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Letter of Transmittal

To: **ATTENTION: LEE COUNTY ZONING INTAKE COUNTER**
1500 Monroe Street, 1st Floor
Fort Myers, FL 33901

From: **Alexis Crespo**

CC: **Dirk Danley**

Date: **October 5, 2018**

Subject: **Treeline 115 Sufficiency Response (DCI2018-00007)**

The following items are transmitted as listed below:

Quantity	Description
3	Copies of Complete Resubmittal Package

REMARKS: Please see attached. Thanks!

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Mr. Dirk Danley, Jr.
Senior Planner
Lee County DCD Zoning Section
1500 Monroe Street
Fort Myers, FL 33901

RE: Treeline 115 MPD (DCI2018-00007)
Sufficiency Response

DCI 2018-00007

Dear Mr. Danley:

Enclosed please find responses to your insufficiency letter dated August 3, 2018. The following information has been provided to assist in your review of the petition:

1. Three (3) copies of the Comment Response Letter;
2. Three (3) copies of revised Schedule of Uses;
3. Three (3) copies of the revised Site Development Regulations;
4. Three (3) copies of the revised Project Narrative with Lee Plan analysis;
5. Three (3) copies of the Environmental Report;
6. Three (3) copies of revised Traffic Impact Statement; and
7. Three (3) copies of revised Master Concept Plan (11"X17" and 24"X36").

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

Zoning Review:

1. Please describe the method of calculating density off of the commercial tracts for residential development.

   RESPONSE: The density calculation is as follows and has been updated on the attached revised application form (Part 4).

Land Use	Acreage
Residential (including right-of-way)	105 AC
Commercial (including right-of-way	10 AC
TOTAL SITE ACREAGE	**115 AC**

	Acreage	Maximum Density	Density Yield/Unit Count
Residential (Uplands)	53 AC	6 du/AC	318 du
Residential (Preserved Wetlands)	28 AC	6 du/AC	168 du
Impacted Wetlands	34 AC	1 du/20 AC	1.7 du
		MAXIMUM DENSITY	**488 du**

Planning Review:

1. Staff has reviewed the density calculations and finds the requested number (for multiple family) is right at the maximum allowable density. Based on final design (which could include additional wetland impacts) and an inconsistency found on the MCP the requested density could be over the maximum allowable density.

   RESPONSE: So noted. The Applicant is amenable to a condition that notes any additional impacts would result in reduced density.

2. There appears to be an inconsistency on the Master Concept Plan. The Land Use Summary identifies 9.2 acres of commercial area which is in substantial agreement with the density calculations in the application, while the Open Space Summary shows a total of 23.2 acres of commercial area which is not consistent in the density calculations and would result in the project being over the maximum allowable density.

   RESPONSE: Please refer to the corrected Land Use Summary and Open Space Summary Tables.

3. Please update the analysis of the Wetlands Future Land use category to include allowable uses. The current analysis addresses only residential density.

   RESPONSE: Please refer to the revised Project Narrative. The Lee Plan analysis has been updated accordingly.

4. Please note, the application may be able to request density be calculated from the entire project area based on the concurrent CPA and Lee Plan Policy 11.1.2.

   RESPONSE: The Applicant appreciates Staff's mention of this policy provision. The Applicant proposes a minimum of two (2) land uses (commercial and residential), but not the light industrial that would allow for the calculation of density across the entire MPD.

Legal Description Review:

1. The closure ratio of the legal description is 1:868. Must obtain a 1:5,000 ratio to be sufficient. Boundary survey not certified to Lee County.

   RESPONSE: An updated survey will be submitted under a separate transmittal with the above corrections.

Environmental Review:

1. Protected Species Survey: Provide a map showing the location of the species that were observed on the site.

   RESPONSE: Please refer to the Environmental Report enclosed. The Species Siting Locations is included as page 6 of 18.

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2. FLUCCS: Please revise the FLUCCS map to provide the percentage of exotic vegetation found in each FLUCCS on the site. Currently, the FLUCCS indicates "D" and does not indicate an exotic coverage percent. This is important because anything under 75% exotic is considered indigenous and may be used to meet indigenous open space requirements (LDC 10-1).

   RESPONSE: Please refer to the Environmental Report enclosed There are no FLUCCS designations with greater than 75% exotic vegetation infestation.

3. FLUCCS: The FLUCCS map indicates some areas within the preserve to be Pine Flatwood (FLUCCS 411) but the aerial shows open pasture. Please double check the accuracy of the FLUCCS map and remove all areas that do not meet the definition of indigenous (LDC 10-1) from the proposed preserve areas.

   RESPONSE: The area has been logged recently as evidenced by the large number of stumps encountered. The area is naturally regenerating to Flatwoods at a brisk pace. The character of the areas designated 411 is that of a flatwoods community, not of a Saw palmetto prairie or mixed pine community.

4. FLUCCS: The Lee Plan analysis for Policy 1.5 indicates that the isolated wetlands are disturbed by agricultural uses. However, the FLUCCS does not indicate pasture or disturbed FLUCCS codes. Please make sure the Lee Plan analysis and the supporting documents are consistent.

   RESPONSE: Please refer to the revised Project Narrative. The Lee Plan analysis section has been updated for consistency with the Environmental Report.

5. Property Regulations: The property regulations do not indicate what the preserve setbacks will be. LDC 10-415 (b)(1)(c) and the State Fire Code require a 20-foot setback from wetlands and a 30-foot setback from fire dependent communities (i.e. pine flatwood, palmetto prairie, and xeric scrub). Please provide the appropriate setbacks in the property regulations.

   RESPONSE: Please refer to the enclosed Site Development Regulations. Preserve setbacks have been provided in accordance with the LDC.

6. Open Space: Please provide an open space diagram illustrating the areas used for open space. Please label the individual preserve acreages on the open space diagram. Please label the open space being used to meet the Commercial open space requirements (30%) and the Residential open space requirements (40%).

   RESPONSE: Details regarding the exact location of open space areas in the commercial outparcels are not known at this time. The ultimate location of the buildings, parking, supportive infrastructure and open space will be determined when an end user is in place, as an office development program will locate the open space in different areas than a commercial retail operation would. It is understood the MPD must comply with the minimum open space requirement set forth on the MCP, and zoning conditions.

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7. Buffer: A Type D buffer must be provided north of the preserve adjacent to Treeline Avenue. The MCP does not illustrate a dashed 15-foot Type D buffer line in this area.
RESPONSE: Please refer to the revised Master Concept Plan. The 15' wide Type "D" buffer has been labeled in this location.

8. Phasing: If project is planned to be phased, please provide a written statement breaking down the phasing schedule (LDC 34-373). Include the open space, landscaping, indigenous preserves, and surface water management. If not, the indigenous preserves and perimeter buffering will be required to be completed as part of the first development order.

RESPONSE: So noted. Phasing is not known at this time. It is understood the project must comply with the conditions of approval in place at the time of development order permitting.

9. Stormwater Management: Typically, a perimeter berm is constructed around the perimeter of the development to contain onsite stormwater so that it can be pre-treated before entering into the County's system. This helps with water quality. Please describe and illustrate as part of the stormwater management plan where the perimeter berm will be constructed, show the areas for pre-treatment, and provide this as part of the water quality section within the Lee Plan analysis. Please keep in mind that if the perimeter berm is to be constructed on the property line the indigenous preserve areas may be impacted and could affect the density calculations. Please make appropriate changes to the preserve acreages, density and provide cross sections to illustrate the impacts. If proposed on the inside of the preserve (internal to the project), please provide a cross section to ensure that no impacts to the preserve occur as a result of the construction of the berm.

RESPONSE: The project will maintain the minimum preserve requirements set forth on the Land Use Summary and Open Space Summary Tables. It is unknown if the stormwater management berm will be constructed on the development side of the preserve, or exterior of the site, but in no case shall the provided preserve on development order plans fall below the minimum required to meet LDC requirements.

TIS Review:

1. Trip generation must be based on the combination of the uses shown in the Schedule of Uses on the Master Concept Plan which generates the highest total number of trips during the A.M. and P.M. peak hour of the adjacent street(s). [AC-13-17]

   The site design parameters that are stated in the TIS do not appear to correspond to the parameters that are stated and/or depicted in the non-TIS submittals. The TIS appears to describe limitations on the number of single family dwelling units and medical office gross floor area, whereas other submittals (including the application and narrative) do not. Please review and revise the TIS (or other submittals) accordingly.

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RESPONSE: Please refer to the revised Schedule of Uses, which has been revised to limit the number of single-family units 275 dwelling units and 25,000 square feet of medical uses to align with the TIS.

2. Background Traffic: The TIS must contain 100th highest traffic for the current year and for the year following the year in which the project is expected to be completed. [AC-13-17]

   - The TIS does not appear to identify and use the correct existing traffic volume on at least one link in the analysis. See Treeline Avenue. Please review and revise the TIS accordingly.

   - The TIS does not appear to provide the raw unadjusted turning movement counts at the site access to Treeline Avenue, including westbound Dartington Drive trips. Please review and revise the TIS accordingly.

   RESPONSE: Please refer to the revised TIS enclosed.

3. Miscellaneous Items.

   - The TIS review is not complete. Review Comments are based upon information presented in the TIS in its present form. The TIS reviewer reserves the right to comment on and/or require revisions to any portion of the TIS, whether or not it was part of the original submittal or subsequent revisions, until the TIA has been deemed sufficient for substantive review.

   RESPONSE: So noted.

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.

Sincerely,

WALDROP ENGINEERING, P.A.



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

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Enclosures

cc: Brian Freeman, BJ Holdings of Fort Myers
Sarah Spector, Esq., ROETZEL
Brown Collins, Synecological Analysts, Inc.
Ted Treesh, TR Transportation Consultants, Inc.

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Treeline 115 Mixed Use Planned Development – Schedule of Uses

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Commercial Tract:

Accessory uses and structures
Accessory apartment
Administrative offices
Agricultural uses, as limited by Conditions
Animals, clinic or kennel
ATM (Automatic Teller Machine)
Auto parts store
Automobile repair and service
Automobile service station
Bar or cocktail lounge subject to the provisions of LDC Section 34-1264.
Bed and breakfast
Business services, Group I
Car wash
Caretaker's residence
Cleaning and maintenance services
Clothing stores, general
Clubs:
- Fraternal, membership organization
- Private

Community gardens
Consumption on premises
Convenience food and beverage store
Cultural facilities
Day care center, child and adult
Drive-through facility for any permitted use
Drugstore, pharmacy
Dwelling units - A maximum of 275 single-family units or 487 multi-family units
- Single-family
- Two-family attached
- Townhouse
- Multiple-family building
- Zero lot line

Entrance gates and gatehouse
Essential services
Essential service facilities, Group I
Excavation – water detention and retention
Fences, walls
Food and beverage service, limited
Food stores, Group I

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Gift and souvenir shop
Hardware store
Healthcare facilities, Groups I-III
Hobby, toy and game shops
Home occupation
Insurance company
Lawn and garden supply store
Manufacturing of food and kindred products, Group II (brewery), in accordance to the provisions of LDC Section 34-1264.
Medical office – limited to a maximum of 25,000 square feet
Model homes, model display center
Nonstore retailers, Group I
Paint, glass and wallpaper stores
Parks, Groups I and II
Parking lot, accessory
Personal Services, Groups I and II (excluding massage parlors and steam or Turkish bath)
Pet services
Pet shops
Pharmacy
Post office
Real estate sales office
Recreation facilities, commercial
Recreational facilities, personal, private on-site, private off-site
Religious facilities
Rental or leasing establishments, Group I-III
Residential accessory uses
Restaurant, fast food
Restaurants, all groups
Schools, commercial and non-commercial
Self-service fuel pumps
Signs, in accordance with Chapter 30
Specialty retail shops, all groups
Storage, indoor and open
Studios
Supermarket
Temporary Uses
Transportation services, Groups II-III
Used merchandise stores, Group I
Variety Store
Vehicle and equipment dealers, Groups I-III

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<u>Residential Tract:</u>
Accessory uses, as defined by the LDC
Clubs, private
Community administrative office
Community gardens
Consumption on Premises in conjunction with recreational facilities
Dwelling units – Limited to 487 dwelling units in MPD:

- Live-work
- Single-family
- Two-family attached
- Townhouse
- Multiple-family building
- Zero lot line

Entrance gates and gatehouses
Essential services
Essential service facilities, Group I
Excavation – water detention and retention
Fences, walls
Home occupation
Models, model home, display center, sales center
Parking lot, accessory, temporary
Real estate sales office
Residential accessory uses and structures
Signs – in accordance with Chapter 30 and 33 of LDC
Temporary Uses

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Treeline 115 MPD

Site Development Regulations

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SITE DEVELOPMENT REGULATIONS												
Land Use	Min. Lot Size	Min. Lot Width	Min. Lot Depth	Min. Front Setback (1)	Side Setback	Rear Setback	Accessory Setback (2)	Max. Bldg. Height	Min. Bldg. Separation	Max. Lot Coverage	Waterbody	Preserve
Single-Family Detached	4,500 SF	40′	100′	20′/15′/10′	5′	10′	5′/0′	35′	10′	55%	20′/0′	Per LDC
Zero Lot Line	4,000 SF	40′	100′	20′/15′/10′	10′/0′	10′	5′/0′	35′	10′	60%	20′/0′	Per LDC
Two-Family Attached	3,500 SF	35′	100′	20′/10′	5′/0′	10′	5′/0′	35′	10′	60%	20′/0′	Per LDC
Townhouse	1,800 SF	18′	100′	20′/10′	7.5′/0′	10′	5′/0′	45′	15′ (3)	65%	20′/0′	Per LDC
Multi-Family Building	7,500 SF	75′	100′	20′	N/A	10′	5′/0′	65′	15′ (3)	50%	20′/0′	Per LDC
Retail	N/A	N/A	N/A	25′	0′	0′	0′	65′	N/A	50%	20′/0′	Per LDC
Office	N/A	N/A	N/A	25′	0′	0′	0′	65′	N/A	50%	20′/0′	Per LDC
Mixed-Use Buildings	N/A	N/A	N/A	25′	0′	0′	0′	65′	N/A	50%	20′/0′	Per LDC

(1) 20′ min. front setback for front-loaded garages. 15′ min. front setback for side loaded garages. 10′ min. front setback for rear-loaded/alley lots and secondary front setback on corner lots

(2) 0′ accessory setback where rear lot line abuts platted lake maintenance easement or landscape buffer easement

(3) 15′ minimum building separation for structures 35′ in height or less. For structures greater than 35′ in height, the minimum building separation will be ½ of the building height.

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Treeline 115 Mixed Use Planned Development
Request Statement and Lee Plan Compliance Narrative

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I. Request

BJ Holdings of Fort Myers, LLC ("Applicant") is requesting approval to rezone the 115+/- acre site ("Property") from Agricultural (AG-2) and Light Industrial (IL) to Mixed-Use Planned Development (MPD). The rezone will allow for a maximum of 487 dwelling units and 100,000 SF of commercial uses.

II. Existing Conditions & Property History

The Property is located west of Treeline Avenue at the northeast corner of Daniels Parkway and Interstate-75. The Property is zoned AG-2 (Agricultural) & IL (Light Industrial) and is located within the Gateway/Airport Planning Community. The Property is subject to a companion Comprehensive Plan Amendment (CPA2017-00009) to re-designate the uplands from Tradeport to Urban Community. The Property is currently utilized as grazing land for agricultural operations.

III. Surrounding Land Use Pattern

The Property is an infill site, surrounded on all sides by existing development and public lands. 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 and a future public school site to the north; and mixed-use and public uses to the south.

In terms of surrounding densities, the Arborwood DRI to the east of Treeline Avenue has a density of 2.57 du/acre, and a mix of dwelling types ranging from single-family detached to multi-family buildings. South of the Property is the Arborwood Village CPD, which has a density of 10 du/acre approved for Tract 1, consisting of multi-family units. 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. 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.

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Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
NORTH	Tradeport & Wetlands	IPD (Industrial Planned Development) & AG-2 (Agricultural)	Industrial/Commercial Park & Vacant Agricultural Lands
SOUTH	Public Facilities, General Interchange, & Wetlands	AG-2 (Agricultural) & CPD (Commercial Planned Development)	Florida Highway Patrol Station & Lee County Rest Area
EAST	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)
WEST	Outlying Suburban & Wetlands	RPD (Residential Planned Development)	Right-of-Way (I-75); and Residential Planned Development (Renaissance)

The immediate area contains a dynamic mix of higher density multi-family development, lower density suburban-style communities, public and institutional uses, arterial-level roadways, and non-residential uses. The surrounding development pattern is evidence of the appropriateness of the proposed mix of non-residential and residential uses in the form of a compact Mixed Use Planned Development.

IV. Public Infrastructure

As outlined in the companion Comprehensive Plan Amendment application, the subject property is serviced by existing public infrastructure that can accommodate the proposed residential uses at the maximum density of 6 du/acre. Potable water and sanitary sewer services are available to the subject property by Lee County Utilities and City of Fort Myers Utilities. The surrounding roadway network has adequate capacity as set forth in the accompanying Traffic Circulation Analysis prepared by TR Transportation Consultants, Inc. There are also adequate community facilities and services in the immediate vicinity of the project, including Fire, EMS, a public library, and Parks.

V. Proposed Uses/Design Standards

Through this rezoning application, the Applicant proposes a mixed-use development program consisting of 487 multi-family dwelling units on approximately 105 acres of the site, and 100,000 square feet of commercial uses on 10 acres along the Treeline Avenue frontage.

The proposed mix of commercial and residential uses will complement the surrounding development pattern and provide for infill development in an area well-served by existing public infrastructure. It important to emphasize that the commercial and multi-family uses proposed through this MPD application represent a logical transition of the development pattern along Treeline Avenue, from the intensive General Interchange future land use category to the south, and the residential development to the north in the City of Fort Myers.

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The enclosed Master Concept Plan (MCP) delineates the location of residential uses towards the northern and western limits of the Property, while directing commercial uses along the Treeline Avenue frontage for easy access by future residents of the development, as well as the travelling public. Access to the Property is from Treeline Avenue. Emergency-only access is also provided to the industrial park to the north to provide for safe ingress/egress to the site.

Buffers are provided per the LDC along the perimeter property boundaries where required, including 15-foot wide buffers to the east and west where development abuts existing public rights-of-way. In addition to the buffers, the MCP proposes open space in compliance with the LDC, and 28 acres of wetland preservation areas. This on-site preserve acreage far exceeds the minimum requirements of the LDC, and will screen views of the development areas from adjacent properties.

The full details of the proposed development program are provided in the enclosed Master Concept Plan, Schedule of Uses, Site Development Regulations, and proposed conditions.

VI. Lee Plan Compliance

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).

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.

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POLICY 1.5. Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 114 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan.

The subject property contains approximately 62 acres of wetlands, and 53 acres of uplands. Of the 62 acres of freshwater wetlands, 28 are proposed for preservation, and 34 are proposed for impact. The density calculation reflects 1 du/20 acres for those wetland impact areas, while the preserved wetland and uplands are calculated at a density of 6 du/acre in accordance with the Urban Community future land use category. Therefore, the density calculation is consistent with this policy. The wetlands proposed for impact by the MCP are lower quality, isolated wetlands, while the larger wetlands that connect to larger wetland systems off-site are proposed for permanent preservation.

Permitted land uses in this category consist of low density residential uses and recreational uses. The proposed MPD complies with the allowable uses by limiting density to 1 du/20 acres for wetland areas, in accordance with Table 1(a).

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 rezoning 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,

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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 mix of residential and commercial uses 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 (including Arborwood CPD to the south). 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.

STANDARD 11.1 & 11.2: WATER & SEWER

Potable water and sanitary sewer services are available to service the development as outlined in the attached Availability Letter provided by Lee County Utilities.

STANDARD 11.3. TRANSPORTATION

TR Transportation Consultants has prepared the enclosed Traffic Impact Statement (TIS) in accordance with the county requirements. Per this analysis, all roadways within the project's area of impact have sufficient capacity to accommodate the traffic associated with the 487 dwelling units. The report also concludes that the project will not create any transportation deficiencies that need to be mitigated.

POLICY 61.3.6: Developments must have and maintain an adequate surface water management system, provision for acceptable programs for operation and maintenance, and post-development runoff conditions which reflect the natural surface water flow in terms of rate, direction, quality, hydroperiod, and drainage basin. Detailed regulations will continue to be integrated with other county development regulations.

Stormwater runoff from the subject property generally flows from east to west toward I-75. Water is directed under I-75 through a 6' x 4' box culvert located near the southwest corner of the subject property.

Onsite stormwater runoff will be conveyed to stormwater ponds where it will be treated and attenuated prior to discharging offsite. The peak discharge rate will be limited to 37 csm, the basin allowable discharge rate. Stormwater treatment will be provided in accordance with SFWMD requirements.

POLICY 107.2.4: Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.

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The subject property will contain contiguous wetland areas throughout the property. The northern wetland not only exists within the subject property, but also extends offsite to maximize the possibility of high-quality ecological communities.

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.

VII. Review Criteria

Per LDC Sec. 34-145(d)(4)(a)1 the following review criteria is met through this request:

a. The application is consistent with the uses and densities set forth for Urban Community Future Land Use Designation as outlined in the companion Comprehensive Plan Amendment application. Additionally, the project will meet or exceed the performance standards set forth in the Land Development Code for planned development zoning districts.
b. The request will meet or exceed all performance and locational standards set forth for the proposed 487-unit residential community, except where a deviation is requested and demonstrates the protection of public health, safety and welfare.
c. The proposed density is 6 dwelling units per acre is consistent with allowable densities in the Urban Community Future Land Use Category and will direct higher densities to infill sites in urban-designated areas of the County. Bonus Density is not being requested as part of this application. The proposed MPD is compatible with the single-family uses to the north and northwest, and provides a logical extension of the residential development pattern on Treeline Ave.
d. Access will be provided from Treeline Ave, a secondary access point to the north will provide emergency access to the development.
e. Approval of the request will not have a significant impact upon the surrounding roadway network. As outlined in the enclosed Traffic Impact Statement (TIS) prepared by TR Transportation Consultants, Inc., all impacted roadways can accommodate the traffic associated with the 487 dwelling units.
f. This request will not adversely affect environmentally critical areas and natural resources. The project will be preserving approximately 28 AC of wetlands. Gopher tortoises located on-site will be relocated according to the Florida Fish and Wildlife Conservation (FWC) regulations. Open space will be provided as required in LDC Chapters 10 and 34.
g. The Project be served by urban services, as defined in the Lee Plan, as it is located within a Future Urban area category. Public infrastructure and services are available to service the proposed development.

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VIII. Conclusion

The proposed MPD will address several sound planning principles that are currently of interest to Lee County. In direct compliance with the Lee Plan, the amendment will allow for infill development within an urbanized portion of the County that is currently serviced by public infrastructure, as presented above, the Property is adjacent to existing development on all sides, ranging from low and medium density single-family communities to higher density multi-family development to the south of the Property. Approval of this amendment will accommodate population growth within an appropriate area of the County with the requisite level of public services, and prevent intrusion of the new development into designated rural areas.

In summary, approval of this request will allow the Property to be developed in a manner that is consistent with the underlying Future Land Use category (upon approval of the companion CPA2017-00009), and is compatible with the surrounding land use pattern. The request directly supports the County's desire to direct new growth to infill locations in urban areas, and appropriately utilize public investment in infrastructure and services. The proposed rezoning will meet or exceed the standards set forth in the LDC for planned developments, except where a deviation has been requested. For these reasons, the Applicant respectfully requests approval of this rezone as proposed.

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Protected Species Survey
Treeline 115

Prepared for

BJ Holdings of Fort Myers, LLC
4245 Fowler St.
Ft Myers, FL 33901

26 June 2017

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Synecological Analysts® Inc.
2159 Morning Sun Ln
Naples, FL 34119

PROTECTED SPECIES SURVEY
TREELINE 115

Site Description

This site, approximately 115 acres in size, is located in sections 14 and 15, Township 46 S, Range 27E. It is bounded on the east by a Treeline Ave., on the NE by undeveloped land and the North by an industrial park. I-75 bounds this parcel on the West and a State Rest Area, FHP Headquarters and undeveloped land are located just south of this parcel. Pine flatwoods with a sparse canopy is the dominant upland site feature (approximately 50 acres). These are identified in the following FLUCCS Map.

Communities

There are approximately 54 acres of uplands on this site. Their extent and character are listed below.

Upland Communities

FLUCCS		Extent (ac)
411	Palmetto - Pine Flatwoods	49.0
	Total	54.1 ac.

The SWFWMD has recently completed a wetland jurisdictional determination (# 36-00039) on this project and identified approximately 62 acres of wetlands. The type and extent of site wetlands are listed below:

Wetland Communities

FLUCCS		Extent (ac)
621	Cypress	34.2
624D	Cypress/Pine Disturbed	27.8
723	AG Pond/OSW	0.1
	Total	62.1 ac

UPLAND COMMUNITY DESCRIPTIONS

411 - Palmetto - Pine Flatwoods

This community is characterized by a sparse Slash pine (*Pinus elliottii*) canopy of small to mid-size trees. The larger trees and many mid-size trees were logged a few years ago. The shrub strata is Saw palmetto dominated with occasional Sumac and Lyonia. Upland bluestems (*Andropogon spp.*) characterize the herbaceous strata.

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FLUCCS MAP

TREELINE 115

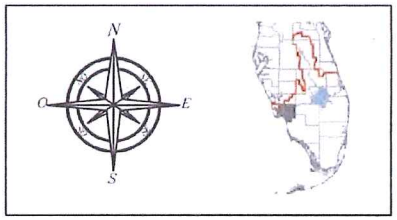
FLUCCS CODE

411 SLASH PINE FLATWOODS
424 MELALEUCA
621 CYPRESS
624 CYPRESS - PINE - CABBAGE PALM
742 BORROW AREA

FLUCCS AREA of polygon

411 - 45.5 ac
411 D - 4.8 ac
411/424 D - 3.5 ac
621 - 19.9 ac
624 - 1.2 ac
624 D - 39.9 ac
742 - 0.1 ac

DISTURBANCE CODE
D DRASTICALLY DISTURBED



0 250 500 1000 1500 ft

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411 - Palmetto - Pine Flatwoods / Disturbed
This community is characterized in the canopy level by scattered Slash pine and islands of Melaleuca that are growing on vegetation debris from past AG clearing. The shrub level of Saw palmetto has been drastically impacted. It still exists as a dominant, but in very reduced numbers. The herbaceous strata is often dominated by Grape with a trailing growth form. A complex mix of annual weedy species comprise the remainder of herbaceous vegetation.

424 - Melaleuca - The only significant presence of this exotic/invasive species exists exclusively on AG vegetation piles in one small area near the entrance gate off Treeline Ave.

WETLAND COMMUNITIES

There are approximate 62.1 ac of wetlands on this site. The Cypress heads (Fluccs 621) are of relatively high quality overall while the Cypress - Slash Pine - Cabbage Palm areas (Fluccs 624) are significantly degraded by historic impacts relating to AG use. It is noteworthy that there is a paucity of exotic woody shrubby components in any of the wetland areas on this site.

621 - Cypress
This community occurs as isolated heads in the central portion of the site. Along the southeast and northeast site boundary, larger areas occur. Bald Cypress (*Taxodium distichum*) and Pond Cypress dominate the canopy. Scattered Slash pine occur within this cypress matrix. Swamp bay and Dahoon characterize the shrub stratum along the margins. The shrub component Representative herbaceous components include Swamp Fern (*Blechnum serrulatum*) and Laurel greenbrier (*Smilax laurifolia*).

624 - Cypress/Pine/Cabbage Palm
This community is characterized by a canopy dominated by Pond cypress and Slash pine. The understory or minor canopy component of Cabbage palm (*Sabal palmetto*) typically found in this FLUCCS association is absent on this site, possibly because of the shallow cap rock found in many areas. The shrub component of this community is essentially absent because of previous logging impacts. Seedling Cypress and Slash pine, along with the occasional Dahoon holly comprise the few shrubby plants that exists here. The herbaceous community is dominated by a number of weedy wetland species as well as occasional areas of Sawgrass (*Cladium jamaicense*) and Blue flag (*Iris virginica*).

742 - Borrow Area
Borrow areas cover approximately 0.1 acres of this site and are essentially devoid of emergent vegetation.

TABLE

Habitats Surveyed				Transect	Observed
FLUCCS	Acreage	%	Description	Width(ft)	Species
411	45.5	0.2	Pine Flatwoods	50	
411D	8.6	2.7	Flatwoods/Disturbed	50	
621	34.41	6.7	Cypress	50	y
624	6.49	1.3	Cypress/Pine/C.Palm	100	y
742	159.80	31.1	Borrow Area	100	y
TOTAL		**100.0**			

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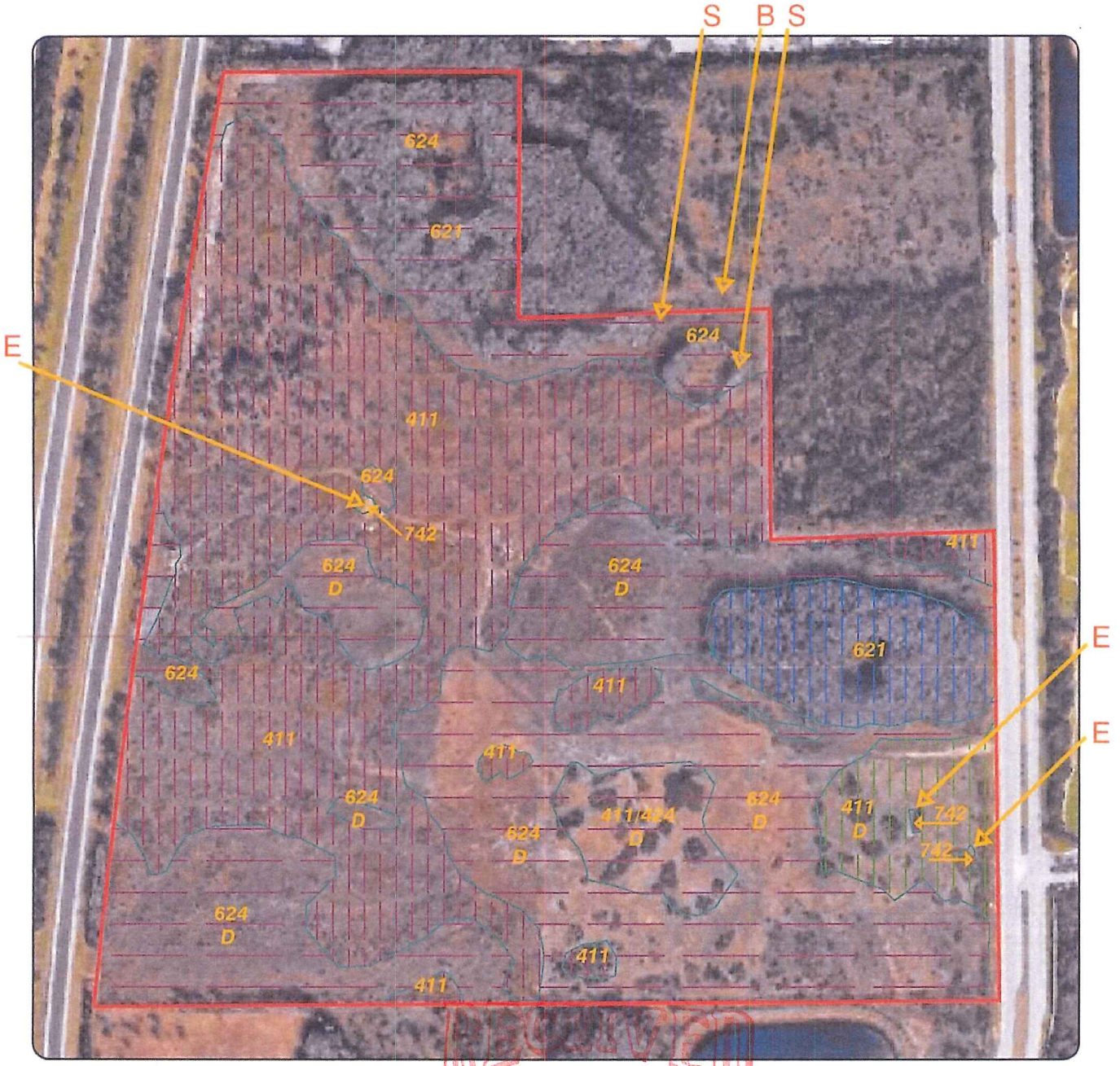
Methodology

The entire project site was field surveyed for protected species in Compliance with the Lee County Endangered Species Ordinance No. 89-34 using the Southern Biomes wandering transect method. Transect widths varied depending on ground cover and visibility, ranging from 50' in the Cypress (621) areas to averaging 100' in the FLUCCS 411 and 624 areas. Where herbaceous communities were occurred in a matrix of wooded areas, the smaller transect width was maintained through the herbaceous communities. The reason for a 100% survey was the large number of small, gerrymandered FLUCCS areas. In addition to the transect observations, unvegetated sandy areas near the fence lines were checked for sign early in the morning. The site was observed aerially at low altitude from a small plane to check for additional indicators. Because the entire site was surveyed completely concerns regarding small linear communities and ecotonal areas were addressed thoroughly. The Transect Location Map shows survey transects of the wooded areas.

The survey was conducted by Mr. Brown Collins and Mr. Derry Stockbridge. Mr. Collins has a B.S. in Range Science (69) and a MS in Range Science with a specialty in Plant Ecology (72). His curriculum included 24 hours of wildlife science courses and 30 hours of plant ecology. Another 12 hours included taxonomy in these areas. He was employed by the US Soil Conservation Service from 1972-74 as a Range Conservationist. He was a staff ecologist for Dames & Moore from 74-76. Most of his work assignments were out of Boca Raton and Bartow. From 1976 to 1986 he worked as a staff ecologist for Espey, Huston & Associates. He has been self employed as a consulting ecologist since 1986. During that time, he has conducted field surveys throughout Florida for both vegetation and faunal components for many projects, ranging from small commercial tracts to phosphate mines and power plants. His first southwest Florida project was the permitting of an Exxon drilling pad in the Big Cypress National Preserve in 1975. Other regional projects of interest include ecological surveys in conjunction with Stat 4/5 of the Everglades Restoration Project and the wetland impacts and mitigation for expansion of the Florida Gas pipeline.

Derry Stockbridge has a B.S. (70) and MS (73) in Wildlife Biology from the University of Georgia (Athens). He has been employed as a wildlife biologist by the Southeastern Cooperative Wildlife Disease Study Unit (72-73). He was a staff ecologist for Law Engineering (73-74), Woodward-Envicon (74), Dames & Moore (74-79). During that time he was a wildlife project manager for such projects as the Turkey Point Nuclear Power Plant and the Miami Jetport. Mr. Stockbridge formed and worked for Wildlife Specialists, Inc. from 1979 through 2017. He has conducted dozens of species studies relative to Lee County projects from 1988 through 2017.

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Phone: (239) 514-3998
Fax: (239) 514-0955

TRANSECT MAP and SPECIES SIGHTING LOCATIONS

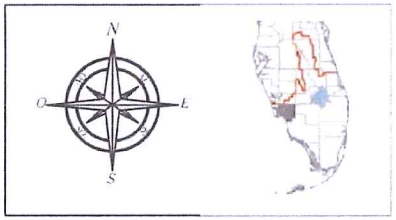
TREELINE 115

SPECIES SIGHTING LOCATIONS CODES

S - EASTERN GREY SQUIRREL

E - SNOWY EGRET

B - BOBCAT



0 250 500 1000 1500 ft

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Observations
Site sampling occurred in May and June, 2017. The time of survey and weather conditions are listed below.

Date	Time (EST)	Weather
10 May.	8:30AM- 12:15AM	Mid 70's- low 90's few clouds, winds gusty to 20MPH
13 May	7:30AM- 11:00AM	Shower - Temp same
21 May	7:00AM- 3:00PM	Mid 70's - Low 90's - Showers
6 June	9:00AM- 4:00PM	Mid 70's-high 80's - Showers
7 May	8:30AM- 2:30PM	High 60's-low 70's- Thunderstorm

No listed plant species were observed.

Five Snowy egret (Egretta thula) were observed. One was sighted on 21 May at 11:35 A.M. Two more were sighted on 6 June at 7:45 A.M. One was sighted at 2;26 PM on 6 June and one was sighted at 2:10 P.M. on 7 June. Sighting locations are shown on Figure XXX. Two squirrel nests were observed and are located on the species transect and location figure.

Snowy egrets in Florida nest in both coastal and inland wetlands, commonly in mangroves or willows (Ogden in Rodgers, Kale and Smith 1996). Nearly all nesting occurs over shallow expanses of open water. Foraging takes place in a wide variety of permanently and seasonally flooded marshes, lake shorelines, and water impoundments. Typically, the water is relatively shallow and calm. The impacts associated with the proposed project do not negatively impact nesting habitat for the Snowy egret and will increase the amount of Lake Shoreline vegetation for foraging. The location and type of squirrel nests observed preclude them being Big cypress fox squirrel. Vegetation is too dense and too large in this area to provide suitable habitat for this species. These are likely E. Grey Squirrel (*Sciurus carolinensis*) nests.

One item of interest for non-listed species was observed.

- A Bobcat (*Lynx rufus*) was observed offsite to the north in the Cypress preserve area associated with the industrial park surrounding it to the north, east and west. This observation was 21 May at 7:00 AM.

Given the highly impacted nature of much of the site, the relative paucity of listed species is not surprising. The small and disjunct nature of many of the wooded communities and the almost total absence of any wildlife forage in all strata may account in large part of the absence of listed species. It is possible that some protected species might use the area, the likelihood of high forage or residence usage is unlikely because of extremely low habitat quality in all areas except the cypress heads.

Flatwoods - 411 - 100% Surveyed

Common Name	**Scientific Name**	**Obs.**	**Notes**
Eastern Indigo Snake	*Drymarchon corais couperin*	*n*	
Gopher tortoise	*Gopherus polyphemus*	*n*	
Gopher frog	*Rana areolata*	*n*	
Southeastern American kestrel	*Falco sparverius paulus*	*n*	
Red-cockaded woodpecker	*Picoides borealis*	*n*	

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Florida panther	*Felis concolor coryi*	*n*
Big Cypress fox squirrel	*Sciurus niger avicennia*	*n*
Florida black bear	*Ursus americanus floridanus*	*n*
Kestrel	Falco sparverius paulus	*n*
Fakahatchee burmannia	*Burmannia flava*	*n*
Satinleaf	*Chrysophyllum olivaeforme*	*n*
Beautiful paw-paw	*Deeringothamnus pulchellus*	*n*
Florida coontie	*Zamia floridana*	*n*

Flatwoods Disturbed - 411 - 100% Surveyed

Common Name	**Scientific Name**	**Obs.**	**Notes**
Eastern Indigo Snake	*Drymarchon corais couperin*	*n*	
Gopher tortoise	*Gopherus polyphemus*	*n*	
Gopher frog	*Rana areolata*	*n*	
Southeastern American kestrel	*Falco sparverius paulus*	*n*	
Red-cockaded woodpecker	*Picoides borealis*	*n*	
Florida panther	*Felis concolor coryi*	*n*	
Big Cypress fox squirrel	*Sciurus niger avicennia*	*n*	
Florida black bear	*Ursus americanus floridanus*	*n*	
Kestrel	Falco sparverius paulus	*n*	
Fakahatchee burmannia	*Burmannia flava*	*n*	
Satinleaf	*Chrysophyllum olivaeforme*	*n*	
Beautiful paw-paw	*Deeringothamnus pulchellus*	*n*	
Florida coontie	*Zamia floridana*	*n*	

Cypress - 621 - 100% Surveyed

Common Name	**Scientific Name**	**Obs.**	**Notes**
American alligator	*Alligator mississipiensis*	n	
Limpkin	*Aramus guarauna*	*n*	
Florida panther	*Felis concolor coryi*	*n*	
Florida black bear	*Ursus americanus floridanus*	*n*	
Little blue heron	*Egretta caerulea*	*n*	
Snowy egret	*Egretta thula*	*Y*	
Tricolored heron	*Egretta tricolor*	*n*	
American crocodile	*Crocodylus acutus*	n	
Roseate	Ajaia ajaja	n	

Cypress/Pine/Cabbage Palm - 624 - 100% Surveyed

Common Name	**Scientific Name**	**Obs.**	**Notes**
Little blue heron	*Egretta caerulea*	*n*	
Snowy egret	*Egretta thula*	*Y*	
Tricolored heron	*Egretta tricolor*	*n*	
Florida panther	*Felis concolor coryi*	*n*	
Florida black bear	*Ursus americanus floridanus*	*n*	

Borrow Area - 742 - Surveyed from shore, 100% coverage.

Common Name	**Scientific Name**	**Obs.**	**Notes**
American alligator	*Alligator mississipiensis*	n	

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Everglades mink	*Mustela vison evergladensis*	*n*
Little blue heron	*Egretta caerulea*	*n*
Snowy egret	*Egretta thula*	*y*
Tricolored heron	*Egretta tricolor*	*n*
Reddish egret	*Egretta rufescens*	*n*
Limpkin	*Aramus guarauna*	*n*
Roseate spoonbill	*Ajaia ajaja*	*n*

REFERENCES

Ogden, John C. 1996. Snowy Egret. Pages 420 - 431 in James, A. Rodgers, Jr., Herbert W. Kale II, and Henry T. Smith, editors. Rare and Endangered Biota of Florida, Volume V. Birds. University Presses of Florida, Gainesville, Florida.

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Soil Map—Lee County, Florida
(Treeline Assemblage Soils Map)



Map Scale: 1:6,170 if printed on A portrait (8.5" x 11") sheet.

Meters: 0 50 100 200 300

Feet: 0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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Map Unit Legend

Lee County, Florida (FL071)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
6	Hallandale fine sand, wet, 0 to 2 percent slopes	69.2	58.1%
13	Boca fine sand, 0 to 2 percent slopes	4.2	3.6%
26	Pineda fine sand, 0 to 2 percent slopes	8.5	7.1%
27	Pompano fine sand, depressional	4.5	3.8%
34	Malabar fine sand, 0 to 2 percent slopes	12.3	10.3%
45	Copeland sandy loam, depressional	20.3	17.1%
Totals for Area of Interest		**119.1**	**100.0%**

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Lee County, Florida

6—Hallandale fine sand, wet, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tzx1
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 360 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Hallandale and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hallandale

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy marine deposits over limestone

Typical profile

A - 0 to 2 inches: fine sand
Eg - 2 to 7 inches: fine sand
Bw - 7 to 12 inches: fine sand
2R - 12 to 22 inches: bedrock

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 2 to 20 inches to lithic bedrock
Natural drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 5.95 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Very low (about 0.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D

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Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Minor Components

Boca
Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: South Florida Flatwoods (R155XY003FL)
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Rock outcrop, limestone
Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Unranked

Parkwood variant, mod. deep
Percent of map unit: 2 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Other vegetative classification: Wetland Hardwood Hammock (R155XY012FL), Loamy and clayey soils on flats of hydric or mesic lowlands (G155XB341FL)
Hydric soil rating: Yes

Wabasso
Percent of map unit: 2 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex
Across-slope shape: Linear
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

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Hydric soil rating: No

Data Source Information

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 13, Sep 16, 2016

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Lee County, Florida

45—Copeland sandy loam, depressional

Map Unit Setting

National map unit symbol: 1lsmx
Mean annual precipitation: 46 to 54 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 358 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Copeland and similar soils: 88 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Copeland

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 8 inches: sandy loam
Btg - 8 to 20 inches: sandy loam
2Cca - 20 to 28 inches: sandy clay loam
3R - 28 to 30 inches: unweathered bedrock

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 20 to 50 inches to lithic bedrock
Natural drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum in profile: 40 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 4.0
Available water storage in profile: Low (about 3.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: D

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Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Loamy and clayey soils on stream terraces, flood plains, or in depressions (G155XB345FL)
Hydric soil rating: Yes

Minor Components

Chobee
Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Organic soils in depressions and on flood plains (G155XB645FL)
Hydric soil rating: Yes

Floridana
Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Felda
Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Pompano
Percent of map unit: 2 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Anclote
Percent of map unit: 2 percent
Landform: Depressions on marine terraces

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Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

Boca

Percent of map unit: 2 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Talf, dip
Down-slope shape: Concave
Across-slope shape: Linear
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Lee County, Florida
Survey Area Data: Version 13, Sep 16, 2016

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SYNECOLOGICAL ANALYSTS®

Environmental Evaluation and Advocacy

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BROWN COLLINS

EDUCATION
B.S., Range Science - Texas A&M University, 1969
M.S. Plant Ecology/Soils - Texas A&M University, 1972

CERTIFICATIONS
Ecological Society of America Professional Ecologist - 1981
American Soc. Of Agronomy - Certified Prof. Soil Scientist # 762 - 1983

SUMMARY
Brown Collins has a B.S. and graduate degree in ecology and more than 40 years of southwest Florida experience. He brings realism founded on a firm technical base to the process of environmental evaluation and permitting. He has permitted hundreds of projects with many degrees of ecological complexity. He has done environmental consulting work on every continent except Antarctica. Representative projects include RMC South Florida Materials Corkscrew Road Mine, University Lakes, University Lakes West, Willow Run Mine and Livingston Lakes residential. Historic projects include the Turkey Point Nuclear Generating Station, Miami Jetport, initial IFC Phosphate mine and the first drilling pad in the Big Cypress Natl. Preserve. Other representative projects include mapping several thousand acres of wetlands in the STA 3/4 Area of the Everglades Restoration Project, permitting State Road 29 improvements from I-75 to Copeland and all Florida Department of Transportation mitigation site monitoring from Polk County to Collier County. An overview of Mr. Collins experience includes:

- Obtained over 500 permit approvals for projects impacting wetlands in SW Florida.
- Mapped more than 500,000 acres of Florida plant communities, primarily wetlands.
- Sampled and quantitatively analyzed more than 50,000 acres.
- Mapped more than 100,000 acres of soils and technically edited NRCS county Soil Surveys for the NRCS national offices

As president and founder of Synecological Analysts® in 1993 his focus has been primarily on wetland jurisdictional determinations, protected species issues, project permitting, violation resolution, client advocacy and wetland negotiations such as mitigation and enhancement.

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brown@synecol.com

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TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

August 20, 2018

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

RE: Treeline 115 MPD
DCI2018-00007

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 rezoning 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:

1) The site design parameters that are stated in the TIS do not appear to correspond to the parameters that are stated and/or depicted in the non-TIS submittals. The TIS appears to describe limitations on the number of single family dwelling units and medical office gross floor area, whereas other submittals (including the application and narrative) do not. Please review and revise the TIS (or other submittals) accordingly.

Other non-TIS submittals have been revised to match the design parameters that were used in the previously submitted TIS.

2) -The TIS does not appear to identify and use the correct existing traffic volume on at least one link in the analysis. See Treeline Avenue. Please review and revise the TIS accordingly.

-The TIS does not appear to provide the raw unadjusted turning movement counts at the site access to Treeline Avenue, including westbound Dartington Drive trips. Please review and revise the TIS accordingly.

Attached to this response are the updated Table 2A and Figure 3 which have been revised based on the correct existing traffic volume on Treeline Avenue.

A raw PM peak hour traffic count was conducted at the intersection of Treeline Avenue and Dartington Drive on August 15 of 2018. The traffic count movements were then adjusted by the peak season factor and grown to the projected build-out year. The project

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traffic from the attached Figure 2 was then added to the intersection. The intersection analysis was then completed utilizing ***SYNCHRO®***. The results of the intersection analysis and the peak season factor utilized are attached to this response. Also attached is the *Development of Future Year Background Turning Volumes* table.

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

Sincerely,

Yury Bykau, E.I.
Transportation Consultant

Attachments

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TABLE 1A & 2A

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TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
TREELINE 115 - REZONING

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 408 VPH IN= 211 OUT= 197

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 472 VPH IN= 235 OUT= 237

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Daniels Pkwy	E. of Palomino Ln.	6LD	0	400	2840	2940	2940	25%	59	2.1%
	E. of I-75	6LD	0	400	2840	2940	2940	40%	95	3.3%
	E. of Treeline Ave.	6LD	0	400	2840	2940	2940	20%	47	1.7%
Treeline Ave.	N. of Site	4LD	0	250	1,840	1,960	1,960	25%	59	3.2%
	N. of Daniels Pkwy	4LD	0	250	1,840	1,960	1,960	75%	178	9.7%
	S. of Daniels Pwky	4LD	0	250	1,840	1,960	1,960	15%	36	1.9%

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

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TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
TREELINE 115 - REZONING

TOTAL PROJECT TRAFFIC AM = 408 VPH IN = 211 OUT= 197
TOTAL PROJECT TRAFFIC PM = 472 VPH IN= 235 OUT= 237

ROADWAY	SEGMENT	SITE/ STATION	BASE YR ADT	LATEST ADT	YRS OF GROWTH.[1]	ANNUAL RATE	2016 PK HR PK SEASON PEAK DIR.[2]	2023 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2023 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2023 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Daniels Pkwy	E. of Palomino Ln.	264	52,000	52,400	8	2.00%	3,060	3,515	F	1.20	25%	53	59	3,568	F	1.21	3,574	F	1.22
	E. of I-75	52	48,000	52,600	8	2.00%	2,656	3,051	F	1.04	40%	84	95	3,135	F	1.07	3,146	F	1.07
	E. of Treeline Ave.	52	48,000	52,600	8	2.00%	2,656	3,051	F	1.04	20%	42	47	3,093	F	1.05	3,098	F	1.05
Treeline Ave.	N. of Site	62	6,900	11,800	8	6.94%	754	1,206	C	0.62	25%	53	59	1,259	C	0.64	1,265	C	0.65
	N. of Daniels Pkwy	62	6,900	11,800	8	6.94%	754	1,206	C	0.62	75%	158	178	1,364	C	0.70	1,384	C	0.71
	S. of Daniels Pwky	61	25,100	23,800	8	2.00%	1,455	1,671	C	0.85	15%	32	36	1,703	C	0.87	1,707	C	0.87

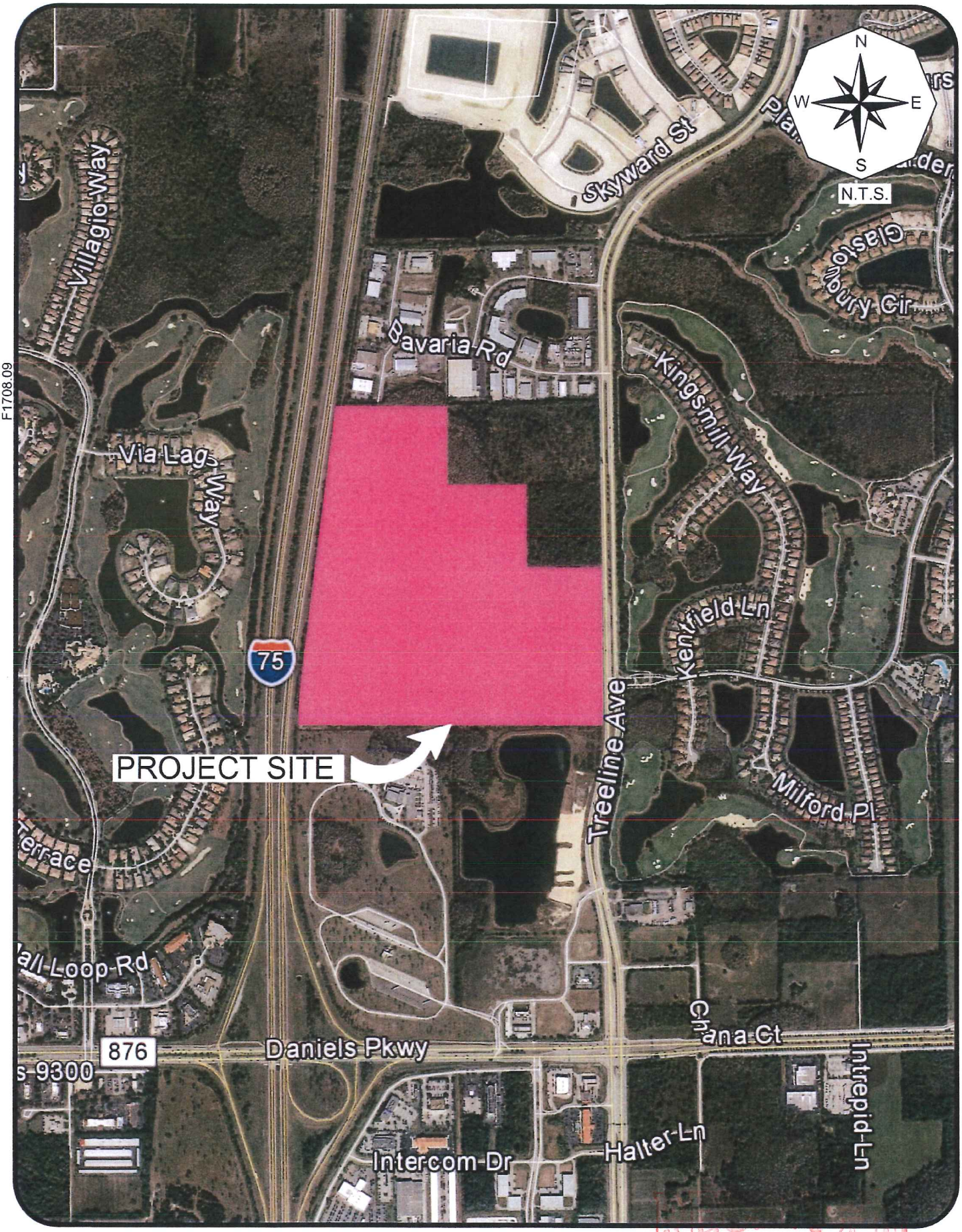
1 Annual Growth Rate was calculated utilizing AADT data from 2017 Lee County Traffic Count Report.

2 2016 peak hour peak season peak direction traffic volumes were obtained from the 2017 Public Facilities Level of Service and Concurrency Report.

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FIGURES 1, 2 & 3

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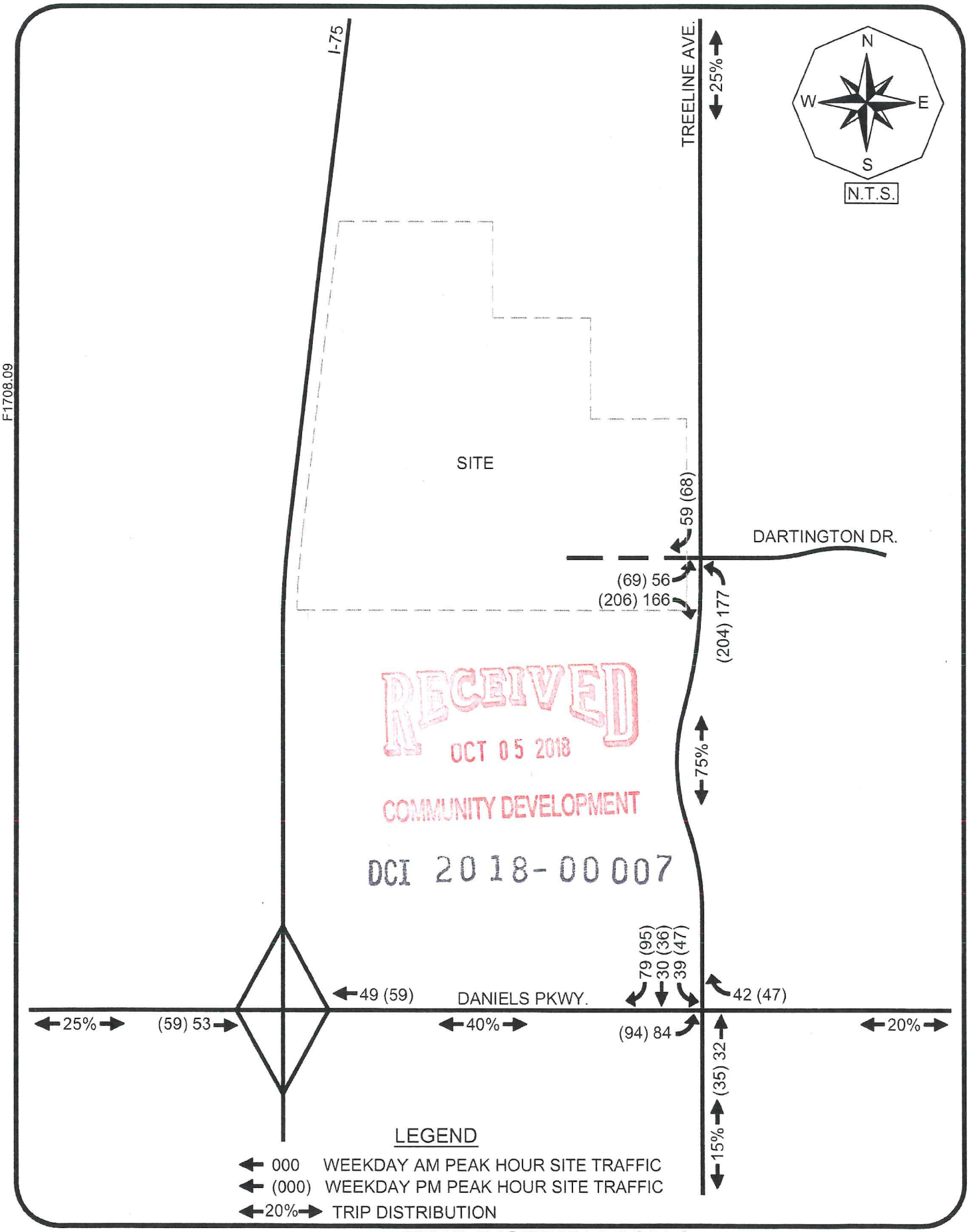
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PROJECT LOCATION MAP
TREELINE 115 MPD

Figure 1

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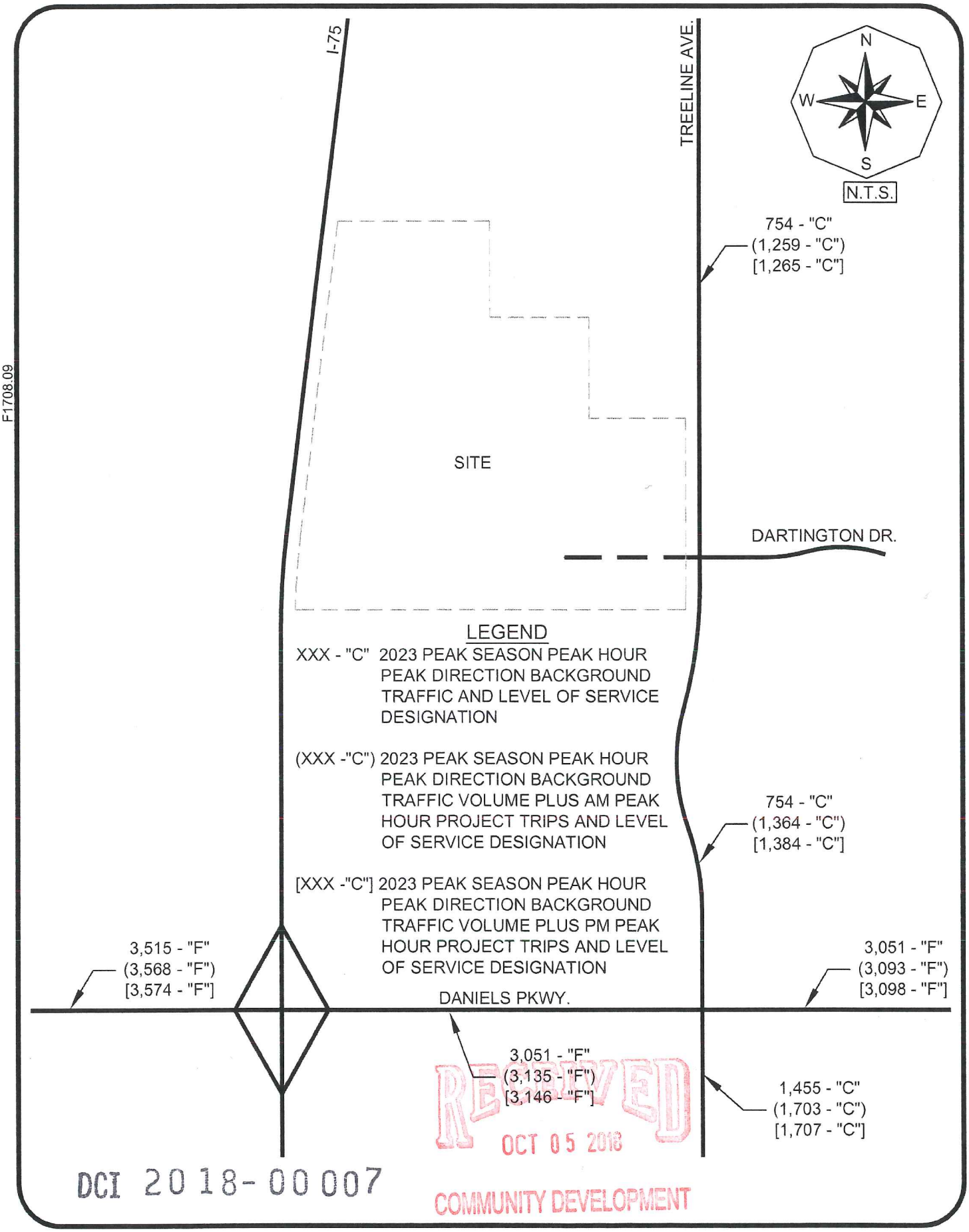
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TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT TREELINE 115 MPD

Figure 2



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PROJECTED 2023 LEVEL OF SERVICE ANALYSIS
TREELINE 115 MPD

Figure 3

TRAFFIC DATA FROM THE 2017 LEE COUNTY PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2016		2021		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	NOTES
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
DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	380	F	878	old count, Crane Landing
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

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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	TERMIMAL 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)

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TURNING MOVEMENT COUNT

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TRANSPORTATION CONSULTANTS, INC.

DATE: August 15, 2018
DAY: WEDNESDAY
COUNT TIME: 4:00 PM - 6:00 PM
TRAFFIC: ALL TRIPS

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

Treeline Ave & Dartington Drive

15 MIN BEGIN	Treeline Ave								Dartington Drive								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	202	14	216	2	133	0	135	0	0	0	0	1	0	1	2	353
5:15 PM	0	232	14	246	0	100	0	100	0	0	0	0	8	0	1	9	355
5:30 PM	0	204	10	214	1	106	0	107	0	0	0	0	8	0	1	9	330
5:45 PM	0	154	9	163	3	65	0	68	0	0	0	0	9	0	2	11	242
TOTAL:	0	792	47	839	6	404	0	410	0	0	0	0	26	0	5	31	1,280

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

Treeline Ave & Dartington Drive

HOUR BEGIN	Treeline Ave								Dartington Drive								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	202	14	216	2	133	0	135	0	0	0	0	1	0	1	2	353
4:30 PM	0	434	28	462	2	233	0	235	0	0	0	0	9	0	2	11	708
4:45 PM	0	638	38	676	3	339	0	342	0	0	0	0	17	0	3	20	1,038
5:00 PM	0	792	47	839	6	404	0	410	0	0	0	0	26	0	5	31	1,280

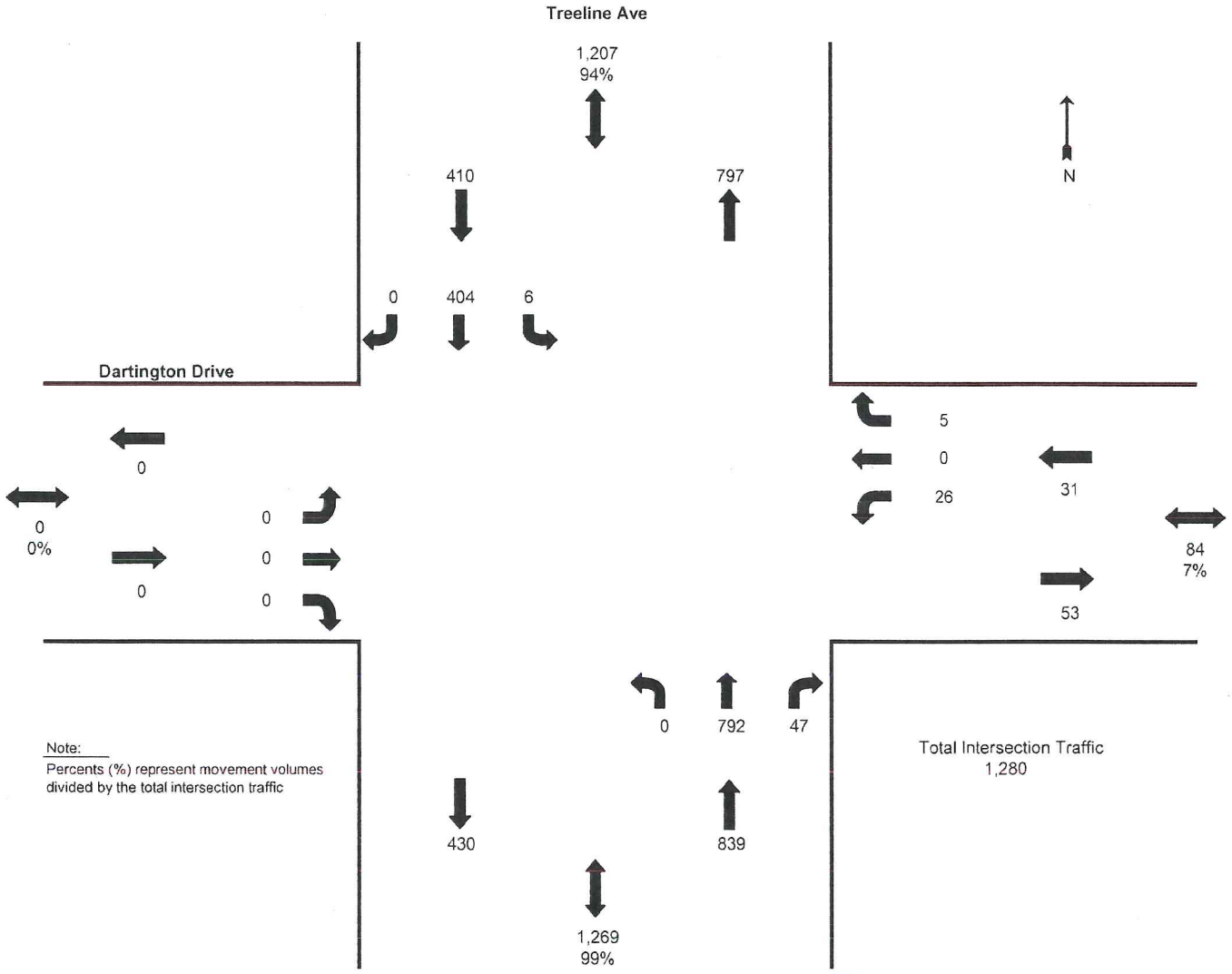
PEAK HOUR SUMMARY

HOUR BEGIN	Treeline Ave								Dartington Drive								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	0	792	47	839	6	404	0	410	0	0	0	0	26	0	5	31	1,280

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TRANSPORTATION CONSULTANTS, INC.

DATE: August 15, 2018
DAY: WEDNESDAY
COUNT TIME: 5:00 PM - 6:00 PM
PEAK HOUR: 5:00 PM - 6:00 PM
TRAFFIC: ALL TRIPS
INTERSECTION: Treeline Ave & Dartington Drive



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FDOT PEAK SEASON FACTOR

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2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1200 LEE COUNTYWIDE

MOCF: 0.91

WEEK	DATES	SF	PSCF
1	01/01/2017 - 01/07/2017	1.05	1.15
2	01/08/2017 - 01/14/2017	1.01	1.11
3	01/15/2017 - 01/21/2017	0.96	1.05
* 4	01/22/2017 - 01/28/2017	0.95	1.04
* 5	01/29/2017 - 02/04/2017	0.93	1.02
* 6	02/05/2017 - 02/11/2017	0.91	1.00
* 7	02/12/2017 - 02/18/2017	0.90	0.99
* 8	02/19/2017 - 02/25/2017	0.89	0.98
* 9	02/26/2017 - 03/04/2017	0.89	0.98
*10	03/05/2017 - 03/11/2017	0.88	0.97
*11	03/12/2017 - 03/18/2017	0.87	0.96
*12	03/19/2017 - 03/25/2017	0.89	0.98
*13	03/26/2017 - 04/01/2017	0.90	0.99
*14	04/02/2017 - 04/08/2017	0.91	1.00
*15	04/09/2017 - 04/15/2017	0.93	1.02
*16	04/16/2017 - 04/22/2017	0.94	1.03
17	04/23/2017 - 04/29/2017	0.96	1.05
18	04/30/2017 - 05/06/2017	0.97	1.07
19	05/07/2017 - 05/13/2017	0.99	1.09
20	05/14/2017 - 05/20/2017	1.00	1.10
21	05/21/2017 - 05/27/2017	1.02	1.12
22	05/28/2017 - 06/03/2017	1.04	1.14
23	06/04/2017 - 06/10/2017	1.07	1.18
24	06/11/2017 - 06/17/2017	1.09	1.20
25	06/18/2017 - 06/24/2017	1.08	1.19
26	06/25/2017 - 07/01/2017	1.08	1.19
27	07/02/2017 - 07/08/2017	1.08	1.19
28	07/09/2017 - 07/15/2017	1.08	1.19
29	07/16/2017 - 07/22/2017	1.08	1.19
30	07/23/2017 - 07/29/2017	1.08	1.19
31	07/30/2017 - 08/05/2017	1.08	1.19
32	08/06/2017 - 08/12/2017	1.08	1.19
33	08/13/2017 - 08/19/2017	1.08	1.19
34	08/20/2017 - 08/26/2017	1.13	1.24
35	08/27/2017 - 09/02/2017	1.19	1.31
36	09/03/2017 - 09/09/2017	1.24	1.36
37	09/10/2017 - 09/16/2017	1.29	1.42
38	09/17/2017 - 09/23/2017	1.25	1.37
39	09/24/2017 - 09/30/2017	1.22	1.34
40	10/01/2017 - 10/07/2017	1.18	1.30
41	10/08/2017 - 10/14/2017	1.15	1.26
42	10/15/2017 - 10/21/2017	1.11	1.22
43	10/22/2017 - 10/28/2017	1.10	1.21
44	10/29/2017 - 11/04/2017	1.09	1.20
45	11/05/2017 - 11/11/2017	1.07	1.18
46	11/12/2017 - 11/18/2017	1.06	1.16
47	11/19/2017 - 11/25/2017	1.06	1.16
48	11/26/2017 - 12/02/2017	1.06	1.16
49	12/03/2017 - 12/09/2017	1.05	1.15
50	12/10/2017 - 12/16/2017	1.05	1.15
51	12/17/2017 - 12/23/2017	1.02	1.12
52	12/24/2017 - 12/30/2017	0.99	1.09
53	12/31/2017 - 12/31/2017	0.96	1.05

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* PEAK SEASON

02-MAR-2018 15:35:04 830UPD 1_1200_PKSEASON.TXT

DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES

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Development of Future Year Background Turning Volumes

Intersection	**Treeline Ave @ Dartington Dr**
Count Date	August 15, 2018
Build-Out Year	2023

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	792	47	6	404	0	0	0	0	26	0	5
Peak Season Correction Factor	0.00	1.19	1.19	1.19	1.19	0.00	0.00	0.00	0.00	1.19	0.00	1.19
Current Peak Season Volumes	0	942	56	7	481	0	0	0	0	31	0	6
Growth Rate	0.00%	6.94%	0.00%	0.00%	6.94%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2023 Background Turning Volumes	**0**	**1,318**	**56**	**7**	**673**	**0**	**0**	**0**	**0**	**31**	**0**	**6**
Project Turning Volumes	204	0	0	0	0	68	69	0	206	0	0	0
2023 Background + Project	**204**	**1,318**	**56**	**7**	**673**	**68**	**69**	**0**	**206**	**31**	**0**	**6**

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SYNCHRO SUMMARY SHEETS

TREELINE AVENUE @ SITE ACCESS

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Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	69	0	206	31	0	6	204	1318	56	7	673	68
Future Vol, veh/h	69	0	206	31	0	6	204	1318	56	7	673	68
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	0	0	-	0	-	-	365	630	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	75	0	224	34	0	7	222	1433	61	8	732	74

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1944	-	403	2257	-	716	805	0	0	1433	0	0
Stage 1	784	-	-	1876	-	-	-	-	-	-	-	-
Stage 2	1160	-	-	381	-	-	-	-	-	-	-	-
Critical Hdwy	7.54	-	6.94	7.54	-	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	-	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	-	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	-	3.32	3.52	-	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	~ 39	0	597	~ 22	0	373	815	-	-	470	-	-
Stage 1	352	0	-	74	0	-	-	-	-	-	-	-
Stage 2	208	0	-	613	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	597	-	-	373	815	-	-	470	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	352	-	-	74	-	-	-	-	-	-	-	-
Stage 2	-	-	-	377	-	-	-	-	-	-	-	-

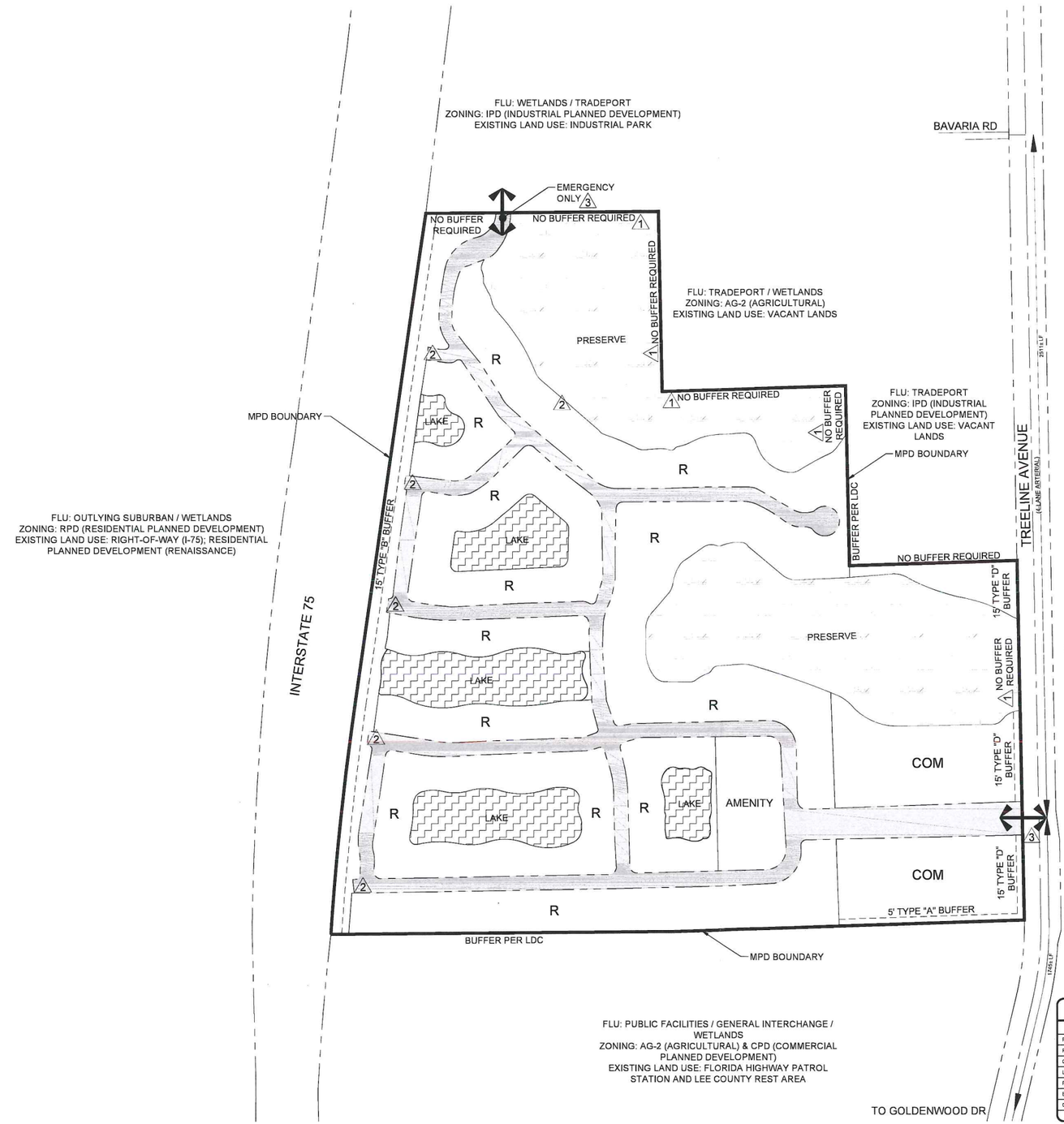
Approach	EB	WB	NB	SB
HCM Control Delay, s			3.5	0.1
HCM LOS	-	-		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	815	-	-	-	597	-	373	470	-	-
HCM Lane V/C Ratio	0.272	-	-	-	0.375	-	0.017	0.016	-	-
HCM Control Delay (s)	11.1	2.5	-	-	14.6	-	14.8	12.8	-	-
HCM Lane LOS	B	A	-	-	B	-	B	B	-	-
HCM 95th %tile Q(veh)	1.1	-	-	-	1.7	-	0.1	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

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LAND USE SUMMARY

	ACREAGE
RESIDENTIAL	48
RIGHT-OF-WAY	12
COMMERCIAL	10
LAKE	10
PRESERVE	28
BUFFERS	1
OTHER OPEN SPACE	6
TOTAL AREA	115

OPEN SPACE SUMMARY

COMMERCIAL REQUIREMENT	
10 AC * 0.30 = 3 AC	30%
RESIDENTIAL REQUIREMENT	
105 AC * 0.40 = 42 AC	40%
TOTAL REQUIRED	45 AC
TOTAL PROVIDED	45 AC
PRESERVE	28 AC
LAKE	10 AC
BUFFERS	1 AC
OTHER OPEN SPACE	6 AC

INDIGENOUS PRESERVE CALCULATION

INDIGENOUS REQUIREMENT	
45 AC * 0.50	
TOTAL REQUIRED	22.5 AC
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LEGEND

- RIGHT-OF-WAY
- LAKE
- PRESERVE
- R — RESIDENTIAL
- COM — COMMERCIAL
- DEVIATION
- INGRESS / EGRESS

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WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

115-ACRE TREELINE AVENUE

MASTER CONCEPT PLAN

PLAN REVISIONS

1	7/10/18	REVISED PER COUNTY COMMENT
2	10/5/18	REVISED PER COUNTY COMMENT

0 100 200 400
SCALE IN FEET

PREPARED FOR:

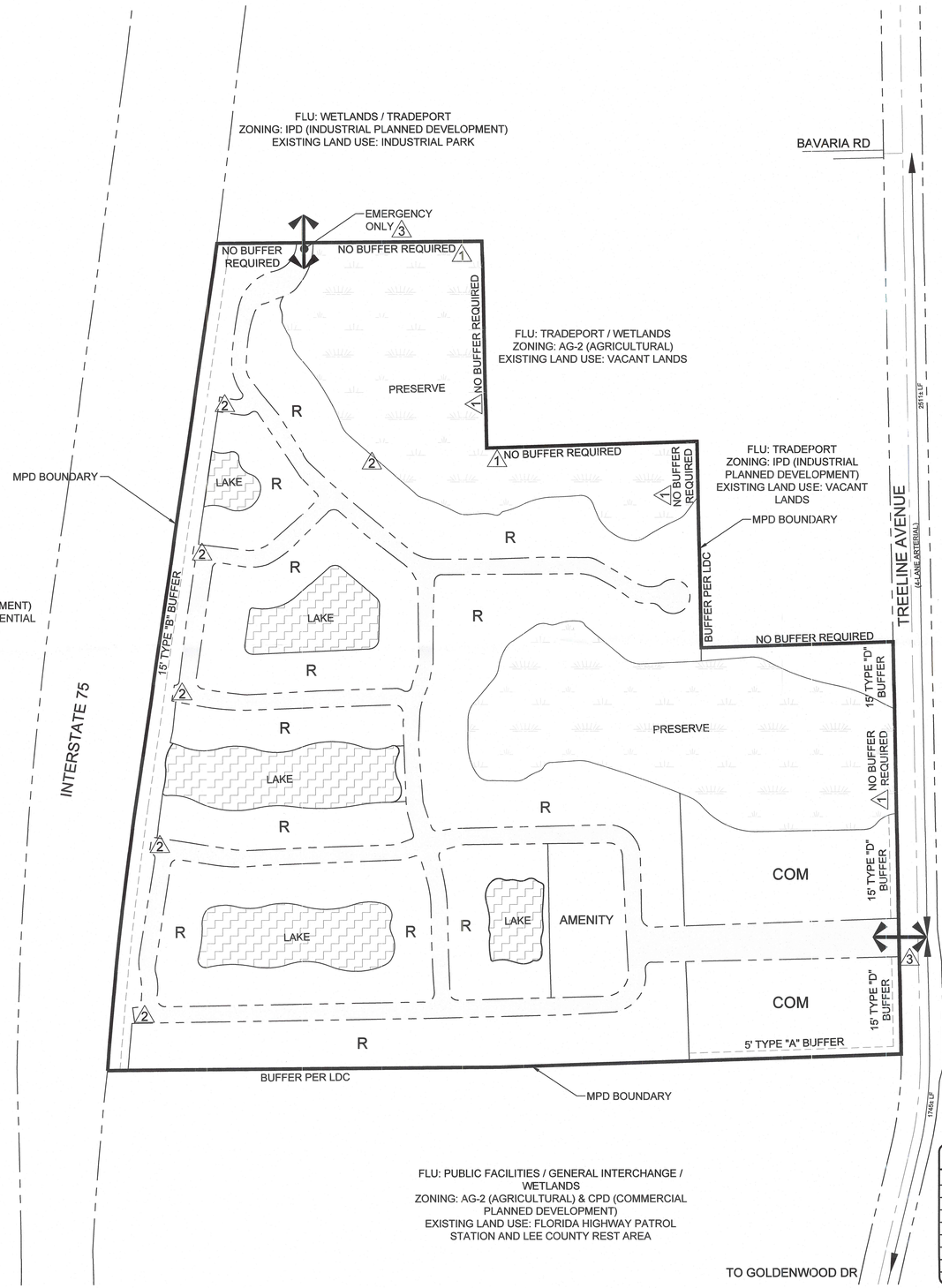
BJ HOLDINGS OF FORT MYERS

SET NUMBER: 715-01-E0901

SHEET : 1

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3		
4		

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