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CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
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Letter of Transmittal

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

From: **Alexis Crespo**

CC: **Dirk Danley**

Date: **November 16, 2018**

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

The following items are transmitted as listed below:

Quantity	Description
3	Copies of Complete Resubmittal Package

REMARKS: Please see attached. Thanks!

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DCI 2018-00007

SIGNED: _____

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November 13, 2018

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

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

Dear Mr. Danley:

Enclosed please find responses to your insufficiency letter dated November 2, 2018. The following information has been provided to assist in your review of the petition:

1. Three (3) copies of the Comment Response Letter;
2. Three (3) copies of the revised Site Development Regulations;
3. Three (3) copies of the revised Project Narrative with Lee Plan analysis;
4. Three (3) copies of the revised FLUCCS Map prepared by Synecological Analysts, Inc.;
5. Three (3) copies of traffic supplement prepared by TR Transportation Consultants, Inc.; and
6. Three (3) copies of revised Master Concept Plan (11"X17" and 24"X36").

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

Zoning Review:

1. In the proposed density calculation, there is no consideration for residential uses on the commercial tracts, but on the Schedule of Uses for the commercial tracts, the schedule of uses allow for up to 275 single family or 487 multifamily units. Please demonstrate how density for the commercial tract is calculated, and how this affects the entire development.

   RESPONSE: It is understood commercial acreage cannot contribute to the density calculation based upon the provisions in the Lee Plan, as the property is not within the Mixed Use Overlay. The calculation provided in this application entails the most conservative density scenario possible, by only using proposed residential acreage to generate dwelling units.

   Should residential units be located on the commercial tract in accordance with the Schedule of Uses, the density would not be derived from the underlying commercial acreage. Therefore, the proposed density calculation is consistent with the provisions of the Lee Plan.

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2. There are not minimum lot width, depth or area requirements assigned for retail, office, or mixed-use buildings. Please update the site development regulations table to assign these requirements.

   RESPONSE: Please refer to the revised Site Development Regulations attached. Lot dimensions for non-residential buildings are provided.

3. Courtesy Comment: Conditions may be established for consumption on premises, due to proximity to the school board property.

   RESPONSE: Thank you, so noted.

Legal Description Review:

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

   RESPONSE: Please refer to the revised boundary survey submitted to Lee County on October 12th. The closure is greater than 1:5,000.

Environmental Review:

1. The FLUCCS map provided does not state the percentage of exotic vegetation per FLUCCS category. Staff can only approve areas where the exotics have not exceeded 75% of the area and the vegetation consists of the major indigenous plant communities listed in the LDC.

   RESPONSE: Please refer to the revised FLUCCS Map attached. The percentage of exotic vegetation per each FLUCCS code is provided in the Legend.

2. The project cannot be found sufficient until the information is provided and the open space is met. Please provided a revised FLUCCS map that indicates the level of exotics (E1-E4) and adjust the indigenous areas being shown on the MCP.

   RESPONSE: Please refer to the revised FLUCCS Map attached. The percentage of exotic vegetation per each FLUCCS code is provided in the Legend. The E4 vegetation are not proposed for retention to meet the minimum preserve requirements.

3. Label the preserve acreage for each preserve depicted on the MCP.

   RESPONSE: Please refer to the revised MCP. The approximate acreages are provided for each preserve area shown on the plan.

4. Page 6 of 7 of the Request Statement in Section VII Review Criteria (f) states that Gopher Tortoises will be relocated offsite but the species survey provided by Synecological Analysts, Inc. does not indicate that Gopher Tortoise burrows were found. Please revise to provide accurate and consistent data

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RESPONSE: Please refer to the revised Request Narrative. Reference to gopher tortoises have been removed for consistency with the Environmental Report.

5. Revise the eastern buffer on the MCP to show a right of way buffer (15 foot in width).

   RESPONSE: Please refer to the revised MCP. Per discussions with staff the western buffer along I-75 has been updated to reflect a 15-foot wide Type "D" buffer.

6. Courtesy Comment: There will be a condition regarding the location of the water management berm in an effort to preserve the offsite/adjoining wetlands to ensure the preserve is not impacted internally by the berm construction.

   RESPONSE: Thank you, so noted.

TIS Review:

1. The peak season adjustment factor applied to the raw traffic counts at the site access intersection appears low when compared to that derived from Lee County permanent count station data along Treeline Avenue. Please also provide the AM peak hour raw traffic count information and the PM peak hour traffic count data from 4 p.m. to 5 p.m. if available. Please review and revise the TIS accordingly."

   RESPONSE: Please refer to the enclosed response and revised Turning Movement Count prepared by TR Transportation.

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

Sincerely,

WALDROP ENGINEERING, P.A.

ACrespo

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

Enclosures

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

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Treeline 115 MPD

Site Development Regulations

REVISED NOVEMBER 2018

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

(1) 20′ min. front setback for front-loaded garages. 15′ min. front setback for side loaded garages. 10′ min. front setback for rear-loaded/alley lots and secondary front setback on corner lots
(2) 0′ accessory setback where rear lot line abuts platted lake maintenance easement or landscape buffer easement
(3) 15′ minimum building separation for structures 35′ in height or less. For structures greater than 35′ in height, the minimum building separation will be ½ of the building height.

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

REVISED NOVEMBER 2018

I. Request

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

II. Existing Conditions & Property History

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

III. Surrounding Land Use Pattern

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

In terms of surrounding densities, the Arborwood DRI to the east of Treeline Avenue has a density of 2.57 du/acre, and a mix of dwelling types ranging from single-family detached to multi-family buildings. South of the Property is the Arborwood Village CPD, which has a density of 10 du/acre approved for Tract 1, consisting of multi-family units. Across I-75 to the west are the Renaissance RPDs; the Renaissance North RPD has a density of 2.57 du/acre and the Renaissance South RPD has a density of 1.6 du/acre. Please refer to the enclosed Surrounding Densities Map, Exhibit III.E, for a comprehensive inventory of densities as spatially related to the Property.

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

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Table 1: Inventory of Surrounding Lands

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

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

IV. Public Infrastructure

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

V. Proposed Uses/Design Standards

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

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

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

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

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

VI. Lee Plan Compliance

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

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

In compliance with this policy, the subject property is located in an urbanized area of the Lee County, as evidenced by the surrounding land use pattern, existing densities/intensities, and available public infrastructure. As outlined above, the general area is developed with a mix of residential communities, public uses, and commercial development associated with the I-75 interchange. The proposed mixed-use development at a maximum density of 6 du/acre is consistent with the range of uses and densities permitted in the Urban Community future land use category and Lee Plan Table 1(a). The amendment will allow for the continuation of the mixed-use and residential development pattern along Treeline Avenue, and will direct new development to an area with an existing base of urban services.

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

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

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

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

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

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

The proposed rezoning will significantly enhance the site's compatibility with the surrounding residential uses, and prevent the encroachment of intensive industrial uses permitted by the underlying Tradeport future land use category. Pursuant to Policy 1.2.2,

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the Tradeport category allows for a wide range of public uses, including terminals, laboratories, limerock mines, transfer facilities, and other higher intensity government-operated facilities. This category would allow for development of intensive industrial uses. For these reasons, bringing the property to the Urban Community future land use category and allowing for a mix of residential and commercial uses is directly in compliance with this policy.

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

STANDARD 11.1 & 11.2: WATER & SEWER

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

STANDARD 11.3. TRANSPORTATION

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

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

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

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

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

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

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

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

VII. Review Criteria

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

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

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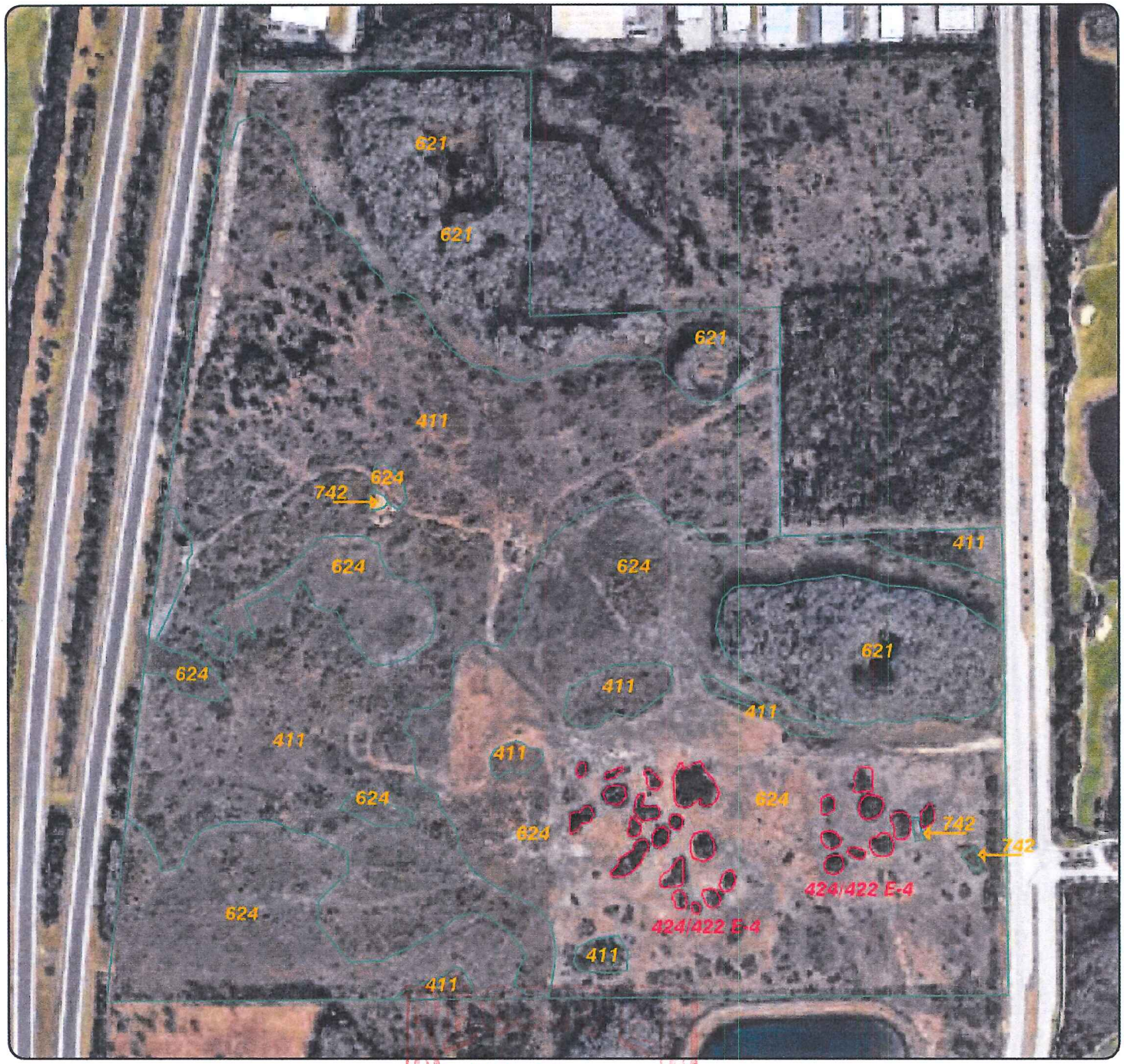
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VIII. Conclusion

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

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

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SYNECOLOGICAL ANALYSTS
ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 Morning Sun Lane
Naples, Florida 34119
Phone: (239) 514-3998
Fax: (239) 514-0955

FLUCCS MAP

TREELINE 115

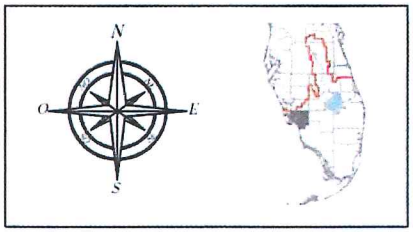
FLUCCS CODE

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

FLUCCS AREA of polygon

411 E-1 - 45.5 ac
424/422 E-4 - 0.2 ac *
621 E-1 - 19.9 ac
624 E-1 - 5.4 ac
742 E-1 - 0.1 ac
*red lines are 424/422 E-4

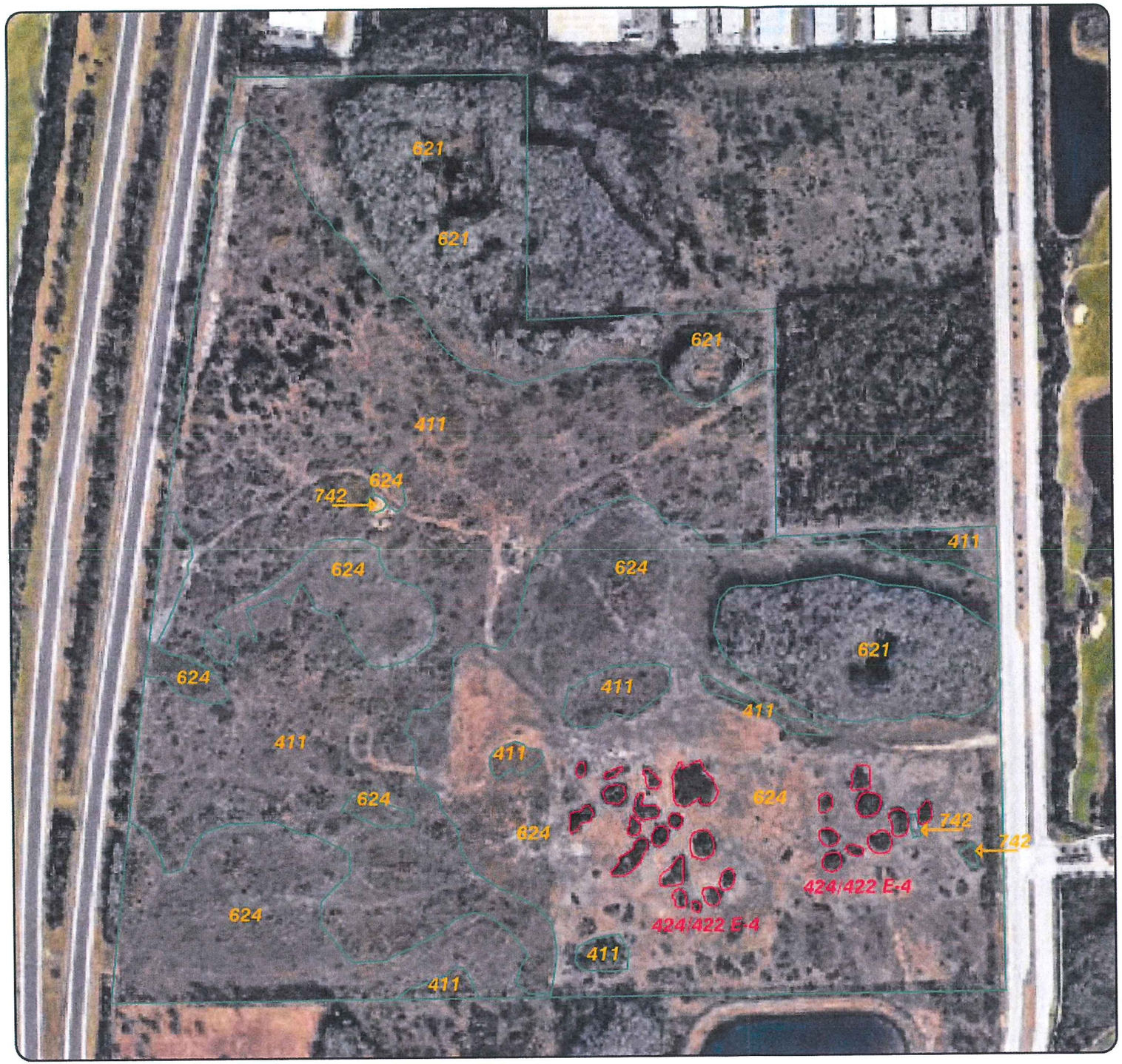
E1 - <= 25% Exotics
E2 - 26 - 50% Exotics
E3 - 51-75% Exotics
E4 - 76 - 100% Exotics



0
250 500 1000 1500 ft

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SYNECOLOGICAL ANALYSTS
ENVIRONMENTAL EVALUATION AND ADVOCACY

2159 MORNING SUN LANE
NAPLES, FLORIDA 34119
PHONE: (239) 514-3998
FAX: (239) 514-0955

FLUCCS MAP

TREELINE 115

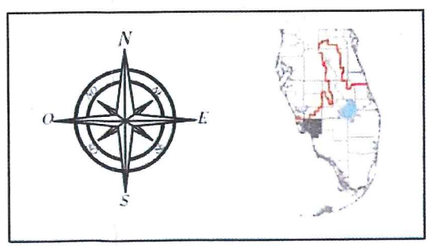
FLUCCS CODE

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621 CYPRESS
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FLUCCS AREA of polygon

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424/422 E-4 - 0.2 ac *
621 E-1 - 19.9 ac
624 E-1 - 5.4 ac
742 E-1 - 0.1 ac
*red lines are 424/422 E-4

E1 - <= 25% Exotics
E2 - 26 - 50% Exotics
E3 - 51-75% Exotics
E4 - 76 - 100% Exotics



0
250 500 1000 1500 ft

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TR TRANSPORTATION CONSULTANTS, INC

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

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

November 8, 2018

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

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RE: Treeline 115 MPD
DCI2018-00007

DCI 2018-00007

Dear Ms. Crespo:

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

LC T.I.S. Application Sufficiency Checklist:

1) The peak season adjustment factor applied to the raw traffic counts at the site access intersection appears low when compared to that derived from Lee County permanent count station data along Treeline Avenue. Please also provide the AM peak hour raw traffic count information and the PM peak hour traffic count data from 4 p.m. to 5 p.m. if available. Please review and revise the TIS accordingly."

Attached to this response is a revised intersection analysis which has been updated based on a peak season adjustment factor obtained from the nearest Lee County permanent count station (PCS 62). The PM peak hour traffic count data was attached to the previous response, dated August 20, 2018 and is attached again to this response for reference. The proposed development is projected to generate significantly more total trips in the PM peak hours than in the AM peak hours. Therefore, the intersection analysis was deemed reasonable to complete only for the PM peak hour conditions. The intersection analysis results show that all movements will operate with acceptable delay. This is not projected to significantly change should the counts were conducted in other timeframes of the peak hours. In addition, this intersection will be further analyzed at the time the project seeks Development Order approval, which is when more site specific uses/intensities will be known.

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

Sincerely,

Yury Bykau, E.I.
Transportation Consultant

Attachments

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TURNING MOVEMENT COUNT

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TRANSPORTATION CONSULTANTS, INC.

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

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

Treeline Ave & Dartington Drive

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

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

Treeline Ave & Dartington Drive

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

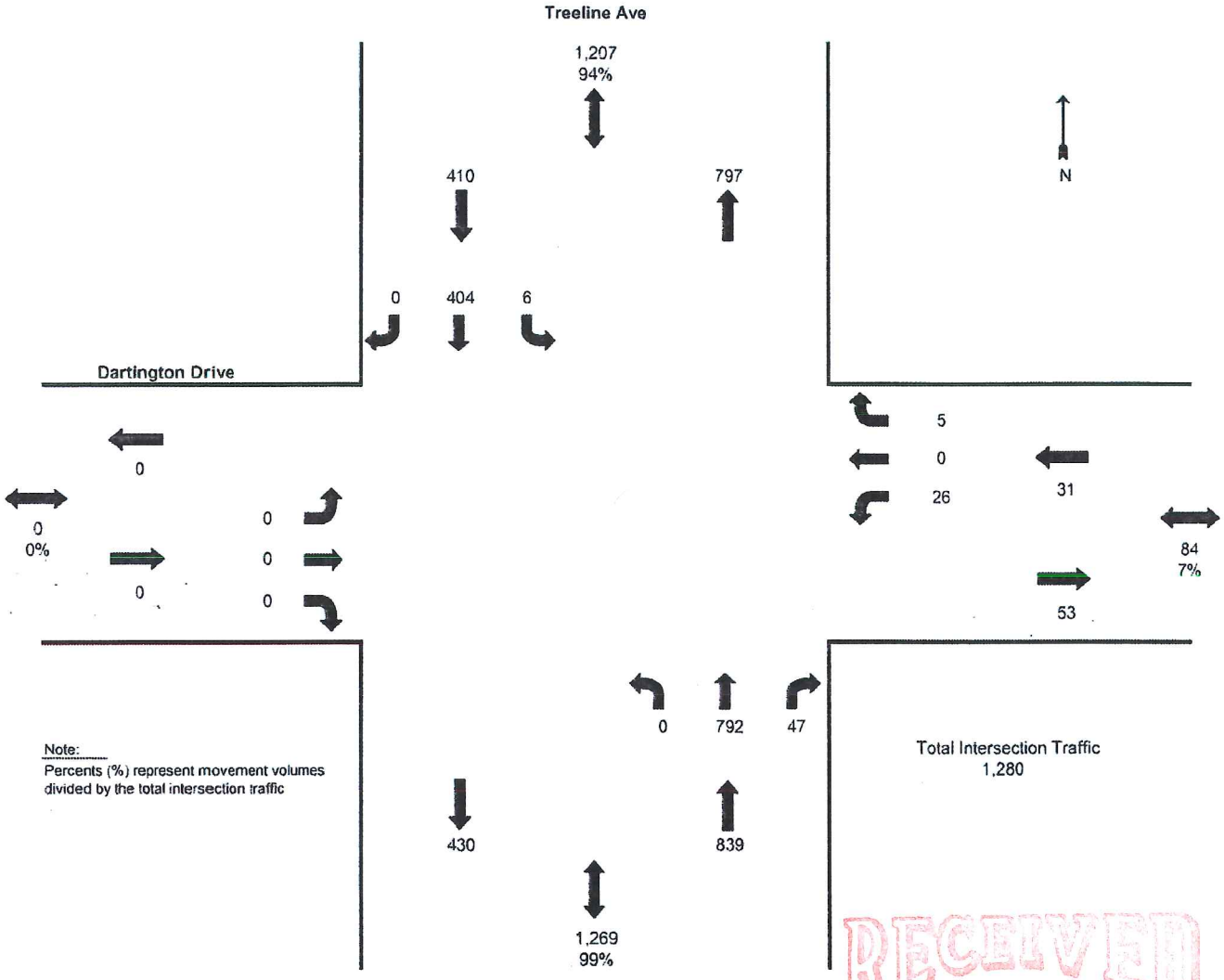
PEAK HOUR SUMMARY

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

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TRANSPORTATION CONSULTANTS, INC.

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



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LEE COUNTY PEAK SEASON FACTOR

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PCS 62 - Treeline Ave south of Pelican Preserve Blvd

2017 AADT = 11,800 VPD

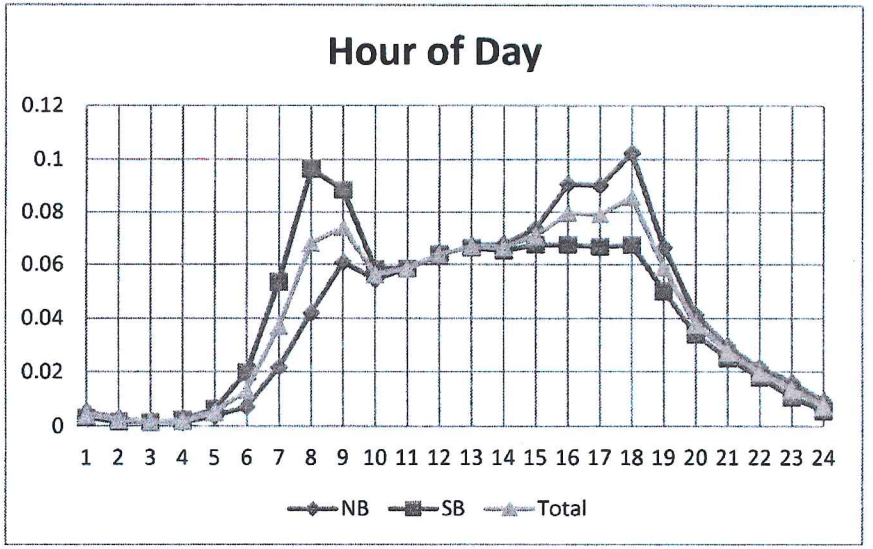
Hour	NB	SB	Total
0	0.53%	0.32%	0.43%
1	0.29%	0.18%	0.24%
2	0.17%	0.15%	0.16%
3	0.15%	0.24%	0.19%
4	0.38%	0.65%	0.51%
5	0.72%	1.99%	1.33%
6	2.17%	5.37%	3.70%
7	4.20%	9.64%	6.81%
8	6.08%	8.84%	7.40%
9	5.45%	5.84%	5.63%
10	5.84%	5.86%	5.85%
11	6.35%	6.42%	6.38%
12	6.72%	6.64%	6.68%
13	6.78%	6.53%	6.66%
14	7.37%	6.76%	7.08%
15	9.07%	6.76%	7.96%
16	9.02%	6.69%	7.90%
17	10.26%	6.75%	8.58%
18	6.66%	5.02%	5.88%
19	4.13%	3.39%	3.78%
20	2.97%	2.51%	2.75%
21	2.16%	1.80%	1.98%
22	1.61%	1.07%	1.35%
23	0.92%	0.58%	0.75%

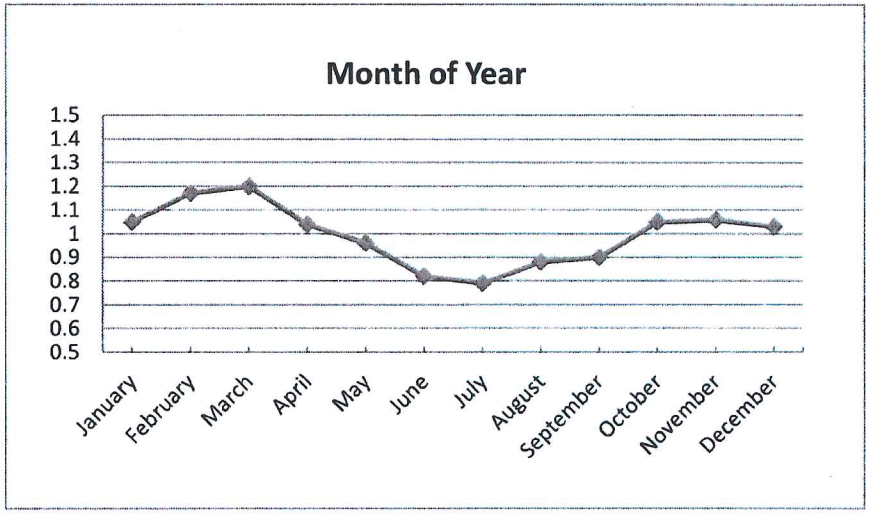
Month of Year	Fraction
January	1.05
February	1.17
March	1.2
April	1.04
May	0.96
June	0.82
July	0.79
August	0.88
September	0.9
October	1.05
November	1.06
December	1.03

Directional Factor		
AM	0.71	SB
PM	0.57	NB

Day of Week	Fraction
Sunday	0.63
Monday	1.04
Tuesday	1.13
Wednesday	1.13
Thursday	1.13
Friday	1.15
Saturday	0.79

Design Hour Volume		
#	Volume	Factor
5	1764	0.149
10	1694	0.144
20	1596	0.135
30	1492	0.126
50	1401	0.119
100	1335	0.113
150	1298	0.110
200	1273	0.108





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$$PSCF = \left[\left(\frac{1.2 + 1.17 + 1.06}{3}\right) - 0.88\right] + 1 \approx 1.27$$

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DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES

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Development of Future Year Background Turning Volumes

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

	PM Peak Hour											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	792	47	6	404	0	0	0	0	26	0	5
Peak Season Correction Factor	0.00	1.27	1.27	1.27	1.27	0.00	0.00	0.00	0.00	1.27	0.00	1.27
Current Peak Season Volumes	0	1,006	60	8	513	0	0	0	0	33	0	6
Growth Rate	0.00%	6.94%	0.00%	0.00%	6.94%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Years to Build-out	5	5	5	5	5	5	5	5	5	5	5	5
2023 Background Turning Volumes	**0**	**1,407**	**60**	**8**	**717**	**0**	**0**	**0**	**0**	**33**	**0**	**6**
Project Turning Volumes	204	0	0	0	0	68	69	0	206	0	0	0
2023 Background + Project	**204**	**1,407**	**60**	**8**	**717**	**68**	**69**	**0**	**206**	**33**	**0**	**6**

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SYNCHRO SUMMARY SHEETS

TREELINE AVENUE @ SITE ACCESS

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Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	69	0	206	33	0	6	204	1407	60	8	717	68
Future Vol, veh/h	69	0	206	33	0	6	204	1407	60	8	717	68
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	0	0	-	0	-	-	365	630	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	75	0	224	36	0	7	222	1529	65	9	779	74

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2042	-	427	2380	-	765	853	0	0	1529	0	0
Stage 1	834	-	-	1973	-	-	-	-	-	-	-	-
Stage 2	1208	-	-	407	-	-	-	-	-	-	-	-
Critical Hdwy	7.54	-	6.94	7.54	-	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	-	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	-	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	-	3.32	3.52	-	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	~ 33	0	576	~ 18	0	346	782	-	-	432	-	-
Stage 1	329	0	-	64	0	-	-	-	-	-	-	-
Stage 2	194	0	-	592	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	576	-	-	346	782	-	-	432	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	-	-	-
Stage 1	329	-	-	64	-	-	-	-	-	-	-	-
Stage 2	-	-	-	354	-	-	-	-	-	-	-	-

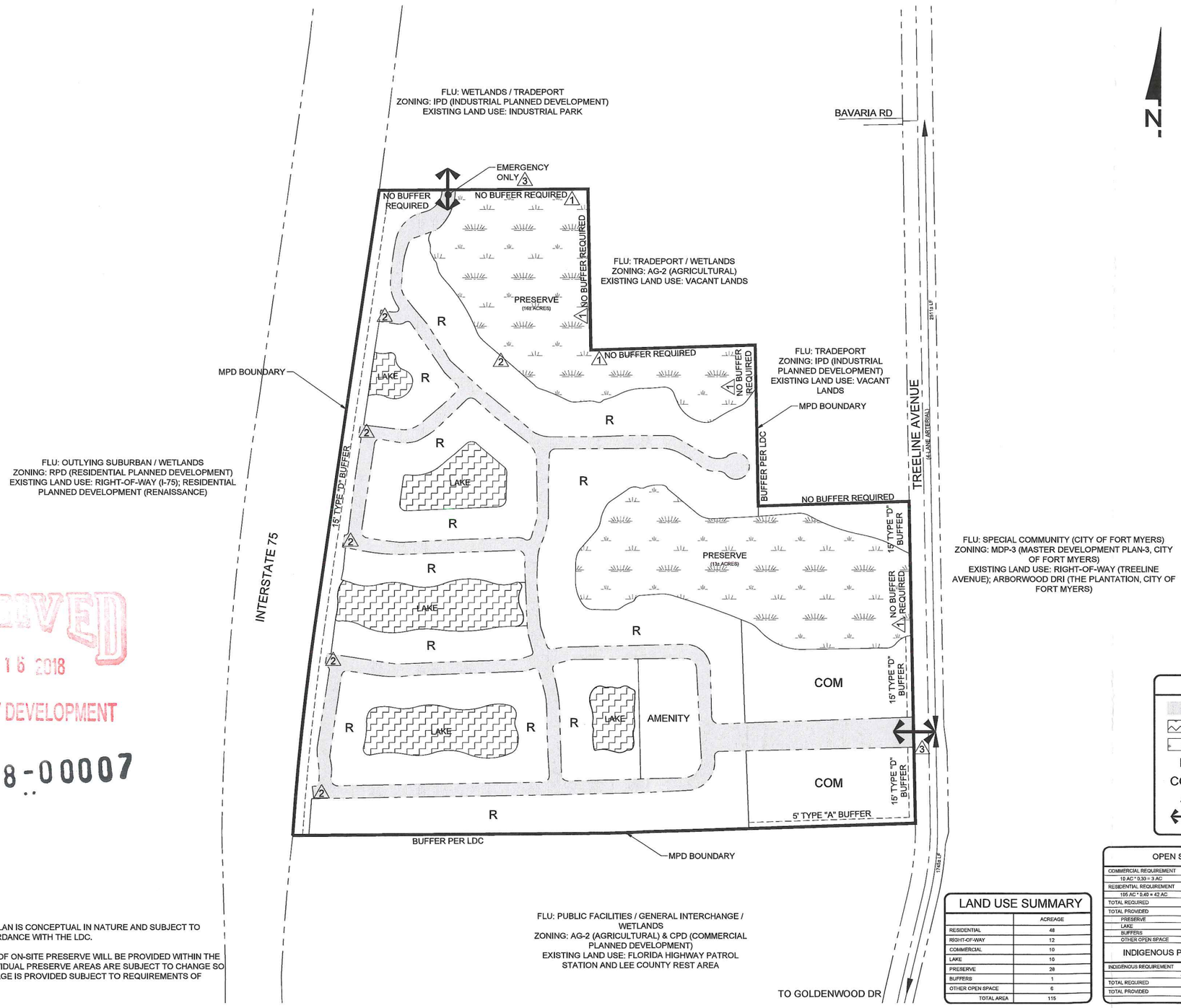
Approach	EB	WB	NB	SB
HCM Control Delay, s			3.7	0.1
HCM LOS	-	-		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	782	-	-	-	576	-	346	432	-	-
HCM Lane V/C Ratio	0.284	-	-	-	0.389	-	0.019	0.02	-	-
HCM Control Delay (s)	11.4	2.7	-	-	15.2	-	15.6	13.5	-	-
HCM Lane LOS	B	A	-	-	C	-	C	B	-	-
HCM 95th %tile Q(veh)	1.2	-	-	-	1.8	-	0.1	0.1	-	-

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

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NOTES:

1. THE MASTER CONCEPT PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATIONS IN ACCORDANCE WITH THE LDC.
2. A MINIMUM OF 28 ACRES OF ON-SITE PRESERVE WILL BE PROVIDED WITHIN THE MPD. ACREAGES OF INDIVIDUAL PRESERVE AREAS ARE SUBJECT TO CHANGE SO LONG AS MINIMUM ACREAGE IS PROVIDED SUBJECT TO REQUIREMENTS OF CHAPTER 10.

LAND USE SUMMARY

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

OPEN SPACE SUMMARY

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

INDIGENOUS PRESERVE CALCULATION

INDIGENOUS REQUIREMENT	
45 AC * 0.50	
TOTAL REQUIRED	22.5 AC
TOTAL PROVIDED	22.5 AC

LEGEND

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

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

115-ACRE TREELINE AVENUE

MASTER CONCEPT PLAN

PLAN REVISIONS

1	7/10/18	REVISED PER COUNTY COMMENT
2	10/5/18	REVISED PER COUNTY COMMENT
3	11/13/18	REVISED PER COUNTY COMMENT

0 100 200 400
SCALE IN FEET

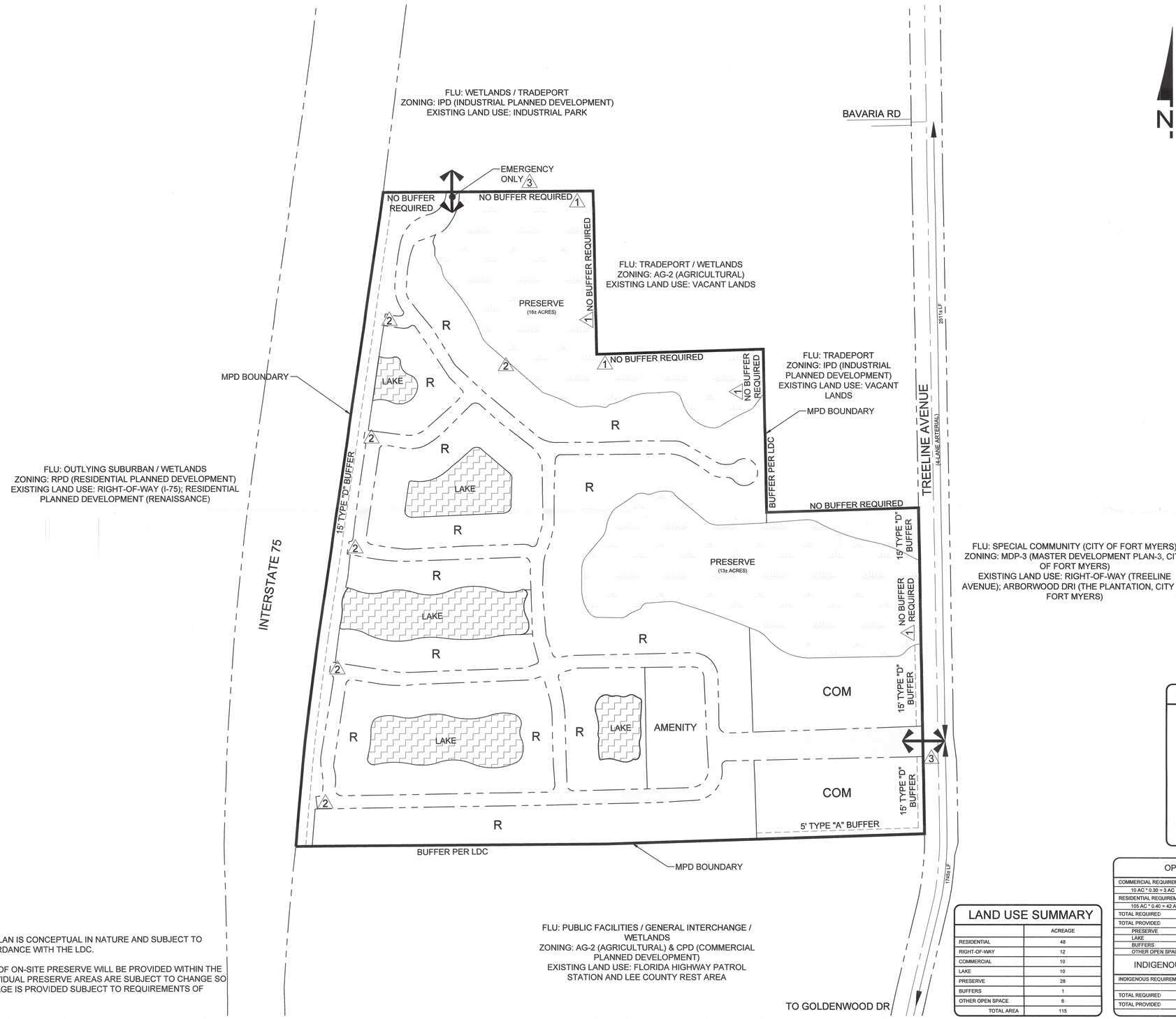
PREPARED FOR:

BJ HOLDINGS OF FORT MYERS

SET NUMBER: 715-01-E0901

SHEET : 1

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LEGEND

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

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115-ACRE TREELINE AVENUE

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1	7/10/18	REVISED PER COUNTY COMMENT
2	10/5/18	REVISED PER COUNTY COMMENT
3	11/1/18	REVISED PER COUNTY COMMENT
4		
5		

0 100 200 400
SCALE IN FEET

PREPARED FOR:

BJ HOLDINGS OF FORT MYERS

SET NUMBER: 715-01-E0901

SHEET : 1

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