18 du/ac to 783 units at 25 du/ac  
Commercial intensity 273,000 at FAR 0.2  
Industrial intensity \_\_\_\_\_

#### IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

##### A. General Information and Maps

*NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.*

**The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).**

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land uses (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. 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.
7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.



B. Public Facilities Impacts

*NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).*

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;  
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (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 should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- 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.
- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- 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; and
  - f. Schools.

*In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.*

C. 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 use 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 Flood Insurance Rate Map effective August 2008.
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).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically 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 archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
  - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
  - b. Provide data and analysis required by Policy 2.4.4,
  - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area
  - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles  
 Be sure to support all conclusions made in this justification with adequate data and analysis.

H. Planning Communities/Community Plan Area Requirements  
 If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- Not Applicable
- Alva Community Plan area [Lee Plan Objective 26.7]
- Buckingham Planning Community [Lee Plan Objective 17.7]
- Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- Captiva Planning Community [Lee Plan Policy 13.1.8]
- North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- Estero Planning Community [Lee Plan Objective 19.5]
- Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- Northeast Lee County Planning Community [Lee Plan Objective 34.5]
- North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- North Olga Community Plan area [Lee Plan Objective 35.10]
- Page Park Community Plan area [Lee Plan Policy 27.10.1]
- Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- Pine Island Planning Community [Lee Plan Objective 14.7]

**AFFIDAVIT**

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

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on \_\_\_\_\_ (date) by \_\_\_\_\_ (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

\_\_\_\_\_  
(Name typed, printed or stamped)

**Proposed Text Changes:**

**1. FLUE Page II-1:**

**Policy 1.1.2:** The Intensive Development areas are located along major arterial roads in Fort Myers, North Fort Myers, East Fort Myers west of I-75, ~~and~~ South Fort Myers, and Estero in the Coconut Crossing Overlay. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, they are well suited to accommodate high densities and intensities. Planned mixed-use centers of high-density residential, commercial, limited light industrial (see Policy 7.1.6), and office uses are encouraged to be developed as described in Policy 2.12.3., where appropriate. As Lee County develops as a metropolitan complex, these centrally located urban nodes can offer a diversity of lifestyles, cosmopolitan shopping opportunities, and specialized professional services that befit such a region. The standard density range is from seven dwelling units per acre (7 du/acre) to 14 dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre). The Coconut Crossing Overlay will allow for a standard density of eighteen dwelling units per acre (18 du/acre) and a maximum of twenty-five dwelling units per acre (25 du/acre), as well as a maximum residential building height of 95 feet provided the development area is designed and constructed as a horizontal or vertical mixed use center with a minimum of 400 dwelling units and 150,000 sf retail or office commercial uses. Should the Coconut Crossing Overlay area be developed as a single use center of either all residential use or all commercial retail use, the standard densities and building heights found in the Urban Community future land use category shall apply.

**2. FLUE Page II-15:**

**OBJECTIVE 1.7: SPECIAL TREATMENT AREAS.** Designate on the Future Land Use Map, as overlays, special treatment areas that contain special restrictions or allowances in addition to all of the requirements of their underlying categories.

**Policy 1.7.15:** Coconut Crossing Mixed Use Overlay identifies 31.32 acres of Intensive Development designated land located at the Northwest corner of US 41 and Coconut Road, in the Estero Planning Community. The Coconut Crossing Overlay allows for a standard density of 18 DU/acre and a maximum density of 25 DU/acre. The maximum allowable residential density shall not exceed 783 units. The maximum allowable commercial intensity shall be 273,000

Tuesday, September 09, 2014

Words underlined are added; words ~~struck through~~ are deleted.

Page 1 of 3

square feet. In order to ensure that the Coconut Crossing Overlay is developed as a mixed use project, consistent with the Estero Community Plan, and FLUE Objective 2.12, Policy 2.12.3, the minimum required residential density shall be 400 units and the minimum required commercial intensity shall be 75,000 square feet. Residential units above 180 will not be permitted until such time as a certificate of occupancy has been obtained for a minimum of 50,000 sf of retail floor area.

3. **Maps:** Amend Map 1, Page 6 of 8: Special Treatment Area – Mixed Use Overlay, to include 31.32 acre Coconut Crossing Mixed Use Overlay.
  
4. **Tables:** Add the following footnote to Table 1(a):

**TABLE 1(a)  
SUMMARY OF RESIDENTIAL DENSITIES <sup>1</sup>**

FUTURE LAND USE CATEGORY	STANDARD OR BASE DENSITY RANGE		BONUS DENSITY
	MINIMUM <sup>2,14</sup> (Dwelling Units per Gross Acre)	MAXIMUM <sup>14</sup> (Dwelling Units per Gross Acre)	MAXIMUM TOTAL DENSITY <sup>3,14</sup> (Dwelling Units per Gross Acre)
Intensive Development	8	14	22
Intensive Development – Coconut Crossing Overlay	8	18	25

**CLARIFICATIONS AND EXCEPTIONS**

<sup>14</sup> The Coconut Crossing Mixed Use Overlay allows for a standard density of 18 DU/acre and a maximum density of 25 DU/acre.

Tuesday, September 09, 2014

Words underlined are added; words ~~struck through~~ are deleted.

TABLE 1(b), Page 2 of 2

Amend the Intensive Development column, by adding 31.32 acres under Estero, and adjusting total accordingly.

Table 1(b)  
Year 2030 Allocations

<u>Future Land Use Classification</u>	<u>Estero</u>
Intensive Development	<del>0</del> 31.5
Central Urban	0
Urban Community	<del>450</del> 418.5
Suburban	1,700
Outlying Suburban	454

Tuesday, September 09, 2014

Words underlined are added; words ~~struck through~~ are deleted.

Page 3 of 3



## **Attachment G.**

### **Justification of Request**

This application for Lee Plan Amendment represents an opportunity for Lee County and Estero to meet their long range planning goal to promote the development of mixed-use centers and targeted economic areas at major nodes within the Estero Community. This application is for a 31.32 acres located at the northwest corner of US 41 and Coconut Road at one of the most significant intersections in Estero. The request is for a Map Amendment to Map 1, page 1 of 8 of the Lee Plan to reclassify the subject property from Urban Community to Intensive Development and a Map Amendment to Map 1, page 6 of 8 of the Lee Plan to include the subject property within the mixed use overlay. The request includes Text Amendments to Policy 1.1.2 and Objective 1.7, creating Policy 1.7.15 for the purpose of creating a Special Treatment Area to be known as the Coconut Crossing Overlay with a standard density of 18 du/acre and a maximum density of 25 du/ac. Finally, the request includes a Text Amendment to Table 1(a) to include the densities noted in the above Text Amendments, and a Text Amendment to Table 1(b) to allocate 31.5 acres within Estero for Intensive Development, and reducing the Urban Community allocation from 450 acres to 418.5 acres.

This Lee Plan amendment application is a reasonable request to allow development of a 31 +/- acre property into a multi-modal, mixed-use community including residential, office, retail and civic uses. The project will incorporate vertical as well as horizontal mixed use type construction. The project will include a central multi-modal community residential/commercial component interconnected to more outlying service/office/retail type commercial located along the perimeter, which will provide access to both residents of the development as well as residents from adjacent communities. This project will enhance the community and take maximum advantage of one of the few remaining prime intersections in Estero. The text amendments to Policy 1.1.2 and Objective 1.7 will create the Coconut

Crossing Overlay and each amendment provides regulations to ensure a mixed use development is provided if the increased density and building height are utilized by the development.

In order to develop this type of intense/dense mixed use project that is envisioned by the Lee Plan and desired by the Estero Community, it is imperative that the property be placed within the Mixed Use Overlay. This allows for the non-residential development areas to be counted in the maximum density calculation, thus allowing for more residential dwelling units, making the project more viable and financially feasible.

Currently there are no acres of development area allocated to Intensive Development within the Estero Community. This request includes a text amendment to create an allocation of 31.5 acres for Intensive Development and to reduce the Urban Community allocation by the same 31.5 acres. The amendment to Table 1(b) is a critical component of the request as this allows for the subject 31.3 acre project to be developed under the Intensive Development policies.

In terms of neighborhood compatibility, a horizontal/vertical interconnected mixed use commercial/residential development will help to serve the needs of the existing nearby residential communities of Marsh Landing, Pelican Landing and Coconut Shores along with the typical highway commercial. The inclusion of public gathering spaces and pedestrian connectivity to the adjacent Coconut Point Town Center will also be a major improvement in the land use pattern and overall neighborhood compatibility. The project will become a destination point for the community rather than an impulse stop on a route currently over-burdened with historical types of uses.

The other factor to consider is the availability of services and infrastructure for the proposed project. The higher demand on the public facilities created by the increased density and intensity will be ameliorated by the mixed use nature of the project. Any additional impacts on the current infrastructure, as substantiated in the individual element analyses, will be minimal and will not require

expansions or capital improvements to the existing facilities. Letters of Availability have been provided from the various service providers.

The project as proposed is compatible with the goals of the Estero Community to provide more mixed-use centers and is consistent with the proposed modifications to the Estero Community Plan contained in CPA2014-00003. We would submit that the conversion of the subject property from Urban Community to Intensive Development with the requested density increases along with inclusion of the site in the Mixed-Use Overlay map (Map 1, page 6 of 8 of the Lee Plan) will represent an enhancement to the Land Use Plan and an improved and more modern pattern of development for the existing residents and surrounding property owners.

MEMORANDUM

TO: Mr. Tom McLean, P.E.  
Hole Montes, Inc.

FROM: Ted B. Treesh  
President

DATE: **REVISED** September 10, 2014

RE: Coconut Crossing CPD  
Comprehensive Plan Amendment (CPA2014-00005)  
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for property within the Coconut Road MPD pursuant to the requirements outlined within the application document for Comprehensive Plan Amendment requests. This analysis will determine the impacts of the requested land use change from Urban Community to Intensive Development. The Coconut Road MPD is a 46 acre mixed use project located at the northwest corner of U.S. 41 and Coconut Road in the Estero area of Lee County, Florida. These amendment would only modify approximately 31.3 acres within the overall MPD. As shown on the currently approved Master Concept Plan for the Coconut Road MPD, the subject 31.3 acres is generally identified as Development Area #1 on the MCP.

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

The proposed Map Amendment would change the future land use designation on the subject site from Urban Community to Intensive Development, which would then permit the 31.3 acres an increase in the density of residential units on the site. Based on the existing land use designation (Urban Community) the subject site could be developed with a mix of commercial office, retail and industrial type uses as well as residential uses with a standard density of 6 units to acre up to a maximum density of 10 units per acre. The proposed land use change to Intensive Development would not change the maximum permitted floor area for commercial uses (retail, office, etc.) but it would increase the

permitted density for residential uses to a standard density of 18 dwelling units per acre up to a maximum density of 25 dwelling units per acre.

The Coconut Road MPD is approved for development based on Zoning Resolution Z-98-075. The internal roadway infrastructure and access drives to U.S. 41 and Coconut Road have been constructed within the MPD. **Table 1** compares the uses and maximum intensities approved under the existing Land Use designation and the uses and densities that would be permitted under the requested Land Use designation.

**Table 1**  
**Land Uses**  
**Coconut Crossing**

<b>Land Use Category</b>	<b>Intensity</b>
Existing Land Use Designation (Urban Community)	1,300,000 sq. ft. of Commercial Uses 6 du/ac (188 units) to 10 du/ac (313 units)
Proposed Land Use Designation (Intensive Development)	1,300,000 sq. ft. of Commercial Uses 18 du/ac (563 units) to 25 du/ac (783 units)

Commercial use assumes an FAR of 1.0

**Long Range Impacts (20-year horizon)**

The Lee County Metropolitan Planning Organization's (MPO) 2035 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, there were no major roadway improvement on the 2035 Financially Feasible Plan

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 subject site lies within Traffic Analysis Zone (TAZ) 1615. The map showing TAZ 1615 is attached for reference. The TAZ is bordered by U.S. 41 on the east, Coconut Road on the south and Williams Road on the north. The western boundary of the TAZ is approximately one mile west of U.S. 41.

The model has both productions and attractions included in this zone. The productions include both single-family homes, multi-family homes and hotel rooms. The attractions include industrial employment, commercial employment, and service employment. **Table 2** identifies the land uses currently contained in the long range travel model utilized by the MPO and Lee County for the Long Range Transportation Analysis.

**Table 2  
TAZ 1615  
Land Uses in Existing Travel Model (2035)**

<b>Land Use Category</b>	<b>Intensity</b>
Single Family Dwelling Units	702 dwelling units
Multi-Family Dwelling Units	698 dwelling units
Hotel Rooms	125 rooms
Industrial Employment	163 employees
Commercial Employment	744 employees
Service Employment	1,926 employees

When utilizing standard conversion rates from employees to floor area, the total number of employees within the TAZ would translate into over 7,700,000 square feet of floor area for industrial, commercial and retail uses. Even though the boundaries of the TAZ extend north from Coconut Road to Williams Road, the only commercial property available for development is along the U.S. 41 corridor, with more intensity permitted under current approved zoning at the corners of U.S. 41 and Williams Road and U.S. 41 and Coconut Road.

All of the commercial property within the TAZ currently has an approved PUD through the Lee County zoning process. The total amount of commercial floor area within these approved CPD's is just under 900,000 square feet. Therefore, there is no reasonable expectation that the development within TAZ 1615 will exceed those levels that are identified in the ZDATA file used for attractions (industrial/commercial & retail land uses) computations within the long range travel model. In addition, should the residential development intensity increase within the boundaries of the Coconut Road MPD, it is a likely assumption that the development of commercial floor area will decrease on the subject site. The current zoning on the entire 46 acres (per Z-98-075) includes up to 250,000 square feet of retail, 50,000 square feet of office and 200,000 square feet of light industrial uses. The 200,000 square feet of light industrial uses are located on the Master Concept Plan in what is identified as Development Area #2. Development Area #2 also has the option to be developed with 144 multi-family dwelling units in place of the light industrial uses. The remaining commercial floor area is located on Development Area #1 (the area subject to this Comprehensive Plan Amendment) as identified on the approved Master Concept Plan for Coconut Road MPD. Therefore, the proposed change in land use designation on the subject site from Urban Development to Intensive Development would not have a significant impact on the trip generation characteristics of the TAZ as included in the 2035 travel model.

A Level of Service analysis for the 2035 Existing plus Committed roadway network is attached to this report for reference. The adopted 2035 Long Range Transportation Model was referenced to determine the projected 2035 traffic volumes and Level of Service on the roadways within a three-mile radius of the subject site. The resultant land use change will not impact the results of the Level of Service analysis as reported in the adopted 2035 travel model. **Table 1A** and **2A** in the Appendix of this report identify the level of service on the roadway links in the study area.

**Short Range Impacts (5-year horizon)**

The 2013/2014-2017/2018 Lee County Transportation Capital Improvement Plan and the 2014-2018 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 this review there are no programmed improvements in the vicinity of the subject site.

Assuming the trip generation of the potential commercial portion of the development is not changed, the only potential increase in trip generation would be from the increase in residential density permitted on the subject site. As previously noted in Table 1, the residential intensity could increase from a maximum dwelling unit count of 313 units to a maximum of 783 units, or an increase of 470 dwelling units. The trip generation for this potential increase was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 9<sup>th</sup> Edition. Land Use Code 230 (Residential Condominiums/Townhouse) was utilized for the trip generation purposes of the residential uses. **Table 3** indicates the resultant trip generation from going from 313 units to 783 units, or a total increase of 470 dwelling units.

**Table 3  
Trip Generation  
Coconut Crossing**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Requested Density (783 Units.)	46	222	268	218	107	325	3,854
Requested Density (313 Units)	22	107	129	103	50	153	1,736
Increase (470 Units)	24	115	139	115	57	172	2,118

Therefore, the proposed map amendment could increase the overall trip generation of the subject site by approximately 172 vehicle trips during the P.M. peak hour.

As previously discussed, the 31.3 acres that are subject to this map amendment are identified as Development Area #1 on the Master Concept Plan currently approved as part of Zoning Resolution Z-98-075. The development parameters approved in Development Area #1 include up to 250,000 square feet of retail uses and up to 50,000 square feet of office uses. Should multi-family be developed within the 31.3 acres known as Development Area #1, it is reasonable to assume a development scenario of up to 263,000 square feet of retail uses (FAR of 0.2) and up to the maximum permitted density of 783 multi-family dwelling units. This is a reasonable assumption for trip generation

purposes to evaluate the short term impacts to the surrounding roadway network. For analysis purposes, the assumption of 783 multi-family dwelling units is very conservative along with the assumed retail uses of 263,000 square feet of retail uses, which is more than what is currently permitted in total floor area of 200,000 square feet of retail uses. This was compared to the development currently approved within Development Area #1.

The trip generation comparison for the site was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 9<sup>th</sup> Edition. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the retail use, Land Use Code 710 (General Office) was utilized for the trip generation purposes of the office use and Land Use Code 230 (Residential Condominium/Townhouse) was utilized for the multi-family dwelling unit trip generation. **Table 4** indicates the trip generation comparison of the 31.3 acres within the Coconut Road MPD, referred to as Development Area #1. Trip reductions for internal capture for each scenario was also completed based on calculations in the ITE Trip Generation Handbook. The computation of the internal capture percentages for each scenario are included in the Appendix of this report for reference.

**Table 4  
Trip Generation  
Development Area #1 Trip Comparison  
Coconut Crossing**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Approved Zoning							
Shopping Center (200,000 sq. ft.)	148	90	238	457	496	953	10,656
General Office (50,000 sq. ft.)	97	13	110	22	112	134	775
Less Internal Capture (1.7%)	-4	-2	-6	-8	-10	-18	-245
<b>Total Trips</b>	<b>241</b>	<b>101</b>	<b>342</b>	<b>471</b>	<b>598</b>	<b>1,069</b>	<b>14,186</b>
Proposed Use under New Land Use Designation							
Shopping Center (263,000 sq. ft.)	174	107	281	550	595	1,145	12,732
Multi-Family Residential (783 Units)	46	222	268	218	107	325	3,854
Less Internal Capture (16.1%)	-35	-53	-88	-124	-113	-237	-2,670
<b>Total Trips</b>	<b>185</b>	<b>169</b>	<b>354</b>	<b>644</b>	<b>589</b>	<b>1,233</b>	<b>12,916</b>
<b>Proposed Land Use – Approved Zoning</b>	<b>-56</b>	<b>+68</b>	<b>+12</b>	<b>+173</b>	<b>-9</b>	<b>+164</b>	<b>-1,270</b>

Positive trip number reflects an increase in trips due to Proposed Land Use Change and negative trip number reflects decrease in trips due to Land Use Change



The trips indicated for the shopping center uses in Table 4 will not entirely be new trips to the adjacent roadway system. Vehicles already traveling the adjoining roadway system, called “pass-by” traffic, reduce the development’s overall impact on the surrounding roadway system but do not decrease the actual driveway volumes. ITE estimates that a retail center of comparable size may attract as much as 10 to 90 percent of its traffic from vehicles already traveling the adjoining roadway system. Lee County limits the maximum permissible pass-by rate for Land Use Code 820 (Shopping Center) to thirty percent (30%). Therefore, a thirty percent (30%) pass-by rate was utilized for Land Use Code 820.

For this analysis, the “pass-by” traffic was accounted for to determine the number of “new” trips the development will add to the surrounding roadways. **Table 4** summarizes the “pass-by” trips reduction factors for the development. **Table 5** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the “pass-by” trips the development is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the “pass-by” reduction, only the traffic added to the surrounding streets and intersections.

**Table 4**  
**“Pass-by” Trip Reduction Factors**  
**Coconut Crossing**

Land Use	Percentage Trip Reduction
Shopping Center (LUC 820)	30%

**Table 5**  
**Net New Trip Generation**  
**Coconut Crossing**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	185	169	354	644	589	1,233	12,916
Less 30% Retail Trips	-52	-32	-84	-165	-179	-344	-3,820
Net New Trips	133	137	270	479	410	889	9,096

**Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on Coconut Road and U.S. 41 based on the uses that would be permitted under the proposed land use designation. From Table 2A, Coconut Road, east of U.S. 41, and U.S. 41 are anticipated to operate at a Level of Service “C” in the 5 year planning window and Coconut Road west of U.S. 41 is anticipated to operate at LOS “D” in the 5 year planning window. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement program.

**Conclusion**

The proposed Comprehensive Plan Amendment is to modify the future land use designation on the subject site from Urban Community to Intensive Development. The approximately 31.3-acre site within the Coconut Road MPD would be modified to permit multi-family dwelling units at a standard density of 18 dwelling units per acre up to a maximum of 25 dwelling units per acre. The commercial intensity would not be impacted. Based on the analysis, no modifications are necessary to the Short Term or the Long Range Transportation plan to support the proposed Comprehensive Plan Amendment. In addition, the modifications to land use will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan.

Attachments

# APPENDIX

**TABLES 1A & 2A**  
**2035 LONG RANGE**  
**TRANSPORTATION PLAN**  
**LOS ANALYSIS**  
**E + C NETWORK**

**TABLE 1A  
LEVEL OF SERVICE THRESHOLDS  
COCONUT CROSSING CPA 2014-0005**

ROADWAY	ROADWAY SEGMENT		EXISTING CONDITIONS		LOS A	LOS B	LOS C	LOS D	LOS E
	FROM	TO	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Ben Hill Griffin Pkwy.	Estero Pkwy.	Corkscrew Rd.	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
Coconut Rd.	U.S. 41	Three Oaks Pkwy.	4LD	Major Collector	0	0	7,780	1,530	1,530
Corkscrew Rd.	U.S. 41	Via Coconut Point	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
	Via Coconut Point	River Ranch Rd.	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
	River Ranch Rd.	Three Oaks Pkwy.	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
	Three Oaks Pkwy.	I-75	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
	I-75	Ben Hill Griffin Pkwy.	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
Ben Hill Griffin Pkwy.	Ben Hill Griffin Pkwy.	Wildcat Run Dr.	2LN	Uninterrupted Flow - Arterial	120	420	840	1,190	1,640
	Estero Pkwy.	U.S. 41	Three Oaks Pkwy.	4LD	Class I - Arterial	0	260	1,840	1,960
Estero Pkwy.	Three Oaks Pkwy.	Ben Hill Griffin Pkwy.	4LD	Class I - Arterial	0	260	1,840	1,960	1,960
	I-75	Alico Rd.	Corkscrew Rd.	6LD	Freeway	0	3,360	4,580	5,500
I-75	Corkscrew Rd.	Bonita Beach Rd.	6LD	Freeway	0	3,360	4,580	5,500	6,080
	Three Oaks Pkwy./ Imperial Pkwy.	San Carlos Blvd.	Estero Pkwy.	4LD	Class 1 - Arterial	0	260	1,840	1,960
Estero Pkwy.		Corkscrew Rd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
Corkscrew Rd.		Williams Rd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
U.S. 41	Michael G. Rippe Pkwy.	Sanibel Blvd.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
	San Carlos Blvd.	Estero Pkwy.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
	Estero Pkwy.	Corkscrew Rd.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
	Corkscrew Rd.	Williams Rd.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
	Williams Rd.	Coconut Rd.	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
	Coconut Rd.	Old 41	6LD	Class I - Arterial	0	410	2,840	2,940	2,940
Via Coconut Point/ Sandy Ln.	Broadway	Corkscrew Rd.	2LU	Minor Collector	0	0	310	670	740
	Corkscrew Rd.	Williams Rd.	4LD	Local	0	0	780	1,530	1,530
	Williams Rd.	Coconut Rd.	4LD	Local	0	0	780	1,530	1,530
Williams Rd.	U.S. 41	Three Oaks Pkwy.	2LU	Major Collector	0	0	310	670	740

- Denotes the LOS Standard for each roadway segment

**TABLE 2A  
ROADWAY LINK LEVEL OF SERVICE CALCULATIONS  
COCONUT CROSSING CPA 2014-0005**

ROADWAY	ROADWAY SEGMENT FROM TO		2035 BACKGROUND								PEAK DIRECTION TRAFFIC VOLUMES				
			2035			AADT		100TH HIGHEST			PM PK HR	PEAK DIRECTION TRAFFIC VOLUMES			
			FSUTMS	LCDOT PCS OR	PEAKSEASON	BACKGROUND	K-100	HOUR PK DIR	DIRECTIONAL	PEAK	NORTH/EAST	SOUTH/WEST	VOLUME	LOS	VOLUME
PSWDT	FDOT SITE #	FACTOR	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	NORTH/EAST	SOUTH/WEST	VOLUME	LOS	VOLUME	LOS		
Ben Hill Griffin Pkwy	Estero Pkwy.	Corkscrew Rd.	36,588	71/15	1.170	31,272	0.1110	3,471	0.52	EAST	1805	C	1,666	C	
Coconut Rd.	U.S. 41	Three Oaks Pkwy.	19,976	15	1.170	17,074	0.1110	1,895	0.51	EAST	966	C	929	C	
Corkscrew Rd.	U.S. 41	Via Coconut Point	34,699	15	1.170	29,657	0.1010	2,995	0.51	EAST	1527	C	1,468	C	
	Via Coconut Point	River Ranch Rd.	40,938	15	1.170	34,990	0.1010	3,534	0.51	EAST	1802	C	1,732	C	
	River Ranch Rd.	Three Oaks Pkwy.	52,664	15	1.170	45,012	0.1010	4,546	0.51	EAST	2318	F	2,228	F	
	Three Oaks Pkwy.	I-75	50,489	15	1.170	43,153	0.1010	4,358	0.51	EAST	2223	F	2,135	F	
	I-75	Ben Hill Griffin Pkwy.	49,721	15	1.170	42,497	0.1010	4,292	0.51	EAST	2189	F	2,103	F	
	Ben Hill Griffin Pkwy.	Wildcat Run Dr.	24,460	15	1.170	20,906	0.1010	2,112	0.51	EAST	1077	D	1,035	D	
Estero Pkwy.	U.S. 41	Three Oaks Pkwy.	19,704	15	1.170	16,841	0.1010	1,701	0.51	EAST	868	C	833	C	
	Three Oaks Pkwy.	Ben Hill Griffin Pkwy.	38,266	15	1.170	32,706	0.1010	3,303	0.51	EAST	1685	C	1,618	C	
I-75	Alico Rd.	Corkscrew Rd.	167,697	120184	0.906	151,933	0.0900	13,674	0.57	NORTH	7794	F	5,880	E	
	Corkscrew Rd.	Bonita Beach Rd.	175,809	120184	0.906	159,283	0.0900	14,335	0.57	NORTH	8171	F	6,164	F	
Three Oaks Pkwy./ Imperial Pkwy.	San Carlos Blvd.	Estero Pkwy.	36,483	72	1.170	31,182	0.1010	3,149	0.58	NORTH	1826	C	1,323	C	
	Estero Pkwy.	Corkscrew Rd.	44,604	72	1.170	38,123	0.1010	3,850	0.58	NORTH	2233	F	1,617	C	
	Corkscrew Rd.	Williams Rd.	27,578	72	1.170	23,571	0.1010	2,381	0.58	NORTH	1381	C	1,000	C	
U.S. 41	Michael G. Rippe Pkwy.	Sanibel Blvd.	61,663	25	1.149	53,667	0.0900	4,830	0.54	NORTH	2608	C	2,222	C	
	San Carlos Blvd.	Estero Pkwy.	73,445	25	1.149	63,921	0.0900	5,753	0.54	NORTH	3107	F	2,646	C	
	Estero Pkwy.	Corkscrew Rd.	65,473	25	1.149	56,983	0.0900	5,128	0.54	NORTH	2769	C	2,359	C	
	Corkscrew Rd.	Williams Rd.	68,649	25	1.149	59,747	0.0900	5,377	0.54	NORTH	2904	D	2,473	C	
	Williams Rd.	Coconut Rd.	62,895	25	1.149	54,739	0.0900	4,927	0.54	NORTH	2661	C	2,266	C	
Coconut Rd.	Old 41	67,553	25	1.149	58,793	0.0900	5,291	0.54	NORTH	2857	D	2,434	C		
Via Coconut Point/ Sandy Ln.	Broadway	Corkscrew Rd.	9,468	25	1.149	8,240	0.0900	742	0.54	NORTH	401	D	341	D	
	Corkscrew Rd.	Williams Rd.	28,421	25	1.149	24,735	0.0900	2,226	0.54	NORTH	1202	D	1,024	D	
	Williams Rd.	Coconut Rd.	34,279	25	1.197	28,637	0.0900	2,577	0.54	NORTH	1392	D	1,185	D	
Williams Rd.	U.S. 41	Three Oaks Pkwy.	12,691	15	1.170	10,847	0.1010	1,096	0.51	NORTH	559	D	537	D	

**TABLE 3A & 4A  
5 YEAR LEVEL OF SERVICE  
ANALYSIS**

**TABLE 3A  
PEAK DIRECTION PROJECT TRAFFIC VS. LOS C LINK VOLUMES  
COCONUT CROSSING COMP PLAN - 5 YEAR LOS ANALYSIS**

Revised 9/10/14

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 270 VPH      IN= 133      OUT= 137  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 889 VPH      IN= 479      OUT= 410

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PROJECT</u>			
								<u>TRAFFIC DISTRIBUTION</u>	<u>NEW PROJ TRAFFIC AM PEAK</u>	<u>PM PEAK</u>	<u>PROJ/ LOS C</u>
U.S. 41	N. of Coconut Rd.	6LD	0	410	2,840	2,940	2,940	30%	41	144	5.06%
	S. of Coconut Rd.	6LD	0	410	2,840	2,940	2,940	35%	48	168	5.90%
Coconut Rd.	E. of U.S. 41	4LD	0	260	1,840	1,960	1,960	30%	41	144	7.81%
	W. of Site	2LN	0	0	310	670	740	5%	7	24	7.73%

The Level of Service thresholds for all roadways were obtained from the Lee County Generalized Service Volume Table (Sept. 2013)

- Denotes a Significantly Impacted roadway segment



**TABLE 4A  
COCONUT CROSSING COMP PLAN - 5 YEAR LOS ANALYSIS**

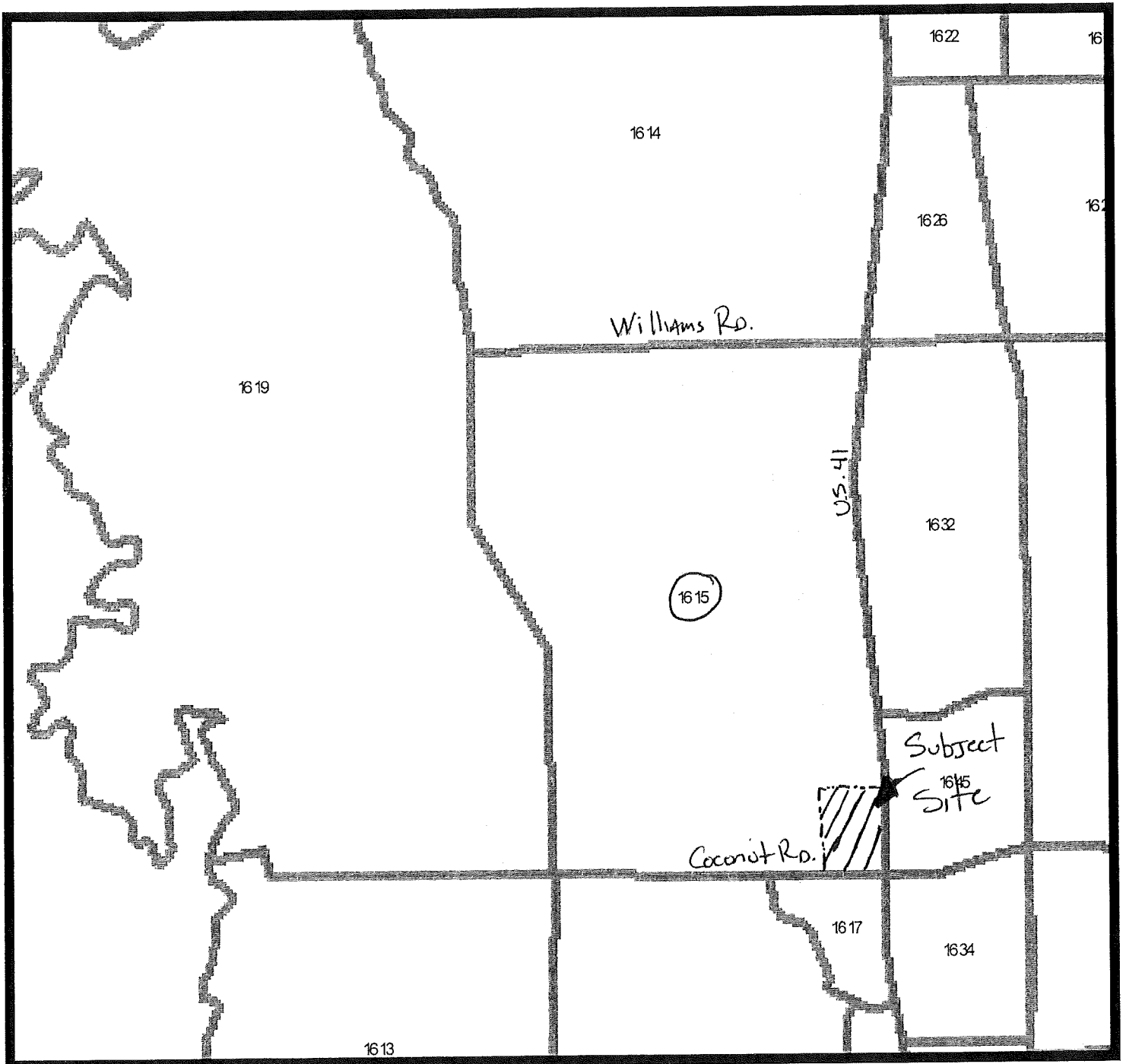
TOTAL AM PEAK HOUR PROJECT TRAFFIC = 270 VPH      IN= 133    OUT= 137  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 889 VPH      IN= 479    OUT= 410

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>SITE/ STATION</u>	<u>BASE YR ADT</u>	<u>2013 ADT</u>	<u>YRS OF GROWTH</u>	<u>ANNUAL RATE</u>	2012	2019		<u>PROJECT TRAFFIC DISTRIBUTION</u>	<u>AM PROJ TRAFFIC</u>	<u>PM PROJ TRAFFIC</u>	2019		2019	
							<u>PK HR</u>	<u>PK HR</u>	<u>PK SEASON</u>				<u>BCKGRND + AM PROJ</u>	<u>BCKGRND + PM PROJ</u>	<u>LOS</u>	<u>LOS</u>
U.S. 41	N. of Coconut Rd.	120065	51,500	47,500	9	1.00%	2,211	2,370	C	30%	41	144	2,412	C	2,514	C
	S. of Coconut Rd.	120065	51,500	47,500	9	1.00%	2,211	2,370	C	35%	48	168	2,418	C	2,538	C
Coconut Rd.	E. of U.S. 41	490	14,100	12,200	9	1.00%	444	476	C	30%	41	144	517	C	620	C
	W. of Site	495	8,000	7,600	9	1.00%	350	375	D	5%	7	24	382	D	399	D

<sup>1</sup>The 2012 peak hour, peak season, peak direction traffic volumes were taken from the 2013 Lee County Concurrency Report.

US 41 Traffic Data obtained from FDOT 2013 Traffic Information Online. Coconut Road traffic data obtained from 2013 Lee County Traffic Count Report

**TAZ 1615**

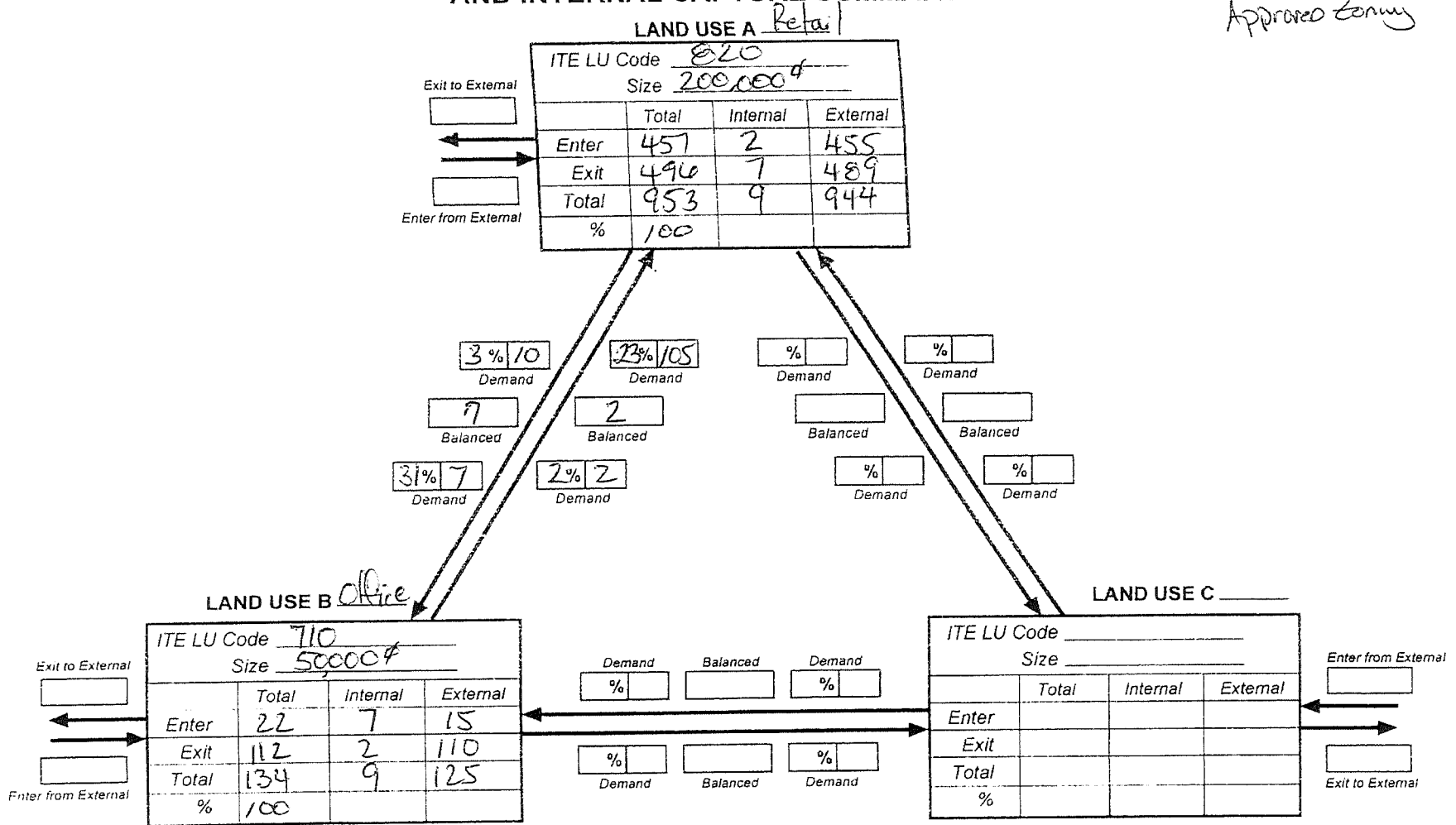


**ITE TRIP GENERATION REPORT  
INTERNAL CAPTURE WORKSHEETS**

Analyst \_\_\_\_\_  
Date \_\_\_\_\_

## MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Name of Dvlpt Coconut Crossing  
Time Period PM Peak  
Approved Zoning



Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter	455	15		470
Exit	489	110		599
Total	944	125		1,069
Single-Use Trip Gen. Est.	953	134		1,087
				INTERNAL CAPTURE 107%

Source: Kaku Associates, Inc.

Analyst \_\_\_\_\_  
Date \_\_\_\_\_

## MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Name of Dvlpt Coconut Crossing  
Time Period PM Peak  
Proposed Use

LAND USE A Retail

ITE LU Code <u>820</u>			
Size <u>263,000 sq ft</u>			
	Total	Internal	External
Enter	550	50	500
Exit	595	68	527
Total	1,145	118	1,027
%			

Exit to External




Enter from External

12% 71  
Demand

9% 50  
Demand

%  
Demand

%  
Demand

68  
Balanced

50  
Balanced

Balanced

Balanced

31% 68  
Demand

53% 57  
Demand

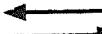
%  
Demand

%  
Demand

LAND USE B Multi-family

ITE LU Code <u>230</u>			
Size <u>783 units</u>			
	Total	Internal	External
Enter	218	68	150
Exit	107	50	57
Total	325	118	207
%			

Exit to External




Enter from External

Demand

Balanced

Demand

Demand

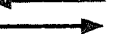
Balanced

Demand

LAND USE C \_\_\_\_\_

ITE LU Code _____			
Size _____			
	Total	Internal	External
Enter			
Exit			
Total			
%			

Enter from External




Exit to External

### Net External Trips for Multi-Use Development

	LAND USE A	LAND USE B	LAND USE C	TOTAL
Enter				
Exit				
Total	<u>1,027</u>	<u>207</u>		<u>1,234</u>
Single-Use Trip Gen. Est.				<u>1,470</u>

Source: Kaku Associates, Inc.

INTERNAL CAPTURE  
16.1%

**LEE COUNTY GENERALIZED  
SERVICE VOLUMES TABLE**

Lee County  
Generalized Peak Hour Directional Service Volumes  
Urbanized Areas

Sept. 2013

c:\input4

<b>Uninterrupted Flow Highway</b>						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	120	420	840	1,190	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
<b>Arterials</b>						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	260	1,840	1,960	1,960
3	Divided	*	410	2,840	2,940	2,940
4	Divided	*	550	3,840	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
<b>Controlled Access Facilities</b>						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
<b>Collectors</b>						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	670	740
1	Divided	*	*	330	710	780
2	Undivided	*	*	740	1,460	1,460
2	Divided	*	*	780	1,530	1,530
Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.						



**TRAFFIC DATA FROM THE 2013 LEE  
COUNTY TRAFFIC COUNT REPORT**

## PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	M A P	Daily Traffic Volume (AADT)										SQ M	Area
				2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		
CAPE CORAL PKWY	E OF SKYLINE BLVD	13	I	27100	28800	30100	28200	25900	26800	26200	26700	25000	26400		1
	W OF PALM TREE	56	I	48800	54200	54000	51000	31900	31800	38500	40800	40100	44800	13	1
CAPE CORAL BRIDGE	W OF BRIDGE	234	G	45700	47900	48400	47500			39700			45600	13	1
CAPTIVA DR	N OF BLIND PASS BRIDGE	319	I	5800	5800	6000	6500	6500	4600	4700				36	7
CEMETERY RD	E OF BUCKINGHAM RD	486	D	3800	4100	5200	5400	4700	4700	5400				11	5
CHALLENGER BLVD	S OF COLONIAL BV	628	B	1500	1500	1700	1800	1500	1600					18	3
CHAMBERLIN PKWY	S OF DANIELS PKWY	33	E	21200	16800	2100	1800	1500	1400	1400			1200		
CHIQUITA BLVD	N OF SW 27TH ST	58	C	18500	20000	19600	22200	16500	16700	16600	16500	22200	17100		
CLEVELAND AVENUE - SEE US 41															
COCONUT RD	W OF US 41	495	H	8000	7100	6000	9300		U/C		7800		7600	15	6
	E OF US 41	490	H	14100	12100	15100	15500	12600	9900	10700	9900		12200	15	6
COLUMBUS BLVD	N OF IMMOKALEE RD	473	F	1000	2000	2400	2200	1900	1500	1800				6	5
CONSTITUTION BLVD	E OF US 41	464	F	7700	6800	6900	5700	5900	5500	4700				25	4

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**TRAFFIC DATA FROM THE 2013 LEE  
COUNTY CONCURRENCY REPORT**

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BONITA BEACH RD	I-75	BONITA GRANDE DR	4LD	E	2,040	B	420	B	420	B	420		02900
BONITA BEACH RD	BONITA GRANDE DR	LOGAN BLVD EXT	4LD	E	2,040	B	420	B	420	B	420		02950
BOY SCOUT DR	SUMMERLIN RD	US 41	6LD	E	2,410	E	996	E	996	E	999		03200
BRANTLEY RD*	SUMMERLIN RD	US 41	2LU	E	860	B	116	B	116	B	134		03300
BRIARCLIFF DR*	US 41	TRIPLE CROWN CT	2LU	E	860	B	201	B	201	B	223		03400
BROADWAY (ALVA)*	PALM BEACH BL (SR 80)	NORTH RIVER RD	2LU	E	860	B	181	B	181	B	181		03500
BROADWAY (ESTERO)*	LOGAN AVE	US 41	2LU	E	860	B	161	B	167	B	179		03600
BUCKINGHAM RD	IMMOKALEE RD (SR 82)	GUNNERY RD	2LU	E	970	B	313	B	315	C	346		03700
BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BL	2LU	E	970	C	371	C	372	C	372		03730
BUCKINGHAM RD	ORANGE RIVER BL	PALM BEACH BL (SR 80)	2LU	E	970	C	481	C	481	F	1,184		03800
BURNT STORE RD	PINE ISLAND RD (SR 78)	DIPLOMAT PKWY	2LU	E	1,190	C	649	C	649	C	675	4 Ln design & ROW acquisition underway	03900
BURNT STORE RD	DIPLOMAT PKWY	CHARLOTTE COUNTY LINE	2LU	E	1,190	B	310	B	310	C	482		04000
BUS 41 (SR 739)	FORT MYERS CITY LIMIT	PONDELLA RD	6LD	D	2,800	D	1,822	D	1,822	D	1,822		04200
BUS 41 (SR 739)	PONDELLA RD	PINE ISLAND RD (SR 78)	6LD	D	2,800	C	1,267	C	1,267	C	1,279		04300
BUS 41 (SR 739)	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	D	1,840	C	740	C	780	C	831		04400
BUS 41 (SR 739)	LITTLETON RD	US 41	2LU	D	1,050	B	369	B	369	B	426	4 Ln design underway by FDOT	04500
CAPE CORAL BR RD	DEL PRADO BL	McGREGOR BL	4L	E	4,000	C	2,551	C	2,551	C	2,551	Toll Plaza under construction	04600
CAPTIVA RD*	BLIND PASS	SOUTH SEAS PLANTATION	2LU	E	860	B	265	B	267	B	267	Constrained v/c = 0.31	04700
CEMETERY RD*	BUCKINGHAM RD	HIGGINS AVE	2LU	E	860	B	257	B	258	B	258		04800
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LD	E	1,830	B	84	B	84	B	129	Port Authority maintained	04900
COCONUT RD*	SPRING CREEK RD	US 41	2LN	E	860	B	350	B	498	C	591	No count since 2007	05000
COCONUT RD*	US 41	THREE OAKS PKWY	4LD	E	1,830	B	444	B	444	B	467		05030
COLLEGE PKWY*	McGREGOR BL	WINKLER RD	6LD	E	2,810	E	1,831	E	1,831	E	1,831		05100
COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,810	E	2,318	E	2,318	E	2,401		05200
COLLEGE PKWY*	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,810	E	2,371	E	2,371	E	2,394		05300
COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,810	E	1,535	E	1,535	E	1,558		05400
COLONIAL BL*	McGREGOR BL	SUMMERLIN RD	6LD	E	2,580	F	2,628	F	2,628	F	2,628		05500
COLONIAL BL	SUMMERLIN RD	US 41	6LD	E	2,580	F	2,859	F	2,859	F	2,859		05600
COLONIAL BL (SR 884)	US 41	FOWLER ST	6LD	E	2,580	F	2,805	F	2,805	F	2,805		05700
COLONIAL BL (SR 884)	FOWLER ST	METRO PKWY	6LD	E	2,580	F	3,485	F	3,485	F	3,485	N. Airport Rd. Ext. in 2012/13	05800
COLONIAL BL (SR 884)	METRO PKWY	WINKLER AVE	6LD	E	3,320	D	3,057	D	3,057	D	3,059		05900
COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	E	3,320	F	3,835	F	3,835	F	3,835		06000
COLONIAL BL (SR 884)	SIX MILE CYPRESS PKWY	I-75	6LD	E	3,320	F	4,053	F	4,053	F	4,053		06100
COLONIAL BL	I-75	IMMOKALEE RD (SR 82)	6LD	D	2,960	B	1,939	B	1,939	B	1,939		06200

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
WILLIAMS RD*	US 41	RIVER RANCH RD	2LU	E	860	B	130	B	130	B	170		28100
WILLIAMS AVE	LEE BL	W 6th ST	2LN	E	860	C	581	C	586	C	670		28200
WINKLER RD*	STOCKBRIDGE	SUMMERLIN RD	2LN	E	860	B	444	B	458	C	655		28300
WINKLER RD*	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	D	284	D	284	D	300		28400
WINKLER RD*	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	940	B	593	B	593	C	600		28500
WINKLER RD*	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	940	C	675	C	675	C	675		28600
WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,800	D	683	D	683	D	833		28700
WINKLER RD*	COLLEGE PKWY	McGREGOR BL	2LN	E	820	C	347	C	347	C	371		28800
WOODLAND BL*	US 41	AUSTIN ST	2LU	E	860	B	266	B	266	B	266		28900
W 6th ST*	WILLIAMS AVE	JOEL BL	2LU	E	860	B	145	B	145	B	140		29000
W 12th ST*	GUNNERY RD	SUNSHINE BL	2LU	E	860	B	75	B	77	B	77		29100
W 12th ST*	SUNSHINE BL	WILLIAMS AVE	2LU	E	860	B	75	B	75	B	164		29200
W 12th ST*	WILLIAMS AVE	JOEL BL	2LU	E	860	B	91	B	92	B	92		29300
W 14th ST*	SUNSHINE BL	RICHMOND AVE	2LU	E	860	B	47	B	48	B	48		29400
US 41	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	E	2,860	C	1,923	C	1,923	C	1,923		29500
US 41	BONITA BEACH RD	WEST TERRY ST	6LD	E	3,140	C	2,016	C	2,016	C	2,016		29600
US 41	WEST TERRY ST	OLD 41	6LD	E	3,140	C	1,821	C	1,821	C	1,821		29700
US 41	OLD 41	CORKSCREW RD	6LD	E	3,140	C	2,211	C	2,318	C	2,597		29800
US 41	CORKSCREW RD	SANIBEL BL	6LD	E	2,980	C	2,070	C	2,083	C	2,254	6 Ln under construction	29900
US 41	SANIBEL BL	ALICO RD	6LD	E	2,980	C	1,925	C	1,929	C	2,156		30000
US 41	ALICO RD	ISLAND PARK RD	6LD	E	2,980	C	2,799	C	2,800	F	2,981		30100
US 41	ISLAND PARK RD	JAMAICA BAY WEST	6LD	E	2,980	C	2,814	C	2,815	F	3,027		30200
US 41	JAMAICA BAY WEST	SIX MILE CYPRESS PKWY	6LD	E	2,980	F	3,266	F	3,280	F	3,280		30300
US 41	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,740	E	2,590	E	2,636	F	2,858		30400
US 41	DANIELS PKWY	COLLEGE PKWY	6LD	E	2,740	F	3,155	F	3,155	F	3,167	Constrained v/c=1.15	30500
US 41	COLLEGE PKWY	SOUTH RD	6LD	E	2,740	D	2,307	D	2,307	D	2,333	Constrained v/c=0.84	30600
US 41	SOUTH DR	BOY SCOUT RD	6LD	E	2,740	F	2,953	F	2,953	F	2,955	Constrained v/c=1.08	30700
US 41	BOY SCOUT DR	NORTH AIRPORT RD	6LD	E	2,740	E	2,448	E	2,448	E	2,448	Constrained v/c=0.89	30800
US 41	NORTH AIRPORT RD	COLONIAL BL	6LD	E	2,740	E	2,519	E	2,519	E	2,519		30810
US 41	FOUNTAIN INTERCHANGE	NORTH KEY DR	4LD	E	2,280	F	2,358	F	2,358	F	2,358		30900
US 41	NORTH KEY DR	HANCOCK BRIDGE PKWY	4LD	E	2,280	F	2,358	F	2,358	F	2,391		31000
US 41	HANCOCK BRIDGE PKWY	PONDELLA RD	4LD	E	1,940	D	1,755	D	1,755	D	1,755		31100
US 41	PONDELLA RD	PINE ISLAND RD (SR 78)	4LD	E	1,940	D	1,372	D	1,372	D	1,372		31200
US 41	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	E	2,040	B	1,093	B	1,093	B	1,180		31300
US 41	LITTLETON RD	BUSINESS 41	4LD	E	2,040	B	856	B	856	B	1,221		31400
US 41	BUSINESS 41	DEL PRADO BL	4LD	E	2,040	B	1,191	B	1,207	B	1,221		31500
US 41	DEL PRADO BL	CHARLOTTE COUNTY LINE	4LD	E	2,040	B	1,191	B	1,193	B	1,283		31600

**TRAFFIC DATA FROM THE 2013  
FDOT TRAFFIC INFORMATION  
ONLINE**

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2013 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0065 - SR 45/US 41, NORTH OF CR 887/OLD US 41 LC436

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2013	47500 C	N 24000	S 23500	9.00	59.70	3.60
2012	47000 C	N 23500	S 23500	9.00	54.30	3.20
2011	52500 C	N 27000	S 25500	9.00	55.00	3.10
2010	51500 C	N 26000	S 25500	10.32	57.60	3.20
2009	48500 C	N 25000	S 23500	10.24	54.47	3.40
2008	51000 C	N 26000	S 25000	10.37	58.94	3.40
2007	60000 F	N 30500	S 29500	10.16	54.76	4.80
2006	56000 C	N 28500	S 27500	10.23	54.38	4.80
2005	48500 C	N 24500	S 24000	10.30	54.10	8.40
2004	51500 S	N 26000	S 25500	9.90	54.30	6.30
2003	48500 F	N 24500	S 24000	9.80	55.60	6.30
2002	45500 C	N 23000	S 22500	10.20	57.20	6.30
2001	41500 C	N 21000	S 20500	10.00	55.60	8.50
2000	38000 C	N 19500	S 18500	9.90	55.20	7.00
1999	35500 C	N 18500	S 17000	10.00	54.50	5.60
1998	32000 C	N 16000	S 16000	10.10	54.10	5.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = 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

# **TRIP GENERATION EQUATIONS**



**TRIP GENERATION EQUATIONS  
COCONUT CROSSING  
ITE TRIP GENERATION REPORT, 9<sup>th</sup> EDITION**

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday
Shopping Center (LUC 820)	$\ln(T) = 0.61 \ln(X) + 2.24$ (62% In/38% Out)	$\ln(T) = 0.67 \ln(X) + 3.31$ (48% In/52% Out)	$\ln(T) = 0.65 \ln(X) + 5.83$
T = Trips, X = 1,000's of square feet GLA			
General Office Building (LUC 710)	$\ln(T) = 0.80 \ln(X) + 1.57$ (88% In/12% Out)	$T = 1.12 (X) + 78.45$ (17% In/83% Out)	$\ln(T) = 0.76 \ln(X) + 3.68$
T = Trips, X = 1,000's of square feet GFA			
Residential Condominium/Townhouse (LUC 230)	$\ln(T) = 0.80 \ln(X) + 0.26$ (17% In/83% Out)	$\ln(T) = 0.82 \ln(X) + 0.32$ (67% In/33% Out)	$\ln(T) = 0.87 \ln(X) + 2.46$
T = Trips, X = 1,000's of square feet GFA			
Industrial Park (LUC 130)	$\ln(T) = 0.79 \ln(X) + 0.91$ (82% In/18% Out)	$T = 0.78 (X) + 30.48$ (21% In/79% Out)	$T = 4.99 (X) + 678.25$
T = Trips, X = 1,000's of square feet GFA			



Bonita Springs  
Utilities, Inc.

September 8, 2014

Mr. Charlie Krebs, P.E.  
Hole Montes  
3800 Whiskey Creek Dr.  
Fort Myers, FL 33919

Sent via e-mail: [CharlieKrebs@hmeng.com](mailto:CharlieKrebs@hmeng.com)

Re: Coconut Crossing  
Estero, Lee County, Florida

Dear Mr. Krebs,

You have requested potable water, sewer and irrigation service for the project referenced above. Plant capacities are adequate; however, the Developer is required to install all off-site and on-site utility line extensions necessary to provide service to the project in accordance with Bonita Springs Utilities, Inc. specifications. No construction submittals have been received, reviewed or approved as of this date. This letter expires in one year.

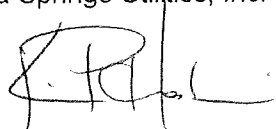
You have estimated the usage to be **188,990** gallons per day. Bonita Springs Utilities, Inc. has the capacity to provide the above estimated gallonage from its 15.56 million gallon per day water treatment plant. The Water Reclamation Facilities have the capacity to treat the above estimated gallonage from the plants currently rated at 11 million gallon per day.

Potable water is available for irrigation use as no reuse water is available at this time.

This letter should not be construed as a commitment or guarantee to serve nor as approval for construction but only as to the availability of potable water, sewer and reuse at this time. Bonita Springs Utilities, Inc. may commit to reserve plant capacity if available, at such time that ANC (Aid-to-New Construction) fees are paid for each unit of required capacity.

If there are any proposed utility infrastructure installations, then the appropriate meetings and submittals per the Bonita Springs Utilities specifications shall be required.

Respectfully,  
Bonita Springs Utilities, Inc.



Kim P. Hoskins, P.E.  
Director of Engineering



**Estero Fire Rescue**  
21500 Three Oaks Parkway  
Estero, Florida 33928  
(239) 390.8000  
(239) 390.8020 (Fax)  
www.esterofire.org

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September 4, 2014

Charles L. Krebs  
Project Manager/Associate  
Hole Montes, Inc  
6200 Whiskey Creek Drive  
Fort Myers, Florida 33919

Re: Coconut Crossing CPA2014-00005

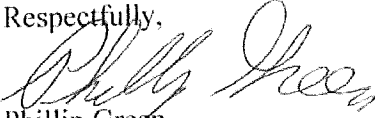
Mr. Krebs,

This letter will serve as the Letter of Service Availability for the following parcels known as Coconut Crossing.

- 09-47-25-00-00002.0030
- 09-47-25-00-00002.0020
- 09-47-25-00-00002.0070
- 09-47-25-00-00002.0080
- 09-47-25-00-00002.0040
- 

These properties are located within the Estero Fire Rescue District boundaries. Estero Fire Rescue will provide Fire Protection and Advanced Life Support Non-Transport Emergency Medical Services. Should you require any additional information please feel free to contact me at 239-390-8000.

Respectfully,

  
Phillip Green  
Division Chief of Prevention

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*"DEDICATED AND DRIVEN FOR THOSE WE SERVE"*



**LEE COUNTY**  
SOUTHWEST FLORIDA  
BOARD OF COUNTY COMMISSIONERS

RECEIVED

SEP 17 2014

HOLE MONTES INC.

John E. Manning  
*District One*

September 11, 2014

Cecil L. Pendergrass  
*District Two*

Charles Krebs  
Hole Montes, Inc.  
6200 Whiskey Creek Drive  
Fort Myers, FL 33919

Larry Kiker  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Re: Letter of Service Availability

Roger Desjarlais  
*County Manager*

Mr. Krebs,

Richard Wm. Wesch  
*County Attorney*

I am in receipt of your email dated September 4, 2014, requesting a Letter of Service Availability for the development of property near the intersection of Coconut Road and US 41 in Estero. The letter included a listing of 5 parcels on the northwest corner of the intersection.

Donna Marie Collins  
*Hearing Examiner*

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

The primary ambulance for this location is Medic 13; there is one other location within 5 miles of the proposed development. Both of these locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and current response times in that area are compliant with this ordinance. No additional impacts are anticipated at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, a new analysis of this impact would be required.

If you have any questions, please contact me at (239) 533-3961.

Sincerely,

Benjamin Abes  
Deputy Chief, Operations  
Division of Emergency Medical Services



LEE COUNTY  
SOUTHWEST FLORIDA  
BOARD OF COUNTY COMMISSIONERS

John E. Manning  
*District One*

Cecil L. Pendergrass  
*District Two*

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Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm. Wesch  
*County Attorney*

Donna Marie Collins  
*Hearing Examiner*

September 9, 2014

Mr. Charles L. Krebs, P.E.  
Hole Montes, Inc.  
6200 Whiskey Creek Drive  
Fort Myers, FL 33919

Dear Mr. Krebs:

I received your e-mail request regarding the availability of transit services near the identified property titled Coconut Crossing located on the Northwest corner of US 41 and Coconut Road in Estero, FL. After reviewing the aerial of the site, the strap numbers and comparing the location with our existing route locations and planned route locations according to the Board of County Commissioners adopted Transit Development Plan, I have confirmed the following:

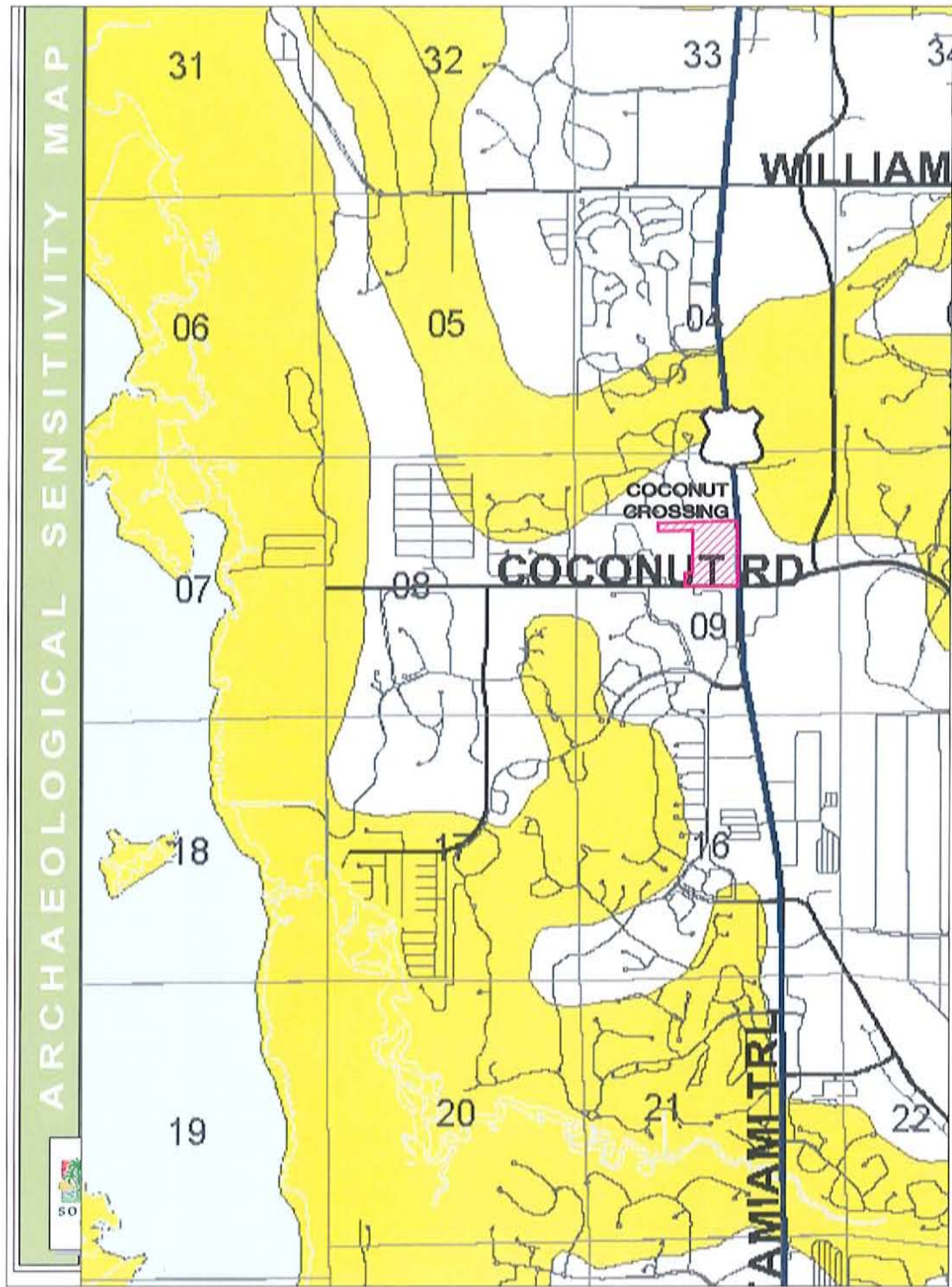
- Route 240 and 600 currently travel adjacent to the referenced property along US41.
- The identified parcels lie within the ¼ mile service area of our fixed route service and within the ¾ mile area for Paratransit service.
- The closest southbound stop location is 570 feet south of the Coconut Road. The closest northbound stop location is 347 feet north of Coconut Road.
- A southbound stop location is proposed to be placed 0.6 miles north of Coconut Road. Any stops proposed south of that location would not be installed due to safety concerns. The bus travelling south from this location requires distance and time to merge into the left lane to turn left on Coconut Road. Currently we do not have any routes that travel directly south through Coconut Road on a regular basis.

Please see the attached map for our route and bus stop locations, as well as the boundaries for fixed route and paratransit services. Should you need any additional documentation or have any further questions, please do not hesitate to contact me via e-mail at [slayman@leegov.com](mailto:slayman@leegov.com) or by telephone at 533-0393.

Sincerely,

Sarah Layman  
Planner  
LeeTran





ARCHAEOLOGICAL SENSITIVITY MAP

COCONUT CROSSING  
 ARCHEOLOGICAL SENSITIVITY MAP  
 EXHIBIT C.5

PROJECT NO.: 2014.019-B

MAY, 2014



6200 Whiskey Creek Drive  
 Fort Myers, FL. 33919  
 Phone : (239) 985-1200  
 Florida Certificate of Authorization No.1772  
 Naples - Fort Myers