

John E. Manning District One

Cecil L Pendergrass

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 September 7, 2017

Ray Eubanks, Plan Processing Administrator State Land Planning Agency Caldwell Building 107 East Madison – MSC 160 Tallahassee, FL. 32399-0800

Re: Amendment 17-5ESR

Adoption Submission Package

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163, this submission package constitutes the adoption of Comprehensive Plan Amendment known locally as CPA2015-10 and CPA2017-01. This amendment packet includes the final action and adopting ordinance for the following amendments.

<u>CPA2015-10 (Apaloosa Lane)</u>: Designate 59.72+/- acres from the Outlying Suburban to the General Interchange future land use map category and text amendments to Policy 1.3.2 and Table 1(b). (Adopted by Ordinance 17-12)

<u>CPA2017-01</u> (Growth Management): Amend the Lee Plan to align land use and transportation policies. The amendments that deal with land use will: clarify existing requirements; reorganize the goals, objectives, and policies to group topics such as development standards, growth management, and mixed use; and, provide for alternative development regulations that allow for urban forms of development within the Mixed Use Overlay. The amendments that address transportation will: reduce redundancies; align with state statutes; recognize a multi-modal transportation network; and allow for different roadway cross-sections based on location. The proposed amendments will not change allowable densities and intensities within Lee County. (Adopted by Ordinance 17-13)

The Lee County Board of County Commissioners held an adoption hearing to adopt the above identified ordinance for the plan amendment on September 6, 2017. As required by F.S. 163.3184, the final action on this amendment was completed within 180 days of the receipt of the State Land Planning Agency's review letter.

No additional changes were made to the adopted amendments not previously reviewed by the State Reviewing Agencies.

The name of the local newspaper in which the Adoption Hearing was published is The News-Press, Fort Myers, Florida.

The name, title, address, telephone number, facsimile number, and email address of the person for the local government who is most familiar with the adopted amendment is as follows:

Mr. Brandon Dunn, Principal Planner
Department of Community Development
Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398
(239) 533-8585
Fax (239) 485-8344
Email: bdunn@leegov.com

Included with this package is one paper copy and two CD ROM copies, in PDF format, of the adopted amendment and supporting data and analysis. All documents and reports attendant to this submission are also being sent, by copy of this cover, to:

Comprehensive Plan Review
Department of Agriculture and Consumer Services

Tracy D. Suber Department of Education

Plan Review Department of Environmental Protection

Deena Woodward Florida Department of State

Scott Sanders Florida Fish and Wildlife Conservation Commission

Sarah Catala FDOT District One

Margaret Wuerstle Southwest Florida Regional Planning Council

Terry Manning, A.I.C.P., Senior Planner, Intergovernmental Coordination Section South Florida Water Management District

Sincerely,

DEPT. OF COMMUNITY DEVELOPMENT

Planning Section

Mikki Rozdolski, Planning Manager

THE NEWS-PRESS

Published every morning Daily and Sunday Fort Myers, Florida

Affidavit of Publication

STATE OF FLORIDA COUNTY OF LEE

Before the undersigned authority, personally appeared **Shari Terrell** who on oath says that he/she is the **Assistant** of the News-Press, a daily newspaper, published at Fort Myers, in Lee County, Florida; that the attached copy of advertisement, being a

DISPLAY

In the matter of:

APALOOSA

In the court was published in said newspaper in the issues of

June 9, 2017

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County; Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 12th day of June, 2017.

by Shari Terrell

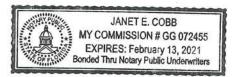
personally known to me or who has produced

as identification, and who did or did not take an

576 to 10703

Notary Public _

Print Name: **Janet E. Cobb**My commission Expires: **February 13, 2021**



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

The Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, June 21, 2017. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers at 2120 Main Street in Downtown Fort Myers. At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Economic Opportunity:

CPA2015-00010 - Apaloosa: Request to designate the 59.72 +/- acre subject property from Outlying Suburban to General Interchange and a text amendment to Table 1(b).

CPA2017-00001 - Growth Management: Amend the Lee Plan to align land use and transportation policies. The amendments that deal with land use will: clarify existing requirements; reorganize the goals, objectives, and policies to group topics such as development standards, growth management, and mixed use; and provide for alternative development regulations that allow for urban forms of development within the Mixed Use Overlay. The amendments that address transportation will: reduce redundancies, align with state statutes, recognize a multi-modal transportation network; and allow for different roadway cross sections based on location. The proposed amendments will not change allowable densities and intensities within Lee County. Lee Plan Goals to be amended include Goals 2, 4, 6, 9, 10, 11, 16, 18, 20, 21, 27, 28, 30, 32, 33, 36, 37, 38, 39, 40, 41, 43, 44, and 135.

This transmittal hearing is the first step in a two step public hearing process to amend the Lee Plan. A second hearing will follow the Department of Economic Opportunity's review of the application.

Documentation for the Proposed Comprehensive Plan Amendment is available at https://www.leegov.com/dcd/planning/cpa. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

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

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or jlaguardia@leegov.com at least five business days in advance.



NP-0000938716



LEE COUNTY BOARD OF COUNTY COMMISSIONERS COMPREHENSIVE PLAN AMENDMENT HEARING AGENDA BOARD CHAMBERS

2120 MAIN STREET, FORT MYERS, FL 33901 WEDNESDAY, JUNE 21, 2017 9:30 A.M.

CPA2015-00010

APALOOSA LANE

CPA2017-00001

GROWTH MANAGEMENT

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

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CPA2015-00010 – **Apaloosa**: Request to designate the 59.72 +/- acre subject property from Outlying Suburban to General Interchange and a text amendment to Table 1(b).

CPA2017-00001 – Growth Management: Amend the Lee Plan to align land use and transportation policies. The amendments that deal with land use will: clarify existing requirements; reorganize the goals, objectives, and policies to group topics such as development standards, growth management, and mixed use; and provide for alternative development regulations that allow for urban forms of development within the Mixed Use Overlay. The amendments that address transportation will: reduce redundancies, align with state statutes, recognize a multi-modal transportation network; and allow for different roadway cross sections based on location. The proposed amendments will not change allowable densities and intensities within Lee County. Lee Plan Goals to be amended include Goals 2, 4, 6, 9, 10, 11, 16, 18, 20, 21, 27, 28, 30, 32, 33, 36, 37, 38, 39, 40, 41, 43, 44, and 135.

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THE NEWS-PRESS

Published every morning Daily and Sunday Fort Myers, Florida

Affidavit of Publication

STATE OF FLORIDA COUNTY OF LEE

Before the undersigned authority, personally appeared **Linda Christiansen** who on oath says that he/she is a **Sales Coordinator** of the News-Press, a daily newspaper, published at Fort Myers, in Lee County, Florida; that the attached copy of advertisement, being a

DISPLAY

In the matter of:

Lee County Land Use Hearing 9/6/2017

In the court was published in said newspaper in the issues of

August 25, 2017

Affiant further says that the said News-Press is a newspaper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County; Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **25th** day of **August**, **2017**.

By Linda Christiansen

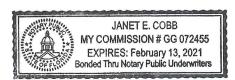
personally known to me or who has produced

as identification, and who did or did not take an oath.

Notary Public

Print Name: Janet E Cobb

My commission Expires: February 13, 2021



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

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, September 6, 2017. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

CPA2015-00010 - Apaloosa/Palomino: Request to designate the 59.72 +/- acre subject property from Outlying Suburban to General Interchange and a text amendment to Table 1(b).

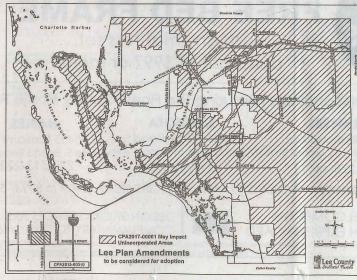
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Copies of this Notice and the proposed ordinance are available for inspection or copying during regular business hours at the Minutes Office of the Clerk of Courts of Lee County, located in the Courthouse Administration Building, 2115 Second Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

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

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LEE COUNTY BOARD OF COUNTY COMMISSIONERS ZONING HEARING and

LEE COUNTY COMPREHENSIVE PLAN AGENDA

Wednesday, September 6, 2017

9:30AM

DCI2009-00061 Z-17-016 **GULF STAR MARINA RENOVATION**

CPA2015-00010

APALOOSA AND PALOMINO LANE - ADOPTION

CPA2017-00001

GROWTH MANAGEMENT - ADOPTION

NOTICE OF PUBLIC HEARING

The Lee County Board of County Commissioners will hold a public hearing at 9:30 am on Wednesday, September 6, 2017 in the Board Chambers at 2120 Main St., Ft. Myers, FL, to review the written recommendations made by the Hearing Examiner and make a final decision on the case below.

DCI2009-00061 / GULF STAR MARINA RENOVATION

Rezone 2.62± acres from Marine Industrial (IM), Light Industrial (IL), and Marine Commercial (CM) to Industrial Planned Development (IPD) to renovate an existing marina. The number of wet and dry boat slips will remain the same at 147 slips (103 dry and 44 wet slips), the existing 12,625 sq. ft. dry storage building will be replaced with a 26,100 sq. ft. building, while the two existing buildings (4,500 square feet restaurant and 2,132 square feet vacant building) will remain, and the parking lot will be reconfigured. The maximum requested building height is 65 feet. The site is already connected to central water and sanitary sewer services.

Located at 704 - 742 Fishermans Wharf, Iona/McGregor Planning Community, Lee County, FL.

Copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Section, 1500 Monroe St., Ft. Myers, FL. Telephone 239-533-8585 for additional information.

If you did not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners.

Statements before the Board of County Commissioners regarding the zoning case will be strictly limited to testimony presented to the Hearing Examiner, testimony concerning the correctness of the findings of fact or conclusions of law contained in the record, or to allege the discovery of new, relevant information which was not available at the time of the hearing before the Hearing Examiner.

If a participant decides to appeal a decision made by the Board of County Commissioners with respect to any matter considered at this hearing, a verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

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

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, September 6, 2017. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

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CPA2015-00010 APALOOSA LANE

LEE COUNTY ORDINANCE NO. 17-12

(Apaloosa Lane Ordinance) (CPA2015-00010)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT **AMENDMENT PERTAINING** TO THE **APALOOSA** (CPA2015-00010) APPROVED DURING PUBLIC Α **HEARING**: PROVIDING FOR PURPOSE, INTENT. AND **SHORT** TITLE: AMENDMENTS TO ADOPTED MAP AND TEXT; LEGAL EFFECT OF "THE LEE PLAN": PERTAINING TO MODIFICATIONS THAT MAY FROM CONSIDERATION AT **PUBLIC** ARISE **HEARING**; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1. and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on March 27, 2017; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on June 21, 2017. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to Apaloosa Lane (CPA2015-00010) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the June 21, 2017 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies' written comments; and,

WHEREAS, on September 6, 2017, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

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

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt map and text amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as the "Apaloosa Lane Ordinance (CPA2015-00010)."

SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment to designate the 59.72 +/- acre subject property from Outlying Suburban to General Interchange and a text amendment to Table 1(b), known as Apaloosa Lane Ordinance (CPA2015-00010).

The corresponding Staff Reports and Analysis, along with all attachments and application submittals for this amendment are adopted as "Support Documentation" for the Lee Plan. Proposed amendments adopted by this Ordinance are attached as Exhibit A.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

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

SECTION FOUR: MODIFICATION

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

SECTION FIVE: GEOGRAPHIC APPLICABILITY

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

SECTION SIX: SEVERABILITY

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

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

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

SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

THE FOREGOING ORDINANCE was offered by Commissioner Mann, who moved its adoption. The motion was seconded by Commissioner Pendergrass. The vote was as follows:

John E. Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Ave

DONE AND ADOPTED this 6th day of September, 2017.

ATTEST: LINDA DOGGETT, CLERK	LEE COUNTY BOARD OF COUNTY COMMISSIONERS
BY MADULEY Deputy Clerk	John Manning, Chair Commissioner Cecil L Pendergrass Lee County Board of County Commissioners District 2 DATE: 9-4-17
	APPROVED AS TO FORM FOR THE RELIANCE OF LEE COUNTY ONLY
Exhibit A: Adopted revisions to Future Land U Lee Plan Policy 1.3.2 (Adopted by	
Lee Flan Folicy 1.5.2 (Adopted by	y BOCC September 6, 2017)
I CERTIFY THIS DOCUMENT TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE IN MY OFFICE LINDA DOGGETT, CLERK CIRCUIT COURT LEE COUNTY, FLORIDA DATED: 9-6-17 BY: Deputy Clerk	7 Signal Property of the Control of

EXHIBIT A

Note: Text depicted with underscore represents additions to the Lee Plan. Strike-through text represents deletions from the Lee Plan.

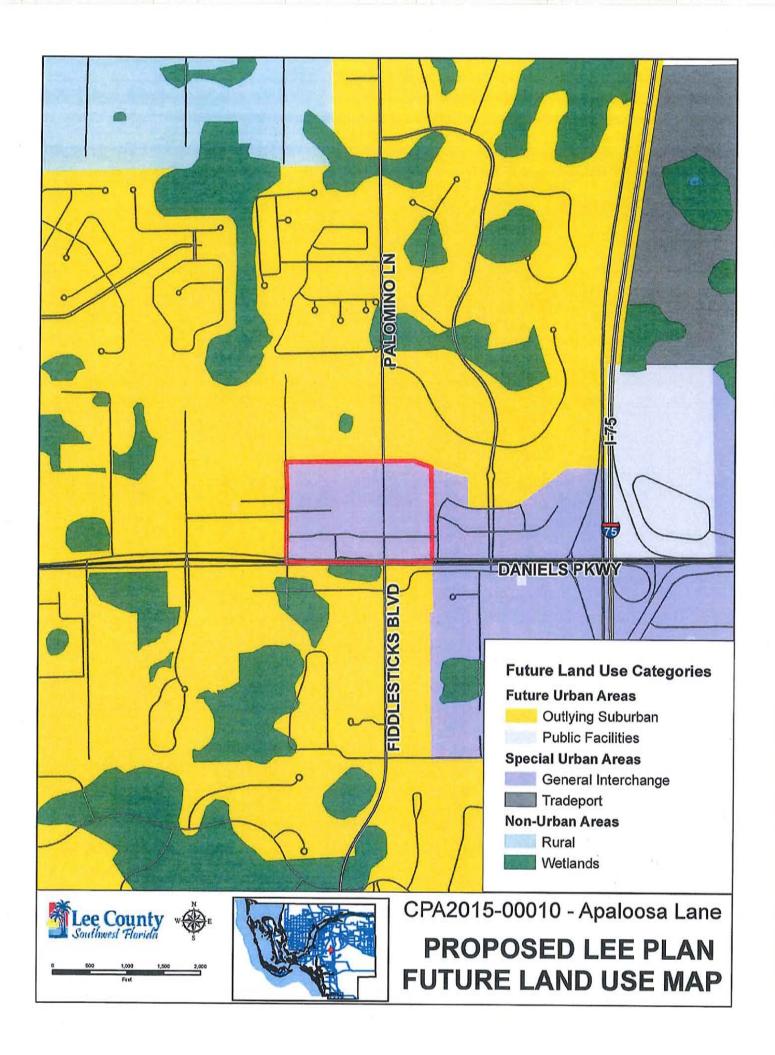


Table 1(b) Year 2030 Allocation CPA2015-00010

Future Land Use Category	Lee Cou	nty Totals	Northeast Lee Boo Conde	Bonita Fort Myers	Burnt Ctarr				Fort Myers	Galeway/	Daniels	Paricway		
	Existing	Proposed	County	DOCE GERTIGE	Springs	gs Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Beach	Airport		Propose
Intensive Development		1,376				20		27		250		Contract of		Liopos
Central Urban	14,766	14,766				225								-
Urban Community	18,084	18,084	520	485		637						250		_
Suburban	16,623	16,623			35-5-	1.810				85		200		-
Outlying Suburban	3,957	. 3,843	30			40	20	2	500	- 55			1.552	1,438
Sub-Outlying Suburban	1,548	1,548				367							2,000	1,450
Commercial			2 - 2											_
Industrial	79	79								30		20		_
Public Facilities	1	1	4.						1			20	-	-
University Community	850	850						-		_	Offit I			
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Total Fopulation Distribution (unincorporated Lee County)		495,000	5,090	1,572		30,861	3,270	259	530	2,197 5.744		17,323	7,967 16,375	7,967
	Intensive Development Central Urban Urban Community Suburban Outlying Suburban Sub-Outlying Suburban Commercial Industrial Public Facilities University Community Destination Resort Mixed Use Water Dependent Burnt Store Marina Village Industrial Interchange General Interchange General Commercial Interchange Industrial Commercial Interchange University Village Interchange Mixed Use Interchange Mixed Use Interchange Mixed Use Interchange New Community Aiport Tradeport Rural Rural Community Preserve Coastal Rural Outer Island Open Lands Density Reduction/ Groundwater Resource Conservation Lands Wetland Conpercation Lands Wetland Conservation Lands Wetland Conservat	Intensive Development Intensive Development L-376 Central Urban Urban Community 18,084 Suburban 16,623 Outlying Suburban 3,957 Sub-Outlying Suburban 2,548 Commercial Industrial Public Facilities 1,1 Industrial Public Facilities 1,2 University Community 850 Destination Resort Mixed Use Water Dependent Burnt Store Marina Village Industrial Interchange General Interchange General Interchange Industrial Interchange University Village Interchange University Village Interchange University Village Interchange New Community 900 Airport Tradeport Patral Rural Community 900 Coastal Rural Open Lands Open Lands Open Lands Open Lands Open Lands University Reduction/ Groundwater Resource Conservation Lands Upland Wetlands Conservation Lands Wetland Corporated County Total Residential Intercial Intercial Intercial Intercial Intercial Intercial Interchange Industrial Interchange Industrial Interchange Intercial Interchange Interchan	Existing Proposed 1,376 1,376 1,376 1,376 1,376 1,376 1,376 1,376 1,476	Existing Proposed County Inlensive Development 1,376 1,376 1,376 1,376 1,4766 1,47	Existing	Pitture Land Use Category	Existing	Existing	Existing Proposed Creunty Boa Grande Spirings Shores Burni Store Cape Coral Listing Proposed Listing Proposed Creunty Cape Coral Cape Coral Listing Cape Coral Cape	Disting Proposed County Box Grande Springs Shores Shores Shores Springs Shores Shores Springs Shores Shores Springs Shores Shores Springs Shores Shores	Distilling Property Distilling Property Peach Strate P	Prepared Camery Dead Control Springs Sheeps Berns Stees Cape Coral Capelow Pret Myres Part Myres Par	Entire Proposed Entire Proposed Centry Send Canale Springs Shows Bunt Steet Cept Coal Cept Sent News Pack Cept C	Descriptor Des

Table 1(b) Year 2030 Allocation CPAZ015-00010

	Future Land Use Category	Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshor
	Intensive Development				660	3	42		365		9	
	Central Urban	375	17		3,140		8,179		2,600		,	
	Urban Community	850	1,000		860	500	12,422		2,000	110	450	-
	Suburban	2,488	1,975		1,200	675	12/		6,690	110	1,700	-
- 11	Outlying Suburban	377			2,2.00	600			382		454	
	Sub-Outlying Suburban		25						140	66	454	000
_	Commercial				. A.	7-1	_		140	- 00		950
٤,	Industrial	5	5		10		_	-				-
8	Public Facilities				10		10000					
Caregory	University Community		850					-				_
2	Destination Resort Mixed Use Water Dependent	8										
use	Burnt Store Marina Village											
	Industrial Interchange	7.00										
Land	General Interchange							15	31		,	
3	General Commercial Interchange							13	31		6	30
5	Industrial Commercial Interchange											_
LICENTE	University Village Interchange					-						
4	Mixed Use Interchange						_					
Residential By	New Community					-						
	Airport		William Control		-							
	Tradeport -						_					
100	Rural		90			100						
2	Rural Community Preserve		- 50			190	14		500	50	635	1,350
4	Coastal Rural					4 4 4 4				3,100		
	Outer Island	1			-	1,300						
ł	Open Lands	1		_		45						
- 1	Density Reduction/ Groundwater Resource								45			1,800
t	Conservation Lands Upland							4,000				2,100
ı	Wetlands											
- 1	Conservation Lands Wetland			-								
Unit	ncorporated County Total Residential	4101	0.000									
-	nmercial	4,104	3,962		5,870	3,313	20,657	4,015	10,753	3,326	3,254	6,230
	ustrial	1,100	1,944		2,100	226	1,420	68	1,687	18	1,700	139
		320	450		900	64	300	7,246	554	5	87	5
	Regulatory Allocations		的自然到的	HE WAS THE	多的特别是如为	此為經濟	PARTITION OF THE	出的自然性的	and the same of th		DEPOSITION	\$167.5E
Public		3,550	3,059		3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
Active AG					Cara and Cara	2,400		7,171	200	411	125	900
Passive AG						815		18,000	1,532	3,619	200	4,000
_	servation	9,306	2,969		188	14,767	1,541	31,359	1,317	336	5,068	864
Vac		975	594		309	3,781	8,697	470	2,060	1,000	800	530
Tota		19,355	12,978		12,867	27,466	47,904	80,329	22,103	10,201	18,234	14,168
Population Distribution (unincorporated Lee County)		34,538	36,963		58,363	13,265	160,405	1,270	71,001	6,117	25,577	8,760

Attachment 1 Proposed Text Amendment to Lee Plan Policy 1.3.2

"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 description 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).

¹ Light industrial uses are not permitted on property located more than 2,400 feet west from the centerline intersection of I-75 and Daniels Parkway as of (Date of Ordinance).

FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM CODRS CODING FORM

COUNTY:	Lee		COUNTY ORDINANCE #:	17-12
				(e.g.,93-001)
PRIMARY K		Comprehensive	Planning	
SECONDARY DESCRIPTO		Planning		
OTHER KEY		Land Use Planr	ning	
ORDINANCE	DESCRIPTIO	N: Apaloosa	Lane Comp Plan Am	
		(25 Char	acters Maximum Includ	ding Spaces)
legislatio	n. If more	than two, list	ordinances that are the most recent two.	
AMEND	MENT #1: _	89-02	AMENDMENT #2:	
	REPEALED: gislation.)		e ordinances that are	e repealed
REPEA	ъ #1: _	X	; REPEAL #3:	
REPEA	л #2:		; REPEAL #4:	
(Oth	ners Repeal	ed: List All Th	nat Apply):	
(FOR C	OFFICE USE	ONLY):	COUNTY CODE NUMBER:	
KEYFI	ELD 1 CODE:		KEYFIELD 2 CODE:	
KEYFIE	ELD 3 CODE:	-	_	
Rev 09/11	/02			

CODING

STAFF REPORT FOR

CPA2015-10: Apaloosa Lane

County Initiated **Text and Map** Amendments to the Lee Plan



Applicant:

Board of County Commissioners

Representative:
Department of
Community
Development

Size: 59.72± acres

Location:

Daniels Pkwy @ Apaloosa Lane

Commissioner District: #2

Attachments:
FLUM Existing
FLUM Proposed
Table 1(b) Proposed
Traffic Analysis
Service Availability

Hearing Dates:

Letters

LPA: 7/28/2016 3/27/2017

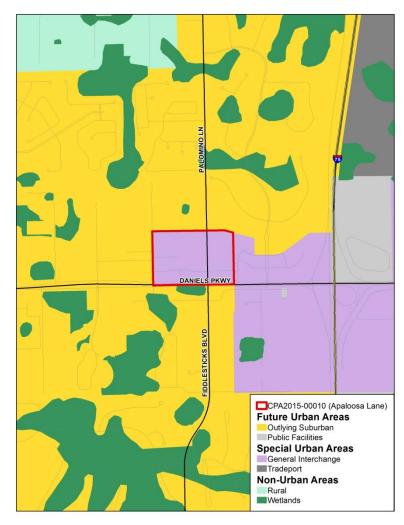
BoCC Transmittal: 6/21/2017

BoCC Adoption: 9/06/2017

REQUEST

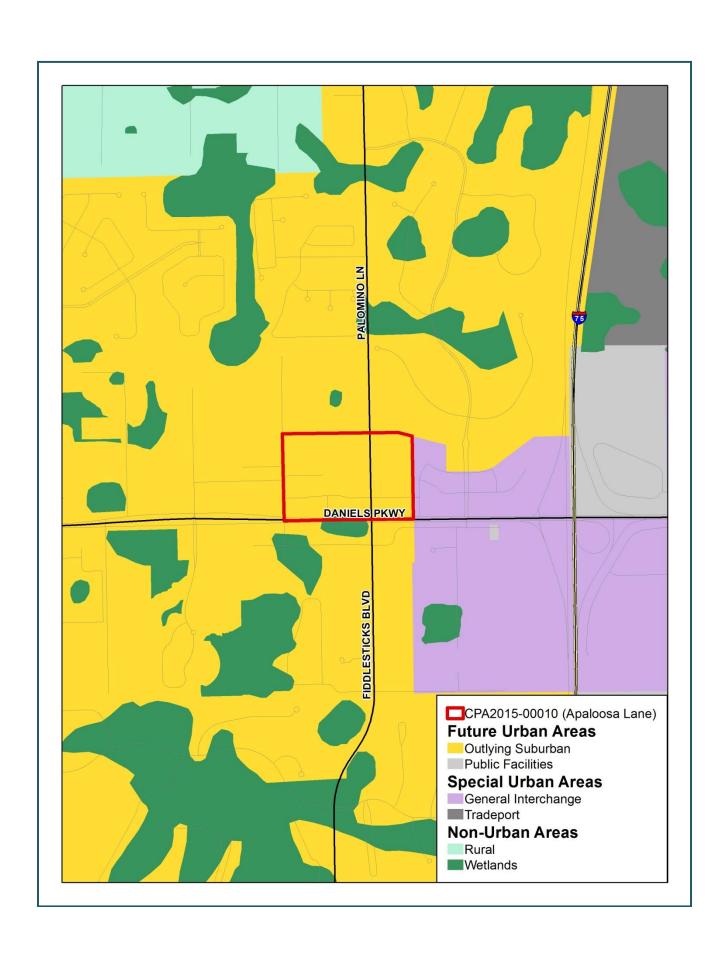
Amend Lee Plan Future Land Use Map to designate 59.72+/- acres from the Outlying Suburban future land use map category to the General Interchange future land use map category.

Amend Table 1(b), Year 2030 Allocations, to accommodate additional residential development in the General Interchange future land use category within the Daniels Parkway Planning Community.



RECOMMENDATION

The LPA recommends that the Board of County Commissioners **not transmit** the proposed amendment based on the inappropriateness of light industrial uses permitted in the General Interchange FLUM. Staff recommends that the Board of County Commissioners **transmit** the proposed amendment based on the analysis and findings in this staff report.



PART 1 BACKGROUND INFORMATION

Proposed Amendments:

The subject property is currently designated as Outlying Suburban on the future land use map. The amendments would designate the subject property to General Interchange. Lee Plan Table 1(b) would also be modified to accommodate the additional population anticipated from the amendment.

Previous Requests:

A similar amendment larger in size was presented at the July 28, 2014 Local Planning Agency (LPA) hearing by six property owners in an effort to promote multi-family development on their undeveloped parcels within and adjacent to the subject area. The request was made in conjunction with a county-initiated amendment and without a formal application, data or analysis to support the amendment. Staff did not support the request based on the compatibility with the existing and surrounding residential neighborhood and anticipated traffic impacts. The LPA recommended a designation that would allow a maximum of 10 dwelling units per acre and up to 16 dwelling units per acre with bonus density. Since that time, the original county-initiated amendment was closed and no amendments were adopted.

At the September 1, 2015 BoCC meeting, the Board directed staff to proceed with a county-initiated comprehensive plan amendment for the subject area for their review and consideration. Staff prepared the application based on designating the area Central Urban. Upon analysis, Staff recommended the request not be transmitted. At the July 25, 2016 LPA public hearing, the motion to transmit failed 2-2.

As a Commissioners' item at the regular BOCC meeting on August 2, 2016, a motion was made to send CPA2015-10 back to the Local Planning Agency for a rehearing with the condition that an odd number of LPA Board members be present to vote. The motion was called and passed 5-0. The LPA rehearing was scheduled for August 22, 2016 and an even number of LPA members were present and as a result, the case was not heard.

At the November 15, 2016 BOCC meeting, the Board approved a motion to reduce the amendment area to the 59.72± acres located between Apaloosa Lane and Skyport Avenue, south of the Blessed Pope John XXIII Catholic Church property and north of Daniels Road, and to change the future land use category from Outlying Suburban to General Interchange.

PART 2 PROPERTY INFORMATION

The subject property is located on the along north side of Daniels Parkway on both sides of Palomino Lane and extends to Apaloosa Lane. The property is west of the Danport Center commercial uses and the Renaissance Golf Course residential community. It is located in the Daniels Parkway Planning Community and is within the Outlying Suburban Future Land Use Map category.

Daniels Parkway Vision Statement:

As provided below, the Daniels Parkway Planning Community is one of the primary gateways into Lee County and is anticipated to grow through the year 2030.

Daniels Parkway: The <u>Daniels Parkway</u> Community is located between I-75 and the Six Mile Cypress Slough, south of the City of Fort Myers and north of the Alico Road industrial area. The community contains lands designated Rural, Outlying Suburban, and a small area of General Interchange. This community is considered one of the primary gateways to Lee County. This community has some rural characteristics which will remain in existence through the year 2030. Much of the existing vacant land will be developed into low density gated communities. While there is a potential to redevelop the large lot home sites north of Daniels Parkway into the smaller lots allowed by the Outlying Suburban category, this development pattern is not anticipated by 2030. This community will grow through 2030.

Current Future Land Use Category - Outlying Suburban:

The subject property was originally designated as Rural on the Future Land Use Map in 1984. It was designated to Outlying Suburban as part of an 8,000 acre county-initiated amendment (Case No. PAM87-39) stemming from the 1987 Daniels Parkway Corridor Study. This amendment tripled the maximum standard density of the property.

Outlying Suburban allows up to three dwelling units per acre and limits commercial to neighborhood commercial centers containing no more than 100,000 square feet of commercial retail development on each parcel. Industrial uses are not permitted. Policy 1.1.6 is reproduced below:

Policy 1.1.6: The Outlying Suburban areas are characterized by their peripheral location in relation to established urban areas. In general, these areas are rural in nature or contain existing low-density development. Some, but not all, of the requisite infrastructure needed for higher density development is generally planned or in place. It is intended that these areas will develop at lower residential densities than other Future Urban Areas. As in the Suburban areas, higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.

Six Mile Cypress Watershed:

The subject property is within the Six Mile Cypress Watershed which was adopted by ordinance in 1983. A comprehensive watershed study was conducted in February 1990 and regulations were adopted into the Land Development Code with the goal "to protect, enhance and preserve the public and private resources of the watershed." It also established standards and objectives to be used in deciding whether to grant development.

The County relies on SFWMD requirements that regulate post development discharge rates to ensure post-development rates remain at or below pre-development discharge rates. Project specific information would be required during the local development order process to allow for a thorough analysis of the site's stormwater management. SFWMD issues water management permits for projects with 2 acres of impervious surface or for projects over 10 acres in size. The permit limits the post development surface water discharge rate to no more than the pre-development rate. Similarly, Lee County reviews stormwater management for projects containing less than 10 acres or 2 acres impervious for consistency with LDC Section 10-321(f).

Existing Land Use:

The subject property contains a mix of developed and undeveloped parcels. Commercial retail, and office uses are located closest to Daniels Parkway. Land uses within the subject property include $108,236 \pm SF$ of commercial retail and offices uses, a 2,904 + SF gas station/convenience store with 12 + SF pumps, 106 + SF room hotel, a single family residence and 26.48 + SF acres of vacant land.

Table 1 provides more specific information about the parcels within the subject property.

TABLE 1
SUBJECT PROPERTY PARCEL INFORMATION*

Address	Acres +/-	Zoning	Existing Use
13301 Apaloosa Ln.	5.0	CS-2	Single Family Residential
8961-8991 Daniels Center Dr.	4.95	CPD	Commercial Office
8911 Daniels Pkwy	2.12	CPD	Commercial
8955 Daniels Pkwy	2.17	CPD	Commercial (Hotel)
Corner Lot	1.44	AG-2	Buffer, conservation, water retention
8951 Daniels Pkwy	1.52	CPD	Commercial
13290 Palomino Ln.	10.00	AG-2	Undeveloped
9001 Daniels Pkwy	2.09	CPD	Commercial Office
13400 Palomino Ln.	2.33	CN-3	Undeveloped
9011 Daniels Pkwy	1.54	CPD	Commercial
13420 Palomino Ln.	1.08	CG	Commercial (convenience / gas station)
13401 Palomino Ln.	14.15	CPD	Government owned, School District (total 20.08 acres)
9150 Kings Crossing Rd.	1.85	CG	Commercial retail
9211 Daniels Pkwy	1.02	CG	Restaurant, drive in (Total 1.33 acres)

^{*}Based on Lee County Property Appraiser's Records

Surrounding Properties:

The surrounding properties are within the General Interchange, Outlying Suburban and Wetlands future land use categories and are zoned Residential Planned Development (RPD), Community Facilities Planned Development, Commercial Planned Development (CPD), General Commercial (CG), Commercial Neighborhood (CN-3), and Agricultural (AG-2). The Surrounding Density Map and Table 2 on the next page provide detailed information on the surrounding properties.

TABLE 2
SURROUNDING PROPERTIES INFORMATION

	Zoning	Zoning Approval	Future Land Use
North	CFPD	Blessed Pope John XXIII Catholic Church including an assisted living facility (maximum 68 units)	Outlying Suburban & Wetlands
Northeast	RPD	Renaissance South RPD (260 units)	Outlying Suburban & Wetlands
Northwest	AG-2	Single-family residence	Outlying Suburban
South and Southwest	CPD	Daniels Pkwy; Gas Station; Powers Court (F/K/A) Daniels Falls CPD (100,000 SF & 150 room hotel on 30 acres); Shoppes at Fiddlesticks CPD (114,000 SF on 17.4 acres)	Outlying Suburban & Wetlands
South and Southeast	CG	Commercial uses (CVS pharmacy, car wash, auto repair, auto sales, fast food)	General Interchange
East	CPD	Danport Center CPD (Hampton Inn, offices, gas station); Undeveloped property	General Interchange
West	CPD CS-1 AG-2	Commercial (28,669 SF, retail, restaurant and office uses); Undeveloped property	Outlying Suburban



PART 3 DISCUSSION AND ANALYSIS

Proposed Future Land Use Category - General Interchange:

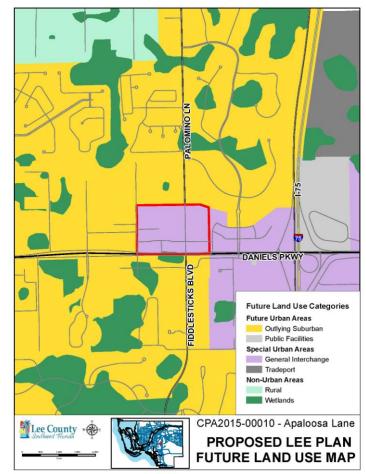
The 1984 future land use map depicted the General Interchange designation extending a half mile north of Daniels Parkway and a half mile west of the center point for I-75 and Daniels Parkway. In 1999 the designation was changed to Mixed Use Transitional Interchange for property north of Mall Loop Road. The Mixed Use Transitional Interchange designation was changed to Outlying Suburban (CPA2000-03) to accommodate the Renaissance residential golf course community in 2002.

Today, the General Interchange area extends a quarter mile north of Daniels Parkway and a half mile west from the center point of I-75 at Daniels Parkway. It is surrounded by property, including the subject property, within the Outlying Suburban future land use category. The Outlying Suburban future land use map category allows up to three dwelling units per acre and limits commercial development to neighborhood commercial centers. Light industrial uses are not permitted.

The Daniels Parkway corridor has been developing commercially. The area of the subject property adjacent to Daniels Parkway contains many of the uses typical of interchange areas including Starbucks, Dunkin Donuts, bagel shop, sit down restaurants, gas stations, and hotels. Undeveloped lands are located north of the existing commercial businesses. By extending the General Interchange area west, the subject property could be developed with additional residential and commercial uses as well as light industrial uses.

The General Interchange future land use category is described in Lee Plan Policy 1.3.2 as follows:

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 twentytwo dwelling units per acre (22 du/acre). (Amended by Ordinance No. 94-30, 99-18, 16-02)



A significant portion of the subject property has already been developed with commercial uses. Vacant lands behind the commercial businesses are well suited to develop as multi-family residential. Some realtors have indicated that the likelihood of these lands developing industrially is small. Therefore, the development potential analysis is based on adding the maximum of 22 units an acre on the 31.48 acres that are vacant or single family.

Table 3
Development Potential

	Existing Development	Current Outlying Suburban FLUM ¹	Proposed General Interchange FLUM ¹
Maximum Residential Dwelling units	1	94 Units	693 Units
Maximum Commercial SF	108,236 ± SF commercial retail & offices; 2,904 SF gas station/convenience store with 12 pumps; and 106 room hotel.	314,800 SF ²	314,800 SF ²
Maximum Industrial SF	0	0	362,020 SF ³

Based on 31.48 Acres, development would be in addition to existing development

Compatibility:

The General Interchange future land use map designation allows for light industrial land uses that are not currently permitted under the Outlying Suburban category. The subject property extends about ¼ mile from Daniels Parkway and does not encroach into a residential area. The closest residential is located in the Renaissance gated community. The most likely use of the undeveloped portions of the subject property will be for multi-family residences that will serve as a buffer between the commercial uses along Daniels Parkway and the single family residences to the north. As a result, the request is consistent with Lee Plan Policy 5.15 that protects the character of residential communities from incompatible uses.

Objectives 2.1 and 2.2 support contiguous and compact growth patterns in urban areas where services exist. The subject property is located on Daniels Parkway within a half mile of the I-75/Daniels interchange. As provided in Table 2, the subject property is adjacent to and development in part with commercial uses that serve the traveling public. The property has access to water, sewer, solid waste, fire, EMS, schools and transit and there is adequate service available to serve the property. Daniels Parkway is a constrained six lane arterial roadway. The Transportation Circulation Analysis shows that placing 700 multi-family residences on the subject property does not create any additional transportation infrastructure deficiencies. The Analysis indicated that, "The change in land use will not cause any roadway link to fall below the acceptable Level of Service standards." Therefore, the request is consistent with Objectives 2.1, Policy 2.1.1, Objective 2.2 and Policy 2.2.1. It should be noted that there are pre-existing deficiencies on Daniels Parkway which are discussed in the Transportation section of this document.

² Based on 10,000 SF/acre on 31.48 acres

³ Based on 11,500 SF/acre on 31.48 acres

2030 Lee Plan Planning Communities Map and Table 1(b):

The subject property is located within the "Daniels Parkway" Planning Community. This amendment would increase the buildout population accommodation from 96 units to 700 units which results in an increase of 604 dwelling units. At buildout, the estimated population based on 2.2 person per household (2010 US Census for the Planning Community) would increase from 211 persons to 1,540.

Table 1(b) is based on the year 2030 population projections and currently allocates 32 acres for residential uses in the General Interchange future land use category within the Daniels Parkway Planning Community. To maintain the approved population total, an amendment to Table 1(b) is necessary to redistribute the allocations. Table 1 (b) is being amended to increase the General Interchange future land use category to 58 residential acres and decrease Outlying Suburban to 1,438 residential areas. See Table 1(b) in Attachment 1. The commercial and industrial allo-cations will remain the same.

Transportation:

A Traffic Circulation Analysis dated February 3, 2017 was prepared by TR Transportation Consultants Inc. The Analysis is based on adding a total of 700 multi-family units to the existing commercial developments within the subject property. The total new trips generated by 700 multi-family units are provided in Table 4. The trip generation under the current future land use map is provided in Table 5.

Table 4
Net New Trip Generation
Proposed

Land Use	AM Peak Hour			ſ	PM Peak H	lour	Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-family (700 units)	69	278	347	262	141	403	4,366

Table 5
Trip Generation
Current Outlying Suburban FLUM

Land Use	AM Peak Hour			F	PM Peak H	lour	Daily (2-way)
	In	Out	Total	In	Out	Total	
Medical Office	40	10	50	21	54	75	644
Single Family 88 units	17	54	71	59	35	94	934
Total	57	64	121	80	89	169	1,578

The analysis shows that developing the subject property under the General Interchange future land use will increase the traffic generated. As proposed, 347 AM and 403 PM peak hour trips and 4,366 daily trips would be generated by developing 700 multi-family units on the subject property. Under the current future land use designation, development on the subject property would generate 121 AM and 169 PM peak hour trips and 1,578 daily trips.

<u>Planned Improvements</u>: The 2040 MPO Long Range Transportation Plan, 2016/2017 - 2020/2021 Lee County Transportation Capital Improvement Plan, and the 2017-2021 FDOT Adopted Work Program provide for the extension of Three Oak Parkway from Alico Road to Daniels Parkway.

The Lee County Capital Improvement Program includes projects on Three Oaks Parkway and Palomino Lane. Three Oaks Parkway Extension North from Alico Road to Daniels Parkway is currently in the design and right-of-way acquisition phases and is programmed for construction in fiscal year 2019/20. Three Oaks Parkway improvements will include adding double left turn lanes at the existing intersection of Daniels Parkway with Fiddlesticks Boulevard/Palomino Lane and an additional southbound lane on Palomino Lane from Daniels Parkway to north of Kings Crossing/Jobe Road. The Palomino Lane Improvements project is under design, with construction funded for turn lanes at key locations and an 8-foot off-road bicycle and pedestrian path from Daniels Parkway to Penzance Boulevard.

<u>Transportation Analysis Conclusion</u>: The Analysis concludes that, "The addition of the project trips to the network will not cause any roadway links to fall below the recommended minimum acceptable Level of Service threshold as recommended in Policy 37.1.1. Several roadway segments in the study area are shown to operate at LOS "F" before the project trips are added to the network and therefore considered as pre-existing deficiencies not caused by the change in land use. These roadway segments include Daniels Parkway from Gateway Boulevard to Six Mile Cypress Parkway and Palomino Lane north of Daniels Parkway. All remaining roadways in the study area will operate at or below the minimum acceptable Level of Service.

The TR Transportation Consultants Inc. Traffic Circulation Analysis dated February 3, 2017 and the LCDOT memorandum dated March 6, 2017 are attached in Attachment 2.

Mass Transit:

The subject property is located on Lee Tran Route 50. Route 50 travels along Daniels Parkway to the Southwest Florida International Airport. Transit stops are located west of Palomino Lane and east of Pinto Lane. There are existing shared use paths on the north and south sides of Daniels Parkway and along Fiddlesticks Boulevard.

Potable Water/Wastewater:

The project will consist of 700 multi-family residential units with an estimated flow demand of 140,000 gallons per day. The subject property is located within the Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive 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.

Wastewater service will be provided by the City of Fort Myers South 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 the existing system.

Effluent Reuse:

There are no reuse facilities available in the vicinity of the subject property.

Irrigation:

This area west of I-75 along the Daniels Road Corridor experiences extremely low water levels in the two commonly used aquifers, being the Mid Hawthorn and the Sandstone Aquifers. It is a yearly event during the dry months of the year.

FEMA:

Although these parcels are not in the Special Flood Hazard Area established by FEMA in 2008, it is important to note that this area lies beyond the limits of FEMA's detailed study. Therefore, it is an unstudied X Zone. The Flood Insurance Rate Map panel that includes these parcels, which is 12071C0445F, is not printed and has no base flood elevations. Without this FEMA guidance, we would rely on South Florida Water Management analysis and our own county building standards to recommend the elevation of new construction. In the case of multi-family construction, particularly construction of housing for senior citizens, or in the case of critical facilities, the FEMA regulations would require an additional 1 foot to 2 feet of elevation in constructing the first livable floor.

Emergency Medical Services (EMS):

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage of the subject property. EMS currently has two EMS stations in the vicinity of this project. These locations are projected to be able to meet existing service standards as required by County Ordinance 08-16. There is adequate service availability at this time.

Solid Waste:

The Lee County Solid Waste Division is capable of providing solid waste collection service for up to 700 multifamily residential units through our franchised hauling contractors.

School Impacts:

There is adequate elementary seat capacity and the project's generation of middle and high school students could be served by the contiguous Concurrency Service area.

"For multi-family homes, the generation rate is .088 and further broken down by grade level into the following, .044 for elementary, .021 for middle and .023 for high. A total of 62 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. Capacity 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 Concurrency Service Area."

Police:

The request does not affect the ability of the Sheriff's Office to provide core services.

Fire:

The South Trail Protection and Rescue Service District 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 continued capability.

Environmental Considerations:

This subject area is a mix of developed and undeveloped properties. Listed species known to inhabit this area include the big cypress fox squirrel. The site is also within the US Fish and Wildlife Service (USFWS) distribution area for the Florida bonneted bat. Management plans will be required as part of the local development order process.

Historic Resources:

The Florida Master Site File list indicates that there are no previously recorded cultural resource sites on the subject property.

PART 4 CONCLUSIONS

For the reasons discussed in this staff report and the conclusions provided below, Staff recommends that the Board of County Commissioners *transmit* the proposed amendments.

- The General Interchange future land use map category would increase the population accommodation from 94 units to 700 (rounded from 693) units. This is a total projected increase of 606 dwelling units. Based on 2.2 persons per household (2010 U.S Census Planning Community population), the build-out population projection would increase from 207 to 1540 persons.
- To maintain the 2030 Lee County adopted population accommodations, Table 1 (b) is being amended to increase the General Interchange future land use category to 58 residential acres and to decrease Outlying Suburban future land use category to 1,438 residential areas within the Daniel Parkway community.
- The subject property extends about ¼ mile north from Daniels Parkway and does not encroach into the existing residential area. The current land use pattern provides more intense commercial uses along Daniels Parkway with residential uses north of the subject property. The existing commercial uses within the subject property are consistent with interchange uses. The proposed multi-family use would serve as a transition between the commercial along Daniels Parkway and the single family areas to the north. This supports compact and contiguous growth and is consistent with Objective 2.1.
- Light Industrial land uses would be permitted under the General Interchange not currently allowed under the Outlying Suburban future land use map category. However the subject property does not encroach into existing residential areas. The request is consistent with Lee Plan Policy 5.1.5.
- The property has access to water, sewer, solid waste, fire, EMS, schools and transit and there are adequate services available to serve the property which is consistent with Lee Plan Objective 2.2.
- The area has pre-existing transportation infrastructure issues. Portions of Daniels Parkway will fail
 with or without the proposed increase. Daniels Parkway is a constrained arterial roadway with little
 connectivity west of I-75.

• The addition of the project trips to the network will not cause any roadway links to fall below the recommended minimum acceptable Level of Service threshold as recommended in Policy 37.1.1 in the Lee County Comprehensive Plan.

PART 5 ATTACHMENTS

Attachment 1:

- Existing Future Land Use Map
- Proposed Future Land Use Map
- Proposed changes to Table 1 (b)
- Proposed text amendment to Lee Plan Policy 1.3.2

Attachment 2: Traffic Analysis

- LCDOT Memorandum (3/6/2017)
- TR Transportation Consultants Inc. Traffic Circulation Analysis (2/3/17)

Attachment 3: Letters of Availability

- Solid Waste Division Letter of Availability (2/13/2017)
- Potable Water and Wastewater Letter of Availability (2/17/2017)
- EMS Letter of Availability (2/14/2017)
- South Trail Fire Protection Letter of Availability (2/14/2017)
- School District Letter of Availability (2/15/2017)

PART 6 LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: March 27, 2017

A. LOCAL PLANNING AGENCY REVIEW:

Staff provided a brief presentation on the proposed amendment to designate 59.77 acres to General Interchange that included an overview, staff findings and recommendation that the amendment be transmitted to the state for review. Members of the LPA asked general questions about the amendment regarding the allowable land uses in the General Interchange future land use category and traffic considerations.

Twelve members of the public spoke against the requested amendment, one was neutral, and two spoke in favor of the amendment.

B. SUMMARY OF LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT:

- RECOMMENDATION: The LPA recommended that the Board of County Commissioners not transmit the amendment to the Lee Plan as proposed in the Staff Report dated March 17, 2017.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT: The LPA did not accept the staff's basis and recommended findings of fact. The General Interchange future land use category allows light industrial uses as well as commercial and residential. The LPA found that light industrial uses were inappropriate for the subject area and could adversely impact the residential neighborhood.

C. VOTE:

A motion was made recommending that the Board of County Commissioners <u>not transmit</u> the amendment based on the potential incompatibility of light industrial uses that would be allowed by the General Interchange category. The motion was passed by a 5 to 1 vote.

NOEL ANDRESS	AYE
DENNIS CHURCH	AYE
JIM GREEN	AYE
CHRISTINE SMALE	AYE
STAN STOUDER	AYE
GARY TASMAN	ABSENT
JUSTIN THIBAUT	NAY

D. ADDITIONAL DISCUSSION AND ANALYSIS

Staff continues to recommend that the Board transmit the proposed amendment and provides additional discussion and analysis below regarding issues raised and discussed at the March 27, 2017 LPA public hearing.

Light Industrial Land Uses:

The General Interchange Future Land Use category allows for residential, commercial and light industrial uses. The LPA and public raised concerns about the potential for light industrial uses being developed on the vacant lands within the subject property.

The vacant lands within the subject property are within four parcels totaling 31.48 acres. One parcel is 2.33 acres in size, another is 10 acres, another is 5 acres and the School District property is 14.15 acres which is part of the larger 20 acre parcel.

Light industrial uses include quasi-industrial commercial uses where most industrial processes take place within enclosed buildings. Light Industrial uses that have activities not taking place within a building are required to enclose the yard with an opaque wall or fence. Heavy industrial uses have the potential of producing adverse impacts on surrounding land uses and/or resources. This would include uses that produce noise, odors or increased fire hazards.

Planned Development Zoning:

Per Policy 7.1.6, a public hearing application to rezone the parcels to Industrial Planned Development (IPD) would need to be approved by the Board of County Commissioners in order to accommodate light industrial uses on the subject property. Lee Plan Policy 7.1.6 provides that the request would be analyzed to ensure that light industrial uses would have adequate services and facilities available, the use will not adversely impact surrounding land uses, and that natural resources are protected. Planned Development zoning allows for approvals to be conditioned to mitigate for potential impacts.

Reduced Boundary Avoids Encroachment into Residential Communities:

The subject property boundaries were reduced from 137.44 acres to 59.72 to ensure the General Interchange area would not encroach into the residential areas located to the north and northwest of the subject property.

The subject property is separated from the nearest Renaissance South Golf Course Community residence by a wall, a vegetated buffer, a golf maintenance facility, golf course (hole), and a lake. The distance to the residences ranges from 400 feet to over 1,100 feet. Similarly, the nearest residences in the Danforth Lakes RPD are approximately 1,330 feet from the subject property and Cross Creek Estates is approximately 1,850 feet from the subject property.

The St. John XXIII Villas, an independent living apartment facility, is located approximately 50 feet to the north of the subject property line. The subject property is separated from the apartment house by a vegetated buffer, a 5 foot privacy fence and another vegetated buffer.

Across Apaloosa Lane, northeast of the subject property is a residence on a five acre lot. The residence is approximately 460 feet from the subject property. The residence is located towards

the west side of the five acre lot and is separated from the subject property by Apaloosa Lane and the agricultural uses on their property.

Traffic:

Three of the four vacant parcels within the subject property have zoning entitlements to allow commercial construction on the vacant lands. The 14.15 acre School District parcel is currently permitted to have 95,000 square feet of commercial retail and 80,000 square feet of commercial office. The 5 acre parcel is zoned CS- 2 and the 2.33 acre parcel is zoned CN-3 that primarily allows commercial offices uses. The remaining 10 acre parcel is currently zoned agriculture AG-2.

Light industrial vehicle trips are typically associated with the delivery and pick up of merchandise for distribution. As a result, light industrial uses generate less vehicle trips than retail establishments and other commercial uses that attract the public. There would be less traffic generated in the event that light industrial uses were to be placed on the vacant lands within the subject property.

As provided in the Traffic Circulation Analysis, the area has pre-existing transportation infrastructure issues. Portions of Daniels Parkway will fail with or without the proposed change in the future land use. Daniels Parkway is a constrained roadway with little connectivity west of I-75.

Conclusion:

The request was modified to reduce the subject property boundaries to protect the residential communities in the area. There are adequate water, sewer, solid waste, schools, fire, EMS, and police service availability to serve the subject property. The transportation issues are pre-existing, and are not caused by the proposed designation to General Commercial. Industrial Planned Development (IPD) zoning would be required in the event light industrial uses are proposed. The Board of County Commissioners could approve, approve with conditions or deny the request based on compatibility as part of a public hearing process. For the reasons provided in the staff report and the additional discussion and analysis above, Staff continues to recommend that the Board of County Commissioners *transmit* CPA2015-10.

PART 7 BOARD OF COUNTY COMMISSIONERS TRANSMITTAL HEARING FOR PROPOSED AMENDMENT

DATE OF PUBLIC HEARING: June 21, 2017

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendments including LPA's recommendation to not transmit and staff's recommendation to transmit the amendment. Trip generation of different uses and compatibility of industrial uses were discussed.

Thirteen members of the public spoke in favor of the proposed amendment, and thirteen were opposed primarily based on traffic concerns and light industrial uses. To address light industrial uses in the area, one member from the public made a recommended text amendment to exclude industrial uses on the subject property.

B. BOARD ACTION:

Based on the findings of fact as provided in the Staff Report and concerns regarding compatibility of light industrial land uses, a motion was made to <u>transmit</u> CPA2015-00010 with a text amendment to prohibit industrial uses in this location the proposed text amendment is provided in Attachment 1.

The motion passed 4 to 0.

VOTE:

BRIAN HAMMON	AYE
LARRY KIKER	ABSENT
FRANK MANN	AYE
JOHN MANNING	AYE
CECIL L. PENDERGRASS	AYE

C. STAFF'S RESPONSE TO PUBLIC CONCERNS:

Staff reviewed the traffic generated from multi-family residential, commercial retail, commercial office and light industrial land uses and found that the multi-family residential land use generates fewer trips per acre than commercial retail or office uses. The following comparison is based on the Institute of Transportation Engineers Trip Generation, 9th Edition data for the average P.M. Peak hour trip generation rates per acre. The Table below is based on 22 multi-family units per acre, 10,000 SF of commercial per acre, and 10,000 square feet of industrial per acre. Commercial retail, office and residential land uses up to 3 dwelling units per acre are allowable in the Outlying Suburban category. General Interchange would allow for Light Industrial and residential land uses up to 22 dwelling units per acre.

Land Use	Development Standard per Acre	Generation Rate	P.M. Peak Hour Trips
Commercial Retail	10,000 square feet/acre	3.71 trip ends per	37.1
		1,000 square feet	
Commercial office	10,000 square feet/acre	35.7 trip ends per	35.7
(medical office)		1,000 square feet	
Light Industrial	11,500 square feet/acre	0.97 trip ends per	9.7
		1,000 square feet	
Residential	22 units/acre	0.62 trip ends per	13.6
Multi-Family		unit	

PART 8 STATE REVIEWING AGENCIES' OBJECTIONS, RECOMMENDATIONS, AND COMMENTS

Comments from the State Reviewing Agencies were due to Lee County by July 30, 2017.

A. OBJECTIONS, RECOMMENDATIONS AND COMMENTS:

Lee County received responses from the following review agencies addressing the transmitted amendment:

- Florida Department of Economic Opportunity
- Florida Department of Environmental Protection
- Florida Department of Transportation
- Florida Fish and Wildlife Conservation Commission
- South Florida Water Management District
- Florida Department of Agriculture and Consumer Services

There were <u>no objections</u> to the proposed amendments; however technical assistance comments were received from the Florida Department of Transportation as discussed below.

FDOT Technical Assistance Comment #1:

As noted earlier, the approximately 1,257 daily trips being added to I-75 account for approximately 0.95% to 1.12% of the adopted LOS Standard service volume, which does not adversely impact I-75. Although the new trips do not create an adverse impact on I-75, the trips associated with CPA 2015-00010 (Apaloosa Lane) are considered to be local in nature. These local trips contribute to, and further exacerbate the long-term failure of I-75 by competing with long distance and regional trips. The Department encourages the development of a multimodal strategy which will facilitate alternative local transportation networks that connect residential and non-residential uses without affecting larger systems.

FDOT Technical Assistance Comment #2:

The new development associated with the CPA 2015-00010 (Apaloosa Lane) is expected to serve residential development. In an effort to reduce personal automobile trips on State and SIS transportation facilities, minimizing potential transportation impacts, State roadways are planned, designed and constructed in harmony with the surrounding land use characteristics. This context sensitive approach promotes healthy, safe, and economically viable communities that encourages quality of life, incorporating all modes of transportation. FDOT offers several initiatives to assist the County in creating quality developments while protecting future mobility on the regional roadway network. These include "Complete Streets", modern roundabouts², and a commitment to bicycle and pedestrian safety³. FDOT welcomes the opportunity to partner with, and provide technical assistance to Lee County, to create multimodal transportation facilities to serve all users.

FDOT Technical Assistance Comment #3:

FDOT offers no comments on the Text Amendment associated with CPA 2015-00010 (Apaloosa and Palomino Lane), which amends Table 1(b), Year 2030 Allocations, to accommodate additional residential development in the General Interchange future land use category within the Daniels Parkway Planning Community.

Staff Response to Comments 1, 2 and 3:

Lee County staff appreciates the technical guidance provided by Florida Department of Transportation. Multi-modal alternatives are underway including adding a multi-purpose path on Palomino Lane from Daniels Parkway to Penzance Boulevard that will link to Fiddlesticks Boulevard and the paths along Daniels Parkway; adding double turn lanes to all sides of the Daniels-Palomino intersection; adding a lane to Palomino Lane between Kings Crossing/Jobe Road to Daniels Parkway; and completing the Three Oaks Parkway Extension to Daniels Parkway.

B. STAFF RECOMMENDATION

Staff continues to recommend that the Board of County Commissioners *adopt* the amendments as proposed by staff to the Lee Plan as provided in Attachment 1.

Attachment 1:

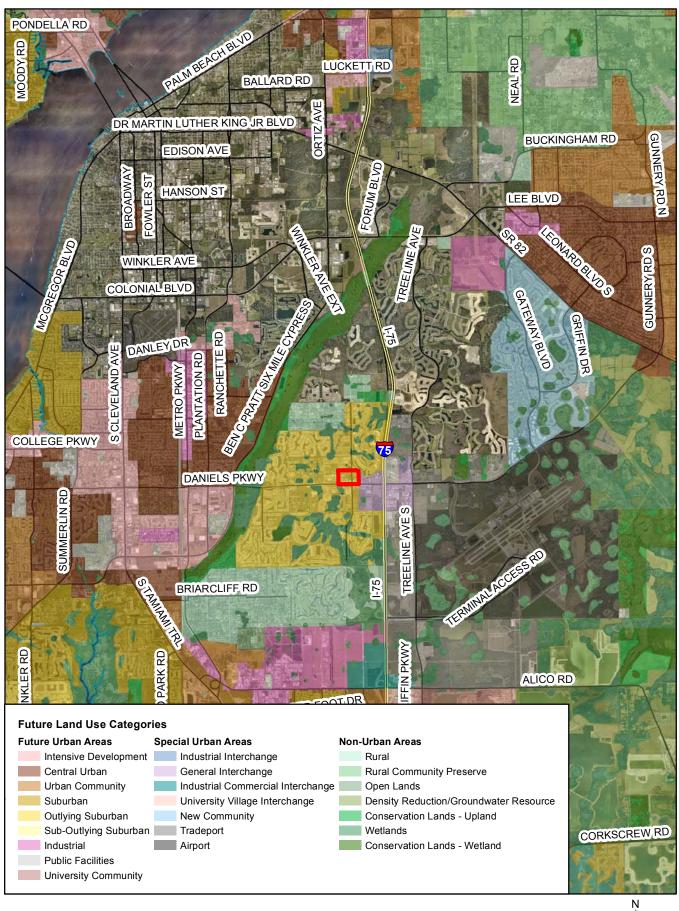
Existing Future Land Use Map

Proposed Future Land Use Map

Proposed changes to Table 1(b)

Proposed text amendment to Lee Plan Policy 1.3.2

CPA2015-10 Apaloosa Lane Future Land Use Map (Current)





1 2 Miles

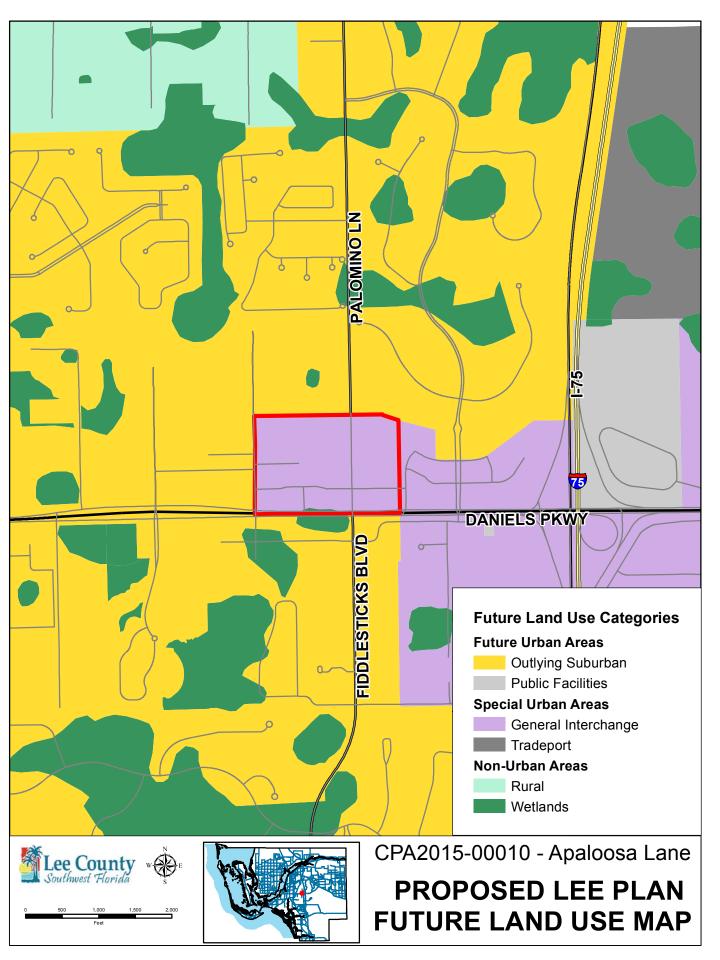


Table 1(b) Year 2030 Allocation CPA2015-00010

	Future Land Use Category	Lee Cou	nty Totals	Northeast Lee	Boca Grande	Bonita	Fort Myers	Pount Stans	Come Count		Fact Marrie	Fort Myers	Gateway/	Daniels	Parkway
	ruture band ose Category	Existing	Proposed	County	Boca Grande	Springs	Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Beach	Airport	Existing	Proposed
	Intensive Development	1,376	1,376			·	20		27		250				
Γ	Central Urban	14,766	14,766				225				230				
Γ	Urban Community	18,084	18,084	520	485		637						250		
	Suburban	16,623	16,623				1,810			:	85				
Γ	Outlying Suburban	3,957	3,843	30			40	20	2	500				1,552	1,438
Г	Sub-Outlying Suburban	1,548	1,548				367								
l [Commercial														
,	Industrial	79	<u>79</u>								39		20		
٥ [Public Facilities	1	1							1					
1	University Community 850 850														
, [Destination Resort Mixed Use Water Dependent														
	Burnt Store Marina Village	4	4		1			4							
Γ	Industrial Interchange	[
	General Interchange	125	<u>151</u>			· ·				w			11	32	<u>58</u>
By Future Land	General Commercial Interchange														
	Industrial Commercial Interchange														
	University Village Interchange														
	Mixed Use Interchange														
	New Community	900	900										900		
	Airport .														
	Tradeport	9	9		-	- Lander - Control - Contr							9		
	Rural	8,313	8,313	1,948			1,400	636						1,500	1,500
Г	Rural Community Preserve	3,100	3,100					-							
	Coastal Rural	1,300	1,300			***************************************									
Γ	Outer Island	202	202	5			1			150					
Γ	Open Lands	2,805	2,805	250				590						120	120
. Г	Density Reduction/ Groundwater Resource	6,905	6,905	711									94		
Γ	Conservation Lands Upland													1	
Г	Wetlands														
	Conservation Lands Wetland														
Jnin	corporated County Total Residential	80,955	80,867	3,464	485		4,500	1,250	29	651	604		1,284	3,204	3,116
Comi	mercial	12,793	12,793	57	52		400	50	17	125	150		1,100	440	440
Indu	strial	13,801	13,801	26	3		400	5	26		300		3,100	10	10
in T	Regulatory Allocations	akerata tahu		Manuel Space	as Contactor de	alligraficação de la composição de la comp	Na incernation in the	All tell by car'A	overebenieni elikio						GOALD GOOD AND A
Publi		82,313	82,313	7,100	421		2,000	7,000	20	1,961	350		7,500	2,477	2,477
	e AG	17,027	17,027	5,100	1		550	150			1		.,	20	20
	ve AG	45,585	45,585	13,549			2,500	109					1,241	20	20
	ervation	81,933	81,933	2,214	611	·	1,142	3,236	133	1,603	748	 	2,798	1,733	1,733
Vacai		22,768	22,856	1,953	0		226	931	34	1,000	45		300	63	151
Total		357,175	357,175	33,463	1,572		11,718	12,731	259	4,340	2,197	 	17,323	7,967	7,967
	lation Distribution (unincorporated Lee County)	495,000	495,000	5,090	1,531		30,861	3,270	225	530	5,744		15,115	16,375	16,375

Table 1(b) Year 2030 Allocation CPA2015-00010

	Future Land Use Category	Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
	Intensive Development				660	3	42		365		9	
	Central Urban	375	17		3,140		8,179		2,600			
	Urban Community	850	1,000		860	500	12,422			110	450	
	Suburban	2,488	1,975		1,200	675			6,690		1,700	
	Outlying Suburban	377				600			382		454	
	Sub-Outlying Suburban		25						140	66		950
_	Commercial											
Future Land Use Category	Industrial	5	5		10							
egi	Public Facilities											
at	University Community		850									
Ö	Destination Resort Mixed Use Water Dependent	8		*************								
Us	Burnt Store Marina Village											
p:	Industrial Interchange											
ап	General Interchange							15	31		6	30
Ţ	General Commercial Interchange											
ure	Industrial Commercial Interchange		·	T								
m	University Village Interchange											
Residential By Fu	Mixed Use Interchange											
	New Community											
ial	Airport											
nt	Tradeport											
de	Rural		90		1	190	14		500	50	635	1,350
esi	Rural Community Preserve									3,100		
R	Coastal Rural			***************************************		1,300						
	Outer Island	1				45						
	Open Lands							1	45			1,800
	Density Reduction/ Groundwater Resource							4,000				2,100
	Conservation Lands Upland											
	Wetlands											
	Conservation Lands Wetland											
Uni	ncorporated County Total Residential	4,104	3,962		5,870	3,313	20,657	4,015	10,753	3,326	3,254	6,230
Cor	nmercial	1,100	1,944		2,100	226	1,420	68	1,687	18	1,700	139
Ind	ustrial	320	450	·····	900	64	300	7,246	554	5	87	5
Non	Regulatory Allocations		eggi di Nor	00000000000000000000000000000000000000		(P. Fai Flymie)	describing delication	(111 (20 4 (3) K)	New York Commission		olinewiczekiek	
Pub	······································	3,550	3,059	es certarentificación	3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
	ve AG	0,000	0,003	······		2,400	10,203	7,171	200	411	125	900
	sive AG				 	815	 	18,000	1,532	3,619	200	4,000
	servation	9,306	2,969		188	14,767	1,541	31,359	1,317	336	5,068	864
Vac		975	594		309	3,781	8,697	470	2,060	1,000	800	530
Tot		19,355	12,978	,	12,867	27,466	47,904	80,329	22,103	10,201	18,234	14,168
			ļ				 					
eop	ulation Distribution (unincorporated Lee County)	34,538	36,963		58,363	13,265	160,405	1,270	71,001	6,117	25,577	8,760

Attachment 1 Proposed Text Amendment to Lee Plan Policy 1.3.2

"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 demonstrated 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).

¹ <u>Light industrial uses are not permitted on property located more than 2,400 feet west from the centerline</u> intersection of I-75 and Daniels Parkway as of (Date of Ordinance).

Attachment 2: Traffic Analysis

LCDOT Memorandum (3/6/2017)

TR Transportation Consultants Inc. Traffic Circulation Analysis (2/3/17)



DEPARTMENT OF COMMUNITY DEVELOPMENT

Memo

To: Sharon Jenkins Owen, Principal Planner - Planning

From: Andy Getch, P.E., Section Manager - Infrastructure Planning

Date: March 6, 2017

Subject: Apaloosa (CPA2015-00010)

LCDCD Infrastructure Planning staff has reviewed the traffic analysis from TR Transportation dated February 3, 2017 to accompany CPA2015-00010. The CPA area is approximately 51.26 acres and located north of Daniels Parkway at Palomino Lane. The CPA proposes to change the future land use category from Outlying Suburban to General Interchange. Staff agrees with the analysis findings that the CPA does not create any additional transportation infrastructure deficiencies.

The submittal was coordinated with staff and utilized the standard CPA traffic analysis methodology. Based on discussions with staff, the application could potentially result in a net increase of 700 dwelling units as a result of the increase in maximum allowable density. Both land use categories allow similar commercial development. The submitted analysis estimated a potential trip end increase of 347 during the A.M. peak hour, 403 during the P.M. peak hour, and 4,366 daily for 700 multi-family dwelling units. The analysis added the estimated trip ends to traffic projections for the years 2022 and 2040.

Table 2A of the submitted analysis estimates levels of service for the year 2040 based on traffic projections from the Lee County Metropolitan Planning Organization (MPO) FSUTMS Cost Feasible Plan model. Three Oaks Parkway North extension from north of Alico Road to Daniels Parkway is in the MPO Cost Feasible Plan. The analysis indicated "The change in land use will not cause any roadway link to fall below the acceptable Level of Service standards."

The 2040 analysis shows acceptable levels of service on all study area roadway segments, except Palomino Lane with a LOS "F" from Daniels Parkway to Penzance Boulevard, both without and with the CPA.

The entire length of Daniels Parkway is designated as a controlled access facility by Lee County Board of County Commissioners Resolution 89-10-11, as most recently amended in Resolution 08-08-57. A v/c ratio greater than 1.0 is typically considered a LOS "F".

However, Daniels Parkway from I-75 to Metro Parkway is designated as a constrained roadway. Lee Plan Policy 95.1.3(7) and Policy 37.2.2 both accept a reduced level of service on constrained roadway segments, up to a vehicle-to-capacity ratio (v/c) ratio at or below 1.85. Based on data in Table 2A for the year 2040, Daniels Parkway from I-75 to Fiddlesticks Boulevard/Palomino Lane is estimated to have a v/c range of 1.10-1.27 without, and a v/c range of 1.15-1.36 with, the CPA.

Table 4A of the submitted analysis estimated levels of service in the year 2022 based on manual traffic projections. The analysis identified acceptable levels of service on all study area roadway segments. Daniels Parkway, from I-75 to Fiddlesticks Boulevard/Palomino Lane, is identified as having a v/c of 1.02 without, and a v/c of 1.06 with, the CPA.

Lee Plan Table 2(b) recommends operational improvements to preserve capacity on Daniels Parkway. Specifically signal timing progression, frontage road connections, closure of median openings at minor side streets, and access management. Daniels Parkway is part of a coordinated traffic signal system. Marketplace Road, Kings Crossing Lane, Jobe Road, Sal Rose Lane, Daniels 9300, and Cody Lee Road are frontage roads along Daniels Parkway between I-75 and Pinto Lane. Access management is accomplished by designation as a controlled access facility.

The Lee County Capital Improvement Program includes projects on Three Oaks Parkway and Palomino Lane. Three Oaks Parkway Extension North from Alico Road to Daniels Parkway is currently in the design and right-of-way acquisition phases and is programmed for construction in fiscal year 2019/20. Three Oaks Parkway improvements will include adding double left turn lanes at the existing intersection of Daniels Parkway with Fiddlesticks Boulevard/Palomino Lane and an additional southbound lane on Palomino Lane from Daniels Parkway to north of Kings Crossing/Jobe Road. The Palomino Lane Improvements project is under design, with construction funded for turn lanes at key locations and an 8-foot off-road bicycle and pedestrian path from Daniels Parkway to Penzance Boulevard.

Adjacent to the 51 acre area of the CPA, Daniels Parkway is served by Lee Tran Route 50 with eight transit stops between I-75 and Pinto Lane. There are existing shared use paths and bicycle lanes along Daniels Parkway, and a shared use path along Fiddlesticks Boulevard.

Cc: Marcus Evans (electronic copy)
Lili Wu (electronic copy)
Ted Treesh – TR Transportation (electronic copy)



TRAFFIC ENGINEERING TRANSPORTATION PLANNING SIGNAL SYSTEMS/DESIGN



MEMORANDUM

TO:

Ms. Mikki Rozdolski

Lee County Department of Community Development

FROM:

Ted B. Treesh

President

DATE:

February 3, 2017

RE:

Apaloosa and Palomino Lane Comprehensive Plan Amendment

CPA2015-00010 Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Comprehensive Plan Amendment for approximately 51.26 acres of property located on the north side of Daniels Parkway between Apaloosa Lane and Skyport Avenue in Lee County, Florida. This analysis will determine the impacts of the requested land use change from Outlying Suburban to General Interchange to allow for the inclusion of higher density residential land uses within the properties bounded by the land use change.

The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. Similar methodologies were utilized that were completed by the Lee County Department of Transportation staff during the initial evaluation of this land use change. The previous submittals included a much larger land area (approximately 137 acres) and a much more intense land use change (to Central Urban). The request has been modified to remove the land to the west of Apaloosa Lane and include the approximately 14-acre parcel owned by the Lee County School District to the east of Palomino Lane.

The proposed Map Amendment would change the future land use designation on the approximately 51.26 acres, which currently includes fourteen (14) separate properties, to permit the development of higher density residential uses (multi-family) on the land included in the General Interchange Future Land Use Category. Based on the existing land use designation (Outlying Suburban) the subject site could be developed with a mix of commercial and retail uses as neighborhood retail centers that do not exceed 100,000 square feet and residential uses up to three (3) units per acre. The majority of the property



Ms. Mikki Rozdolski Apaloosa and Palomino Lane Comp Plan Amendment February 3, 2017 Page 2

that is included in the map amendment application has been developed with commercial retail and office uses.

In developing the methodology to address future trip generation characteristics of the future land use category with Lee County Staff, it was agreed that the requested land use change will not allow an increase in commercial retail development above what is currently permitted under the existing land use category. The change from Outlying Suburban to General Interchange would include the ability to develop higher density residential uses only and would presumably permit the development of multi-family residential uses on the land that obtains this land use category. Of the fourteen parcels that are subject to this amendment, one is owned by Lee County and is utilized for water management purposes for the Daniels Parkway water management permit. This site will not be developed in the future. The remaining methodology was consistent with the reports that were completed by the Lee County Department of Transportation as part of the initial review process for the land use change to the larger land area, including trip distribution, etc. The volumes utilized in the short term analysis were updated to reflect the current data available from Lee County.

Ten (10) out of the fourteen (14) parcels are currently developed with commercial uses, including retail uses, restaurants, office buildings, etc. One parcel includes a single family residence and the three remaining parcels are vacant. Based on the existing development that has occurred (most in the last 5 years), it was determined that the transportation analysis to evaluate the future traffic conditions would only account for the future development of higher density residential uses on the four remaining parcels that do not currently have commercial uses. The last vacant parcel is owned by Lee County and is utilized as a water management area of Daniels Parkway. Therefore, it was not assumed that it would be developed in the future.

Table 1 identifies all the parcels that are included in this map amendment, their STAP numbers and the uses that are currently located on the property. Also indicated are the assumption of future uses if the property is currently vacant or will change from the current use. The ID shown references the aerial photograph included in the Appendix and indicates the location of that parcel.



Table 1
Parcel Information
Apaloosa and Palomino Lane FLUM

ID	STRAP	EXISTING LAND USES	CHANGE OF USE
1	21452501000000340	SINGLE FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL
2	214525120000000CE	OFFICE	
3	21452509000000050	RETAIL	
4	21452509000000030	MOTEL	
5	2145250100000036A	VACANT, WATER RETENTION	REMAINS VACANT
6	21452509000000010	RESTAURANT	
7	22452500000010000	VACANT	MULTI-FAMILY RESIDENTIAL
8	22452509000000040	OFFICE	
9	22452500000010030	VACANT	MULTI-FAMILY RESIDENTIAL
10	22452509000000020	RETAIL	
11	224525060000000040	CONVENIENCE STORE	
12	22452500000010010	VACANT, PUBLIC SCHOOL	MULTI-FAMILY RESIDENTIAL
13	22452521000000010	RETAIL	
14	22452506000000010	RESTAURANT	

The four parcels that are shown to include multi-family residential total approximately 31.48 acres (Parcel ID's #1, #7, #9 & #12). Assuming a maximum residential density of 22 units per acre yields a total unit count of 693 residential dwelling units. For this analysis, the unit count was rounded to 700 units. These units were all assumed to be multi-family residential units. Therefore, in order to evaluate the trip generation of the future land uses within the boundary of the proposed map amendment, it was assumed that an additional 700 multi-family residential units would be developed within the boundaries of the FLUM amendment. **Table 2** list the additional uses that were considered for this analysis.

Table 2
Additional Land Uses Considered in FLUM
Apaloosa and Palomino Lane FLUM

Land Use	Intensity
Multi-Family Units	700 dwelling units

The future trip generation estimates for the property was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 9th Edition. Land Use Code 220 (Apartments) was utilized for the residential dwelling units as this density of residential uses will most likely be a multi-family product. **Table 3** indicates the trip generation assumptions of the subject parcels based on the future land use category.



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Table 3
Trip Generation

Apaloosa and Palomino Lane FLUM

Land Use	A. I	M. Peak l	Hour	P.M	Daily (2-way)		
	In	Out	Total	In	Out	Total	
Multi-Family (700 Units)	69	278	347	262	141	403	4,366

The trip generation potential of the remainder of the commercial parcels included in the FLUM are not anticipated to change as a result of the amendment. The parcels today could re-develop with commercial uses as neighborhood commercial centers and/or residential uses with up to three (3) units per acre (presumably single family residential units). The change to the General Interchange Land Use category will permit the potential development of residential units of up to a maximum of 22 units per acre (including bonus density), which is presumably multi-family residential units.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2040 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only major roadway improvement on the 2040 Financially Feasible Plan is the extension of Three Oaks Parkway from Alico Road north to Daniels Parkway.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2040 loaded network volumes were determined for the roadways within the study area then the peak hour trips to be generated from the additional trips as shown in Table 3 were added to the projected 2040 volumes. The Level of Service for those roadways were then evaluated.

The results of the analysis indicate that the addition of the project trips to the network will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. Several roadway segments in the study area are shown to operate at LOS "F" before the project trips are added to the network and are therefore considered as pre-existing deficiencies not caused by the change in land use. These roadway segments include Daniels Parkway from Gateway Boulevard to Six Mile Cypress Parkway and Palomino Lane north of Daniels Parkway. All remaining roadway segments in the study area will operate at or above the minimum acceptable Level of Service. **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2040 conditions.



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Short Range Impacts (5-year horizon)

The 2016/2017-2020/2021 Lee County Transportation Capital Improvement Plan and the 2017-2021 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. The only improvement in the study area that is included on the short term capital improvement plan is the funding for the construction of the Three Oaks Parkway North Extension from Alico Road to Daniels Parkway. This new roadway is funded in the Lee County Capital Improvement Program to begin construction in FY 2019/2020. There are no other capacity improvements to the roadway network identified in either work program. This roadway improvement was considered in the distribution of site trips.

Table 3A and Table 4A attached to this report indicate the projected 5-year planning Level of Service on Daniels Parkway and other roadways that are within the study area. From Table 2A, Daniels Parkway from Fiddlesticks Boulevard to I-75 is shown to operate at LOS "F" in 2022 before the project trips are added to the network. All other roadway segments in the study area are shown to operate at an acceptable Level of Service in 2022 with the project trips added to the network. Since Daniels Parkway is shown to operate at LOS "F" before the project trips are added to the roadway, this is considered a pre-existing deficiency and is not caused by the change in land use. It should also be noted that this section of Daniels Parkway has been designated as a "Constrained Roadway" by the Lee County Board of County Commissioners. This designation allows development to occur even though the volume on the roadway has exceeded the capacity. The Lee Plan Policy (37.2.2) permits the volume to exceed the capacity by up to 85%, or a v/c ratio of 1.85. The projected v/c ratio in 2022 without the project trips would be 1.02 and the v/c ratio on Daniels Parkway after the project trips are added will be approximately 1.06, which is far below the maximum permitted v/c ratio of 1.85.

As previously indicated, the four parcels that were assumed to be developed with high density residential uses could be developed under the existing land use category with commercial or lower density residential uses. For comparison purposes, it was assumed that Parcel #9 could be developed with approximately 21,000 square feet of medical office uses and the remaining three parcels (#1, #7 & #12) could be developed with residential uses at 3 units per acre, or 88 single family units. The trip generation of these uses was computed utilizing ITE (LUC 720 for the medical office uses and LUC 210 for the Single Family uses) in order to see what the net increase in the volume to capacity ratio along this segment of Daniels Parkway would be as a result of the Land Use Change. **Table 4** illustrates the peak hour trip generation of the uses that could be developed on the four parcels under the existing land use category. These trips were then added to the roadway network and a Level of Service analysis was completed, which is reflected in the attached **Tables 5A** and **6A**.



Table 4
Trip Generation – Permitted Uses under Current FLUM

Land Use	A. I	M. Peak	Hour	P.M	Daily (2-way)		
	In	Out	Total	In	Out	Total	
Medical Office (21,000 sq. ft.)	40	10	50	21	54	75	644
Single Family (88 Units)	17	54	71	59	35	94	934
Total	57	64	121	80	89	169	1,578

Based on the data from Table 6A, the projected volume to capacity ratio on Daniels Parkway from Fiddlesticks Boulevard to I-75 would be 1.04 in the year 2022 should the vacant properties develop with uses that are currently permitted in the existing land use category. Therefore, the incremental impacts to Daniels Parkway between Fiddlesticks Boulevard and I-75 as result of the land use change will only result in an increase of 2% in the volume to capacity ratio during the PM peak hour.

Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement program to support the change in land use. An additional analysis of the roadway links will be necessary as the parcels apply for rezoning within the County.

Conclusion

The proposed Comprehensive Plan Amendment is to modify the future land use designation on the subject site from Outlying Suburban to General Interchange. The approximately 51.92-acres (comprised of 14 parcels) is located on the north side of Daniels Parkway and east of Apaloosa Lane. Based on the analysis, no modifications are necessary to the Short Term Capital Improvement Plan (5-Year) or the Long Range Transportation plan (25-Year) to support the proposed Comprehensive Plan Amendment. The projected Level of Service in both the Short Term and Long Term analysis period indicate that any roadway links that are shown to operate below the minimum acceptable Level of Service standard will be operating at this level prior to any of the project trips being added to the network. Therefore, these roadway links will experience a deficiency that is existing prior to any change to the future land use category and not as a result of the requested change in land use. The change in land use will not cause any roadway link to fall below the acceptable Level of Service standards. A comparison of the roadway level of service in 2022 with uses constructed on the four vacant parcels that are currently permitted in the existing land use category illustrate that the resultant land use change will only result in an increase of approximately 2% to the volume to capacity ratio of the one segment of Daniels Parkway that is forecasted to have a v/c ratio slightly above 1.0. The v/c ratio for this one segment of 1.06 is also well below the maximum permitted v/c ratio of 1.85 for Daniel's Parkway.

APPENDIX



CPA2015-00010 Apaloosa and Palomino Lane



ID	STRAP	ACRES (±) EXISTING ZONING	EXISTING LAND USES	ADDRESS	CITY	ZIP
1	21452501000000340	5.00 CS-2	SINGLE FAMILY RESIDENTIAL	13301 APALOOSA LN	FORT MYERS	33912
2	214525120000000CE	4.95 CPD	DANIELS CENTER OFFICE CONDO C/E	DANIELS CENTER DR	FORT MYERS	33912
3	21452509000000050	2.12 CPD	SHOPPING CENTER, NEIGHBORHOOD	8911 DANIELS PKWY	FORT MYERS	33912
4	21452509000000030	2.17 CPD	MOTEL	8955 DANIELS PKWY	FORT MYERS	33912
5	2145250100000036A	1.44 AG-2	ACREAGE, BUFFER - CONSERVATION, WATER RETENTION	CORNER LOT	FORT MYERS	33912
6	21452509000000010	1.52 CPD	RESTAURANT	8951 DANIELS PKWY	FORT MYERS	33912
7	22452500000010000	10.00 AG-2	VACANT RESIDENTIAL	13290 PALOMINO LN	FORT MYERS	33912
8	224525090000000040	2.09 CPD	OFFICE BUILDING, MULTI-STORY	9001 DANIELS PKWY	FORT MYERS	33912
9	22452500000010030	2.33 CG	COMMERCIAL, VACANT	13400 PALOMINO LN	FORT MYERS	33912
10	224525090000000020	1.54 CPD	SHOPPING CENTER, COMMUNITY	9011 DANIELS PKWY	FORT MYERS	33912
11	224525060000000040	1.08 CG	CONVENIENCE STORE	13420 PALOMINO LN	FORT MYERS	33912
12	22452500000010010	14.15 CPD	GOVERNMENT OWNED, PUBLIC SCHOOL (TOTAL ACREAGE 20.08)	13401 PALOMINO LN	FORT MYERS	33912
13	22452521000000010	1.85 CG	STORE, ONE (1) FLOOR	9150 KINGS CROSSING RD	FORT MYERS	33912
14	22452506000000010	1.02 CG	RESTAURANT, DRIVE-IN (TOTAL ACREAGE 1.33)	9211 DANIELS PKWY	FORT MYERS	33912
	TOTAL ACREAGE	51.26				

TABLES 1A & 2A APALOOS AND PALOMINO LANE 2040 LEVEL OF SERVICE EVALUATION

TABLE 1A LEVEL OF SERVICE THRESHOLDS 2040 LONG RANGE TRANSPORTATION ANALYSIS - APALOOSA AND PALOMINO LANE FLUM

GENERALIZED SERVICE VOLUMES

	ROADWA	Y SEGMENT	2040 E	2040 E + C NETWORK LANES			LOS C	LOS D	LOS E
ROADWAY	FROM	<u>TO</u>	# Lanes	Roadway Designation	<u>VOLUME</u>	VOLUME	VOLUME	VOLUME	VOLUME
Daniels Pkwy	Chamberlin	Gateway Blvd.	6LD	Class I - Arterial	0	400	2,840	2,940	2,940
	1-75	Chamberline	6LD	Class I - Arterial	0	400	2,840	2,940	2,940
	Fiddlesticks/Palomino	1-75	6LD	6LD Class I - Arterial		400	2,840	2,940	2,940
	Six Mile Cypress	Fiddlesticks/Palomino	6LD	Class I - Arterial	0	400	2,840	2,940	2,940
Treeline Ave.	Daniels Pkwy	Arborwood	4LD	Class ! - Arterial	0	250	1,840	1,960	1,960
	Airport Connector	Daniels Parkway	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
I-75	Daniels Pkwy	Colonial Blvd.	6LF	Freeway	0	3,360	4,580	5,500	6,080
	Alico Road	Daniels Parkway	6LF	Freeway	0	3,360	4,580	5,500	6,080
Six Mile Cypress Pkwy	Penzance Blvd.	Daniels Pkwy	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
	Plantation Rd.	Daniels Pkwy	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
Fiddesticks Blvd.	Alico Rd.	Daniels Pkwy	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
Palomino Ln	Daniels Pkwy	Penzance Blvd.	· 2LN	Collector	0	0	310	660	740
			- Denotes	the LOS Standard for e	each roadv	vay segm	ent	•	

TABLE 2A 2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS APALOOSA AND PALOMINO LANE FLUM

TOTAL PM PEAK HOUR PROJECT TRAFFIC

403

VPH

IN=

OUT≃

262

141

	ROADWAY	2040 ADWAY SEGMENT FSUTMS PEAKS								2040 BACKGROUND PM PK HR PEAK DIRECTION PROJECT PEAK TRAFFIC VOLUMES & LOS TRAFFIC				2040 BACKGROUND PLUS PROPERTIES PEAK DIRECTION PM PROJ TRAFFIC VOLUMES & LOS		
ROADWAY	FROM	<u>TO</u>	PSWDT	FACTOR	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	DIST.	TRAFFIC	VOLUME	LOS	
Daniels Pkwy	Chamberlin	Gateway Blvd.	74,733	1.200	62,278	0.1020	6,352	0.59	EAST	3748	F	3%	8	3756	F	
	I-75	Chamberline	83,991	1.200	69,993	0.0950	6,649	0.56	EAST	3723	F	5%	13	3736	F	
	Fiddlesticks/Palomino	1-75	90,023	1.200	75,019	0.0960	7,202	0.54	EAST	3889	F	45%	118	4007	F	
	Six Mile Cypress	Fiddlesticks/Palomino	80,386	1.200	66,988	0.0950	6,364	0.51	EAST	3246	F	50%	131	3377	F	
Treeline Ave.	Daniels Pkwy	Arborwood	27,086	1.190	22,761	0.0930	2,117	0.57	EAST	1207	С	1%	3	1210	С	
	Airport Connector	Daniels Parkway	27,883	1.190	23,431	0.1130	2,648	0.57	EAST	1509	С	1%	3	1512	С	
1-75	Daniels Pkwy	Colonial Blvd.	108,124	1.19	90861	0.09	8,177	0.56	EAST	4579	С	20%	52	4631	D	
	Alico Road	Daniels Parkway	122,721	1.19	103127	0.09	9,281	0.56	EAST	5197	D	20%	52	5249	D	
Six Mile Cypress Pi	k Penzance Blvd.	Daniels Pkwy	26,498	1.19	22267	0.094	2,093	0.53	EAST	1109	С	15%	39	1148	С	
	Plantation Rd.	Daniels Pkwy	29,959	1.19	25176	0.095	2,392	0.56	EAST	1340	С	15%	39	1379	С	
Fiddesticks Blvd.	Alico Rd.	Daniels Pkwy	13,678	1.2	11398	0.096	1,094	0.54	EAST	591	С	5%	13	604	С	
Palomino Ln	Daniels Pkwy	Penzance Blvd.	20,212	1.2	16843	0.096	1,617	0.54	EAST	873	F	60%	157	1030	F	

TABLES 3A & 4A APALOOSA AND PALOMINO LANE 2022 LEVEL OF SERVICE EVALUATION

TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
APALOOSA AND PALOMINO LAND FLUM

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 347 VPH IN= 69 OUT= 278

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 403 VPH IN= 262 OUT= 141

								PERCENT			
		ROADWAY	LOS A	LOS B	LOS C	LOS D	LOS E	PROJECT	PROJECT	PROJ/	
ROADWAY	<u>SEGMENT</u>	CLASS	VOLUME	VOLUME	VOLUME	<u>VOLUME</u>	<u>VOLUME</u>	TRAFFIC	TRAFFIC	LOS C	
Daniels Pkwy	E. of Chamberlin	6LD	2510	3260	3260	3260	3260	3%	8	0.3%	
	E. of I-75	6LD	2510	3260	3260	3260	3260	5%	14	0.4%	
·	E. of Fiddlesticks/Palomino	6LD	210	2830	3040	3040	3040	45%	125	4.1%	
	E. of Six Mile Cypress	6LD	210	2830	3040	3040	3040	40%	111	3.7%	
Treeline Ave.	N. of Daniels Pkwy	4LD	1,530	2,980	2,980	2,980	2,980	1%	3	0.1%	
	S. of Daniels Pwky	4LD	1,530	2,980	2,980	2,980	2,980	1%	3	0.1%	
I-75	N. of Daniels Pkwy	6LF	0	3,360	4,580	5,500	6,080	20%	56	1.2%	
	S. of Daniels Pkwy	6LF	0	3,360	4,580	5,500	6,080	20%	56	1.2%	
Six Mile Cypress Pkwy	N. of Daniels Pkwy	4LD	800	1,900	1,900	1,900	1,900	15%	42	2.2%	
•	S. of Daniels Pkwy	4LD	0	1,740	2,000	2,000	2,000	15%	42	2.1%	
Fiddesticks Blvd.	S. of Daniels Pkwy	4LD	0	250	1840	1960	1960	15%	42	2.3%	
Palomino Ln	N. of Daniels Pkwy	2LN	0	0	550	860	860	60%	167	30.3%	

^{*} Level of Service thresholds were obtained from the Lee County Link Specific Service Volume Tables

For I-75, FDOT Q/LOS Handbook, Table 7 (Dec. 2012) service volumes were utilized

TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
APALOOSA AND PALOMINO LAND FLUM

			2015	2022						2022			2022		
			PK HR	PK HR PK SEASON			PERCENT			BCKGR	ND		BCKGRND		
		ANNUAL	PK SEASON	PEAK DIRE	CTION	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PF	ROJ	V/C	+ PM PF	SO1	V/C
ROADWAY	SEGMENT	RATE	PEAK DIR. ¹	<u>VOLUME</u>	<u>LOS</u>	<u>Ratio</u>	TRAFFIC	TRAFFIC	TRAFFIC	<u>VOLUME</u>	LOS	Ratio	VOLUME	<u>LOS</u>	Ratio
Daniels Pkwy	E. of Chamberlin	1.00%	2,305	2,471	Α	0.76	3%	8	8	2,480	Α	0.76	2,479	Α	0.76
	E. of I-75	1.00%	2,717	2,913	В	0.89	5%	14	13	2,927	В	0.90	2,926	В	0.90
	E. of Fiddlesticks/Palomino	1.00%	2,904	3,113	,F	1.02	45%	125	118	3,238	F	1.06	3,231	F	1.06
	E. of Six Mile Cypress	1.00%	2,729	2,926	С	0.96	40%	111	105	3,037	С	0.99	3,031	С	0.99
Treeline Ave.	N. of Daniels Pkwy	1.00%	696	746	Α	0.25	1%	3	3	749	Α	0.25	749	Α	0.25
	S. of Daniels Pwky	1.00%	1,390	1,490	Α	0.50	1%	3	3	1,493	Α	0.50	1,493	Α	0.50
I-75	N. of Daniels Pkwy	1.00%	4,269	4,577	С	0.75	20%	56	52	4,633	D	0.76	4,629	D	0.76
	S. of Daniels Pkwy	1.00%	4,668	5,005	D	0.82	20%	56	52	5,060	D	0.83	5,057	D	0.83
Six Mile Cypress Pkwy	N. of Daniels Pkwy	1.00%	883	947	В	0.50	15%	42	39	988	В	0.52	986	В	0.52
	S. of Daniels Pkwy	1.00%	1,500	1,608	В	0.80	15%	42	39	1,650	В	0.82	1,648	В	0.82
Fiddesticks Blvd./Three Oaks Pkwy.	S. of Daniels Pkwy	1.00%	349	374	С	0.19	15%	42	39	416	С	0.21	413	С	0.21
						,									
Palomino Ln	N. of Daniels Pkwy	1.00%	324	347	С	0.40	60%	167	157	514	С	0.60	505	С	0.59

^{1 2015} peak hour peak season peak direction traffic volumes were obtained from the 2016 Lee County Concurrency Report

Current peak hour peak season peak direction traffic volumes for I-75 were obtained by factoring daily traffic volume from 2015 FDOT Count Report by K & D Factors

TABLES 5A & 6A APALOOSA AND PALOMINO LANE 2022 LEVEL OF SERVICE EVALUATION BASED ON EXISTING LAND USE CATEGORY IMPACTS

TABLE 5A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
PERMITTED USES UNDER EXISTING FLUM

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 126 VPH IN= 65 OUT= 61

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 125 VPH IN= 64 OUT= 61

PERCENT

		ROADWAY	LOS A	LOS B	LOS C	LOS D	LOS E	PROJECT	PROJECT	PROJ/
ROADWAY	SEGMENT	<u>CLASS</u>	VOLUME	VOLUME	VOLUME	<u>VOLUME</u>	VOLUME	TRAFFIC	TRAFFIC	LOS C
Daniels Pkwy	E. of Chamberlin	6LD	2510	3260	3260	3260	3260	3%	2	0.1%
	E. of 1-75	6LD	2510	3260	3260	3260	3260	5%	3	0.1%
	E. of Fiddlesticks/Palomino	6LD	210	2830	3040	3040	3040	45%	29	1.0%
	E. of Six Mile Cypress	6LD	210	2830	3040	3040	3040	40%	26	0.9%
					•					
Treeline Ave.	N. of Daniels Pkwy	4LD	1,530	2,980	2,980	2,980	2,980	1%	1	0.0%
	S. of Daniels Pwky	4LD	1,530	2,980	2,980	2,980	2,980	1%	1	0.0%
I-75	N. of Daniels Pkwy	6LF	0	3,360	4,580	5,500	6,080	20%	13	0.3%
	S. of Daniels Pkwy	6LF	0	3,360	4,580	5,500	6,080	20%	13	0.3%
Six Mile Cypress Pkwy	N. of Daniels Pkwy	4LD	800	1,900	1,900	1,900	1,900	15%	10	0.5%
	S. of Daniels Pkwy	4LD	0	1,740	2,000	2,000	2,000	15%	10	0.5%
Fiddesticks Blvd.	S. of Daniels Pkwy	4LD	0	250	1840	1960	1960	15%	10	0.5%
Palomino Ln	N. of Daniels Pkwy	2LN	0	0	550	860	860	60%	39	7.1%

^{*} Level of Service thresholds were obtained from the Lee County Link Specific Service Volume Tables

For I-75, FDOT Q/LOS Handbook, Table 7 (Dec. 2012) service volumes were utilized

TABLE 6A LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS PERMITTED USES UNDER EXISTING FLUM

TOTAL PROJECT TRAFFIC AM = 121 VPH IN = 57 OUT = 64

TOTAL PROJECT TRAFFIC PM = 169 VPH IN = 80 OUT = 89

			2015	2022						2022	!		2022		
			PK HR	PK HR PK SI	EASON		PERCENT			BCKGR	ND		BCKGR	ND	
		ANNUAL	PK SEASON	PEAK DIRE	CTION	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PF	ROJ	V/C	+ PM PR	OJ	V/C
ROADWAY	SEGMENT	RATE	PEAK DIR.1	<u>VOLUME</u>	<u>LOS</u>	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	<u>LOS</u>	Ratio	VOLUME	<u>LOS</u>	Ratio
Daniels Pkwy	E. of Chamberlin	1.00%	2,305	2,471	Α	0.76	3%	2	3	2,473	Α	0.76	2,474	Α	0.76
	E. of I-75	1.00%	2,717	2,913	В	0.89	5%	3	4	2,916	В	0.89	2,917	В	0.89
	E. of Fiddlesticks/Palomino	1.00%	2,904	3,113	F	1.02	45%	29	40	3,142	F	1.03	3,154	F	1.04
	E. of Six Mile Cypress	1.00%	2,729	2,926	С	0.96	40%	26	36	2,951	С	0.97	2,961	С	0.97
Treeline Ave.	N. of Daniels Pkwy	1.00%	696	746	Α	0.25	1%	1	1	747	Α	0.25	747	Α	0.25
	S. of Daniels Pwky	1.00%	1,390	1,490	Α	0.50	1%	1	1	1,491	Α	0.50	1,491	Α	0.50
1-75	N. of Daniels Pkwy	1.00%	4,269	4,577	С	0.75	20%	13	18	4,590	D	0.75	4,595	D	0.76
	S. of Daniels Pkwy	1.00%	4,668	5,005	D	0.82	20%	13	18	5,018	D	0.83	5,023	D	0.83
Six Mile Cypress Pkwy	N. of Daniels Pkwy	1.00%	883	947	В	0.50	15%	10	13	956	В	0.50	960	В	0.51
	S. of Daniels Pkwy	1.00%	1,500	1,608	В	08.0	15%	10	13	1,618	В	0.81	1,622	В	0.81
Fiddesticks Blvd./Three Oaks Pkwy	S. of Daniels Pkwy	1.00%	349	374	С	0.19	15%	10	13	384	С	0.20	388	С	0.20
Palomino Ln	N. of Daniels Pkwy	1.00%	324	347	,C	0.40	60%	38	53	386	С	0.45	401	С	0.47

^{1 2015} peak hour peak season peak direction traffic volumes were obtained from the 2016 Lee County Concurrency Report

Current peak hour peak season peak direction traffic volumes for I-75 were obtained by factoring daily traffic volume from 2015 FDOT Count Report by K & D Factors

LEE COUNTY GENERALIZED SERVICE VOLUME TABLE

Lee County Generalized Peak Hour Directional Service Volumes Urbanized Areas

		Ui	rbanized Ar	eas							
April 2016					c:\input5						
		Uninter	upted Flow								
			Level of Ser	rvice							
Lane	Divided	Α	В	С	. D	E					
1	Undivided	130	420	850	1,210	1,640					
2	Divided	1,060	1,810	2,560	3,240	3,590					
3	Divided	1,600	2,720	3,840	4,860	5,380					
Class I (40	mph or high	er posted s	Arterials speed limit) Level of Se	rvice							
Lane	Divided	А	В	С	D	Е					
1	Undivided	*	140	800	860	860					
2	Divided	*	250	1,840	1,960	1,960					
3	Divided	*	400	2,840	2,940	2,940					
4	Divided	*	540	3,830	3,940	3,940					
Lane	Divided	А	Level of Ser B	vice C	D	Ē					
1	Undivided	*	*	330	710	780					
2	Divided	*	*	710	1,590	1,660					
3	Divided	*	*	1,150	2,450	2,500					
4	Divided	*	*	1,580	3,310	3,340					
			led Access Level of Ser	vice							
Lane	Divided	<u>A</u>	В	С	D	E					
1	Undivided	*	160	880	940	940					
2	Divided	*	270	1,970	2,100	2,100					
3	Divided	*	430	3,050	3,180	3,180					
	Collectors Level of Service										
Lane	Divided	Α	В	C	D	E					
1	Undivided	*	*	310	660	740					
1	Divided	*	*	330	700	780					
2	Undivided	*	*	730	1,440	1,520					
2	Divided	*	*	770	1,510	1,600					
Note: the s and bus me	ervice volum ode should b	es for I-75 e from FD0	(freeway), bi DT's most cu	cycle mode rrent version	e, pedestria on of LOS F	n mode, landbook.					

LEE COUNTY LINK SPECIFIC SERVICE VOLUME TABLES

			TRAFFIC LENGTH ROAD SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)				SERVICE VOLUMES (PEAK HOUR-BOTH DIRECTIONS)								
ROAD SEGMENT	FROM	то	DISTRIC	(MILE)	TYPE	A	В	С	D	E	A	В	С	D	Е
COLONIAL BLVD	SIX MILE PKWY	1-75	1	0.5	6LD	0	2,630	3,100	3,100	3,100	0	4,390	5.180	5,180	5,180
	1-75	SR 82	1	2.4	6LD	0	2,280	3,040	3,040	3,040	0	3,800	5,070	5,070	5,070
CORKSCREW RD	US 41	SANDY LN	4	0.5	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	SANDY LN	THREE OAKS PKWY	4	0.7	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	THREE OAKS PKWY	1-75	4	0.8	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	1-75	BEN HILL GRIFFIN PKWY	. 3	0.5	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	1.7	2LD	0	820	1,200	1,200	1,200	0	1,580	2,310	2,310	2,310
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	90	310	570	790	1,140	180	600	1,100	1,520	2,200
	ALICO RD	COUNTY LINE	3	10,4	2LN	90	310	570	790	1,140	180	600	1,100	1,520	2,200
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	. 0	890	1,880	1,940	0	0	1,590	3,360	3,480
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	0	890	1,880	1,940	0	0	1,590	3,360	3,480
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	0	890	1,880	1,940	0	0	1,590	3,360	3,480
	SUMMERLIN RD	US 41	. 4	0.9	6LD	0	0	1,360	2,890	2,940	0	0	2,430	5,170	5,240
DANIELS PKWY	US 41	BIG PINE WAY	4	0.5	6LD	0	0	590	2,480	2,680	0	0	1,100	4,600	4,980
1	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	590	2,480	2,680	. 0	0	1,100	4,600	4,980
	METRO PKWY	SIX MILE PKWY	4	0,8	6LD	0	0	590	2,480	2,680	0	0	1,100	4,600	4,980
	SIX MILE PKWY	PALOMINO DR	4	2.2	6LD	210	2,830	3,040	3,040	3,040	390	5,250	5,650	5,650	5,650
	PALOMINO DR	1-75	4	0.6	6LD	210	2,830	3,040	3,040	3,040	390	5,250	5,650	5,650	5,650
	I-75	TREELINE AVE	3	0.5	6LD	2,510	3,260	3,260	3,260	3,260	4,190	5,420	5,420	5,420	5,420
1	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	2,510	3,260	3,260	3,260	3,260	4,190	5,420	5,420	5,420	5,420
	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	1,620	2,160	2,160	2,160	2,160	2,700	3,600	3,600	3,600	3,600
DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	. 5	0.3	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	SE 46TH ST	CORONADO PKWY	5	0.7	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	CORONADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	CORNWALLIS PKWY	VETERANS PKWY	5	0.8	6LD	0	0	1,660	2,660	2,660	0	0	3,140	5,000	5,000
	VETERANS PKWY	HANCOCK B. PKWY	5	3.0	6LD	0	0	1,640	2,800	2,800	0	0	3,160	5,390	5,390
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	2,770	2,800	2,800	0	0	5,330	5,370	5,370
	NE 6TH ST	SR 78	5	0.4	6LD	0	0	2,770	2,800	2,800	0	0	5,330	5,370	5,370
ESTERO BLVD	HICKORY BLVD	AVENIDA PESCADORA	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	AVENIDA PESCADORA	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1.239	1,316
ESTERO PKWY	US 41	BEN HILL GRIFFIN PKWY	4	2.6	4LD	0	2,000	2,000	2,000	2,000	0	3,850	3,850	3,850	3,850
FOWLER ST	US 41	N AIRPORT RD	1	1.0	6LD	0	0	0	2,040	2,300	0	0	0	3,710	4,180
	N AIRPORT RD	COLONIAL BLVD	1	0.3	6LD	0	0	0	2,040	2,300	0	0	0	3,710	4,180
GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4	0.5	4LD	0	190	1,840	1,840	1,840	0	360	3,430	3,430	3,430
	PINE RIDGE RD	BASS RD	4	1.6	4LD	0	190	1,840	1,840	1,840	0	360	3,430	3,430	3,430
	BASS RD	WINKLER RD	4	0.8	6LD	0	290	2,780	2,780	2,780	0	540	5,160	5,160	5,160
	WINKLER RD	SUMMERLIN RD	4	0.5	6LD	0	2,060	2,780	2,780	2,780	0	3,890	5,240	5,240	5,240
	SUMMERLIN RD	US 41	4	1.5	6LD	0	2,060	2,780	2,780	2,780	0	3,890	5,240	5,240	5,240

			TRAFFIC	LENGTH	ROAD	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)				SERVICE VOLUMES (PEAK HOUR-BOTH DIRECTIONS)						
ROAD SEGMENT	FROM	то	DISTRIC	(MILE)	TYPE	Α	В	С	D	E	A	B	С	.D	E	
GUNNERY RD	SR 82	LEE BLVD	3	2.5	4LD	0	1,920	1,920	1,920	1,920	0	3,100	3,100	3,100	3,100	
	LEE BLVD	BUCKINGHAM RD	3	1.5	2LN	0	600	1,020	1,020	1,020	0	970	1,640	1,640	1,640	
HANCOCK BRIDGE PKW	DEL PRADO BLVD	NE 24TH AVE	5	1.1	4LD	0	1,790	1,880	1,880	1,880	0	2,890	3,030	3,030	3.030	
	NE 24TH AVE	ORANGE GROVE BLVD	2	0.5	4LD	0	1,790	1,880	1,880	1,880	0	2.890	3,030	3,030	3,030	
	ORANGE GROVE BLVD	MOODY RD	2	1.2	4LD	0	1,790	1,880	1,880	1,880	0	2,890	3,030	3,030	3,030	
	MOODY RD	US 41	2	0.9	4LD	0	1,790	1,880	1,880	1,880	0	2,890	3,030	3,030	3,030	
HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	8	1,1	2LN	90	200	330	450	890	180	390	640	870	1,720	
	McLAUGHLIN BLVD	MELODY LANE	8	0.7	2LN	. 90	200	330	450	890	180	390	640	870	1,720	
	MELODY LANE	ESTERO BLVD	- 8	6.7	2LN	90	200	330	450	890	180	390	640	870	1,720	
HOMESTEAD RD	SR 82	2 LANE END	3	3.8	2LN	120	300	490	670	1,010	230	560	910	1.250	1,880	
	2 LANE END	LEE BLVD	3	2.9	4LN	0	0	1,100	2,730	2,960	0	0	1,340	3,280	3,640	
IMPERIAL PKWY	COUNTY LINE	BONITA BEACH RD	8	1.0	4LD	160	1,920	1,920	1,920	1,920	300	3,580	3,580	3,580	3,580	
	BONITA BEACH RD	E. TERRY ST	4	1.1	4LD	160	1,920	1,920	1,920	1,920	300	3,580	3,580	3,580	3,580	
	E. TERRY ST	COCONUT RD	4	4.3	4LD	160	1,920	1,920	1,920	1,920	300	3,580	3,580	3,580	3,580	
ł	COLLIER CO. LINE	BONITA BEACH RD	. 8	0.1	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100	
	BONITA BEACH RD	CORKSCREW RD	8	7.4	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100	
	CORKSCREW RD	ALICO RD	4	4,3	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100	
	ALICO RD	DANIELS PKWY	4	3.8	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100	
	DANIELS PKWY	COLONIAL BLVD	4	4.5	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100	
	COLONIAL BLVD	M.L.K.	1	1.6	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8.370	10,060	11,100	
	M.L.K.	LUCKETT RD]	1.5	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100	
	LUCKETT RD ·	SR 80	ı	1.9	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100	
	SR 80	SR 78	1 & 2	2,4	6LF	0	3,360	4,580	5,500	6,080	0	6,130	8,370	10,060	11,100	
	SR 78	COUNTY LINE	2	5.7	6LF	0	3,360	4,580	5,500	6,080	. 0	6,130	8,370	10,060	11,100	
JOEL BLVD	BELL BLVD	COUNTRY CLUB(N)	3	0.9	4LN	590	1,010	1,430	1,830	2,120	1,100	1,880	2,650	3,390	3,930	
	COUNTRY CLUB(N)	I6TH ST	3	3.9	4LN	590	1,010	1,430	1,830	2,120	1,100	1,880	2,650	3,390	3,930	
	16TH ST	SR 80	3	3,1	2LN	120	300	490	670	1,010	230	560	910	0 10,060 0 10,060 0 10,060 0 10,060 0 10,060 0 10,060 0 10,060 0 3,390 0 3,390 0 1,250 0 4,580 0 3,200	1,880	
LEE BLVD	SR 82	GUNNERY RD	3	3.6	6LD	560	2,840	2,840	2,840	2,840	910	4,580	4,580	4,580	4,580	
	GUNNERY RD	HOMESTEAD RD	3	3.9	6LD	560	2,840	2,840	2,840	2,840	910	4,580	4,580	4,580	4,580	
	HOMESTEAD RD	WILLIAMS AVE	3	0.3	4LD	0	1,920	1,980	1,980	1,980	0	3,100	3,200	3,200	3,200	
	HOMESTEAD RD	LEELAND HEIGHTS	3	1.3	2LD	0	930	1,020	1,020	1,020	0	1,500	1,640	1,640	1,640	
LEELAND HEIGHTS	HOMESTEAD RD	LEE BLVD	3	0.4	4LN	0	1,640	1,800	1,800	1,800	0	3,040	3,340	3,340	3,340	
	LEE BLVD	JOEL BLVD	3	1.6	4LN	0	1,640	1,800	1,800	1,800	0	3,040	3,340	3,340	3,340	
LUCKETT RD	ORTIZ AVE	1-75	1	0.8	2LN	0	540	880	880	880	0	1,020	1,680	1,680	1,680	
McGREGOR BLVD	SANIBEL TOLL PLAZA	HARBOR DR	4	0.2	4LD	1,020	1,960	1,960	1,960	1,960	1,730	3,320	3,320	3,320	3,320	
	HARBOR DR	SUMMERLIN RD	4	2.2	4LD	1,020	1,960	1,960	1,960	1,960	1,730	3,320	3,320	3,320	3,320	
	SUMMERLIN RD	KELLY RD	4	1.7	4LD	1,020	1,960	1,960	1,960	1,960	1,730	3,320	3,320	3,320	3,320	
	KELLY RD	THORNTON RD	4	0.3	4LD	1,020	1,960	1,960	1,960	1,960	1,730	3,320	3,320	3,320	3,320	
	THORNTON RD	SAN CARLOS BLVD	4	0.7	4LD	1,020	1,960	1,960	1,960	1,960	1,730	3,320	3,320	3,320	3,320	
	SAN CARLOS BLVD	GRIFFIN BLVD	4	1.0	4LD	0	1,530	1,980	1,980	1,980	0	2,560	3,290	3,290	3,290	

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

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JUNE. 2016

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						SERVICE V	OLUMES (P				SERVICE V			7	RECTIONS
ROAD SEGMENT	FROM	ТО	DISTRIC	-	TYPE	A	В	С	D	Е	A	В	C	D	E
PINE ISLAND RD/	SANTA BARBARA BLVD		5	2.3	4LD	1,250	2,020	2,020	2,020	2,020	2,320	3,760	3,760	3,760	3,760
BAYSHORE RD (SR 78)	DEL PRADO BLVD	BARNETT RD	5	2.1	4LD	1,250	2,020	2,020	2,020	2,020	2,320	3,760	3,760	3,760	3,760
	BARNETT RD	US 41	2	0.5	4LD	1,250	2,020	2,020	2,020	2,020	2,320	3,760	3,760	3,760	3,760
	US 41	BUSINESS 41	2	1.2	4LD	0	0	1,320	1,700	1,700	0	0	2,450	3,140	3,140
	BUSINESS 41	HART RD	2	1.1	4LD	1,100	1,920	1,920	1,920	1,920	2,080	3,610	3,610	3,610	3,610
	HART RD	BREWERS RD	2	0.4	4LD	1,100	1,920	1,920	1,920	1,920	2,080	3,610	3,610	3,610	3,610
	BREWERS RD	SLATER RD	2	0.8	4LD	1,100	1,920	1,920	1,920	1,920	2,080	3,610	3,610	3,610	3,610
	SLATER RD	I-75	2	2.9	4LD	1,100	1,920	1,920	1,920	1,920	2,080	3,610	3,610	3,610	3,610
	1-75	NALLERD .	2	0.6	2LN	.130	350	580	780	1,100	250	670	1,100	1,480	2,080
	NALLE RD	SR 31	2	2.7	2LN	130	350	580	780	1,100	250	670	1,100	1,480	2,080
PONDELLA RD	SR 78	WESTWOOD RD	5	0.9	4LD	0	1,890	1,890	1,890	1,890	0	3,100	3,100	3,100	3,100
	WESTWOOD RD	ORANGE GROVE BLVD	2	0.6	4LD	0	1.890	1,890	1,890	1,890	0	3,100	3,100	3,100	3,100
	ORANGE GROVE BLVD	US 41	2	1.6	4LD	0	1,890	1,890	1,890	1,890	0	3,100	3,100	3,100	3,100
	US 41	BUS 41	2	0.6	4LD	0	1,890	1,890	1,890	1,890	0	3,100	3,100	3,100	3,100
SAN CARLOS BLVD	ESTERO BLVD	MAIN ST	4	0.6	2LB	960	1,040	1,040	1,040	1,040	1,750	1,890	1,890	1,890	1,890
	MAIN ST	SUMMERLIN RD	4	2.5	4LD	0	900	1,780	1,780	1,780	0	1,640	3,250	3,250	3,250
	SUMMERLIN RD	KELLY RD	4	1,1	2LN	60	850	900	900	900	110	1,550	1,640	1,640	1,640
	KELLY RD	McGREGOR BLVD	4	0.6	4LN	150	1,810	1.810	1,810	1,810	280	3,300	3,300	3,300	3,300
SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	4	2.9	2LN	100	220	440	620	1,140	180	390	780	1,090	2,010
SIX MILE CYPRESS	US 41	METRO PKWY	4	1.2	4LD	0	1,740	2,000	2.000	2,000	0	3,290	3,770	3,770	3,770
	METRO PKWY	DANIELS PKWY	4	1.8	4LD	0	1,740	2,000	2,000	2,000	0	3,290	3,770	3,770	3,770
	DANIELS PKWY	CHALLENGER BLVD	4	4.4	4LD	800	1,900	1,900	1,900	1,900	1,360	3,220	3,220	3,220	3,220
	CHALLENGER BLVD	WAL-MART INTERSECTION	4	0.3	6LD	1,250	2,860	2,860	2,860	2,860	2,120	4,840	4.840	4,840	4,840
	WAL-MART INTERSECT	· · · · · · · · · · · · · · · · · · ·	4	0.3	6LD	1,250	2,860	2,860	2,860	2,860	2,120	4,840	4.840	4,840	4,840
SLATER RD	SR 78	NALLE GRADE RD	2	4.0	2LN	120	290	490	660	1,010	230	550	930	1,250	1,910
SR 31	SR 80	SR 78	2 & 3	1.4	2LN	640	1,300	1,300	1,300	1,300	1,120	2,270	2,270	2,270	2,270
	SR 78	N. RIVER RD	2	1.3	2LN	150	420	740	1.010	1,360	270	760	1,340	1,820	2,450
	N. RIVER RD	COUNTY LINE	2	2.0	2LN	150	420	740	1,010	1.360	270	760	1,340	1,820	2,450
SR 80	PROSPECT AVE	ORTIZ AVE	1	1.3	4LD	0	1,650	1.820	1,820	1,820	0	2,710	3,000	3,000	3,000
	ORTIZ AVE	1-75	1	1,2	6LD	0	2,550	2,760	2,760	2,760	0	4,190	4,520	4,520	4,520
	1-75	SR 31	3	2.7	6LD	1.830	2,820	2,820	2,820	2,820	2,920	4,640	4,640	4,640	4,640
	SR 31	BUCKINGHAM RD	3		4LD	1,150	1,880	1,880	1,880	1,880	1,890	3,080	3,080	3,080	3.080
	BUCKINGHAM RD	HICKEY CREEK RD	3		4LD	940	1,600	2,260	2,860	3,170	1,550	2,630	3,710	4,690	5,200
	HICKEY CREEK RD	MITCHELL AVE	3		4LD	940	1,600	2,260	2,860	3,170	1,550	2,630	3,710	4,690	5,200
	MITCHELL AVE	JOEL BLVD	3	4.0	4LD	940	1,600	2,260	2,860	3,170	1,550	2,630	3,710	4,690	5,200
	JOEL BLVD	COUNTY LINE	3	2.2	4LD	940	1,600	2,260	2,860	3,170	1,550	2,630	3,710	4,690	5,200
STRINGFELLOW RD	IST AVE	PINE ISLAND RD	6		2LN	130	340	570	780	1,060	250	630	1,060	1,450	1,970
	PINE ISLAND RD	PINELAND RD	6	 	2LN	130	340	570	780	1,060	250	630	1,060	1,450	1,970
1	PINELAND RD	MAIN ST	6		2LN	130	340	570	780	1,060	250	630	1,060	1,450	1,970

			TRAFFIC	LENGTH	ROAD	SERVICE V	OLUMES (F	EAK HOUR	PEAK DIR	ECTION)	SERVICE V	OLUMES (P	EAK HOUR-	BOTH DI	RECTIONS
ROAD SEGMENT	FROM	TO		(MILE)	TYPE_	А	В	С	D	Е	А	В	С	D	E
SUMMERLIN RD	McGREGOR BLVD	SAN CARLOS BLVD	4	2,2	4LD	1,620	1,980	1,980	1,980	1,980	2,850	3,490	3,490	3,490	3,490
	SAN CARLOS BLVD	PINE RIDGE RD	4	0.5	6LD	2,520	3,000	3,000	3,000	3,000	4,430	5,270	5,270	5,270	5,270
	PINE RIDGE RD	BASS RD	4	1.7	6LD	2,520	3,000	3,000	3,000	3,000	4,430	5,270	5,270	5,270	5,270
	BASS RD	GLADIOLUS DR	4	1.8	6LD	2,520	3,000	3,000	3,000	3.000	4,430	5,270	5,270	5,270	5,270
	GLADIOLUS DR	CYPRESS LAKE DR	4	1,8	4LD	0	1,450	1,900	1,900	1,900	0	2,590	3,400	3,400	3,400
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	6LD	0	2,250	2,880	2,880	2,880	0	4,020	5,140	5,140	5,140
	COLLEGE PKWY	BOY SCOUT	4	1.9	6LD	0	2,250	2,880	2,880	2,880	0	4,020	5,140	5,140	5,140
	BOY SCOUT	COLONIAL BLVD	1	1.1	4LD	0	0	0	1.370	1,820	0	0	0	2,450	3,250
SUNSHINE BLVD	SR 82	LEE BLVD	. 3	3.6	2LN	150	310	500	700	1,010	250	500	810	1,130	1,630
<u>.</u>	LEE BLVD	W 12TH ST	3	3.2	2LN	150	310	500	700	1,010	250	500	810	1,130	1,630
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4	2.6	4LD	650	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360	3,360
	CORKSCREW RD	SAN CARLOS BLVD	4	3.1	4LD	650	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360	3,360
	SAN CARLOS BLVD	ALICO RD	4	1.7	4LD	. 650	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360	3,360
TREELINE AVE	ALICO RD	DANIELS PKWY	3	3.8	4LD	1,530	2,980	2,980	2,980	2,980	2,600	3,360	3,360	3,360	3,360
	DANIELS PKWY	COLONIAL BLVD	3	4.5	4LD	1,530	2,980	2,980	2,980	2,980	2,600	3,360	3,360	3,360	3,360
US 41	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	6LD	0	2,400	2,740	2,740	2,740	0	4,220	4,830	4,830	4,830
	BONITA BEACH RD	TERRY ST	8	1.1	6LD	0	2,580	3,040	3,040	3,040	0	4,610	5,430	5,430	5,430
	TERRY ST	OLD 41	- 8	2.3	6LD	0	2,580	3,040	3.040	3,040	0	4,610	5,430	5,430	5,430
	OLD 41	CORKSCREW RD	8	3.5	6LD	0	2,580	3,040	3,040	3,040	0	4,610	5,430	5,430	5,430
	CORKSCREW RD	BROADWAY	4	0.7	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	BROADWAY	SANIBEL BLVD	4	1.9	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	SANIBEL BLVD	ALICO RD	4	2,2	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	ALICO RD	ISLAND PARK RD	4	1.0	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	ISLAND PARK RD	JAMAICA BAY W.	4	1.6	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	JAMAICA BAY W.	SIX MILE PKWY	4	0.5	6LD	480	2,940	2,940	2,940	2,940	860	5,260	5,260	5,260	5,260
	SIX MILE PKWY	ANDREA LN	4	0.5	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	ANDREA LN	DANIELS PKWY	4	0.8	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	DANIELS PKWY	COLLEGE PKWY	4	0.7	6LD	0	0	2,130	2,880	. 2,880	0	0	4,220	5,710	5,710
	COLLEGE PKWY	SOUTH RD	4	1.4	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	SOUTH RD	BOY SCOUT RD	4	0,4	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	BOY SCOUT RD	NORTH AIRPORT RD	1	8.0	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	NORTH AIRPORT RD	COLONIAL BLVD	1	0.2	6LD	0	0	2,130	2,880	2,880	0	0	4,220	5,710	5,710
	FORT MYERS CITY LIMIT	NORTH KEY DR]	0.4	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
	NORTH KEY DR	HANCOCK BRIDGE PKWY	2	0.7	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
	HANCOCK BRIDGE PKW		2	0.3	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
	PONDELLA RD	SR 78	2	1.3	4LD	0	1,790	2,160	2,160	2,160	0	2,890	3,500	3,500	3,500
	SR 78	LITTLETON RD	2	1.0	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240
	LITTLETON RD	BUS 41	2	1.2	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240
	BUS 41	DEL PRADO BLVD	2	0.8	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240
	DEL PRADO BLVD	TRAIL DAIRY	2	8,0	4LD	900	2,000	2,000	2,000	2,000	1,460	3,240	3,240	3,240	3,240

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

	GE	

			TRAFFIC	LENGTH	ROAD	SERVICE V	OLUMES (P	EAK HOUR	PEAK DIRE	ECTION)	SERVICE V	OLUMES (PI	EAK HOUR-	-BOTH DIR	ECTIONS)
ROAD SEGMENT	FROM	ТО	DISTRIC		TYPE	Α	В	C	D	E	Α	В	C	D	Е
VETERANS MEM. PKWY	McGREGOR BLVD	DEL PRADO BLVD	1 & 5	3.5	4LB	1,120	1,900	2,680	3,440	4,000	1.880	3,170	4,460	5,720	6,680
	DEL PRADO BLVD	SANTA BARBARA BLVD	5	2.0	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SANTA BARBARA BLVD	SKYLINE BLVD	5	1.0	6LD	2,190	3,080	3,080	3,080	3,080	3,660	5,150	5,150	5,150	5,150
	SKYLINE BLVD	SR 78	5	3.5	4LD	1,400	2,040	2,040	2,040	2,040	2,340	3,420	3,420	3,420	3,420
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4	0.4	4LD	0	0	590	1,520	1,520	0	0	990	2,530	2,530
	GLADIOLUS DR	BRANDYWINE CIR	4	0.9	2LN	0	750	880	880	880	U	1,260	1,460	1,460	1,460
	BRANDYWINE CIR	CYPRESS LAKE DR	4	0.9	2LN	0	750	880	880	880	U	1,260	1,460	1,460	1.460
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	4LD	0	0	610	1,780	1,780	0	0	1,020	2,960	2,960
	COLLEGE PKWY	SUNSET VISTA	4	0.5	2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330
	SUNSET VISTA	McGREGOR BLVD	4	0.8	2LN	0	770	800	800	800	0	1,290	1,330	1,330	1,330

SERVICE VOLUMES ON COLLECTORS IN LEE COUNTY (2015 DATA)

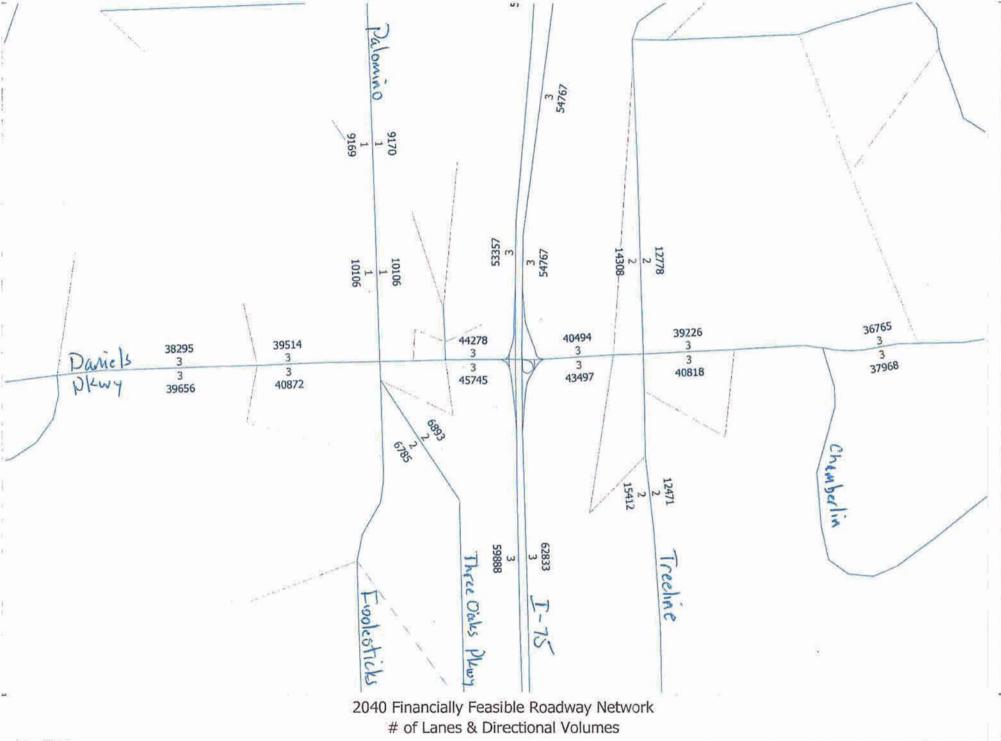
			TRAFFIC	LENGTH	ROAD	SERVICE V	OLUMES (P	EAK HOUR	PEAK DIRI	ECTION)	SERVICE V	OLUMES (P	EAK HOUR-	-BOTH DIR	RECTIONS)
ROAD SEGMENT	FROM	TO	DISTRIC		TYPE	A	В	C	D	E	Α	В	C	D	Е
COLLECTORS					2LU	0	0	550	860	860	0	0	990	1,530	1,530
					2LD	0	0	580	910	910	0	0	1,040	1,610	1,610
					4LU	0	0	1,240	1,700	1,700	0	0	2,200	3,030	3,030
					4LD	0	0	1,310	1,790	1,790	0	0	2,340	3,190	3,190

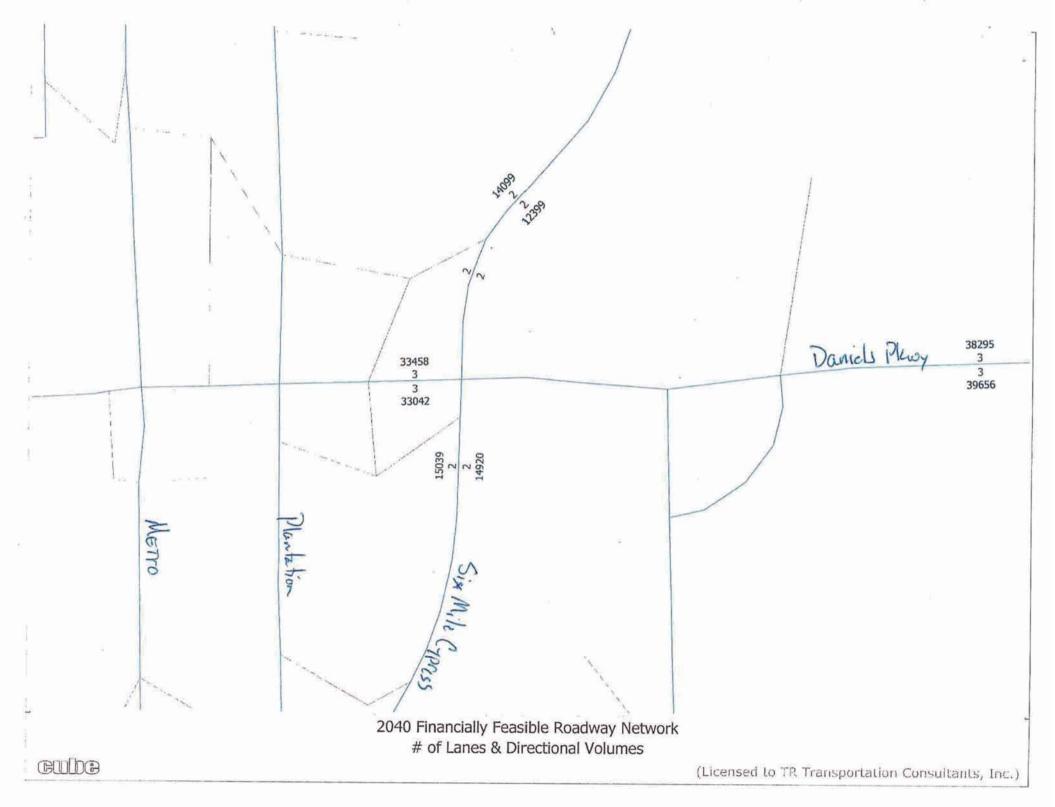
FDOT Q/LOS MANUAL SERVICE VOLUMES FOR URBANIZED AREAS

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

-					*	-				*****	12/18/12
1990	INTERR	UPTED FLO	XW FACI	LITTLES			UNINTER	RUPTED	FLOW FA	CILITIES	
	STATE SI	GNALIZI	ED ART	ERIALS	3			FREEV	VAYS		
	Class Tulo			and the to		Lanes	В	C		D	E
	Class I (40					2	2,260	3,02	0	3,660	3,940
Lanes	Median	В	C	D	E	3	3,360	4,58	0	5,500	6,080
1	Undivided	199	830	880	非非	4	4,500	6,08		7,320	8,220
2	Divided	準	1,910	2,000	非非	5	5,660	7,68		9,220	10,360
3	Divided	ф	2,940	3,020	क्षीर क्षीर	6	7,900	10,32		2,060	12,500
4	Divided	4	3,970	4,040	**	. 0	7,900	10,52	0 1.	2,000	12,500
	Class II (35	mph or slow	er posted s	peed limit)		ŀ	F	reeway Ad	ljustment	ts	
Lanes	Median	В	C	D	E		Auxiliary			Ramp	
1	Undivided	車	370	750	800		Lane			Metering	
2	Divided	nije	730	1,630	1,700	ľ	+1,000			+ 5%	
3	Divided	als:	1,170	2,520	2,560						
4	Divided	4	1,610	3,390	3,420	Ĥ					
	1	gnalized Re r corresponding by the indicated Signalized Re	state volument.)	nes	nts						
	Median	& Turn La				т	UNINTERR	HPTED I	ET OW E	HCHWA	vs
-	AND AND ADDRESS OF THE PARTY OF	Exclusive	Exclus		djustment	Lanes	Median	B	C	D	E
Lanes	Median	Left Lanes	Right L		Factors		Undivided	420	840	1,190	1,640
1	Divided	Yes	No		+5%	1					
1	Undivided	No	No		-20%	2	Divided	1,810	2,560	3,240	3,590
Multi	Undivided	Yes	No		-5%	3	Divided	2,720	3,840	4,860	5,380
Multi	Undivided	No	No		-25%	i					
_		_	Yes	5	+ 5%	li .	Uninterrupt	ed Flow H	ighway A	Adjustment	s
						Lanes	Median	Exclusive		Adjustmo	
	One-V	Vay Facility	y Adjusti	nent		1	Divided	Y	es		5%
		y the correspo			i i	Multi	Undivided	Ye		-5	0/0
	vo	lumes in this	able by 1.2			Multi	Undivided	N			5%
Paved Side	ultiply motorized ctional roadway less thoulder/Bicy ne Coverage 0-49% 50-84% 85-100%	anes to determ volume vole B # 110 470 DESTRIA vehicle volume anes to determ volume	cs shown being two-ways.) C 150 340 1,000 N MOD es shown being two-way	D 390 1,000 >1,000 E 2 Elow by num	E 1,000 >1,000 ***	are for the constitute compute compute pluming certaker based on Capacity. **Levelo of motor* **Buses p flow. ** Canno on the constitute of the constitut	shown are presented to automobile truck to automobile truck or models from which applications. The trong increased in design planning application and Quality of Service for the bigged vehicles, not much the achieved using applicable for that leggreater than level of clied. For the bicyck less of the bicyck the bicyck of th	anodes unless a uld be used onl to the used onl to the tight on where more as of the Highs sice Manual. wele and pedest unber of bieyel by for the peak ha table input valued rel of service left service D bees mode, the levi	pecifically sta by for general erived should geomputer a refined rechir- way Capacity rian modes in these or pedestr our in the single the defaults. there grade. For time if because tel of service le	red. This table if planning applica- planning applica- be used for more sodiels should no liques exist. Cale Manual and the trais table is bas- rians taing the fri- e direction of the r the automobile e intersection cale ter grade (inche	oes not alons. The a specific of the used for ulations are I ransit ced on number dility. higher traffic mode, pacifics have ding F) is n
	BUS MOD	E (Schedu			3						
Cist					F	Source:	5 55				
Side	walk Coverag		C	D	E		Department of Trans Planning Office	portation			
	0-84%	> 5	≥4	≥ 3	≥ 2		Listate (Lus obmine	systems sm lo	s default slun	r	
	85-100%	>4	≥ 3	≥2	≥ 1	3					

2040 E + C NETWORK VOLUMES WITHOUT PROJECT





TRAFFIC DATA FROM LEE COUNTY TRAFFIC COUNT REPORT

		Sta-	Da	aily Traf	fic Volu	me (AA	DT)							
STREET	LOCATION	tion #	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	SO	Area
CYPRESS LAKE DR	W OF US 41	258	43600	43500	34200	34500	37100	33700	31700	34000	35900	35200	30	3
DANIELS PKWY	W OF METRO PKWY	30	49900	48300	41200	44100	43400	43100	40500	40100	46400	47400	V _a a	4
DANIELS PKWY	W OF PLANTATION RD	263	54100	52500	43300	47100	46700				48000		30	4
DANIELS PKWY	E OF SIX MILE PKWY	31	65200	65300	58600	56100	55600	53600	52200	53200	51800	53200		4
DANIELS PKWY	W OF 1-75	264	57300	59300	49300	52000	47900	58400	60900	48700	51500	60600	31	4
DANIELS PKWY	E OF I - 75	52	U/C"	45400	33400	48000	49000	48000	49500	44800	47100	44200	Strin	4
DANIELS PKWY	E OF TREELINE DR	32												
DANIELS PKWY	E OF CHAMBERLIN PKWY	48	37200	38100	35100	34200	36100	35700		35800	38100	37300	31	
DANIELS PKWY	W OF GATEWAY BLVD	89										35800		\$52AT
DANIELS PKWY	S OF IMMOKALEE RD	524	22300	22000	17400	23400	25800	24400	29800	20600	28200	29000	48	5
DANLEY RD	W OF METRO PKWY	518	7700	6400	4300	4900	4500				4900		45	3
DAVIS RD	N OF McGREGOR BLVD	265	2100	2300	1900	2200	2000						36	7
DEL PRADO BLVD	S OF SE 46TH LN	266	31100	29600	26400	28100							2	1
DEL PRADO BLVD	S OF CORONADO PKWY	268	30400	30100	32200	30000							2	1
DEL PRADO BLVD	S OF CORNWALLIS PKWY	2	44300	42800	39700	38600	37800	37400	36600	37100	37800	38300		1
DEL PRADO BLVD	S OF EVEREST PKWY	515	49900	47700	46700	49000							2	1
DEL PRADO BLVD	N OF VETERANS PKWY	516	58400	56000	49600	51300							40	1
DEL PRADO BLVD	S OF CORAL POINT DR													1
DEL PRADO BLVD	AT FOUR MILE COVE RD	40	55900	53000	50000	47100	48600	48300	45200	45800	46500	45600		1
DEL PRADO BLVD	S OF HANCOCK PKWY	270	42200	42900	46500	42600							40	1
DEL PRADO BLVD	S OF PINE ISLAND RD	267	28700	30600	35500	29600	29000						40	1
DEL PRADO BLVD	N OF PINE ISLAND RD	24	22100	23200								Same (5)		1
DEL PRADO BLVD	E OF US 41	443	5800	5900	5000	4900				4700	5400	6000	34	1
E 21ST ST	E OF JOEL BLVD	475	600	800	500	500							22	5

		Sta-	Da	ily Traff	ic Volu	me (AAI	OT)							
STREET	LOCATION	tion #	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	PCS	Area
EAST TERRY ST	E OF OLD 41	271	U/C	10000	13000	11900							42	6
EDGEWOOD AVE	W OF SHOEMAKER BLVD	632	2000	1500	1500	1100							11	3
EDISON AVE	W OF ROCKFILL RD W OF HIGHLAND AVE	604	5100	3400	3800	2800							20	3
EDISON AVE	E OF FOWLER ST 0 W OF FOWLER ST	512 603	8600	5600	6700	5700 5700							20	3
EDISON AVE	E OF US 41	602	5500	4300	5600	4700							29	3
ESTERO BLVD ESTERO BLVD	@ BIG CARLOS PASS BR. N OF AVE. PESCADORA	274 272	9200 14700	8100 13900	6200 12300	6500 12000	9100 12600			9600			44	7
ESTERO BLVD	N OF DENORA ST	212					Introduction de						44	
ESTERO BLVD ESTERO BLVD	N OF DENORA ST N OF VIRGINIA AVE	<u>44</u> 520	15300 16400	14900 18500	14200 16600	14200 15600	13700 14500	13500	13700	13500	13500	12700		7
ESTERO PKWY	W OF BEN HILL GRIFFIN PKW	459				9100	9400	11800		15700		15800	15	6
ESTERO PKWY	E OF US 41	465	7000	6700	6600	8300	9000	8300		8200		11500	15	6
EVANS AVE	N OF HANSON ST	625	6800	3400		4000							29	3
EVANS AVE EVANS AVE	S OF HANSON ST N OF COLONIAL BLVD	626 627	9800 7600	8200 6700	6800 5000	6600 4600							29	3
EVERGREEN RD	W OF BUS 41	499	1800	1400	1200	1400			, and				41	2
FIDDLESTICKS BLVD	S OF DANIELS PKWY	276	8000	8100	6800	8000	6900				7200		31	4
FIRST ST	E OF ALTAMONT AVE	630	4400	3100	4500	3400							29	3

disconnect in the		Sta-	Da	illy Traf	fic Volu	me (AA	DT)							
STREET	LOCATION	tion #	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	PCS	Area
ORANGE GROVE BLVD	S OF HANCOCK BR. PKWY	351	9400	8700	7700	7600	HIMBE TO						34	2
ti	S OF PONDELLA RD	350	11100	10700	9500	9600			CHARLES .				34	2
ORANGE RIVER BLVD	S OF PALM BEACH BLVD	353	8900	8700	7800	7300	8000	7700	8000	7300	5800	8100	11	5
ORANGE RIVER BLVD	E OF STALEY RD	352	8300	7800	7700	6400	7300		District to				11	5
ORIOLE RD	S OF ALICO RD	462	2800	2500	2500	2600	2000						25	4
ORTIZ AVE	N OF COLONIAL BLVD	354	17600	16000	12600	14200	12900			16400	15000		18	3
ORTIZ AVE	N OF M.L.K. BLVD (SR 82)	355	17900	16800	17700	11900	14600			10400	14300		18	3
ORTIZ AVE	N OF BALLARD RD												18	3
ORTIZ AVE	N OF TICE ST	356	10100	8600	8900	6200	6900	5900	6400	6400	6800	6800	5	
PALM BEACH BLVD (SR 80)	W OF TICE STREET	452	30100	31400	20600	17900	20600						5	3
PALM BEACH BLVD (SR 80)	E OF ORTIZ BLVD	359	28400	26800	22400	19500	21700						5	3
PALM BEACH BLVD (SR 80)	W OF SR 31	5	28100	U/C	27100	25900	26900	21400	26300	26400	27600	30100		3
PALM BEACH BLVD (SR 80)	E OF SR 31	360	35200	34400	34200	30400				1010			5	5
PALM BEACH BLVD (SR 80)	E OF BUCKINGHAM RD	362	25700	22900	16400	20900							5	5
PALM BEACH BLVD (SR 80)	W OF HENDRY CO LINE	358	17500	15100	16000	12300							5	5
PALOMINO RD	N OF DANIELS	501	4500	5100	3800	4600	4300		Service Service		6700		31	4
PAUL J DOHERTY PKWY	S OF DANIELS PKWY	<u>51</u>	800	1300			1400		2300	1600	1800			
PARK MEADOWS DR	W OF US 41	363	3800	3700	3500	3700	3100						9	3
PENNSYLVANIA AVE	W OF OLD 41	494	4500	4300	3000	3200							42	6

e code adaptive to diffe		Sta-	Da	ily Traf	ic Volu	me (AAI	DT)							
STREET	LOCATION	tion #	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Soc	Area
VERONICA SHOEMAKER BL	N OF COLONIAL BLVD	607	2600	6600	6000	5400							20	3
SIX MILE CYPRESS PKWY	E OF US 41	386	33600	31800	29200	29400	28300			29300			46	4
SIX MILE CYPRESS PKWY	E OF METRO PKWY	387	23600	25200	22900	21600	23400			26900	26700		46	4
SIX MILE CYPRESS PKWY	N OF DANIELS PKWY	388	19200	20100	16200	17800	17900	13500		15400	17000	18200	18	3
SIX MILE CYPRESS PKWY	N OF WINKLER AVE	18	15700	16000	14000	13400	13500	11800	11500	14000	15200	18000		3
SLATER RD	N OF BAYSHORE RD (SR 78)	389	6500	6500	6100	6200	6400	6500		6600		7600	64	2
SOUTH POINTE BLVD	N OF CYPRESS LAKE DR	390	10100	9500	9100	9500	10900						43	3
SOLOMON BLVD	N OF COLONIAL BLVD	623	7800	7400	6700	7200							29	3
SOLOMON BLVD	N OF WINKLER AVE	622	4700	4900	5200	4800							29	3
SR 31	N OF PALM BEACH BLVD	391	12200	9900	7500	7700							11	2
SR 31	S OF CHARLOTTE CO LINE	392	9000	6900	5200	4600							34	2
STALEY RD	S OF ORANGE RIVER BLVD	398	3700	4300	4100	3000	3300	3700		3400		2600	11	3
STRINGFELLOW BLVD	N OF CASTILE RD	27	4600	4500	4100	4200	4000	4000	4000	4000	4200	4400		7
STRINGFELLOW BLVD	S OF PINE ISLAND RD	400	9900	10200	9300	8800							27	7
STRINGFELLOW BLVD	N OF AVENUE C	399	9000	8800	8400	7500	7400	7700	7700	8000	8100	8700	27	7
STRINGFELLOW BLVD	N OF HOWARD RD	401	3400	3300	2900	2700							27	7
SUMMERLIN RD	E OF JOHN MORRIS RD	36	17300	16500	17900	18200	18200	18000	18300	18900	19700	20800		7
SUMMERLIN RD	W OF SAN CARLOS BLVD	402			18600	23100	18700						36	7
SUMMERLIN RD	E OF SAN CARLOS BLVD	408					20000						19	7
SUMMERLIN RD	E OF PINE RIDGE RD	410			27400									7
SUMMERLIN RD	E OF PINE RIDGE RD	19				31200	30100	29700	26300	32100	33500	32000		

constitution as the second		Sta-	Da	ily Traff	ic Volu	me (AAI	OT)							
STREET	LOCATION	tion #	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	SOC	Area
SUMMERLIN RD	W OF WINKLER RD	Carles.			N. S.	No. of		00000	- b			10.20		7
SUMMERLIN RD	N OF GLADIOLUS DR	409			21600									4
SUMMERLIN RD	S OF LAKEWOOD BLVD	47				27000	18700	18700	22000	22200	23300	24300		
SUMMERLIN RD	N OF CYPRESS LAKE DR	407	27700	26100	30400								9	3
SUMMERLIN RD	S OF UNINVERSITY DR	66	SEC.						22000	24500	28000	30500		
SUMMERLIN RD	S OF PARK MEADOWS	4, 100	34300	31600			-							
SUMMERLIN RD	N OF PARK MEADOWS	35						24700	26400	28100	29800	29000		3
SUMMERLIN RD	N OF MAPLE DR	405	35800	34400	36300					*			9	3
SUMMERLIN RD	N OF BOY SCOUT DR	403	22400	22200	21000	16600	16300						9	3
SUMMERLIN RD	N OF MATTHEWS RD	74								18100	19100	19700		
SUMMERLIN RD	S OF COLONIAL BLVD	411	23800	23100	20600	16700	16800				20000		14	3
SUNRISE BLVD	E OF BELL BLVD	480	800	900	800	700	900						6	5
SUNSHINE BLVD	N OF IMMOKALEE RD	413	4200	3600	3600	2800	3000			3900	4000		22	5
SUNSHINE BLVD	S OF LEE BLVD	406	8100	6300	5300	5700	6500			6100	7100		22	5
SUNSHINE BLVD	N OF LEE BLVD (CR 884)	412	11500	10200	9100	8600	9600			10300	8300		22	5
SUNSHINE BLVD	N OF W 12TH ST	479	6400	6200	6200	5200		RIP.					22	5
THREE OAKS PKWY	S OF CORKSCREW RD	525	13400	14000	17700	15700	16700	16100	18700	18800		20900	25	4
THREE OAKS PKWY	N OF CORKSCREW RD	415	15100	18000		15100	13200	14700	20200	19900			25	4
THREE OAKS PKWY	S OF ESTERO PKWY	72								16000	16600	16500		
THREE OAKS PKWY	S OF ALICO RD	414	9400	9900			9500	9500	12700	13700	11800	12300	25	4
TICE ST	W OF ORTIZ AV	417	3500	3400	2900	2500	2600						20	3
TICE ST	W 0F175	416	3100	3400	2600	2200	2400				3000		20	3
TREELINE AVE	S OF COLONIAL BLVD	453	5800	7100		8800	7300						61	3
TREELINE AVE	S OF PELICAN COLONY BLVD	62			5600	6900	6600	7300	8200	8900	9700	10800		3
TREELINE AVE	N OF DANIELS PKWY	454	7200	5100	5600	4500	5400						61	3

		Sta-	Da	ally Traf	fic Volu	me (AA	DT)							
STREET	LOCATION	tion #	2000	2007	2000	2000	2010	2011	2012	2013	2014	2015	S	A
TREELINE AVE			2006	2007	2008	2009		2011	2012	2013	2014	2015	PCS	Area
TREELINE AVE	S OF DANIELS PKWY	502	28700	27600	23500	25900	22100						61	4
TREELINE AVE	N OF AIRPORT TERMINAL	<u>61</u>	27100	27700	25500	25100	24000	23600	23800	24500	25500	23800		4
12 ST W	E OF GUNNERY RD	472	5500	5100	3100	3200	3400					4100	22	5
23RD ST SW	E OF GUNNERY RD	469		10000	8700	9400	10100			10200	11000		22	5
US 41 (SR 45)	N OF COLLIER CO LINE	23		36400	35100	34400	33900	32000	32700	33000	33900	34800		6
US 41 (SR 45)	N OF BONITA BEACH RD	437	42400	47400	49000	40400	40800					#// ****	23	6
US 41 (SR 45)	N OF BONITA BEACH RD	92										42600		MILET
US 41 (SR 45)	N OF WEST TERRY ST	433		42400	36500	35900	34200						23	6
US 41 (SR 45)	N OF OLD 41 RD	436	53300	53600	50100	46100	42000						25	6
US 41 (SR 45)	S OF COCONUT RD	93										46100		
US 41 (SR 45)	S OF HICKORY DR	25	43300	41300	41200	40200	38600	42000		36600	37700	42500		
US 41 (SR 45)	N OF SANIBEL BLVD	424	45300	41700	37000	37200	33400						25	4
US 41 (SR 45)	N OF CONSTITUTION BLVD	94										33100		
US 41 (SR 45)	N OF ALICO RD	420	57900	55700	57800	54600	53400						25	4
US 41 (SR 45)	N OF ISLAND PARK RD	434	56200	57200	58200	51000	44000						25	4
US 41 (SR 45)	N OF JAMAICA BAY WEST	435	65300	63400	58800	54700	51200						25	4
US 41 (SR 45)	N OF SIX MILE CYPRESS PKWY	418	52400	49400	43100	38100	42200						9	4
US 41 (SR 45)	N OF ANDREA LN	95										40000		
US 41 (SR 45)	N OF CYPRESS LAKE DR	426	61200	56000	53200	54600	49400						9	3
US 41 (SR 45)	N OF BRANTLEY RD	9	61000	58000	50400	53300	53800	52400	50700	49100	50500	52300		3
US 41 (SR 45)	N OF SOUTH RD	422	60800	52500	52100	49800	49900						9	3
US 41 (SR 45)	N OF BOY SCOUT DR	430	45700	42700	38400	36200	32400						9	3
US 41 (SR 45)	N OF BOY SCOUT DR	96										41100		
US 41 (SR 45)	N OF N AIRPORT RD	427	50500	49600	43500	38100							9	3
US 41 (SR 45)	N OF COLONIAL BLVD	432	52000	51600	46800	35500	38800						9	3
US 41 (SR 45)	N OF WINKLER AVE	429	50600	53000	52100	42000							9	3

TRAFFIC DATA FROM FDOT TRAFFIC INFORMATION ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION 2015 Annual Average Daily Traffic Report - Report Type: ALL

County: 12 LEE

	Site						AADT	"K"	"D"	чТч
Site	Type	Description	Direc	ction 1	Dire	ction 2	Two-Way	FCTR	FCTR	FCTR
====	====				====		======			
0057		SR-93/I-75, S OF SR 884/COLONIAL BLVD/CR 884	M	41500	Q	42000	83500 C	9 0	56 8F	12.1A

Site Type : Blank= Portable; T= Telemetered

"K" Factor : Department adopted standard K factor begining 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

16-Mar-2016 08:11:36

FLORIDA DEPARTMENT OF TRANSPORTATION 2015 Annual Average Daily Traffic Report - Report Type: ALL

County: 12 LEE

	Site				AADT	"K"	"D"	"T"
Site	Туре	Description	Direction 1	Direction 2	Two-Way	FCTR	FCTR	FCTR
=======================================	122 125 122 11E			========	======	=====		=====
0184	T	SR-93/I-75, 1.7 MI S OF DANIELS PKWY U/P, LEE CO	N 44274	S 45143	89417 C	9.0	58.4P	9.1A

Site Type : Blank= Portable; T= Telemetered

"K" Factor : Department adopted standard K factor begining 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

2015 Peak Season Factor Category Report - Report Type: ALL Category: 1275 LEE 175

catego	11y: 12/3 HEE 1/3		MOCF: 0.91
Week	Dates	SF	PSCF
1	01/01/2015 - 01/03/2015	0.94	1.03
2	01/04/2015 - 01/10/2015	0.95	1.04
3	01/11/2015 - 01/17/2015	0.97	1.07
* 4	01/18/2015 - 01/24/2015	0.95	1.04
* 5	01/25/2015 - 01/31/2015	0.93	1.02
* 6	02/01/2015 - 02/07/2015	0.91	1.00
* 7	02/08/2015 - 02/14/2015	0.89	0.98
* 8	02/15/2015 - 02/21/2015	0.89	0.98
* 9	02/22/2015 - 02/28/2015	0.88	0.97
*10	03/01/2015 - 03/07/2015	0.88	0.97
*11	03/08/2015 - 03/14/2015	0.88	0.97
*12	03/15/2015 - 03/21/2015	0.89	0.98
*13	03/22/2015 - 03/28/2015	0.91	1.00
*14	03/29/2015 - 04/04/2015	0.93	1.02
*15	04/05/2015 - 04/11/2015	0.95	1.04
*16	04/12/2015 - 04/18/2015	0.96	1,05
17	04/19/2015 - 04/25/2015	0.98	1.08
18	04/26/2015 - 05/02/2015	0.99	1.09
19	05/03/2015 - 05/09/2015	1.01	1.11
20	05/10/2015 - 05/16/2015	1.02	1.12
21	05/17/2015 - 05/23/2015	1.03	1.13
22	05/24/2015 - 05/30/2015	1.05	1.15
23	05/31/2015 - 06/06/2015	1.06	1.16
24	06/07/2015 - 06/13/2015	1.07	1.18
25	06/14/2015 - 06/20/2015	1.08	1,19
26	06/21/2015 - 06/27/2015	1.08	1.19
27	06/28/2015 - 07/04/2015	1.09	1.20
28	07/05/2015 - 07/11/2015	1.09	1.20
29	07/12/2015 - 07/18/2015	1.09	1.20
30	07/19/2015 - 07/25/2015	1.08	1.19
31	07/26/2015 - 08/01/2015	1.08	1.19
32	08/02/2015 - 08/08/2015	1.08	1.19
33	08/09/2015 - 08/15/2015	1.08	1.19
34	08/16/2015 - 08/22/2015	1.08	1.19
35	08/23/2015 - 08/29/2015	1.08	1.19
36	08/30/2015 - 09/05/2015	1.09	1.20
37	09/06/2015 - 09/12/2015	1.09	1.20
38	09/13/2015 - 09/19/2015	1.08	1.19
39	09/20/2015 - 09/26/2015	1.06	1.16
40	09/27/2015 - 10/03/2015	1.05	1.15
41	10/04/2015 - 10/10/2015	1.03	1.13
42	10/11/2015 - 10/17/2015	1.02	1,12
43	10/18/2015 - 10/24/2015	1.00	1.10
44	10/25/2015 - 10/31/2015	0.98	1.08
45	11/01/2015 - 11/07/2015	0.96	1.05
46	11/08/2015 - 11/14/2015	0.95	1.04
47	11/15/2015 - 11/21/2015	0.94	1.03
48	11/22/2015 - 11/28/2015	0.94	1.03
49	11/29/2015 - 12/05/2015	0.94	1.03
50	12/06/2015 - 12/12/2015	0.94	1.03
51	12/13/2015 - 12/19/2015	0.95	1.04
52	12/20/2015 - 12/26/2015	0.96	1.05
53	12/27/2015 - 12/31/2015	0.97	1.07

^{*} Peak Season

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TRAFFIC DATA FROM THE 2016 LEE COUNTY CONCURRENCY REPORT

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					PERE	ORMANCE	201	15 100th	FST 2	2016 100th	FO	RECAST	
LINK	ROADWAY LINK	FROM	то	ROAD		ANDARD		HEST HR	1	HEST HR		URE VOL	NOTES
NO.	NAME			TYPE	LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	,,,,,,
05900	COLONIAL BL (SR 884)	METRO PKWY	WINKLER AVE	6LD	D	3,220	С	2,521	C	2,521	С	2,523	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
06000	COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	D	3,220	Е	3,144	E	3,144	Ε	3,144	
06100	COLONIAL BL (SR 884)	SIX MILE CYPRESS PKWY	í-75	6LD	۵	3,220	F	3,770	F	3,770	F	3,770	FDOT evaluating improvement options
1	COLONIAL BL	1-75	IMMOKALEE RD (SR 82)	6LD	D	3,240	В	2,199	В	2,199	В	2,199	
06300	COLUMBUS BL*	SR 82	MILWAUKEE BL	2LN	Е	860	С	88	С	90	С	90	
06400	CONSTITUTION BL*	US 41	CONSTITUTION CIR	2LN	Е	860	C	217	С	219	С	230	
06500	CORBETT RD**	PINE ISLAND RD	LITTLETON RD	2LN	Е	860	O	22	C	22	С	22	
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	930	C	930	С	1,195	
06700	CORKSCREW RD	THREE OAKS PKWY	I-75	4LD	Е	1,900	С	1,643	С	1,669	F	1,926	
06800	CORKSCREW RD	1-75	BEN HILL GRIFFIN BL	4LD	Е	1,900	С	1,140	С	1,140	С	1,140	
06900	CORKSCREW RD	BEN HILL GRIFFIN BL	ALICO RD	2LD	Ε	1,130	D	755	E	790	E	1,061	
07000	CORKSCREW RD	ALICO RD	COLLIER COUNTY LINE	2LN	Ε	1,080	В	212	В	213	В	235	
07100	COUNTRY LAKES DR*	LUCKETT RD	TICE ST	2LN	Е	860	С	143	С	143	С	296	
07200	CRYSTAL DR*	US 41	METRO PKWY	2LN	E	860	C	476	С	490	С	498	
07300	CRYSTAL DR*	METRO PKWY	PLANTATION RD	2LN	E	860	С	259	С	259	С	259	
07400	CYPRESS LAKE DR*	McGREGOR B	SO POINTE BL	4LD	Е	1,940	D	890	D	890	D	915	
07500	CYPRESS LAKE DR	SOUTH POINTE BL	WINKLER RD	4LD	Е	1,940	D	1,103	D	1,103	D	1,106	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	Ε	1,940	D	1,401	D	1,401	D	1,401	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,298	D	2,298	D	2,393	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,228	D	2,228	D	2,260	
07900	DANIELS PKWY	METRO PKWY	SIX MILE CYPRESS PKWY	6LD	E	2,680	E	2,575	Ε	2,575	F	2,847	constrained; v/c=0.96
08000	DANIELS PKWY	SIX MILE CYPRESS PKWY	PALOMINO RD	6LD	ш	3,000	С	2,729	C	2,816	F	3,116	constrained; v/c=0.91
08100	DANIELS PKWY	PALOMINO RD	I-75	6LD	Е	3,000	C	2,904	C	2,907	C	2,921	constrained; v/c=0.97
08200	DANIELS PKWY	1-75	TREELINE AVE	6LD	ш	3,180	В	2,717	В	2,717	В	2,794	
08300	DANIELS PKWY*	TREELINE AVE	CHAMBERLIN PKWY	6LD	Е	3,180	Α	2,356	Α	2,357	Α	2,357	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BL	6LD	E	3,180	Α	2,305	Α	2,316	Α	2,328	
08500	DANIELS PKWY	GATEWAY BL	IMMOKALEE RD (SR82)	4LD	Е	2,120	Α	1,674	Α	1,674	В	1,772	
08600	DANLEY RD*	US 41	METRO PKWY	2LN	Е	860	С	279	С	280	С	297	
08700	DAVIS RD*	McGREGOR BL	IONA RD	2LN	E	860	С	15	C,	30	С	49	
08800	DEL PRADO BL*	CAPE CORAL PKWY	SE 46th ST	6LD	ш	2,820	С	1,304	С	1,304	С	1,304	
08900	DEL PRADO BL*	SE 46th ST	CORONADO PKWY	6LD	Ε	2,820	С	1,392	С	1,392	С	1,392	
09000	DEL PRADO BL	CORONADO PKWY	CORNWALLIS PKWY	6LD	Е	2,820	D	1,868	D	1,868	D	1,868	
09100	DEL PRADO BL	CORNWALLIS PKWY	VETERANS MEM PKWY	6LD	Е	2,820	D	2,129	D	2,129	D	2,129	
09150	DEL PRADO BL*	VETERANS MEM PKWY	CORAL POINT DR	6LD	Е	2,840	D	2,396	D	2,396	D	2,396	
09200	DEL PRADO BL	CORAL POINT DR	HANCOCK BR PKWY	6LD	E	2,840	D	2,110	D	2,110	D	2,110	
09300	DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	Е	2,800	С	2,090	С	2,090	С	2,090	

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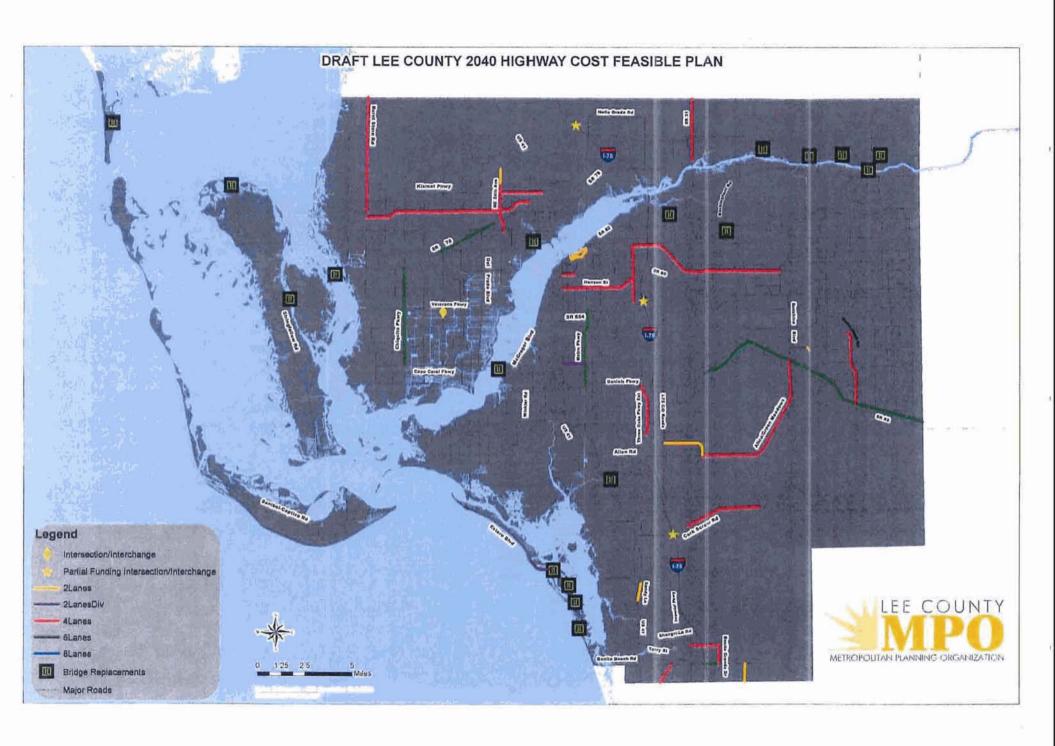
LINK	ROADWAY LINK			DOAD	PERF	ORMANCE	20	15 100th	EST:	2016 100th	FO.	RECAST	
NO.	NAME	FROM	ТО	ROAD TYPE	ST	ANDARD	HIG	HEST HR	HIG	HEST HR		URE VOL	NOTES
					LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	1
09400	DEL PRADO BL	US 41	SLATER RD	2LN	Ε	860	С	349	С	349	D	847	
09470	DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,800	С	1,363	С	1,363	С	1,363	
09480	DR ML KIŅG BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,800	С	1,486	С	1,486	С	1,486	
09490	DR ML KINK BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	4LD	D	1,780	D	1,762	ם	1,762	D	1,762	
09500	DR ML KING BL (SR 82)	ORTIZ AVE	I-75	6LD	D	2,680	В	2,194	В	2,194	В	2,194	
09700	EAST 21st ST*	JOEL BL	GRANT AVE	2LN	Е	860	С	24	С	24	С	24	
09800	ESTERO BL*	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	Α	420	Α	420	А	420	constrained; v/c=0.58
09900	ESTERO BL*	AVENIDA PESCADORA	VOORHIS ST	2LN	E	726	Α	555	Α	555	А	555	constrained; v/c=0.76; reconstruction in FY 19/20
10000	ESTERO BL	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	В	608	В	608	С	626	constrained; v/c=0.84; reconstruction in FY 17/18
10100	ESTERO BL*	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	716	F	716	F		constrained; v/c=1.07; reconstruction underway
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	Е	2,000	В	559	В	586	В	873	
	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	Ш	2,000	В	767	В	767	В	767	
10200	EVERGREEN RD*	US 41	BUS 41	2LN	Е	860	С	100	С	100	С	100	
	FIDDLESTICKS BL*	GUARDHOUSE	DANIELS PKWY	2LU	Е	860	С	349	С	350	С	382	
	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,580	D	1,212	D	1,212	D	1,214	
	FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	Е	2,580	D	1,606	D	1,606	D	1,606	
	FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,700	С	1,230	С	1,230	С	1,230	
	FOWLER ST	WINKLER AVE	HANSON ST	4LD	Ε	1,700	С	1,267	С	1₁267	С	1,267	
10730	FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,700		1,461	С	1,461	С	1,461	
	GASPARILLA BL*	FIFTH ST	CHARLOTTE COUNTY LINE	2LN	E	860	С	343	С	349	С		constrained; v/c=0.40
		McGREGOR BL	PINE RIDGE RD	4LD	E	1,840	В	669	В	670	В	686	
		PINE RIDGE RD	BASS RD	4LD	E	1,840	С	1,194	С	1,194	С	1,287	
		BASS RD	WINKLER RD	6LD	Ε	2,780	В	1,117	В	1,119	В	1,154	
		WINKLER RD	SUMMERLIN RD	6LD	Е	2,900	В	942	В	974	В	983	
		SUMMERLIN RD	US 41	6LD	E	2,900	С	1,958	С	1,958	С	2,103	
		RICHMOND AVE	JOEL BL	2LN	E	860	С	71	С	76	С	76	
		IMMOKALEE RD (SR 82)	LEE BL	4LD	E	1,920	В	940	В	950	В	1,000	
	GUNNERY RD	LEE BL	BUCKINGHAM RD	2LN	E	1,020	С	804	С	808	С	937	
3 7 /(111)	HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,000	В	1,122	В	1,122	В	1,122	

LINK	ROADWAY LINK	FROM TO	TO	ROAD	1	ORMANCE ANDARD		15 100th	!	2016 100th		RECAST	Norma
NO.	NAME	FROM	10	TYPE		CAPACITY		HEST HR VOLUME	LOS	HEST HR		URE VOL	NOTES
17500	METRO PKWY (SR 739)	WAREHOUSE ST	HANSON ST	2LN	D	880	В	614	С	614	C	614	
17600	MILWAUKEE BL*	HOMESTEAD	ALEX BELL BL	2ĽN	E	860	С	50	С	53	С	53	
17700	MILWAUKEE BL*	ALEX BELL BL	COLUMBUS BL	2LN	E	860	C	95	C	95	C	107	
17800	MOODY RD*	HANCOCK BR PKWY	PONDELLA RD	2LN	E	860	С	182	C	182	C	182	
17900	NALLE GRADE RD*	SLATER RD	NALLE RD	2LN	E	860	C	91	С	91	C	91	
18000	NALLE RD	BAYSHORE RD	NALLE GRADE RD	2LN	E	860	C	145	C	147	C	165	
18100	NEAL RD*	ORANGE RIVER BL	BUCKINGHAM RD	2LN	E	860	С	100	C	100	С	100	
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	Ε	1,140	Α	155	Α	156	В	275	
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY	2LN	E	1,140	Α	155	Α	157	В	301	
18400	NORTH RIVER RD	BROADWAY	HENDRY COUNTY LINE	2LN	E	1,140	Α	80	Α	81	Α	113	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	С	82	С	83	С	83	
19000	ORANGE GROVE BL*	LOCHMOOR CC	INLET DR	2LN	E	860	С	458	С	459	С	460	
19100	ORANGE GROVE BL*	INLET DR	HANCOCK BR PKWY	4LD	E	1,790	С	458	С	458	С	552	
19200	ORANGE GROVE BL*	HANCOCK BR PKWY	PONDELLA RD	4LD	E	1,790	С	578	C	582	С	582	
19300	ORANGE RIVER BL	PALM BEACH BL	STALEY RD	2LN	E	990	С	397	С	397	C	397	
19400	ORANGE RIVER BL	STALEY RD	BUCKINGHAM RD	2LN	Е	990	С	339	С	342	С	380	
19500	ORIOLE RD*	SAN CARLOS BL	ALICO RD	2LN	Ε	860	С	93	С	95	С	95	
19600	ORTIZ AVE*	COLONIAL BL	DR ML KING BL (SR 82)	2LN	E	900	В	745	В	745	В	745	4 Ln construction in FY 19/20
19700	ORTIZ AVE	DR ML KING BL (SR 82)	LUCKETT RD	2LN	E	900	В	740	В	742	В	757	4 Ln design & ROW acquisition underway
19800	ORTIZ AVE	LUCKETT RD	PALM BEACH BL (SR 80)	2LN	E	900	В	364	В	365	В	365	4 Ln design & ROW acquisition underway
19900	PALM BEACH BL (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	1,720	В	961	В	961	В	961	
20000	PALM BEACH BL (SR 80)	ORTIZ AVE	I-75	6LD	D	2,580	В	1,032	В	1,033	В	1,094	
20100	PALM BEACH BL (SR 80)	1-75	SR 31	6LD	D	2,960	Α	1,726	Α	1,731	А	2,018	
20200	PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,960	В	1,658	В	1,697	В	1,865	
20300	PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	2,940	В	1,073	В	1,078	O	1,809	
20330	PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	С	2,320	А	874	А	875	А	941	
20400	PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	С	2,320	А	634	Α	635	Α	770	
		DANIELS PKWY	PENZANCE BL	2LN	Е	860	С	324	С	332	С	350	bike path/turn- lane project in FY 16/17
20600	PARK MEADOW DR*	SUMMERLIN RD	US 41	2LN	E	860	С	133	С	133	С	135	
20800	PENZANCE BL*	RANCHETTE RD	SIX MILE CYPRESS PKWY	2LN	Е	860	С	130	С	131	С	145	

LINK	ROADWAY LINK			ROAD		ORMANCE		5 100th	EST 2	2016 100th	FO	RECAST	
NO.	NAME	FROM	ТО	TYPE		ANDARD		HEST HR		HEST HR		URE VOL	NOTES
<u> </u>	OLY MILE OVEREGO	-		<u> </u>	LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
23600	SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	1,920	В	1,500	В	1,523	В	1,547	
23700	SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,900	В	883	В	884	В	991	
23800	SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	Е	1,900	В	935	В	935	В	935	
23900	SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,860	Α	935	Α	935	Α	935	
24000	SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LN	E	1,010	С	423	С	424	C	426	
24100	SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	Ū.	607	D	607	D	607	
24200	SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	С	1,310	С	503	С	503	C	505	
24300	SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	С	1,310	В	354	В	355	В	355	
24400	STALEY RD	ORANGE RIVER BL	LUCKETT RD	2LN	Е	860	С	127	С	128	С	153	
24500	STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	Е	1,060	В	307	С	324	D	667	constrained; v/c=0.29
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	Ш	1,060	В	307	O	316	O	441	constrained; v/c=0.29
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	Ш	1,060	D	566	D	577	D	685	constrained; v/c=0.53
24800	STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	В	178	В	185	В	275	
	SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	Ε	1,980	В	1,233	В	1,233	В	1,241	
	SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	1,980	В	1,055	В	1,055	В	1,055	
	SUMMERLIN RD*	SAN CARLOS BL	PINE RIDGE RD	6LD	E	2,980	В	1,000	В	1,000	В	1,111	
	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	2,980	В	1,866	В	1,866	В	1,959	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	2,980	В	1,866	В	1,872	В	1,967	
	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,980	В	1,390	В	1,413	В	1,528	
<u></u>	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,960	С	1,602	C	1,602	С	1,602	
	SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	2,960	С	1,786	С	1,786	С	1,805	
25700	SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	Е	2,960	C	1,786	С	1,786	С	1,786	
25800	SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	1,200	D	1,200	D	1,200	
	SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	_E_	1,760	D_	1,200	D	1,200	D	1,200	
	SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LN	E	860	С	44	С	45	С	55	
	SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,040	В	287	В	296	В	300	
	SUNSHINE BL*	SW 23rd ST	LEE BL	2LN	E	1,040	С	319	С	322	С	322	
	SUNSHINE BL*	LEE BL	W 12th ST	2LN	E	1,040	С	447	С	453	С	456	
	SUNSHINE BL	W 12th ST	W 75th ST	2LN	Ε	1,040	D	561	D	564	D	564	
26400	SW 23rd ST*	GUNNERY RD	SUNSHINE BL	2LN	_E	860	D	592	D	595	D	802	
26450	TERMINAL ACCESS RD*	TREELINE AVE	AIRPORT ENT	4LD	E	1,790	D	1,501	D	1,501	D	1,501	
26500		COCONUT RD	CORKSCREW RD	4LD	Ε	1,940	В	1,093	В	1,099	В	1,282	
		CORKSCREW RD	SAN CARLOS BL	4LD	Ε	1,940	В	1,053	В	1,216	В	1,252	
26700	THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,940	Α	643	Α	644	В	815	
26800	TICE ST*	PALM BEACH BL (SR 80)	ORTIZ AVE	2LN	E	860	С	83	С	84	C	88	

LINK	ROADWAY LINK	FROM	T0	ROAD		ORMANCE ANDARD		15 100th		2016 100th		RECAST	NOTES
NO.	NAME	FROM	ТО	TYPE		CAPACITY	LOS	HEST HR VOLUME		HEST HR VOLUME	LOS	JRE VOL VOLUME	NOTES
26900	TICE ST*	ORTIZ AVE	STALEY RD	2LN	Е	860	С	161	С	161	D	674	
27000	TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,960	В	1,390	В	1,406	В	1,569	
27030	TREELINE AVE	DANIELS PKWY	ARBORWOOD RD	4LD	Ε	1,960	А	696	Α	701	Α	708	**
27070	TREELINE AVE	ARBORWOOD RD	COLONIAL BL	4LD	E	1,960	Α	696	Α	696	А	696	
27100	VANDERBILT BL*	COLLIER COUNTY LINE	BONITA BEACH RD	2LU	E	860	С	287	С	287	С	287	
27200	VETERANS MEM PKWY	SR78	SURFSIDE BL	4LD	D	2,080	А	811	А	812	А	812	
27250	VETERANS MEM PKWY*	SURFSIDE BL	CHIQUITA BL	4LD	E	2,080	А	664	А	664	А	664	
27300	VETERANS MEM PKWY*	CHIQUITA BL	SKYLINE DR	4LD	D	2,080	А	1,810	Α	1,810	Α	1,810	
27400	VETERANS MEM PKWY	SKYLINE DR	SANTA BARBARA BL	6LD	D	3,120	А	2,157	Α	2,157	А	2,157	
27500	VETERANS MEM PKWY	SANTA BARBARA	COUNTRY CLUB BL	6LD	D	3,120	А	2,702	Α	2,702	А	2,702	
27600	VETERANS MEM PKWY	COUNTRY CLUB BL	MIDPOINT BR TOLL PLAZA	6LD .	D	3,120	В	2,878	В	2,878	В	2,878	
27700	VETERANS MEM PKWY	MIDPOINT BR TOLL PLAZA	McGREGOR BL	4LB	D	4,000	С	2,425	С	2,425	С	2,425	
27720	VIA COCONUT PT*	SOUTH END	CORKSCREW RD	4LD	E	1,790	С	249	С	249	С	249	
27900	WHISKEY CREEK DR*	COLLEGE PKWY	SAUTERN DR	2LD	Ε	910	С	320	С	320	С	333	
28000	WHISKEY CREEK DR*	SAUTERN DR	McGREGOR BL	2LD	Е	910	С	320	С	320	С	320	
28100	WILLIAMS RD	US 41	RIVER RANCH RD	2LN	E	860	С	248	С	269	С	294	
28200	WILLIAMS AVE*	LEE BL	W 6th ST	2LN	Е	860	С	538	С	543	D	595	
28300	WINKLER RD*	STOCKBRIDGE	SUMMERLIN RD	2LN	E	860	С	461	С	468	D	575	
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	D	469	D	469	D	470	
28500	WINKLER RD*	GLADIOLUS DR	BRANDYWINE CIR	2LN	Ш	920	В	593	В	603	В	610	
28600	WINKLER RD*	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	Е	920	В	593	В	593	В	.593	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,800	С	712	С	713	С	713	
	WINKLER RD*	COLLEGE PKWY	McGREGOR BL	2LN	E	840	В	350	В	350	В	352	,
28900	WOODLAND BL*	US 41	CHATHAM ST	2LN	E	860	С	266	С	266	С	266	
	W 6th ST	WILLIAMS AVE	JOEL BL	2LN	E	860	С	146	С	146	С	146	
	W 12th ST*	GUNNERY RD	SUNSHINE BL	2LN	E	860	С	77	С	77	С	77	
	W 12th ST*	SUNSHINE BL	WILLIAMS AVE	2LN	E	860	С	76	С	77	С	166	·
	W 12th ST*	WILLIAMS AVE	JOEL BL	2LN	E	860	С	92	С	93	С	93	
	W 14th ST*	SUNSHINE BL	RICHMOND AVE	2LN	E	860	С	48	С	48	С	48	
29500		COLLIER COUNTY LINE	BONITA BEACH RD	6LD	D	2,740	В	2,063	В	2,063	В	2,063	
29600		BONITA BEACH RD	WEST TERRY ST	6LD	D	3,020	В	2,954	В	2,954	В	2,954	
9	US 41	WEST TERRY ST	OLD 41	6LD	D	3,020	В	2,792	В	2,792	В	2,792	
	US 41	OLD 41	CORKSCREW RD	6LD	D	3,020	В	2,564	В	2,645	В	2,738	
	US 41	CORKSCREW RD	SANIBEL BL	6LD	D	3,000	В	2,380	В	2,385	В	2,470	
30000	US 41	SANIBEL BL	ALICO RD	6LD	D	3,000	В	2,307	В	2,375	В	2,565	

LEE COUNTY MPO 2040 COST FEASIBLE HIGHWAY MAP



LEE COUNTY 5-YEAR CAPITAL IMPROVEMENT PLAN

PROJECTS LISTING DOT CIP

All Projects

	PROJECT NAME			FISCAL YEAR		FIVE-YEAR			
PROJ#	Major Projects (sorted alphabetically)	17	18	19	20	21	TOTAL		
205075	Alico Rd 4L/Ben Hill-Airport Haul Rd	\$14,800,000		\$540,000			\$15,340,000	CST in 17, LS in 19	GT,IF GIF State
209245	Alico Road Connector				\$2,240,868		\$2,240,868	Land	IF
206002	Bicycle/Pedestrian Facilities	\$3,443,861	\$2,595,910	\$1,993,259	\$1,149,680	\$1,387,945	\$10,570,655	Various	Various
205074	Big Carlos Pass Bridge		\$3,500,000			\$40,127,057	\$43,627,057	DES in 18, CST in 21	ST, State
204088	Burnt Store Road 4L	\$5,900,000	\$897,754	\$10,450,000		\$630,000	\$17,877,754	CEN Seg in 17, S Seg in 19	IF, State, GIF, ST
209248	Cape Coral Bridge WB Span Replacement			\$1,425,698	\$1,000,000	\$4,000,000	\$6,425,698	PD&E in 19	ST
209249	Colonial Alternatives Analysis			\$350,000			\$350,000	Evaluate options in 19	IF
205082	Corbett Widening/Resurfacing	\$185,000					\$185,000	CST in 17	GT
205067	Estero Blvd. Improvements Segment 3 DES and CST/CEI Segment 4 DES and CST/CEI	\$910,000	\$8,350,000	\$1,145,000	\$8,475,000		\$9,260,000 \$9,620,000		GT, IF, GIF
	Segment 5 DES					\$810,000	\$810,000		
205083	Hickory Boulevard Bridge Replacements		\$3,798,864			\$33,791,687	\$37,590,551	CST in 21	GT, ST, GIF
209245	Gunnery Rd./8th St. Signal-Intersection Imp.	\$1,274,819					\$1,274,819	CST in 17	State,GT
205082	Homestead 4L/Sunrise-Alabama		\$690,000				\$690,000	LS	GIF
200611	Kismet/Littleton Realingnment	\$1,610,000	\$2,030,000				\$3,640,000	Land in 17, CST in 18	IF,Cape
205028	Littleton Road West of Corbett-41					\$2,900,000	\$2,900,000	Land and Design in 21	GIF
204061	Ortiz 4L/Colonial-MLK		\$2,250,000		\$12,450,000		\$14,700,000	DES in 18, CST in 20	IF,GIF
205081	Palomino Lane Improvements	\$1,850,000					\$1,850,000	CST in 17	GT, IF
206759	Signal System ATMS	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$3,750,000	on-going	GT
204053	Sunshine /8th th SW Roundabout		\$200,000	\$260,000		\$700,000	\$1,160,000	DES in 18, Land in 19, CST in 21	GT
204053	Three Oaks North	\$9,800,000	\$7,000,000		\$31,400,000	•	\$48,200,000	Land in 17 and 18, DES in 17, CST in 20	GIF, IF, GT
205818	Toll Interoperability	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000		ST
	Toll System Replacement	\$3,250,000	\$3,250,000				\$6,500,000		ST
	Major Maintenance Projects (sorted alphabetically)								
404683	Road Resurface/Rebuild Program	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$20,000,000		GT
406715	Road Resurface/Rebuild Program Lehigh	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$25,000,000		GT
405714	Master Bridge Project	\$436,995	\$554,460	\$997,890	\$1,892,360	\$250,000	\$4,131,705		GT
406024	Roadway Beautification	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000		GIF
406670	Signal Upgrades/Equipment Replacement	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,750,000		GT
406713	Master Signal Project/Major Intersections	\$1,500,000	\$650,000	\$1,300,000	\$1,200,000	\$950,000	\$5,600,000		GT

406079	ADA Plan Implementation	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,250,000	I GT
406080	Roadway Lighting Upgrade	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$2,250,000	GIF
406763	Sign Replacement Program	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000	GT
406760	Cape Coral Toll Plaza Painting	\$750,000					\$750,000	ST
406761	Midpoint/Leeway Painting		\$950,000				\$950,000	ST
406762	Replace Overhead Sign Structures - Sanibel	\$750,000						ST
408944	Overhead Sign Structures Evaluation	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$650,000	GT
448920	Del Prado Boulevard Landscaping	\$330,000					\$330,000	GIF
406714	Signal Network	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$600,000	GT
	Wild Turkey Strand					\$133,909		GT
404007	Environmental Mit. (PW Request - DOT share)	\$58,333	\$58,333	\$58,333	\$58,333	\$58,333	\$291,665	GT
							······································	
	Projects that dropped out of CIP							
205723	Bonita Beach Road Phase III, US 41-Old 41 - Tier 3 Priority	, no joint fundin	g from Bonita S	prings				
	Crystal Drive 2LD, US 41 - Metro Parkway - Tier 3 Priority							
205077	Crystal/Plantation Roundabout - construction underway							
205080	Homestead Road Complete Street - no project defined or p	rioritized						
205068	Luckett Road 4L Ortiz-I-75 Tier 3 Priority							
204100	N. Airport Road Extension West - funding in current year							
204072	Ortiz Avenue 4L, MLK-Luckett - Priority #7							
205056	Ortiz Avenue 4L, Luckett- SR 82 Tier 2 Priority		·					

EMAIL CORRESPONDENCE WITH LEE COUNTY REGARDING METHODOLOGY

Ted Treesh

From:

Rozdolski, Mikki <MRozdolski@leegov.com>

Sent:

Tuesday, January 24, 2017 2:13 PM

To:

Justin Griffin

Cc:

Jenkins-Owen, Sharon; Ted Treesh; matthewuhle@aol.com

Subject:

Re: Traffic Study

Hi Justin,

We are fine with your assumption below.

Mikki

Sent from my iPhone

On Jan 23, 2017, at 1:07 PM, Justin Griffin < <u>justin.griffin@twineagle.com</u>> wrote:

Mikki,

First of all my apologies, but Ted has been pretty swamped and we are running slightly behind schedule on traffic study, but Ted is working to complete as soon as possible.

We did have 1 potential tweak to traffic report assumptions that we wanted to quickly run past you. As you may recall, there is a 2.33 undeveloped parcel that is on corner of Palomino & little feeder road (13400 Palomino lane—Parcel 9). Previously, we went back and forth on whether to assume this parcel is developed with multi-family units or whether it would be developed with some type of retail use. Previously, we assumed it would end up being a retail use, however after giving this some more thought we actually think it is more likely to be developed into multi-family units. Here is brief reason why:

- Parcel does not have any direct visibility on Daniel's Parkway, which really hurts its prospects as a retail parcel.
- Reality is that under current land use, it could already be used for retail, and nobody has chosen to put retail on it (despite being the only remaining undeveloped lot)
- Density change to allow 22 units per acre, will likely result in highest and best use of this parcel becoming multi-family
 - Similar to the other parcels, it will likely really benefit from its close proximity to retail (close walking distance to Starbuck's, restaurants & Publix)

This would increase the number of units from 649 to 700 units (increase of 51 units=2.33*22), however I do think it is more indicative of reality since I believe the highest and best use of this parcel will be multifamily if the proposed land use change is approved.

Please let us know if you are ok with that minor tweak in assumptions. Feel free to call me if you would like to discuss.

Best Regards,

Justin (281) 653-0898 office (979) 571-3249 cell

<Apaloosa Parcels (4).pdf>

Please note. Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to oublic disclosure.

Under Florida law lemail addresses are public records. If you do not want your email address released in response to a public records request, do not send electropic mail to this entity. Instead, contact this office by phone or in writing

Ted Treesh

From:

Getch, Andrew < AGetch@leegov.com>

Sent:

Monday, December 12, 2016 1:35 PM

To:

Ted Treesh; Rozdolski, Mikki

Cc:

Jenkins-Owen, Sharon; Wu, Lili; Justin Griffin; matthewuhle@aol.com

Subject:

RE: Apaloosa Plan Amendment

Vacant buildings typically generate very few trips and would not be included in the latest LCDOT Traffic Count Report volumes on road segments. Once a C.O. is issued, the D.O. traffic numbers are also not included in the forecast future volume column in the concurrency report. I do not suggest including vacant project building square footage in a 5 year analysis of background traffic.

However, my understanding is the CPA proposed land use category would not change the allowable commercial square footage. As a result, the amount of total commercial square footage in 2040 would be the same with and without the CPA. The amount of commercial square footage in background traffic will not affect the 2040 analysis LOS projection.

Andy Getch, P.E.
Section Manager, Infrastructure Planning
Lee County Department of Community Development
2nd floor
1500 Monroe Street
Fort Myers, Florida 33901
direct line (239) 533-8510
DCD department line (239) 533-8585

FAX <u>(239) 485-8344</u> AGetch@leegov.com

From: Ted Treesh [mailto:tbt@trtrans.net]
Sent: Friday, December 09, 2016 10:47 AM

To: Rozdolski, Mikki

Cc: Jenkins-Owen, Sharon; Wu, Lili; Getch, Andrew; Justin Griffin; matthewuhle@aol.com

Subject: RE: Apaloosa Plan Amendment

Thanks for providing the floor area for Parcel #2.

You indicate that if it is under construction, it cannot be included in the background, which I agree with. What lots would you consider under construction?

Parcel #10 has been there since early 2014 and Parcel #6 previously had a previous use that was redeveloped. I think the floor area increased some but it was a restaurant before. All of the other parcels have been completed for a number of years.

Let me know what floor areas to back out of the background list that the County would consider "under construction".

With that, I think we are all set.

Thanks

Ted Treesh
TR Transportation Consultants, Inc.
2726 Oak Ridge Ct. STE 503
Fort Myers, FL 33901
239-278-3090 (o)
239-278-1906 (f)
239-292-6746 (c)
www.trtrans.net

From: Rozdolski, Mikki [mailto:MRozdolski@leegov.com]

Sent: Friday, December 09, 2016 10:39 AM

To: Ted Treesh <tbt@trtrans.net>

Cc: Jenkins-Owen, Sharon <<u>SJenkins-Owen@leegov.com</u>>; Wu, Lili <<u>LWu@leegov.com</u>>; Getch, Andrew

<AGetch@leegov.com>; Justin Griffin < justin.griffin@twineagle.com>; matthewuhle@aol.com

Subject: FW: Apaloosa Plan Amendment

Hi Ted,

Please see comments below.

Mikki Rozdolski Manager of Planning Lee County Community Development email: mrozdolski@leegov.com

phone: 239-533-8309

From: Ted Treesh [mailto:tbt@trtrans.net]
Sent: Wednesday, December 07, 2016 4:06 PM
To: Rozdolski, Mikki; Jenkins-Owen, Sharon

Cc: matthewuhle@aol.com; Getch, Andrew; Wu, Lili; Justin Griffin

Subject: RE: Apaloosa Plan Amendment

Mikki/Sharon

Based on what information that the County provided for the parcels that are subject to this comp plan amendment, I would propose the following methodology in terms of assumptions for uses to compute the trip generation of trips that would be added to the network as part of the analysis:

The attached PDF highlights the parcels that are subject to the Comp Plan Amendment to be placed in the General Interchange Land Use Category. There are a total of 12 parcels identified and the attached Excel spreadsheet gives the details on each one. Based on data from the Lee County Property Appraiser's website and Development Order plans from recent construction activity, I compute the following floor areas on the parcels that have existing uses:

Parcel #2 – 30,000 36,240 square feet (per DO Plan) (this is an assumption as there is no data on Leepa)

Parcel #3 - 16,878 square feet

Parcel #4 - 50,241 square feet

Parcel #6 - 9,390 square feet (per DO Plans)

Parcel #8 – 25,090 square feet

Parcel #10 – 8,424 square feet (Per DO Plan)

Parcel #11 – 2,904 square feet

Parcel #13 - 14,446 square feet

Parcel #14 - 3,819 square feet

Total Existing Floor Area - 161,192 167,480 on approximately 18.65 Acres

That is an average of 8,643 8,980 sq. ft. per acre

So, for the Commercial parcel left to be developed (Parcel #9) we would assume 9,000 sq. ft. per acre on the 2.33 acre site for a total commercial floor area of 20,970 square feet, or round it up to a nice 21,000 square feet of commercial uses.

The residential density would be calculated based on the 22/units per acre on Parcels 1, 7,& 12 (29.5 Acres) for a total density of 649 units.

Since the majority if not all the existing commercial floor area is relatively new, I wouldn't assume any redevelopment of this area in the in short term (5-year) or long term (2040) analysis. All 161,192 square feet would be considered in the background traffic volumes. *All 167,480 cannot be considered background. If it is under construction the traffic does not exist yet.

I would only generate trips to add to the network based on the additional commercial floor area of 21,000 sq. ft. and the additional residential density of 649 units. *Again, all 167,480 cannot be considered background.

I would assume all 649 units are multi-family units and not single family units. *OK

Parcel #5 would not have any uses on it at all since this parcel is owned by Lee County and due to the size and storm water management features that are currently on the site, development of this site in the future is not likely. *OK

Since we are changing the Future Land Use from Outlying Suburban to General Interchange, there are densities and intensities that are currently permitted on the vacant land. For instance, residential is permitted at 3 units per acre, so for Parcels 1, 7 & 12 (29.5 acres), a total of 88 units are currently permitted. Therefore, the incremental increase from Outlying Suburban to General Interchange is only 561 units (649 – 88). So the question is do I only include trips in the long range analysis for the 561 units as the 88 units are currently permitted? *No, include trips for all 649 units.

The same question applies to the commercial for Parcel #9. Commercial uses are permitted in Outlying Suburban, so in the 2040 plan, there really isn't any change for Parcel #9 when going from Outlying Suburban to General Interchange. So the question is for the long term analysis, do I include Parcel #9 or not? *Include Parcel #9.

Please let me know the answers to these questions and if you and the other staff are in agreement with the remainder of the land use assumptions for the vacant land that will be part of this revised map amendment application.

Based on my earlier email correspondence with Andy and Wu, I believe the remainder the transportation methodology has been agreed upon with respect to the short term and long term analysis.

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

Ted Treesh
TR Transportation Consultants, Inc.
2726 Oak Ridge Ct. STE 503
Fort Myers, FL 33901
239-278-3090 (o)
239-278-1906 (f)

TRIP GENERATION EQUATIONS

TRIP GENERATION EQUATIONS APALOOSA AND PALOMINO LANE ITE TRIP GENERATION REPORT, 9th EDITION

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Daily (2-way)
Apartments (LUC 220)	T = 0.49 (X) + 3.73 (20% In/80% Out)	T = 0.55 (X) + 17.65 (65% In/35% Out)	T = 6.06 (X) + 123.56
T = Number of Trips, X	= Number of dwelling units	· · · · · · · · · · · · · · · · · · ·	
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 = Number of Trips, X	= 1,000's Sq. Ft. of Gross Floor	Area	
Single Family Homes (LUC 210)	T = 0.70 (X) + 9.74 (25% In/75% Out)	Ln (T) = 0.90 Ln(X) + 0.51 (63% In/37% Out)	Ln(T) = 0.92 Ln(X) + 2.72
T = Number of Trips, X	= Number of dwelling units		

Attachment 3: Letters of Availability

Solid Waste Division Letter of Availability (2/13/2017)

Potable Water and Wastewater Letter of Availability (2/17/2017)

EMS Letter of Availability (2/14/2017)

South Trail Fire Protection Letter of Availability (2/14/2017)

School District Letter of Availability (2/15/2017)



John E. Manning

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-Owen

Principal Planner

Lee County Community Development

1500 Monroe Street Fort Myers, FL 33902

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 approx. 700 planned multi-family units located on the north side of Daniels Parkway off Palomino Lane and Appaloosa Lane through our franchised hauling contractors.

February 13, 2017

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



John E. Manning District One

February 17, 2017

Via E-Mail

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 County Chief 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: See attached.

Dear Ms. Jenkins-Owens:

The subject parcels 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 wastewater lines are in operation adjacent to the parcel mentioned above. However, in order to provide service to them, developer funded system enhancements such as line extensions may be required.

You have indicated that this project will consist of 700 multi-family residential units with an estimated flow demand of approximately 140,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and wastewater service as estimated above.

Availability of potable water and wastewater 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 the Corkscrew Water Treatment Plant.

Wastewater service will be provided by the City of Fort Myers South 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.

With regard to effluent reuse service; there are currently no reuse facilities available in the vicinity of the project site and therefore, Lee County does not have the capability of providing service at this time.

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



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

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

Sincerely,

Nathan Beals, PMP

Principal Planner

(239) 533-8157

LEE COUNTY UTILITIES

CPA2015-00010 Apaloosa and Palomino Lane



ID	STRAP	ACRES (±) EXISTING ZON	IING EXISTING LAND USES	ADDRESS	CITY	ZIP
1	21452501000000340	5.00 CS-2	SINGLE FAMILY RESIDENTIAL	13301 APALOOSA LN	FORT MYERS	33912
2	214525120000000CE	4.95 CPD	DANIELS CENTER OFFICE CONDO C/E	DANIELS CENTER DR	FORT MYERS	33912
3	21452509000000050	2.12 CPD	SHOPPING CENTER, NEIGHBORHOOD	8911 DANIELS PKWY	FORT MYERS	33912
4	21452509000000030	2.17 CPD	MOTEL	8955 DANIELS PKWY	FORT MYERS	33912
5	2145250100000036A	1.44 AG-2	ACREAGE, BUFFER - CONSERVATION, WATER RETENTION	CORNER LOT	FORT MYERS	33912
6	21452509000000010	1.52 CPD	RESTAURANT	8951 DANIELS PKWY	FORT MYERS	33912
7	22452500000010000	10.00 AG-2	VACANT RESIDENTIAL	13290 PALOMINO LN	FORT MYERS	33912
8	224525090000000040	2.09 CPD	OFFICE BUILDING, MULTI-STORY	9001 DANIELS PKWY	FORT MYERS	33912
9	22452500000010030	2.33 CG	COMMERCIAL, VACANT	13400 PALOMINO LN	FORT MYERS	33912
10	22452509000000020	1.54 CPD	SHOPPING CENTER, COMMUNITY	9011 DANIELS PKWY	FORT MYERS	33912
11	224525060000000040	1.08 CG	CONVENIENCE STORE	13420 PALOMINO LN	FORT MYERS	33912
12	22452500000010010	14.15 CPD	GOVERNMENT OWNED, PUBLIC SCHOOL (TOTAL ACREAGE 20.08)	13401 PALOMINO LN	FORT MYERS	33912
13	22452521000000010	1.85 CG	STORE, ONE (1) FLOOR	9150 KINGS CROSSING RD	FORT MYERS	33912
14	22452506000000010	1.02 CG	RESTAURANT, DRIVE-IN (TOTAL ACREAGE 1.33)	9211 DANIELS PKWY	FORT MYERS	33912
	TOTAL ACREAGE	51.26				



BOARD OF COUNTY COMMISSIONERS

John E. Manning District One February 14, 2017

Cecil L Pendergrass District Two

Sharon Jenkins-Owen Principal Planner

Larry Kiker District Three

Lee County Department of Community Development

Brian Hamman

1500 Monroe St.

Frank Mann District Five Fort Myers, FL 33901

Roger Desjarlais County Manager Re: Letter of Service Availability

Richard Wm. Wesch County Attorney Ms. Jenkins-Owen,

Donna Marie Collins Hearing Examiner 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 at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

EMS currently has two EMS stations in the vicinity of this project. These locations are projected to be able to meet existing service standards as required in County Ordinance 08-16.

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

Sincerely,

Benjamin Abes

Deputy Chief, Operations

Division of Emergency Medical Services



SOUTH TRAIL FIRE PROTECTION & RESCUE SERVICE DISTRICT

Established 1965

"Compassion, Commitment, Courage"

February 14, 2017

Board of Commissioners

Edwin C Sokel, Jr. Chairman

Larry Hirshman Vice-Chairman

John F. Anderson II Secretary-Treasurer

Jeff Haugh Commissioner

Ron Tarantino Commissioner

Administration

William B. Lombardo Chief

Benjamin A. Bengston Assistant Chief 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 February 13, 2017 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 boundaries have been reduced from ±105 acres to 51 acres, located north of Daniels Parkway between Skyport Avenue and Appaloosa Lane. You further indicated the plan amendment would re-designate the area from Outlying Suburban to Interchange, and 700 multi-family dwelling units will be added to this area.

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,

Administration

Phone: 239.433.0080 Fax: 239.433.1941

Prevention

Phone 239.482.8030 Fax: 239.433.2185

Safety House

Phone: 239,936.5281

William B. Lombardo, Fire Chief

5531 Halifax Ave. Fort Myers, FL 33912-4403 WWW.SOUTHTRAILFIRE.ORG



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 MARY FISCHER
CHAIRMAN, DISTRICT 1
JANE E. KUCKEL, PHD
VICE CHAIRMAN, DISTRICT 6
MELISA W. GIOVANNELLI
DISTRICT 2
CHRIS N. PATRICCA
DISTRICT 3

STEVEN K. TEUBER DISTRICT 4

PAMELA H. LARIVIERE DISTRICT 5

CATHLEEN O'DANIEL MORGAN DISTRICT 7

GREGORY K. ADKINS, ED. D.
SUPERINTENDENT
KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

February 15, 2017

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 February 13, 2017 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 700 multi-family 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 multi-family homes, the generation rate is .088 and further broken down by grade level into the following, .044 for elementary, .021 for middle and .023 for high. A total of 62 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

Mutiple 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
0	700	0

STUDENT GENERATI	ON
Elementary School	
Middle School	
High School	

Student Generation Rates								
SF	MF	MH	Projected Students					
	0.044		30.80					
	0.021	The state of	14.70					
	0.023		16.10					

Source: Lee County School District, February 15, 2017 letter

CSA SCHOOL NAME 2020/21
South CSA, Elementary
South CSA, Middle
South CSA, High

CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available		Available Capacity W/Impact	LOS is 100% Perm FISH	Adjacent CSA Available Capacity w/Impact	
12,413	11,358	1,055	31	1024	92%		
5,621	5,862	-241	15	-256	105%		
7,070	8,236	-1,166	16	-1182	117%		

- (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

Attachment 4:

Agency Letters

Florida Department of Economic Opportunity

Florida Department of Environmental Protection

Florida Department of Transportation

Florida Fish and Wildlife Conservation Commission

South Florida Water Management District

Florida Department of Agriculture and Consumer Services

Rick Scott



Cissy Proctor EXECUTIVE DIRECTOR

July 24, 2017

The Honorable John Manning Chairman, Lee County Board of County Commissioners Post Office Box 398 Fort Myers, Florida 33902-0398

Dear Chairman Manning:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for Lee County (Amendment No. 17-5ESR), which was received on June 30, 2017. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

We are, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The technical assistance comments will not form the basis of a challenge. They are offered as suggestions which can strengthen the County's comprehensive plan in order foster a vibrant, healthy community.

Technical Assistance Comment (Commercial future land use category): The proposed amendment to Future Land Use Element Policy 1.1.10 deletes the maximum intensity of use standard from the Commercial future land use category. The future land use category should retain a maximum intensity of use standard in order to continue having meaningful and predictable standards.

The County is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendment after adoption.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Scott Rogers, Planning Analyst, at (850) 717-8510, or by email at scott.rogers@deo.myflorida.com.

Sincerely,

ames D. Stansbury, Chief

Bureau of Community Planning and Growth

JDS/sr

Enclosure: Procedures for Adoption

cc: David Loveland, Director, Lee County Department of Community Development
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Department of Economic Opportunity identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

____ Ordinance number and adoption date;

____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

___ Letter signed by the chief elected official or the person designated by the local

government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the
amendment package:
In the case of text amendments, changes should be shown in strike-through/underline format.
In the case of future land use map amendments, an adopted future land use map, in color format, clearly depicting the parcel, its future land use designation, and its adopted designation.
A copy of any data and analyses the local government deems appropriate.
Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;
Copy of the executed ordinance adopting the comprehensive plan amendment(s);
Suggested effective date language for the adoption ordinance for expedited review:
The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.
List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;
List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;
Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment

Jenkins-Owen, Sharon

From:

Dunn, Brandon

Sent:

Monday, July 24, 2017 4:25 PM

To:

Rozdolski, Mikki; Jenkins-Owen, Sharon; Miller, Janet; Simpson, Cheryl

Subject:

FW: Lee County 17-5ESR Proposed

FYI...

Brandon D. Dunn, Principal Planner

Lee County Department of Community Development Planning Section bdunn@leegov.com
239.533.8585

From: Plan_Review [mailto:Plan.Review@dep.state.fl.us]

Sent: Monday, July 24, 2017 2:06 PM

To: Dunn, Brandon; DCPexternalagencycomments

Cc: Plan_Review

Subject: Lee County 17-5ESR Proposed

To: Brandon Dunn, Principal Planner

Re: Lee County 17-5ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to <u>plan.review@dep.state.fl.us</u>. If your submittal is too large to send via email or if you need other assistance, contact Suzanne Ray at (850) 717-9037.

Agran F. Ray



Florida Department of Transportation

RICK SCOTT GOVERNOR

10041 Daniels Parkway Fort Myers, FL 33913

MIKE DEW SECRETARY

July 21, 2017

Brandon Dunn Principal Planner Lee County Planning Section P.O. Box 398 Fort Myers, Florida 33902-0398

RE: Lee County 17-5ESR Proposed Comprehensive Plan Amendment (Expedited State Review Process) - FDOT Technical Assistance Comments

Dear Mr. Dunn:

The Florida Department of Transportation (FDOT), District One, has reviewed the Lee County 17-5ESR Proposed Comprehensive Plan Amendment (CPA). The CPA proposal package was transmitted under the Expedited State Review process by the Lee County Board of County Commissioners in accordance with the requirements of Florida Statutes Chapter 163. FDOT offers the following technical assistance comments.

The Lee County 17-5ESR Proposed CPA includes two independent CPAs locally known as CPA 2015-00010 (Apaloosa Lane) and CPA 2017-00001 (Growth Management). Following is a summary of both amendments.

CPA 2015-00010 (APALOOSA LANE)

CPA 2015-00010 is a County-Initiated Text and Map Amendment to the Lee Plan, including:

- 1. Amending the Lee Plan Future Land Use Map (FLUM) to designate 59.72+/- acres from the Outlying Suburban (OUT-SUB) the FLUM category to General Interchange (GEN-INT) FLUM category, on property generally located along the north side of Daniels Parkway on both sides of Palomino Lane, extending to Apaloosa Lane.
- Year 2030 2. Amending Table 1(b), Allocations, to accommodate additional residential development in the GEN-INT FLU category within the Daniels Parkway Planning Community.



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The currently adopted OUT-SUB FLU designation allows up to three dwelling units (DUs) per acre, resulting in 179 single-family residential DUs. The 179 DUs generates approximately 1,794 daily trips or 177 p.m. peak hour trips. The proposed GEN-INT allows up to 22 DUs per acre, resulting in 1,313 multi-family residential DUs. The 1,313 DUs would generate approximately 8,080 daily trips or 740 p.m. peak hour trips; resulting in a net increase of 6,286 daily trips or 563 p.m. peak hour trips.

The following table summarizes the trip generation potential for the adopted and proposed land uses, as well as the change in trips as a result of the amendment.

TRIP GENERATION COMPARISON

Scenario		Maximum	Land	Size of	Development		PM
	Land Use Designation	Allowed Density / Intensity	Land Use Code	Acres	Allowed Development	Daily Trips ¹	Peak Hour Trips ¹
Adopted	RES-SF	3 DUs/Acre	210	59.72	179 DUs	1,794	177
Proposed	RES-MF	22 DUs/Acre	220	59.72	1,313 DUs	8,080	740
		Change in Trip	os		,	+6,286	+563

^{1.} Trip generation based on the rates and equations obtained in the ITE Trip Generation Manual (9th Edition)

As seen in the following tables, a planning level analysis was prepared to establish whether State roadways in the vicinity of the project will operate at their adopted level of service (LOS) standards during the existing (2016), short-term (2022), and long-term (2040) horizon year conditions.

YEAR 2016 EXISTING ROADWAY CONDITIONS

			SIS/E-	LOS	2016 Daily Conditions					
Roadway	From	То	SIS?	Std.1	No. of Lanes	Service Volume	Volume ₂	LOS	Acceptable?	
Daniels Pkwy/SR 876	W. of I- 75	E. of Rest Area	No	D	6	62,895	53,000	С	Yes	
1-75	Alico Rd	Terminal Access Rd	Yes	D	6	151,800 ³	98,964	В	Yes	
I-75	Terminal Access Rd	Daniels Pkwy	Yes	D	6	131,800 ³	98,964	С	Yes	
l-75	Daniels Pkwy	SR 884/CR 884/Colonial Blvd	Yes	D	6	111,800	90,000	С	Yes	

- 1. Adopted LOS Standard obtained from Lee County.
- 2. 2016 Volumes obtained from 2016 FDOT District One LOS Spreadsheet.
- 3. Includes Auxiliary Lanes.

YEAR 2022 SHORT-TERM HORIZON ROADWAY CONDITIONS

			2022 Daily Conditions (E+C)									
Roadway	From	То	No. of Lanes ₁	LOS Std.2	Service Volume	Back- ground Volumes	Project Distribution ₄	Project Trips	Total Volume	LOS	Accept-	
Daniels Pkwy/SR 876	W. of I- 75	E. of Rest Area	6	D .	62,895	59,889	45.0%	2,829	62,718	D	Yes	
I-75	Alico Rd	Terminal Access Rd	6	D	151,800 ⁵	110,126	20.0%	1,257	111,383	С	Yes	
1-75	Terminal Access Rd	Daniels Pkwy	6	D	131,8005	110,126	20.0%	1,257	111,383	С	Yes	
I-75	Daniels Pkwy	SR 884/CR 884/Colonial Blvd	6	D	111,800	96,471	20.0%	1,257	97,728	D	Yes	

- 1. Number of Lanes (based on E+C Condition) obtained from 2016 FDOT District One LOS Spreadsheet.
- 2. Adopted LOS Standard obtained from Lee County.
- The short-term planning horizon year 2022 background volume was obtained based on interpolation between 2016 and 2040 volumes.
- 4. Project Trip Distribution was obtained from the traffic study provided by the Applicant.
- 5. Includes Auxiliary Lanes.

YEAR 2040 LONG-TERM HORIZON ROADWAY CONDITIONS

	From		2040 Daily Conditions								
Roadway		То	No. of	LOS	A THE RESEARCH THE RESEARCH THE	Back-	Project Trip	Project	Total Volume	LOS	Accept- able?
			Lanes ₁	Std.2		ground Volume ₃	Distribution ₄	Trips			
Daniels Pkwy/SR 876	W. of I- 75	E. of Rest Area	6	D	62,895	80,557	45.0%	2,829	83,386	F	No
I-75	Alico Rd	Terminal Access Rd	6	D	151,800 ⁵	143,613	20.0%	1,257	144,870	D	Yes
I-75	Terminal Access Rd	Daniels Pkwy	6	D	131,800 ⁵	143,613	20.0%	1,257	144,870	F	No
I-75	Daniels Pkwy	SR 884/CR 884/Colonial Blvd	6	D	111,800	115,884	20.0%	1,257	117,141	Е	No

- 1. Number of Lanes from 2040 District One Regional Planning Cost Feasible Model.
- 2. Adopted LOS Standard obtained from Lee County.
- The long-term planning horizon year 2040 background volume was obtained based on an average of 2040 model volumes and 2040 historical trend volumes.
- 4. Project Trip Distribution was obtained from the traffic study provided by the Applicant.
- 5. Includes Auxiliary Lanes.

Based on the planning level analysis, the segments of Daniels Parkway/SR 876 from West of I-75 to East of Rest Area, and I-75 from Terminal Access Road to SR 884/CR 884/Colonial Boulevard, are expected to operate below acceptable levels of service (LOS) during the long-term (2040), without the proposed CPA.

FDOT notes that Daniels Parkway from I-75 to Metro Parkway (which includes a portion of the State segment) is designated as a constrained roadway (Lee Plan Table 2(a)). Pursuant to Lee Plan Policy 95.1.3(7) and 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. Based on the planning level analysis, Daniels Parkway from west of I-75 to Fiddlesticks Boulevard/Palomino Lane is estimated to have a V/C of 1.28 without the proposed CPA, and a V/C of 1.33 with the proposed CPA. Moreover, the project trips along the above mentioned segment account for approximately 4.50% of the roadway capacity, and are considered insignificant.

FDOT also notes that the segment of I-75 from Collier County Line to Luckett Road has been identified as a needed widening project from six lanes to eight lanes in the Lee County MPO 2040 Long Range Transportation Plan (LRTP). In addition, the project trips along the I-75 segments from Terminal Access Road to SR 884/CR 884/Colonial Boulevard, range from 0.95% to 1.12% of the roadway capacity in year 2040, and are considered insignificant.

FDOT Technical Assistance Comment #1:

As noted earlier, the approximately 1,257 daily trips being added to I-75 account for approximately 0.95% to 1.12% of the adopted LOS Standard service volume, which does not adversely impact I-75. Although the new trips do not create an adverse impact on I-75, the trips associated with CPA 2015-00010 (Apaloosa Lane) are considered to be local in nature. These local trips contribute to, and further exacerbate the long-term failure of I-75 by competing with long distance and regional trips. The Department encourages the development of a multimodal strategy which will facilitate alternative local transportation networks that connect residential and non-residential uses without affecting larger systems.

FDOT Technical Assistance Comment #2:

The new development associated with the CPA 2015-00010 (Apaloosa Lane) is expected to serve residential development. In an effort to reduce personal automobile trips on State and SIS transportation facilities, minimizing potential transportation impacts, State roadways are planned, designed and constructed in harmony with the surrounding land use characteristics. This context sensitive approach promotes healthy, safe, and economically viable communities that encourages quality of life, incorporating all modes of transportation. FDOT offers several initiatives to assist the County in creating quality developments while protecting future mobility on the regional roadway network. These include "Complete Streets", modern roundabouts², and a commitment to bicycle and pedestrian safety³. FDOT welcomes the opportunity to partner with, and provide technical assistance to Lee County, to create multimodal transportation facilities to serve all users.

¹ http://www.flcompletestreets.com/

² http://www.dot.state.fl.us/rddesign/Roundabouts/Default.shtm

³ http://www.alerttodayflorida.com/

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FDOT Technical Assistance Comment #3:

FDOT offers no comments on the Text Amendment associated with CPA 2015-00010 (Apaloosa and Palomino Lane), which amend Table 1(b), Year 2030 Allocations, to accommodate additional residential development in the General Interchange future land use category within the Daniels Parkway Planning Community.

CPA 2017-00001 (GROWTH MANAGEMENT):

CPA 2017-00001 (Growth Management) is a County-initiated Text Amendment that proposes to amend the Lee Plan to align land use and transportation policies. The amendments that deal with land use clarify existing requirements; reorganize the goals, objectives, and policies to group topics such as development standards, growth management, and mixed use; and provide for alternative development regulations that allow for urban forms of development within the Mixed-Use Overlay. The amendments that address transportation reduce redundancies, align with state statutes, recognize a multimodal transportation network; and allow for different roadway cross sections based on location (requires amendment to Land Development Code).

The proposed text amendments associated with CPA 2017-00001 (Growth Management) do not change allowable densities and intensities within the Lee Plan, and allows for the implementation of mixed-used, compact developments that follow context-sensitive design principles that encourage bicycle/pedestrian and transit use. As a result, FDOT offers no comments on CPA 2017-00001.

Thank you for providing FDOT with the opportunity to review and comment on the proposed amendments. If you have any questions or need to discuss these comments further, please contact me at (239) 225-1981 or sarah.catala@dot.state.fl.us.

Sincerely,

Sarah Catala

SIS/Growth Management Coordinator

FDOT District One

CC: Mr. Ray Eubanks, Florida Department of Economic Opportunity

Jenkins-Owen, Sharon

From:

Dunn, Brandon

Sent:

Wednesday, July 12, 2017 9:22 AM

To:

Miller, Janet; Simpson, Cheryl

Cc:

Rozdolski, Mikki; Jenkins-Owen, Sharon

Subject:

FW: Lee County 17-5ESR (CPA2015-00010 & CPA2017-00001)

From: Hight, Jason [mailto:Jason.Hight@MyFWC.com]

Sent: Wednesday, July 12, 2017 9:18 AM

To: DCPexternalagencycomments@deo.myflorida.com; Dunn, Brandon

Cc: Keltner, James; Wallace, Traci; Chabre, Jane

Subject: Lee County 17-5ESR (CPA2015-00010 & CPA2017-00001)

Dear Mr. Dunn:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan amendments in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat other fish and wildlife resources to offer on this amendment.

If you need any further assistance, please do not hesitate to contact Jane Chabre either by phone at (850) 410-5367 or by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, Jim Keltner at (239) 332-6972 x9209 or by email at James.Keltner@MyFWC.com.

Thank you,

Jason Hight
Biological Administrator II
Office of Conservation Planning Services
Division of Habitat and Species Conservation
620 S. Meridian Street, MS 5B5
Tallahassee, FL 32399-1600
(850) 228-2055

Lee County 17-5ESR 33451

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Jenkins-Owen, Sharon

From:

Dunn, Brandon

Sent:

Monday, July 24, 2017 10:19 AM

To:

Miller, Janet; Rozdolski, Mikki; Simpson, Cheryl; Jenkins-Owen, Sharon

Subject:

FW: Lee County, DEO #17-5ESR Comments on Proposed Comprehensive Plan Amendment

Package

Here is correspondence from SFWMD for Apaloosa and Growth Management.

Brandon D. Dunn, Principal Planner

Lee County Department of Community Development Planning Section bdunn@leegov.com
239.533.8585

From: Oblaczynski, Deborah [mailto:doblaczy@sfwmd.gov]

Sent: Monday, July 24, 2017 9:17 AM

To: Rozdolski, Mikki

Cc: Dunn, Brandon; Ray Eubanks (DCPexternalagencycomments@deo.myflorida.com); Brenda Winningham

(brenda.winningham@deo.myflorida.com); ext-Wuerstle, Margaret (swfrpc.org)

Subject: Lee County, DEO #17-5ESR Comments on Proposed Comprehensive Plan Amendment Package

Dear Ms. Rozdolski

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Lee County (County). The amendment package includes one map amendment and text amendments to the Lee Plan. The proposed changes do not appear to adversely impact the water resources in this area; therefore, the District has no comments on the proposed amendment package.

The District offers technical assistance to the County in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
(561) 682-2544 or doblaczy@sfwmd.gov



The Capitol 400 South Monroe Street Tallahassee, Florida 32399-0800

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES COMMISSIONER ADAM H. PUTNAM

July 6, 2017

VIA EMAIL (bdunn@leegov.com)

Lee County Planning Section Mr. Brandon Dunn P.O. Box 398 Fort Myers, Florida 33902-0398

Re:

DACS Docket # -- 20170628-947

Lee County CPA2015-00010; CPA2017-00001

Submission dated June 28, 2017

Dear Mr. Dunn:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on June 28, 2017 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2280.

Sincerely,

Stormie Knight

Sr. Management Analyst I Office of Policy and Budget

cc: Florida Department of Economic Opportunity

(SLPA #: Lee County 17-5 ESR)

