



Writer's Direct Dial Number: (239) 533-8531

January 6, 2016

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

Sharon Jenkins-Owens
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

**RE: Potable Water and Wastewater Availability
Appaloosa and Palomino Lane, Case Number CPA2015-00010
STRAP #s 21-45-25-01-00000.0280, 028A, 029A, 029B, 030E, 030G, 0340
and 22-45-25-00-00001.0000**

Dear Ms Jenkins-Owens:

The subject properties are 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, or in the vicinity of, the properties 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 1,264 Dwelling Units and 895,730 SF of Industrial with an estimated flow demand of approximately 450,360 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer.

Upon completion and final acceptance of this project, potable water service will be provided through our Corkscrew Water Treatment Plant. Sanitary sewer service will be provided by the City of Fort Myers 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 Water and Wastewater service to be utilized for comprehensive plan amendment purposes for this project Only. Individual letters of availability will be required to obtaining regulatory permits and/or building permits.

Sincerely,

LEE COUNTY UTILITIES

A handwritten signature in black ink 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

→ Howard W.



John E. Manning
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County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Ms. Pam Keyes
Lee County Utilities
P.O. Box 398
Fort Myers, FL 33902

Re: Potable Water/Sewer Letter of Service Availability

Dear Ms. Keyes;

I am writing to request letter of water and sewer service availability for a county-initiated comprehensive plan amendment known as Case Number CPA2015-00010. The subject property contains approximately 105 acres and is generally located on the north side of Daniels Parkway between Palomino Lane, Apaloosa Lane and Pinto Road. Please refer to the attached location map.

If approved, the land would be redesignated from Outlying Suburban to Central Urban. Comprehensive Plan amendments are evaluated based on the maximum intensity that would be allowed under the Future Land Use Map (FLUM) category. In this case, the Central Urban Future Land Use Map category would permit the following maximum density/intensity on the subject 105 acres:

Future Land Use	Existing Outlying Suburban FLUM	Proposed Central Urban FLUM
Residential	316	1,053 DU / 1,580 DU with bonus density
Commercial	180,000 SF	180,000 SF
Industrial	0	895,730 SF ¹

¹ Industrial square feet based on a maximum of 8,500 SF an acre

Please let me know if you need additional information to process my request.

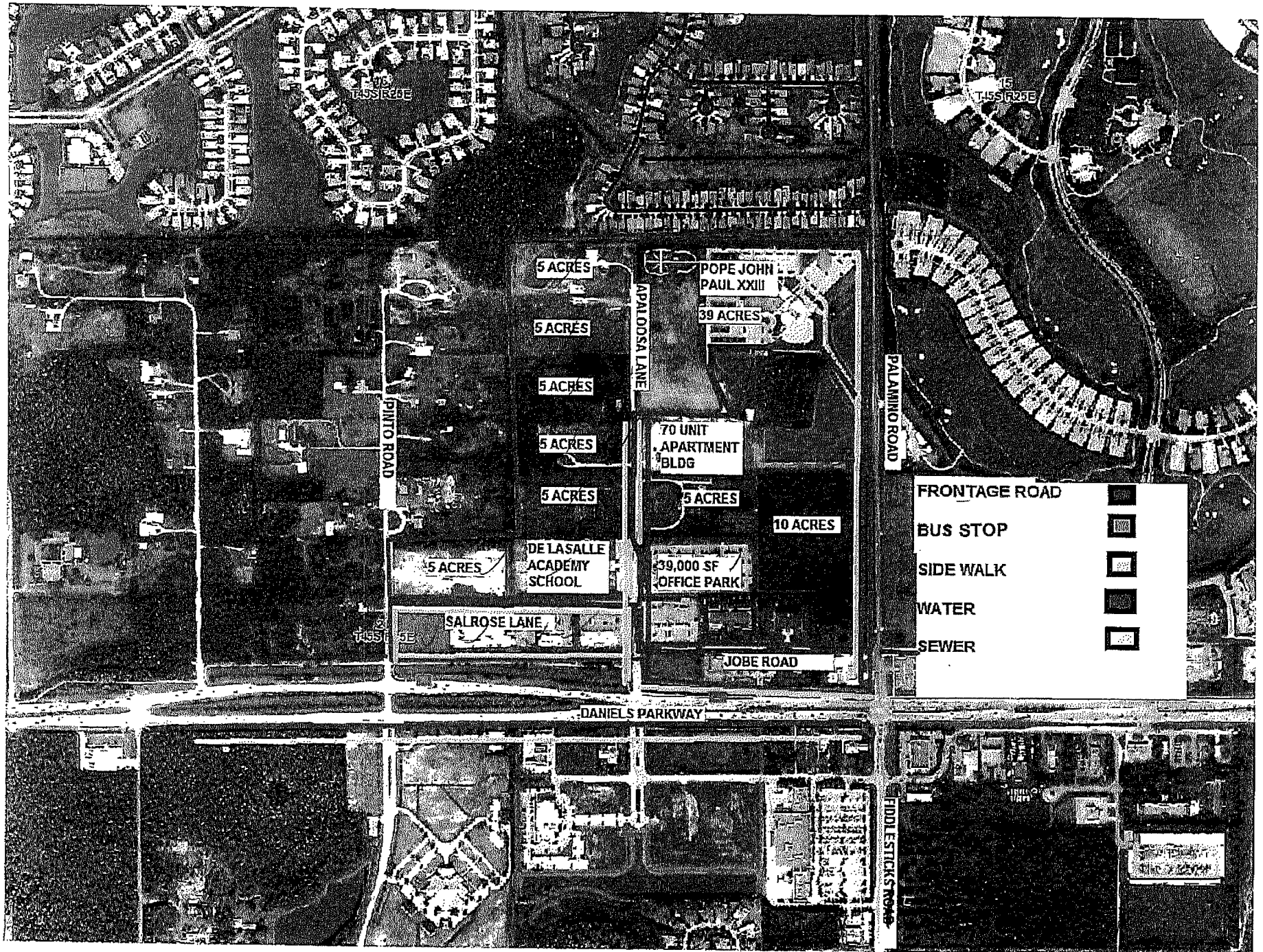
Thank you and all the best for a happy new year!

Sincerely,
Lee County Department of Community Development, Planning Section

Sharon Jenkins-Owen, AICP
Principal Planner

SJenkins-Owen@leegov.com
(239)533-8535

REC'D DEC 30 2015



BLYD



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

January 6, 2016



Sharon Jenkins-Owen, AICP
Principal Planner
Lee County
Southwestern Florida Board of County Commissioners
Phone: (239) 533-8535
Email: SJenkins-Owen@leegov.com

In response to your inquiry of January 6, 2016, the Florida Master Site File lists no previously recorded cultural resources found in the following parcel of Lee County:

The portions of T45S R25E Sections 15, 16, 21, and 22, shown within the outlined area on the corresponding map.

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

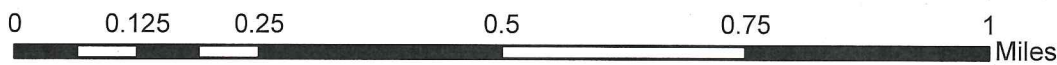
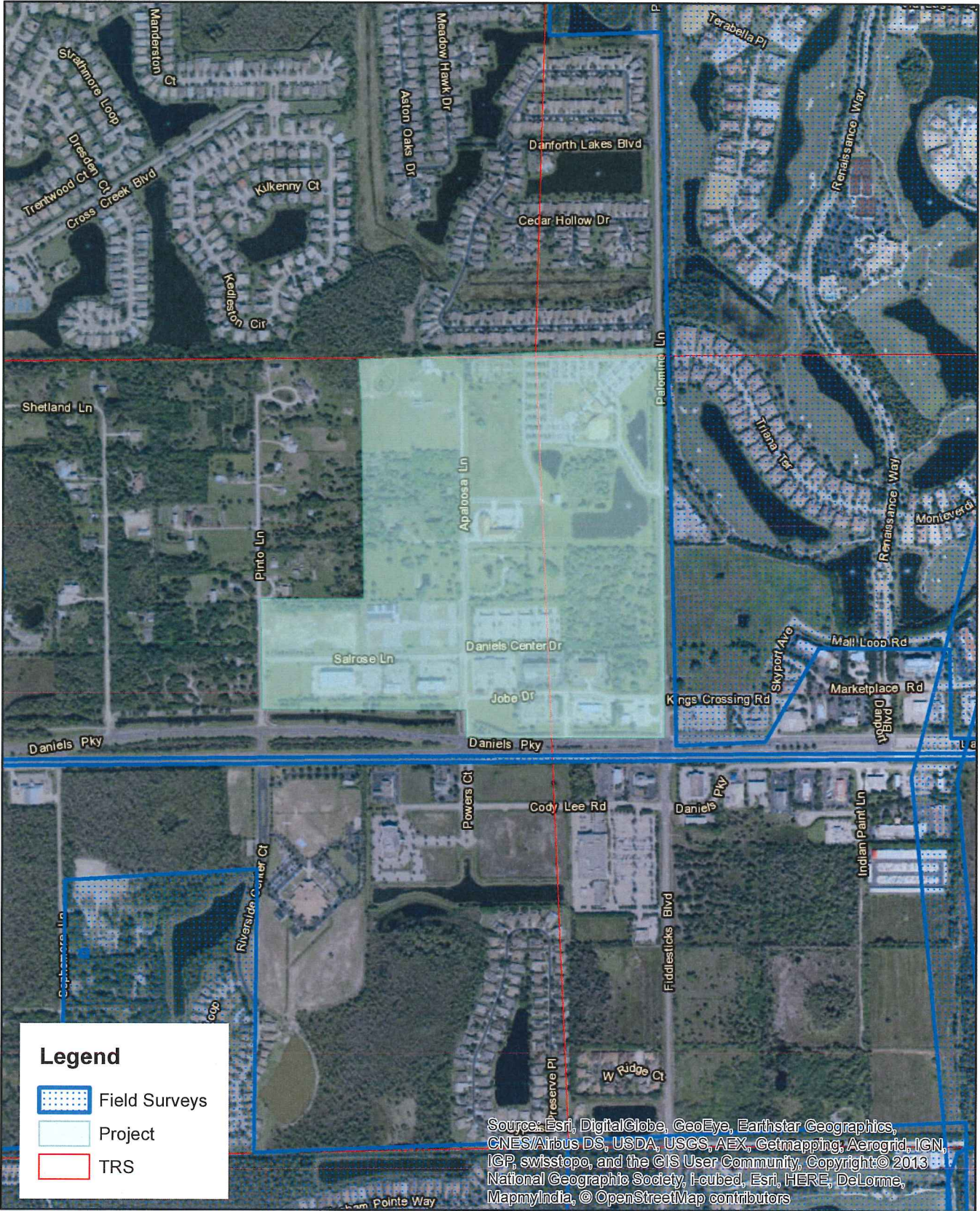
Sincerely,

Paige Phillips
Archaeological Data Analyst
Florida Master Site File
Paige.Phillips@dos.myflorida.com

Cultural Resource Search

Case Number CPA2015-00010

Lee County





THE SCHOOL DISTRICT OF LEE COUNTY

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

DAWN M HUFF
LONG-RANGE PLANNER
Planning, Growth & School Capacity
Phone: 239-337-8142
FAX: 239-335-1460

STEVEN K. TEUBER
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DISTRICT 5
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SUPERINTENDENT
KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

January 7, 2016

Sharon Jenkins-Owens, AICP
Lee County Division of Planning
1500 Monroe Street
Fort Myers, Florida 33902-0398

RE: Comprehensive Plan Amendment
CPA2015-00010

Dear Ms. Jenkins-Owens:

This letter is in response to your request for comments dated December 2, 2015 for the Comprehensive Plan Amendment in regard to educational impact. This project is located in the South Choice Zone, Sub Zone 1.

The request is for a final plat submittal to include 1,580 dwelling units. With regard to the inter-local agreement for school concurrency, the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family homes, the generation rate is .295 and further broken down by grade level into the following, .147 for elementary, .071 for middle and .077 for high. A total of 466 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development. The Concurrency Analysis attached, displays the impact of this development. Capacities for elementary seats is not an issue within the Concurrency Service Area (CSA). For middle and high school, the development adds to the projected deficit for the CSA, however, there are sufficient seats available to serve the need within the contiguous CSA.

Thank you for your attention to this issue. If I may be of further assistance, please call.

Sincerely,

Dawn Huff

Dawn Huff,
Long Range Planner

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee School District
NAME/CASE NUMBER Comprehensive Plan Amendment/CPA2015-00010
OWNER/AGENT Multiple Owners
ITEM DESCRIPTION various amendments; all impacts in South CSA, sub area S1

LOCATION Northwest corner of Daniels Pkwy and Palomino Ln
ACRES 105.00
CURRENT FLU Outlying Suburban (OS)
CURRENT ZONING Agricultural (AG2), General Commercial (CG), Commercial Planned Development (CPD) & Commercial Facilities Planned Development (CFPD)

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
1580	0	0

STUDENT GENERATION

Student Generation Rates				
	SF	MF	MH	Projected Students
Elementary School	0.147			232.26
Middle School	0.071			112.18
High School	0.077			121.66

Source: Lee County School District, January 7, 2016 letter

CSA SCHOOL NAME 2019/20	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	12,413	10,726	1,687	232	1455	88%	
South CSA, Middle	5,621	5,803	-182	112	-294	105%	
South CSA, High	7,070	7,947	-877	122	-999	114%	

(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

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

January 7, 2016

Sharon Jenkins-Owen
Lee County Dept. of Community Development
P.O. Box 398
Fort Myers, Florida 33902-0398

Ms. Jenkins-Owen,

The proposed comprehensive plan amendment known as Case Number CPA2015-00010 located on the north side of Daniels Parkway between Palomino Lane, Apaloosa Lane and Pinto Road 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 the request to change the designation for the 105 acre parcel from Outlying Suburban to Central Urban. We recognize that the changes would increase allowable residential dwelling units to 1,053 and up to 1,580 residential dwelling units with bonus density. We also acknowledge the change would allow up to 895,730 square feet of industrial.

We will provide law enforcement services primarily from our Echo District office in south 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,
Director, Planning and Research





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SOUTHWEST FLORIDA
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Hearing Examiner

January 8, 2016

Sharon Jenkins-Owen
Principal Planner
Lee County Department of Community Development
1500 Monroe St.
Fort Myers, FL 33901

Re: Letter of Service Availability

Ms. Jenkins-Owen,

I am in receipt of your request for a Letter of Service Availability for CPA2015-00010. This is regarding a subject property on the north side of Daniels Parkway near Palomino Lane.

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

When conducting an analysis like this, we look to evaluate the ability to meet the service standards as required in County Ordinance 08-16. We current do not have response times in this area that meet this ordinance. In addition, without knowing more specific information about the type of development and density, it is difficult to predict the type of EMS resources that would be necessary to serve this proposed change.

Therefore, we are not able to issue a letter of service availability at this time. We would ask that you provide us with a site plan and more detail as the project moves forward so we can properly evaluate the impacts and our ability to meet the needs of your prospective amendment.

Sincerely,

Benjamin Abes
Deputy Chief, Operations
Division of Emergency Medical Services

Jenkins-Owen, Sharon

From: LOMBARDO BILL [blombardo@southtrailfire.org]
Sent: Friday, January 29, 2016 12:36 PM
To: Jenkins-Owen, Sharon
Subject: Letter of Service Availability
Attachments: letter of service availability STFD 1.29.16.pdf

Good afternoon Sharon,

Please find attached a letter of service availability for South Trail Fire District. Please let me know if you also need a hard copy of this document.

Yours in service,

Bill

William B. Lombardo

Fire Chief
South Trail Fire District
5531 Halifax Ave.
Ft. Myers, FL 33912
239-433-0080
www.southtrailfire.org

The greater good and the greater profit are not compatible aims ~ Y. Martel

Florida has a very broad public records law. Most written communications to or from South Trail Fire District regarding District business are public records available to the public and media upon request. Your communications may be subject to public disclosure.



SOUTH TRAIL FIRE PROTECTION & RESCUE SERVICE DISTRICT

Established 1965

“Compassion, Commitment, Courage”

January 29, 2016

Sharon Jenkins-Owen, Principal Planner
Lee County Planning
PO Box 398
Fort Myers, FL 33902-0398

Subject: Letter of Service Availability

Dear Ms. Jenkins-Owen:

In your letter dated December 29, 2015 you indicated Lee County is seeking a letter of availability for fire protection services for a county initiated comprehensive plan amendment known as Case Number CPA2015-00010. The subject property contains a ±105 acre parcel located north of Daniels Parkway between Palomino Lane, Appaloosa Lane, and Pinto Road. You further indicated the plan amendment would re-designate the area from *Outlying Suburban* to *Central Urban*.

Per your request, please accept this correspondence as documentation that our agency is capable of providing fire protection services to any future project which results from this amendment. If there is any impact from this amendment, the use of fire impact fees generated from the growth 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

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Larry Hirshman
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Secretary-Treasurer

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Jeff Haugh
Commissioner

Administration

William B. Lombardo
Chief

Benjamin A. Bengston
Assistant Chief

Administration

Phone: 239.433.0080
Fax: 239.433.1941

Prevention

Phone 239.482.8030
Fax: 239.433.2185

Safety House

Phone: 239.936.5281



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Hearing Examiner

Sharon Jenkins-Owen
Principal Planner
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33902

February 29, 2016

SUBJECT: Case CPA 2015-00010
Letter of Availability

Dear Mrs. Jenkins-Owen:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the planned residential units and commercial/and or industrial establishments proposed for parcels located on the north side of Daniels Parkway between Palomino Lane, Appaloosa Lane and Pinto Road, through our franchised hauling contractors.

Disposal of the solid waste from developments within that area 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.

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

Sincerely,

Brigitte Kantor
Manager, Public Utilities
Lee County Solid Waste Division

Memo

To: Sharon Jenkins Owen, Principal Planner
Planning Division

Andrew J. Getch

APRIL 15, 2016

From: Andrew Getch, Florida P.E. 47017
Planning Manager, Lee County Department of Transportation
1500 Monroe Street, Fort Myers, Florida 33901

Date: April 15, 2016

Subject: Apaloosa (CPA2015-00010)

LCDOT staff has prepared a traffic analysis comparing four Future Land Use Map (FLUM) category scenarios in the subject application. The application considers potential changes in the FLUM designation to increase residential density for 137 acres north of Daniels Parkway between Palomino Lane and Pinto Lane. In Lee County Administrative Code AC-11-1, Daniels Parkway is designated as a principal arterial and Palomino Lane is designated as a minor collector. Both are county maintained. Apaloosa Lane, Pinto Lane, Salrose Lane, and the western portion of Jobe Road are privately maintained local streets. Jobe Road is county maintained within 300 feet of Palomino Lane.

The four analyzed land use scenarios are listed in Table 1:

- 1) The current FLUM designation of Outlying Suburban.
- 2) A FLUM change to Suburban.
- 3) A FLUM change to Central Urban with Commercial Retail.
- 4) A FLUM change to Central Urban with Industrial.

Table 1: Estimated Potential Land Use Scenarios

Scenario	Land Use Category	Dwelling units (multi-family)	Commercial Retail (Square feet)	Industrial (Square feet)
1	Outlying Suburban	190	533,500	0
2	Suburban	507	533,500	0
3	Central Urban (Commercial)	1,267	533,500	0
4	Central Urban (Industrial)	1,267	0	929,570

LCDOT staff utilized the standard Comprehensive Plan Amendment traffic analysis methodology. The study evaluated future traffic volumes on road segments within a three mile radius of the subject property and estimated level of service (LOS) in a five year and 20 year analysis. The five year analysis applied growth rates to existing traffic volumes from Lee County traffic count data to estimate background traffic. Project traffic volumes on roadway segments were determined by assignment of trips to a roadway network. Then project traffic was added to background traffic to estimate total volume. The total volume was compared to generalized service volumes to determine the LOS of each roadway segment. In the study area, there are no roadway widening projects funded for construction in the first five years of the Lee County Capital Improvement Program (CIP).

The 20 year analysis used traffic volumes from the Lee County Metropolitan Planning Organization 2040 Long Range Transportation Plan (MPO LRTP) travel model. The travel model distributes trips based on estimated future population and employment. The travel model was developed by the Florida Department of Transportation (FDOT) to evaluate transportation needs on major roadways in the 12 counties of FDOT District One. The travel model is also used in development of individual MPO LRTP's and project analysis from Collier County to Polk County. The 20 year analysis project traffic assignment and LOS estimate are similar to the method used in the five year analysis.

In the study area, the travel model includes existing roads plus planned improvements. The three planned improvements in the study area are Three Oaks Parkway north 4-laning extension from north of Alico Road to Daniels Parkway, Daniels Parkway 6-laning from State Road 82 to Gateway Boulevard, and Metro Parkway 6-laning from Daniels Parkway to Colonial Boulevard.

Table 2 shows total trip generation for all uses in the 137 acres included in the application. Table 3 shows the difference between estimated total trip generation from the scenarios in Table 1, and trip generation from existing uses in the 137 acres. The Central Urban commercial scenario has the highest trip generation potential.

Table 2: Total Net New Trip Generation

Scenario	Land Use Category	AM Peak Hour	PM Peak Hour	Daily
-	Existing uses	415	823	9,614
1	Outlying Suburban	363	1,292	14,174
2	Suburban	461	1,411	15,615
3	Central Urban (Commercial)	655	1,653	18,671
4	Central Urban (Industrial)	944	1,238	11,174

Table 3: Comparison of Summary Increase in Net New Trip Generation

Scenario	Land Use Category	AM Peak Hour	PM Peak Hour	Daily
1	Outlying Suburban	-52	469	4,560
2	Suburban	46	588	6,001
3	Central Urban (Commercial)	240	830	9,057
4	Central Urban (Industrial)	529	415	1,560

Table 4 indicates an acceptable LOS on all roadway segments in the five year analysis. The analysis indicated a projected v/c ratio in excess of 1.0 on Daniels Parkway east of Six Mile Cypress Parkway with the estimated increase in residential units associated with a Outlying Suburban (v/c approximately = 1.01), Suburban (v/c = 1.02) or a Central Urban (v/c = 1.05) FLUM designation.

The Lee Plan Table 2(a) designates Daniels Parkway from Metro Parkway to I-75 as a constrained roadway. Lee Plan Policy 37.1.1 and 37.2.2 are applicable:

POLICY 37.1.1: *LOS "E" is the minimum acceptable LOS for principal and minor arterials, and major collectors on county-maintained transportation facilities. Level of service standards for the State Highway System during peak travel hours are "D" in urbanized areas and "C" outside urbanized areas.*

The minimum acceptable level of service for Pine Island Road between Burnt Store Road and Stringfellow Boulevard is subject to Objective 14.2.

For minimum acceptable levels of service determination the peak season, peak hour, peak direction condition will be defined as the 100th highest volume hour of the year in the predominant traffic flow direction. The 100th highest hour approximates the typical peak hour during the peak season. Peak season, peak hour, peak direction conditions will be calculated using K-100 factors and "D" factors from the nearest, most appropriate county permanent traffic count station.

POLICY 37.2.2: *A maximum volume-to-capacity (v/c) ratio of 1.85 is established for the constrained roads identified in Table 2(a) that lie in the unincorporated area. No permits will be issued by Lee County that cause the maximum volume-to-capacity ratio to be exceeded or that affect the maximum volume-to-capacity ratio once exceeded. Permits will only be issued when capacity enhancements and operational improvements are identified and committed for implementation that will maintain the volume-to-capacity ratio on the constrained segment at or below 1.85.*

A v/c ratio greater than 1.0 is typically a LOS "F", unless a roadway segment is designated as constrained. The Daniels Parkway estimated v/c ratio in the year 2020 is 1.01-1.05. Policy 37.2.2 established the v/c ratio for a constrained roadway as at or below 1.85. All other study area road segments are estimated to operate at an acceptable LOS in the year 2020.

Lee Plan Table 2(b) identifies several operational improvements to preserve capacity on Daniels Parkway. The table lists frontage road connections, closure of median openings at minor side streets, and access management. Jobe Road and Sal Rose Lane act as parallel reverse frontage roads north of Daniels Parkway between Renaissance Way east of Palomino Lane and Pinto Lane in the application area. There are no reverse frontage roads along Daniels Parkway from Pinto Lane to Six Mile Cypress Parkway. Existing full median openings on Daniels Parkway at intersections with Apaloosa Lane and Pinto Lane

may be subject to further evaluation. Daniels Parkway is also designated as a controlled access facility by Board of County Commissioners Resolution 89-10-11, as most recently amended in Resolution 08-08-57.

Table 4 summarizes the LOS comparison of the application FLUM scenarios. For the CPA analysis, the MPO LRTP cost feasible network model output was treated as background traffic. Any increase in trips estimated in Table 3 was added to the background traffic. This approach may be conservative for two reasons.

One reason is that projections by the Bureau of Economic and Business Research predict that Lee County population will increase to 1,073,866 by the year 2040. The 2010 U.S. Census data showed a population of 618,754. The population in 2014 was estimated at 679,513. The travel model year 2040 socioeconomic data distributed the estimated countywide population increase. Census data is defined in tracts and blocks. The Census tracts and blocks are assembled into an area much larger than the 137 acres in the subject application. That larger area is called a traffic analysis zone. A part of the population increase could occur within the current FLUM designation in the 137 acres of the application. 2040 travel model population and employment data is typically less than full build-out density and intensity. In this study, any increase in traffic analysis zone estimated population and employment is attributed to land within the traffic analysis zone, but outside the application area.

A second reason is that the travel model uses an iterative process to minimize system-wide travel time. The iterative process shifts traffic away from congested road segments. However, the v/c ratio on Daniels Parkway is approximately 1.3 in the cost feasible network, with the iterative process already shifting traffic away from Daniels Parkway.

In Table 4, all four scenario analyses of the year 2040 result in the same roadway segments with estimated traffic volumes in excess of the adopted LOS standard. These include Daniels Parkway from I-75 to Gateway Boulevard, Fiddlesticks Boulevard south of Daniels Parkway, and Palomino Lane north of Daniels Parkway. The constrained portion of Daniels Parkway is projected to have a v/c ratio of 1.32 – 1.39.

Table 4: Summary of segments estimated to operate below adopted (LOS)

Scenario	Land Use Category	2014	2020	2040
1	Outlying Suburban	none	(1)	(2)
2	Suburban	none	(1)	(2)
3	Central Urban 1	none	(1)	(2)
4	Central Urban 2	none	(1)	(2)

Notes:

- (1) Daniels Parkway east of Six Mile Cypress Parkway is projected to operate at a v/c ratio 1.01 – 1.05.
- (2) Daniels Parkway from Six Mile Cypress Parkway to I-75 is projected to operate at a v/c ratio from 1.32-1.39. Daniels Parkway from I-75 to Gateway Boulevard is estimated to operate at LOS “F”, Fiddlesticks Boulevard south of Daniels Parkway, and Palomino Lane north of Daniels Parkway are shown with volumes exceeding capacity. However, this appears to be due to model anomalies.

The study area roadway network is constrained and has minimal connectivity west of I-75. As noted, Daniels Parkway is designated as a constrained roadway and limited to the existing six lanes. In the study area, Six Mile Cypress Slough acts as an environmental barrier to road network connectivity. Established development acts as a man-made barrier. Daniels Parkway is the only east-west roadway in the study area connecting to I-75 and Metro Parkway. The distance between Alico Road and Colonial Boulevard is 8 miles. In approximately 2.7 miles along Daniels Parkway between I-75 and Six Mile Cypress Parkway, there are no existing north-south roads connecting to Alico Road or to Colonial Boulevard. Three Oaks Parkway extension from Alico Road north to Daniels is in the MPO LRTP and is currently programmed for construction in years 6-10 of the Lee County Capital Improvement Program.

The travel model appears to be overestimating future traffic volumes on Palomino Lane and Fiddlesticks Boulevard. The model estimates average daily traffic of approximately 17,000 to 24,000 in the year 2040. The 2014 traffic count volumes are approximately 7,000. However, based on review of aerial photography, the areas connecting directly to Fiddlesticks Boulevard are substantially built out, and the majority of existing and approved subdivisions appear to be built along Palomino Lane. The model projected traffic volumes may be a result of anomalies in the connections to Palomino Lane and Fiddlesticks Boulevard and the representation of population and employment data. The anomalies do not affect the outcome of this analysis. The MPO LRTP does not include adding motor vehicle lanes to either Palomino Lane or Fiddlesticks Boulevard. Staff will coordinate travel model review with Lee County MPO and FDOT staff.

Along the application area frontage, Daniels Parkway is served by Lee Tran Route 50 with transit stops west of Palomino Lane and east of Pinto Lane. There is an existing shared use path on the north side of Daniels Parkway along with on-road bicycle lanes. The Lee County Metropolitan Planning Organization TIGER V Complete Streets Grant is constructing an additional shared use path on the south side of Daniels Parkway. The Lee County CIP identifies funding for shared use paths along Fiddlesticks Boulevard and along Palomino Lane. Fiddlesticks Boulevard shared use path is about to begin construction. The Palomino Lane shared use path project also includes intersection turn lane improvements. Design is funded and construction is programmed in FY 2016/17.

AG/ag