

Brandon D Dunn, Principal Planner
Planning Section
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33902

November 20, 2018

**Re: Old Corkscrew Commercial CPA
CPA2018-10008
Sufficiency #2 submittal**

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Mr. Dunn,

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In response to the comment letter dated August 3, 2018, please find the following items for your review:

CPA 2018 - 10008

1. ERP Wetland delineation exhibits
2. School e-mail on Availability of Service
3. EMS Letter of Availability
4. TR Transportation Responses

In addition, the following is a response to your sufficiency comments.

1. **Legal Description: The applicant has not provided any new information to delineate the upland/wetland split. Without boundary descriptions for each, the Future Land Use Map wetland boundaries will not be changed through this amendment.**

To address this sufficiency item the applicant may want to consider providing exhibits 3.0, 3.1, and 3.2 from the South Florida Water Management District Staff Report for Permit No. 36-04032-P.

Please see attached wetland delineation exhibits from South Florida Water Management District Staff Report for Permit No. 36-04032-P-02.

2. **Letter of Service Availability:** Staff acknowledges the applicant's previous response to this comment. However, the application requires the letters of availability be provided. Please provide a letter of service availability from Lee County EMS.

Staff acknowledges the applicant's response concerning the letter of service availability from the Lee County School District. Please provide the letter when it is available. This letter may indicate that the proposed amendment will have no impact on the school districts capacity.

Please see the attached e-mail from the School District and the letters from EMS. It is important to note that while EMS does not believe that at present this project will be within their acceptable level of service area, development has been approved immediately adjacent to the subject property on the north. EMS and Lee county proceeded with those developments based on a proportionate share payment for EMS service so that sufficient facilities can be built on the land that Lee County has acquired for EMS service approximately 1 mile from the subject property.

3. **Natural Resources:**

Please Note: The proposed land use change has potential to cause significant impact on present or future water resources. This proposed project falls within the 6-month, 1-year and 5-year travel zones identified in Wellfield Protection Ordinance. Due to the potential for releasing hazardous pollutant to the groundwater, certain commercial uses are prohibited.

Understood.

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4. **Transportation Analysis:**

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- a. **Section V (Comprehensive Plan Amendment Analysis, Long Range Impacts) on page 9 of the traffic analysis refers to a staff agreement with an assumption of 50 percent buildout of adjacent EEPKO residential developments in 2023, and 67 percent in 2040. Staff conceptually agrees that the assumed number of added units should be above the number of approved building permits and below 100 percent buildout, and does not necessarily disagree with the assumptions. However, a basis to support the assumptions would be helpful.**
- b. **The reported service volumes on Corkscrew Rd from the WildBlue west entrance to Alico Road in Table 3A (5 year analysis) and Table IA (year 2040 analysis) reflect the Lee County Generalized Peak Hour Directional Service Volumes for an Uninterrupted Flow Highway. However, the 2016 Link Specific Service Volumes are currently lower to reflect conditions at the time (traffic signal at Stoneybrook Golf Drive and driveways without a left turn lane). Subsequent to the 2016 Link Specific Service Volume calculation a traffic signal was installed at Bella Terra Boulevard and as a result, the segment no longer meets uninterrupted flow criteria. Arterial Class I is now the appropriate service**

volume category to utilize for Corkscrew Road from the WildBlue west entrance to Alico Road.

- c. The annual budget adopted in September 2018 by the Lee County Board of County Commissioners now includes programming in the Capital Improvement Plan for Corkscrew Road four-laning from Ben Hill Griffin Parkway to Alico Road. The CIP includes design in the current fiscal year FY 2018/29, right-of-way acquisition in FY 2019/20, and construction in 2020/21 and 2022/23.

Please see the attached responses from TR Transportation.

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

DeLisi, Inc.



Daniel DeLisi, AICP

- cc. Andrew Fitzgerald, DeLisi Fitzgerald, Inc.
- Trey Farmer, Cottages at Old Corkscrew Golf Club LLC

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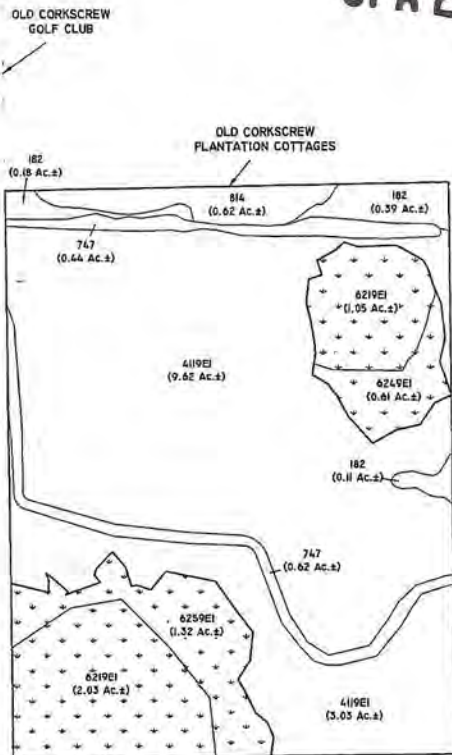
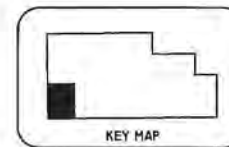
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CPA 2018-10008



SCALE: 1" = 200'



LEGEND:

- SFWMD WETLANDS (5.01 Ac.±)
- SURVEYED WETLAND LINE

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
182	GOLF COURSE	0.68 Ac.±	3.4%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	12.65 Ac.±	63.2%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	3.08 Ac.±	15.4%
6249 E1	CYPRESS/PINE/CABBAGE PALM, DISTURBED (0-24% EXOTICS)	0.61 Ac.±	3.0%
6259 E2	HYDRIC PINE, DISTURBED (0-24% EXOTICS)	1.32 Ac.±	6.6%
747	BERM	1.06 Ac.±	5.3%
814	ROAD AND PARKING LOT	0.62 Ac.±	3.1%
TOTAL		20.02 Ac.±	100.0%

NOTES:

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

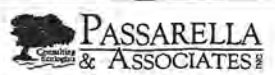
OLD CORKSCREW PLANTATION COTTAGES BOUNDARY AND SURVEYED WETLAND LINES PER DELISH-FITZGERALD DRAWING NO. 21056-OC-PRESERVE AREA DWG DATED DECEMBER 7, 2010.

SFWMD WETLAND LINES WERE REVIEWED AND VERIFIED BY CRAIG SCHMITTLER ON MARCH 29, 2000 AND SUBSEQUENTLY PERMITTED UNDER SFWMD No. 36-04032-P.

OLD CORKSCREW GOLF CLUB

REVISION	DATE	DRAWN BY	DATE
		D.B.	12/21/10
		DESIGNED BY	DATE
		A.D.	12/21/10
		REVIEWED BY	DATE
		K.C.P.	12/21/10

13620 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069



OLD CORKSCREW PLANTATION COTTAGES
SFWMD FLUCFCS AND WETLANDS MAP

DRAWING No.	9888P300
SHEET No.	E4

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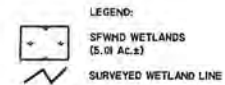
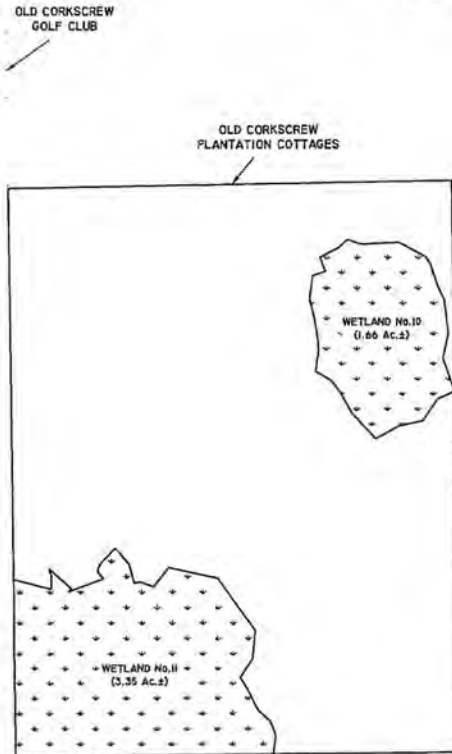
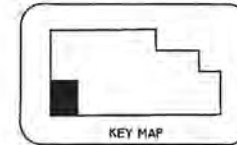
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CPA 2018-10008



SCALE: 1" = 200'



WETLAND	
NO.	ACREAGE
10	1.66 Ac.±
11	3.35 Ac.±
TOTAL	5.01 Ac.±

NOTES:

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

OLD CORKSCREW PLANTATION COTTAGES BOUNDARY AND SURVEYED WETLAND LINES PER DELISH FITZGERALD DRAWING NO. 21856-0C-PRESERVE AREA DWG DATED DECEMBER 7, 2010.

SFWMD WETLAND LINES WERE REVIEWED AND VERIFIED BY CRAIG SCHMITTLER ON MARCH 29, 2000 AND SUBSEQUENTLY PERMITTED UNDER SFWMD No. 36-04632-P.

REVISION	DATE	DRAWN BY	DATE
		D.B.	12/8/10
		DESIGNED BY	DATE
		A.D.	12/8/10
		REVIEWED BY	DATE
		K.C.P.	12/8/10

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Phone (239) 274-0067
Fax (239) 274-0069



OLD CORKSCREW PLANTATION COTTAGES
SFWMD WETLAND MAP

DRAWING NO.	988BF300
SHEET NO.	E-3

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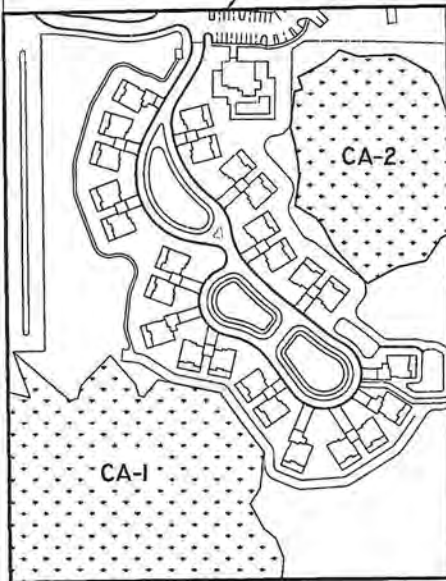
CPA 2018-10008



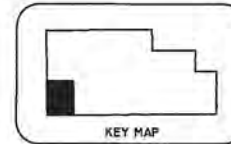
SCALE: 1" = 200'

OLD CORKSCREW
GOLF CLUB



OLD CORKSCREW
PLANTATION COTTAGES



OLD CORKSCREW
GOLF CLUB



KEY MAP

- LEGEND:
-  CONSERVATION AREAS (6.15 AC.)
 -  SURVEYED WETLAND LINE

CONSERVATION AREA NO.	ACREAGE
1	3.90 AC.±
2	2.25 AC.±
TOTAL	6.15 AC.±

NOTES:

- FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.
- FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).
- SITE PLAN PER DELISI FITZGERALD, INC. DRAWING NO. 21156-DCP-CAD FILE.DWG DATED FEBRUARY 10, 2011.
- SFWMW WETLAND LINES WERE REVIEWED AND VERIFIED BY CRAIG SCHMITTLER ON MARCH 29, 2000 AND SUBSEQUENTLY PERMITTED UNDER SFWMW No. 36-04032-P.

REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Fort Myers, Florida 33912 Phone (239) 274-0067 Fax (239) 274-0069
New site plan	2/11/11	D.B.	1/11/11	
		A.D.	1/11/11	
		K.C.P.	1/11/11	



OLD CORKSCREW PLANTATION COTTAGES
CONSERVATION AREAS MAP

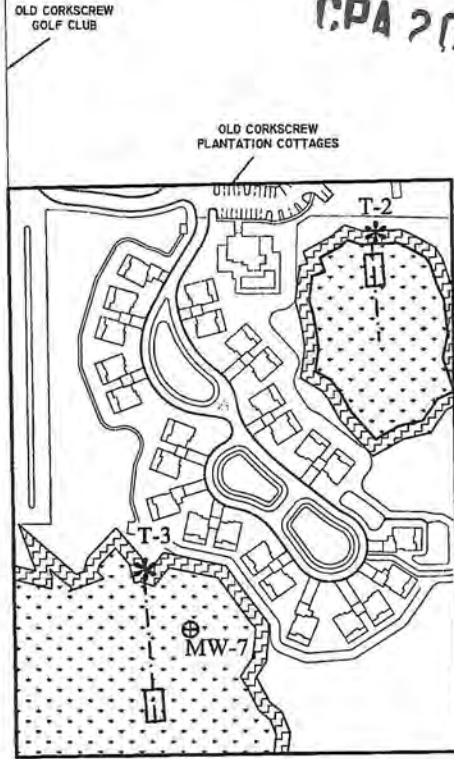
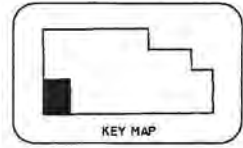
DRAWING NO.	988BP300
SHEET NO.	E-7

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CPA 2018-10008

SCALE: 1" = 200'



- LEGEND:**
- WETLAND PRESERVE (5.01 AC.±)
 - UPLAND BUFFER (0.16 AC.±)
 - SURVEYED WETLAND LINE
 - MONITORING TRANSECT
 - TREE/SHRUB PLOT
 - T-3 TRANSECT NUMBER (TYP.)
 - PHOTO-STATION
 - MW-7 MONITORING WELL No. (TYP.)
 - MONITORING WELL

NOTES:

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SITE PLAN PER DELISI FITZGERALD, INC. DRAWING No. 21156-DCP-CAD FILE.DWG DATED FEBRUARY 10, 2011.

SFWM WETLAND LINES WERE REVIEWED AND VERIFIED BY CRAIG SCHMITTLER ON MARCH 29, 2000 AND SUBSEQUENTLY PERMITTED UNDER SFWM No. 36-04032-P.

REVISIONS	DATE	DRAWN BY	DATE
New site plan	2/11/11	D.B.	1/11/11
		DESIGNED BY	DATE
		A.D.	1/11/11
		CHECKED BY	DATE
		K.C.P.	1/11/11

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Fax (239) 274-0069



OLD CORKSCREW PLANTATION COTTAGES
SFWM MONITORING PLAN

DRAWING No.	98BBP300
SHEET No.	E-6

Daniel DeLisi

From: Huff, Dawn <DawnMHu@LeeSchools.net>
Sent: Monday, November 5, 2018 2:56 PM
To: Daniel DeLisi
Subject: RE: School Letter of Availability

Hi Daniel,

Because this has no impact on student stations, I offer no comments.

Usually my response in email is sufficient but let me know if you need something more formal.

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

The District's Operations Division needs your input to ensure we continue to fulfill the needs of our students, schools, teachers and families. Please take a few moments to complete the 5-question survey below. Your feedback is valuable as we work to continue our progress and improve District Operations!

[Link to Customer Service Survey](#)

PUBLIC RECORDS NOTICE AND DISCLAIMER: Under Florida law, nearly all communications made or received by School District employees are considered public records that must be retained and, upon request, made available to citizens and to the media. There should be no expectation of privacy.

From: Daniel DeLisi <dan@delisi-inc.com>
Sent: Monday, November 5, 2018 2:38 PM
To: Huff, Dawn <DawnMHu@LeeSchools.net>
Subject: School Letter of Availability

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

CPA 2018-10008

Dawn,

Lee County Planning staff has asked that I obtain a letter of Service Availability for an amendment to their comprehensive plan to change the future land use category of a property from DR/GR (permitted for fractional ownership units and a bed a breakfast) to Commercial. The property is located along Corkscrew Road with the following STRAP number: 25-46-26-00-00001.0160

Neither the existing use (essentially timeshare and hotel units) nor the proposed commercial retail use will increase permanent population or have any students generated.

Should you have any questions, or require any additional information, please do not hesitate to contact me. I may be reached at the contact information below.

Best regards.

Daniel DeLisi, AICP
DeLisi, Inc.
239-913-7159
dan@delisi-inc.com
www.delisi-inc.com



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CPA 2018-10008

 **LEE COUNTY**
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

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
Hearing Examiner

June 30, 2018

Daniel DeLisi, AICP
DeLisi, Inc.
15598 Bent Creek Rd.
Wellington, FL 33414

Re: Letter of Service Availability

Mr. DeLisi,

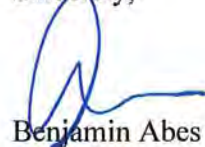
I am in receipt of your letter requesting a Letter of Service Availability for the development of a parcel located along Corkscrew Road, bearing STRAP 22-46-25-46-26-00-00001.0160. The proposed plan would allow for approximately 13 acres of commercial development (approximately 134,000 square feet).

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 21, located 8 miles west. This location is not projected to be able to meet existing service standards, as required in County Ordinance 08-16.

It is our opinion that the service availability for the proposed development of this property is not adequate at this time. Should the plans change or more information becomes available, a new analysis of this impact would be required.

Sincerely,



Benjamin Abes
Chief
Division of Emergency Medical Services

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CPA 2018-10008

November 8, 2018

Mr. Daniel Delisi, AICP
15598 Bent Creek Road
Wellington FL 33414

RE: CPA2018-10008, Old Corkscrew Commercial

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CPA 2018-10008

Dear Mr. Delisi:

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 Comprehensive Plan Amendment of the above project. The comments and TR Transportation's response to those comments are listed below for reference.

LC T.I.S. Application Sufficiency Checklist:

- a. *Section V (Comprehensive Plan Amendment Analysis, Long Range Impacts) on page 9 of the traffic analysis refers to a staff agreement with an assumption of 50 percent buildout of adjacent EEPKO residential developments in 2023, and 67 percent in 2040. Staff conceptually agrees that the assumed number of added units should be above the number of approved building permits and below 100 percent buildout, and does not necessarily disagree with the assumptions. However, a basis to support the assumptions would be helpful.*

The 50% buildout of the adjacent EEPKO residential developments (WildBlue, The Place, Pepperland Ranch and Verdana) utilized in the short range impact (5-year horizon) transportation analysis was deemed reasonable/conservative due to the number of units currently approved or pending approval as a result of the surrounding residential developments. WildBlue has Development Orders (DOS2017-0069, DOS2017-00103, DOS2018-00007 and DOS2018-00012) which have a pending approval for a total of 481 out of 1096 allowable dwelling units. The Place is currently developing its property with Phase 1 which consists of 629 dwelling units. Phase 2 of this project has also been recently approved which allow the development of the remaining 696 dwelling units. Pepperland Ranch is approved for 700 units in the Zoning Resolution No. Z-17-013 but has yet to apply for any development orders. In addition, Verdana is still pending its approval of 1,530 dwelling units (DCI2016-00018). Therefore, the total number of units as a result of the four aforementioned projects is 4,651. The total number of units currently approved or pending approval for construction is 1,806 (WildBlue and The Place), which out of total of 4,651 units equates to approximately 39%. In addition, the 1,806 units that have been approved or pending approval are not projected to be occupied in the next 5 years. WildBlue still

has a pending approval of the construction of its 481 dwelling units. The construction process and development order approvals may take several years to be completed/approved. The houses will then be sold at a common rate of 150 homes per year. Therefore, the 50% buildout of the adjacent EEPKO residential developments utilized in the short range transportation analysis is conservative in terms units projected to be occupied by the year of 2023. The projected 5-year build-out of the adjacent development is projected to be less than 39%.

For the 2040 analysis, the use of 67% percent buildout of the adjacent EEPKO residential developments was also deemed to be reasonable. As discussed in the previous paragraph, Pepperland Ranch (Zoning Resolution No. Z-17-013) has yet to apply for any development orders and Verdana is still pending its approval of 1,530 dwelling units (DCI2016-00018). The WildBlue has also yet to apply for Development Orders for its remaining 615 dwelling units and the Place is still in the construction phase. All of the remaining projects will also be built in multiple phases and not all units will be built at once. It will take multiple years to occupy all of the units and although the projects have been approved for a total of 4,651 units, it doesn't mean that all of the units will be built. This will highly depend on the market situation. Additionally, the use of 50% percent buildout in the 5-year analysis was also conservative. As shown above, the percentage is projected to be less than 39%. Therefore, utilizing 67% was deemed reasonable for the 2040 analysis. However, to be further conservative, the 2040 analysis has been updated to utilize a rounded value of 75%. See attached Tables 1A and 2A of this response.

- b. *The reported service volumes on Corkscrew Rd from the WildBlue west entrance to Alico Road in Table 3A (5 year analysis) and Table 1A (year 2040 analysis) reflect the Lee County Generalized Peak Hour Directional Service Volumes for an Uninterrupted Flow Highway. However, the 2016 Link Specific Service Volumes are currently lower to reflect conditions at the time (traffic signal at Stoneybrook Golf Drive and driveways without a left turn lane). Subsequent to the 2016 Link Specific Service Volume calculation a traffic signal was installed at Bella Terra Boulevard and as a result, the segment no longer meets uninterrupted flow criteria. Arterial Class I is now the appropriate service volume category to utilize for Corkscrew Road from the WildBlue west entrance to Alico Road.*

See attached Tables 1A-4A which have been revised to reflect the above comment. The conclusion of the analysis presented in the TIS report will remain the same. There is still sufficient capacity to accommodate the new trips as a result of the proposed development.

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- c. *The annual budget adopted in September 2018 by the Lee County Board of County Commissioners now includes programming in the Capital Improvement Plan for Corkscrew Road four-laning from Ben Hill Griffin Parkway to Alico Road. The CIP includes design in the current fiscal year FY 2018/29, right-of-way acquisition in FY 2019/20, and construction in 2020/21 and 2022/23.*

See attached Tables 3A-4A which have been revised to reflect the above comment. The conclusion of the analysis presented in the TIS report will remain the same. There is still sufficient capacity to accommodate the new trips as a result of the proposed development. Based on the discussion with the County Staff, Table 4A has also been revised to include background growth. The growth rate utilized is shown in attached Table 5A.

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

Sincerely,



Ted B. Treesh, PTP
President



Yury Bykau, E.I.
Transportation Consultant

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Attachments

TABLES 1A & 2A
2040 LOS ANALYSIS

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CPA 2018-10008

**TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2040 LONG RANGE TRANSPORTATION ANALYSIS - COMMERCIAL AT OLD CORKSCREW GOLF CLUB**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>		<u>2040 E + C NETWORK LANES</u>		<u>GENERALIZED SERVICE VOLUMES</u>				
	<u>FROM</u>	<u>TO</u>	<u># Lanes</u>	<u>Roadway Designation</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>
Corkscrew Rd	WildBlue West Entr.	Cypress Shadows Blvd	4LD	Arterial - Class I	0	250	1,840	1,960	1,960
	Cypress Shadows Blvd	Bella Terra Blvd	4LD	Arterial - Class I	0	250	1,840	1,960	1,960
	Bella Terra Blvd	Alico Rd	4LD	Arterial - Class I	0	250	1,840	1,960	1,960
	Alico Rd	Site Access	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	Site Access	Six L's Farm Rd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	Six L's Farm Rd	Pepperland Ranch Entr.	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	Pepperland Ranch Entr.	Verdana Entr.	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	Verdana Entr.	Carter Rd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
Alico Rd	Corkscrew Rd	S. Mallard Ln	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640

- 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)

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CPA 2018-10008

**TABLE 2A
2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
COMMERCIAL AT OLD CORKSCREW GOLF CLUB**

TOTAL PM PEAK HOUR PROJECT TRAFFIC 472 VPH IN= 223 OUT= 249

ROADWAY	ROADWAY SEGMENT		2040 FSUTMS			AADT BACKGROUND		100TH HIGHEST HOUR PK DIR		PM PK HR PEAK	2040 BACKGROUND PEAK DIRECTION TRAFFIC VOLUMES & LOS		PM PK HR PK DIR TRAFFIC FROM OTHER	PM PK HR PK DIR TRAFFIC FROM VERDANA ³	2040 BACKGROUND + OTHER + VERDANA PEAK DIRECTION TRAFFIC VOLUMES & LOS		PROJECT TRAFFIC	PK DIR PM PROJ	2040 BACKGROUND + OTHER + VERDANA + PROJECT PEAK DIRECTION TRAFFIC VOLUMES & LOS	
	FROM	TO	PSWDT	PCS #	MOCF	TRAFFIC	FACTOR ¹	2-WAY VOLUME	FACTOR ¹		DIRECTION	VOLUME			LOS	VOLUME			LOS	DIST.
Corkscrew Rd	WildBlue West Entr.	Cypress Shadows Blvd	20,872	15	0.91	18,994	0.094	1,765	0.54	EAST	964	C	425	173	1,562	C	15%	37	1,599	C
	Cypress Shadows Blvd	Bella Terra Blvd	20,872	15	0.91	18,994	0.094	1,765	0.54	EAST	964	C	425	173	1,562	C	20%	50	1,612	C
	Bella Terra Blvd	Alco Rd	14,579	15	0.91	13,267	0.094	1,247	0.54	EAST	673	C	410	190	1,273	C	35%	87	1,360	C
	Alco Rd	Site Access	7,692	15	0.91	7,000	0.094	658	0.54	EAST	355	B	605	302	1,262	E	35%	87	1,349	E
	Site Access	Six L's Farm Rd	7,692	15	0.91	7,000	0.094	658	0.54	EAST	355	B	335	352	1,042	D	50%	125	1,167	D
	Six L's Farm Rd	Pepperland Ranch Entr.	7,444	15	0.91	6,774	0.094	637	0.54	EAST	344	B	335	359	1,038	D	50%	125	1,163	D
	Pepperland Ranch Entr.	Verdana Entr.	7,444	15	0.91	6,774	0.094	637	0.54	EAST	344	B	170	407	921	D	35%	87	1,008	D
Verdana Entr.	TPI Rd	3,007	15	0.91	2,736	0.094	257	0.54	EAST	139	B	52	102	293	B	5%	12	305	B	
Alco Rd	Corkscrew Rd	S. Mallard Ln	7,953	53	0.91	7,237	0.092	666	0.51	SOUTH	328	B	231	112	669	C	0%	0	669	C

1 K & D factors were obtained from the 2017 Lee County Traffic Count Report.
 2 Approximately 75% of the PM peak hour peak direction traffic for Other projects (Wildblue, The Place, Pepperland Ranch) was obtained from the Lee County's Environmental Enhancement & Preservation Communities Overlay (EEPCO) Study. See Appendix titled "Table E-2 From EEPCO Study" for detailed calculations (page 2).
 3 Approximately 75% of the PM peak hour peak direction traffic for Verdana was obtained from the updated trip generation and trip distribution utilized in the proportionate share calculation for Verdana project. See Appendix titled "Table E-2 From EEPCO Study" for detailed calculations (page 2).
 * Remaining 15% of project traffic was assigned to/from The Place (Corkscrew Farms).
 * Model Output Conversion Factor was obtained from the FDOT Florida Traffic Online.

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TABLES 3A, 4A & 5A
5-YEAR LOS ANALYSIS

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**TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
COMMERCIAL AT OLD CORKSCREW GOLF CLUB**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 153 VPH IN= 103 OUT= 50
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 472 VPH IN= 223 OUT= 249

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PERCENT</u>		
								<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>PROJ/ LOS C</u>
Corkscrew Rd	W. of Cypress Shadows Blvd	4LD	0	250	1,840	1,960	1,960	15%	37	2.0%
	W. of Bella Terra Blvd	4LD	0	250	1,840	1,960	1,960	20%	50	2.7%
	W. of Alico Rd	4LD	0	250	1,840	1,960	1,960	35%	87	4.7%
	W. of Site Access	2LU	130	420	850	1,210	1,640	35%	87	10.3%
	W. of Six L's Farm Rd	2LU	130	420	850	1,210	1,640	50%	125	14.6%
	W. of Pepperland Ranch Entr.	2LU	130	420	850	1,210	1,640	50%	125	14.6%
	W. of Verdana Entr.	2LU	130	420	850	1,210	1,640	35%	87	10.3%
	W. of TPI Rd	2LU	130	420	850	1,210	1,640	5%	12	1.5%
Alico Rd	N. of Corkscrew Rd	2LU	130	420	850	1,210	1,640	0%	0	0.0%

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

* The widening of Corkscrew Road to a four lane facility W. of Alico Rd is now in the Lee County 5-year Capital Improvement Program.

* Remaining 15% of project traffic was assigned to/from The Place (Corkscrew Farms).

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**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
COMMERCIAL AT OLD CORKSCREW GOLF CLUB**

TOTAL PROJECT TRAFFIC AM = 153 VPH IN = 103 OUT = 50
 TOTAL PROJECT TRAFFIC PM = 472 VPH IN = 223 OUT = 249

ROADWAY	SEGMENT	2016	2023	PM PK HR	PM PK HR	2023	PERCENT						2023		2023		
		PK HR	PK HR PK SEASON	PK DIR TRAFFIC	PK DIR TRAFFIC	PK HR PK SEASON	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C			
		PK SEASON	PEAK DIRECTION	FROM OTHER	FROM	PEAK DIRECTION	LOS	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio	
		PEAK DIR. ¹	BCKGRND VOLUME ²	PROJECTS ³	VERDANA ⁴	VOLUME ⁵											
Corkscrew Rd	W. of Cypress Shadows Blvd	696	810	284	116	1,210	C	0.62	15%	15	37	1,225	C	0.63	1,247	C	0.64
	W. of Bella Terra Blvd	696	696	284	116	1,096	C	0.56	20%	21	50	1,117	C	0.57	1,146	C	0.58
	W. of Alico Rd	235	270	274	127	671	C	0.34	35%	36	87	707	C	0.36	758	C	0.39
	W. of Site Access	246	246	403	201	850	C	0.52	35%	36	87	886	D	0.54	937	D	0.57
	W. of Six L's Farm Rd	246	246	224	235	705	C	0.43	50%	52	125	757	C	0.46	830	C	0.51
	W. of Pepperland Ranch Entr.	189	189	224	239	652	C	0.40	50%	52	125	704	C	0.43	777	C	0.47
	W. of Verdana Entr.	189	189	113	271	573	C	0.35	35%	36	87	609	C	0.37	660	C	0.40
	W. of TPI Rd	189	189	35	68	292	B	0.18	5%	5	12	297	B	0.18	304	B	0.19
Alico Rd	N. of Corkscrew Rd	131	131	154	75	360	B	0.22	0%	0	0	360	B	0.22	360	B	0.22

- ¹ 2016 peak hour peak season peak direction traffic volumes were obtained from the 2017 Lee County Public Facilities Level of Service and Concurrency Report.
- ² The 2023 peak hour peak season peak direction background volume was obtained by adjusting the 2016 peak hour peak season peak direction volume by a growth rate factor shown in Table 5A.
- ³ To be conservative, approximately 50% (or 1/2) of the PM peak hour peak direction traffic for Other projects (Wildblue, The Place, Pepperland Ranch) was obtained from the Lee County's Environmental Enhancement
- ⁴ To be conservative, approximately 50% (or 1/2) of the PM peak hour peak direction traffic for Verdana was obtained from the updated trip generation and trip distribution utilized in the proportionate share calculation for Verdana project.
- ⁵ The 2023 peak hour peak season peak direction total background volume was obtained by adding the 2023 peak hour peak season peak direction background volume to the PM peak hour peak direction traffic from Wildblue, The Place, Pepperland Ranch and Verdana projects.
- * Remaining 15% of project traffic was assigned to/from The Place (Corkscrew Farms).

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**TABLE 5A
ANNUAL GROWTH RATE CALCULATIONS
BASED UPON HISTORICAL AADT DATA**

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>CURRENT ID#</u>	<u>BASE AADT VOLUME</u>	<u>CURRENT AADT VOLUME</u>	<u>YRS OF GROWTH</u>	<u>ANNUAL GROWTH RATE</u>	<u>ACTUAL GROWTH RATE</u>
Corkscrew Road	E. of Alico Road	250.0	3,700	4,400	8	2.19%	2.19%

* Traffic volumes were obtained from the 2017 Lee County Traffic Count Report.

** In instances where the historical data indicates a reduction in traffic or insufficient data was available to calculate a growth rate due to construction, a minimum annual growth rate of 2.0% was assumed.

SAMPLE GROWTH RATE CALCULATION

$$\text{Annual Growth Rate (AGR)} = \frac{\text{CURRENT AADT}^{(1/\text{Yrs of Growth})}}{\text{BASE AADT}} - 1$$

$$\text{AGR (Corkscrew Road)} = \frac{4,400^{(1/8)}}{3,700} - 1$$

$$\text{AGR (Corkscrew Road)} = 2.19\%$$

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**LEE COUNTY GENERALIZED PEAK
HOUR DIRECTIONAL SERVICE
VOLUMES TABLE**

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Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016

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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.						

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**TRAFFIC DATA FROM 2017 LEE
COUNTY TRAFFIC COUNT REPORT**

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UPDATED 18-Apr-2018		Daily Traffic Volume (AADT)														
STREET	LOCATION	Station #	COMMUNITY DEVELOPMENT										PCS	Area		
			2008	2009	2010	2011	2012	2013	2014	2015	2016	2017				
COLONIAL BLVD	W OF I - 75	242	64500	61100	61600										14	
COLONIAL BLVD	W OF TREELINE AVE	91									45100	45500				
COLONIAL BLVD	W OF IMMOKALEE RD	246	31700	35300					35400	39500	41500			43000	22	
CORBETT RD	N OF PINE ISLAND RD	508	600	500												49
CORKSCREW RD	E OF US 41	247	15400	13800	13700	18600			14300		16600		17000		15	
CORKSCREW RD	E OF VIA COCONUT POINTE	260			16900											15
CORKSCREW RD	W OF I - 75	15	32700	27300	23600	27200	29500	28800	30600	31600	33400	34200				
CORKSCREW RD	E OF I - 75		12900	10900	10400			13000								15
CORKSCREW RD	E OF I-75	70						21900	21900	22000	22200	22000				
CORKSCREW RD	E OF BEN HILL GRIFFIN PKWAY	249								15600			18900			
CORKSCREW RD	W OF ALICO RD	248						3800								
CORKSCREW RD	E OF ALICO RD	250	3700	2900	2900				3100		4400				15	
CORTEZ BLVD	W OF US 41	614	2200	1700												29
CRYSTAL DR	E OF US 41	254	10800	9700	10100			8600	11200		12300				9	
CRYSTAL DR	E OF METRO PKWY	255	4000	4500	5200				6100		6400				9	
COUNTRY LAKES DR	S OF TICE ST	505	3300	2900	3000											11
CYPRESS LAKE DR	W OF SOUTH POINTE BLVD	256	19300	17000	19700											30
CYPRESS LAKE DR	E OF SOUTH POINTE BLVD	257	24800	21500	25500											30
CYPRESS LAKE DR	E OF SOUTH POINTE BLVD	81									20300	22300	22300			
CYPRESS LAKE DR	E OF OVERLOOK DR	73						29400	24700	25800	24200	27100				
CYPRESS LAKE DR	W OF SUMMERLIN RD	259	28800	36300	30400	28700	27900	27800						27700	30	
CYPRESS LAKE DR	E OF REFLECTION PKWY	82									42300	38900	39900			
CYPRESS LAKE DR	W OF US 41	258	34200	34500	37100	33700	31700	34000	35900	35200						30

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**TABLE E-2 FROM
EEPCO STUDY
(WILDBLUE, THE PLACE AND
PEPPERLAND RANCH
DEVELOPMENTS)**

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PM Peak Hour Traffic From Surrounding Residential Developments

PM Peak Hour Peak Direction Traffic From WildBlue, Corkscrew Farms and Pepperland

Roadway	Segment	WilBlue Peak Direction Volume	Corkscrew Farms Peak Direction Volume	Pepperland Peak Direction Volume	Total PM Peak Hour Peak Direction Traffic	2040 Background Traffic (75%) ¹	2023 Background Traffic (50%) ²
Corkscrew Rd.	W. of Cypress Shadows Blvd	126	306	135	567	425	284
Corkscrew Rd.	W. of Bella Terra Blvd	126	306	135	567	425	284
Corkscrew Rd.	W. of Alico Rd	64	336	147	547	410	274
Corkscrew Rd.	W. of Corkscrew Farms Entr	45	528	233	806	605	403
Corkscrew Rd.	W. Six L's Farm Rd	27	149	271	447	335	224
Corkscrew Rd.	W. of Pepperland Entr	27	143	277	447	335	224
Corkscrew Rd.	W. of Verdana Entr	18	104	104	226	170	113
Corkscrew Rd.	W. of TPI Rd	5	29	35	69	52	35
Alico Rd	N. of Corkscrew Rd	30	192	86	308	231	154

* The PM peak hour traffic was obtained from Table E-2 of the EEPKO study.

1 Was utilized in the 2040 LOS Analysis

2 Was utilized in the 2023 LOS Analysis

PM Peak Hour Peak Direction Traffic From Verdana

Roadway	Segment	Traffic Distribution Percentage	Verdana Peak Hour Volume	Verdana Peak Direction Volume	2040 Background Traffic (75%) ¹	2023 Background Traffic (50%) ²
Corkscrew Rd.	W. of Cypress Shadows Blvd	34.1%	678	231	173	116
Corkscrew Rd.	W. of Bella Terra Blvd	34.1%	678	231	173	116
Corkscrew Rd.	W. of Alico Rd	37.4%	678	254	190	127
Corkscrew Rd.	W. of Corkscrew Farms Entr	59.4%	678	403	302	201
Corkscrew Rd.	W. Six L's Farm Rd	69.3%	678	470	352	235
Corkscrew Rd.	W. of Pepperland Entr	70.6%	678	479	359	239
Corkscrew Rd.	W. of Verdana Entr	80.0%	678	542	407	271
Corkscrew Rd.	W. of TPI Rd	20.1%	678	136	102	68
Alico Rd	N. of Corkscrew Rd	22.0%	678	149	112	75

* The Traffic Distribution Percentage was obtained from D1RPM 2026 Refined Model in the Appendix of the TIS report.

* The Verdana Peak Hour Volume was obtained from Exhibit 1, titled "Verdana Revised Trip Generation Summary" in the Appendix of the TIS report.

1 Was utilized in the 2040 LOS Analysis

2 Was utilized in the 2023 LOS Analysis

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