



April 23, 2018

Mr. Dirk A. Danley Jr.
Senior Planner
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

**Re: Alico Commons
CPA2018-00002
Sufficiency Submittal**

Mr. Danley,

In response to the comment letter dated March 2, 2018, enclosed are the following items for your review:

1. Mailing Labels
2. Legal Description
3. Transportation Study
4. Letters of Service Availability

CPA 2018-00002

In addition to the above items, written responses to the comments are provided below:

Page 1

Please provide mailing labels to properly notice property owners within 500 feet of the subject parcel.

Please see that attached mailing labels.

II. A. Request Change

Please clarify the total land area proposed to be changed from Trade Port future land use category to the University Village Interchange land use category (9.3 acres in the application and 4 acres in the trip generation comparison).

The subject property is approximately 9.3 acres. Approximately 5.3 acres is currently being used for retail development. Because the Tradeport land use category contains the limitation on the rest of the 9.3 acres (4 acres) from also being developed as retail, the analysis is only on the remaining undeveloped parcels.

II. E. Potential Development of the subject property

Please provide the information of the maximum allowable development under

existing FLUM and proposed FLUM (worst case for both FLUM).

Please see the response above. The maximum allowable development under the Tradeport land use category consists of 5.3 acres of retail development and 4 acres of industrial development. The proposed change will allow the remaining 4 acres to also be developed for retail use. The proposed amendment therefore is from 5.3 acres of industrial and 4 acres of retail to 9.3 acres of retail.

Land Use Category	Most Intense Form of Development	Development Intensity
Tradeport	Retail and Industrial	5.3 acres of Retail 4 acres of Industrial
University Village Interchange	Retail	9 acres of Retail

III. A. 5. General information and maps, The Legal Description(s) for the property
The Lee Plan application requires a metes and bounds legal description for the entire perimeter boundary of the subject property.

Additionally, the current sketch of the legal description is not tied to the State Plane Coordinate system and the calls describe a polygon that does not close. Please update accordingly.

Please see the attached revised legal description.

III. A. 8. General information and maps, Letters from property owners Please provide a letter from the owners of all property owners within the proposed Comprehensive Plan Amendment authorizing the applicant to represent the owner.

The applicant is still in the process of trying to obtain letters of support.

III. B. 1. Public Facilities Impacts, Traffic Circulation Analysis
The applicant only submitted the information of trip generation comparison. A traffic analysis (short range and long range) that meets the CPA traffic analysis requirements must be provided to complete the review of this Comprehensive Plan request.

Please see the attached Transportation study conducted by TR Transportation.

CPA 2018-00002

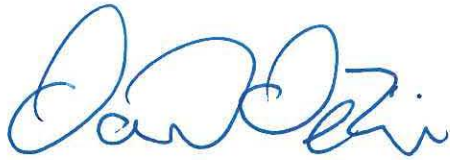


III. B. 3. Public facilities Impacts, Letters from appropriate agencies Please provide a letter from the appropriate agency determining adequacy/provision of existing/proposed support facilities, including Fire protection, Mass Transit, and Schools.

Please see the attached letters of service availability and e-mails from the above mentioned entity providers.

Please feel free to contact me if you have any questions.

DeLisi, Inc.



Daniel DeLisi, AICP

cc. Neale Montgomery, Pavese Law Firm

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

Map & Data Sales
2480 Thompson Street
Fort Myers, FL 33901

Sales Order #8131

Ordered: 1/25/2018

Associate: HerreraE

Printed: 1/25/2018 8:53:28 AM

Bill To: Daniel DeLisi
DeLisi Inc.
15598 Bent Creek Rd
Wellington, FL 33414
(239) 913-7159

Order Status: Open

Description 1	Description 2	Qty	Price	Ext Price
Variance Report		1	\$20.00	\$20.00
Map Size 8.5" X 11"	8.5 X 11	1	\$1.00	\$1.00
Labels	Per Sheet	4	\$0.50	\$2.00
Subtotal:				\$23.00
TOTAL:				\$23.00

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

PAYMENT DUE UPON RECEIPT

Please Make Checks OR Money Order Payable To:
Lee County Property Appraiser

CPA 2018-00002

DataServices@LeePA.org
(239) 533-6185

Mailing Address:
PO Box 1546
Fort Myers, FL 33902-1546

MapRoom@LeePA.org
(239) 533-6159

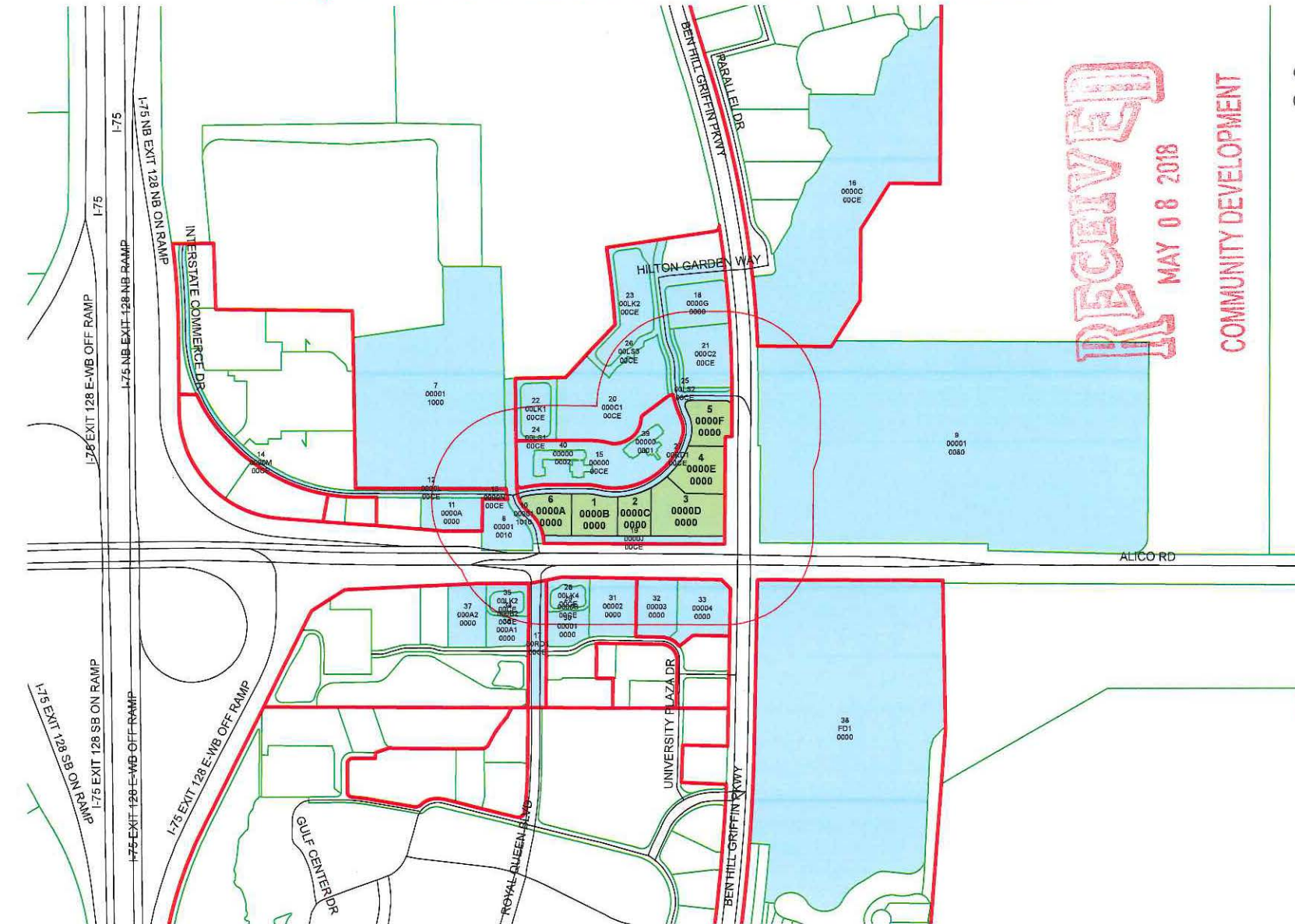
All data is current at time of printing and subject to change without notice. All confidential records have been removed.

Lee County Property Appraiser's Office makes no warranties, expressed or implied, including those of merchantability or fitness for a particular purpose for any work product sold.
In no event shall Lee County Property Appraiser have any liability for lost profits or incidental or consequential damages, regardless of the cause.

VARIANCE REPORT

1/25/2018

Subject Parcels: 6 Affected Parcels: 34 Buffer Distance: 500 ft



CPA 2018-00002



02-46-25-04-0000A.0000 et al.

960 720 480 240 0

960 Feet

THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: 1/25/2018 8:53:56 AM
Buffer Distance: 500 ft
Parcels Affected: 34
Subject Parcels: 02-46-25-04-0000A.0000, 02-46-25-04-0000B.0000,
 02-46-25-04-0000C.0000, 02-46-25-04-0000D.0000,
 02-46-25-04-0000E.0000, 02-46-25-04-0000F.0000

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
COCA-COLA BEVERAGES FLORIDA PROPERTY TAX DEPT PO BOX 4440 BRANDON, FL 33509	02-46-25-00-00001.1000 10051 ALICO RD FORT MYERS FL 33913	PAR IN SW1/4 SEC 02 + SE1/4 IN SEC 03 DESC OR 2195 PG 4279
STATE OF FL DOT PO BOX 1249 BARTOW, FL 33831	02-46-25-00-00001.0010 10091 ALICO RD FORT MYERS FL 33913	PAR IN SW1/4 SEC 02 N OF ALICO RD DESC OR 3073 PG 2024
MSF AUSTIN I LLC + 7978 COOPER CREEK BLVD #100 UNIVERSITY PARK, FL 34201	02-46-25-00-00001.0080 ACCESS UNDETERMINED FORT MYERS FL	PARCEL LYING AT NE CORNER OF BEN HILL GRIFFIN BLVD + ALICO RD DESC OR 3553/4623 LESS R/W OR 3905 PG 2204
YBFH REAL ESTATE LLC 15533 PINE RIDGE RD FORT MYERS, FL 33908	02-46-25-00-00001.1010 RIGHT OF WAY FORT MYERS FL	PARL LOC IN SW 1/4 OF SEC DESC IN OR 3925/2680 LESS OR 3990/3411 + R/W OR 4355/2364
FT MYERS POOH LLC 101 WEST 55TH ST NEW YORK, NY 10019	02-46-25-01-0000A.0000 9990 INTERSTATE COMMERCE DR FORT MYERS FL 33913	ALICO LAKES VILLAGE AS DESC IN INST# 2008000077995 TRACT A
ALICO LAKES VILLAGE 1427 W SAGINAW ST STE 200 EAST LANSING, MI 48823	03-46-25-01-0000L.00CE ALICO LAKES VILLAGE C/E FORT MYERS FL	ALICO LAKES VILLAGE AS DESC IN INST# 2008000077995 TRACT L
ALICO LAKES VILLAGE 1427 W SAGINAW ST STE 200 EAST LANSING, MI 48823	02-46-25-01-0000N.00CE EASEMENT FORT MYERS FL 33913	ALICO LAKES VILLAGE AS DESC IN INST# 2008000077995 TRACT N
ALICO LAKES VILLAGE 1427 W SAGINAW ST STE 200 EAST LANSING, MI 48823	03-46-25-01-0000M.00CE RIGHT OF WAY FORT MYERS FL	ALICO LAKES VILLAGE AS DESC IN INST# 2008000077995 TRACT M
COOPER HOTELS PARK	02-46-25-02-00000.00CE COOPER HOTELS PARK C/E FORT MYERS FL 33913	COOPER HOTELS PARK DESC IN INST#2008000098093 COMMON ELEMENT
MERIDIAN AIRPORT PARK LLC 2875 NE 191 ST PH 1 AVENTURA, FL 33180	02-46-25-03-0000C.00CE MERIDIAN CENTER C/E FORT MYERS FL 33913	MERIDIAN CENTER AS DESC IN INST# 2008000146054 TRACT C
VAN UNIVERSITY PLAZA LLC 400 CARILLON PKWY STE 230 SAINT PETERSBURG, FL 33716	11-46-25-13-00RD1.00CE RIGHT OF WAY FORT MYERS FL	UNIVERSITY PLAZA AS DESC IN INST #2008000335780 TRACT RD-1
JCARE GROUP LLC 835 S TOWN & RIVER DR FORT MYERS, FL 33919	02-46-25-04-0000G.0000 16371 CORPORATE COMMERCE WAY FORT MYERS FL 33913	GULF COAST LANDINGS DESC IN INST#2009000078147 TRACT G
COOPER REALTY COMPANY 1661 AARON BRENNER DR STE 200 MEMPHIS, TN 38120	02-46-25-04-0000J.00CE EASEMENT FORT MYERS FL 33913	GULF COAST LANDINGS DESC IN INST#2009000078147 TRACT J
COOPER REALTY COMPANY 1661 AARON BRENNER DR STE 200 MEMPHIS, TN 38120	02-46-25-04-0000C1.00CE ACCESS UNDETERMINED FORT MYERS FL 33913	GULF COAST LANDINGS DESC IN INST#2009000078147 TRACT C-1

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

CPA 2018-00002

All data is current at time of printing and subject to change without notice.
 THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION
COOPER REALTY COMPANY 1661 AARON BRENNER DR STE 200 MEMPHIS, TN 38120	02-46-25-04-000C2.00CE ACCESS UNDETERMINED FORT MYERS FL 33913	GULF COAST LANDINGS DESC IN INST#2009000078147 TRACT C-2
COOPER REALTY COMPANY 1661 AARON BRENNER DR STE 200 MEMPHIS, TN 38120	02-46-25-04-00LK1.00CE SUBMERGED FORT MYERS FL	GULF COAST LANDINGS DESC IN INST#2009000078147 TRACT LK-1
COOPER REALTY COMPANY 1661 AARON BRENNER DR STE 200 MEMPHIS, TN 38120	02-46-25-04-00LK2.00CE SUBMERGED FORT MYERS FL	GULF COAST LANDINGS DESC IN INST#2009000078147 TRACT LK-2
COOPER REALTY COMPANY 1661 AARON BRENNER DR STE 200 MEMPHIS, TN 38120	02-46-25-04-00LS1.00CE ACCESS UNDETERMINED FORT MYERS FL 33913	GULF COAST LANDINGS DESC IN INST#2009000078147 TRACT LS-1
COOPER REALTY COMPANY 1661 AARON BRENNER DR STE 200 MEMPHIS, TN 38120	02-46-25-04-00LS2.00CE ACCESS UNDETERMINED FORT MYERS FL 33913	GULF COAST LANDINGS DESC IN INST#2009000078147 TRACT LS-2
COOPER REALTY COMPANY 1661 AARON BRENNER DR STE 200 MEMPHIS, TN 38120	02-46-25-04-00LS3.00CE ACCESS UNDETERMINED FORT MYERS FL 33913	GULF COAST LANDINGS DESC IN INST#2009000078147 TRACT LS-3
COOPER REALTY COMPANY 1661 AARON BRENNER DR STE 200 MEMPHIS, TN 38120	02-46-25-04-00RD1.00CE RIGHT OF WAY FORT MYERS FL	GULF COAST LANDINGS DESC IN INST#2009000078147 TRACT RD-1
UNIVERSITY PLAZA MASTER 25425 CENTER RIDGE RD WESTLAKE, OH 44145	11-46-25-15-00LK4.00CE SUBMERGED FORT MYERS FL	SHOPS AT UNIVERSITY PLAZA AS DESC IN INST #2011000101674 TRACT LK-4
UNIVERSITY PLAZA MASTER 25425 CENTER RIDGE RD WESTLAKE, OH 44145	11-46-25-15-0000B.00CE RIGHT OF WAY FORT MYERS FL 33913	SHOPS AT UNIVERSITY PLAZA AS DESC IN INST #2011000101674 TRACT B
AIK GULF COAST LLC 9621 CYPRESS HAMMOCK CIR # 101 BONITA SPRINGS, FL 34135	11-46-25-15-00001.0000 10010 UNIVERSITY PLAZA DR FORT MYERS FL 33913	SHOPS AT UNIVERSITY PLAZA AS DESC IN INST #2011000101674 TRACT 1
FLORIDA OLIVE PROPERTIES LLC 520 D ST UNIT C CLEARWATER, FL 33756	11-46-25-15-00002.0000 10020 UNIVERSITY PLAZA DR FORT MYERS FL 33913	SHOPS AT UNIVERSITY PLAZA AS DESC IN INST #2011000101674 TRACT 2
RARE HOSPITALITY MANAGEMENT DARDEN RESTAURANTS INC 1000 DARDEN CENTER DR ORLANDO, FL 32837	11-46-25-16-00003.0000 10030 UNIVERSITY PLAZA DR FORT MYERS FL 33913	SHOPS AT UNIVERSITY PLAZA REPLAT AS DESC IN INST #2012000064323 TRACT 3
QUANTUM XV DEVELOPMENTS INC 5213 61ST ST STE 402 RED DEER, AB T4N 6N5 CANADA	11-46-25-16-00004.0000 10040 UNIVERSITY PLAZA DR FORT MYERS FL 33913	SHOPS AT UNIVERSITY PLAZA REPLAT AS DESC IN INST #2012000064323 TRACT 4
VAN UNIVERSITY PLAZA LLC 400 CARILLON PKWY STE 230 SAINT PETERSBURG, FL 33716	11-46-25-17-000B2.00CE SUBMERGED FORT MYERS FL 33913	UNIVERSITY PLAZA WEST DESC IN INST #2014000106847 TR B-2
VAN UNIVERSITY PLAZA LLC 400 CARILLON PKWY STE 230 SAINT PETERSBURG, FL 33716	11-46-25-17-00LK2.00CE SUBMERGED FORT MYERS FL 33913	UNIVERSITY PLAZA WEST DESC IN INST #2014000106847 TR LK-2
SENA REALTY LLC 15168 BROLIO LN NAPLES, FL 34110	11-46-25-17-000A1.0000 9990-9994 UNIVERSITY PLAZA DR FORT MYERS FL	UNIVERSITY PLAZA WEST DESC IN INST #2014000106847 TR A-1
WONG CYNTHIA S N TR 545 ALEYNNA PL MOUNTAIN VIEW, CA 94040	11-46-25-17-000A2.0000 9980 UNIVERSITY PLAZA DR FORT MYERS FL 33913	UNIVERSITY PLAZA WEST DESC IN INST #2014000106847 TR A-2
MIROMAR LAKES LLC 10801 CORKSCREW RD STE 305 ESTERO, FL 33928	11-46-25-L1-15FD1.0000 ACCESS UNDETERMINED MIROMAR LAKES FL 33913	MIROMAR LAKES UNIT XVII COSTA MAGGIORE PHASE I AS DESC IN INST# 2017000181209 TRACT FD-1
FMA HOSPITALITY LP I 1661 AARON BRENNER DR STE 200 MEMPHIS, TN 38120	02-46-25-02-00000.0001 16410 CORPORATE COMMERCE WAY FORT MYERS FL 33913	COOPER HOTELS PARK DESC IN INST#2008000098093 UNIT 1

RECEIVED
MAY 08 2018
COMMUNITY DEVELOPMENT

CPA 2018-00002

All data is current at time of printing and subject to change without notice.
THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

OWNER NAME AND ADDRESS

FMA HOSPITALITY LP II
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

STRAP AND LOCATION

02-46-25-02-00000.0002
16450 CORPORATE COMMERCE
WAY
FORT MYERS FL 33913

LEGAL DESCRIPTION

COOPER HOTELS PARK
DESC IN INST#2008000098093
UNIT 2

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

02-46-25-00-00001.1000
COCA-COLA BEVERAGES FLORIDA
PROPERTY TAX DEPT
PO BOX 4440
BRANDON, FL 33509

02-46-25-00-00001.0010
STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

02-46-25-00-00001.0080
MSF AUSTIN I LLC +
7978 COOPER CREEK BLVD #100
UNIVERSITY PARK, FL 34201

02-46-25-00-00001.1010
YBFH REAL ESTATE LLC
15533 PINE RIDGE RD
FORT MYERS, FL 33908

02-46-25-01-0000A.0000
FT MYERS POOH LLC
101 WEST 55TH ST
NEW YORK, NY 10019

03-46-25-01-0000L.00CE
ALICO LAKES VILLAGE
1427 W SAGINAW ST STE 200
EAST LANSING, MI 48823

02-46-25-01-0000N.00CE
ALICO LAKES VILLAGE
1427 W SAGINAW ST STE 200
EAST LANSING, MI 48823

03-46-25-01-0000M.00CE
ALICO LAKES VILLAGE
1427 W SAGINAW ST STE 200
EAST LANSING, MI 48823

02-46-25-02-00000.00CE
COOPER HOTELS PARK

02-46-25-03-0000C.00CE
MERIDIAN AIRPORT PARK LLC
2875 NE 191 ST PH 1
AVENTURA, FL 33180

11-46-25-13-00RD1.00CE
VAN UNIVERSITY PLAZA LLC
400 CARILLON PKWY STE 230
SAINT PETERSBURG, FL 33716

02-46-25-04-0000G.0000
JCARE GROUP LLC
835 S TOWN & RIVER DR
FORT MYERS, FL 33919

02-46-25-04-0000J.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-000C1.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-000C2.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-00LK1.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-00LK2.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-00LS1.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-00LS2.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-00LS3.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-00RD1.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

11-46-25-17-000A2.0000
WONG CYNTHIA S N TR
545 ALEYNNA PL
MOUNTAIN VIEW, CA 94040

11-46-25-15-00LK4.00CE
UNIVERSITY PLAZA MASTER
25425 CENTER RIDGE RD
WESTLAKE, OH 44145

11-46-25-L1-15FD1.0000
MIROMAR LAKES LLC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

11-46-25-15-0000B.00CE
UNIVERSITY PLAZA MASTER
25425 CENTER RIDGE RD
WESTLAKE, OH 44145

02-46-25-02-00000.0001
FMA HOSPITALITY LP I
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

11-46-25-15-00001.0000
AIK GULF COAST LLC
9621 CYPRESS HAMMOCK CIR # 101
BONITA SPRINGS, FL 34135

02-46-25-02-00000.0002
FMA HOSPITALITY LP II
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

11-46-25-15-00002.0000
FLORIDA OLIVE PROPERTIES LLC
520 D ST UNIT C
CLEARWATER, FL 33756

11-46-25-16-00003.0000
RARE HOSPITALITY MANAGEMENT
DARDEN RESTAURANTS INC
1600 DARDEN CENTER DR
ORLANDO, FL 32837

11-46-25-16-00004.0000
QUANTUM XV DEVELOPMENTS INC
5213 61ST ST STE 402
RED DEER, AB T4N 6N5
CANADA

11-46-25-17-000B2.00CE
VAN UNIVERSITY PLAZA LLC
400 CARILLON PKWY STE 230
SAINT PETERSBURG, FL 33716

11-46-25-17-00LK2.00CE
VAN UNIVERSITY PLAZA LLC
400 CARILLON PKWY STE 230
SAINT PETERSBURG, FL 33716

11-46-25-17-000A1.0000
SENA REALTY LLC
15168 BROLIO LN
NAPLES, FL 34110

02-46-25-00-00001.1000
COCA-COLA BEVERAGES FLORIDA
PROPERTY TAX DEPT
PO BOX 4440
BRANDON, FL 33509

02-46-25-00-00001.0010
STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

02-46-25-00-00001.0080
MSF AUSTIN I LLC +
7978 COOPER CREEK BLVD #100
UNIVERSITY PARK, FL 34201

02-46-25-00-00001.1010
YBFH REAL ESTATE LLC
15533 PINE RIDGE RD
FORT MYERS, FL 33908

02-46-25-01-0000A.0000
FT MYERS POOH LLC
101 WEST 55TH ST
NEW YORK, NY 10019

03-46-25-01-0000L.00CE
ALICO LAKES VILLAGE
1427 W SAGINAW ST STE 200
EAST LANSING, MI 48823

02-46-25-01-0000N.00CE
ALICO LAKES VILLAGE
1427 W SAGINAW ST STE 200
EAST LANSING, MI 48823

03-46-25-01-0000M.00CE
ALICO LAKES VILLAGE
1427 W SAGINAW ST STE 200
EAST LANSING, MI 48823

02-46-25-02-00000.00CE
COOPER HOTELS PARK

02-46-25-03-0000C.00CE
MERIDIAN AIRPORT PARK LLC
2875 NE 191 ST PH 1
AVENTURA, FL 33180

11-46-25-13-00RD1.00CE
VAN UNIVERSITY PLAZA LLC
400 CARILLON PKWY STE 230
SAINT PETERSBURG, FL 33716

02-46-25-04-0000G.0000
JCARE GROUP LLC
835 S TOWN & RIVER DR
FORT MYERS, FL 33919

02-46-25-04-0000J.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-000C1.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-000C2.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-00LK1.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-00LK2.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-00LS1.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-00LS2.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-00LS3.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-04-00RD1.00CE
COOPER REALTY COMPANY
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

11-46-25-15-00LK4.00CE
UNIVERSITY PLAZA MASTER
25425 CENTER RIDGE RD
WESTLAKE, OH 44145

11-46-25-15-0000B.00CE
UNIVERSITY PLAZA MASTER
25425 CENTER RIDGE RD
WESTLAKE, OH 44145

11-46-25-15-00001.0000
AIK GULF COAST LLC
9621 CYPRESS HAMMOCK CIR # 101
BONITA SPRINGS, FL 34135

11-46-25-15-00002.0000
FLORIDA OLIVE PROPERTIES LLC
520 D ST UNIT C
CLEARWATER, FL 33756

11-46-25-16-00003.0000
RARE HOSPITALITY MANAGEMENT
DARDEN RESTAURANTS INC
1000 DARDEN CENTER DR
ORLANDO, FL 32837

11-46-25-16-00004.0000
QUANTUM XV DEVELOPMENTS INC
5213 61ST ST STE 402
RED DEER, AB T4N 6N5
CANADA

11-46-25-17-000B2.00CE
VAN UNIVERSITY PLAZA LLC
400 CARILLON PKWY STE 230
SAINT PETERSBURG, FL 33716

11-46-25-17-00LK2.00CE
VAN UNIVERSITY PLAZA LLC
400 CARILLON PKWY STE 230
SAINT PETERSBURG, FL 33716

11-46-25-17-000A1.0000
SENA REALTY LLC
15168 BROLIO LN
NAPLES, FL 34110

11-46-25-17-000A2.0000
WONG CYNTHIA S N TR
545 ALEYNNA PL
MOUNTAIN VIEW, CA 94040

11-46-25-L1-15FD1.0000
MIROMAR LAKES LLC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

02-46-25-02-00000.0001
FMA HOSPITALITY LP I
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

02-46-25-02-00000.0002
FMA HOSPITALITY LP II
1661 AARON BRENNER DR STE 200
MEMPHIS, TN 38120

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

A PORTION OF GULF COAST LANDINGS, RECORDED IN INSTRUMENT NUMBER 2009000078147
LYING IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING TRACTS A THROUGH F OF GULF COAST LANDINGS, AS RECORDED IN INSTRUMENT NUMBER 2009000078147, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

BEGIN AT THE SOUTHEAST CORNER OF TRACT D OF SAID GULF COAST LANDINGS;

THENCE NORTH 89°42'18" WEST, ALONG THE SOUTH LINE OF TRACTS D, C, B AND A OF SAID GULF COAST LANDINGS, A DISTANCE OF 1027.43 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 230.01 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 31°25'25" WEST, 160.71 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°53'49", A DISTANCE OF 164.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 170.01 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 40°35'30" WEST, 66.51 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°33'40", A DISTANCE OF 66.94 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 25°45'33" EAST, 40.99 FEET;

THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 110°08'27", A DISTANCE OF 48.06 FEET TO THE POINT OF TANGENCY;

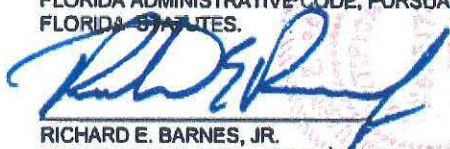
THENCE NORTH 80°49'46" EAST, A DISTANCE OF 47.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 625.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 85°33'23" EAST, 103.01 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°27'14", A DISTANCE OF 103.13 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 89°43'00" EAST, A DISTANCE OF 214.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 155.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 82°47'58" EAST, 37.33 FEET;

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


RICHARD E. BARNES, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 5173

5/2/18
DATE OF SIGNATURE

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman

CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
10815 SW Tradition Square Fax: (772) 220-7881
Port St. Lucie, Florida 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate No. LB-8030

A PORTION OF GULF COAST LANDINGS DESCRIPTION AND SKETCH

LEE COUNTY

MAY 08 2018

FLORIDA

PART: FL-STUA-DC1-SRV\P\010484-01-001\Survey\Topo

PROJECT NO. 010484-01-001 REVISED DATE: MAY 1, 2018

DATE: JAN. 22, 2018

CADD FILE: 0484-SKT

SCALE: N/A

SHEET 1 OF 3

CPA 2018-00002

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

A PORTION OF GULF COAST LANDINGS, RECORDED IN INSTRUMENT NUMBER 2009000078147
LYING IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°50'04", A DISTANCE OF 37.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 450.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 59°46'44" EAST, 629.01 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°40'41", A DISTANCE OF 696.48 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 205.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 05°25'43" WEST, 146.05 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°44'12", A DISTANCE OF 149.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 475.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 23°52'31" WEST, 40.14 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°50'36", A DISTANCE OF 40.15 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 29°45'48" EAST, 38.98 FEET;

THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°26'02", A DISTANCE OF 44.70 FEET TO THE BEGINNING OF A COMPOUND CURVE HAVING A RADIUS OF 155.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 85°37'50" EAST, 25.13 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°18'01", A DISTANCE OF 25.16 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 89°43'10" EAST, A DISTANCE OF 182.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 35.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 44°42'49" EAST, 49.50 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'42", A DISTANCE OF 54.98 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 00°17'32" WEST, A DISTANCE OF 172.97 FEET;

THENCE NORTH 89°42'28" WEST, A DISTANCE OF 36.00 FEET;

THENCE SOUTH 00°17'32" WEST, A DISTANCE OF 565.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 403,669 SQUARE FEET, OR 9.267 ACRES, MORE OR LESS.

LEGEND

CH	= CHORD BEARING AND DISTANCE	N	= NORTHING
E	= EASTING	O.R.B.	= OFFICIAL RECORDS BOOK
L	= ARC LENGTH	(P)	= PLAT DATA
LB	= LICENSED BUSINESS	P.O.B.	= POINT OF BEGINNING
LS	= LICENSED SURVEYOR	P.O.C.	= POINT OF COMMENCEMENT
LTD.	= LIMITED	PG.	= PAGE
NAD	= NORTH AMERICAN DATUM	R	= RADIUS
NO.	= NUMBER	Δ	= CENTRAL ANGLE

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF
DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS DOCUMENT.

RECEIVED
THIS IS NOT A SURVEY
MAY 08 2018

Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
10815 SW Tradition Square Fax: (772) 220-7881
Port St. Lucie, Florida 34987 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate No. LB-8030

A PORTION OF GULF COAST LANDINGS DESCRIPTION AND SKETCH

LEE COUNTY

FLORIDA

PATH: FL-STUA-DC1-SRV\P\010484-01-001\Survey\Topo

PROJECT NO. 010484-01-001 REVISED DATE: MAY 1, 2018

DATE: JAN. 22, 2018

CADD FILE: 0484-SKT

SCALE: N/A

SHEET 2 OF 3

CPA 2018-00002

SKETCH OF DESCRIPTION

A PORTION OF GULF COAST LANDINGS, RECORDED IN INSTRUMENT NUMBER 2009000078147
LYING IN SECTION 2, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 80°49'46" E	47.38'
L2	S 89°43'00" E	214.24'
L3	N 89°42'28" W	36.00'

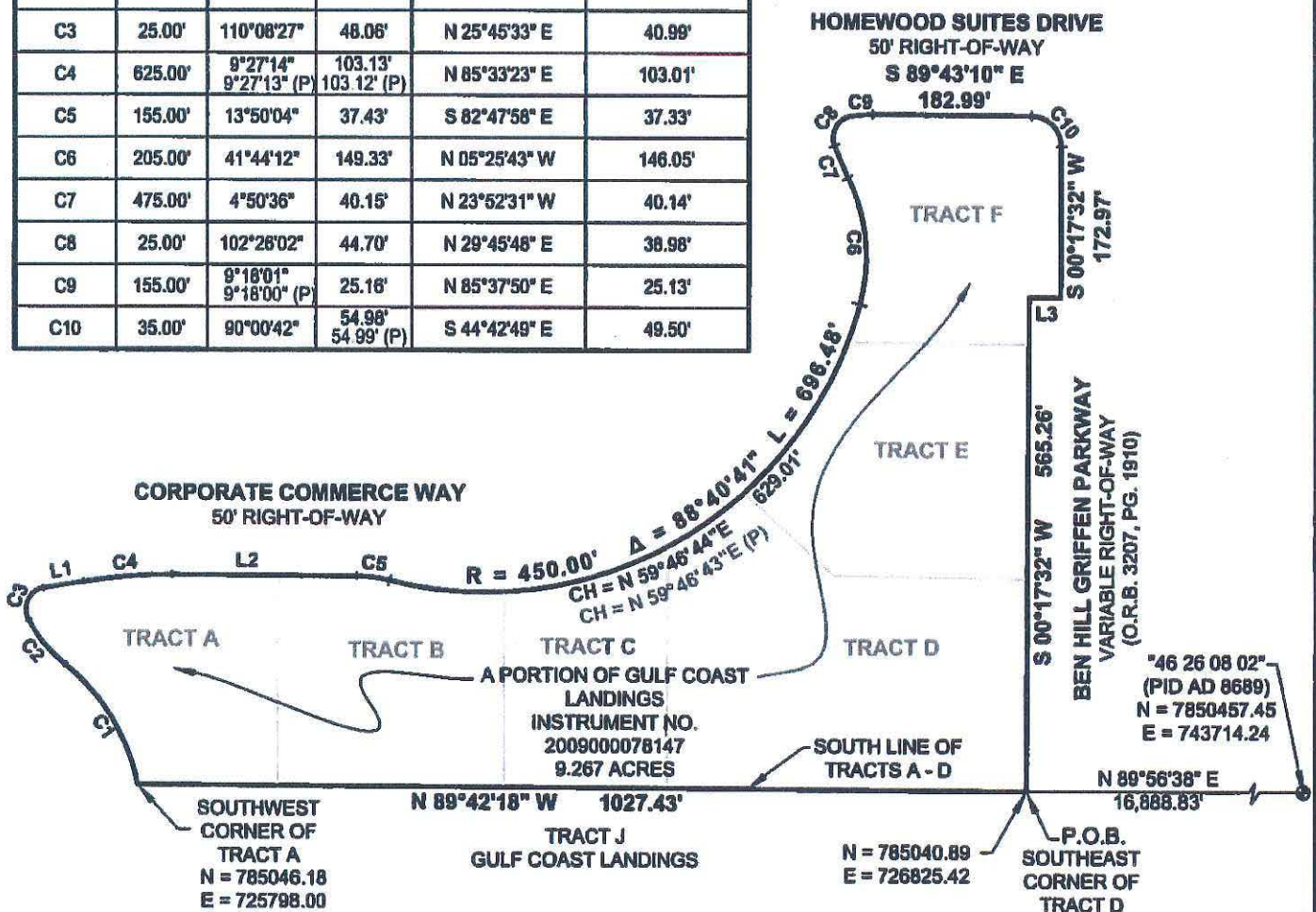
CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	230.01'	40°53'48"	164.18'	N 31°25'25" W	160.71'
C2	170.01'	22°33'40"	66.94'	N 40°35'30" W	66.51'
C3	25.00'	110°08'27"	48.06'	N 25°45'33" E	40.99'
C4	625.00'	9°27'14" 9°27'13" (P)	103.13' 103.12' (P)	N 85°33'23" E	103.01'
C5	155.00'	13°50'04"	37.43'	S 82°47'58" E	37.33'
C6	205.00'	41°44'12"	149.33'	N 05°25'43" W	146.05'
C7	475.00'	4°50'36"	40.15'	N 23°52'31" W	40.14'
C8	25.00'	102°26'02"	44.70'	N 29°45'48" E	38.98'
C9	155.00'	9°18'01" 9°18'00" (P)	25.16' 25.16' (P)	N 85°37'50" E	25.13'
C10	35.00'	90°00'42"	54.98' 54.99' (P)	S 44°42'49" E	49.50'



(IN FEET)

1 inch = 200 ft.

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 200' OR SMALLER



NOTE: SEE SHEET 1 OF 3 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc.
10815 SW Tradition Square
Port St. Lucie, Florida 34987

Phone: (772) 283-1413
Fax: (772) 220-7881

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate No. LB-8030

A PORTION OF GULF COAST LANDINGS DESCRIPTION AND SKETCH

LEE COUNTY

FLORIDA

PATH: FL-STUA-DC1-SRV\P\010484-01-001\Survey\Topo

PROJECT NO. 010484-01-001 REVISED DATE: MAY 1, 2018

DATE: JAN. 22, 2018

CADD FILE: 0484-SKT

SCALE: 1"=200'

SHEET 3 OF 3

CPA 2018-00002

MEMORANDUM

TO: Mr. Daniel DeLisi, AICP
DeLisi, Inc.

FROM: Yury Bykau
Transportation Consultant

Ted B. Treesh
President

DATE: April 11, 2018

RE: NWC of Alico Road and Ben Hill Griffin Parkway
Small Scale Comprehensive Plan Amendment
Lee County, Florida

RECEIVED
MAY 08 2018
COMMUNITY DEVELOPMENT

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Small Scale Comprehensive Plan Amendment for an approximately 9.3 acres of property located on the northwest corner of Alico Road and Ben Hill Griffin Parkway in Lee County, Florida. The subject site is part of the Jetway Tradeport MPD and is governed by Zoning Resolution Z-05-060 with approximately 5.3 acres of the subject site currently developed with retail uses. This analysis will determine the impacts of the change in land use from Tradeport to University Village Interchange to allow the remaining 4 acres of the subject site to be developed with retail uses. The existing zoning of the subject site allows for the requested retail intensity. Zoning Resolution Z-05-060 is attached for reference.

The transportation related impacts of the proposed Small Scale Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

The proposed Map Amendment would change the future land use designation on the approximately 4 acre subject site from Tradeport to University Village Interchange. The proposed land use change will affect parcels D1, D2 and E2 as presented in the Master Concept Plan of the Zoning Resolution Z-05-060. The Tradeport future land use category permits a future development of the 4 acre subject site with light industrial uses and

CPA 2018-00002

limited retail uses. It is the desire of the applicant to create additional retail development on the aforementioned parcels.

Table 1 summarizes the uses that would be permitted on the 4 vacant acres under the existing land use category versus those that were assumed under the proposed land use category. Under the existing future land use category, the site was assumed to include 4 acres of light industrial uses at a density of approximately 12,000 square feet per acre. For the proposed future land use change, the site was assumed to include 4 acres of retail uses at a density of approximately 8,000 square feet per acre.

Table 1
Land Uses
NWC of Alico Road and Ben Hill Griffin Parkway

Land Use Category	Intensity
Approved Land Use	48,000 sq. ft. of Light Industrial/Warehouse (12,000 sq.ft. / acre)
Proposed Land Uses	32,000 sq. ft. of Retail (8,000 sq.ft. / acre)

The trip generation for the existing and proposed land uses were determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 10th Edition. Land Use Code 110 (General Light Industrial) was utilized for the trip generation purposes of the light industrial/warehousing uses as currently approved on the subject site. **Table 2** indicates the trip generation of the subject site based on the existing land use category. The trip generation equations utilized for the approved land use are attached to this Memorandum for reference.

Table 2
Trip Generation of Existing Land Use
NWC of Alico Road and Ben Hill Griffin Parkway

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
General Light Industrial (48,000 sq. ft.)	23	3	26	3	19	22	240

The trip generation for the land uses under the proposed land use change were based on Land Use Code 820 (Shopping Center) for the proposed retail uses. **Table 3** indicates the trip generation of the subject site based on the proposed land use category. The trip generation equations utilized for the proposed land uses are attached to this Memorandum for reference.

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

Table 3
Trip Generation of Proposed Land Use
NWC of Alico Road and Ben Hill Griffin Parkway

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (32,000 sq. ft.)	104	64	168	112	122	234	2,770

The trips shown for the proposed uses on the subject site in Table 3 will not all be new trips added to the adjacent roadway system. ITE estimates that a shopping center of comparable size may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. The current version of the ITE *Trip Generation Handbook*, 3rd Edition, indicates that the weekday P.M. peak hour pass-by rate for Land Use Code 820 is thirty-four percent (34%). However, consistent with previous analysis approved by Lee County, thirty percent (30%) of the total project traffic was assumed to be pass-by traffic. Table 4 indicates the total external trips that will be generated by the site should the land use category be changed.

Table 4
Net New Trip Generation of Proposed Land Use
NWC of Alico Road and Ben Hill Griffin Parkway

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	104	64	168	112	122	234	2,770
Less LUC 820 Pass- By Trips	-25	-25	-50	-35	-35	-70	-831
Net New Trips	79	39	118	77	87	164	1,939

Table 5 indicates the trip generation difference between the proposed land uses and existing land use designations.

CPA 2018-00002

RECEIVED
MAY 08 2018
COMMUNITY DEVELOPMENT

Table 5
Trip Generation – Resultant Trip Change
NWC of Alico Road and Ben Hill Griffin Parkway

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation (32,000 sq. ft. Retail)	79	39	118	77	87	164	1,939
Existing Land Use Designation (48,000 sq. ft. Light Industrial)	-23	-3	-26	-3	-19	-22	-240
Resultant Trip Change	+56	+36	+92	+74	+68	+142	+1,699

The positive number shown as the resultant change in Table 5 indicates that the trip generation will be increased as a result of the proposed land use change.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2040 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only major roadway improvements on the 2040 Financially Feasible Plan in the immediate area are the extension of Three Oaks Parkway, north from Alico Road to Daniels Parkway and extension of Alico Road to SR 82 as well as widening this roadway to a four lane facility. The aforementioned plan also shows a new two lane roadway to be constructed from Ben Hill Griffin Parkway to connect to Alico Road at Airport Haul Road. There are no other programmed improvements within the vicinity of the subject site. The Lee County 2040 Highway Cost Feasible Plan map is attached to this Memorandum for reference.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2040 loaded network volumes were determined for the roadways within the study area then the peak hour trips to be generated from the additional trips as shown in Table 4 were added to the projected 2040 volumes. The Level of Service for those roadways were then evaluated.

The results of the analysis indicate that the addition of the project trips to the network will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. I-75 south of Alico Road is shown to operate at unacceptable LOS "E" before the project trips are added to the network and is therefore considered as future pre-existing deficiency not caused by the change in land use. All remaining roadway segments in the study area will operate at or above the minimum acceptable Level of Service. **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2040 conditions.

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

Short Range Impacts (5-year horizon)

The 2017/2018-2021/2022 Lee County Transportation Capital Improvement Plan and the 2019-2023 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. The only improvements in the study area that are included on the short term capital improvement plan are the funding for the construction of the extension of Three Oaks Parkway, north from Alico Road to Daniels Parkway and widening Alico Road from Ben Hill Griffin Parkway to Airport Haul Road to a four lane facility. The Three Oaks Parkway extension is funded in the Lee County Capital Improvement Program to begin construction in FY 2018/2019. There are no other capacity improvements to the roadway network identified in either work program. These roadway improvements were considered in the distribution of site trips.

The proposed map amendment will increase the overall trip generation of the subject site by approximately 142 vehicles during the P.M. peak hour. **Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on surrounding roadways based on the uses that would be permitted under the proposed land use designation. From Table 2A, all roadways, except for I-75 and Alico Road between Three Oaks Parkway and I-75 are anticipated to operate at an acceptable Level of Service in 2023 both with and without the trips from the proposed development. I-75 and Alico Road from Three Oaks Parkway to I-75 are shown to operate at a LOS "F" both with and without project traffic added to the roadway network in the year 2023. Hence, these roadway segments are considered as future pre-existing deficiencies not caused by the change in land use. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement program.

Conclusion

The proposed Small Scale Comprehensive Plan Amendment would allow the future land use change on the approximate 4 acre subject site from Tradeport to University Village Interchange. This would permit the subject site to be developed with retail uses. Based upon the roadway link Level of Service analysis conducted as a part of this Memorandum for Small Scale Comprehensive Plan amendment, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development.

No modifications are necessary to the Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Small Scale Comprehensive Plan Amendment. In addition, the change to the land use will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan.

Attachments

CPA 2018-00002

RECEIVED
MAY 08 2018

TABLES 1A & 2A
2040 LOS ANALYSIS

CPA 2018-00002



COMMUNITY DEVELOPMENT

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2040 LONG RANGE TRANSPORTATION ANALYSIS - NWC ALICO RD & BEN HILL GRIFFIN PKWY

ROADWAY	ROADWAY SEGMENT		2040 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
	FROM	TO	# Lanes	Roadway Designation	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME
Alico Rd	Domestic Ave	Three Oaks Pkwy	6LD	Class III - Arterial	0	400	2,840	2,940	2,940
	Three Oaks Pkwy	I-75	6LD	Class III - Arterial	0	400	2,840	2,940	2,940
	I-75	Ben Hill Griffin Pkwy	6LD	Class III - Arterial	0	400	2,840	2,940	2,940
	Ben Hill Griffin Pkwy	Airport Haul Rd	4LD	Class III - Arterial	0	250	1,840	1,960	1,960
	Airport Haul Rd	SR 82	4LD	Class III - Arterial	0	250	1,840	1,960	1,960
Ben Hill Griffin Pkwy	Terminal Access Rd.	Alico Rd.	4LD	Class III - Arterial	0	250	1,840	1,960	1,960
	Alico Rd.	College Club Dr.	4LD	Class III - Arterial	0	250	1,840	1,960	1,960
Treeline Ave	Daniels Pkwy	Terminal Acces Rd.	4LD	Class III - Arterial	0	250	1,840	1,960	1,960
I-75	Corkscrew Rd	Alico Rd	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	Daniels Pkwy	Alico Rd	4LD	Class III - Arterial	0	250	1,840	1,960	1,960
	Alico Rd.	San Carlos Blvd	4LD	Class III - Arterial	0	250	1,840	1,960	1,960
Alico Connector	Ben Hill Griffin Pkwy	Alico Rd	2LU	Arterial	0	140	800	860	860

- Denotes the LOS Standard for each roadway segment

Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

Level of Service Thresholds for I-75 were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

COMMUNITY DEVELOPMENT
 RECEIVED
 MAY 08 2018
 CPA 2018-00002

CPA 2018-00002

TABLE 2A
2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
NWC ALICO RD & BEN HILL GRIFFIN PKWY

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 164 VPH IN= 77 OUT= 87

ROADWAY	ROADWAY SEGMENT		2040	LCDOT PCS OR	PEAK SEASON	AADT	K-100	100TH HIGHEST	D	PM PK HR	2040 BACKGROUND		PROJECT	PK DIR	2040 BACKGROUND PLUS PROJ	
			FSUTMS			BACKGROUND		HOUR PK DIR		PEAK	PEAK DIRECTION			TRAFFIC	PEAK DIRECTION	
			PSWDT			FOOT SITE #		FACTOR ¹		TRAFFIC	FACTOR	2-WAY VOLUME		FACTOR	DIRECTION	VOLUME
Alico Rd	Domestic Ave	Three Oaks Pkwy	68,239	10	1.19	57,344	0.092	5,276	0.51	EAST	2691	C	10%	8	2699	C
	Three Oaks Pkwy	I-75	70,983	10	1.19	59,650	0.092	5,488	0.51	EAST	2799	C	25%	19	2818	C
	I-75	Ben Hill Griffin Pkwy	30,881	53	1.15	26,853	0.100	2,685	0.51	EAST	1369	C	35%	27	1396	C
	Ben Hill Griffin Pkwy	Airport Haul Rd	30,369	53	1.15	26,408	0.100	2,641	0.51	EAST	1347	C	10%	8	1355	C
	Airport Haul Rd	SR 82	28,186	53	1.15	24,510	0.100	2,451	0.51	EAST	1250	C	10%	8	1258	C
Ben Hill Griffin Pkwy	Terminal Access Rd.	Alico Rd.	18,172	126060	0.92	16,718	0.095	1,588	0.561	NORTH	891	C	10%	8	899	C
	Alico Rd.	College Club Dr.	38,593	124514	0.81	31,260	0.090	2,813	0.561	NORTH	1578	C	45%	35	1613	C
Treeline Ave	Daniels Pkwy	Terminal Acces Rd.	27,160	126061	0.92	24987	0.09	2,249	0.561	NORTH	1262	C	8%	6	1268	C
I-75	Corkscrew Rd	Alico Rd	121,226	120055	0.91	110316	0.09	9,928	0.581	NORTH	5768	E	5%	4	5772	E
	Alico Road	Daniels Parkway	85,420	120184	0.91	77732	0.09	6,996	0.598	NORTH	4184	C	5%	4	4188	C
Three Oaks Pkwy	Daniels Pkwy	Alico Rd	14,316	124414	0.91	13028	0.09	1,172	0.561	NORTH	657	C	5%	4	661	C
	Alico Rd.	San Carlos Blvd	29,569	124414	0.81	23951	0.09	2,156	0.561	NORTH	1210	C	10%	8	1218	C
Alico Connector	Ben Hill Griffin Pkwy	Alico Rd	1,072	120118	0.91	976	0.09	88	0.548	EAST	48	B	0%	0	48	B

¹ Model Output Conversion Factor was utilized to obtain the AADT Background Traffic Volumes for all roadways where lack of data was presented in the 2017 Lee County Traffic Count Report.

* 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.

* The K-100 and D factors for Alico Rd were obtained from the 2017 Lee County Traffic Count Report.

* The K-100 and D factors for proposed Alico Connector from Ben Hill Griffin Pkwy to Alico Rd were obtained from FDOT station 120118, which represents Alico Road, east of Ben Hill Griffin Pkwy.

COMMUNITY DEVELOPMENT

RECEIVED
MAY 08 2018

TABLES 3A & 4A
5-YEAR LOS ANALYSIS

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
NWC ALICO RD & BEN HILL GRIFFIN PKWY

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 118 VPH IN= 79 OUT= 39
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 164 VPH IN= 77 OUT= 87

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</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>	PERCENT		
								PROJECT	PROJECT	PROJ/
								TRAFFIC	TRAFFIC	LOS C
Alico Rd	W. of Three Oaks Pkwy	6LD	0	400	2840	2940	2940	10%	9	0.3%
	W. of I-75	6LD	0	400	2840	2940	2940	25%	22	0.8%
	W. of Ben Hill Griffin Pkwy	6LD	0	400	2840	2940	2940	35%	30	1.1%
	W. of Airport Haul Rd	4LD	0	250	1840	1960	1960	10%	9	0.5%
Ben Hill Griffin Pkwy	N. of Alico Rd	4LD	0	250	1,840	1,960	1,960	10%	9	0.5%
	S. of Alico Rd	4LD	0	250	1,840	1,960	1,960	45%	39	2.1%
Treeline Ave	N. of Terminal Access Rd	4LD	0	250	1,840	1,960	1,960	8%	7	0.4%
I-75	S. of Alico Rd	6LF	0	3,360	4,580	5,500	6,080	5%	4	0.1%
	N. of Alico Rd	6LF	0	3,360	4,580	5,500	6,080	5%	4	0.1%
Three Oaks Pkwy	N. of Alico Rd	4LD	0	250	1840	1960	1960	5%	4	0.2%
	S. of Alico Rd	4LD	0	250	1840	1960	1960	10%	9	0.5%

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.

RECEIVED
 MAY 08 2018
 COMMUNITY DEVELOPMENT

CPA2018-00002

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
NWC ALICO RD & BEN HILL GRIFFIN PKWY**

TOTAL PROJECT TRAFFIC AM = 118 VPH IN = 79 OUT= 39
TOTAL PROJECT TRAFFIC PM = 164 VPH IN= 77 OUT= 87

ROADWAY	SEGMENT	LCDOT PCS OR FDOT SITE #	2008 ADT	LATEST ADT	YRS OF GROWTH ¹	ANNUAL RATE	2016	2023		V/C	PERCENT			2023			2023		
							PK HR	PK HR	PK SEASON		PROJECT	AM PROJ	PM PROJ	BCKGRND		V/C	BCKGRND		V/C
							PEAK DIR. ²	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
Alico Rd	W. of Three Oaks Pkwy	10	26,600	44,800	8	6.73%	1,159	1,829	C	0.62	10%	8	9	1,837	C	0.62	1,838	C	0.63
	W. of I-75	10	26,600	44,800	8	6.73%	2,245	3,543	F	1.20	25%	20	22	3,562	F	1.21	3,564	F	1.21
	W. of Ben Hill Griffin Pkwy	53	20,800	24,600	8	2.12%	1,175	1,361	C	0.46	35%	28	30	1,388	C	0.47	1,391	C	0.47
	W. of Airport Haul Rd	53	20,800	24,600	8	2.12%	384	445	C	0.23	10%	8	9	453	C	0.23	453	C	0.23
Ben Hill Griffin Pkwy	N. of Alico Rd	126060	24,426	19,784	8	2.00%	1,003	1,152	C	0.59	10%	8	9	1,160	C	0.59	1,161	C	0.59
	S. of Alico Rd	124514	30,000	32,000	8	2.00%	1,582	1,817	C	0.93	45%	36	39	1,853	D	0.95	1,856	D	0.95
Treeline Ave	N. of Terminal Access Rd	126061	26,207	21,149	8	2.00%	1,455	1,671	C	0.85	8%	6	7	1,678	C	0.86	1,678	C	0.86
I-75	S. of Alico Rd	120055	71,000	100,500	8	4.44%	5,255	7,122	F	1.29	5%	4	4	7,126	F	1.30	7,127	F	1.30
	N. of Alico Rd	120184	54,884	98,964	8	7.65%	5,326	8,921	F	1.62	5%	4	4	8,925	F	1.62	8,926	F	1.62
Three Oaks Pkwy	N. of Alico Rd	124414	11,700	14,500	8	2.72%	665	802	C	0.41	5%	4	4	806	C	0.41	807	C	0.41
	S. of Alico Rd	124414	11,700	14,500	8	2.72%	665	802	C	0.41	10%	8	9	810	C	0.41	811	C	0.41

- ¹ Growth Rate for Alico Rd was formulated utilizing AADT data from the 2017 Lee County Traffic Count Report. All other roadways utilized the AADT data from the FDOT Florida Traffic Online webpage.
² 2016 peak hour peak season peak direction traffic volumes were obtained from the 2017 Lee County Public Facilities Level of Service and Concurrency Report.
 • 2016 peak hour peak season peak direction traffic volume for the unconstructed segment of Three Oaks Pkwy, north of Alico Road was obtained from the traffic data of the south segment of this roadway.

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

LEE COUNTY GENERALIZED SERVICE VOLUME TABLE

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600
Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.						

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

FDOT GENERALIZED SERVICE
VOLUME TABLE 7

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

TABLE 7

Generalized **Peak Hour Directional Volumes** for Florida's
Urbanized Areas¹

12/18/12

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)					
Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**
Class II (35 mph or slower posted speed limit)					
Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
-	-	-	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE²

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle

Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE²

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)³

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
2	2,260	3,020	3,660	3,940
3	3,360	4,580	5,500	6,080
4	4,500	6,080	7,320	8,220
5	5,660	7,680	9,220	10,360
6	7,900	10,320	12,060	12,500

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	420	840	1,190	1,640
2	Divided	1,810	2,560	3,240	3,590
3	Divided	2,720	3,840	4,860	5,380

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

¹Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become E because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:

Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sml/los/default.htm

RECEIVED
MAY 08 2018
COMMUNITY DEVELOPMENT

¹Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

²Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

³Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/bs/default.htm

TRAFFIC DATA
2017 LEE COUNTY DOT
TRAFFIC COUNT REPORT

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

STREET	LOCATION	Sta- tion #	Daily Traffic Volume (AADT)										Sq ft	Area
			2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
A & W BULB RD	N OF GLADIOLUS DR	215			6400	7700		6800		6600		7100	37	
ALABAMA RD	N OF IMMOKALEE RD	201	6100	5700	5700					6800		7100	6	
ALABAMA RD	S OF HOMESTEAD RD	200	8800	9000	9100	8800	11100	9000	9300	10300	11000		6	
ALICO RD	E OF US 41	204	18100	19500	21400	21800	21700	23400	19900	21900	24100	22100	10	
ALICO RD	E OF LEE RD	207	20100	19900	22700								10	
ALICO RD	W OF I - 75	10	28300	26600	26100	25800	27200	29100	38400	41100	43600	44800		
ALICO RD	E OF I - 75	53	12300	20800	25700	26200	26000	26900	28400	25600	24300	24600		
ALICO RD	E OF BEN HILL GRIFFIN PKWAY	205	5800	3600	2600				7500		8500		53	
ALICO RD	N OF CORKSCREW RD	206	2000	1400	1500								53	
ARROYAL ST	N OF BONITA BEACH RD	496	4700	4000									42	
BABCOCK RD	E OF US 41	461	1400	1300	1200								25	
BALLARD RD	W OF ORTIZ AV	504	4100	3500	3400								20	
BARRETT RD	S OF PINE ISLAND RD	509	2600	2300									49	
BASS RD	N OF SUMMERLIN RD	216	9100	10400	10000	8200		8400		8200		11500	36	

COMMUNITY DEVELOPMENT

MAY 08 2018

RECEIVED

CPA 2018-00002

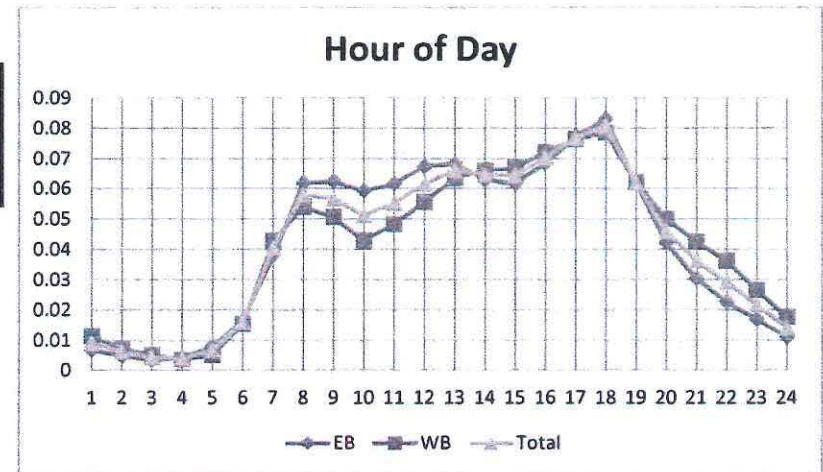
PCS 10 - Alico Rd West of I-75

2017 AADT = 44,800 VPD

Hour	EB	WB	Total
0	0.67%	1.14%	0.90%
1	0.47%	0.73%	0.60%
2	0.33%	0.51%	0.42%
3	0.40%	0.34%	0.37%
4	0.82%	0.50%	0.66%
5	1.63%	1.54%	1.59%
6	3.81%	4.28%	4.04%
7	6.19%	5.39%	5.80%
8	6.24%	5.05%	5.66%
9	5.92%	4.29%	5.12%
10	6.16%	4.83%	5.51%
11	6.73%	5.54%	6.15%
12	6.83%	6.35%	6.60%
13	6.30%	6.61%	6.45%
14	6.16%	6.70%	6.43%
15	6.84%	7.23%	7.03%
16	7.72%	7.64%	7.68%
17	8.31%	7.85%	8.08%
18	6.16%	6.20%	6.18%
19	4.22%	5.00%	4.60%
20	3.04%	4.25%	3.63%
21	2.25%	3.62%	2.92%
22	1.68%	2.65%	2.15%
23	1.11%	1.77%	1.43%

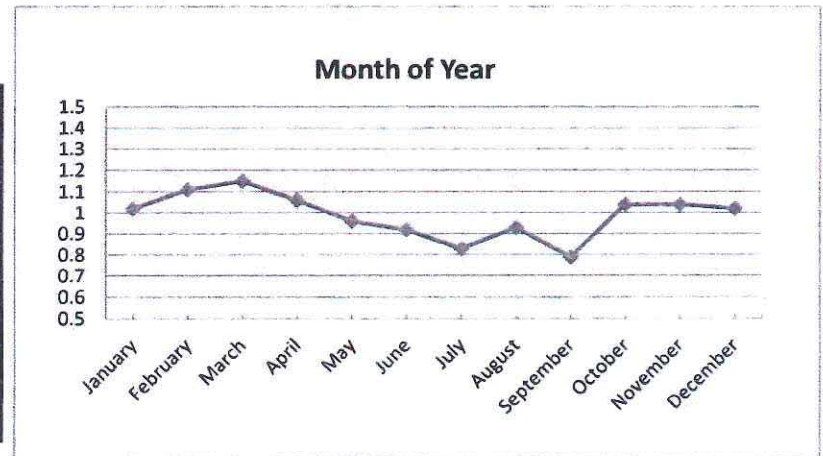
Month of Year	Fraction
January	1.02
February	1.11
March	1.15
April	1.06
May	0.96
June	0.92
July	0.83
August	0.93
September	0.79
October	1.04
November	1.04
December	1.02

Directional Factor		
AM	0.53	WB
PM	0.51	EB



Day of Week	Fraction
Sunday	0.68
Monday	1.01
Tuesday	1.08
Wednesday	1.1
Thursday	1.11
Friday	1.14
Saturday	0.86

Design Hour Volume		
#	Volume	Factor
5	4978	0.111
10	4852	0.108
20	4745	0.106
30	4697	0.105
50	4637	0.104
100	4469	0.100
150	4350	0.097
200	4231	0.094



COMMUNITY DEVELOPMENT
RECEIVED
MAY 08 2015

CPA 2018-00002

PCS 53 - Alico Rd east of I-75

2017 AADT = 24,600 VPD

Hour	EB	WB	Total
0	0.95%	0.74%	1.11%
1	0.77%	0.44%	0.85%
2	0.41%	0.39%	0.49%
3	0.32%	0.43%	0.30%
4	0.88%	1.01%	0.66%
5	1.80%	3.04%	1.56%
6	3.26%	6.08%	3.29%
7	5.37%	7.60%	4.82%
8	5.86%	7.35%	4.94%
9	5.43%	6.24%	4.66%
10	5.86%	5.79%	5.30%
11	6.50%	5.91%	6.06%
12	7.22%	6.08%	6.88%
13	7.15%	5.92%	7.07%
14	6.66%	5.93%	6.77%
15	6.55%	6.22%	6.80%
16	6.73%	6.59%	7.00%
17	6.83%	7.37%	7.18%
18	5.78%	5.19%	6.05%
19	4.73%	3.73%	5.30%
20	3.96%	2.86%	4.63%
21	3.18%	2.25%	3.84%
22	2.26%	1.70%	2.68%
23	1.53%	1.13%	1.76%

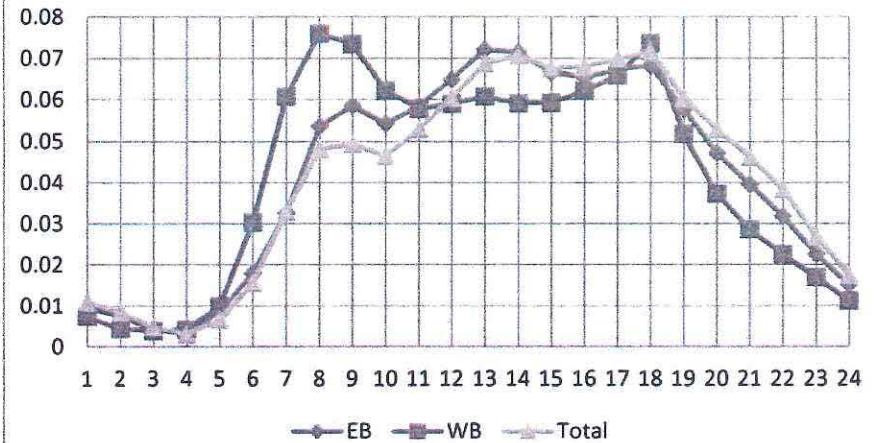
Month of Year	Fraction
January	1.09
February	1.19
March	1.2
April	1.08
May	0.91
June	0.83
July	0.76
August	0.87
September	0.81
October	1.04
November	1.09
December	1.1

Directional Factor		
AM	0.65	WB
PM	0.51	EB

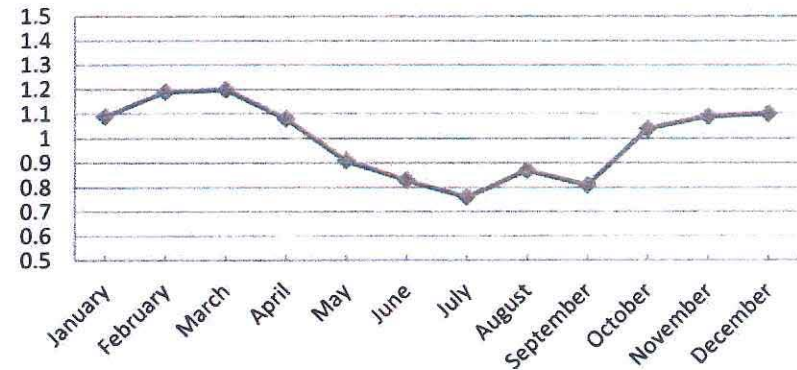
Day of Week	Fraction
Sunday	0.73
Monday	0.99
Tuesday	1.07
Wednesday	1.07
Thursday	1.1
Friday	1.14
Saturday	0.89

Design Hour Volume		
#	Volume	Factor
5	2630	0.107
10	2554	0.104
20	2463	0.100
30	2415	0.098
50	2367	0.096
100	2267	0.092
150	2220	0.090
200	2187	0.089

Hour of Day



Month of Year



TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6060 - BEN HILL GRIFFIN PKWY, S OF MIDFIELD TERMINAL RD, PTMS 2060, LCPR 60 SIS

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	19784 C	N 10512	S 9272	9.50	56.10	4.90
2015	25500 F	N 11613	S 0	9.50	53.40	5.20
2014	25322 C	N 11756	S 11566	9.50	53.40	3.00
2013	25076 C	N 13299	S 11787	9.50	53.40	4.20
2012	23983 C	N 12455	S 11528	9.50	53.70	3.90
2011	24144 C	N 12544	S 11600	9.50	54.70	3.10
2010	23565 C	N 12207	S 11358	10.70	54.88	3.40
2009	23769 C	N 12319	S 11450	11.41	56.94	4.30
2008	24426 C	N 12112	S 11714	11.06	58.89	3.30

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

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4514 - BEN HILL GRIFFIN PKWY, S OF ALICO RD LC 514

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	32000 S	N 14000	S 14000	9.00	56.10	2.10
2015	33500 F	N 19000	S 14500	9.00	55.50	2.10
2014	32000 C	N 18000	S 14000	9.00	52.00	2.10
2013	26000 S	N 15000	S 11000	9.50	54.60	1.90
2012	25000 F	N 14500	S 10500	9.50	52.80	1.90
2011	25000 C	N 14500	S 10500	9.50	53.20	1.90
2010	28000 S	N 16000	S 12000	10.28	55.69	2.10
2009	29000 F	N 16500	S 12500	10.29	55.14	2.10
2008	30000 C	N 17000	S 13000	10.77	53.61	2.10

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

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6061 - BEN HILL GRIFFIN/TREELINE AVE, N OF MIDFIELD TERMINAL RD, PTMS 2061, LCPH 61

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	21149 C	N 10554	S 10595	9.00	56.10	4.90
2015	22225 C	N 10877	S 11348	9.00	55.80	5.20
2014	25317 C	N 13002	S 13315	9.00	55.80	3.00
2013	24507 C	N 12603	S 11904	9.00	55.80	4.20
2012	23689 C	N 12214	S 11475	9.00	56.20	3.90
2011	24181 C	N 12585	S 11896	9.00	57.50	3.10
2010	24091 C	N 12451	S 11640	9.68	53.97	3.40
2009	24860 C	N 12833	S 12027	10.49	57.35	4.20
2008	26207 C	N 13554	S 12633	10.37	60.09	3.60

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

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0055 - SR 93/I 75, SOUTH OF ALICO ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	100500 C	N 50000	S 50500	9.00	58.10	9.10
2015	93000 C	N 46000	S 47000	9.00	56.90	11.20
2014	84500 C	N 42500	S 42000	9.00	56.40	9.40
2013	81500 C	N 41000	S 40500	9.00	57.70	8.00
2012	74000 C	N 37500	S 36500	9.00	56.40	10.50
2011	70000 C	N 35000	S 35000	9.00	55.80	9.50
2010	70500 C	N 35000	S 35500	9.64	55.58	9.70
2009	70000 S	N 35500	S 34500	9.40	55.84	13.60
2008	71000 F	N 36000	S 35000	9.07	55.79	17.00
2007	72000 C	N 36500	S 35500	9.29	52.37	17.00
2006	73000 C	N 39000	S 39000	8.72	54.35	17.00
2005	76000 C	N 38000	S 38000	8.90	52.90	13.10
2004	67500 C	N 33500	S 34000	9.20	51.40	13.10
2003	64500 C	N 32000	S 32500	9.60	52.50	13.10
2002	65500 F	N 32500	S 33000	9.80	55.70	13.10
2001	62500 C	N 31000	S 31500	10.00	55.40	10.20

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

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

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

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	98964 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 38722	S 38489	9.00	58.40	8.40
2013	71794 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 33359	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 29310	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	50401 C	N 26584	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 21993	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

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4414 - THREE OAKES 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 7700	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	10.28	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

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0118 - ALICO RD, E OF BEN HILL GRIFFIN PKWY

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	7000 C	E 3500	W 3500	9.00	54.80	52.70
2015	4200 C	E 2100	W 2100	9.00	55.50	42.10

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

CPA 2018-00002

RECEIVED
MAY 08 2013

COMMUNITY DEVELOPMENT

2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1200 LEE COUNTYWIDE

MOCF: 0.92
 PSCF

WEEK	DATES	SF	PSCF
1	01/01/2016 - 01/02/2016	0.98	1.07
2	01/03/2016 - 01/09/2016	0.99	1.08
3	01/10/2016 - 01/16/2016	0.99	1.08
4	01/17/2016 - 01/23/2016	0.98	1.07
* 5	01/24/2016 - 01/30/2016	0.96	1.04
* 6	01/31/2016 - 02/06/2016	0.94	1.02
* 7	02/07/2016 - 02/13/2016	0.93	1.01
* 8	02/14/2016 - 02/20/2016	0.91	0.99
* 9	02/21/2016 - 02/27/2016	0.91	0.99
*10	02/28/2016 - 03/05/2016	0.90	0.98
*11	03/06/2016 - 03/12/2016	0.90	0.98
*12	03/13/2016 - 03/19/2016	0.89	0.97
*13	03/20/2016 - 03/26/2016	0.90	0.98
*14	03/27/2016 - 04/02/2016	0.92	1.00
*15	04/03/2016 - 04/09/2016	0.93	1.01
*16	04/10/2016 - 04/16/2016	0.94	1.02
*17	04/17/2016 - 04/23/2016	0.96	1.04
18	04/24/2016 - 04/30/2016	0.97	1.05
19	05/01/2016 - 05/07/2016	0.98	1.07
20	05/08/2016 - 05/14/2016	0.99	1.08
21	05/15/2016 - 05/21/2016	1.00	1.09
22	05/22/2016 - 05/28/2016	1.02	1.11
23	05/29/2016 - 06/04/2016	1.04	1.13
24	06/05/2016 - 06/11/2016	1.06	1.15
25	06/12/2016 - 06/18/2016	1.08	1.17
26	06/19/2016 - 06/25/2016	1.08	1.17
27	06/26/2016 - 07/02/2016	1.08	1.17
28	07/03/2016 - 07/09/2016	1.08	1.17
29	07/10/2016 - 07/16/2016	1.08	1.17
30	07/17/2016 - 07/23/2016	1.08	1.17
31	07/24/2016 - 07/30/2016	1.08	1.17
32	07/31/2016 - 08/06/2016	1.08	1.17
33	08/07/2016 - 08/13/2016	1.08	1.17
34	08/14/2016 - 08/20/2016	1.08	1.17
35	08/21/2016 - 08/27/2016	1.09	1.18
36	08/28/2016 - 09/03/2016	1.09	1.18
37	09/04/2016 - 09/10/2016	1.09	1.18
38	09/11/2016 - 09/17/2016	1.10	1.20
39	09/18/2016 - 09/24/2016	1.08	1.17
40	09/25/2016 - 10/01/2016	1.07	1.16
41	10/02/2016 - 10/08/2016	1.05	1.14
42	10/09/2016 - 10/15/2016	1.04	1.13
43	10/16/2016 - 10/22/2016	1.03	1.12
44	10/23/2016 - 10/29/2016	1.02	1.11
45	10/30/2016 - 11/05/2016	1.01	1.10
46	11/06/2016 - 11/12/2016	1.00	1.09
47	11/13/2016 - 11/19/2016	1.00	1.09
48	11/20/2016 - 11/26/2016	0.99	1.08
49	11/27/2016 - 12/03/2016	0.99	1.08
50	12/04/2016 - 12/10/2016	0.99	1.08
51	12/11/2016 - 12/17/2016	0.98	1.07
52	12/18/2016 - 12/24/2016	0.99	1.08
53	12/25/2016 - 12/31/2016	0.99	1.08

* PEAK SEASON

21-FEB-2017 10:54:33

830UPD

1_1200_PKSEASON.TXT

CPA 2018-00002

RECEIVED
 MAY 08 2018

COMMUNITY DEVELOPMENT

2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1248 S OF ALICO ROAD

WEEK	DATES	SF	MOCF: 0.81 PSCF
1	01/01/2016 - 01/02/2016	0.91	1.12
2	01/03/2016 - 01/09/2016	0.88	1.09
* 3	01/10/2016 - 01/16/2016	0.85	1.05
* 4	01/17/2016 - 01/23/2016	0.84	1.04
* 5	01/24/2016 - 01/30/2016	0.83	1.02
* 6	01/31/2016 - 02/06/2016	0.81	1.00
* 7	02/07/2016 - 02/13/2016	0.80	0.99
* 8	02/14/2016 - 02/20/2016	0.79	0.98
* 9	02/21/2016 - 02/27/2016	0.79	0.98
*10	02/28/2016 - 03/05/2016	0.79	0.98
*11	03/06/2016 - 03/12/2016	0.79	0.98
*12	03/13/2016 - 03/19/2016	0.79	0.98
*13	03/20/2016 - 03/26/2016	0.81	1.00
*14	03/27/2016 - 04/02/2016	0.83	1.02
*15	04/03/2016 - 04/09/2016	0.85	1.05
16	04/10/2016 - 04/16/2016	0.87	1.07
17	04/17/2016 - 04/23/2016	0.92	1.14
18	04/24/2016 - 04/30/2016	0.97	1.20
19	05/01/2016 - 05/07/2016	1.01	1.25
20	05/08/2016 - 05/14/2016	1.06	1.31
21	05/15/2016 - 05/21/2016	1.11	1.37
22	05/22/2016 - 05/28/2016	1.12	1.38
23	05/29/2016 - 06/04/2016	1.14	1.41
24	06/05/2016 - 06/11/2016	1.15	1.42
25	06/12/2016 - 06/18/2016	1.16	1.43
26	06/19/2016 - 06/25/2016	1.19	1.47
27	06/26/2016 - 07/02/2016	1.22	1.51
28	07/03/2016 - 07/09/2016	1.25	1.54
29	07/10/2016 - 07/16/2016	1.28	1.58
30	07/17/2016 - 07/23/2016	1.26	1.56
31	07/24/2016 - 07/30/2016	1.25	1.54
32	07/31/2016 - 08/06/2016	1.23	1.52
33	08/07/2016 - 08/13/2016	1.22	1.51
34	08/14/2016 - 08/20/2016	1.20	1.48
35	08/21/2016 - 08/27/2016	1.18	1.46
36	08/28/2016 - 09/03/2016	1.16	1.43
37	09/04/2016 - 09/10/2016	1.14	1.41
38	09/11/2016 - 09/17/2016	1.12	1.38
39	09/18/2016 - 09/24/2016	1.10	1.36
40	09/25/2016 - 10/01/2016	1.08	1.33
41	10/02/2016 - 10/08/2016	1.05	1.30
42	10/09/2016 - 10/15/2016	1.03	1.27
43	10/16/2016 - 10/22/2016	1.01	1.25
44	10/23/2016 - 10/29/2016	0.99	1.22
45	10/30/2016 - 11/05/2016	0.97	1.20
46	11/06/2016 - 11/12/2016	0.95	1.17
47	11/13/2016 - 11/19/2016	0.93	1.15
48	11/20/2016 - 11/26/2016	0.93	1.15
49	11/27/2016 - 12/03/2016	0.92	1.14
50	12/04/2016 - 12/10/2016	0.92	1.14
51	12/11/2016 - 12/17/2016	0.91	1.12
52	12/18/2016 - 12/24/2016	0.88	1.09
53	12/25/2016 - 12/31/2016	0.85	1.05

* PEAK SEASON

21-FEB-2017 10:54:33

830UPD

1_1248_PKSEASON.TXT

CPA 2018-00002

RECEIVED
 MAY 08 2018

COMMUNITY DEVELOPMENT

2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1275 LEE I75

MOCF: 0.91
 PSCF

WEEK	DATES	SF	PSCF
1	01/01/2016 - 01/02/2016	0.97	1.07
2	01/03/2016 - 01/09/2016	0.97	1.07
3	01/10/2016 - 01/16/2016	0.96	1.05
* 4	01/17/2016 - 01/23/2016	0.95	1.04
* 5	01/24/2016 - 01/30/2016	0.93	1.02
* 6	01/31/2016 - 02/06/2016	0.92	1.01
* 7	02/07/2016 - 02/13/2016	0.91	1.00
* 8	02/14/2016 - 02/20/2016	0.90	0.99
* 9	02/21/2016 - 02/27/2016	0.89	0.98
*10	02/28/2016 - 03/05/2016	0.88	0.97
*11	03/06/2016 - 03/12/2016	0.88	0.97
*12	03/13/2016 - 03/19/2016	0.87	0.96
*13	03/20/2016 - 03/26/2016	0.89	0.98
*14	03/27/2016 - 04/02/2016	0.92	1.01
*15	04/03/2016 - 04/09/2016	0.94	1.03
*16	04/10/2016 - 04/16/2016	0.96	1.05
17	04/17/2016 - 04/23/2016	0.98	1.08
18	04/24/2016 - 04/30/2016	0.99	1.09
19	05/01/2016 - 05/07/2016	1.01	1.11
20	05/08/2016 - 05/14/2016	1.03	1.13
21	05/15/2016 - 05/21/2016	1.05	1.15
22	05/22/2016 - 05/28/2016	1.06	1.16
23	05/29/2016 - 06/04/2016	1.07	1.18
24	06/05/2016 - 06/11/2016	1.08	1.19
25	06/12/2016 - 06/18/2016	1.09	1.20
26	06/19/2016 - 06/25/2016	1.09	1.20
27	06/26/2016 - 07/02/2016	1.09	1.20
28	07/03/2016 - 07/09/2016	1.09	1.20
29	07/10/2016 - 07/16/2016	1.09	1.20
30	07/17/2016 - 07/23/2016	1.09	1.20
31	07/24/2016 - 07/30/2016	1.09	1.20
32	07/31/2016 - 08/06/2016	1.10	1.21
33	08/07/2016 - 08/13/2016	1.10	1.21
34	08/14/2016 - 08/20/2016	1.10	1.21
35	08/21/2016 - 08/27/2016	1.10	1.21
36	08/28/2016 - 09/03/2016	1.11	1.22
37	09/04/2016 - 09/10/2016	1.11	1.22
38	09/11/2016 - 09/17/2016	1.12	1.23
39	09/18/2016 - 09/24/2016	1.09	1.20
40	09/25/2016 - 10/01/2016	1.07	1.18
41	10/02/2016 - 10/08/2016	1.05	1.15
42	10/09/2016 - 10/15/2016	1.03	1.13
43	10/16/2016 - 10/22/2016	1.02	1.12
44	10/23/2016 - 10/29/2016	1.01	1.11
45	10/30/2016 - 11/05/2016	1.00	1.10
46	11/06/2016 - 11/12/2016	0.99	1.09
47	11/13/2016 - 11/19/2016	0.98	1.08
48	11/20/2016 - 11/26/2016	0.97	1.07
49	11/27/2016 - 12/03/2016	0.97	1.07
50	12/04/2016 - 12/10/2016	0.97	1.07
51	12/11/2016 - 12/17/2016	0.97	1.07
52	12/18/2016 - 12/24/2016	0.97	1.07
53	12/25/2016 - 12/31/2016	0.96	1.05

CPA 2018-00002

* PEAK SEASON

21-FEB-2017 10:54:33

830UPD

1_1275_PKSEASON.TXT

RECEIVED
 MAY 08 2018

COMMUNITY DEVELOPMENT

**TRAFFIC DATA FROM THE 2017 LEE
COUNTY CONCURRENCY REPORT**

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

Existing conditions on the state highway system in unincorporated Lee County are reported in Table 21 for informational purposes. The MPO and FDOT evaluate future state highway system needs in the LRTP.¹⁹ Modifications and capacity improvements to the state highway system are under the jurisdiction of FDOT.

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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						
				STANDARD		2016		2021		NOTES
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	434	D	456	
	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	472	D	496	
ALEXANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	C	424	C	446	
	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	C	424	D	557	Shadow Lakes
ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,159	B	1,218	
	DUSTY RD	LEE RD	6LD	E	2,960	B	1,159	B	1,445	Alico Business Park
	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,159	B	1,353	Three Oaks Regional Center
	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,245	B	2,360	EEPCO Study
	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,175	B	1,345	EEPCO Study
	BEN HILL GRIFFIN BLVD	AIRPORT HAUL RD	2LN/ 4LD	E	1,100/ 1,840	C	384	C	873	4 Ln constr 2018, EEPCO Study
	AIRPORT HAUL RD	GREEN MEADOW DR	2LN	E	1,100	C	384	E	477	EEPCO Study
	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224	EEPCO Study
BEN HILL GRIFFIN PKWY	ESTERO PKWY	FGCU ENTRANCE	4LD	E	2,000	B	1,158	B	1,158	EEPCO Study
	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	2,000	B	1,158	B	1,230	EEPCO Study
	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,582	B	1,713	EEPCO Study
	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,003	A	1,054	EEPCO Study
BUCKING- HAM RD	SR 82	GUNNERY RD	2LN	E	990	C	421	D	442	
	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	D	479	D	503	
	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	513	F	1,064	Buckingham 345 & Portico
COLLEGE PKWY	MCGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	
	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,041	D	2,145	
	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,041	D	2,145	
	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,866	D	1,961	
CORK- SCREW RD	BELLA TERRA BLVD	ALICO RD	2LN	E	1,140	D	235	E	677	EEPCO Study, Corkscrew Shores
	ALICO RD	6 L's FARMS RD	2LN	E	1,140	D	246	E	552	EEPCO Study, The Place
	6 L's FARMS RD	COUNTY LINE	2LN	E	1,140	D	189	D	205	EEPCO Study

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	EXIST ING	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)

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

Table 21: FDOT Maintained Existing and Future Roadway LOS²⁰ in Unincorporated Areas

NAME	ROADWAY LINK			100th HIGHEST HOUR DIRECTIONAL VOLUME				NOTES
	FROM	TO	TYPE	LOS	MAX	LOS	EXIST	
BUS 41 (N TAMIA MI 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	
	SR 78	COUNTY LINE	6LF	D	5,500	B	2,715	
McGREGOR BLVD (SR 867)	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
	WINKLER RD	CITY LIMITS (S OF COLONIAL BLVD)	2LN	D	924	F	1,194	Constrained
MICHAEL G RIPPE PKWY (SR 739)	US 41	ALICO RD	4LD	D	2,100	C	1,225	
	ALICO RD	SIX MILE PKWY	6LD	D	3,171	C	1,225	
METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	1,199	
	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	
IMMOKALE E RD (SR 82)	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
	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	6 lane constr 2018
	ALABAMA RD	BELL BLVD	2LN/ 4LD	D	1,190/ 2,000	C	534	4 lane construction 2018
	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	

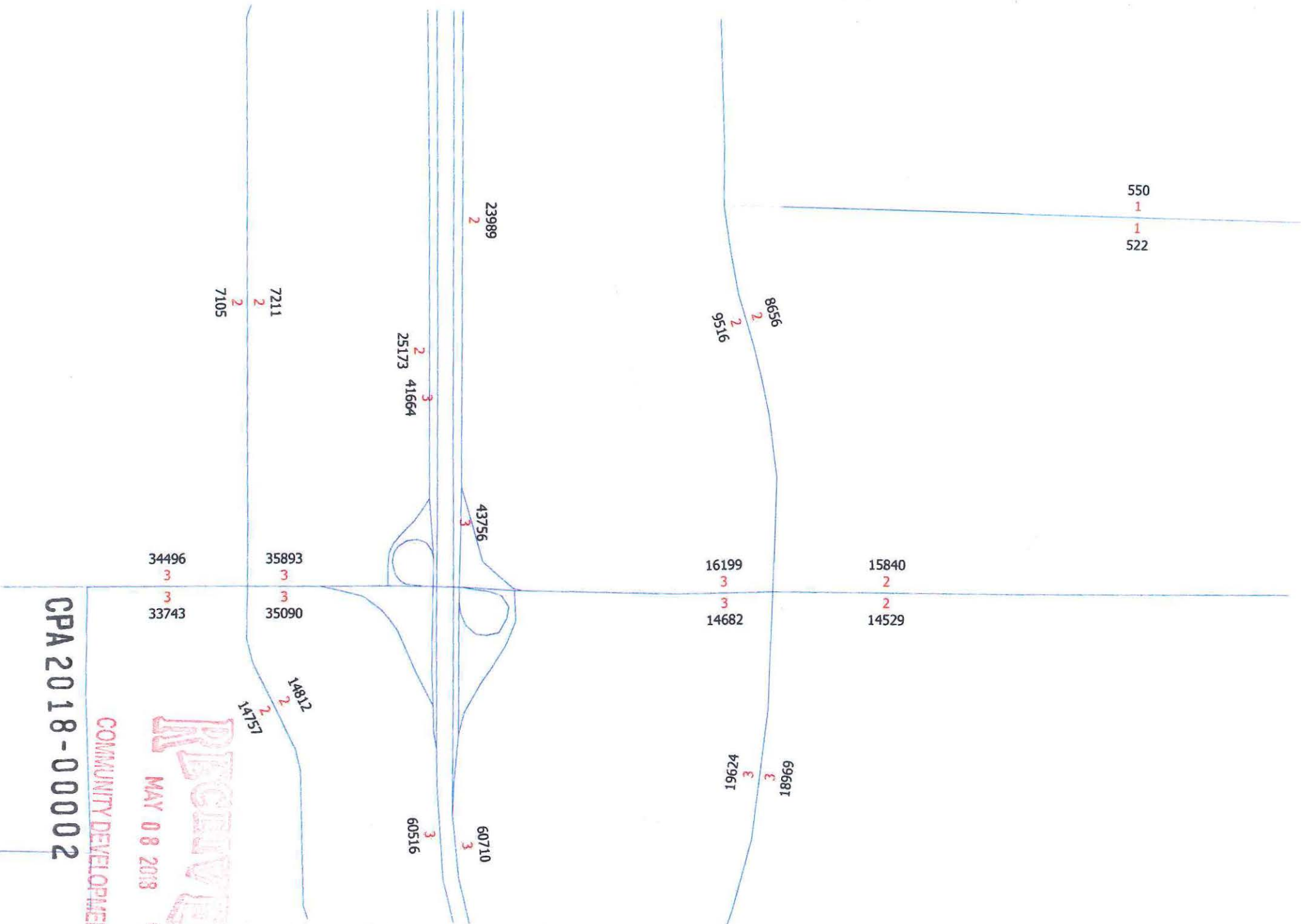
20 FDOT 2016 District 1 LOS Spreadsheet <http://www.fdot.gov/planning/systems/programs/sm/los/districts/district1/default.shtm>

2040 E+C NETWORK VOLUMES

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT



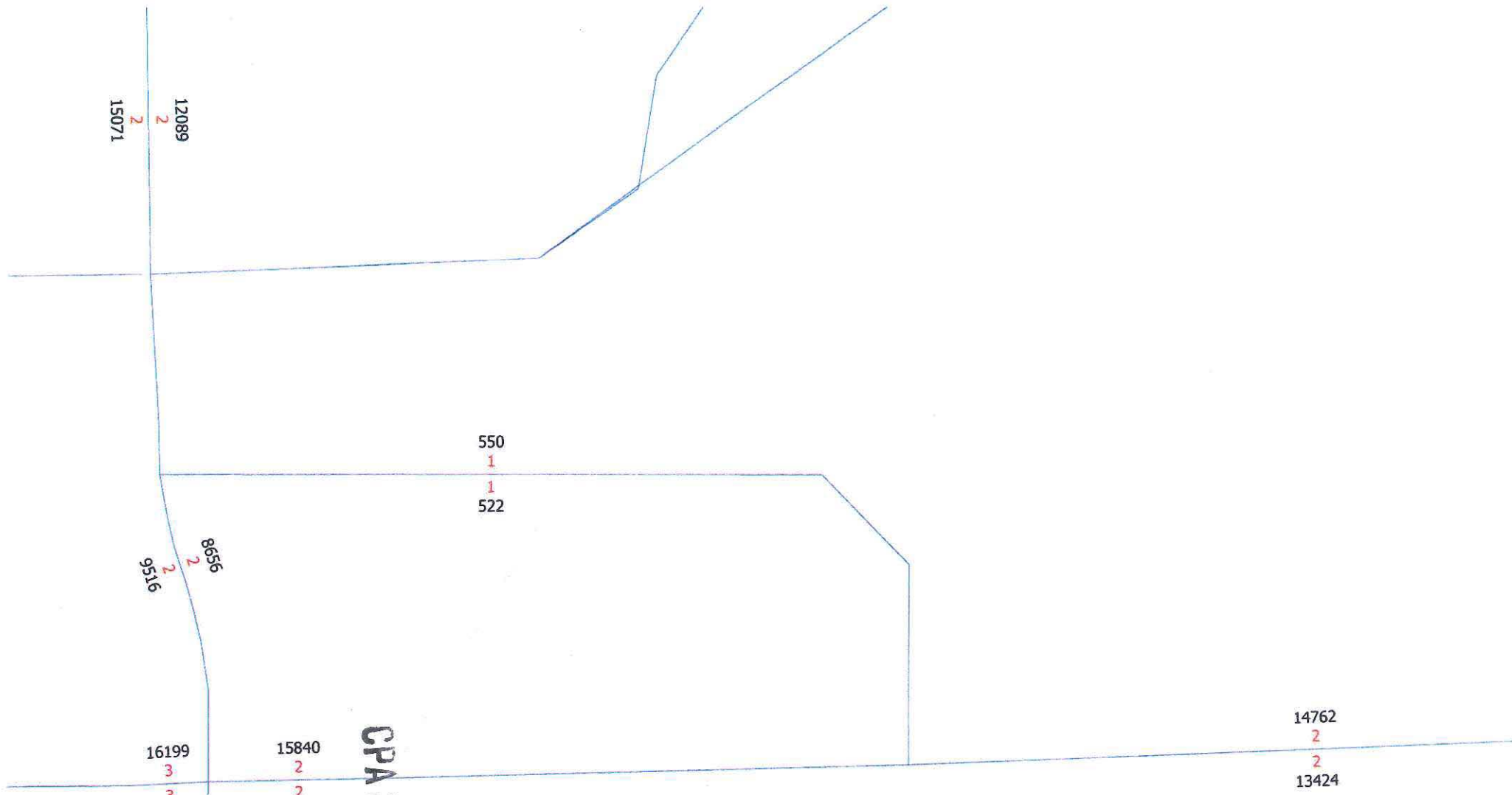
2040 LRTP COST FEASIBLE ROADWAY NETWORK LANES AND VOLUMES

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

CPA 2018-00002

Cube



CPA 2018-00002

2040 LRTP COST FEASIBLE ROADWAY NETWORK LANES AND VOLUMES

(Licensed to TR Transportation Consultants Inc)

COMMUNITY DEVELOPMENT

RECEIVED

MAY 08 2018

18969

19624

19661

cube

**LEE COUNTY MPO 2040 COST
FEASIBLE HIGHWAY PLAN**

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

LEE COUNTY 2040 HIGHWAY COST FEASIBLE PLAN










CPA 2018-00002

COMMUNITY DEVELOPMENT

MAY 08 2013

RECEIVED

Legend

-  Intersection/Interchange
-  Partial Funding Intersection/Interchange
-  2Lanes
-  2LanesDiv
-  4Lanes
-  6Lanes
-  8Lanes
-  Bridge Replacements
-  Major Roads

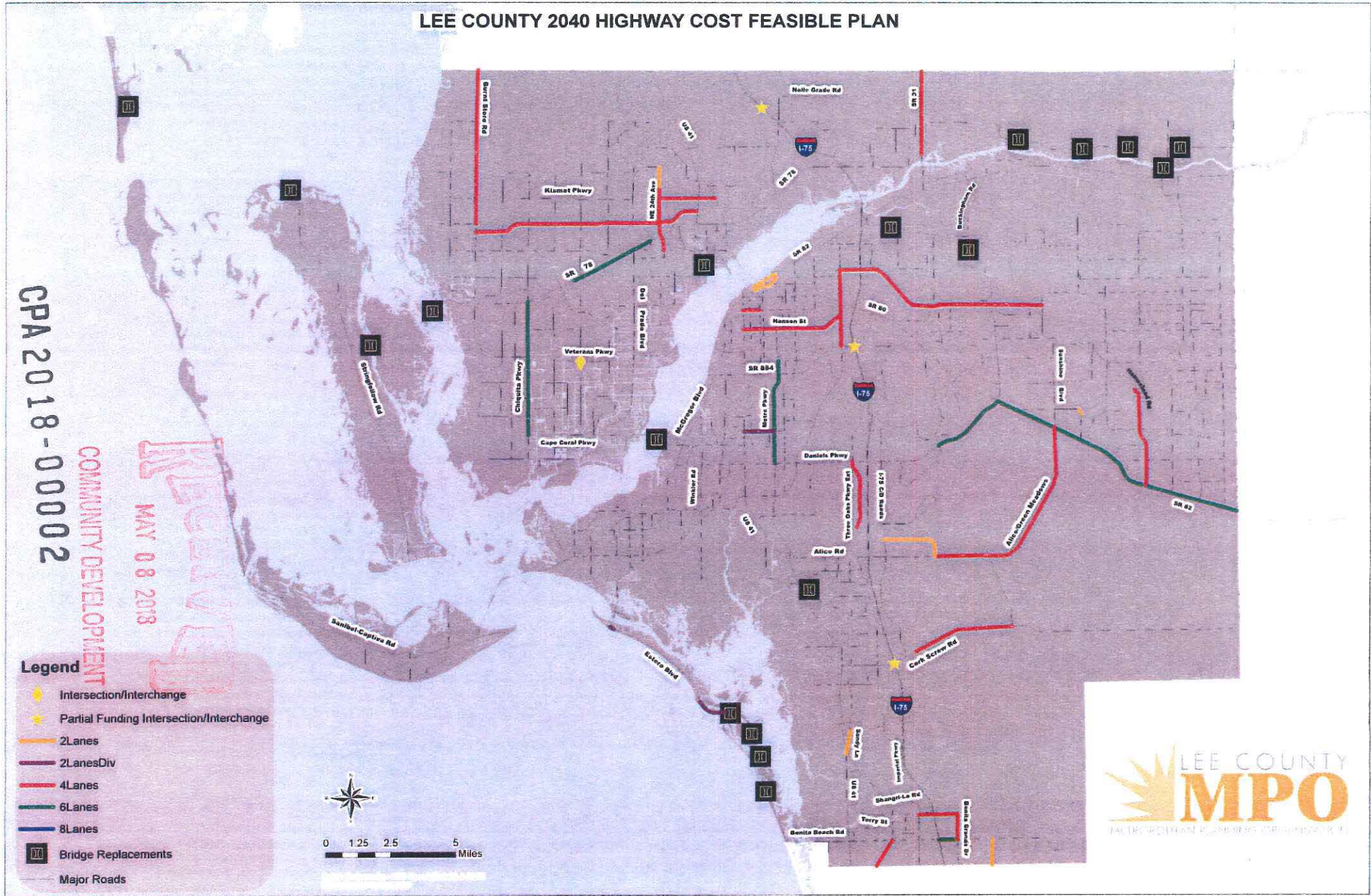


0 1.25 2.5 5 Miles

Scale: 1 inch = 1 mile



PLANNING AND TRANSPORTATION



LEE COUNTY 5-YEAR CAPITAL IMPROVEMENT PLAN

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

DOT																
Project Title	Project Account Number	Fund Code	All Project Cost prior to FY 16/17	FY 16-17 Original Budget	CURRENT BUDGET FY 16-17	Spent as of August 2017	Second Carryover Request	FY 17-18 Proposed Budget	FY 18-19 Proposed Budget	FY 19/20 Proposed Budget	FY 20/21 Proposed Budget	FY21/22 Proposed Budget	Five Year Project Total	6-10 Year Proposed	Project Total	
Alco Rd 4L-Ben Hill-Airport R	24507530700	GIF	1,707,504	14,800,000	13,177,657	161,198	-276,826		540,000				540,000		16,389,732	
Alco Road Connector	20924538825	I								2,240,686			2,240,686	67,135,000	69,375,686	
	Prior Impact Fee	I													18,923,777	
	20600238822	I		1,414,216	1,611,216	35,195				72,778	677,116	451,879	1,201,773		2,812,989	
	20600238823	I		57,794	97,869	44,504		747,929	349,390	1,202,789	1,620,780		3,920,888		4,018,557	
Bicycle/Pedestrian Facilities	20600238824	I	18,923,777	124,015	549,912	361,609			45,545	340,031	588,079	926,058	1,899,713		2,449,625	
	20600238825	I								38,032	218,680		256,712		256,712	
	20600230700	GT		1,739,618	2,187,668	218,447		1,506,966	3,264,324		868,165		5,639,455		7,827,123	
Big Carlos Pass Bridge Replace	20572430720	ST			8,500,000	319,387					21,210,820		21,210,820		54,710,820	
	State Grant	G									25,000,000		25,000,000			
Burnt Store 4L/78-Van Buren	20408830721	ST							8,412,070				8,412,070			
	24408830700	GIF	20,023,276	5,900,000	21,216,058	5,561,187	-420,000				1,290,000		1,290,000		54,679,338	
	State Grant	ST						657,754	3,500,180				4,157,934			
Cape Coral Bdg W/P Span Repl	20924630721								2,900,000		7,800,000		10,700,000	86,500,000	97,200,000	
Colonial Blvd Alt Analysis	20924938823	I						350,000					350,000		350,000	
	20506730700	GT		3,564,000	17,705,689	6,330,385		17,295,000		11,718,034			29,013,034			
	20506730720	ST	7,358,741							9,000,000			9,000,000		67,829,430	
	State Grant	G								2,651,966			2,651,966			
	20506738824	I			600,000			1,500,000					1,500,000			
Gunnery Rd 8th St Imps	20924630700	GT		50,000	110,000			1,484,760					1,484,760		1,594,760	
Hickory Bridge Replacement	20508330720	ST								3,900,000			3,900,000	34,800,000	38,600,000	
Homestead 4L/Sunrise-Alabama	2024506330700	GIF	3,881,894		23,138,808	370,140			690,000				690,000		32,871,935	
Kismet/Littleton Realignment	20061130700	CONT		1,610,000	1,180,000			1,725,000					1,725,000		5,060,000	
	20061138822	I			930,000	39,325		1,725,000					1,725,000			
Lee Blvd Traffic Signals	20063730700	GT						150,000	400,000		150,000	400,000	1,100,000		1,100,000	
Littleton Road	20502830700	GT				2,475				11,500,000	19,910,000		31,410,000	400,000	34,560,000	
	20502838822	I							1,250,000	1,500,000			2,750,000			
N Airport Rd Extension West	20410030700	GT	449,024		4,540,977	6,247		200,000					200,000		5,190,001	
	20061338823	I						1,800,000		500,000			2,300,000			
	20061330700	GT								8,016,311			8,016,311		16,019,000	
	24061330700	GIF								1,001,000		519,000	1,520,000			
	25061330700	BP						550,000	3,632,689				4,182,689			
Ortiz Ave MLK to Luckett	20407238823	I	9,205,887		599,794	36						555,000	555,000	17,939,000	28,299,681	
Signal System ATMS Upgrade	20675930700	GT	3,641,785	750,000	882,258	462,142		750,000	750,000	750,000	750,000	750,000	3,750,000		8,274,043	
Sunshine Blvd/8th St SW Rounda	20061430700	GT						200,000	300,000		700,000		1,200,000		1,237,500	
	24061430700	GT										37,500	37,500			
	20405330700	GT		5,579,388	5,579,388	38,217				15,710,000			15,710,000			
	20405338823	I								1,300,000			1,300,000			
	20405338824	I								7,200,000			7,200,000			
	24405330700	GIF		9,800,000	9,800,000	210		7,670,511		11,900,000		1,050,000	20,620,511		67,257,626	
Toll Interoperability	20581842133	ST	39,020	30,000	82,196	12,235		30,000	30,000	30,000	30,000	30,000	150,000		1,200,000	
	20581842135	ST		120,000	328,784	48,941		120,000	120,000	120,000	120,000	120,000	600,000			
	20061542133	ST		650,000	650,000			650,000					650,000			
	20061542135	ST		2,600,000	2,600,000			2,600,000					2,600,000		6,500,000	
DOT TOTAL			72,278,635	48,769,031	116,068,074	14,012,479	-696,826	41,162,920	23,101,509	78,324,316	76,323,640	24,749,437	244,261,322	206,774,000	644,988,335	

*Grants listed above have not been received.

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

ZONING RESOLUTION Z-05-060

CPA 2018-00002

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Kleman Real Estate Investment, LLC, to rezone a one-acre parcel from Agricultural (AG-2) to Mixed Use Planned Development (MPD) to include the property in the Jetway Tradeport MPD and to amend the existing MPD zoning approvals for the Jetway Tradeport MPD; and,

WHEREAS, a public hearing was advertised and held on July 14, 2005, before the Lee County Zoning Hearing Examiner Diana M. Parker. Written submissions were requested by the Hearing Examiner at the close of hearing with a due date of August 12, 2005. The Hearing Examiner gave full consideration to the evidence in the record in preparing the recommendation to the Board of County Commissioners for Case #DCI2004-00078; and,

WHEREAS, a second public hearing was advertised and held on October 17, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to:

1. rezone a one-acre parcel from AG-2 to MPD; and,
2. amend the existing MPD for Jetway Tradeport MPD to incorporate the new parcel; and,
3. adopt a new Master Concept Plan (MCP) with a Schedule of Uses to allow a maximum intensity of 120,000 square feet of commercial use; 75,000 square feet of office space; 29,000 square feet of industrial use; and 300 hotel/motel units with a proposed maximum building height of 70 feet; and,
4. include blasting as a permitted development activity within the project.

The property is located in the Tradeport, Industrial Commercial Interchange, and Wetlands Future Land Use Categories and is legally described in attached **Exhibit A**. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

CASE NO: DCI2004-00078

CPA 2018-00002

RECEIVED
MAY 08 2018
COMMUNITY DEVELOPMENT

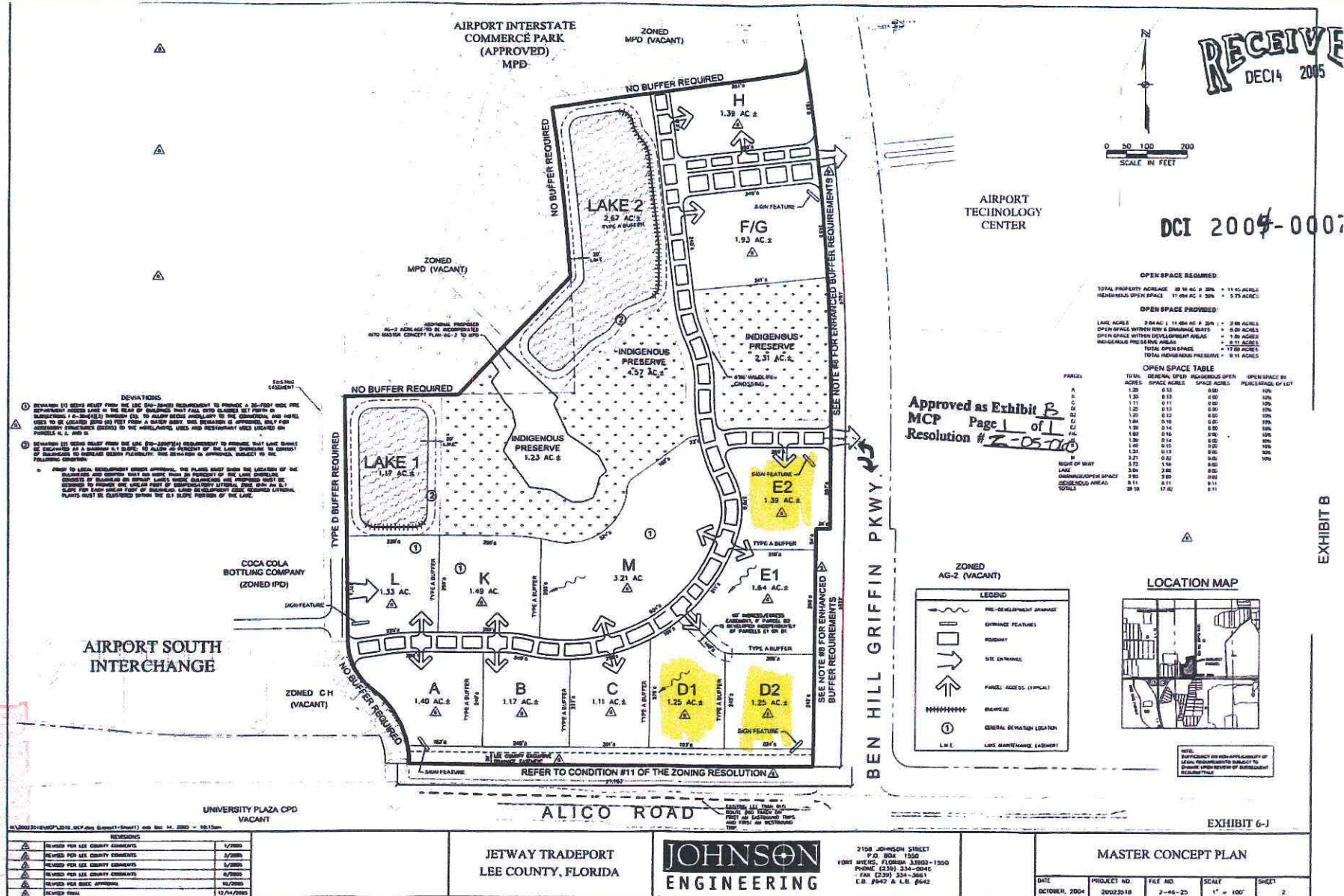
Z-05-060
Page 1 of 12

10-17-05

CPA 2018-00002

COMMUNITY DEVELOPMENT

MAY 08 2018



TRIP GENERATION EQUATIONS

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

CPA 2018-00002

General Light Industrial (110)

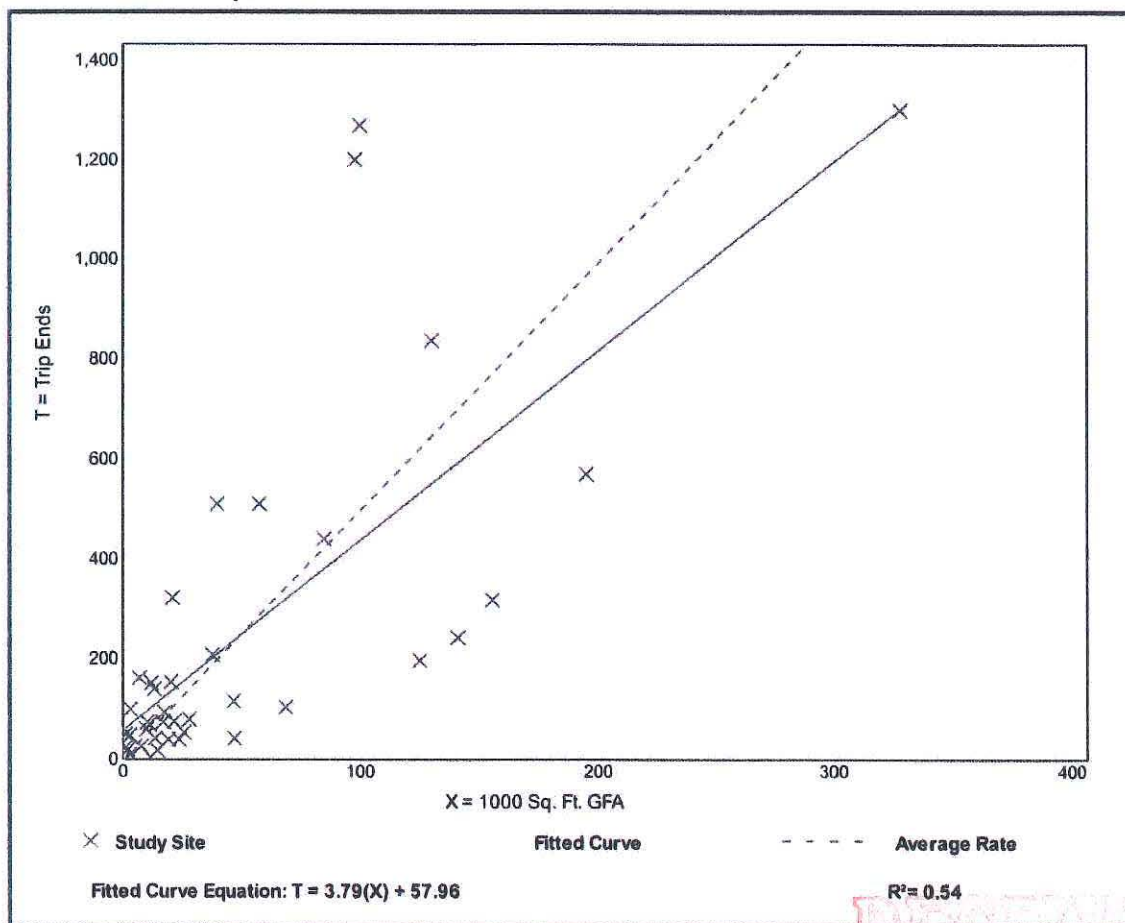
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 40
1000 Sq. Ft. GFA: 49
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.96	0.34 - 43.86	4.20

Data Plot and Equation



CPA 2018-00002

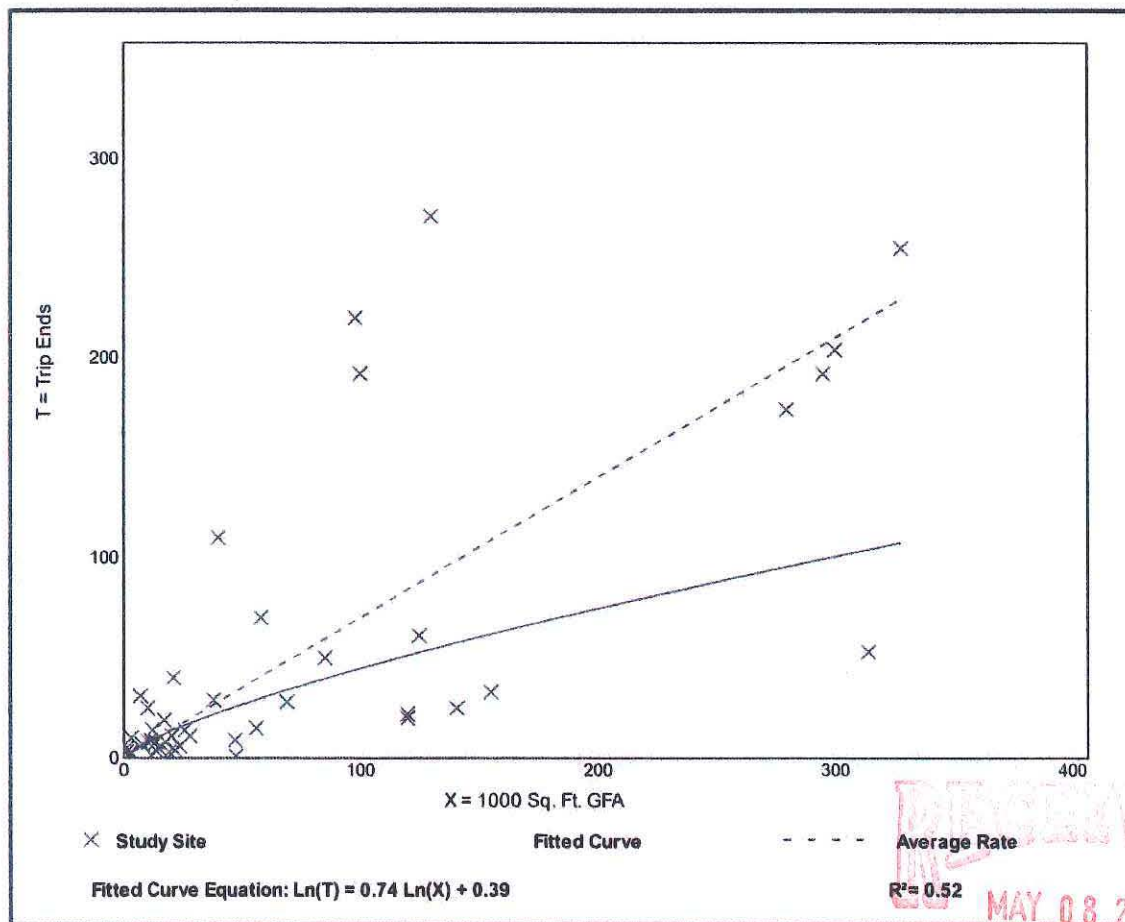
General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 45
 1000 Sq. Ft. GFA: 73
 Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.70	0.02 - 4.46	0.65

Data Plot and Equation



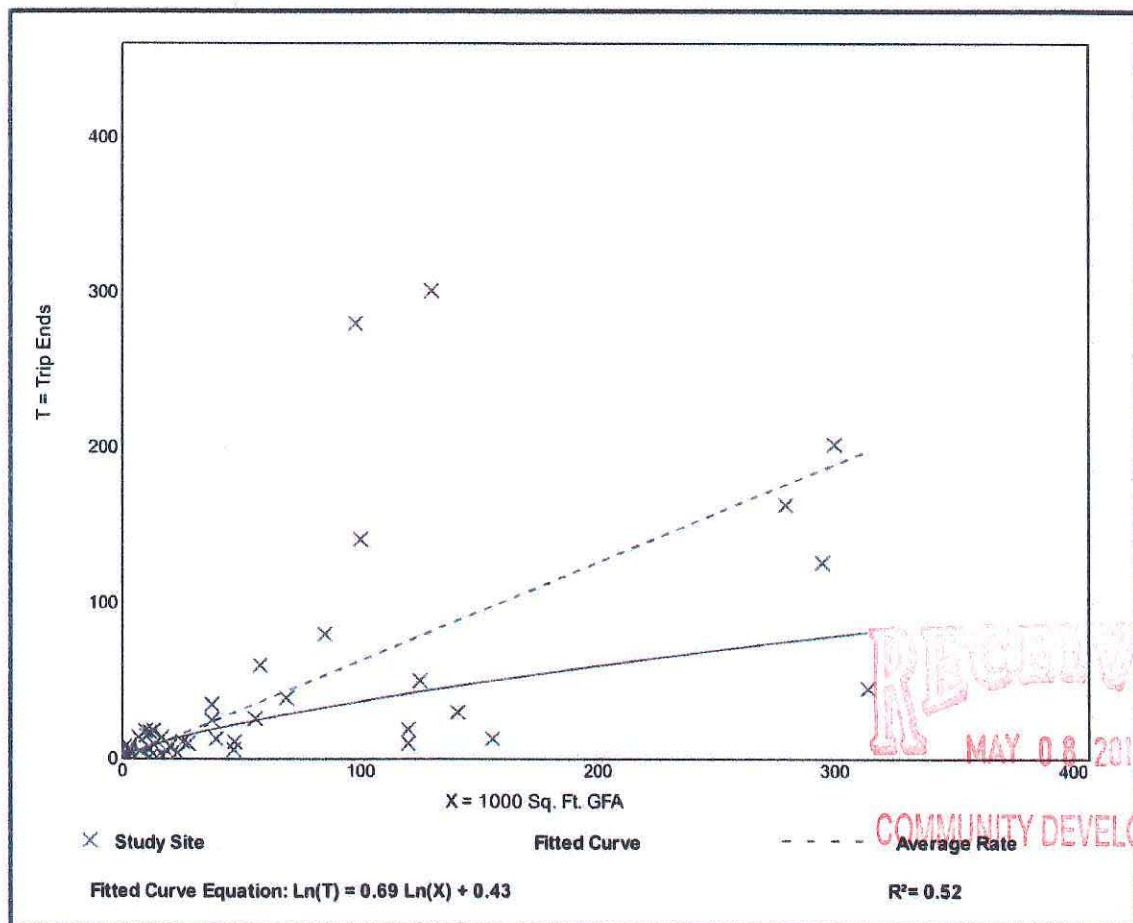
General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 44
 1000 Sq. Ft. GFA: 67
 Directional Distribution: 13% entering, 87% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.63	0.07 - 7.02	0.68

Data Plot and Equation



Shopping Center (820)

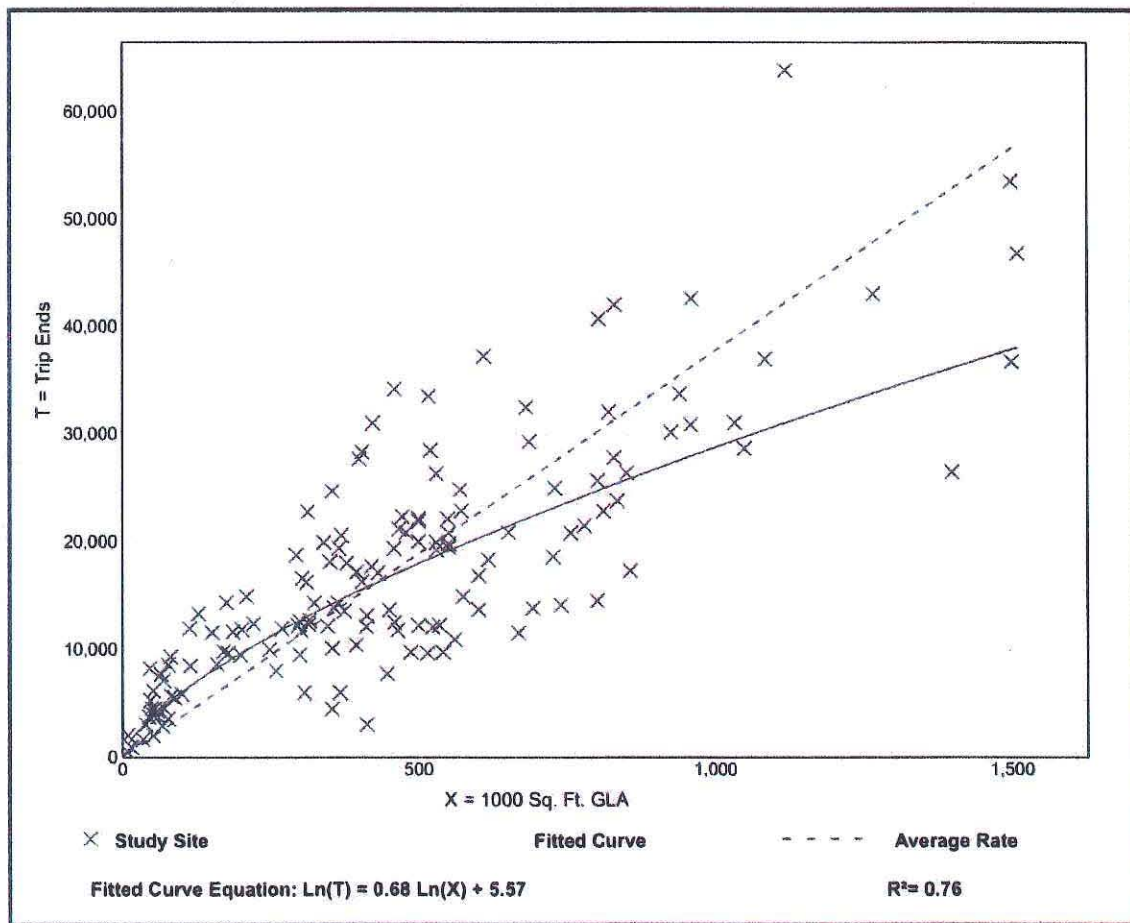
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



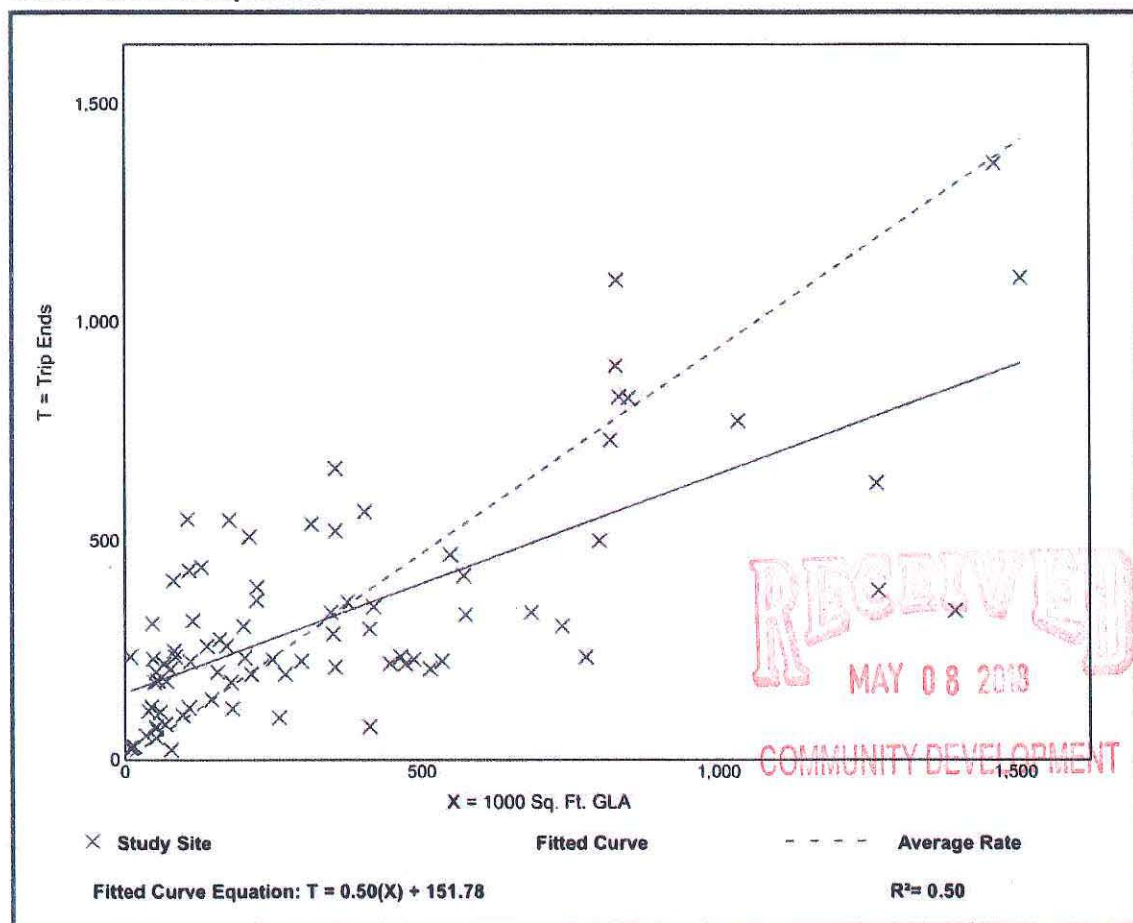
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 84
 1000 Sq. Ft. GLA: 351
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



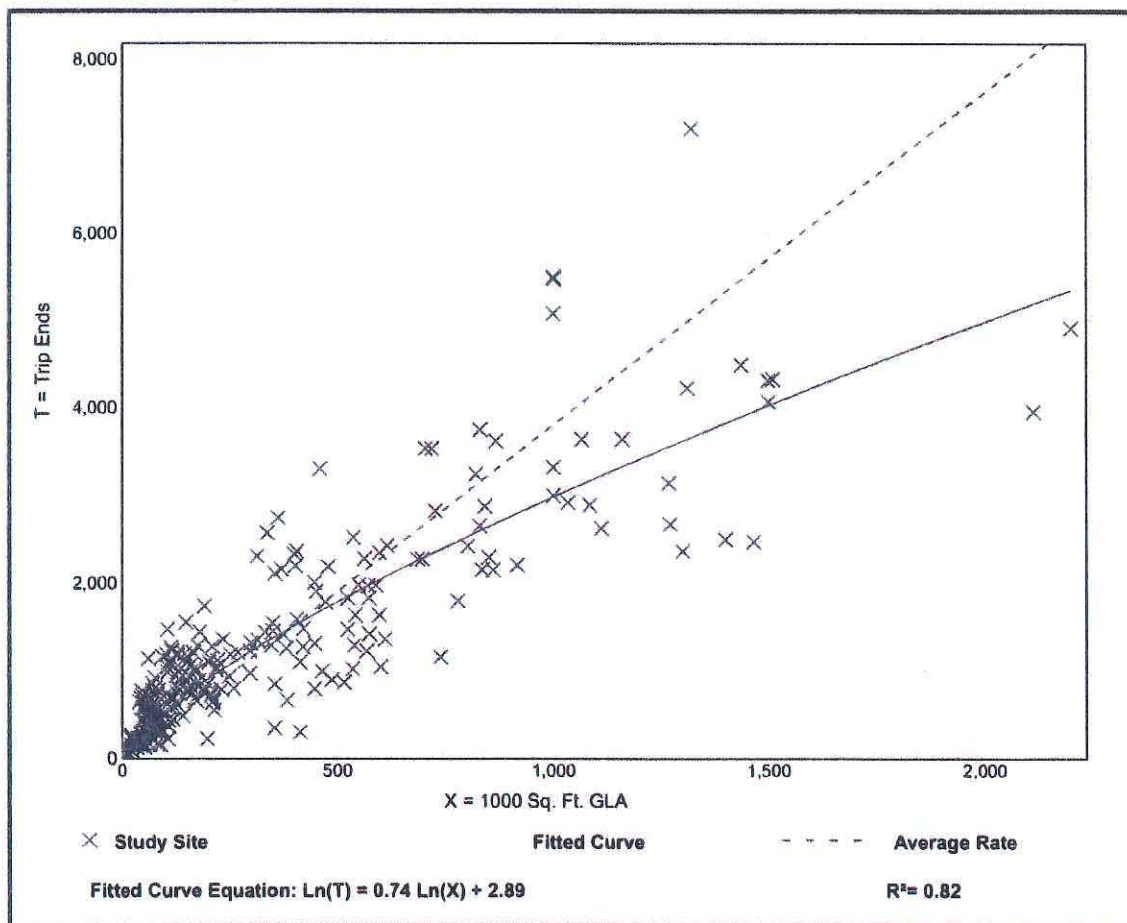
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 261
 1000 Sq. Ft. GLA: 327
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation





John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
*County Chief
Hearing Examiner*

January 26, 2018

Via E-Mail

Leonardo Gualano
Bowman Consulting Group LTD.
13450 W. Sunrise Blvd., Suite 320
Sunrise, FL 33323

**RE: Potable Water and Wastewater Availability
Alico Commons, 16421 Corporate Commerce Way
STRAP #: 02-46-25-04-0000D.0000**

Dear Mr. Gualano:

The subject parcel is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and wastewater lines are in operation adjacent to the parcels mentioned above on Corporate Commerce Way. However, in order to provide service to them, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 17,190 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and wastewater service as estimated above.

Availability of potable water and wastewater service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through the Green Meadows Water Treatment Plant.

Wastewater service will be provided by the Three Oaks Wastewater Treatment Plant. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

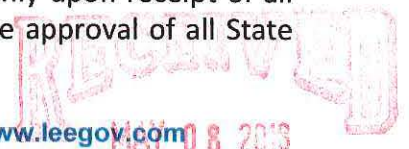
With regard to effluent reuse service; there are currently no reuse facilities available in the vicinity of the project site and therefore, Lee County does not have the capability of providing service at this time.

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

1500 Monroe Street, Fort Myers, Florida 33901 ... (239)533-8181 ... www.leegov.com

CPA 2018-00002

COMMUNITY DEVELOPMENT



January 26, 2018

Page 2

Further, this letter of availability of potable water and wastewater service is to be utilized for comprehensive plan amendment review purposes only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,



Nathan Beals, PMP
Utilities Planning Manager
(239) 533-8157
LEE COUNTY UTILITIES

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

CPA 2018-00002

Daniel DeLisi

From: Huff, Dawn <DawnMHu@LeeSchools.net>
Sent: Thursday, April 19, 2018 2:02 PM
To: Daniel DeLisi
Subject: RE: Letter of Availability

Good afternoon Daniel,

Typically I get the request from the County and then respond to staff accordingly but I can certainly fulfill your request within this email.

My response is based on the information you sent in your email and without the actual application.

Your request to change the use from a mix of industrial, retail and industrial development to all retail has no impact on student stations therefore, I offer no comments.

Let me know if you need anything else.

Regards,

Dawn Huff / Long Range Planner | Planning, Growth & School Capacity
The School District of Lee County | 2855 Colonial Blvd. | Fort Myers, FL 33966
Phone (239)337-8142 | Fax (239)335-1460
dawnmhu@leeschools.net

From: Daniel DeLisi [mailto:dan@delisi-inc.com]
Sent: Wednesday, April 18, 2018 8:31 PM
To: Huff, Dawn <DawnMHu@LeeSchools.net>
Subject: Letter of Availability

NOTICE: This message originated from outside the District's network.

Dawn,

Lee County has asked that I get a letter of service availability from the School Board with regard to a Comprehensive Plan amendment application that is changing a property from industrial use to retail. The property shown on the attached aerial at the corner of Ben Hill Griffin Parkway and Alico Road. The property is 9 acres. My request from the County would be to change the use from a mix of industrial and retail about 5 acres of retail and 4 acres of industrial development) to all retail (the entire 9 acres).

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

Best regards.

Daniel DeLisi, AICP
DeLisi, Inc.

RECEIVED
MAY 08 2018

COMMUNITY DEVELOPMENT

Daniel DeLisi

From: Gaither, Wayne <WGaither@leegov.com>
Sent: Monday, April 16, 2018 3:26 PM
To: Daniel DeLisi
Cc: Goyette, Paul; McCollum, Jerl; Abel, Hunter; Darnell, Tamara; Myers, Steve
Subject: RE: Letter of Service Availability

Dan,

LeeTran provides service on both Ben Hill Griffin Pkwy and Alico Rd with the Route 60. The subject property is within one-quarter mile of the current Route 60 configuration. However, LeeTran does not currently have a bus stop located with one-quarter mile of the subject property. The closest stop is approximately three-quarters of a mile away, located at Gulf Coast Town Center (stop ID 1986). The Gulf Coast Town Center bus stop has a passenger shelter and is ADA accessible. The applicant will need to review LDC Sec. 10-442 for the required transit facilities and should remain in contact with LeeTran during this phase. In the image below, the subject property is highlighted in yellow and the aforementioned bus stop in red with a blue buffer indicating one-quarter mile linear distance from the bus route.

Please let me know if you have any questions.

RECEIVED
MAY 08 2018
COMMUNITY DEVELOPMENT



H. Wayne Gaither
LeeTran, Planning Department
(239) 533-0344
wgaiter@leegov.com
www.rideleetrans.com



NOTE: LeeTran has moved
Our new address is:
3401 Metro Parkway
Fort Myers, FL 33901

RECEIVED
MAY 08 2013

COMMUNITY DEVELOPMENT

CPA 2018-00002



*San Carlos Park Fire Protection
and Rescue Service District*

19591 Ben Hill Griffin Parkway – Fort Myers, Florida 33913

Emergency – 911
Business – 267-7525
Fax – 267-7505

April 19, 2018

DeLisi, Inc.
Daniel DeLisi, AICP

Re: 9 acre parcel located at Interstate Commerce Dr.

Dear Mr. DeLisi,

Thank you for this opportunity to inform you about our fire district. The San Carlos Park Fire Protection and Rescue Service District is one of 17 Special Fire Districts in Lee County. The Insurance Service Office (ISO) currently rates our department with a Property Protection Class (PPC) of 2/2x. The district consists of a 52 square mile area with 3 stations staffed 24/7 with 45 full time firefighters, which also provide non-transport Advanced Life Support (ALS) services, and supported by an administrative staff.

The property in question is within the jurisdiction of the San Carlos Park Fire District, and is located less than 3 miles from our station 53 located at 19591 Ben Hill Griffin Pkwy, with a response time of less than 3 minutes.

We are able to provide fire suppression and emergency medical services to the proposed development, as well as fire prevention, and public education service. If you require additional information, please do not hesitate to contact my office at (239) 267.7525. Trusting this meets with your approval, I remain,

Yours in Service,

Steve Lennon,
Fire Marshal

RECEIVED
MAY 08 2018
COMMUNITY DEVELOPMENT

CPA 2018-00002