



March 4, 2019

Mr. Brandon Dunn
Principal Planner
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901



**Re: Small Brothers Commercial
CPA2018-10011
Sufficiency #2 Submittal**

Mr. Dunn,

In response to the comment letter dated December 6, 2018, enclosed are the following items for your review:

1. Wetland Survey
2. Soils Map
3. TIS Sufficiency Response

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

General/Application Sufficiency Comment:

- 1. Staff notes the response to the previous comments concerning uplands and wetlands on the subject property and suggests meeting with staff to discuss this matter further.**

Per our meeting in December and the pending Lee Plan amendments submitted by staff, the applicant has progressed forward with mapping and surveying the wetland lines (attached) and will assume development of the property consistent with the pending changes to Wetlands land use category that should be in place at the time of development order. Obtaining an Environmental Resource Permit from the South Florida Water Management District will occur after the proposed amendment for this property is adopted and will likely require approximately 6 months to accomplish.

Environmental Sufficiency Comments:

- 2. Until an ERP or JD delineating the wetlands is submitted as part of the application, the future land use category for the overwhelming majority of the subject property will remain Wetlands. Within the Wetlands future land use category, commercial is not an allowable use.**

The applicant will develop the property consistent with the pending amendments to the Wetlands Future Land Use Category which will be in place at the time of local development order. The amendment that are in process will allow development consistent with the adjacent land use category (commercial) if approved through and Environmental Resource permit.

- 3. Please provide a map and description of the soils found on the property (identify the source of the information).**

Please see the attached Soils Map.

- 4. Please provide a topographic map depicting the property boundaries.**

Please see the attached wetland survey which shows surveyed topographic data as well.

Legal Sufficiency Comment:

- 5. The applicant has not provided any 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.**

Please see the attached surveyed wetland lines.

Transportation/ Circulation Sufficiency Comments:

- 6. As a clarification, the prior staff request was to include a modest background growth rate along with adding a portion of approved development from the four EEPKO area developments (WildBlue, The Place, Pepperland Ranch, and Verdana).**

Please see the attached TIS Sufficiency Response submitted by TR Transportation.

- 7. As a clarification, staff position is that interrupted flow service volumes are more appropriate for the year 2040 traffic analysis of Corkscrew Road from Ben Hill Griffin Parkway to Alico Road. Interrupted flow service volumes are already appropriately included in the applicant's Table 3A for the 2023 (five-year) analysis. The analysis includes uninterrupted flow highway service volumes when there are existing traffic signals along Corkscrew Road at Ben Hill Griffin Parkway, Schoolhouse Drive, and Bella Terra Boulevard. Traffic studies for all four EEPKO area developments indicate an unacceptable LOS at the intersection of Alico Rd/Corkscrew Rd which will very likely result in a traffic signal installation when the intersection meets signal warrants due to increased traffic from area development. This would result in**

three existing and a likely future fourth traffic signal on this 4.5 mile segment of Corkscrew Road which clearly meets the criteria for an interrupted flow condition.

Please see the attached TIS Sufficiency Response submitted by TR Transportation.

- 8. Corkscrew Road four-laning construction from Ben Hill Griffin Parkway to Alico Road is now programmed in the five year CIP and can be included in the analysis as a committed improvement.**

Please see the attached TIS Sufficiency Response submitted by TR Transportation.

- 9. Questions regarding these comments should be discussed with staff either by telephone or in a meeting to reach agreement on the methodology.**

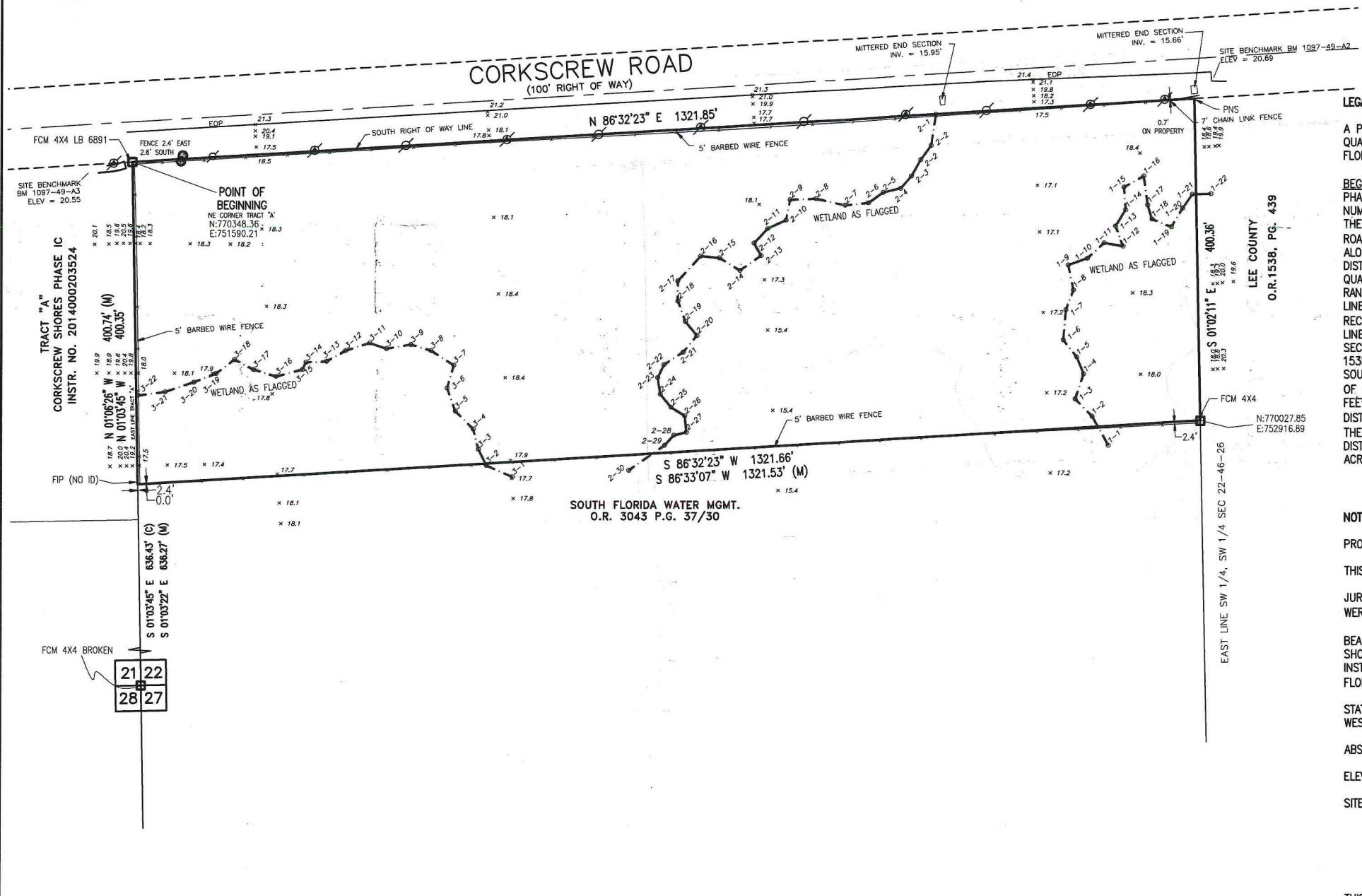
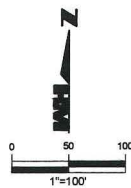
Please feel free to contact me if you have any questions.

DeLisi, Inc.



Daniel DeLisi, AICP

cc. Neale Montgomery, Pavese Law Firm



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 TOWNSHIP 26 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "A", CORKSCREW SHORES PHASE IC, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2014000203524 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, THE SAME BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY. THENCE RUN N86°32'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD, FOR A DISTANCE OF 1321.85 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1538, PG. 439 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S01°02'11"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE EAST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1538, PG. 439, FOR A DISTANCE OF 400.36 FEET TO A POINT LYING 400 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CORKSCREW ROAD; THENCE RUN S86°32'23"W PARALLEL WITH AND 400 FEET SOUTH OF SAID SOUTH RIGHT-OF-WAY OF CORKSCREW ROAD, FOR A DISTANCE OF 1321.66 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE RUN N01°03'45"W ALONG THE EAST LINE OF SAID TRACT "A" FOR A DISTANCE OF 400.35 FEET, TO THE POINT OF BEGINNING. CONTAINING 12.1 ACRES, MORE OR LESS.

NOTES:

- PROPERTY AREA: 12.1 ACRES, MORE OR LESS.
- THIS PROPERTY WAS VACANT AT THE TIME OF SURVEY.
- JURISDICTIONAL WETLAND FLAGGING BY W. DEX BENDER & ASSOCIATES, INC. WERE LOCATED ON 2/22/19 AS SHOWN HEREON.
- BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF TRACT "A", CORKSCREW SHORES PHASE IC, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2014000203524 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA AS BEING N 01°03'45" W.
- STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA STATE PLANE WEST ZONE N.A.D. 83, 1999 ADJUSTMENT.
- ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- SITE BENCHMARKS:
 - BM 1097-49-A2, SET MAGNETIC NAIL AND DISC, LB 1772 IN DRIVEWAY, OUTSIDE OF NORTHEAST OF PROPERTY, EL = 20.69
 - BM 1097-49-A3, SET MAGNETIC NAIL AND DISC, LB 1772 IN SIDEWALK OUTSIDE OF NORTHWEST PROPERTY CORNER, EL = 20.55.
- THIS PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 2/22/19.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO: SMALL BROTHERS, LLC

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY *Thomas M. Murphy* LS5628
 THOMAS M. MURPHY STATE OF FLORIDA

LEGEND

- These standard symbols will be found in the drawing.
- FOUND CONCRETE MONUMENT
 - FOUND IRON PIN
 - ⊕ CONCRETE POLE
 - ⊙ WOOD POLE
 - ⊗ WATER SAMPLE POINT
 - × SPOT ELEVATION (FEET)
 - (C) = CALCULATED
 - CONC. = CONCRETE
 - FCM = FOUND CONCRETE MONUMENT
 - FIP = FOUND IRON PIN UNLESS OTHERWISE STATED
 - " = INCH
 - (M) = MEASURED
 - (P) = PLAT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - EOP = EDGE OF PAVEMENT
 - PNS = PIN NOT SET

PL2018551-2.dwg 2/22/2019 3:23:10 PM Plotted by: BenMontes

LETTER	REVISIONS	DATE	REV BY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	
PARTY CHIEF: JW, AT 1047/79	DATE: 2/22/19
DRAWN BY: BEN/AMR	DATE: 2/19
SHEET 1	OF SHEET 1
SEC-TWN-RGE 22-46-26	

HOLE MONTES
 ENGINEERS • PLANNERS • SURVEYORS

6200 Whiskey Creek Dr.
 Ft. Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate of Authorization No. 1772

SMALL BROS.
 CORKSCREW ROAD
 BOUNDARY SURVEY

DRAWING NO. H-825-2
PROJECT NO. 18.551
REFERENCE NO. 2018551-2.dwg

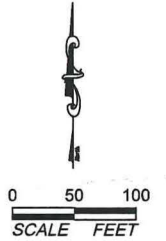
SECTION: 22
TOWNSHIP: 46 S
RANGE: 26 E

Corkscrew Road

SCS 6

SCS 45

SCS 39



Soil Legend

- SCS 06 - Hallandale fine sand
- SCS 39 - Isles fine sand, depressional
- SCS 45 - Copeland sandy loam, depressional

Notes:

1. Property boundary provided by Hole Montes, Inc.
2. Soils information obtained from the Florida Geographic Data Library.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

November 06, 2018 8:20:15 a.m.
Drawing: SMALLB1PLAN.DWG

Soils Map

15230 Corkscrew Road Parcel

BDEXBENDER
ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

December 11, 2018

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

RE: CPA2018-10011, Small Brothers Commercial

Dear Mr. Delisi:

TR Transportation Consultants, Inc. has reviewed the 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:

6. *As a clarification, the prior staff request was to include a modest background growth rate along with adding a portion of approved development from the four EEPKO area developments (WoldBlue, The Place, Pepperland Ranch, and Verdana).*

Acknowledged. Attached Table 4A has been revised to include background growth in addition to the traffic from the four EEPKO area developments. The growth rate utilized is shown in attached Table 5A.

7. *As a clarification, staff position is that interrupted flow service volumes are more appropriate for the year 2040 traffic analysis of Corkscrew Road from Ben Hill Griffin Parkway to Alico Road. Interrupted flow service volumes are already appropriately included in the applicant's Table 3A for the 2023 (five-year) analysis. The analysis includes uninterrupted flow highway service volumes when there are existing traffic signals along Corkscrew Road at Ben Hill Griffin Parkway, Schoolhouse Drive, and Bella Terra Boulevard. Traffic studies for all four EEPKO area developments indicate an unacceptable LOS at the intersection of Alico Rd/Corkscrew Rd which will very likely result in a traffic signal installation when the intersection meets signal warrants due to increased traffic from area development. This would result in three existing and a likely future fourth traffic signal on this 4.5 mile segment of Corkscrew Road which clearly meets the criteria for an interrupted flow condition.*

See attached Tables 1A-2A (2040 LOS Analysis) which have been revised to reflect the above comment. The results indicate there is still sufficient capacity in 2040 to accommodate the new trips as a result of the proposed development.

Note, to be consistent, the 2040 LOS Analysis has also been revised per recent sufficiency response for Old Corkscrew Commercial (CPA2018-10008), which includes the revisions based on a 75% buildout of the adjacent EEPKO residential developments.

8. *Corkscrew Road four-laning construction from Ben Hill Griffin Parkway to Alico Road is now programmed in the five year CIP and can be included in the analysis as a committed improvement.*

Acknowledged. Attached are the revised Tables 3A-4A (5-year LOS analysis). As a result of this revision there is now sufficient capacity in 2023 to accommodate the new trips as a result of the proposed development.

9. *Questions regarding these comments should be discussed with staff either by telephone or in a meeting to reach agreement on the methodology.*

Acknowledged. TR Transportation Consultants and the Staff discussed the methodology via telephone on December 10, 2018.

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

Attachments

TABLES 1A & 2A
2040 LOS ANALYSIS

**TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2040 LONG RANGE TRANSPORTATION ANALYSIS - 15230 CORKSCREW ROAD**

<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 VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>
Corkscrew Rd	Grande Oak Way	Wildcat Run Dr	4LD	Arterial - Class I	0	250	1,840	1,960	1,960
	Wildcat Run Dr	WildBlue West Entr	4LD	Arterial - Class I	0	250	1,840	1,960	1,960
	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	Corkscrew Farms Entr	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	Corkscrew Farms Entr	6 L's Farm Rd	2LU	Uninterrupted Flow Highway	130	420	850	1,210	1,640
	6 L's Farm Rd	Pepperland Entr	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)

**TABLE 2A
2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
15230 CORKSCREW ROAD**

TOTAL PM PEAK HOUR PROJECT TRAFFIC 384 VPH IN= 186 OUT= 208

ROADWAY	ROADWAY SEGMENT		2040			AADT		100TH HIGHEST		PM PK HR		2040 BACKGROUND		PM PK HR		2040 BACKGROUND + OTHER +		2040 BACKGROUND + OTHER +		
	FROM	TO	FSUTMS	PCR #	MOCF	TRAFFIC	FACTOR ¹	2-WAY VOLUME	FACTOR ¹	DIRECTION	PEAK	TRAFFIC VOLUMES & LOS	LOS	PK DIR TRAFFIC	PK DIR TRAFFIC	VERDANA PEAK DIRECTION	TRAFFIC VOLUMES & LOS	PROJECT TRAFFIC	PK DIR	VERDANA + PROJECT PEAK
Corkscrew Rd	Grande Oak Way	Wildcat Run Dr	23,859	15	0.91	21,712	0.094	2,041	0.54	EAST	1102	C	466	166	1,734	C	20%	42	1,776	C
	Wildcat Run Dr	WildBlue West Entr	20,872	15	0.91	18,994	0.094	1,785	0.54	EAST	964	C	490	170	1,824	C	25%	52	1,876	C
	WildBlue West Entr	Cypress Shadows Blvd	20,872	15	0.91	18,994	0.094	1,785	0.54	EAST	964	C	425	173	1,562	C	35%	73	1,635	C
	Cypress Shadows Blvd	Bella Terra Blvd	20,872	15	0.91	18,994	0.094	1,785	0.54	EAST	964	C	425	173	1,562	C	40%	83	1,645	C
	Bella Terra Blvd	Alico Rd	14,579	15	0.91	13,267	0.094	1,247	0.54	EAST	673	C	410	190	1,273	C	55%	114	1,387	C
	Alico Rd	Corkscrew Farms Entr	8,074	15	0.91	7,347	0.094	691	0.54	EAST	373	B	605	302	1,280	E	40%	83	1,383	E
	Corkscrew Farms Entr	6 L's Farm Rd	7,692	15	0.91	7,000	0.094	658	0.54	EAST	355	B	335	352	1,042	D	30%	62	1,104	D
	6 L's Farm Rd	Pepperland Entr	7,444	15	0.91	6,774	0.094	637	0.54	EAST	344	B	335	359	1,038	D	30%	62	1,100	D
Alico Rd	Corkscrew Rd	S. Mallard Ln	7,953	53	0.91	7,237	0.092	666	0.51	SOUTH	320	B	231	112	689	C	5%	9	678	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)

* Model Output Conversion Factor was obtained from the FDOT Florida Traffic Online.

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

TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
15230 CORKSCREW ROAD

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 143 VPH IN= 95 OUT= 48
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 394 VPH IN= 186 OUT= 208

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>PERCENT</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>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>PROJ/ LOS C</u>
Corkscrew Rd	W. of Wildcat Run Dr	4LD	0	250	1,840	1,960	1,960	20%	42	2.3%
	W. of WildBlue Entr	4LD	0	250	1,840	1,960	1,960	25%	52	2.8%
	W. of Cypress Shadows Blvd	4LD	0	250	1,840	1,960	1,960	35%	73	4.0%
	W. of Bella Terra Blvd	4LD	0	250	1,840	1,960	1,960	40%	83	4.5%
	W. of Alico Rd	4LD	0	250	1,840	1,960	1,960	55%	114	6.2%
	W. of Corkscrew Farms Entr	2LU	130	420	850	1,210	1,640	40%	83	9.8%
	W. of 6 L's Farm Rd	2LU	130	420	850	1,210	1,640	30%	62	7.3%
	W. of Pepperland Entr	2LU	130	420	850	1,210	1,640	30%	62	7.3%
Alico Rd	N. of Corkscrew Rd	2LU	0	140	800	860	860	5%	10	1.3%

* 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 on the Lee County 5-year Capital Improvement Program.

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
15230 CORKSCREW ROAD**

TOTAL PROJECT TRAFFIC AM = 143 VPH IN = 95 OUT = 48
 TOTAL PROJECT TRAFFIC PM = 394 VPH IN = 186 OUT = 208

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	BCKGRND			BCKGRND			V/C			
		PK SEASON	PEAK DIRECTION	FROM OTHER	FROM	PEAK DIRECTION	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C				
		PEAK DIR. ¹	BCKGRND VOLUME ²	PROJECTS ³	VERDANA ⁴	VOLUME ⁵	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio	
Corkscrew Rd	W. of Wildcat Run Dr	839	976	C	311	111	1,398	C	0.71	20%	19	42	1,417	C	0.72	1,440	C	0.73
	W. of WildBlue Entr	696	810		327	113	1,250	C	0.64	25%	24	52	1,274	C	0.65	1,302	C	0.66
	W. of Cypress Shadows Blvd	696	810		284	116	1,210	C	0.62	35%	33	73	1,243	C	0.63	1,283	C	0.65
	W. of Bella Terra Blvd	696	810		284	116	1,210	C	0.62	40%	38	83	1,248	C	0.64	1,293	C	0.66
	W. of Alico Rd	235	273		274	127	674	C	0.34	55%	52	114	727	C	0.37	789	C	0.40
	W. of Corkscrew Farms Entr	246	286		403	201	890	D	0.54	40%	38	83	928	D	0.57	973	D	0.59
	W. of 6 L's Farm Rd	246	286		224	235	745	C	0.45	30%	29	62	774	C	0.47	808	C	0.49
	W. of Pepperland Entr	189	220		224	239	683	C	0.42	30%	29	62	711	C	0.43	745	C	0.45
Alico Rd	N. of Corkscrew Rd	131	152		154	75	381	C	0.44	5%	5	10	386	C	0.45	392	C	0.46

- 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 & Preservation Communities Overlay (EPCO) Study. See Appendix titled "Table E-2 From EPCO Study" for detailed calculations (page 2).
- 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. See Appendix titled "Table E-2 From EPCO Study" for detailed calculations (page 2).
- 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.

**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

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

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

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

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

**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.

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

UPDATED 18-Apr-2018

Daily Traffic Volume (AADT)

STREET	LOCATION	Sta- tion #	Daily Traffic Volume (AADT)										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

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

PM Peak Hour Traffic From Surrounding Residential Developments

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

Roadway	Segment	WildBlue 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 Wildcat Run Dr.	214	278	129	621	466	311
Corkscrew Rd.	W. of WildBlue Entr.	222	299	132	653	490	327
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
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 EEPCO 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 Wildcat Run Dr.	32.7%	678	222	166	111
Corkscrew Rd.	W. of WildBlue Entr.	33.4%	678	226	170	113
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
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