



*Florida Department of Transportation*

**RICK SCOTT  
GOVERNOR**

10041 Daniels Parkway  
Fort Myers, FL 33913

**MIKE DEW  
SECRETARY**

October 9, 2018

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

**RE: Lee County 18-5ESR Proposed Comprehensive Plan Amendment (CPA)  
Expedited State Review Process – FDOT Review Letter**

Dear Mr. Dunn:

The Florida Department of Transportation (FDOT), District One, has reviewed the Lee County 18-5ESR Proposed Comprehensive Plan Amendment, CPA (locally known as CPA2017-00009 (115 Treeline). The CPA package was transmitted under the Expedited State Review process by the Board of County Commissioners, in accordance with the requirements of Florida Statutes Chapter 163. Below is a description of the CPA followed by FDOT’s review.

CPA2017-00009 (115 Treeline) proposes to amend the Lee Plan Future Land Use (FLU) Map to designate 115± acres (made up of six parcels) from the Tradeport (53± acres) and Wetlands (62± acres) FLU categories to Urban Community and Wetlands. The subject property is generally located east of I-75, west of Treeline Avenue, about a half-mile north of Daniels Parkway and approximately 1,600 feet south of Bavaria Road, in Lee County, Florida.

The applicant has also filed a companion rezoning application (DCI2018-00007) that is being reviewed concurrently with the plan amendment application. The applicant is seeking to rezone the subject property from Agricultural (AG-2) and Light Industrial (IL), to Mixed Use Planned Development (MPD).

As noted in the staff report and accompanying Traffic Impact Statement (TIS), the applicant is proposing a maximum of 487 multi-family dwelling units and 100,000 square feet of commercial uses.



According to the trip generation analysis, included at the end of this letter, the proposed amendment would result in a net decrease of 8,372 daily trips or 1,009 p.m. peak hour trips.

Based on the planning level analysis, FDOT offers technical assistance in the following statements.

**FDOT Technical Assistance Statement #1:**

Even though the Map Amendment would result in a decrease in overall trips from the existing Land Use category, there will be an increase of new trips onto Daniels Parkway and I-75 [a Strategic Intermodal Systems (SIS) facility]. There continues to be a growing demand on a maturing system (I-75).

Daniels Parkway is a primary east-west commuter route from the predominantly residential Lehigh Acres and the Gateway communities.

FDOT encourages the planning and development of connected communities that promote the use of multimodal alternatives which aid in mitigating automobile transportation impacts, promote safety and economic development, and improve quality of life in the County.

FDOT encourages the development of a multimodal strategy to facilitate the use of alternative local transportation systems (pedestrian, bicycle and transit use) that connect residential and non-residential uses without affecting the larger network. The use of multimodal transportation alternatives such as pedestrian and bicycle paths/trails and a robust transit network can help to decrease overall passenger vehicle trips on local and State/SIS roadways

**FDOT Technical Assistance Statement #2:**

As noted in the CPA package, there is one transit route that could potentially serve this development. The closest bus route (Route #50) runs along Daniels Parkway, approximately half-mile south of the property. In an effort to promote multimodal connectivity between existing and future development areas, FDOT encourages coordination with LeeTran to assess the demand for transit near the proposed development. FDOT supports this type of collaboration, as enhanced multi-modal facilities help with the reduction of automobile dependency on the local and regional roadway network.

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Thank you for providing FDOT with the opportunity to review the proposed amendment. If you have any questions or need to discuss this letter further, please contact me at (239) 225-1981 or [sarah.catala@dot.state.fl.us](mailto:sarah.catala@dot.state.fl.us).

Sincerely,



Sarah Catala  
SIS/Growth Management Coordinator  
FDOT District One

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



### TRIP GENERATION ANALYSIS

According to the adopted FLU designation of Tradeport and Wetlands, the maximum development that could occur on the 115.0± acres is approximately 18,025 daily trips or 1,794 p.m. peak hour trips. According to the proposed FLU designation of UC and Wetland, the development that could occur on the 115.0± acres is approximately 9,653 daily trips or 785 p.m. peak hour trips. The proposed amendment would result in a net decrease of 8,372 daily trips or 1,009 p.m. peak hour trips. The following table summarizes the trip generation for the adopted and proposed FLU designations.

### TRIP GENERATION COMPARISON

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	Land Use Code	Size of Development		Daily Trips <sup>1</sup>	PM Peak Hour Trips <sup>1</sup>
				Acres	Allowed Development		
Adopted	Wetlands RES	1 DU/20 Acres	210	62.0	3 DUs	41	4
Adopted	Tradeport COM	1.0 FAR <sup>2</sup>	820	11.5	500,940 sf	17,984	1,790
<i>Subtotal</i>						18,025	1,794
Proposed	Wetlands and UC RES	N/A	220	115.0	487 DUs <sup>3</sup>	3,641	242
Proposed	UC COM	N/A	820	10.0	100,000 sf <sup>3</sup>	6,012	543
<i>Subtotal</i>						9,653	785
<b>Total</b>						<b>-8,372</b>	<b>-1,009</b>

1. Trip generation based on the rates and equations obtained in the ITE Trip Generation Manual (10<sup>th</sup> Edition).
2. Stand alone retail commercial uses are limited to 1 acre out of every 10 Tradeport and preserved wetland acres.
3. Based on the development proposed in the TIS provided by the applicant.