

JMB TRANSPORTATION ENGINEERING, INC.

TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC STATEMENT

Caloosa Lakes MPD Amendment (Lehigh, Lee County, Florida)

March 9, 2022

Prepared by:

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CERTIFICATE OF AUTHORIZATION No. 27830

(JMB PROJECT NO. 220312)

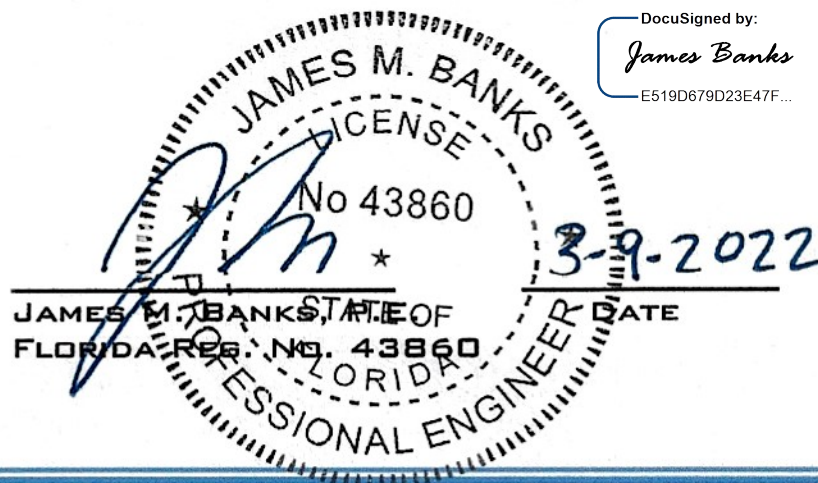


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Conclusions

Caloosa Lakes MPD is an approved and partially developed planned development that consists of residential and commercial land uses. It is proposed to amend an undeveloped portion of the MPD (i.e., Parcel 2), which was approved for 407 multi-family dwelling units. All other residential and commercial portions of the MPD will remain intact.

It was determined that the proposed amendment to Parcel 2 of Caloosa Lakes will not result in more site-generated trips than the that portion of the MPD's previously allowed trips cap. More specifically, the Lee County Hearing Examiner (HEX) and the Lee County Board of County Commissioners established that Caloosa Lakes Parcel 2 is entitled to develop 407 multi-family dwelling units, which has a trips cap of 196 PM peak hour two-way trips. If the amendment is approved, then the approved 407 multi-family dwelling units will be displaced with no more than 206 single-family dwelling units, which will generate no more than 196 PM peak hour two-way trips.

Furthermore, it is concluded that the project's potential off-site impacts will remain the same or will be less than previously established by the MPD's approved land use entitlements. Because the proposed amendment will not result in any increase in off-site trips or off-site impacts, the need to reevaluate the MPD's potential impacts is not necessary for the proposed amendment. It should be noted that at the time development permits are requested, an updated Traffic Impact Statement will be required for the purpose of reassessing the MPD's off-site impacts and potential mitigation needs.

At the time of developing Parcel 2, the previously approved full access on Homestead Road will be constructed. In addition, a secondary means of ingress/egress will be provided to Parcel 2 via a proposed interconnect to a street known as Marble Brook Boulevard.

Scope of Project

Caloosa Lakes MPD is an approved and partially developed planned development that consists of residential and commercial land uses. It is proposed to amend Parcel 2 of Caloosa Lakes MPD, which remains undeveloped and was approved for 407 multi-family dwelling units. All other residential and commercial portions of the MPD will remain intact.

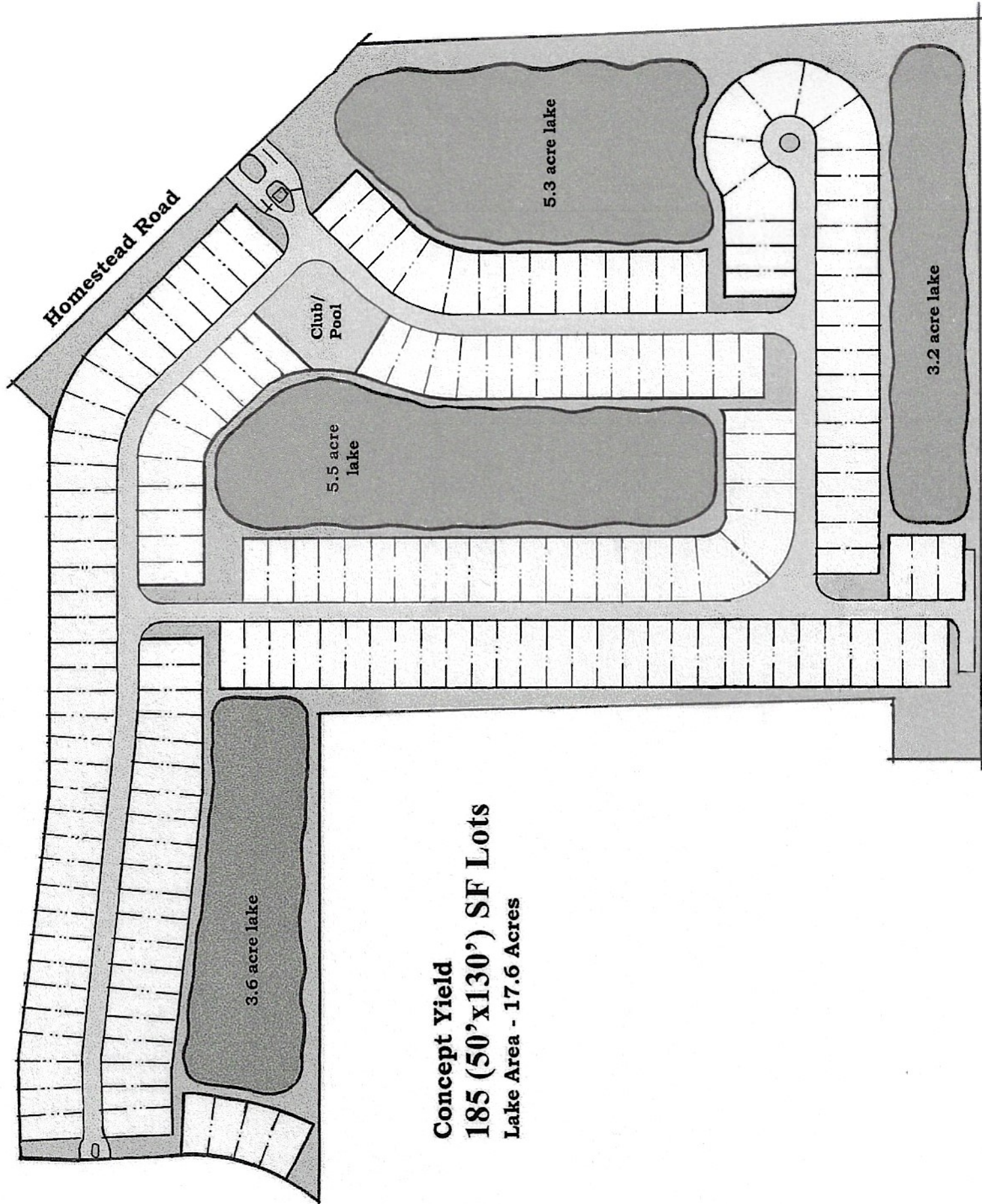
The site is contiguous to the west side of Homestead Road and south of Marble Brook Boulevard, within Lee County, Florida. Parcel 2 of the MPD was approved for the development of 407 multi-family dwelling units that has a trips cap of 196 PM peak hour two-way trips.

It is proposed to amend the Parcel 2 of the MPD which will displace the 407 multi-family dwelling units and allow up to 206 single-family dwelling units to be constructed. As determined, the site-generated trips for Parcel 2 will not exceed the previously approved trips cap of 196 two-way PM peak hour trips.

Table A
Proposed Land Use Changes

Parcel 2 Land Use	Approved	Proposed	Net Change
Multi-Family	407 d.u.'s		(-) 407 Multi-Family
Single-Family		No more than 206 d.u.'s	(+) 206 Single-Family

Caloosa Lakes Conceptual Site Plan



Concept Yield
185 (50'x130') SF Lots
Lake Area - 17.6 Acres

Project Generated Traffic

Traffic that can be expected to be generated by Parcel 2 was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that land use code Multi-Family (LUC 220) was the most appropriate use for estimating the existing land use entitlement traffic, and land use code Single-Family (LUC 210) was the most appropriate use for estimating the proposed land use traffic.

Table 1 of this report provides a detail of the calculations that were performed in estimating the trip generations, which have been summarized below in Table B.

Table B
Parcel 2 Approved vs. Proposed Land Use Trips

Parcel 2 - Land Use	PM Peak Hour (vph)
Approved Land Uses (407 Multi-Family Units)	196 Trips Cap
Proposed Amendment Land Use (No more than 206 Single-Family Units)	196 Trips Cap
Net Change	None

As determined, the proposed amendment will not result in any additional PM peak hour trips above what was previously approved by the Lee County Board of County Commissioners. More specifically, if the proposed amendment is approved and the 407 multi-family dwelling units are displaced with no more than 206 single-family dwelling units, then the total site-generated trips from Parcel 2 will not exceed the previously approved trips cap of 196 two-way PM peak hour trips. Therefore, no further analysis is needed at this time. However, at the time of acquiring final development approval, an assessment of the project's off-site impacts will need to be performed in order to ensure that any transportation-related deficiencies caused by the project are mitigated.

TABLE 1
TRIP GENERATION COMPUTATIONS
Caloosa Lakes Amendment

EXISTING LAND USE

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
220	Multi-Family (Low Rise)	407 Units

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 220	Daily Traffic (ADT) =	$T = 6.41(X) + 75.31 =$	2,684 ADT	
	AM Peak Hour (vph) =	$T = 0.31(X) + 22.85 =$ 24% Enter/ 76% Exit =	149 vph	36 / 113 vph
	PM Peak Hour (vph) =	$T = 0.43(X) + 20.55 =$ 63% Enter/ 37% Exit =	196 vph	123 / 73 vph

PROPOSED LAND USE

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
210	Single-Family Detached Housing	206 Units

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 210	Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X) + 2.68 =$	1,962 ADT	
	AM Peak Hour (vph) =	$\ln(T) = 0.91\ln(X) + 0.12 =$ 26% Enter/ 74% Exit =	144 vph	37 / 107 vph
	PM Peak Hour (vph) =	$\ln(T) = 0.94\ln(X) + 0.27 =$ 63% Enter/ 37% Exit =	196 vph	123 / 73 vph

Traffic Impact Statement Waiver

The site-generated trips associated with Parcel 2 were previously approved by the Lee County Hearing Examiner (HEX) and the Lee County Board of County Commissioners (BCC), and because the proposed Amendment will not result in an increase of site-generated trips, an off-site impact analysis is not warranted for this application. However, at the time of acquiring final development approval, an assessment of the project's off-site impacts will need to be performed in order to ensure that any transportation-related deficiencies caused by the project are mitigated. For these reasons, a Traffic Impact Statement waiver is justified, for the amendment application.