

# WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

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

## Letter of Transmittal

To: Zoning Intake Counter, Lee County DCD

From: Alexis Crespo

cc: Lindsay Robin

Date: February 16, 2018

Subject: Treeline 115 Comprehensive Plan Amendment Resubmittal

CPA2017-00009

**RECEIVED**  
FEB 16 2018

COMMUNITY DEVELOPMENT

The following items are transmitted as listed below:

Quantity	Description
3	Resubmittal Packages

REMARKS: Thanks!

SIGNED:

February 16, 2018

Ms. Sharon Jenkins-Owen, AICP  
Lee County DCD Planning Section  
1500 Monroe Street  
Fort Myers, FL 33901

**RECEIVED**  
FEB 16 2018

**COMMUNITY DEVELOPMENT**

**RE: Treeline 115 Comprehensive Plan Amendment  
CPA2017-00009**

Dear Ms. Jenkins-Owen:

Enclosed please find responses to your insufficiency letter dated November 22, 2017. The following information has been provided to assist in your review of the petition:

1. Six (6) copies of the Comment Response Letter;
2. Six (6) copies of the revised, Comprehensive Plan Amendment Application Form;
3. Six (6) copies of the revised Lee Plan Consistency & Amendment Justification Narrative;
4. Six (6) copies of the Proposed Table 1(b);
5. Six (6) copies of the Topography map;
6. Six (6) copies of the FIRM map;
7. Six (6) copies of the revised Environmental Report; and
8. Six (6) copies of the letter from TR Transportation Consultants.

**CPA 2017-00009**

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

**General Application Requirements & Comments**

1. Please provide a signed and notarized authorization for Waldrop Engineering to represent the property owner, BJ Holdings of Fort Myers.

**RESPONSE: Please see attached Comprehensive Plan Amendment Application Form and Affidavit submitted with the initial application. Brian Freeman has signed on behalf of BJ Holdings of Fort Myers, LLC on page 9 of 9. Waldrop Engineering is listed as the Agent on page 2 of 9. By signing the Affidavit, Mr. Freeman is authorizing Waldrop Engineering to represent the property as outlined on the application.**

2. Please add IL zoning to the current zoning information provided on page 2 of 9 of the application.

**RESPONSE: Please see revised Comprehensive Plan Application Form. IL has been added to the Current Zoning line item on page 2 of 9.**

3. Please update the application based on the maximum allowable density under the Urban Community future land use category (6 units per acre) since there is no concurrent rezoning to base the maximum on 4.6 units per acre.

**RESPONSE: Please see page 3 of 9 on the revised Comprehensive Plan Application Form.**

4. Please provide the required park, recreation and open space analysis as required by III(B)(2)(b) in the application.

**RESPONSE:** Please see revised Lee Plan Consistency & Amendment Justification Narrative.

5. Please provide the analysis of Policy 7.1.4 as required by III(F)(1)(c) in the application.

**RESPONSE:** Please see revised Lee Plan Consistency & Amendment Justification Narrative and Table 1(b). The following text has been included to address Policy 7.1.4:

Table 1(b) demonstrates that a total of 250 AC are allocated to the Urban Community future land use category in the Gateway/Airport Planning Community and the proposed development only consists of a total of 115 AC. To support the development of approved projects whose allocation changes have not yet been reflected in Table 1(b), the addition of 105 AC of residential development will be proposed to be added to the existing 250 AC totaling 355 AC of Urban Community in the Gateway/Planning Area. Please see the proposed Table 1(b).

The allocation of the proposed development in the Urban Community future land use category is consistent with various elements of the Comprehensive Plan as outlined throughout this narrative. Some of the key points that support this claim include:

- Proximity to the Southwest Florida International Airport
    - The subject property is between 4 and 6 miles from RSW depending upon the route and entrance taken from the site.
    - It is the farthest property from the airport when compared to other undeveloped Tradeport lands.
    - The Property is not within the airport noise zones or flight paths associated with RSW and is therefore is appropriate for residential and mixed-use development, unlike the vast majority of Tradeport-designated lands.
  - Availability of Industrial Lands
    - As of the date of this application submittal there are 13,801 acres of industrial-designated lands in Lee County to accommodate future intensive and industrial development, of which 3,100 acres are allocated to the Gateway/Airport Planning Community.
    - Sufficient lands for industrial and employment center land uses will remain in the County, as well as the immediate vicinity in order to service the future population growth.
  - Residential Transition of Treeline Corridor
    - The City of Fort Myers has annexed several properties along the corridor, and zoned city-lands for residential development, including Colonial Country Club, Pelican Preserve, The Plantation (Arborwood DRI), Botanica Lakes and Marina Bay.
    - The proposal to bring the property into the Urban Community future land use category will allow for an appropriate transition from the General Interchange to the south, to the predominantly residential land use pattern to the north and east.
    - The proposed development pattern will limit the intrusion of heavy industrial uses onto a predominantly residential corridor.
6. Please provide a topographic map depicting the property boundaries and the 100-year flood prone area indicated (as identified by FEMA).

**RESPONSE:** Please see Topography map.

7. Please provide a map delineating the property boundary on the Flood Insurance Rate Map effective August 2008.

**RESPONSE: Please see FIRM map which identifies the Property and surrounding lands as Zone X.**

8. Please provide a table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered threatened or species of special concern. The table must include the list of species by FLUCCS and the species states (same as the FLUCCS Map).

**RESPONSE: Please see revised Environmental Report.**

9. The application indicates that 487 single-family residences and 100,000 square feet of commercial uses are anticipated whereas the Transportation Circulation Analysis indicates that 487 multi-family residences and 100,000 square feet of commercial uses are anticipated. Please clarify and update the Transportation Circulation Analysis or the application as necessary.

**RESPONSE: Please see revised Comprehensive Plan Application Form. The form has been updated to reflect the proposed 487 multi-family units.**

10. Please update the Transportation Circulation Analysis as follows:
- The 2040 long range transportation analysis needs to include Daniels Parkway from Chamberlin Parkway to SR 82 and Three Oaks Parkway from Alico Road to Daniels Parkway which is within the project's 3 mile radius.

**RESPONSE: Please see revised Transportation Circulation Analysis.**

- The 5 year analysis needs to include I-75 north and south of Daniels Parkway and Daniels Parkway from Chamberlin Parkway to SR 82 which is within the project's 3 mile radius.

**RESPONSE: Please see revised Transportation Circulation Analysis.**

- The existing AADT of Treeline Avenue in Table 4A is based on year 2010 data which is out of date. The existing AADT on Treeline Avenue north of Daniels Parkway is 11,600 and south of Daniels Parkway is 25,000. The state has year 2016 AADT count (53,000) on Daniels Parkway east of I-75. The I-75 level of service (LOS) standard is LOS D.

**RESPONSE: Please see revised Transportation Circulation Analysis.**

Thank you for your consideration of this additional information. If you have any further questions, please do not hesitate to contact me directly at (239) 405-7777 ext. 2207, or [alexis.crespo@waldropengineering.com](mailto:alexis.crespo@waldropengineering.com).

Sincerely,

**WALDROP ENGINEERING, P.A.**



Alexis V. Crespo, AICP, LEED AP  
Vice President of Planning

Enclosures

cc: Brian Freeman, BJ Holdings of Fort Myers



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

## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

**PROJECT NAME:** Treeline 115

**PROJECT SUMMARY:**

Amend the Future Land Use Map for 115+/- acre property located west of Treeline Avenue and south of Bavaria Road from "Tradeport" and "Wetlands" future land use designations to "Urban Community" and "Wetlands" to allow for the development of a maximum of 487 multi-family dwelling units and 100,000 square feet of commercial uses. Amend Table 1(b) to allocate 105 AC to Urban Community future land use category in the Gateway/Airport Planning Community.

State Review Process:  Small-Scale Review  
 State Coordinated Review  
 Expedited State Review

***To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Department of Community Development for currently accepted formats.)***

**REQUESTED CHANGE:**

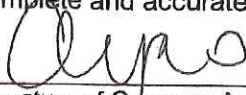
TYPE: (Check appropriate type)

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

List Number(s) of Map(s) to be amended: 1 (Map 1, Page 1 of 8)

Future Land Use Map amendments require the submittal of a complete list, map, and one set of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

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

  
 Signature of Owner or Authorized Representative

12/14/2017  
 Date

Alexis V. Crespo, AICP  
 Printed Name of Owner or Authorized Representative

**I. APPLICANT/AGENT/OWNER INFORMATION** (Name, address and qualification of

Applicant: BJ Holdings of Fort Myers, LLC c/o Brian Freeman  
Address: 4245 Fowler Street  
City, State, Zip: Fort Myers, FL, 33901  
Phone Number: 239-226-4236 Email: bfreeman@thefreemanlawfirm.com

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

Owner(s) of Record: BJ Holdings of Fort Myers, LLC  
Address: 4245 Fowler Street  
City, State, Zip: Fort Myers, FL, 33901  
Phone Number: 239-226-4236 Email: bfreeman@thefreemanlawfirm.com

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

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

A. Property Location:

1. Site Address: 12850 Treeline Ave, Fort Myers, FL 33913
2. STRAP(s): Please see attached list of STRAP Numbers (Exhibit A)

B. Property Information:

Total Acreage of Property: 115 AC  
Total Acreage included in Request: 115 AC  
Total Uplands: 53 AC  
Total Wetlands: 62 AC  
Current Zoning: AG-2 and IL  
Current Future Land Use Designation: Tradeport and Wetlands  
Area of each Existing Future Land Use Category: 53 AC Tradeport, 62 AC Wetlands  
Existing Land Use: Vacant

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

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

D. Proposed change for the subject property:

Change future land use designation to Urban Community and Wetlands

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	<u>1 du/20 AC in Wetlands x 62 AC of Wetlands = 3 du</u>
Commercial intensity	<u>N/A</u>
Industrial intensity	<u>1,252,350 SF based upon a FAR of .25 throughout 115 AC</u>

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	<u>6 du/AC x 53 AC of Urban Community = 318 du 6 du/AC x 28 AC of Preserved Wetlands = 168 du 1 du/20 AC x 24 AC of Impacted Wetlands = 1 du</u>
Commercial intensity	<u>100,000 SF throughout remaining 10 AC</u>
Industrial intensity	<u>N/A</u>

**III. AMENDMENT SUPPORT DOCUMENTATION**

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request.

A. General Information and Maps

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

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

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Map and describe existing land uses (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
4. Map and describe existing zoning of the subject property and surrounding properties.
5. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains

wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

6. A copy of the deed(s) for the property subject to the requested change.
7. An aerial map showing the subject property and surrounding properties.
8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

**B. Public Facilities Impacts**

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

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

Long Range – 20-year Horizon:

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

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);



- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;  
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
  - c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with staff prior to submittal is required to reach agreement on the projection methodology;
  - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
- a. Sanitary Sewer
  - b. Potable Water
  - c. Surface Water/Drainage Basins
  - d. Parks, Recreation, and Open Space
  - e. Public Schools.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

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

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
  - a. Fire protection with adequate response times;
  - b. Emergency medical service (EMS) provisions;
  - c. Law enforcement;
  - d. Solid Waste;
  - e. Mass Transit; and
  - f. Schools.

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

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. For requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from):
  - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
  - b. Provide data and analysis required by Policy 2.4.4,
  - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
  - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles

Be sure to support all conclusions made in this justification with adequate data and analysis.

H. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- Not Applicable
- Alva Community Plan area [Lee Plan Objective 26.7]
- Buckingham Planning Community [Lee Plan Objective 17.7]
- Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- Captiva Planning Community [Lee Plan Policy 13.1.8]
- North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- Estero Planning Community [Lee Plan Objective 19.5]
- Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- Northeast Lee County Planning Community [Lee Plan Objective 34.5]

- North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- North Olga Community Plan area [Lee Plan Objective 35.10]
- Page Park Community Plan area [Lee Plan Policy 27.10.1]
- Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- Pine Island Planning Community [Lee Plan Objective 14.7]

**APPLICANT – PLEASE NOTE:**

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 133

Submit **3** copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

## Treeline 115 - Comprehensive Plan Amendment

### EXHIBIT III.E-III.G – Lee Plan Consistency & Amendment Justification Narrative

#### I. Request

BJ Holdings of Fort Myers, LLC (“Applicant”) is requesting approval of a Large-Scale Comprehensive Plan Amendment to change the future land use category of the 115+/- acre site (“Property”) from Tradeport and Wetlands to Urban Community and Wetlands. This request is limited to a Future Land Use Map amendment to Lee Plan Map 1, Page 1 of 8. No further map or text amendments are required to support this request.

The amendment will allow for the development of a maximum of 6 dwelling units per acre (6 du/acre), or 487 dwelling units, in accordance with the use and density limitations set forth in Lee Plan Table 1(a), in addition to 100,000 SF of commercial uses. There is sufficient residential and commercial acreage allocated to the Urban Community future land use category in the Gateway/Airport Planning Community per Lee Plan Table 1(b) to support this request. The Applicant is filing a companion Mixed-Use Planned Development (MPD) rezoning application to further limit development of the subject property to 487 dwelling units, 100,000 SF of commercial office and retail, accessory uses, and supportive infrastructure.

#### II. Existing Conditions & Property History

The Property is located west of Treeline Avenue and to the north of Daniels Parkway. The Property is zoned AG-2 (Agricultural) & IL (Light Industrial) and is located within the Gateway/Airport Planning Community. The Property is currently utilized as grazing land.

#### III. Surrounding Land Use Pattern

The Property is an infill site, surrounded on all sides by existing development. The surrounding land use pattern consists of public rights-of-way to the east and west; single-family detached, two-family attached, and multi-family residential uses to the west of I-75; single-family detached residential uses to the east of Treeline Avenue; industrial/commercial uses to the north; and public facilities and a mixed-use development to the south.

In terms of surrounding densities, the Arborwood DRI across Treeline Avenue to the east has a density of 2.57 du/acre and has a mix of dwelling types ranging from single-family to multi-family. South of the Property is the Arborwood Village CPD whose residential tract has a density of 13.93 du/acre and will consist entirely of multi-family units once the residential portion of the development is built out. Across I-75 to the west are the Renaissance RPDs; the Renaissance North RPD has a density of 2.57 du/acre and the Renaissance South RPD has a density of 1.6 du/acre. Densities are lower in these communities due to the Outlying Suburban Future Land Use designation and acreage

allocated to golf course uses. Please refer to the enclosed Surrounding Densities Map, Exhibit III.E, for a comprehensive inventory of densities as spatially related to the Property.

Table 1 below further defines the surrounding Future Land Use designations, zoning districts and adjacent land uses.

**Table 1: Inventory of Surrounding Lands**

	<b>FUTURE LAND USE</b>	<b>ZONING DISTRICT</b>	<b>EXISTING LAND USE</b>
<b>NORTH</b>	Tradeport & Wetlands	IPD (Industrial Planned Development) & AG-2 (Agricultural)	Industrial/Commercial Park & Vacant Agricultural Lands
<b>SOUTH</b>	Public Facilities, General Interchange, & Wetlands	AG-2 (Agricultural) & CPD (Commercial Planned Development)	Florida Highway Patrol Station & Lee County Rest Area/Arborwood CPD
<b>EAST</b>	Special Community (City of Fort Myers)	MDP-3 (Master Development Plan-3, City of Fort Myers)	Right-of-Way (Treeline Avenue); Arborwood DRI (The Plantation – City of Fort Myers)
<b>WEST</b>	Outlying Suburban & Wetlands	RPD (Residential Planned Development)	Right-of-Way (I-75); and Residential Planned Development (Renaissance)

#### **IV. Public Infrastructure**

As outlined in the enclosed application, the subject property is serviced by existing public infrastructure that can accommodate the proposed mix of residential and commercial uses. Potable water and sanitary sewer services are available to the subject property through Lee County Utilities, or will be made available through developer improvements. The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc. The Property is also in proximity to the following regional parks; Six Mile Cypress Slough Preserve, Lakes Regional Park, and Sam Fleishman Regional Sports Complex. Nearby community parks include the Flag Pond Preserve and Holton Eco-Preserve. Recreational facilities such as the JetBlue Park and CenturyLink Sports Complex are also in close proximity to the Property. The Richard H. Rush Library and the Lakes Regional Library are both accessible to future residents of the Property. There are adequate community facilities and services in the immediate vicinity of the project, including Fire, EMS, a public library, and parks. Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibit III.B.3) for a complete description of available infrastructure and services to support the amendment request.

#### **V. Proposed Amendment**

The amendment request will allow for development of the Property as a master-planned, mixed-use community with a range of residential dwelling types and 100,000 SF of neighborhood commercial uses. The Applicant intends to submit a companion Mixed Use Planned Development (MPD) rezoning petition to implement the intended mixed-use development program.

The amendment will address the County's vision to direct mixed-use development to urban areas with adequate public infrastructure and services. The resulting community will provide future residents with employment, goods and services within walking distance of the proposed homes, and will also provide commercial uses in close proximity to established, large-scale communities along Treeline, such as The Plantation and Marina Bay.

The Urban Community proposal will balance the County's goals for mixed-use development and a transition of land uses from the intensive General Interchange to the south, to the residential land use pattern in the City of Fort Myers to the north. Furthermore, the amendment will not preclude the development of future employment centers, office and light industrial, as currently permitted in the Tradeport category within the project. The proposed amendment will allow for a mixed-use project that is responsive to the residential character along the Treeline corridor, compatible with surrounding land uses, and accommodates both housing and non-residential uses for future populations. The proposed density of 6 du/acre also provides appropriate transition of densities from the lower density communities along Treeline to the north, to the higher densities permitted in General Interchange to the south.

The proposed development program is also more consistent with the underlying Wetlands future land use category, when compared to heavy industrial uses. The companion MPD will demonstrate the Applicant's proposal to preserve the larger, high quality wetlands on-site via the clustering of development areas in impacted and upland areas.

## **VI. Tradeport Conversion**

The Tradeport future land use category was created in 1994 per Ordinance 94-30. The intent of the category as stated in Policy 1.2.2 is to provide *"commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2030. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; research and development activities; laboratories; ground transportation and airport related terminals or transfer facilities; hotels/motels, meeting facilities; and office uses"*.

It is understood Lee County highly values these lands in and around the Southwest Florida International Airport for economic development purposes, and to generate employment centers in proximity to major transportation corridors and existing industries. The Applicant respectfully submits the 53 acres proposed for conversion from Tradeport to Urban Community is appropriate from a long-range planning perspective for the following reasons:

- **Proximity to the Southwest Florida International Airport**

The subject property is between 4 and 6 miles from RSW depending upon the route and entrance taken from the site. It is the farthest property from the airport when compared to other undeveloped Tradeport lands. Therefore, the property is not adjacent, nor is it spatially proximate to the airport to provide the intended airport-related uses. Moreover, the Property is not within the airport noise zones or flight paths associated with RSW and is therefore is appropriate for residential and mixed-use development, unlike the vast majority of Tradeport-designated lands.

- **Availability of Industrial Lands**

As of the date of this application submittal there are 13,801 acres of industrial-designated lands in Lee County to accommodate future intensive and industrial development, of which 3,100 acres are allocated to the Gateway/Airport Planning Community. Therefore, sufficient lands for industrial and employment center land uses will remain in the County, as well as the immediate vicinity in order to service the future population growth.

- **Residential Transition of Treeline Corridor**

Since approval of the Tradeport category in 1994 significant changes have occurred in the immediate area along Treeline Avenue from a land use planning standpoint. Specifically, the City of Fort Myers has annexed several properties along the corridor, and zoned city-lands for residential development, including Colonial Country Club, Pelican Preserve, The Plantation (Arborwood DRI), Botanica Lakes and Marina Bay. The proposal to bring the property into the Urban Community future land use category will provide for a mix of residential, commercial and office uses and allow for an appropriate transition from the General Interchange to the south, to the predominantly residential land use pattern to the north and east. The proposed development pattern is appropriate considering the development patterns in the immediate area and will limit the intrusion of heavy industrial uses onto a predominantly residential corridor. Correspondingly, the County's goals for compact, mixed-use development patterns, where residential uses are in close proximity to goods, services and employment will still be achieved by the flexible mix of uses permitted in Urban Community. In sum, the County's desire for well-integrated multi-use projects with a range of uses and densities can readily be accommodated by the proposed amendment.

## VII. Lee Plan Consistency

The following is an analysis of how the proposed amendment is consistent with the goals, policies and objectives of the Lee Plan.

***POLICY 1.1.4: The Urban Community areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, South Fort Myers, Iona/McGregor, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases of urban services and expand and strengthen them accordingly. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6) with future development in this category encouraged to be developed as a mixed-use, as described in Policy 2.12.3., where appropriate. Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.***

In compliance with this policy, the subject property is located in an urbanized area of the Lee County, as evidenced by the surrounding land use pattern, existing densities/intensities, and available public infrastructure. As outlined above, the general area is developed with a mix of



residential communities, public uses, and commercial development associated with the I-75 interchange. The proposed mixed-use development at a maximum density of 6 du/acre is consistent with the range of uses and densities permitted in the Urban Community future land use category and Lee Plan Table 1(a). The amendment will allow for the continuation of the mixed-use and residential development pattern along Treeline Avenue, and will direct new development to an area with an existing base of urban services.

***POLICY 1.2.2: The Tradeport areas are commercial and industrial lands adjacent to the airport needed to accommodate projected growth through the year 2030. These areas will include developments consisting of light manufacturing or assembly, warehousing, and distribution facilities; research and development activities; laboratories; ground transportation and airport related terminals or transfer facilities; hotels/motels, meeting facilities; and office uses.***

As noted above, the site is not adjacent to the airport, and is the farthest from the airport when compared with undeveloped Tradeport lands. The site is not within the airport noise zone, is proximate to residential communities. The proposed Urban Community category is more appropriate in consideration of the surrounding land use pattern, with ensure compatibility along the corridor, and will provide for the goods, services and employment opportunities via the permitted range of uses.

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

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

***POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.***

The proposed FLUM amendment will significantly enhance the site's compatibility with the surrounding residential uses, and prevent the encroachment of intensive industrial uses permitted by the underlying Tradeport future land use category. Pursuant to Policy 1.2.2, the Tradeport category allows for a wide range of public uses, including terminals, laboratories, limerock mines, transfer facilities, and other higher intensity government-operated facilities. This category would allow for development of intensive industrial uses. For these reasons, bringing the property to the Urban Community future land use category and allowing for a logical extension of the residential development pattern is directly in compliance with this policy.

From a density standpoint, the proposed amendment will allow for the development of a residential community that has densities similar to, or lower than the surrounding developments. The density will be further restricted via the companion MPD rezone to 487 dwelling units, or 4.2 du/acre, which is a lower density than the adjacent residential projects. The MPD will also address the location of proposed lots, perimeter buffers, and other site design standards to ensure the development will be compatible and complimentary to the surrounding neighborhood.

***POLICY 7.1.4: The Future Land Use Map must designate a sufficient quantity of land to accommodate the minimum allocated land area found in Policy 1.7.6 and related Table 1(b), where appropriate. Lee County will monitor the progress of development and the number of acres converted to industrial use as part of every Evaluation and Appraisal Report (EAR). This acreage may be adjusted to accommodate increases in the allocations.***

There is sufficient residential and commercial acreage allocated to the Urban Community future land use category in the Gateway/Airport Planning Community per Lee Plan Table 1 (b) to support this request.

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

Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District, and all other applicable state agencies. The site design will ensure pretreatment of stormwater prior to discharge off-site.

## **VIII. Adjacent Local Governments**

The subject property is located entirely within Lee County. The site is in close proximity to the boundary for the City of Fort Myers, which is located east of Treeline Avenue, but is not subject to interlocal agreements for the delivery of certain public services and infrastructure.

## **VII. State Comprehensive Plan**

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

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

As indicated above, the site can readily accommodate infill development due to its lack of extensive environmental resources. It is readily serviced for land and water resources as noted by the surrounding development pattern and proximity to services.

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

The project is serviced by an adequate roadway network, and is in close proximity to existing bicycle/pedestrian facilities.

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

The site is an active agricultural pasture with a high quantity of poor quality wetlands, the higher quality continuous wetlands on the site totaling 28 AC will be preserved.

### **VIII. Regional Policy Plan Consistency**

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

#### **Housing Element**

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

The proposed amendment will allow for the residential development of in an infill location in close proximity to recreation, goods, and services. This amendment will help meet the demand for additional housing in this planning community.

#### **Natural Resources Element**

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

The proposed amendment and corresponding rezoning application will provide for stormwater management infrastructure to ensure protection of some of the wetlands located in proximity to the development.

#### **Regional Transportation**

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

The property is serviced by Treeline Avenue, a county-maintained arterial roadway, extending from Colonial Boulevard to the Southwest Florida International Airport where the roadway becomes Ben Hill Griffin Parkway and ultimately reaches its terminus at Corkscrew Road. As outlined in the enclosed Traffic Circulation Analysis, there is adequate capacity on this roadway to service the maximum density of 6 du/acre.

## **IX. Sprawl Analysis**

The proposed amendment will allow for a mixed-use infill development with both residential uses and supportive neighborhood commercial uses. The property is located within a developed area of Lee County as evidenced by the surrounding land use pattern, densities and intensities. The site is in proximity to goods, services, recreation and public infrastructure. Approval of this petition will serve to mitigate sprawling land use patterns by directing new development to an appropriate location, thereby accommodating growth in areas intended by the Lee County Comprehensive Plan. The amendment will also support mixed-use development where residential uses are well-integrated and connected to non-residential areas for the provision of employment, goods and services.

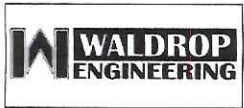
TABLE 1(b) Year 2030 Allocation

Future Land Use Category	Lee County Totals	Northeast Lee County	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway	
Residential By Future Land Use Category	Intensive Development	1,361			5		27		250				
	Central Urban	14,766			225				230				
	Urban Community	18,084	520	485	637						355		
	Suburban	16,623			1,810				85				
	Outlying Suburban	3,843	30		40	20	2	500				1,438	
	Sub-Outlying Suburban	1,728			547								
	Commercial												
	Industrial	79							39		20		
	Public Facilities	1						1					
	University Community	850											
	Destination Resort Mixed Use Water Dependent	10											
	Burnt Store Marina Village	4					4						
	Industrial Interchange												
	General Interchange	151									11	58	
	General Commercial Interchange												
	Industrial Commercial Interchange												
	University Village Interchange												
	Mixed Use Interchange												
	New Community	2,100	1,200									900	
	Airport												
	Tradeport	9									9		
	Rural	8,313	1,948			1,400	636						1,500
	Rural Community Preserve	3,100											
Coastal Rural	1,300												
Outer Island	202	5			1			150					
Open Lands	2,805	250				590						120	
Density Reduction/ Groundwater Resource	6,905	711									94		
Conservation Lands Upland													
Wetlands													
Conservation Lands Wetland													
<b>Unincorporated County Total Residential</b>	<b>82,234</b>	<b>4,664</b>	<b>485</b>		<b>4,665</b>	<b>1,250</b>	<b>29</b>	<b>651</b>	<b>604</b>		<b>1,284</b>	<b>3,116</b>	
<b>Commercial</b>	<b>12,913</b>	<b>177</b>	<b>52</b>		<b>400</b>	<b>50</b>	<b>17</b>	<b>125</b>	<b>150</b>		<b>1,100</b>	<b>440</b>	
<b>Industrial</b>	<b>13,801</b>	<b>26</b>	<b>3</b>		<b>400</b>	<b>5</b>	<b>26</b>		<b>300</b>		<b>3,100</b>	<b>10</b>	
<b>Non Regulatory Allocations</b>													
Public	82,313	7,100	421		2,000	7,000	20	1,961	350		7,500	2,477	
Active AG	17,027	5,100			550	150						20	
Passive AG	44,265	12,229			2,500	109					1,241	20	
Conservation	81,933	2,214	611		1,142	3,236	133	1,603	748		2,798	1,733	
Vacant	22,691	1,953			61	931	34		45		300	151	
<b>Total</b>	<b>357,175</b>	<b>33,463</b>	<b>1,572</b>		<b>11,718</b>	<b>12,731</b>	<b>259</b>	<b>4,340</b>	<b>2,197</b>		<b>17,323</b>	<b>7,967</b>	
<b>Population Distribution (unincorporated Lee County)</b>	<b>495,000</b>	<b>9,266</b>	<b>1,531</b>		<b>30,861</b>	<b>3,270</b>	<b>225</b>	<b>530</b>	<b>5,744</b>		<b>15,115</b>	<b>16,375</b>	

TABLE 1(b) Year 2030 Allocation

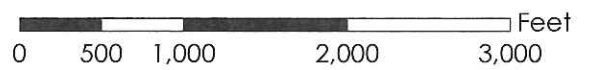
Future Land Use Category	Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore	
<i>Residential By Future Land Use Category</i>	Intensive Development			660	3	42		365		9		
	Central Urban	375	17	3,140		8,179		2,600				
	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											
	Industrial	5	5		10							
	Public Facilities											
	University Community		850									
	Destination Resort Mixed Use Water Dependent	10										
	Burnt Store Marina Village											
	Industrial Interchange											
	General Interchange							15	31		6	30
	General Commercial Interchange											
	Industrial Commercial Interchange											
	University Village Interchange											
	Mixed Use Interchange											
	New Community											
	Airport											
	Tradeport											
	Rural		90			190	14		500	50	635	1,350
	Rural Community Preserve									3,100		
	Coastal Rural					1,300						
	Outer Island	1				45						
	Open Lands								45			1,800
	Density Reduction/ Groundwater Resource							4,000				2,100
	Conservation Lands Upland											
Wetlands												
Conservation Lands Wetland												
Unincorporated County Total Residential	4,106	3,962		5,870	3,313	20,657	4,015	10,753	3,326	3,254	6,230	
Commercial	1,100	1,944		2,100	226	1,420	68	1,687	18	1,700	139	
Industrial	320	450		900	64	300	7,246	554	5	87	5	
<b>Non Regulatory Allocations</b>												
Public	3,550	3,059		3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500	
Active AG					2,400		7,171	200	411	125	900	
Passive AG					815		18,000	1,532	3,619	200	4,000	
Conservation	9,306	2,969		188	14,767	1,541	31,359	1,317	336	5,068	864	
Vacant	975	594		309	3,781	8,697	470	2,060	1,000	800	530	
Total	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	156,229	1,270	71,001	6,117	25,577	8,760	

(Amended by Ordinance No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12)  
 Printed 12/6/2017



**Treeline 115**  
 TOPOGRAPHY MAP  
 LEE COUNTY, FLORIDA

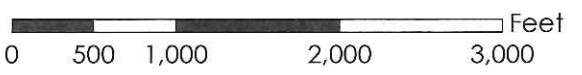
**BJ HOLDINGS OF  
 FORT MYERS, LLC**





Treeline 115  
FIRM MAP  
LEE COUNTY, FLORIDA

BJ HOLDINGS OF  
FORT MYERS, LLC





POTENTIAL LISTED SPECIES FOR FREEMAN TREELINE ASSEMBLAGE

COMMON NAME	SCIENTIFIC NAME	State Status	Federal Status	FLUCCS
<b>Amphibians + Reptiles</b>				
American Alligator	<i>Alligator mississippiensis</i>	FT(S/A)	FT(S/A)	621,624, 742
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	FT	T	411
Gopher tortoise	<i>Gopherus polyphemus</i>	ST	N/A	411
Gopher frog	<i>Rana capito</i>	SSC	N/A	411
<b>Birds</b>				
Wood Stork	<i>Mycteria americana</i>	FE	E	621,624
Roseate Spoonbill	<i>Platalea ajaja</i>	SSC	N/A	
Little Blue Heron	<i>Egretta caerulea</i>	SSC	N/A	
Limpkin	<i>Aramus guarauna</i>	SSC	N/A	
Snowy Egret	<i>Egretta thula</i>	SSC	N/A	
Tri-colored Heron	<i>Egretta tricolor</i>	SSC	N/A	
White Ibis	<i>Eudocimus albus</i>	SSC	N/A	
Everglades Snail Kite	<i>Rostrhamus sociabilis plumerus</i>	FE	E	
Southeastern American Kestrel	<i>Falco sparverius paulus</i>	ST	N/A	411
<b>Mammals</b>				
Big Cypress Fox Squirrel	<i>Sciurus niger avicennia</i>	ST	N/A	411,624
Florida Bonneted Bat	<i>Eumops floridanus</i>	FE	E	411

<b>Plants</b>				
Fakahatchee burmannia	<i>Burmannia flava</i>	E	N/A	411
Satinleaf	<i>Chrysophyllum olivaeforme</i>	T	N/A	411
Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	N/A	E	411
Florida coontie	<i>Zamia floridana</i>	CE	N/A	411

E = Endangered

T = Threatened

CE = Commercially Exploited

December 15, 2017

Alexis V. Crespo, AICP  
Waldrop Engineering, P.A.  
28100 Bonita Grande Drive, Suite 305  
Bonita Springs, FL 34135

RE: CPA2017-00009: Treeline 115

Dear Ms. Crespo:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the Lee County Department of Community Development regarding the proposed Comprehensive Plan Amendment for a 115 acre property located on the west side of Treeline Avenue just north of Daniels Parkway in Lee County, Florida. The comments and TR Transportation's response to those comments are listed below for reference.

**LC T.I.S. Application Sufficiency Checklist:**

- 10) *a) The 2040 long range transportation analysis needs to include Daniels Parkway from Chamberlin Parkway to SR 82 and Three Oaks Parkway from Alico Road to Daniels Parkway which is within the project's 3 mile radius*

Attached are the updated 2040 Long Range Transportation Analysis **Tables 1A** and **2A** which now include the analysis of Daniels Parkway from Chamberlin Parkway to SR 82 as well as Three Oaks Parkway from Alico Road to Daniels Parkway. Also attached are the updated 2040 loaded network volumes sheets.

- b) The 5 year analysis needs to include I-75 north and south of Daniels Parkway and Daniels Parkway from Chamberlin Parkway to SR 82 which is within the project's 3 miles radius.*

Attached **Table 3A** and **Table 4A** have been updated to include the updated Level of Service analysis for all roadway segments stated in the comment above.

*c) The existing AADT of Treeline Avenue in Table 4A is based on year 2010 data which is out of date. The existing AADT on Treeline Avenue north of Daniels Parkway is 11,600 and south of Daniels Parkway is 25,000. The state has year 2016 AADT count (53,000) on Daniels Parkway east of I-75. The I-75 level of service (LOS) standard is LOS D.*

Attached **Table 4A** have been updated to include the most recent traffic data obtained from the 2016 Lee County Traffic Count Report and FDOT Florida Traffic Online resource. This table was also updated based on the latest Lee County Public Facilities Level of Service and Concurrency Report. This report and the historical traffic utilized are attached to this response for reference.

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

Sincerely,



Ted B. Treesh, PTP  
President



Yury Bykau, E.I.  
Transportation Consultant

Attachments

**TABLES 1A & 2A**  
**TREELINE 115**  
**2040 LOS ANALYSIS**

**TABLE 1A**  
**LEVEL OF SERVICE THRESHOLDS**  
**2040 LONG RANGE TRANSPORTATION ANALYSIS - TREELINE 115**

REVISED:12/15/17

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>		<u>2040 E + C NETWORK LANES</u>		<u>GENERALIZED SERVICE VOLUMES</u>				
	<u>FROM</u>	<u>TO</u>	<u># Lanes</u>	<u>Roadway Designation</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>
Daniels Pkwy	Palomino Ln.	I-75	6LD	Controlled Access	0	430	3,050	3,180	3,180
	I-75	Treeline Ave.	6LD	Controlled Access	0	430	3,050	3,180	3,180
	Treeline Ave.	Chamberlin Pkwy	6LD	Controlled Access	0	430	3,050	3,180	3,180
	Chamberlin Pkwy	Gateway Blvd	6LD	Controlled Access	0	430	3,050	3,180	3,180
	Gateway Blvd	SR 82	4LD	Controlled Access	0	270	1,970	2,100	2,100
Treeline Ave.	Daniels Pwky	Colonial Blvd.	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
	Daniels Pwky	Terminal Access Rd.	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
Three Oaks Pkwy	Alico Rd	Daniels Pkwy	4LD	Class I - Arterial	0	250	1,840	1,960	1,960

- Denotes the LOS Standard for each roadway segment

**TABLE 2A  
2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS  
TREELINE 115**

REVISED:12/15/17

TOTAL PM PEAK HOUR PROJECT TRAFFIC      486      VPH      IN=      262      OUT=      224

ROADWAY	ROADWAY SEGMENT		2040			AADT		100TH HIGHEST		PM PK HR	2040 BACKGROUND		PROJECT	PK DIR	2040 BACKGROUND PLUS PRO.	
	FROM	TO	FSUTMS	LCDOT PCS OR	PEAK SEASON	BACKGROUND	K-100	HOUR	PK DIR		D	PEAK			TRAFFIC VOLUMES & LOS	TRAFFIC
			PSWDI	FDOT SITE #	FACTOR <sup>1</sup>	TRAFFIC	FACTOR	2-WAY VOLUME	FACTOR	DIRECTION	VOLUME	LOS	DIST.	TRAFFIC	VOLUME	LOS
Daniels Pkwy	Palomino Ln.	I-75	90,367	31	1.13	79,971	0.095	7,597	0.54	EAST	4102	F	25%	66	4168	F
	I-75	Treeline Ave.	84,293	52	1.22	69,093	0.106	7,324	0.58	EAST	4248	F	40%	105	4353	F
	Treeline Ave.	Chamberlin Pkwy	82,309	52	1.22	67,466	0.106	7,151	0.58	EAST	4148	F	20%	52	4200	F
	Chamberlin Pkwy	Gateway Blvd	73,275	48	1.15	63,717	0.103	6,563	0.60	EAST	3938	F	20%	52	3990	F
	Gateway Blvd	SR 82	81,421	48	1.15	70,801	0.103	7,292	0.60	EAST	4375	F	15%	39	4414	F
Treeline Ave.	Daniels Pwky	Colonial Blvd.	27,400	61	1.35	20,296	0.099	2,009	0.59	NORTH	1185	C	25%	66	1251	C
	Daniels Pwky	Terminal Access Rd.	32,179	61	1.35	23,836	0.099	2,360	0.59	NORTH	1392	C	15%	39	1431	C
I-75	Daniels Pkwy	Colonial Blvd.	108,264	120057	0.91	98520	0.09	8,867	0.581	NORTH	5152	D	5%	13	5165	D
	Alico Road	Daniels Parkway	122,578	120184	0.91	111546	0.09	10,039	0.594	NORTH	5963	E	10%	26	5989	E
Three Oaks Pkwy	Alico Rd	Daniels Pkwy	13,667	124414	0.91	12437	0.09	1,119	0.561	NORTH	628	C	15%	39	667	C

<sup>1</sup> For I-75 and Three Oaks Pkwy, Model Output Conversion Factor was utilized to obtain the AADT Background Traffic Volumes.

\* The K-100 and D factors for currently unconstructed segment of Three Oaks Pkwy from Alico Rd to Daniels Pkwy were obtained from FDOT station 124414, which represents Three Oaks Pkwy, south of Alico Rd.

**TABLES 3A & 4A**  
**TREELINE 115 FLUM**  
**5-YEAR LOS ANALYSIS**



**TABLE 3A**  
**PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES**  
**TREELINE 115**

REVISED: 12/15/17

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 286 VPH      IN= 102      OUT= 184  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 486 VPH      IN= 262      OUT= 224

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PERCENT</u>		
								<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>PROJ/ LOS C</u>
Daniels Pkwy	E. of Palomino Ln.	6LD	0	430	3050	3180	3180	25%	66	2.1%
	E. of I-75	6LD	0	430	3050	3180	3180	40%	105	3.4%
	E. of Treeline Ave.	6LD	0	430	3050	3180	3180	20%	52	1.7%
	E. of Chamberlin Pkwy.	6LD	0	430	3050	3180	3180	20%	52	1.7%
	E. of Gateway Blvd.	4LD	0	270	1970	2100	2100	15%	39	2.0%
Treeline Ave.	N. of Site	4LD	0	250	1,840	1,960	1,960	25%	66	3.6%
	N. of Daniels Pkwy	4LD	0	250	1,840	1,960	1,960	60%	157	8.5%
	S. of Daniels Pkwy	4LD	0	250	1,840	1,960	1,960	15%	39	2.1%
I-75	N. of Daniels Pkwy.	6LF	0	3,360	4,580	5,500	6,080	5%	13	0.3%
	S. of Daniels Pkwy.	6LF	0	3,360	4,580	5,500	6,080	10%	26	0.6%

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

\*\* The Level of Service thresholds for I-75 were obtained from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

**TABLE 4A  
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
TREELINE 115**

REVISED: 12/15/17

TOTAL PROJECT TRAFFIC AM = 286 VPH IN = 102 OUT= 184  
 TOTAL PROJECT TRAFFIC PM = 486 VPH IN= 262 OUT= 224

ROADWAY	SEGMENT	SITE/ STATION	BASE YR ADT	LATEST ADT	YRS OF GROWTH. <sup>1</sup>	ANNUAL RATE	2016	2022		PERCENT V/C	PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2022			2022		
							PK HR	PK HR	PK SEASON					BCKGRND			BCKGRND		
							PK SEASON	PEAK DIRECTION	LOS					Ratio	VOLUME	LOS	Ratio	VOLUME	LOS
Daniels Pkwy	E. of Palomino Ln.	264	59,300	60,600	8	1.00%	3,060	3,248	F	1.02	25%	46	66	3,294	F	1.04	3,314	F	1.04
	E. of I-75	126052	46,206	53,000	7	1.98%	2,656	2,987	C	0.94	40%	74	105	3,061	D	0.96	3,092	D	0.97
	E. of Treeline Ave.	48	35,100	41,900	8	2.24%	2,656	3,033	C	0.95	20%	37	52	3,070	D	0.97	3,086	D	0.97
	E. of Chamberlin Pkwy.	126048	34,900	39,000	8	1.40%	2,589	2,814	C	0.88	20%	37	52	2,851	C	0.90	2,866	C	0.90
	E. of Gateway Blvd.	124175	26,500	36,000	5	6.32%	1,928	2,785	F	1.33	15%	28	39	2,812	F	1.34	2,824	F	1.34
Treeline Ave.	N. of Site	62	5,600	11,600	8	9.53%	754	1,302	C	0.66	25%	46	66	1,348	C	0.69	1,367	C	0.70
	N. of Daniels Pkwy	62	5,600	11,600	8	9.53%	754	1,302	C	0.66	60%	110	157	1,412	C	0.72	1,459	C	0.74
	S. of Daniels Pkwy	61	25,500	25,000	8	1.00%	1,455	1,545	C	0.79	15%	28	39	1,572	C	0.80	1,584	C	0.81
I-75	N. of Daniels Pkwy.	120184	54,884	98,964	8	7.65%	4,706	7,323	F	1.20	5%	9	13	7,332	F	1.21	7,336	F	1.21
	S. of Daniels Pkwy.	120057	63,000	90,000	8	4.56%	5,326	6,959	F	1.14	10%	18	26	6,978	F	1.15	6,986	F	1.15

<sup>1</sup> Annual Growth Rate was calculated utilizing AADT data from 2016 Lee County Traffic Count Report and FDOT Florida Traffic Online (2016).

<sup>2</sup> 2016 peak hour peak season peak direction traffic volumes were obtained from the 2017 Lee County Public Facilities Level of Service and Concurrency Report.

**2017 LEE COUNTY PUBLIC  
FACILITIES LEVEL OF SERVICE AND  
CONCURRENCY REPORT**

Table 18 (cont.): Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,249	D	1,313	
	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,249	D	1,313	
	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,315	D	1,382	
	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,101	D	2,208	
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,291	D	2,408	
	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	D	2,381	Constrained
	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	F	3,060	F	3,359	Constrained
	PALOMINO LN	I-75	6LD	E	3,040	F	3,060	F	3,216	Constrained
	I-75	TREELINE AVE	6LD	E	3,260	B	2,656	B	2,791	
	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	B	2,656	B	2,791	
	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	B	2,589	B	2,721	
	GATEWAY BLVD	SR 82	4LD	E	2,160	B	1,928	B	2,108	SKY Walk old count, Crane Landing
DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	380	F	878	
GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	634	C	666	
	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,233	C	1,337	
	BASS RD	WINKLER RD	6LD	E	2,780	C	1,233	C	1,296	
	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,233	C	1,296	
	SUMMERLIN RD	US 41	6LD	E	2,780	B	2,026	C	2,171	
GUNNERY RD	SR 82	23RD ST SW	4LD	E	1,920	B	1,017	B	1,086	
	23RD ST SW	LEE BLVD	4LD	E	1,920	B	1,017	B	1,086	
	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	763	C	896	
HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,397	B	1,468	
	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,382	B	1,452	
	MOODY RD	US 41	4LD	E	1,880	B	1,382	B	1,452	
HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	506	E	532	
	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	506	E	532	
	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	2,960	D	1,239	D	1,302	4 lane under construction
	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	D	1,239	D	1,302	
JOEL BLVD	BELL BLVD	18TH ST	4LN	E	2,120	B	622	B	831	Joel Blvd CPD
	18TH ST	SR 80	2LN	E	1,010	C	377	C	396	
LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	B	2,552	B	2,682	
	ALVIN AVE	GUNNERY RD	6LD	E	2,840	B	2,064	B	2,184	
	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	B	2,364	B	2,485	
	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	649	B	682	
	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	649	B	682	
LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	832	B	853	
LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	393	C	413	
	US 41	BUS 41	2LN	E	860	C	431	C	453	
LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	B	357	B	439	4 Ln design & ROW

Table 18 (cont.): Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	
THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	1,120	B	1,221	
	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	B	665	B	838	
TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	B	1,455	B	1,673	Harley Davidson
	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	754	A	792	
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	D	469	D	495	
	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	880	B	593	B	625	
	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	B	666	B	700	
	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	D	669	D	756	old count projection
	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	B	350	B	395	old count projection

**F** = Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)

Table 21: FDOT Maintained Existing and Future Roadway LOS<sup>20</sup> in Unincorporated Areas

NAME	ROADWAY LINK			100th HIGHEST HOUR DIRECTIONAL VOLUME				NOTES
				STANDARD		2016		
	FROM	TO	TYPE	LOS	MAX	LOS	EXIST	
BUS 41 (N TAMIAMI TR)	CITY LIMITS (N END EDISON BRIDGE)	SR 78	6LD	D	3,171	C	1,575	
	SR 78	LITTLETON RD	4LD	D	2,100	C	985	
	LITTLETON RD	US 41	4LD	D	2,100	C	537	
I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,500	D	5,255	
	CORKSCREW RD	ALICO RD	6LF	D	5,500	D	5,255	
	ALICO RD	DANIELS PKWY	6LF	D	6,500	D	5,326	
	DANIELS PKWY	COLONIAL BLVD	6LF	D	5,500	D	4,706	
	M.L.K.(SR 82)	LUCKETT RD	6LF	D	5,500	D	4,628	
	LUCKETT RD	SR 80	6LF	D	5,500	C	4,419	
	SR 80	SR 78	6LF	D	5,500	C	3,608	
McGREGOR BLVD (SR 867)	SR 78	COUNTY LINE	6LF	D	5,500	B	2,715	
	OLD MCGREGOR BLVD/GLADIOLUS DR	A&W BULB RD	4LD	D	2,100	C	1,660	
	A&W BULB RD	COLLEGE PKWY	4LD	D	2,100	C	1,836	
	COLLEGE PKWY	WINKLER RD	2LN	D	924	C	815	Constrained
MICHAEL G RIPPE PKWY (SR 739)	WINKLER RD	CITY LIMITS (S OF COLONIAL BLVD)	2LN	D	924	F	1,194	Constrained
	US 41	ALICO RD	4LD	D	2,100	C	1,225	
METRO PKWY (SR 739)	ALICO RD	SIX MILE PKWY	6LD	D	3,171	C	1,225	
	SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	1,199	
METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	2,100	C	1,359	
	CRYSTAL DR	IDLEWILD ST	4LD	D	2,100	C	1,798	
	IDLEWILD ST	COLONIAL BLVD	4LD	D	2,100	C	1,746	
	E OF COLONIAL BLVD	GATEWAY BLVD	2LN/ 6LD	D	970/ 3,020	F	1,545	widening to 6 lanes is under construction 6 lane constr 2022 6 lane constr 2018 4 lane construction 2018
GATEWAY BLVD	GRIFFIN DR/RAY AVE	2LN/ 6LD	D	970/ 3,020	F	990		
GRIFFIN DR/RAY AVE	DANIELS PKWY/GUNNERY RD	2LN/ 6LD	D	970/ 3,020	C	901		
DANIELS PKWY/GUNNERY RD	HOMESTEAD RD	2LN	D	1,190	F	1,649		
HOMESTEAD RD	ALABAMA RD	2LN/ 6LD	D	1,190/ 3,020	F	1,649		
ALABAMA RD	BELL BLVD	2LN/ 4LD	D	1,190/ 2,000	C	534		
BELL BLVD	COUNTY LINE	2LN/ 4LD	D	1,190/ 2,000	C	597		
SAN CARLOS BLVD (SR 865)	MANTANZAS PASS BRIDGE	MAIN ST	2LN	D	880	F	1,096	Constrained
	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,096	PD&E Study
	SUMMERLIN RD	KELLY RD	2LD	D	970	D	921	
	KELLY RD	GLADIOLUS DR/OLD MCGREGOR BLVD	4LD	D	2,100	C	921	
SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,902	

20 FDOT 2016 District 1 LOS Spreadsheet <http://www.fdot.gov/planning/systems/programs/sm/los/districts/district1/default.shtm>

**TRAFFIC DATA FROM THE 2016  
FLORIDA TRAFFIC INFORMATION  
ONLINE**

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6052 - SR 876/DANIELS PKWY, W OF JETPORT COMMERCE PKWY, PTMS 76, LCPR 50 SIS

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	53000	E	0	0	9.00	57.10	2.50
2015	51500	E	0	0	9.00	52.00	2.30
2014	51000	S			9.00	59.60	2.50
2013	50500	F			9.00	59.60	2.40
2012	50058	C	E 20167	W 29891	9.00	59.60	3.90
2011	52175	C	E 21167	W 31008	9.00	59.70	3.10
2010	59400	F	E 39000	W 30400	10.13	59.66	3.40
2009	46206	C	E 17395	W 28811	10.13	59.66	4.30
2008	35132	C	E 16316	W 18816	12.04	66.57	2.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2016 HISTORICAL AADT REPORT

COUNTY: 13 - LEE

SITE: 6048 - DANIELS PKWY, E OF CHAMBERLIN PKWY, PTMS 2048, LCPR 4\* SIS

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	39000	E	0	0	9.00	57.10	4.20
2015	38000	E	0	0	9.00	56.60	5.20
2014	37500	E	0	0	9.00	71.40	3.20
2013	37160	S	E 17647	W 19513	9.00	58.00	4.20
2012	35000	S	0	0	9.00	64.00	3.20
2011	35000	F	E 0	W 0	9.00	64.00	3.10
2010	36252	C	E 18015	W 18036	11.06	64.00	3.40
2009	34156	C	E 17007	W 17149	11.15	63.65	4.30
2008	34300	C	E 17434	W 17466	11.25	72.98	4.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4175 - DANIELS PARKWAY, EAST OF GATEWAY BLVD.

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	36000 S	E 18000	W 18000	9.00	54.80	3.30
2015	34000 F	E 17000	W 17000	9.00	55.50	3.30
2014	32000 C	E 16000	W 16000	9.00	55.20	3.30
2013	26500 S	E 13000	W 13500	9.50	55.00	10.50
2012	26500 F	E 13000	W 13500	9.50	55.30	11.50
2011	26500 C	E 13000	W 13500	9.50	55.20	11.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0184 - SR-93/1-75, 1.7 MI S OF DANIELS PKWY U/P, LEE CO

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2018	96964	C	N 49086	S 49878	9.00	59.80	9.10
2015	89417	C	N 44274	S 45143	9.00	58.40	9.10
2014	77211	C	N 38700	S 38483	9.00	58.40	8.40
2013	71734	C	N 35681	S 36113	9.00	58.40	8.40
2012	71868	C	N 35966	S 35902	9.00	56.20	8.30
2011	70160	C	N 35176	S 34984	9.00	55.60	8.40
2010	67723	C	N 33333	S 34364	9.78	54.70	8.60
2009	54500	F	0	0	9.40	55.84	13.60
2008	54884	C	N 28740	S 26144	8.79	56.75	16.50
2007	55702	C	N 28310	S 26392	8.79	56.75	16.50
2006	56478	C	N 29511	S 26967	8.79	56.75	16.50
2005	54009	C	N 28021	S 25988	8.80	54.70	15.30
2004	50801	C	N 26594	S 24217	9.70	57.80	9.00
2003	48500	F	N 25500	S 23000	9.70	57.80	9.00
2002	46667	C	N 24674	S 21933	9.70	57.80	13.10
2001	44784	C	N 23732	S 21052	9.90	57.20	14.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0057 - SR-91/1-75, S OF SR 884/COLONIAL BLVD/CR 884

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	90000	C	N 44500	S 45500	9.00	56.10	11.60
2015	83500	C	N 41500	S 42000	9.00	56.80	12.10
2014	77000	C	N 38000	S 39000	9.00	56.40	11.90
2013	68500	C	N 34500	S 34000	9.00	57.70	10.50
2012	65000	C	N 33000	S 32000	9.00	56.40	11.90
2011	64500	C	N 32000	S 32500	9.00	55.80	12.40
2010	66000	C	N 33000	S 33000	9.64	55.58	11.00
2009	62000	F	N 31000	S 31000	9.40	55.84	14.00
2008	63000	C	N 31500	S 31500	9.07	55.79	14.00
2007	75000	C	N 37500	S 37500	9.29	52.37	16.40
2006	78500	C	N 39500	S 39000	4.72	54.35	17.70
2005	75000	C	N 37500	S 37500	9.90	52.90	15.60
2004	66500	C	N 32500	S 34000	9.20	51.40	15.60
2003	63500	C	N 31000	S 32500	9.60	52.50	15.60
2002	63000	F	N 31500	S 31500	9.90	55.70	15.70
2001	60000	C	N 30000	S 30000	10.00	55.40	14.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4414 - THREE OAKS PKWY, S OF ALICO RD LC 414

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	14500 S	N	7800	S 6700	9.00	56.10	3.90
2015	15100 F	N	8100	S 7000	9.00	55.50	3.90
2014	14400 C	N	7900	S 6700	9.00	52.00	3.90
2013	11900 S	N	6300	S 5600	9.00	54.60	3.50
2012	11400 F	N	6000	S 5400	9.00	52.80	3.50
2011	11400 C	N	6000	S 5400	9.00	53.20	3.50
2010	11100 S	N	5700	S 5400	10.23	55.69	5.60
2009	11300 F	N	5800	S 5500	10.29	53.14	5.60
2008	11700 C	N	6000	S 5700	10.77	53.61	5.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

**TRAFFIC DATA FROM THE 2016 LEE  
COUNTY TRAFFIC COUNT REPORT**

Daily Traffic Volume (AADT)

STREET	LOCATION	Sta- tion #	Daily Traffic Volume (AADT)										CS	Area		
			2007	2008	2009	2010	2011	2012	2013	2014	2015	2016				
SUNRISE BLVD	E OF BELL BLVD	480	900	800	700	900									6	5
SUNSHINE BLVD	N OF IMMOKALEE RD	413	3600	3600	2800	3000				3900	4000		3900		22	5
SUNSHINE BLVD	S OF LEE BLVD	406	6300	5300	5700	6500				6100	7100		7500		22	5
SUNSHINE BLVD	N OF LEE BLVD (CR 884)	412	10200	9100	8600	9600				10300	8300		10100		22	5
SUNSHINE BLVD	N OF W 12TH ST	479	6200	6200	5200										22	5
TERMINAL ACCESS RD	E OF TREELINE AVE	59	25000	23800	23400	23800	24000	23300	23500	26400						4
THREE OAKS PKWY	S OF CORKSCREW RD	525	14000	17700	15700	16700	16100	18700	18800			20900	21800		25	4
THREE OAKS PKWY	N OF CORKSCREW RD	415	18000		15100	13200	14700	20200	19900						25	4
THREE OAKS PKWY	S OF ESTERO PKWY	<u>72</u>								16000	16600	16500	16800			
THREE OAKS PKWY	S OF ALICO RD	414	9900			9500	9500	12700	13700	11800	12300	13100			25	4
TICE ST	W OF ORTIZ AV	417	3400	2900	2500	2600									20	3
TICE ST	W OF I 75	416	3400	2600	2200	2400				3000			3500		20	3
TREELINE AVE	S OF COLONIAL BLVD	453	7100		8800	7300									61	3
TREELINE AVE	S OF PELICAN COLONY BLVD	<u>62</u>		5600	6900	6600	7300	8200	8900	9700	10800	11600				3
TREELINE AVE	N OF DANIELS PKWY	454	5100	5600	4500	5400									61	3
TREELINE AVE	S OF DANIELS PKWY	502	27600	23500	25900	22100									61	4
TREELINE AVE	N OF AIRPORT TERMINAL	<u>61</u>	27700	25500	25100	24000	23600	23800	24500	25500	23800	25000				4
12 ST W	E OF GUNNERY RD	472	5100	3100	3200	3400						4100			22	5
23RD ST SW	E OF GUNNERY RD	469	10000	8700	9400	10100				10200	11000		11800		22	5

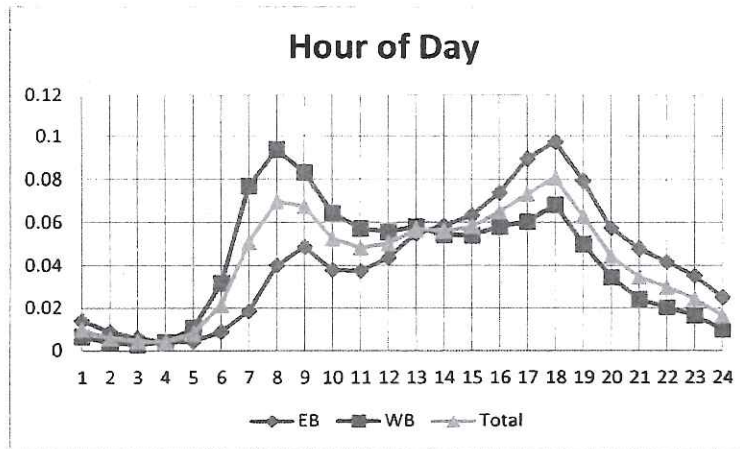
## PCS 48 - Daniels Parkway East of Chamberlin Parkway

2015 AADT = 37,300 VPD

Hour	EB	WB	Total
0	1.42%	0.65%	0.99%
1	0.88%	0.36%	0.59%
2	0.61%	0.29%	0.43%
3	0.40%	0.41%	0.41%
4	0.44%	1.08%	0.80%
5	0.88%	3.18%	2.16%
6	1.87%	7.70%	5.11%
7	4.03%	9.38%	7.00%
8	4.88%	8.32%	6.79%
9	3.81%	6.44%	5.27%
10	3.76%	5.73%	4.86%
11	4.39%	5.56%	5.04%
12	5.50%	5.80%	5.67%
13	5.86%	5.42%	5.62%
14	6.37%	5.41%	5.84%
15	7.41%	5.80%	6.52%
16	8.98%	6.04%	7.35%
17	9.76%	6.83%	8.13%
18	7.95%	5.01%	6.32%
19	5.76%	3.46%	4.48%
20	4.81%	2.43%	3.48%
21	4.20%	2.04%	3.00%
22	3.52%	1.66%	2.49%
23	2.52%	0.98%	1.66%

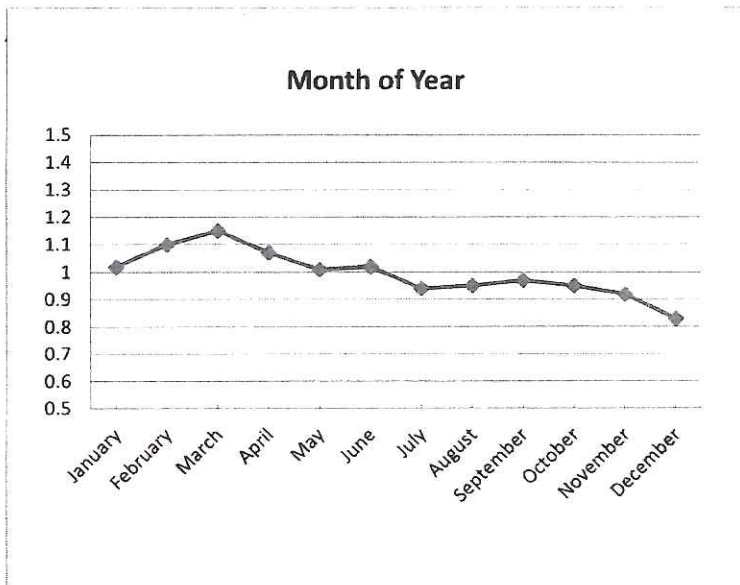
Month of Year	Fraction
January	1.02
February	1.1
March	1.15
April	1.07
May	1.01
June	1.02
July	0.94
August	0.95
September	0.97
October	0.95
November	0.92
December	0.83

Directional Factor		
AM	0.80	WB
PM	0.60	EB



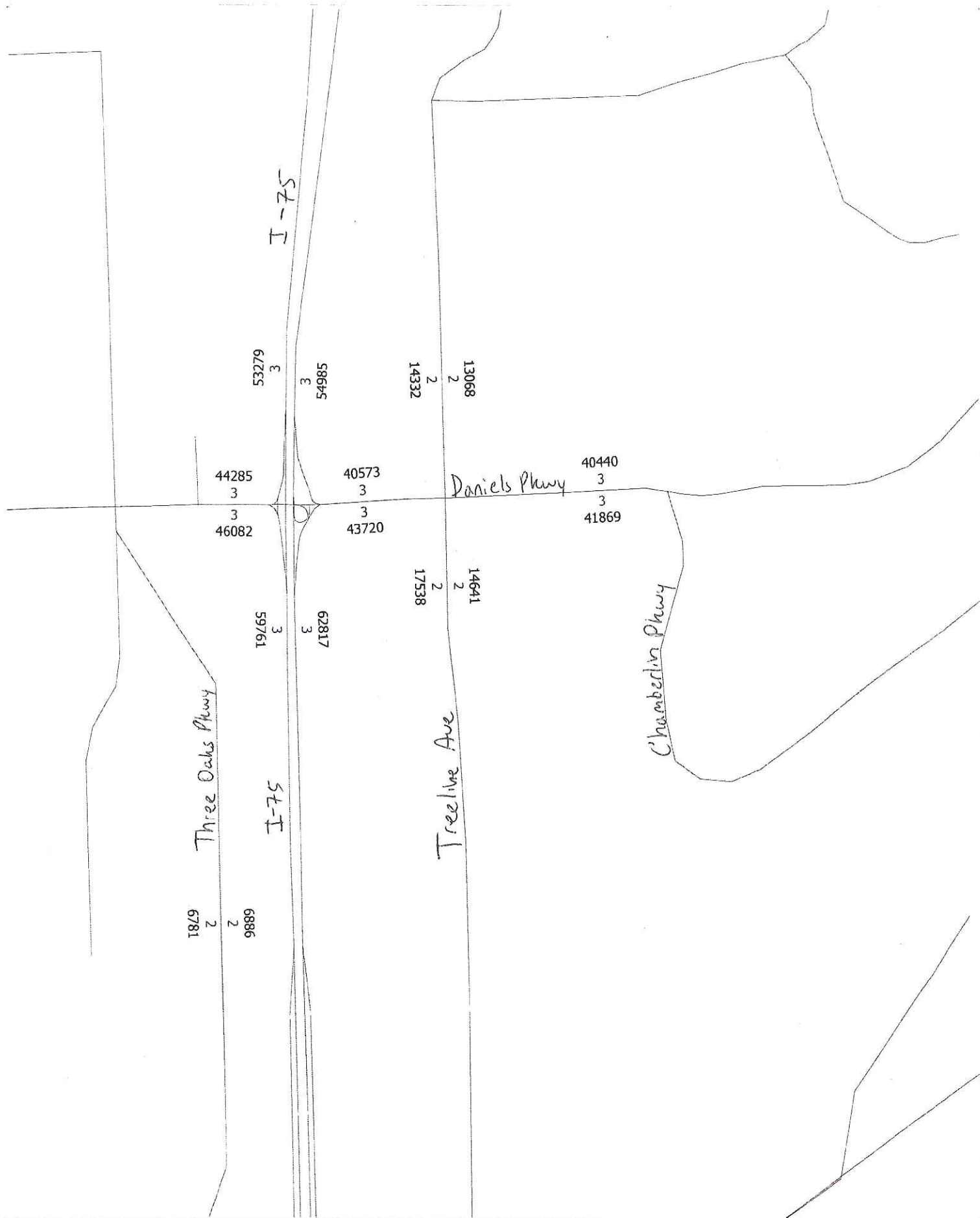
Day of Week	Fraction
Sunday	0.66
Monday	1.05
Tuesday	1.11
Wednesday	1.11
Thursday	1.1
Friday	1.13
Saturday	0.86

Design Hour Volume		
#	Volume	Factor
5	4463	0.120
10	4180	0.112
20	4074	0.109
30	4019	0.108
50	3946	0.106
100	3835	0.103
150	3732	0.100
200	3677	0.099





**2040 E+C NETWORK VOLUMES**



SR 82

