



WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
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August 25, 2015

Mr. Brandon Dunn
Planning Division
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

RE: **Treeline 200**
CPA2015-00006

RECEIVED

AUG 26 2015

COMMUNITY DEVELOPMENT

CPA 2015-00006

Dear Mr. Dunn:

Enclosed please find responses to your insufficiency letter dated August 14, 2015. The following information has been provided to assist in your review of the petition:

1. Six (6) copies of the comment response letter;
2. Six (6) copies of the revised Comprehensive Plan Amendment application form;
3. Six (6) copies of the proposed Future Land Use Element text amendment;
4. Six (6) copies of the revised Infrastructure Analysis and Agency Letters; and
5. Six (6) copies of the revised Traffic Analysis prepared by TR Transportation Consultants, Inc.

The following is a list of Lee County comments with our responses in **bold**:

1. The zoning application is not consistent with the proposed amendments to the Comprehensive Plan. There are portions of the zoning request that appear to be outside of the boundaries of the proposed Future Land Use Map amendment. Residential development on lands that are to remain in the General Interchange future land use category would not be consistent with the current Lee Plan. Please clarify how the development proposed on the MCP for DCI2015-00018 would be consistent with the proposed amendments to the Lee Plan.

RESPONSE: Please refer to the revised application form and proposed text amendments. The revised documents support a text amendment to Policy 1.3.2 to allow for multi-family residential uses in the General Interchange land use category, and corresponding amendments to Lee Plan Tables 1(a) and 1(b). The site-specific amendment Small-Scale Future Land Use Map Amendment request has been removed from this application.

The companion CPD amendment will provide for a residential development alternative on the entire 10.98-acre subject property designated as General Interchange, which is consistent with this Comprehensive Plan Amendment request, as revised.

2. The Traffic Circulation Analysis for this project has been found to be insufficient for review by Lee County DOT. Please include I-75 Traffic Circulation Analysis as it is within the 3-mile radius area that is required.

RESPONSE: Please refer to the revised traffic analysis and responses prepared by TR Transportation Consultants, Inc.

3. Please provide a letter from Lee County Solid Waste stating their ability to provide services to the proposed development.

RESPONSE: Please find the requested availability letter from Lee County Solid Waste attached. Please also note revised agency letters are enclosed to support the maximum density generated by the proposed text amendment.

4. Please provide the required information for the subject property, including:

A FLUCCS Map

A map description of the soils;

A topographic map depicting the property boundaries and 100-year flood prone areas;

A map delineating the property boundaries on the current Flood Insurance Rate Map; and

A map delineating wetlands, aquifer recharge areas and rare & unique uplands.

RESPONSE: As noted above, this application has been converted to a text amendment to allow for multi-family residential uses within the General Interchange land use category. The request for a site-specific Future Land Use Map amendment has been removed from the application. It is understood based upon discussions with Staff that this comment does not apply to the modified request.

If you have any further questions, please do not hesitate to contact me directly at (239) 405-7777 ext. 207, or alexis.crespo@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.



Alexis V. Crespo, AICP, LEED AP
Director of Planning

Enclosures

cc: John Gnagey, Treeline 200, LLC
Jessica Russo, Development Realty, LC
Russell Schropp, Esq., Henderson, Franklin, Starnes, & Holt, P.A.
Ted Treesh, TR Transportation Consultants, Inc.

Treeline 200
(CPA2015-00004)
2nd Submittal

REVISED COMPREHENSIVE PLAN AMENDMENT APPLICATION



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: Treeline 200

PROJECT SUMMARY:

Amend Policy 1.3.2 to allow for multi-family residential uses within the General Interchange land use category; amend Table 1(a) to include the density range for residential development in the General Interchange land use category; and amend Table 1(b) to allocate 11 acres for residential development in the General Interchange land use category in the Gateway/Airport Planning Community.

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]
Signature of Owner or Authorized Representative

8/21/2015
Date

Alexis Crespo, AICP
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: John Gnagey
Address: 12801 Renaissance Way
City, State, Zip: Fort Myers, FL 33912
Phone Number: (239) 561-4170 Email: jgnagey@theclubatrenaissance.com

Agent*: Alexis V. Crespo, AICP; Waldrop Engineering, P.A.
Address: 28100 Bonita Grande Dr., Suite 305
City, State, Zip: Bonita Springs, FL 34135
Phone Number: (239) 405-7777, Ext. 207 Email: alexis.crespo@waldropengineering.com

Owner(s) of Record: Treeline 200, LLC
Address: 12801 Renaissance Way
City, State, Zip: Fort Myers, FL 33912
Phone Number: (239) 561-4170 Email: jgnagey@theclubatrenaissance.com

* 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: _____

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: Access Undetermined; west of Treeline Ave. & 1/4 mile north of Daniels Pkwy
2. STRAP(s): 23-45-25-00-00001.0000

B. Property Information:

- Total Acreage of Property: 10.98 acres
 Total Acreage included in Request: 10.98 acres
 Total Uplands: 10.98 acres
 Total Wetlands: 0 acres
 Current Zoning: Commercial Planned Development (CPD)
 Current Future Land Use Designation: General Interchange
 Area of each Existing Future Land Use Category: 10.98 acres - General Interchange
 Existing Land Use: Vacant

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:

Amend Policy 1.3.2 to allow for multi-family residential uses in the General Interchange future land use category.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

| | |
|---------------------------|--|
| Residential Units/Density | <u>N/A</u> |
| Commercial intensity | <u>30,000 sq. ft. - Office; & 80,000 sq.ft. Retail</u> |
| Industrial intensity | <u>N/A</u> |

2. Calculation of maximum allowable development under proposed FLUM:

| | |
|---------------------------|---|
| Residential Units/Density | <u>10.98 ac. X 14 du/ac = 153 dwellings</u> |
| Commercial intensity | <u>30,000 sq.ft Office; & 80,000 sq. ft. Retail</u> |
| Industrial intensity | <u>N/A</u> |

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]

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.)

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Address: 12801 Renaissance Way
City, State, Zip: Fort Myers, FL 33912
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|---------------------------|--|
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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.);
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- 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);
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 - b. Potable Water
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 - 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.
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- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

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- 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;
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 - 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.

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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]

Treeline 200
(CPA2015-00004)
2nd Submittal

PROPOSED TEXT AMENDMENTS



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

26100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
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TREELINE 200 Comprehensive Plan Amendment Proposed Text Amendments

OBJECTIVE 1.3: INTERSTATE HIGHWAY INTERCHANGE AREAS. Designate on the Future Land Use Map specialized categories for land adjacent to the interchanges of Interstate 75. It is important to make maximum beneficial use of these critical access points and at the same time avoid irreconcilable conflicts between competing demands, such as through traffic vs. local traffic, conservation vs. development, commercial development vs. industrial development, and tourist commercial facilities vs. general shopping facilities. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual amenities, and safety measures. Each interchange area is designated for a specific primary role: General, General Commercial, Industrial Commercial, Industrial, University Village, and Mixed Use. Residential uses are only permitted in these categories in accordance with Chapter XIII or as provided in Policy 1.3.2. These areas are also considered Future Urban Areas.

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

TABLE 1(a)
SUMMARY OF RESIDENTIAL DENSITIES¹

| FUTURE LAND USE CATEGORY | STANDARD OR BASE DENSITY RANGE | | BONUS DENSITY |
|--|---|--|---|
| | MINIMUM ² (Dwelling Units per Gross Acre) | MAXIMUM (Dwelling Units per Gross Acre) | MAXIMUM TOTAL DENSITY ³ (Dwelling Units per Gross Acre) |
| Intensive Development | 8 | 14 | 22 |
| Central Urban | 4 | 10 | 15 |
| Urban Community ^{4,5} | 1 | 6 | 10 |
| Suburban | 1 | 6 | No Bonus |
| Outlying Suburban | 1 | 3 | No Bonus |
| Sub-Outlying Suburban | 1 | 2 | No Bonus |
| Rural ¹⁰ | No Minimum | 1 | No Bonus |
| Outer Islands | No Minimum | 1 | No Bonus |
| Rural Community Preserve ⁶ | No Minimum | 1 | No Bonus |
| Open Lands ⁷ | No Minimum | 1 du/5 acres | No Bonus |
| Density Reduction/Groundwater Resource | No Minimum | 1 du/10 acres | No Bonus |
| Wetlands ⁸ | No Minimum | 1 du/20 acres | No Bonus |
| New Community | 1 | 6 | No Bonus |
| University Community ⁹ | 1 | 2.5 | No Bonus |
| Destination Resort Mixed Use Water Dependent ¹¹ | 6 | 9.36 | No Bonus |
| Burnt Store Marina Village ¹² | No Minimum | 160 Dwelling Units; 145 Hotel Units | No Bonus |
| <u>General Interchange</u> | <u>8</u> | <u>14</u> | <u>22</u> |

CLARIFICATIONS AND EXCEPTIONS

¹See the glossary in Chapter XII for the full definition of “density”.

²Except in the General Interchange future land use category adherence to minimum densities is not mandatory but is recommended to promote compact development.

³These maximum densities may be permitted by transferring density from non-contiguous land through the provisions of the Housing Density Bonus Ordinance (No. 89-45, as amended or replaced) and the Transfer of Development Rights Ordinance (No. 86-18, as amended or replaced).

⁴Within the Future Urban Areas of Pine Island Center, rezonings that will allow in excess of 3 dwelling units per gross acre must “acquire” the density above 3 dwelling units per gross acre utilizing TDRs that were created from Greater Pine Island Coastal Rural or Greater Pine Island Urban Categories.

⁵In all cases on Gasparilla Island, the maximum density must not exceed 3 du/acre.

⁶Within the Buckingham area, new residential lots must have a minimum of 43,560 square feet.

⁷The maximum density of 1 unit per 5 acres can only be approved through the planned development process (see Policy 1.4.4), except in the approximately 135 acres of land lying east of US41 and north of Alico Road in the northwest corner of Section 5, Township 46, Range 25.

⁸Higher densities may be allowed under the following circumstances where wetlands are preserve on the subject site:

- (a) If the dwelling units are relocated off-site through the provision of Transfer of Development Rights Ordinance (86-18, as amended or replaced); or
- (b) Dwelling units may be relocated to developable contiguous uplands designated Intensive Development, Central Urban, Urban Community, Suburban, Sub-Outlying Suburban, from preserved freshwater wetlands at the same

underlying density as permitted for those uplands. Impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling units per 20 acres. Planned Developments or Development Orders approved prior to October 20, 2010 are permitted the density approved prior to the adoption of CPA2008-18.

⁹Overall average density for the University Village sub-district must not exceed 2.5 du/acre. Clustered densities within the area may reach 15 du/acre to accommodate university housing.

¹⁰In the Rural category located in Section 24, Township 43 South, Range 23 East and south of Gator Slough, the maximum density is 1 du/2.25 acres.

¹¹Overall number of residential dwelling units is limited to 271 units in the Destination Resort Mixed Use Water Dependent district.

¹²The residential dwelling units and hotel development portions of this redevelopment project must be located outside of the designated Coastal High Hazard Area in accordance with Lee Plan, Map 5.

¹³See Policies 33.3.2, 33.3.3, and 33.3.4 for potential density adjustments resulting from concentration or transfer of development rights.

**TABLE 1(b)
Year 2030 Allocations**

[Proposed Amendment in ~~Strike Through~~/Underline Format]

| Future Land Use Classification | | Lee County Totals | Alva | Boca Grande | Bonita Springs | Fort Myers Shores | Burnt Store | Cape Coral | Captiva | Fort Myers | Fort Myers Beach | Gateway/Airport | Daniels Parkway | |
|--|--|-------------------|--------------|-------------|----------------|-------------------|-------------|--------------|--------------|------------|-------------------------|-------------------------|-----------------|-------|
| Residential By Future Land Use Category | Intensive Development | 1,376 | 0 | 0 | 0 | 20 | 0 | 27 | 0 | 250 | 0 | 0 | 0 | |
| | Central Urban | 14,766 | 0 | 0 | 0 | 225 | 0 | 0 | 0 | 230 | 0 | 0 | 0 | |
| | Urban Community | 18,425 | 520 | 485 | 0 | 637 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Suburban | 16,623 | 0 | 0 | 0 | 1,810 | 0 | 0 | 0 | 85 | 0 | 0 | 0 | |
| | Outlying Suburban | 4,105 | 30 | 0 | 0 | 40 | 20 | 2 | 500 | 0 | 0 | 0 | 1,700 | |
| | Sub-Outlying Suburban | 1,548 | 0 | 0 | 0 | 367 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Industrial Development | 79 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39 | 0 | 20 | 0 | |
| | Public Facilities | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | |
| | University Community | 850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Destination Resort Mixed Use Water Dependent | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Burnt Store Marina Village | 4 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Industrial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | General Interchange | 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 2 | |
| | General/Commercial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Industrial/Commercial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | University Village Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | New Community | 900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 900 | 0 | |
| | Airport | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Tradeport | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | |
| | Rural | 8,313 | 1,948 | 0 | 0 | 1,400 | 636 | 0 | 0 | 0 | 0 | 0 | 0 | 1,500 |
| | Rural Community Preserve | 3,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Coastal Rural | 1,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Outer Islands | 202 | 5 | 0 | 0 | 1 | 0 | 0 | 150 | 0 | 0 | 0 | 0 | 0 |
| | Open Lands | 2,805 | 250 | 0 | 0 | 0 | 590 | 0 | 0 | 0 | 0 | 0 | 0 | 120 |
| | Density Reduction/Groundwater Resource | 6,905 | 711 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 94 | 0 |
| Conservation Lands Uplands | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Wetlands | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Conservation Lands Wetlands | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total Residential | 81,361 | 3,464 | 485 | 0 | 4,500 | 1,250 | 29 | 651 | 604 | 0 | 1,034 | 4,023 | 3,322 | |
| Commercial | 12,793 | 57 | 52 | 0 | 400 | 50 | 17 | 125 | 150 | 0 | 1,089 | 1,400 | 440 | |
| Industrial | 13,801 | 26 | 3 | 0 | 400 | 5 | 26 | 0 | 300 | 0 | 3,100 | 0 | 10 | |
| Non Regulatory Allocations | | | | | | | | | | | | | | |
| Public | 82,252 | 7,100 | 421 | 0 | 2,000 | 7,000 | 20 | 1,961 | 350 | 0 | 7,500 | 2,416 | | |
| Active Agriculture | 17,027 | 5,100 | 0 | 0 | 550 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | |
| Passive Agriculture | 45,859 | 13,549 | 0 | 0 | 2,500 | 109 | 0 | 0 | 0 | 0 | 1,491 | 20 | | |
| Conservation (wetlands) | 81,948 | 2,214 | 611 | 0 | 1,142 | 3,236 | 133 | 1,603 | 748 | 0 | 2,809 | 1,719 | | |
| Vacant | 22,134 | 1,953 | 0 | 0 | 226 | 931 | 34 | 0 | 45 | 0 | 300 | 20 | | |
| Total | 357,175 | 33,463 | 1,572 | 0 | 11,718 | 12,731 | 259 | 4,340 | 2,197 | 0 | 17,323 | 7,967 | | |
| Population Distribution* | 495,000 | 5,090 | 1,531 | 0 | 30,861 | 3,270 | 225 | 530 | 5,744 | 0 | 11,582 | 16,488 | | |

* Population for Unincorporated Area of Lee County

**TABLE 1(b)
Year 2030 Allocations**

| Future Land Use Classification | | Iona/ McGregor | San Carlos | Sanibel | South Fort Myers | Pine Island | Lehigh Acres | Southeast Lee County | North Fort Myers | Buckingham | Estero | Bayshore |
|--|--|-------------------|------------|---------------|---------------------|---------------|---------------|-------------------------|---------------------|---------------|---------------|----------|
| Residential By Future Land Use Category | Intensive Development | 0 | 0 | 0 | 660 | 3 | 42 | 0 | 365 | 0 | 9 | 0 |
| | Central Urban | 375 | 17 | 0 | 3,140 | 0 | 8,179 | 0 | 2,600 | 0 | 0 | 0 |
| | Urban Community | 850 | 1,000 | 0 | 860 | 500 | 13,013 | 0 | 0 | 110 | 450 | 0 |
| | Suburban | 2,488 | 1,975 | 0 | 1,200 | 675 | 0 | 0 | 6,690 | 0 | 1,700 | 0 |
| | Outlying Suburban | 377 | 0 | 0 | 0 | 600 | 0 | 0 | 382 | 0 | 454 | 0 |
| | Sub-Outlying Suburban | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 140 | 66 | 0 | 950 |
| | Industrial Development | 5 | 5 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Public Facilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | University Community | 0 | 850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Destination Resort Mixed Use Water Dependent | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Burnt Store Marina Village | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Industrial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | General Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 7 | 0 | 6 | 12 |
| | General/Commercial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Industrial/Commercial Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | University Village Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | New Community | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Airport | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Tradeport | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rural | 0 | 90 | 0 | 0 | 190 | 14 | 0 | 500 | 50 | 635 | 1,350 |
| | Rural Community Preserve | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,100 | 0 | 0 |
| | Coastal Rural | 0 | 0 | 0 | 0 | 1,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Outer Islands | 1 | 0 | 0 | 0 | 45 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Open Lands | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 0 | 1,800 |
| Density Reduction/Groundwater Resource | 0 | 0 | 0 | 0 | 0 | 0 | 4,000 | 0 | 0 | 0 | 2,100 | |
| Conservation Lands Uplands | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Wetlands | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Conservation Lands Wetlands | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| Total Residential | 4,104 | 3,962 | 0 | 5,870 | 3,313 | 21,248 | 4,015 | 10,729 | 3,326 | 3,254 | 6,212 | |
| Commercial | 1,100 | 1,944 | 0 | 2,100 | 226 | 1,420 | 68 | 1,687 | 18 | 1,700 | 139 | |
| Industrial | 320 | 450 | 0 | 900 | 64 | 300 | 7,246 | 554 | 5 | 87 | 5 | |
| Non Regulatory Allocations | | | | | | | | | | | | |
| Public | 3,550 | 3,059 | 0 | 3,500 | 2,100 | 15,289 | 12,000 | 4,000 | 1,486 | 7,000 | 1,500 | |
| Active Agriculture | 0 | 0 | 0 | 0 | 2,400 | 0 | 7,171 | 200 | 411 | 125 | 900 | |
| Passive Agriculture | 0 | 0 | 0 | 0 | 815 | 0 | 18,000 | 1,556 | 3,619 | 200 | 4,000 | |
| Conservation (wetlands) | 9,306 | 2,969 | 0 | 188 | 14,767 | 1,541 | 31,359 | 1,317 | 336 | 5,068 | 882 | |
| Vacant | 975 | 594 | 0 | 309 | 3,781 | 8,106 | 470 | 2,060 | 1,000 | 800 | 530 | |
| Total | 19,355 | 12,978 | 0 | 12,867 | 27,466 | 47,904 | 80,329 | 22,103 | 10,201 | 18,234 | 14,168 | |
| Population Distribution* | 34,538 | 38,963 | 0 | 58,363 | 13,265 | 164,517 | 1,270 | 70,659 | 6,117 | 25,577 | 8,410 | |

* Population for Unincorporated Area of Lee County

Treeline 200
(CPA2015-00004)
2nd Submittal

REVISED

**INFRASTRUCTURE ANALYSIS &
AGENCY LETTERS**



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
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Treeline 200 Comprehensive Plan Amendment EXHIBIT IV.B.2 – Infrastructure Analysis

REVISED AUGUST 2015

I. Sanitary Sewer

LOS Standard = 200 GPD

Existing Land Use – General Interchange

80,000 sq. ft. retail @ 0.1 GPD/1 sq. ft. = 8,000 GPD

30,000 sq. ft. office @ 15 GPD/100 sq. ft. = 4,500 GPD

Total GPD = 12,500 GPD

Proposed Land Use – General Interchange

153 multi-family du @ 200 GPD = 30,600 GPD

The proposed FLUM amendment results in an increased sanitary sewer demand of 18,100 GPD.

The Property is located in the Lee County Utilities Franchise area and will be served by the Gateway Services Wastewater Treatment Plant (GWY). The plant has a current capacity of 3.0 Million Gallons per Day (MGD) of production. According to the 2014 Lee County Concurrency Report, the estimated 2015 daily flow in peak months is 1.35 MGD. Therefore, adequate capacity is available to service the proposed density in accordance with Lee Plan Policy 95.1.3. Please also refer to the enclosed letter of availability provided by Lee County Utilities.

II. Potable Water

LOS Standard = 200 GPD

Existing Land Use – General Interchange

80,000 sq. ft. retail @ 0.1 GPD/1 sq. ft. = 8,000 GPD

30,000 sq. ft. office @ 15 GPD/100 sq. ft. = 4,500 GPD

Total GPD = 12,500 GPD

Proposed Land Use – General Interchange

153 multi-family du @ 200 GPD = 30,600 GPD

The proposed FLUM amendment results in an increased potable water demand of 18,100 GPD.

The Property is located in the Lee County Utilities Franchise and would be served by the Corkscrew Water Treatment Plant (CSW). Presently this plant is designed for 15 Million Gallons per Day (MGD) of

production. According to the 2014 Lee County Concurrency Report, the projected 2015 daily flow in peak months is 13,266,150 GPD. Therefore, adequate capacity is available to serve the proposed density in accordance with Lee Plan Policy 95.1.3. Please also refer to the enclosed letter of availability provided by Lee County Utilities.

III. Surface Water Management

The Property is located within the Six Mile Cypress Watershed and Drainage Basin.

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

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

IV. Public Schools – East Zone, E-2

Current Public Schools LOS Standard = 100% of the Permanent Inventory of Public Schools (FISH) capacity.

Existing Land Use – General Interchange

80,000 sq. ft. retail

30,000 sq. ft. office

Proposed Land Use – General Interchange

153 multi-family du @ .091 students per household = 14 students

Elementary Schools

Projected 2014-2015 Permanent FISH Capacity= 7,117

Available Capacity = 506

Middle Schools

Projected 2014-2015 Permanent FISH Capacity = 3,721

Available Capacity = 543

High Schools

Projected 2014-2015 Permanent FISH Capacity = 4,050

Available Capacity = 426

The amendment results in the addition of 14 students. No breakdown is available for elementary, middle or high school ages. There is adequate capacity based on the 2014-2015 projections outlined in the 2014 Lee County Concurrency Report. Please also refer to the letter of availability provided by The Lee County School District.

V. Parks, Recreation and Open Space

Current Regional Parks LOS Standard = 6 acres of Regional Parks per 1,000 seasonal residents

Current Community Parks LOS Standard = 0.8 acres per 1,000 permanent residents

Existing Land Use – General Interchange

80,000 sq. ft. retail

30,000 sq. ft. office

Regional Parks @ 6 acres/1,000 = 0 acres required

Community Parks @ 0.8 acres/1,000 = 0 acres required

Proposed Land Use – General Interchange

153 multi-family du @ 2.55 people per household = 390 people

Regional Parks @ 6 acres/1,000 = 2.34 acres required

Community Parks @ 0.8 acres/1,000 = .312 acres required

The Property is located in the Community Park Benefit District #44, South Fort Myers. According to the 2014 Concurrency Report, there are 211 acres of Community Park within the district, which far exceeds the acres required. No additional Community Parks are required as a result of this amendment.

There are currently 7,235 acres of existing Regional Parks currently operated by the County, City, State and Federal government. This acreage is sufficient to meet the “Regulatory Level of Service Standard” of six (6) acres per 1,000 total seasonal population in the County for the year 2014, and will continue to do so at least through the year 2019 as currently projected. As such, no additional Regional Parks are required as a result of this amendment.



**SOUTH TRAIL
FIRE PROTECTION & RESCUE
SERVICE DISTRICT**
"Compassion, Commitment, Courage"

Business (239) 433-0080
FAX (239) 433-1941
Prevention Division (239) 482-8030
FAX (239) 433-2185

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Commissioner

ADMINISTRATION

William B. Lombardo
Chief

Benjamin A. Bengston
Assistant Chief

August 13, 2015

Lindsay Rodriguez, Planning Technician
Waldrop Engineering
28100 Bonita Grande Dr. #305
Bonita Springs, FL 34135

Subject: Letter of Service Availability

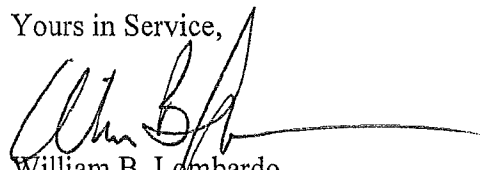
Dear Lindsay F. Rodriguez:

In your letter dated August 12, 2015 you indicated your firm is seeking a Comprehensive Plan Amendment for a project known as **Treeline 200** consisting of 10.98+/- acres located along the west of Treeline Ave. and ¼ mile north of Daniels Parkway. You further stated the Applicant is proposing to amend the Comprehensive Plan Amendment to allow for multi-family residential uses in the General Interchange Future Land Use category, with a maximum density of 14 du/acre. This amendment will allow for the option to develop 153 multi-family dwelling units or a 612 bed Assisted Living Facility.

Per your request, please accept this correspondence as documentation that our agency is capable of serving this future project. If there is any impact from this future project, the use of fire impact fees generated from the project will help assure our continued capability.

Please contact me should you have any questions or need anything further.

Yours in Service,



William B. Lombardo
Fire Chief



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

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Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Ms. Lindsay Rodriguez
Waldrop Engineering
28100 Bonita Grande Dr. # 305
Bonita Springs, FL 34135

August 12, 2015

SUBJECT: Treeline 200 – Comprehensive Plan Amendment
Strap No. 23-45-25-00-00001.0000
Letter of Availability

Dear Ms. Rodriguez:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the planned 153 multi-family dwelling units and optional 612 bed Assisted Living Facility as well as commercial/industrial establishments proposed for the Treeline 200 Development located near the northwest intersection of Treeline Avenue and Daniels Boulevard through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Solid Waste Ordinance (11-27) defines those residential dwelling units that are eligible to receive curbside residential collection service and requirements for those as multi-family and/or commercial dwellings. It further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

Brigitte Kantor
Operations Manager
Lee County Solid Waste Division

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

August 13, 2015

Lindsay F. Rodriguez
Waldrop Engineering
28100 Bonita Grande Dr. #305
Bonita Springs, Florida 34135

Ms. Rodriguez,

The proposed development of 10.98 +/- acres on the west side of Treeline Avenue ¼ mile north of Daniels Parkway in unincorporated Lee County does not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

As such, this agency does not object to a Comprehensive Plan Amendment application to allow for multi-family residential uses in the General Interchange Future Land Use category, with the maximum density of 14 du/acre, and allow for the option to develop 153 multi-family dwelling units or a 612 bed assisted living facility. We also recognize that the applicant has the option to develop approximately 110,000 square feet of commercial uses within the project.

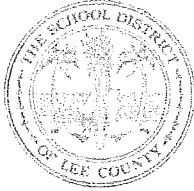
We will provide law enforcement services primarily from our Echo District office in Fort Myers. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at 258-3287 with any questions regarding the CPTED study.

Respectfully,

Stan Nelson

Stan Nelson,
Director, Planning and Research





THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DAWN HUFF
LONG RANGE PLANNER
239-337-8142
DAWNMHU@LEESCHOOLS.NET

CATHLEEN O'DANIEL MORGAN
CHAIRMAN, DISTRICT 3
STEVEN K. TEUBER
VICE CHAIRMAN, DISTRICT 4

MARY FISCHER
DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

PAMELA H. LARIVIERE
DISTRICT 5

NANCY J. GRAHAM, Ed.D
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

August 19, 2015

Lindsay Rodriguez, MPA
28100 Bonita Grande Dr #305
Bonita Springs, FL 34135

RE: Treeline 200

Dear Ms. Crespo:

This letter is in response to your request for comments dated August 12, 2015 for the Treeline 200 in regard to educational impact. The project is located in the East Choice Zone, E2.

The developer's request has been revised and there is now a possibility of 153 multi-family dwellings. With regard to the interlocal agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family, the generation rate is .088 and further broken down into the following, .044 for elementary, .021 for middle and .023 for high. A total of 14 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development. Currently within the School District there are sufficient seats available to serve this need.

Thank you for your attention to this issue. If I may be of further assistance, please me at 239-337-8142.

Sincerely,

Dawn Huff

Dawn Huff,
Long Range Planner

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee School District
NAME/CASE NUMBER Treeline 200/CPA2015-00006
OWNER/AGENT Treeline 200 LLC
ITEM DESCRIPTION various amendments; all impacts in East CSA, sub area E2

LOCATION North of Daniels Rd, West of Treeline Ave
ACRES 10
CURRENT FLU General Interchange (GI)
CURRENT ZONING Commercial Planned Development (CPD)

PROPOSED DWELLING UNITS BY TYPE

| Single Family | Multi Family | Mobile Home |
|---------------|--------------|-------------|
| | 153 | |

STUDENT GENERATION

Elementary School
 Middle School
 High School

| Student Generation Rates | | | |
|--------------------------|-------|----|--------------------|
| SF | MF | MH | Projected Students |
| | 0.044 | | 6.73 |
| | 0.021 | | 3.21 |
| | 0.023 | | 3.52 |

Source: Lee County School District, August 19, 2015 letter

CSA SCHOOL NAME 2018/19
 East CSA, Elementary
 East CSA, Middle
 East CSA, High

| CSA Capacity (1) | CSA Projected Enrollment (2) | CSA Available Capacity | Projected Impact of Project | Available Capacity W/Impact | LOS is 100% Perm FISH Capacity | Adjacent CSA Available Capacity w/Impact |
|------------------|------------------------------|------------------------|-----------------------------|-----------------------------|--------------------------------|--|
| 14,959 | 13,619 | 1,340 | 7 | 1333 | 91% | |
| 6,464 | 6,439 | 25 | 3 | 22 | 100% | |
| 7,702 | 7,496 | 206 | 4 | 202 | 97% | |

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan
 (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)
 (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Dawn Huff, Long Range Planner



John Manning
District One

August 20, 2015

Cecil L. Pendergrass
District Two

Ms. Lindsay F. Rodriguez, MPA
Waldrop Engineering
28100 Bonita Grande Dr # 305
Bonita Springs, FL, 34135

Larry Kiker
District Three

Brian Hamman
District Four

Re: Treeline 200 – CPA2015-00006 / Letter of Service Availability

Frank Mann
District Five

Ms. Rodriguez:

Roger Desjarlais
County Manager

LeeTran has received your request for a Letter of Service Availability regarding the Small Scale Comprehensive Plan Amendment for the project, Treeline 200. LeeTran understands this project has been amended from its original submittal and an increase in density/intensity is being requested.

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

After reviewing the aerial of the site and comparing the location with our existing route locations and planned route locations according to the current Transit Development Plan, please be advised of the following:

- The southern part of the identified sites lies within the LeeTran ¼ mile fixed route service area.
- Bus stop locations are present along Daniels Parkway.
- The identified site lies completely within the LeeTran ¾ mile paratransit service corridor. (Service eligibility requirements exist)
- The current LeeTran Transit Development Plan has not planned service expansions adjacent to the identified site that would impact the service areas identified above.

As always, please consider that LeeTran's service centers around the movement of patrons who are pedestrians or who utilized alternative modes of transportation. Infrastructure and amenities allowing access to your site and within your site should also be a contemplated when reviewing access to transit.

Attached you will find a map of our routes and bus stops in relation to the proposed development site. If you have any questions or require further information, please feel free to contact me at (239) 533-0344 or at wgaither@leegov.com.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Wayne Gaither".

H. Wayne Gaither
LeeTran, Planning Department

Cc: File
DCD



Treeline
200
Prepared for
Lee Tran Planning
Lee Tran
Your Ride is Here.

- Legend**
- Bus Stops
 - Bus Routes
 - Roads
 - TreeLine 200
 - Fixed Route 1/4 Mile
 - Paratransit 3/4 Mile

1,000
Feet



Writer's Direct Dial Number: (239) 533-8532

August 19, 2015

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Lindsey Rodriguez
Waldrop Engineering, P.A.
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

**RE: Potable Water and Wastewater Availability
Treeline 200
STRAP # 23-45-25-00-00001.0000**

Dear Ms. Rodriguez:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer 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 153 multi-family residential units OR 110,000 sq ft commercial with a maximum estimated flow demand of approximately 30,600 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

Sanitary sewer service will be provided by Gateway Wastewater Treatment Plant. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please schedule a meeting with Thom Osterhout to determine the best point of connection and discuss requirements for construction.

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

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for a comprehensive plan amendment. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

A handwritten signature in cursive script that reads "Mary McCormic".

Mary McCormic
Technician Senior
UTILITIES ENGINEERING

VIA EMAIL

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address <http://www.lee-county.com>
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

Treeline 200
(CPA2015-00004)
2nd Submittal

LEE PLAN COMPLIANCE NARRATIVE



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

IV.E.4 – Lee Plan Consistency & Amendment Justification Narrative

REVISED AUGUST 2015

I. Request

Treeline 200, LLC (“The Applicant”) is requesting approval to amend Lee Plan Policy 1.3.2 to allow for multi-family residential uses within the General Interchange land use category; to amend Table 1(a) to establish the density range for the General Interchange land use category; and to amend Table 1(b) to allocate 11 acres of residential uses to the General Interchange land use category within the Gateway/Airport Planning Community.

The proposed text amendment to Policy 1.3.2 is not site-specific, in that all lands designated as General Interchange will be impacted by the petition. However, the proposed amendment to Table 1(b) only allocates those lands owned by the Applicant for residential uses. Therefore, the following analysis and supportive application materials describe the site-specific impact of the proposed text amendments on the 10.98-acre subject property, as well as the impacts across the land use category.

II. Property Description & Entitlement History

The subject property is 10.98 acres in size, and is located immediately west of Treeline Avenue, and north of Goldenwood Drive within the Gateway/Airport Planning Community. The property is zoned Commercial Planned Development (CPD), and is known as “Tract 1” within the Arborwood Village CPD, approved pursuant to Zoning Resolution Z-06-061, and subsequently amended per ADD2007-00199, ADD2008-00039; and ADD2008-00168.

The CPD is partially built-out with an automobile service station (RaceTrac), and two (2) banking institutions (Wachovia and Fifth Third Bank). The remaining outparcels and development tracts are approved for commercial retail, office, and hotel uses.

The surrounding land use pattern consists of Treeline Avenue to the east (a four-lane arterial roadway); Goldenwood Drive to the south (a two-lane local roadway); preserve areas to the north; and an existing stormwater management lake to the west. To the east of Treeline Avenue is the City of Fort Myers municipal limits, which are developed with golf course and residential uses as part of Somerset at The Plantation, a master-planned community. Major regional nodes, such as the Southwest Florida International Airport, JetBlue Stadium, and Florida Gulf Coast University are within 5 miles of the subject property. Table 1 below further defines the surrounding Future Land Use designations, zoning districts and existing land uses.

Table 1: Inventory of Surrounding Lands

| DIRECTION | FUTURE LAND USE | ZONING DISTRICT | EXISTING LAND USE |
|------------------|--|--|---|
| North | General Interchange | CPD | Preserve (Arborwood Village CPD); |
| South | General Interchange | CPD | Public Right-of-Way (Goldenwood Dr.) Vacant Commercial (Arborwood Village CPD) |
| East | Special Community (City Ft. Myers); General Interchange | MDP (City Ft. Myers); CG (Lee County) | Public Right-of-way (Treeline Ave.); Golf Course (Somerset at the Plantation); Office |
| West | General Interchange | CPD | Lake (Arborwood Village CPD) |

As outlined in the enclosed application, the subject property is serviced by existing public infrastructure that can accommodate the proposed residential uses. Potable water and sanitary sewer services are available to the subject property pursuant to the letter of availability provided by Lee County Utilities. The surrounding roadway network has adequate capacity for the trips generated by the existing commercial entitlements or the proposed residential uses, as set forth in the accompanying Traffic Analysis prepared by TR Transportation Consultants.

The subject property is also within the Lee Tran ¼ mile fixed route service area. There are adequate community facilities and services in the immediate vicinity of the project, including fire, EMS, schools, parks, and employment opportunities. Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibit IV.B.2) for a complete description of available infrastructure and services to support the amendment.

The underlying future land use category is General Interchange, which allows for a range of commercial and light industrial uses. However, this category does not permit the development of residential uses, thereby prohibiting the development of the Arborwood Village project under a unified mixed-use development plan. The proposed text amendment to allow for high-density, multi-family residential uses within this land use category will allow for the build-out of the CPD zoning district with a mix of both commercial and residential uses, and support a compact, contiguous and diverse land use pattern in an urbanized portion of the county, where future residents can easily access goods, services, and employment. The amendment will also permit mixed-use development patterns in other General Interchange lands throughout the county, thereby supporting sound planning principles and addressing the growing market demand for mixed-use interchanges.

Development of the subject property with residential uses will require a corresponding amendment to the Arborwood Village Commercial Planned Development to add “multi-family dwelling units” to the Schedule of Uses, and provide for associated site development regulations. This application has been filed concurrently with this small-scale comprehensive plan amendment.

The following is an analysis of how the proposed amendment is consistent with the goals, policies and objectives of the Lee Plan, State Comprehensive Plan (SCP), and the Southwest Florida Regional Policy Plan (SWFRPP).

III. Lee Plan Consistency

Policy 1.3.2: *The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial and light industrial/commercial.*

The proposed text amendment will further support the intent of this policy to permit a broad range of land uses within the General Interchange land use category. The proposed minimum density of 8 du/acre will ensure residential development occurs in a form that is dense, compact and compatible with other forms of development in the category, including employment centers, commercial retail, and other non-residential land uses that locate in these areas due to urban services and transportation infrastructure.

Also, in compliance with this policy, the subject property is located in the stated urban core of Lee County as evidenced by the surrounding development pattern, urban-levels of public infrastructure, and close proximity to the Fort Myers city limits. The companion CPD Amendment requests the maximum density of 14 du/acre, and is in compliance with the proposed minimum density.

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

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

POLICY 2.12.1: *The County encourages and promotes clustered, mixed use development within certain Future Urban Area land use categories to spur cluster development and smart growth within those areas of Lee County where sufficient infrastructure exists to support development, as well as continue to improve the economic well-being of the County; provide for diversified land development; and provide for cohesive, viable, well-integrated, and pedestrian and transit oriented projects. This is intended to encourage development to be consistent with Smart Growth principles.*

As outlined in this application, the Applicant is seeking approval of this FLUM amendment to allow for the development of an infill, residential community in the context of a mixed use project. The amendment will support a diversified development program, and will allow for lower vehicle miles travelled (VMT) through the provision of local goods and services in close proximity to residential units, and within the same master-planned development. The project will also connect to onsite and offsite bicycle, pedestrian and transit facilities in accordance with Smart Growth principles.

POLICY 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for*

conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

The addition of multi-family residential uses within the General Interchange land use category will not negatively impact existing and future residential areas. This land use category is solely designated along arterial roadways at I-75 interchanges, which are generally not in close proximity to residential land uses. Due to the incorporation of the City of Bonita Springs and the Village of Estero, the County's remaining General Interchange lands are limited to the Daniels Parkway/I-75 and Bayshore/I-75 interchanges.

It is important to note that all other lands designated as General Interchange and that request residential uses in accordance with this amendment will require approval of an amendment to Lee Plan Table 1(b), thereby allowing for staff review of the request, and a detailed evaluation of the merits of that individual application. Rezoning approval will also be required, allowing for a more detailed review of the proposed development's compatibility with any adjacent residential land uses.

From a site-specific standpoint, the proposed text amendment will support and protect the existing development pattern along Treeline Avenue in direct compliance with this policy. The multi-family residential uses will be separated from lower density residential and golf course uses within Somerset at The Plantation by a four-lane arterial roadway, in addition to appropriate and enhanced landscape buffers, as required by the CPD zoning resolution. There are no other residential uses to the south, west, or north that would result in compatibility issues upon approval of this amendment request. The proposed residential development program and design standards to ensure compatibility will be further evaluated via the companion CPD amendment.

POLICY 115.1.2: *New development and additions to existing development must not degrade surface and ground water quality.*

Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District, and all other applicable state agencies.

IV. Adjacent Local Governments

The subject property is located entirely within Lee County and abuts the City of Fort Myers municipal boundary to the east of Treeline Avenue. The amendment will not impact the City's adopted comprehensive plan or existing and planned land use patterns in proximity to the subject property.

V. State Comprehensive Plan

The proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to direct new development to urban areas with adequate public infrastructure and provide for a functional mix of housing, good and services, recreation and employment opportunities. Specifically, the amendment is consistent with the following guiding policies:

Land Use. In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

As indicated above, the proposed amendment will allow for high density, infill residential development in urban designated areas with adequate infrastructure and services.

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

The project will connect to the onsite and offsite bicycle, pedestrian, and transit systems, and provide a mix of residential and commercial uses in walking distance of each other, thereby reducing dependence on automobile travel and overall energy demands. The project is also in a location with adequate roadway capacity to serve the proposed residential uses.

Natural Systems & Recreational Lands. Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.

The site is cleared for development based upon previous approvals. Due to the absence of wetland or unique native habitat, the site is an ideal location for new residential development.

VI. Regional Policy Plan Consistency

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

Housing Element

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

The proposed amendment will allow for the development of multi-family housing options in close proximity to employment opportunities, goods, and services.

Natural Resources Element

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

The proposed amendment will not impact any natural resources due to the site clearing activities permitted under previous approvals. The proposed amendment and corresponding CPD amendment will not impact the on-site native preserve areas within the Arborwood Village CPD.

Regional Transportation

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

As outlined above, the diversified development program requested by this petition will allow for lower vehicle miles travelled (VMT) through the provision of local goods and services in close proximity to residential units. The site is also well-connected to multi-modal infrastructure, including sidewalks, bike lanes and transit routes.

VII. Sprawl Analysis

The proposed amendment will allow for a higher density, compact residential development within General Interchange areas, which are designated in urbanized areas in proximity to goods, services, employment and public infrastructure. The amendment directly supports the Lee Plan's intent to allow for a broad range of land uses in urban land use categories. Approval of this petition will also serve to mitigate sprawling land use patterns by directing new residential development to appropriate, infill locations.

Treeline 200
(CPA2015-00004)
2nd Submittal

REVISED

TRAFFIC ANALYSIS & RESPONSES

August 25, 2015

Ms. Alexis Crespo, AICP
Waldrop Engineering
28100 Bonita Grande Drive
Bonita Springs, FL 34135

RE: Treeline 200
DCI2015-00018/CPA00006

Dear Ms. Crespo:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the Lee County Department of Community Development for the proposed Arborwood Village CPD application. The comments and TR Transportation's response to those comments are listed below for reference.

LC DOT Sufficiency Checklist

1. *The traffic circulation analysis for this project has been found insufficient for review by Lee County DOT. Please include I-75 Traffic Circulation Analysis as it is within the 3-mile radius area that is required.*

Table 1A and **2A** have been revised to reflect the 2035 Level of Service on I-75 and are attached for reference.

LC ZTIS PD Application Sufficiency Checklist

2. *Why was medical office not used instead of general office? Medical office is permitted in the schedule of uses. Please revise.*

Why was no internal capture reduction provided? Please revise.

Table 2 from the original analysis was revised to reflect the approved office uses as Medical Office uses. **Table 4** was then also revised to reflect the even larger reduction in trips that will be associated with the proposed rezoning. As in the previous report, a negative number in the resultant trip change shown in **Table 4** indicates a reduction in peak hour and daily trips that will occur as part of this rezoning.

An internal capture percentage was calculated consistent with NCHRP Report 684. The calculation sheets are attached for reference. **Table 6** below identifies the net new trips after the internal capture reduction for the remainder of the CPD. **Table 7** was then revised to reflect the total number of new trips the remainder of the CPD, as amended, would add to the roadway network.

REVISED Table 2
Trip Generation
Based on Approved Zoning
Arborwood Crossing CPD – Tract #1

| Land Use | A.M. Peak Hour | | | P.M. Peak Hour | | | Daily (2-way) |
|-------------------------------------|----------------|-----------|------------|----------------|------------|------------|---------------|
| | In | Out | Total | In | Out | Total | |
| Shopping Center (80,000 sq. ft.) | 84 | 52 | 136 | 248 | 268 | 516 | 5,874 |
| Medical Office (30,000 sq. ft.) | 57 | 15 | 72 | 27 | 72 | 99 | 1,012 |
| Total Trips | 141 | 67 | 208 | 275 | 340 | 615 | 6,886 |

REVISED Table 4
Trip Generation
Arborwood Crossing CPD

| Land Use | A.M. Peak Hour | | | P.M. Peak Hour | | | Daily (2-way) |
|---|----------------|------------|-------------|----------------|-------------|-------------|---------------|
| | In | Out | Total | In | Out | Total | |
| Proposed Land Use Designation (612 ALF Units) | 56 | 30 | 86 | 60 | 75 | 135 | 783 |
| Existing Land Use Designation (80,000 sq. ft. of Retail and 30,000 sq. ft. Office) | -141 | -67 | -208 | -275 | -340 | -615 | -6,886 |
| Resultant Trip Change | -85 | -37 | -122 | -215 | -265 | -480 | -6,103 |

REVISED Table 6
Raw Trip Generation
Arborwood Crossing CPD

| Land Use | Weekday A.M. Peak Hour | | | Weekday P.M. Peak Hour | | | Daily 2-way |
|--|------------------------|------------|------------|------------------------|------------|--------------|---------------|
| | In | Out | Total | In | Out | Total | |
| Shopping Center (177,200 square feet) | 137 | 84 | 221 | 422 | 457 | 879 | 9,850 |
| Medical Office (12,000 square feet) | 23 | 6 | 29 | 10 | 24 | 34 | 276 |
| Assisted Living (612 Beds) | 56 | 30 | 86 | 60 | 75 | 135 | 783 |
| Hotel (120 Rooms) | 38 | 26 | 64 | 37 | 35 | 72 | 701 |
| Total Trips | 254 | 146 | 400 | 529 | 591 | 1,120 | 11,610 |

**REVISED Table 7
 Net New Trip Generation
 Coconut Crossing**

| Land Use | Weekday A.M. Peak Hour | | | Weekday P.M. Peak Hour | | | Daily (2-way) |
|----------------------------|------------------------|-----|-------|------------------------|------|-------|------------------|
| | In | Out | Total | In | Out | Total | |
| Total Trips | 254 | 146 | 400 | 529 | 591 | 1,120 | 11,610 |
| Less Internal Capture | -36 | -20 | -56 | -58 | -65 | -123 | -1,277 |
| Less LUC 820 Pass-By Trips | -35 | -22 | -57 | -113 | -122 | -235 | -2,630 |
| Net New Trips | 183 | 104 | 287 | 358 | 404 | 762 | 7,703 |

The volumes in the revised Table 7 were then utilized to update the Level of Service analysis on the surrounding roadway links.

- The growth rate on Treeline Avenue should be used based on the count to the south of Pelican Colony Boulevard. This will indicate positive growth on this link.*

Table 4A and **Table 5A** were revised to reflect the traffic data on Treeline Avenue south of Pelican Colony Boulevard. Both are attached for reference.

- No intersection analysis was provided as part of the proposed rezoning. The proposed CPD, even as proposed to be amended, will still generate over 300 peak hour, peak direction trips. Intersection analysis should be provided to ensure that no changes will be needed.*

The access drive connections and turn lanes serving the CPD have been constructed based on the currently approved zoning. As demonstrated in this analysis, the rezoning of Tract #1 will effectively down zone the subject site. The reduction in PM peak hour trips generated by Tract #1 as a result of this rezoning is approximately 480 two-way PM peak hour trips (see Revised Table 4). All of the site access drives serving the CPD have turn lanes constructed. The intersection of Daniels Parkway and Treeline Avenue is constructed to it's maximum cross section in terms of turn lanes. With the opening of the I-75 Direct Connect to Southwest Florida International Airport, the volumes on Treeline Avenue south of Daniels, and subsequently the volume of turns occurring at the Daniels Parkway intersection, have substantially decreased (approximately 25% to 30% in volumes on Treeline south of Daniels Parkway). In addition, intersection analysis at the site access drive intersections will be completed at the time of local Development Order application for any development remaining within the CPD. Therefore, we respectfully request that the requirement for the intersection analysis be waived at this time.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ted B. Treesh', with a long horizontal flourish extending to the right.

Ted B. Treesh, PTP
President

Attachments

K:\2015\05 May\03 Treeline 200 Zoning\Sufficiency\8-25-2015 Sufficiency Response Crespo.doc

APPENDIX

REVISED TABLES 1A & 2A
ARBORWOOD CROSSING CPD FLUM
2035 LOS ANALYSIS

**TABLE 1A
LEVEL OF SERVICE THRESHOLDS
ARBORWOOD VILLAGE CPD FLUM**

| <u>ROADWAY</u> | <u>ROADWAY SEGMENT</u> | | <u>EXISTING CONDITIONS</u> | | <u>LOS A</u> | <u>LOS B</u> | <u>LOS C</u> | <u>LOS D</u> | <u>LOS E</u> |
|----------------|------------------------|-------------------|----------------------------|----------------------------|---------------|---------------|---------------|---------------|---------------|
| | <u>FROM</u> | <u>TO</u> | <u># Lanes</u> | <u>Roadway Designation</u> | <u>VOLUME</u> | <u>VOLUME</u> | <u>VOLUME</u> | <u>VOLUME</u> | <u>VOLUME</u> |
| Daniels Pkwy | Palomino Rd. | I-75 | 6LD | Controlled Access | 0 | 430 | 3,050 | 3,180 | 3,180 |
| | I-75 | Treeline Ave. | 6LD | Controlled Access | 0 | 430 | 3,050 | 3,180 | 3,180 |
| | Treeline Ave. | Chamberlin Pkwy | 6LD | Controlled Access | 0 | 430 | 3,050 | 3,180 | 3,180 |
| Treeline Ave. | Daniels Pwky | Colonial Blvd. | 4LD | Class 1 - Arterial | 0 | 260 | 1,840 | 1,960 | 1,960 |
| | Daniels Pwky | Airport Connector | 4LD | Controlled Access | 0 | 270 | 1,970 | 2,100 | 2,100 |
| I-75 | Daniels Pkwy | Colonial Blvd. | 6LF | Freeway | 0 | 3,360 | 4,580 | 5,500 | 6,080 |
| | Daniels Pkwy | Alico Rd | 6LF | Freeway | 0 | 3,360 | 4,580 | 5,500 | 6,080 |

- Denotes the LOS Standard for each roadway segment

**TABLE 2A
ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
ARBORWOOD VILLAGE CPD FLUM**

| <u>ROADWAY</u> | <u>ROADWAY SEGMENT</u> <u>FROM</u> <u>TO</u> | | <u>2035</u> | | <u>AADT</u> | | <u>100TH HIGHEST</u> | | <u>DIRECTIONAL</u> | <u>PM PK HR</u> <u>PEAK</u> | <u>2035 BACKGROUND</u> <u>PEAK DIRECTION</u> <u>TRAFFIC VOLUMES</u> | | | |
|----------------|---|-------------------|-------------------------------|---|------------------------------------|-------------------------------------|-------------------------------|---|--------------------|--------------------------------|---|------------------------------------|------------|------------------------------------|
| | | | <u>FSUTMS</u> <u>PSWDT</u> | <u>LCDOT PCS OR</u> <u>FDOT SITE #</u> | <u>PEAKSEASON</u> <u>FACTOR</u> | <u>BACKGROUND</u> <u>TRAFFIC</u> | <u>K-100</u> <u>FACTOR</u> | <u>HOUR PK DIR</u> <u>2-WAY VOLUME</u> | | | <u>FACTOR</u> | <u>NORTH/EAST</u> <u>VOLUME</u> | <u>LOS</u> | <u>SOUTH/WEST</u> <u>VOLUME</u> |
| Daniels Pkwy | Palomino Rd. | I-75 | 78,660 | 31 | 1.124 | 69,982 | 0.0960 | 6,718 | 0.56 | EAST | 3762 | F | 2,956 | C |
| | I-75 | Treeline Ave. | 76,502 | 52 | 1.190 | 64,287 | 0.0950 | 6,107 | 0.56 | EAST | 3420 | F | 2,687 | C |
| | Treeline Ave. | Chamberlin Pkwy | 71,604 | 52 | 1.190 | 60,171 | 0.0950 | 5,716 | 0.56 | EAST | 3201 | F | 2,515 | C |
| Treeline Ave. | Daniels Pwky | Colonial Blvd. | 25,503 | 61 | 1.270 | 20,081 | 0.0930 | 1,868 | 0.57 | NORTH | 1065 | C | 803 | C |
| | Daniels Pwky | Airport Connector | 37,836 | 61 | 1.270 | 29,792 | 0.0930 | 2,771 | 0.57 | NORTH | 1579 | C | 1,192 | C |
| I-75 | Daniels Pkwy | Colonial Blvd. | 167901 | 120184 | 1.11 | 151262 | 0.09 | 13,614 | 0.58 | NORTH | 7896 | F | 5718 | E |
| | Daniels Pkwy | Alico Rd | 126087 | 120184 | 1.11 | 113592 | 0.09 | 10,223 | 0.58 | NORTH | 5929 | E | 4294 | C |

REVISED TABLES 3A & 4A
ARBORWOOD CROSSING CPD FLUM
5-YEAR LOS ANALYSIS

**TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. LOS C LINK VOLUMES
ARBORWOOD CROSSING CPD**

Revised 8-25-2012

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 287 VPH IN= 183 OUT= 104
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 762 VPH IN= 358 OUT= 404

| <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>PROJ/ LOS C</u> |
|----------------|-----------------------|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------------|---------------------------------|---------------------------------|--------------------|
| | | | | | | | | <u>TRAFFIC DISTRIBUTION</u> | <u>NEW PROJ TRAFFIC AM PEAK</u> | <u>NEW PROJ TRAFFIC PM PEAK</u> | |
| Daniels Pkwy | E. of Palomino | 6LD | 0 | 430 | 3,050 | 3,180 | 3,180 | 25% | 46 | 101 | 3.31% |
| | E. of I-75 | 6LD | 0 | 430 | 3,050 | 3,180 | 3,180 | 30% | 55 | 121 | 3.97% |
| | E. of Treeline Ave. | 6LD | 0 | 430 | 3,050 | 3,180 | 3,180 | 30% | 55 | 121 | 3.97% |
| | E. of Chamberlin Pkwy | 6LD | 0 | 430 | 3,050 | 3,180 | 3,180 | 30% | 55 | 121 | 3.97% |
| Treeline Ave. | N. of Site | 4LD | 0 | 260 | 1,840 | 1,960 | 1,960 | 25% | 46 | 101 | 5.49% |
| | N. of Daniels Pkwy | 4LD | 0 | 260 | 1,840 | 1,960 | 1,960 | 55% | 101 | 222 | 12.08% |
| | S. of Daniels Pkwy | 4LD | 0 | 270 | 1,970 | 2,100 | 2,100 | 15% | 27 | 61 | 3.08% |

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

- Denotes a Significantly Impacted roadway segment

Daniels Pkwy & Treeline Ave. south of Daniels are Controlled Access Facilities per Lee County BOCC

**TABLE 4A
ARBORWOOD CROSSING CPD
5-YEAR LEVEL OF SERVICE ANALYSIS**

Revised 8/25/2015

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 287 VPH IN= 183 OUT= 104
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 762 VPH IN= 358 OUT= 404

| ROADWAY | SEGMENT | SITE/ STATION | BASE YR ADT | 2014 ADT | YRS OF GROWTH | ANNUAL RATE | 2013 | 2020 | | | 2020 | | 2020 | | | |
|---------------|-----------------------|------------------|----------------|-------------|------------------|----------------|--------------------|-------|-----------|--------------------|--------------------|--------------------|---------------------|-----|---------------------|-----|
| | | | | | | | PK HR PK SEASON | PK HR | PK SEASON | PROJECT TRAFFIC | AM PROJ TRAFFIC | PM PROJ TRAFFIC | + AM PROJ VOLUME | LOS | + PM PROJ VOLUME | LOS |
| Daniels Pkwy | E. of Palomino | 264 | 56,500 | 48,700 | 9 | 1.00% | 2,309 | 2,476 | C | 25% | 46 | 101 | 2,521 | C | 2,577 | C |
| | E. of I-75 | 52 | 54,200 | 44,800 | 9 | 1.00% | 1,932 | 2,071 | C | 30% | 55 | 121 | 2,126 | C | 2,193 | C |
| | E. of Treeline Ave. | 48 | 31,800 | 38,100 | 9 | 2.03% | 2,355 | 2,710 | C | 30% | 55 | 121 | 2,765 | C | 2,832 | C |
| | E. of Chamberlin Pkwy | 48 | 31,800 | 38,100 | 9 | 2.03% | 2,180 | 2,509 | C | 30% | 55 | 121 | 2,564 | C | 2,630 | C |
| Treeline Ave. | N. of Site | 62 | 5,600 | 9,700 | 6 | 9.59% | 563 | 1,069 | C | 25% | 46 | 101 | 1,114 | C | 1,170 | C |
| | N. of Daniels Pkwy | 62 | 5,600 | 9,700 | 6 | 9.59% | 563 | 1,069 | C | 55% | 101 | 222 | 1,169 | C | 1,291 | C |
| | S. of Daniels Pkwy | 61 | 25,500 | 25,500 | 6 | 1.00% | 1,299 | 1,393 | C | 15% | 27 | 61 | 1,420 | C | 1,453 | C |

¹The 2013 peak hour, peak season, peak direction traffic volumes were taken from the 2014 Lee County Concurrency Report.

TREELINE AVENUE TRAFFIC DATA

Daily Traffic Volume (AADT)

| STREET | LOCATION | Station # | Daily Traffic Volume (AADT) | | | | | | | | | | | | |
|-----------------|--------------------------|-----------|-----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--|----|
| | | | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | | |
| SUNRISE BLVD | E OF BELL BLVD | 480 | 600 | 800 | 900 | 800 | 700 | 900 | | | | | | | 6 |
| SUNSHINE BLVD | N OF IMMOKALEE RD | 413 | 3800 | 4200 | 3600 | 3600 | 2800 | 3000 | | | | 3900 | 4000 | | 22 |
| SUNSHINE BLVD | S OF LEE BLVD | 406 | | 8100 | 6300 | 5300 | 5700 | 6500 | | | | 6100 | 7100 | | 22 |
| SUNSHINE BLVD | N OF LEE BLVD (CR 884) | 412 | 9300 | 11500 | 10200 | 9100 | 8600 | 9600 | | | | 10300 | 8300 | | 22 |
| SUNSHINE BLVD | N OF W 12TH ST | 479 | 7000 | 6400 | 6200 | 6200 | 5200 | | | | | | | | 22 |
| THREE OAKS PKWY | S OF CORKSCREW RD | 525 | 11600 | 13400 | 14000 | 17700 | 15700 | 16700 | 16100 | 18700 | 18800 | | | | 25 |
| THREE OAKS PKWY | N OF CORKSCREW RD | 415 | 12900 | 15100 | 18000 | U/C | 15100 | 13200 | 14700 | 20200 | 19900 | | | | 25 |
| THREE OAKS PKWY | S OF ESTERO PKWY | 72 | | | | | | | | | | 16000 | 16600 | | |
| THREE OAKS PKWY | S OF ALICO RD | 414 | 7200 | 9400 | 9900 | U/C | | 9500 | 9500 | 12700 | 13700 | 11800 | | | 25 |
| TICE ST | W OF ORTIZ AV | 417 | 4200 | 3500 | 3400 | 2900 | 2500 | 2600 | | | | | | | 20 |
| TICE ST | W OF I 75 | 416 | 2800 | 3100 | 3400 | 2600 | 2200 | 2400 | | | | | 3000 | | 20 |
| TREELINE AVE | S OF COLONIAL BLVD | 453 | | 5800 | 7100 | | 8800 | 7300 | | | | | | | 61 |
| TREELINE AVE | S OF PELICAN COLONY BLVD | 62 | | | | 5600 | 6900 | 6600 | 7300 | 8200 | 8900 | 9700 | | | |
| TREELINE AVE | N OF DANIELS PKWY | 454 | | 7200 | 5100 | 5600 | 4500 | 5400 | | | | | | | 61 |
| TREELINE AVE | S OF DANIELS PKWY | 502 | 10400 | 28700 | 27600 | 23500 | 25900 | 22100 | | | | | | | 61 |
| TREELINE AVE | N OF AIRPORT TERMINAL | 61 | 16200 | 27100 | 27700 | 25500 | 25100 | 24000 | 23600 | 23800 | 24500 | 25500 | | | |
| 12 ST W | E OF GUNNERY RD | 472 | 4100 | 5500 | 5100 | 3100 | 3200 | 3400 | | | | | | | 22 |
| 23RD ST SW | E OF GUNNERY RD | 469 | 8400 | U/C | 10000 | 8700 | 9400 | 10100 | | | | 10200 | 11000 | | 22 |

INTERNAL CAPTURE WORKSHEETS

Land Use Intensity

| Land Use | Land Use Code | Unit Count | Unit Type |
|-----------------|---------------|------------|----------------|
| Shopping Center | LUC 820 | 192,000 | square feet |
| General Office | LUC 710 | 0 | square feet |
| Medical Office | LUC 720 | 30,000 | square feet |
| Single-Family | LUC 210 | 0 | dwelling units |
| Multi-Family | LUC 230 | 153 | dwelling units |
| Hotel | LUC 310 | 120 | occupied rooms |

Total Trip Generation of the Proposed Development

| Land Use | Land Use Code | AM Peak Hour | | Total |
|--------------------|---------------|--------------|------------|------------|
| | | In | Out | |
| Shopping Center | LUC 820 | 144 | 88 | 232 |
| General Office | LUC 710 | 0 | 0 | 0 |
| Medical Office | LUC 720 | 57 | 15 | 72 |
| Single-Family | LUC 210 | 0 | 0 | 0 |
| Multi-Family | LUC 230 | 12 | 61 | 73 |
| Hotel | LUC 310 | 37 | 27 | 64 |
| Total Trips | | 250 | 191 | 441 |

Total Trips to the Surrounding Roadway Network

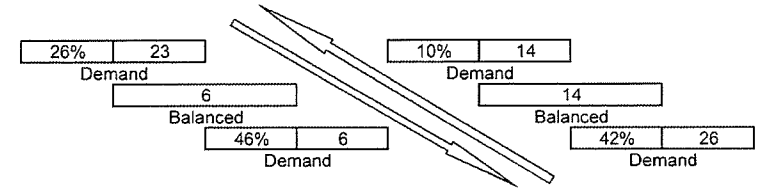
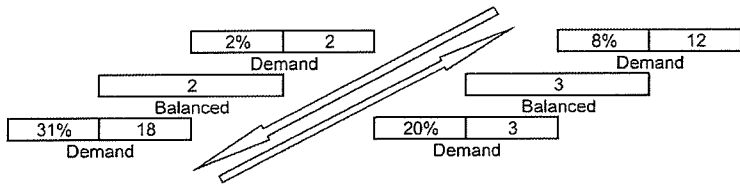
| Trips | AM Peak Hour | | |
|-------------|--------------|-----|-------|
| | In | Out | Total |
| Total Trips | 250 | 191 | 441 |
| Less 14% IC | -35 | -27 | -62 |
| Total Trips | 215 | 164 | 379 |

New Trips to the Surrounding Roadway Network

| Trips | AM Peak Hour | | |
|--------------------|--------------|-----|-------|
| | In | Out | Total |
| Total Trips | 215 | 164 | 379 |
| Total Retail Trips | 124 | 76 | 200 |
| Less 30% Pass-by | -37 | -23 | -60 |
| Total Trips | 178 | 141 | 319 |

Internal Capture Calculation Summary Sheet

| Exit to External | | Land Use A - Retail Uses | | | |
|---------------------|---|--------------------------|------|-----|-----|
| 80 | ← | Total | 144 | 17 | 127 |
| ← | → | Enter | 88 | 8 | 80 |
| 127 | → | Exit | 232 | 25 | 207 |
| Enter from External | | Total | 100% | 11% | 89% |



| Exit to External | | Land Use B - Office Uses | | | |
|---------------------|---|--------------------------|------|-----|-----|
| 12 | ← | Total | 57 | 4 | 53 |
| ← | → | Enter | 15 | 3 | 12 |
| 53 | → | Exit | 72 | 7 | 65 |
| Enter from External | | Total | 100% | 10% | 90% |

| ← | Demand | Balance | Demand | → |
|---|----------|---------|--------|---|
| | 57% 32 | 2 0 | 4% 2 | |
| | 2% 0 | | 4% 0 | |

| Exit to External | | Land Use C - Residential Uses | | | |
|---------------------|---|-------------------------------|------|-----|-----|
| 45 | ← | Total | 12 | 6 | 6 |
| ← | → | Enter | 61 | 16 | 45 |
| 6 | → | Exit | 73 | 22 | 51 |
| Enter from External | | Total | 100% | 30% | 70% |

| Net External Trips for Multi-Use Development | | | | |
|--|------------|------------|------------|-------|
| | Land Use A | Land Use B | Land Use C | Total |
| Enter | 127 | 53 | 6 | 186 |
| Exit | 80 | 12 | 45 | 137 |
| Total | 207 | 65 | 51 | 323 |
| Single-Use Trip Gen. Est. | 232 | 72 | 73 | 377 |

Internal Capture Rate
14%

Land Use Intensity

| Land Use | Unit Count | Unit Type |
|-----------------|------------|----------------|
| Shopping Center | 192,000 | square feet |
| General Office | 0 | square feet |
| Medical Office | 30,000 | square feet |
| Single-Family | 0 | dwelling units |
| Multi-Family | 153 | dwelling units |
| Hotel | 120 | occupied rooms |

Total Trip Generation of the Proposed Development

| Land Use | Land Use Code | PM Peak Hour | | | Daily |
|--------------------|---------------|--------------|------------|--------------|---------------|
| | | In | Out | Total | (2-Way) |
| Shopping Center | LUC 820 | 445 | 483 | 928 | 10,377 |
| General Office | LUC 710 | 0 | 0 | 0 | 0 |
| Medical Office | LUC 720 | 39 | 60 | 99 | 1,012 |
| Single-Family | LUC 210 | 0 | 0 | 0 | 0 |
| Multi-Family | LUC 230 | 57 | 28 | 85 | 931 |
| Hotel | LUC 310 | 32 | 34 | 66 | 1,070 |
| Total Trips | | 573 | 605 | 1,178 | 13,390 |

Total Trips to the Surrounding Roadway Network

| Trips | PM Peak Hour | | | Daily |
|-------------|--------------|-----|-------|---------|
| | In | Out | Total | (2-Way) |
| Total Trips | 573 | 605 | 1,178 | 13,390 |
| Less 11% IC | -63 | -67 | -130 | -1473 |
| Total Trips | 510 | 538 | 1,048 | 11,917 |

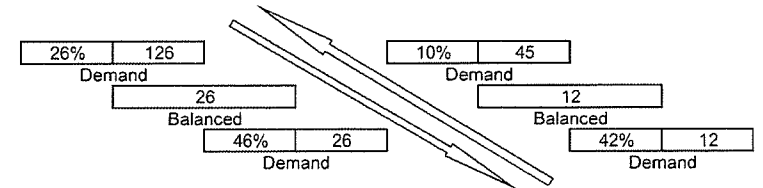
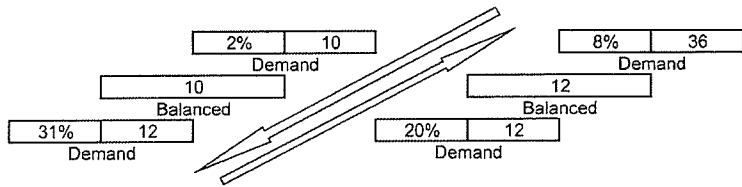
New Trips to the Surrounding Roadway Network

| Trips | PM Peak Hour | | | Daily |
|--------------------|--------------|------|-------|---------|
| | In | Out | Total | (2-Way) |
| Total Trips | 510 | 538 | 1,048 | 11,917 |
| Total Retail Trips | 396 | 430 | 826 | 9,236 |
| Less 30% Pass-by | -119 | -129 | -248 | -2771 |
| Total Trips | 391 | 409 | 800 | 9,146 |

Internal Capture Calculation Summary Sheet
WEEKDAY PM PEAK HOUR

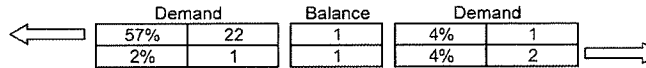
| Exit to External | | Land Use A - Retail Uses | | | |
|------------------|-----|--------------------------|----------|----------|-----|
| ← | 447 | Total | Internal | External | |
| → | 421 | Enter | 24 | 421 | |
| | | Exit | 36 | 447 | |
| | | Total | 60 | 868 | |
| | | % | 100% | 6% | 94% |

Enter from External



| Exit to External | | Land Use B - Office Uses | | | |
|------------------|----|--------------------------|----------|----------|-----|
| ← | 47 | Total | Internal | External | |
| → | 28 | Enter | 11 | 28 | |
| | | Exit | 13 | 47 | |
| | | Total | 24 | 75 | |
| | | % | 100% | 24% | 76% |

Enter from External



| Exit to External | | Land Use C - Residential Uses | | | |
|------------------|----|-------------------------------|----------|----------|-----|
| ← | 15 | Total | Internal | External | |
| → | 30 | Enter | 27 | 30 | |
| | | Exit | 13 | 15 | |
| | | Total | 40 | 45 | |
| | | % | 100% | 47% | 53% |

Enter from External

Net External Trips for Multi-Use Development

| | Land Use A | Land Use B | Land Use C | Total | |
|---------------------------|------------|------------|------------|-------|------------------------------|
| Enter | 421 | 28 | 30 | 479 | |
| Exit | 447 | 47 | 15 | 509 | |
| Total | 868 | 75 | 45 | 988 | |
| Single-Use Trip Gen. Est. | 928 | 99 | 85 | 1,112 | Internal Capture Rate |
| | | | | | 11% |

FDOT I-75 TRAFFIC DATA

2014 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1275 LEE I75

| WEEK | DATES | SF | MOCF: 0.90 PSCF |
|------|-------------------------|------|--------------------|
| 1 | 01/01/2014 - 01/04/2014 | 0.98 | 1.09 |
| 2 | 01/05/2014 - 01/11/2014 | 0.98 | 1.09 |
| 3 | 01/12/2014 - 01/18/2014 | 0.99 | 1.10 |
| * 4 | 01/19/2014 - 01/25/2014 | 0.96 | 1.07 |
| * 5 | 01/26/2014 - 02/01/2014 | 0.94 | 1.04 |
| * 6 | 02/02/2014 - 02/08/2014 | 0.92 | 1.02 |
| * 7 | 02/09/2014 - 02/15/2014 | 0.90 | 1.00 |
| * 8 | 02/16/2014 - 02/22/2014 | 0.88 | 0.98 |
| * 9 | 02/23/2014 - 03/01/2014 | 0.88 | 0.98 |
| *10 | 03/02/2014 - 03/08/2014 | 0.87 | 0.97 |
| *11 | 03/09/2014 - 03/15/2014 | 0.87 | 0.97 |
| *12 | 03/16/2014 - 03/22/2014 | 0.86 | 0.96 |
| *13 | 03/23/2014 - 03/29/2014 | 0.88 | 0.98 |
| *14 | 03/30/2014 - 04/05/2014 | 0.91 | 1.01 |
| *15 | 04/06/2014 - 04/12/2014 | 0.93 | 1.03 |
| *16 | 04/13/2014 - 04/19/2014 | 0.95 | 1.06 |
| 17 | 04/20/2014 - 04/26/2014 | 0.97 | 1.08 |
| 18 | 04/27/2014 - 05/03/2014 | 0.99 | 1.10 |
| 19 | 05/04/2014 - 05/10/2014 | 1.01 | 1.12 |
| 20 | 05/11/2014 - 05/17/2014 | 1.03 | 1.14 |
| 21 | 05/18/2014 - 05/24/2014 | 1.05 | 1.17 |
| 22 | 05/25/2014 - 05/31/2014 | 1.06 | 1.18 |
| 23 | 06/01/2014 - 06/07/2014 | 1.07 | 1.19 |
| 24 | 06/08/2014 - 06/14/2014 | 1.08 | 1.20 |
| 25 | 06/15/2014 - 06/21/2014 | 1.10 | 1.22 |
| 26 | 06/22/2014 - 06/28/2014 | 1.10 | 1.22 |
| 27 | 06/29/2014 - 07/05/2014 | 1.10 | 1.22 |
| 28 | 07/06/2014 - 07/12/2014 | 1.10 | 1.22 |
| 29 | 07/13/2014 - 07/19/2014 | 1.10 | 1.22 |
| 30 | 07/20/2014 - 07/26/2014 | 1.10 | 1.22 |
| 31 | 07/27/2014 - 08/02/2014 | 1.10 | 1.22 |
| 32 | 08/03/2014 - 08/09/2014 | 1.11 | 1.23 |
| 33 | 08/10/2014 - 08/16/2014 | 1.11 | 1.23 |
| 34 | 08/17/2014 - 08/23/2014 | 1.11 | 1.23 |
| 35 | 08/24/2014 - 08/30/2014 | 1.12 | 1.24 |
| 36 | 08/31/2014 - 09/06/2014 | 1.13 | 1.26 |
| 37 | 09/07/2014 - 09/13/2014 | 1.13 | 1.26 |
| 38 | 09/14/2014 - 09/20/2014 | 1.14 | 1.27 |
| 39 | 09/21/2014 - 09/27/2014 | 1.12 | 1.24 |
| 40 | 09/28/2014 - 10/04/2014 | 1.10 | 1.22 |
| 41 | 10/05/2014 - 10/11/2014 | 1.08 | 1.20 |
| 42 | 10/12/2014 - 10/18/2014 | 1.07 | 1.19 |
| 43 | 10/19/2014 - 10/25/2014 | 1.05 | 1.17 |
| 44 | 10/26/2014 - 11/01/2014 | 1.04 | 1.16 |
| 45 | 11/02/2014 - 11/08/2014 | 1.03 | 1.14 |
| 46 | 11/09/2014 - 11/15/2014 | 1.02 | 1.13 |
| 47 | 11/16/2014 - 11/22/2014 | 1.01 | 1.12 |
| 48 | 11/23/2014 - 11/29/2014 | 1.00 | 1.11 |
| 49 | 11/30/2014 - 12/06/2014 | 0.99 | 1.10 |
| 50 | 12/07/2014 - 12/13/2014 | 0.98 | 1.09 |
| 51 | 12/14/2014 - 12/20/2014 | 0.98 | 1.09 |
| 52 | 12/21/2014 - 12/27/2014 | 0.98 | 1.09 |
| 53 | 12/28/2014 - 12/31/2014 | 0.99 | 1.10 |

* PEAK SEASON

FLORIDA DEPARTMENT OF TRANSPORTATION
2014 Annual Average Daily Traffic Report - Report Type: ALL

County: 12 LEE

| Site | Site Type | Description | Direction 1 | Direction 2 | AADT Two-Way | "K" FCTR | "D" FCTR | "T" FCTR |
|------|-----------|--|--------------|--------------|--------------|----------|----------|----------|
| 0184 | T | SR-93/I-75, 1.7 MI S OF DANIELS PKWY U/P, LEE CO | N 38722 | S 38489 | 77211 C | 9.0 | 58.4P | 8.4P |

Site Type : Blank= Portable; T= Telemetered
 "K" Factor : Department adopted standard K factor beginning with count year 2011
 AADT Flags : C= Computed; E= Manual Est; F= First Year Est; S= Second Year Est; T= Third Year Est; X= Unknown
 "D/T" Flags : A= Actual; F= Factor Catg; D= Dist Funcl; P= Prior Year; S= Statewide Default; W= One-Way Road; X= Cross Ref

**FDOT GENERALIZED SERVICE
VOLUME TABLE FOR I-75**

Generalized **Peak Hour Directional** Volumes for Florida's **Urbanized Areas**¹

TABLE 7

12/18/12

| INTERRUPTED FLOW FACILITIES | | | | | | UNINTERRUPTED FLOW FACILITIES | | | | | | |
|--|-----------|----------------------|-----------------------|--------------------|-------|--|-------|--------|---------------|--------|--|--|
| STATE SIGNALIZED ARTERIALS | | | | | | FREEWAYS | | | | | | |
| Class I (40 mph or higher posted speed limit) | | | | | | Lanes | B | C | D | E | | |
| Lanes | Median | B | C | D | E | 2 | 2,260 | 3,020 | 3,660 | 3,940 | | |
| 1 | Undivided | * | 830 | 880 | ** | 3 | 3,360 | 4,580 | 5,500 | 6,080 | | |
| 2 | Divided | * | 1,910 | 2,000 | ** | 4 | 4,500 | 6,080 | 7,320 | 8,220 | | |
| 3 | Divided | * | 2,940 | 3,020 | ** | 5 | 5,660 | 7,680 | 9,220 | 10,360 | | |
| 4 | Divided | * | 3,970 | 4,040 | ** | 6 | 7,900 | 10,320 | 12,060 | 12,500 | | |
| Class II (35 mph or slower posted speed limit) | | | | | | Freeway Adjustments | | | | | | |
| Lanes | Median | B | C | D | E | Auxiliary Lane | | | Ramp Metering | | | |
| 1 | Undivided | * | 370 | 750 | 800 | + 1,000 | | | + 5% | | | |
| 2 | Divided | * | 730 | 1,630 | 1,700 | | | | | | | |
| 3 | Divided | * | 1,170 | 2,520 | 2,560 | | | | | | | |
| 4 | Divided | * | 1,610 | 3,390 | 3,420 | | | | | | | |
| Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.) | | | | | | | | | | | | |
| Non-State Signalized Roadways - 10% | | | | | | | | | | | | |
| Median & Turn Lane Adjustments | | | | | | | | | | | | |
| Lanes | Median | Exclusive Left Lanes | Exclusive Right Lanes | Adjustment Factors | | | | | | | | |
| 1 | Divided | Yes | No | +5% | | | | | | | | |
| 1 | Undivided | No | No | -20% | | | | | | | | |
| Multi | Undivided | Yes | No | -5% | | | | | | | | |
| Multi | Undivided | No | No | -25% | | | | | | | | |
| - | - | - | Yes | + 5% | | | | | | | | |
| One-Way Facility Adjustment Multiply the corresponding directional volumes in this table by 1.2 | | | | | | | | | | | | |
| BICYCLE MODE ² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) | | | | | | | | | | | | |
| Paved Shoulder/Bicycle Lane Coverage | | | | | | B | C | D | E | | | |
| 0-49% | | | | | | * | 150 | 390 | 1,000 | | | |
| 50-84% | | | | | | 110 | 340 | 1,000 | >1,000 | | | |
| 85-100% | | | | | | 470 | 1,000 | >1,000 | ** | | | |
| PEDESTRIAN MODE ² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) | | | | | | | | | | | | |
| Sidewalk Coverage | | | | | | B | C | D | E | | | |
| 0-49% | | | | | | * | * | 140 | 480 | | | |
| 50-84% | | | | | | * | 80 | 440 | 800 | | | |
| 85-100% | | | | | | 200 | 540 | 880 | >1,000 | | | |
| BUS MODE (Scheduled Fixed Route) ³ (Buses in peak hour in peak direction) | | | | | | | | | | | | |
| Sidewalk Coverage | | | | | | B | C | D | E | | | |
| 0-84% | | | | | | > 5 | ≥ 4 | ≥ 3 | ≥ 2 | | | |
| 85-100% | | | | | | > 4 | ≥ 3 | ≥ 2 | ≥ 1 | | | |
| | | | | | | UNINTERRUPTED FLOW HIGHWAYS | | | | | | |
| Lanes | Median | B | C | D | E | | | | | | | |
| 1 | Undivided | 420 | 840 | 1,190 | 1,640 | | | | | | | |
| 2 | Divided | 1,810 | 2,560 | 3,240 | 3,590 | | | | | | | |
| 3 | Divided | 2,720 | 3,840 | 4,860 | 5,380 | | | | | | | |
| Uninterrupted Flow Highway Adjustments | | | | | | | | | | | | |
| Lanes | Median | Exclusive left lanes | | Adjustment factors | | | | | | | | |
| 1 | Divided | Yes | | +5% | | | | | | | | |
| Multi | Undivided | Yes | | -5% | | | | | | | | |
| Multi | Undivided | No | | -25% | | | | | | | | |
| | | | | | | ¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual. | | | | | | |
| | | | | | | ² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility. | | | | | | |
| | | | | | | ³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow. | | | | | | |
| | | | | | | * 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. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults. | | | | | | |
| | | | | | | Source: Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/sn/los/default.shtml | | | | | | |

TRIP GENERATION EQUATIONS

**TRIP GENERATION EQUATIONS
ARBORWOOD CROSSING CPD
ITE TRIP GENERATION REPORT, 9th 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 | | | |
| Medical Office (LUC 720) | $T = 2.39 (X)$ (79% In/21% Out) | $\ln(T) = 0.90 \ln(X) + 1.53$ (28% In/72% Out) | $T = 40.89 (X) - 214.97$ |
| 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 = Dwelling Units | | | |
| Assisted Living (LUC 254) | $T = 0.14 (X)$ (65% In/35% Out) | $T = 0.22 (X)$ (44% In/56% Out) | $\ln(T) = 0.56 \ln(X) + 3.07$ |
| T = Trips, X = Beds | | | |
| Senior Adult Housing – Attached (Independent Living) (LUC 252) | $T = 0.20 (X) - 0.13$ (34% In/66% Out) | $T = 0.24 (X) + 1.64$ (54% In/46% Out) | $T = 2.98 (X) + 21.05$ |
| T = Trips, X = Rooms | | | |