Lee County Community Development

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Barrett Park

Project Description: Redevelopment of an affordable housing community.

Map(s) to Be Amended: Future Land Use Mapp

State Review Process: ☒ Small-Scale Review ☐ State Coordinated Review ☐ Expedited State Review

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1. **Name of Applicant:** Lee County Housing Authority
   Address: 14170 Warner Circle
   City, State, Zip: North Fort Myers, FL 33903
   Phone Number: 239-360-8040 E-mail: marcus@lchauthority.org

2. **Name of Contact:** Daniel DeLisi, AICP
   Address: 520 27th Street
   City, State, Zip: West Palm Beach, FL 33407
   Phone Number: 239-913-7159 E-mail: dan@delisi-inc.com

3. **Owner(s) of Record:** See applicant information.
   Address:
   City, State, Zip:
   Phone Number: E-mail:

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DEC 05 2022
COMMUNITY DEVELOPMENT

4. **Property Location:**
   1. Site Address: 9251-9500 Westcreek Cir., North Fort Myers, FL
   2. STRAP(s): 04-44-24-06-00000.0010

5. **Property Information:**
   Total Acreage of Property: 20.14 acres Total Acreage Included in Request: 20.14
   Total Uplands: 20.14 Total Wetlands: 0 Current Zoning: RS-1
   Current Future Land Use Category(ies): Sub-Outlying Suburban
   Area in Each Future Land Use Category: 20.14 acres
   Existing Land Use: Residential units.

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: 50 units Commercial Intensity: N/A Industrial Intensity: N/A

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 200 Units Commercial Intensity: N/A Industrial Intensity: N/A

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. **Traffic Circulation Analysis**: The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

    a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/ intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:

        i. Total peak hour trip generation less than 50 total trip ends – tripgeneration.

        ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.

        iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.

    b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
    a. Sanitary Sewer
    b. Potable Water
    c. Surface Water/Drainage Basins
    d. Parks, Recreation, and Open Space
    e. Public Schools

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

a. Franchise Area, Basin, or District in which the property is located
b. Current LOS, and LOS standard of facilities serving the site
c. Projected 2030 LOS under existing designation
d. Projected 2030 LOS under proposed designation
e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long rangeimprovements
g. Provide a letter of service availability from the appropriate utility for sanitary sewer andpotablewater

In addition to the above analysis, provide the following for potable water:

a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
c. Include the availability of treatment facilities and transmission lines for reclaimed water forirrigation.
d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

a. Fire protection with adequate response times
b. Emergency medical service (EMS) provisions
c. Law enforcement
d. Solid Waste
e. Mass Transit
f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, stateor local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal andobjective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

☐	Completed Application (Exhibit – M1)
☐	Filing Fee (Exhibit – M2)
☐	Disclosure of Interest (Exhibit – M3)
☐	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
☐	Future Land Use Map - Existing and Proposed (Exhibit – M4)
☐	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
☐	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
☐	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
☐	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
☐	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
☐	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
☐	Lee Plan Analysis (Exhibit – M11)
☐	Environmental Impacts Analysis (Exhibit – M12)
☐	Historic Resources Impact Analysis (Exhibit – M13)
☐	Public Facilities Impacts Analysis (Exhibit – M14)
☐	Traffic Circulation Analysis (Exhibit – M15)
☐	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
☐	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
☐	State Policy Plan and Regional Policy Plan (Exhibit – M18)
☐	Justification of Proposed Amendment (Exhibit – M19)
☐	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

APPLICANT – PLEASE NOTE:

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

AFFIDAVIT

I,_____, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter uponthe property during normal working hours for the purpose of investigating and evaluating the request made through this application.

_____ _____
Signature of Applicant Date

_____
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ onlinenotarization on_____(date) by (name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification.

_____
Signature of Notary Public

_____
(Name typed, printed or stamped)

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Marcus Goodson, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 9262 Westcreeek Circle, North Fort Myers, FL 33903 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

Marcus D. Goodson

Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

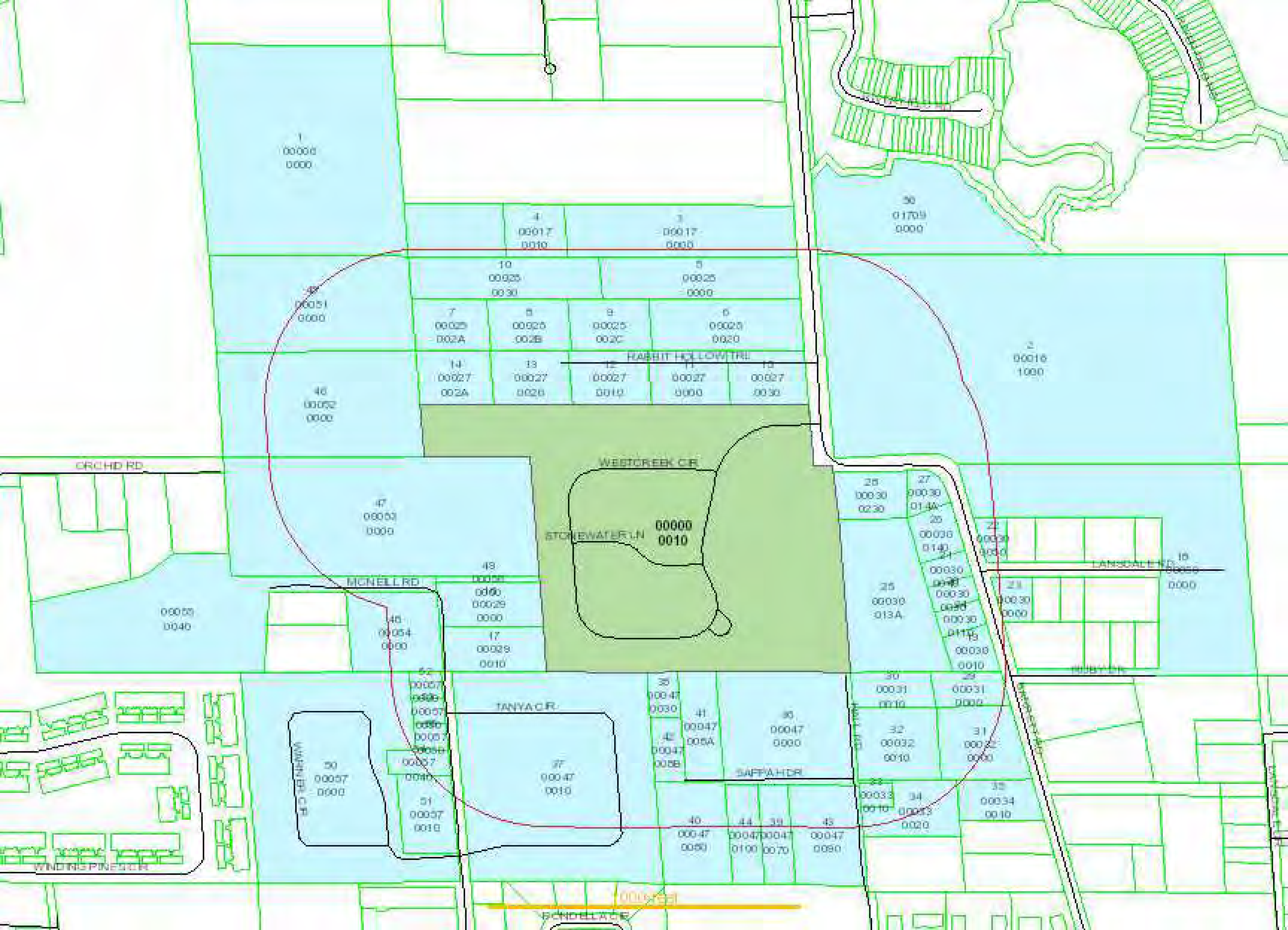
The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, on November 22, 2022 (date) by Marcus D. Goodson (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

SHENIA DAVIS
NOTARY PUBLIC
Cumberland County
North Carolina
Commission Expires 2/2/2028

K. Shenia Davis

Signature of Notary Public



ORCHID RD
RABBIT HOLLOW TRL
WESTCREEK CIR
STONEWATER LN
00000
0010
MCNEILL RD
LANSDALE RD
RUBY DR
TANYA CIR
SAFFAH DR
WINDING PINES CIR

Buffer: 500 Date: 11/21/2022 12:00:00 List Size: 57

FolioId	STRAP	OwnerNam	OwnerName2	MailAddress	MailCity	MailState	MailZip
10152942	04-44-24-06-00000.0010	LEE COUNTY HOUSING AUTHORIT		14170 WARNER CIR NW	NORTH FORT MYERS	FL	33903
10152642	04-44-24-00-00006.0000	JOHNS JOSEPH P +		PO BOX 3217	NORTH FORT MYERS	FL	33918
10152651	04-44-24-00-00016.1000	ST AMAND LARRY +		1300 BARRETT RD	NORTH FORT MYERS	FL	33903
10152652	04-44-24-00-00017.0000	ELLIS MARY CAROLYN HILL +		1335 BARRETT RD	NORTH FORT MYERS	FL	33903
10152653	04-44-24-00-00017.0010	UNKNOWN HEIRS OF		1335 BARRETT RD	NORTH FORT MYERS	FL	33903
10152677	04-44-24-00-00025.0000	ELLEFSON KENNETH JAMES		1325 BARRETT RD	NORTH FORT MYERS	FL	33903
10152678	04-44-24-00-00025.0020	HULETT BARBARA M		PO BOX 4442	NORTH FORT MYERS	FL	33918
10152679	04-44-24-00-00025.002A	MARSHALL DAVID R		912 NE 10TH TER	CAPE CORAL	FL	33909
10152680	04-44-24-00-00025.002B	MARSHALL DAVE		912 NE 10TH TER	CAPE CORAL	FL	33909
10152681	04-44-24-00-00025.002C	FSLGD LLC		9391 RABBIT HOLLOW TRI	NORTH FORT MYERS	FL	33903
10152682	04-44-24-00-00025.0030	DAGGETT SUZANNE L		1329 BARRETT RD	NORTH FORT MYERS	FL	33903
10152684	04-44-24-00-00027.0000	NEICE REBECCA L		9341 RABBIT HOLLOW TRI	NORTH FORT MYERS	FL	33903
10152685	04-44-24-00-00027.0010	FRANZ LAWRENCE J & SHARON K		9391 RABBIT HOLLOW TRI	NORTH FORT MYERS	FL	33903
10152686	04-44-24-00-00027.0020	HORNE DARRELL L &		9451 RABBIT HOLLOW TRI	NORTH FORT MYERS	FL	33903
10152687	04-44-24-00-00027.002A	MORGAN JOHN A		9491 RABBIT HOLLOW TRI	FORT MYERS	FL	33903
10152688	04-44-24-00-00027.0030	WHITE CHARLES A &		1313 BARRETT RD	NORTH FORT MYERS	FL	33903
10152689	04-44-24-00-00029.0000	SHEPHARD JAMES & CLARA		1280 MCNEILL RD	NORTH FORT MYERS	FL	33903
10152690	04-44-24-00-00029.0010	TAYLOR CHRISTOPHER M SR		1278 MCNEILL RD	NORTH FORT MYERS	FL	33903
10152691	04-44-24-00-00030.0000	TUSCAN PC	BERNARD H VOGEL	17177 NORTHWAY CIR	BOCA RATON	FL	33496
10152692	04-44-24-00-00030.0010	RIGGS BRUCE A		422 SE 22ND ST	CAPE CORAL	FL	33990
10152694	04-44-24-00-00030.0030	STRICKLAND DANIEL JR &		1709 LAKEVIEW TERR	NORTH FORT MYERS	FL	33903
10152695	04-44-24-00-00030.0040	CLARK CYNTHIA B +		1289 BARRETT RD	NORTH FORT MYERS	FL	33903
10152696	04-44-24-00-00030.0050	GOULD DENNIS & TAMMY		7050 NALLE GRADE RD	NORTH FORT MYERS	FL	33917
10152697	04-44-24-00-00030.0060	EVANS CHRISTINE M		1282 BARRETT RD	NORTH FORT MYERS	FL	33903
10152702	04-44-24-00-00030.0110	TOBON JOHN +		1285 BARRETT RD	NORTH FORT MYERS	FL	33903
10152705	04-44-24-00-00030.013A	CURTIS E +	KAREN ASHLEY	3122 MAHAN DR STE 801	TALLAHASSEE	FL	32308
10152706	04-44-24-00-00030.0140	WILDMAN MARY E TR		600 SE 21ST PLACE	CAPE CORAL	FL	33990
10152707	04-44-24-00-00030.014A	ACUFF TIFFANY A +		1299 BARRETT RD	NORTH FORT MYERS	FL	33903
10152715	04-44-24-00-00030.0230	RIVAS JIMMY GERARDO &		1307 BARRETT RD	NORTH FORT MYERS	FL	33903
10152716	04-44-24-00-00031.0000	MEMOLI NVEST LLC		13379 MCGREGOR BLVD S	FORT MYERS	FL	33919
10152717	04-44-24-00-00031.0010	WILLIAMS THOMAS J III		1273 BARRETT RD	NORTH FORT MYERS	FL	33903
10152718	04-44-24-00-00032.0000	WILLIAMS THOMAS J III		1273 BARRETT RD	NORTH FORT MYERS	FL	33903

10560763	04-44-24-00-00032.0010	WILLIAMS THOMAS J &	1270 HALL RD	NORTH FORT MYERS	FL	33903
10152720	04-44-24-00-00033.0010	LJ FATHER & SON INVESTMENT LI	1320 SE 20TH ST	CAPE CORAL	FL	33990
10152721	04-44-24-00-00033.0020	HORNE KENNETH ELBERT JR	1260 HALL RD	NORTH FORT MYERS	FL	33903
10152723	04-44-24-00-00034.0010	TUCKER CATHERINE P	1269 BARRETT RD	NORTH FORT MYERS	FL	33903
10152743	04-44-24-00-00047.0000	DINH SAU N	1275 HALL RD	NORTH FORT MYERS	FL	33903
10152744	04-44-24-00-00047.0010	HABITAT MCNEIL LLC	1288 NORTH TAMIAMI TR	NORTH FORT MYERS	FL	33903
10152746	04-44-24-00-00047.0030	HABITAT FOR HUMANITY OF LEE	1288 N TAMIAMI TRL	NORTH FORT MYERS	FL	33903
10152750	04-44-24-00-00047.0070	HALL LYNN SCOTT &	1255 HALL RD	NORTH FORT MYERS	FL	33903
10152751	04-44-24-00-00047.0080	HALL DAVID KEITH &	1251 HALL RD	NORTH FORT MYERS	FL	33903
10152752	04-44-24-00-00047.008A	DINH SAU N	1275 HALL RD	NORTH FORT MYERS	FL	33903
10152753	04-44-24-00-00047.008B	POGOZELSKI BRIAN +	1288 SAPPAH DR	NORTH FORT MYERS	FL	33903
10152754	04-44-24-00-00047.0090	HALL RICHARD K & MICHELLE M	1257 HALL RD	NORTH FORT MYERS	FL	33903
10152755	04-44-24-00-00047.0100	HALL DAVID KEITH &	1251 HALL RD	NORTH FORT MYERS	FL	33903
10152764	04-44-24-00-00051.0000	SMITHFIELD APARTMENTS CORP	15311 WARWICK BLVD	NEWPORT NEWS	VA	23608
10152765	04-44-24-00-00052.0000	SMITHFIELD APARTMENTS CORP	15311 WARWICK BLVD	NEWPORT NEWS	VA	23608
10152766	04-44-24-00-00053.0000	LEE COUNTY	PO BOX 398	FORT MYERS	FL	33902
10152767	04-44-24-00-00054.0000	WOOLLEY DAN & JUDY	1279 MCNEILL RD	N FT MYERS	FL	33903
10152777	04-44-24-00-00056.0000	SHEPHARD JAMES & CLARA	1280 MCNEIL RD	NORTH FORT MYERS	FL	33903
10152778	04-44-24-00-00057.0000	LEE COUNTY HOUSING AUTHORIT	14170 WARNER CIR NW	NORTH FORT MYERS	FL	33903
10152779	04-44-24-00-00057.0010	JOHNS LARRY M & LINDA C	1259 MCNEILL RD	NORTH FORT MYERS	FL	33903
10152780	04-44-24-00-00057.0020	KRIEGER LINDSAY T	1275 MCNEILL RD	NORTH FORT MYERS	FL	33903
10152781	04-44-24-00-00057.0030	CORCOL LLC	830 W IL ROTE 22 #242	LAKE ZURICH	IL	60047
10152782	04-44-24-00-00057.0040	HOLT DONNA L +	1265 MCNEIL RD	NORTH FORT MYERS	FL	33903
10152783	04-44-24-00-00057.0050	ZALUD DOMINI ANN	1267 MCNEILL RD	NORTH FORT MYERS	FL	33903
10543856	04-44-24-C2-01709.0000	JUDD CREEK PRESERVE COMMUN	270 W PLANT ST #340	WINTER GARDEN	FL	34787

JOHNS JOSEPH P +
PO BOX 3217
NORTH FORT MYERS FL 33918

ELLIS MARY CAROLYN HILL +
1335 BARRETT RD
NORTH FORT MYERS FL 33903

ELLEFSON KENNETH JAMES
1325 BARRETT RD
NORTH FORT MYERS FL 33903

MARSHALL DAVID R
912 NE 10TH TER
CAPE CORAL FL 33909

FSLGD LLC
9391 RABBIT HOLLOW TRL
NORTH FORT MYERS FL 33903

NEICE REBECCA L
9341 RABBIT HOLLOW TRL
NORTH FORT MYERS FL 33903

HORNE DARRELL L &
9451 RABBIT HOLLOW TRL
NORTH FORT MYERS FL 33903

WHITE CHARLES A &
1313 BARRETT RD
NORTH FORT MYERS FL 33903

TAYLOR CHRISTOPHER M SR
1278 MCNEILL RD
NORTH FORT MYERS FL 33903

RIGGS BRUCE A
422 SE 22ND ST
CAPE CORAL FL 33990

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ST AMAND LARRY +
1300 BARRETT RD
NORTH FORT MYERS FL 33903

UNKNOWN HEIRS OF
1335 BARRETT RD
NORTH FORT MYERS FL 33903

HULETT BARBARA M
PO BOX 4442
NORTH FORT MYERS FL 33918

MARSHALL DAVE
912 NE 10TH TER
CAPE CORAL FL 33909

DAGGETT SUZANNE L
1329 BARRETT RD
NORTH FORT MYERS FL 33903

FRANZ LAWRENCE J & SHARON K
9391 RABBIT HOLLOW TRL
NORTH FORT MYERS FL 33903

MORGAN JOHN A
9491 RABBIT HOLLOW TRL
FORT MYERS FL 33903

SHEPHARD JAMES & CLARA
1280 MCNEILL RD
NORTH FORT MYERS FL 33903

TUSCAN POINTE DEVELOPMENT LLC
BERNARD H VOGEL
17177 NORTHWAY CIR
BOCA RATON FL 33496

STRICKLAND DANIEL JR &
1709 LAKEVIEW TERR
NORTH FORT MYERS FL 33903

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CLARK CYNTHIA B +
1289 BARRETT RD
NORTH FORT MYERS FL 33903

EVANS CHRISTINE M
1282 BARRETT RD
NORTH FORT MYERS FL 33903

CURTIS E + ROSEMARY A DUNN TRU
KAREN ASHLEY
3122 MAHAN DR STE 801 PMB 293
TALLAHASSEE FL 32308

ACUFF TIFFANY A +
1299 BARRETT RD
NORTH FORT MYERS FL 33903

MEMOLI NVEST LLC
13379 MCGREGOR BLVD STE 2
FORT MYERS FL 33919

WILLIAMS THOMAS J III
1273 BARRETT RD
NORTH FORT MYERS FL 33903

LJ FATHER & SON INVESTMENT LLC
1320 SE 20TH ST
CAPE CORAL FL 33990

TUCKER CATHERINE P
1269 BARRETT RD
NORTH FORT MYERS FL 33903

HABITAT MCNEIL LLC
1288 NORTH TAMIAMI TRAIL
NORTH FORT MYERS FL 33903

HALL LYNN SCOTT &
1255 HALL RD
NORTH FORT MYERS FL 33903

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GOULD DENNIS & TAMMY
7050 NALLE GRADE RD
NORTH FORT MYERS FL 33917

TOBON JOHN +
1285 BARRETT RD
NORTH FORT MYERS FL 33903

WILDMAN MARY E TR
600 SE 21ST PLACE
CAPE CORAL FL 33990

RIVAS JIMMY GERARDO &
1307 BARRETT RD
NORTH FORT MYERS FL 33903

WILLIAMS THOMAS J III
1273 BARRETT RD
NORTH FORT MYERS FL 33903

WILLIAMS THOMAS J &
1270 HALL RD
NORTH FORT MYERS FL 33903

HORNE KENNETH ELBERT JR
1260 HALL RD
NORTH FORT MYERS FL 33903

DINH SAU N
1275 HALL RD
NORTH FORT MYERS FL 33903

HABITAT FOR HUMANITY OF LEE AN
1288 N TAMIAMI TRL
NORTH FORT MYERS FL 33903

HALL DAVID KEITH &
1251 HALL RD
NORTH FORT MYERS FL 33903

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DINH SAU N
1275 HALL RD
NORTH FORT MYERS FL 33903

HALL RICHARD K & MICHELLE M
1257 HALL RD
NORTH FORT MYERS FL 33903

SMITHFIELD APARTMENTS CORP
15311 WARWICK BLVD
NEWPORT NEWS VA 23608

LEE COUNTY
PO BOX 398
FORT MYERS FL 33902

SHEPHARD JAMES & CLARA
1280 MCNEIL RD
NORTH FORT MYERS FL 33903

JOHNS LARRY M & LINDA C
1259 MCNEILL RD
NORTH FORT MYERS FL 33903

CORCOL LLC
830 W IL ROTE 22 #242
LAKE ZURICH IL 60047

ZALUD DOMINI ANN
1267 MCNEILL RD
NORTH FORT MYERS FL 33903

PageBreak

POGOZELSKI BRIAN +
1288 SAPPAH DR
NORTH FORT MYERS FL 33903

HALL DAVID KEITH &
1251 HALL RD
NORTH FORT MYERS FL 33903

SMITHFIELD APARTMENTS CORP
15311 WARWICK BLVD
NEWPORT NEWS VA 23608

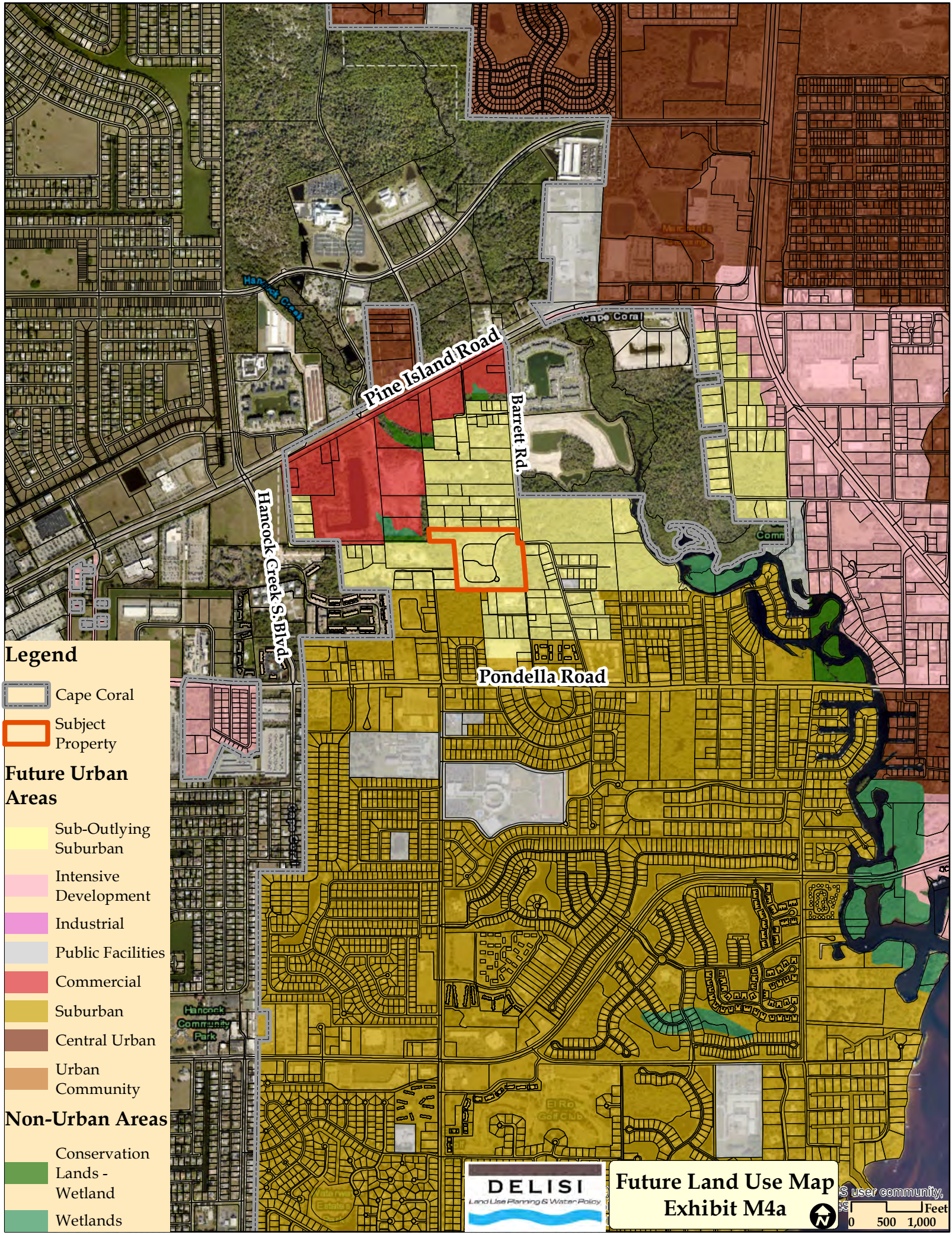
WOOLLEY DAN & JUDY
1279 MCNEILL RD
N FT MYERS FL 33903

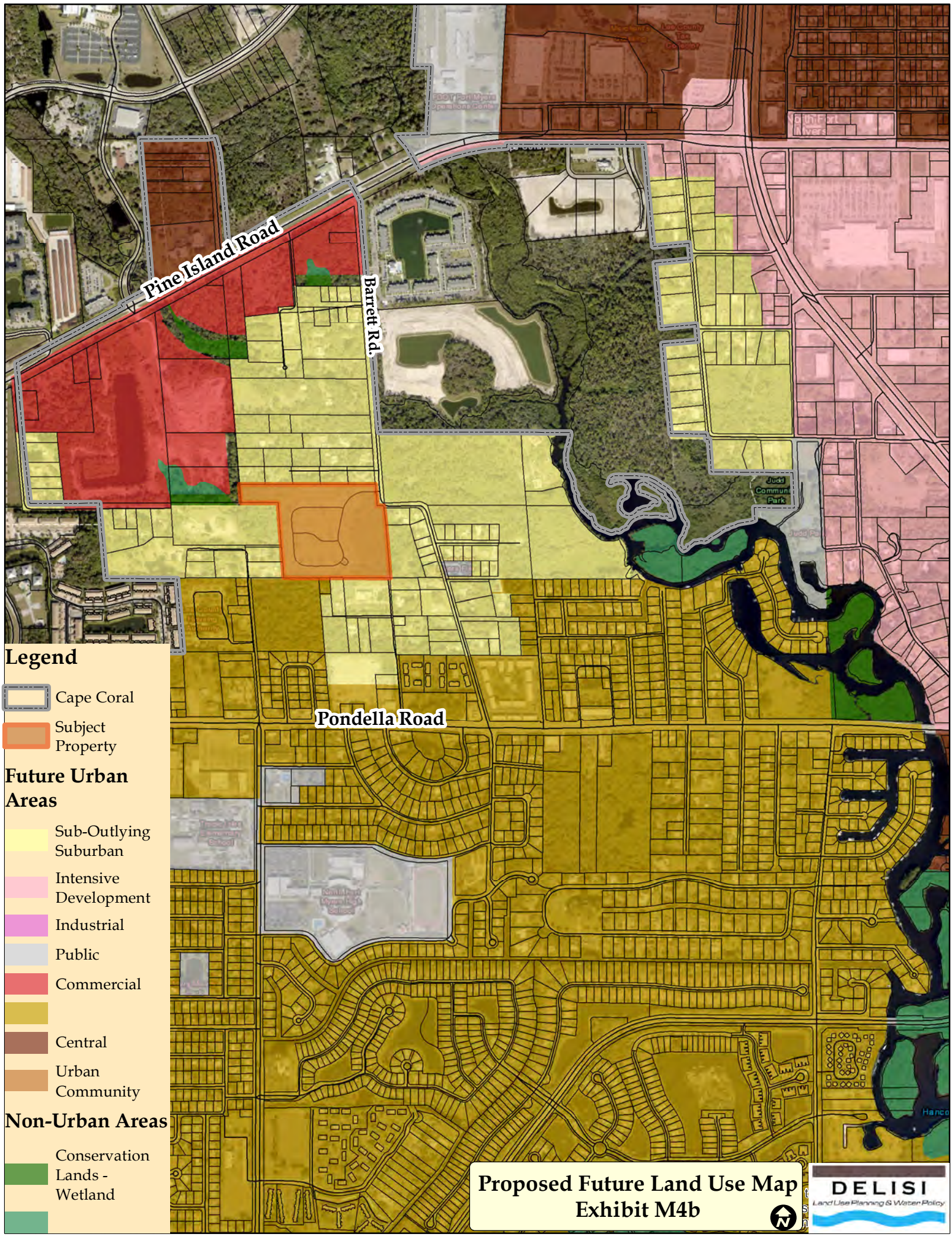
LEE COUNTY HOUSING AUTHORITY
14170 WARNER CIR NW
NORTH FORT MYERS FL 33903

KRIEGER LINDSAY T
1275 MCNEILL RD
NORTH FORT MYERS FL 33903

HOLT DONNA L +
1265 MCNEIL RD
NORTH FORT MYERS FL 33903

JUDD CREEK PRESERVE COMMUNITY
270 W PLANT ST #340
WINTER GARDEN FL 34787


Pine Island Road
Barrett Rd.
Hancock Creek S. Blvd.
Pondella Road
Hancock Creek
Cape Coral
Hancock Community Park
Legend
Cape Coral
Subject Property
Future Urban Areas
Sub-Outlying Suburban
Intensive Development
Industrial
Public Facilities
Commercial
Suburban
Central Urban
Urban Community
Non-Urban Areas
Conservation Lands - Wetland
Wetlands
DELISI
Land Use Planning & Water Policy
Future Land Use Map
Exhibit M4a
0 500 1,000
Feet


Pine Island Road
Barrett Rd.
Pondella Road
Legend
Cape Coral
Subject Property
Future Urban Areas
Sub-Outlying Suburban
Intensive Development
Industrial
Public
Commercial
Central
Urban Community
Non-Urban Areas
Conservation Lands - Wetland
Proposed Future Land Use Map
Exhibit M4b
DELISI
Land Use Planning & Water Policy


Merchant's Crossing
FDOT Fort Myers Operations Center
Hancock Creek
Pine Island Road
Hancock Creek S. Blvd.
Cape Coral
Residential
Vacant
Public
Residential
Residential
North Fort Myers Fire Station 2
Vacant
Residential
Lee County Housing Authority
Pondella Road
Tropic Isles Elementary School
North Fort Myers High School
DELISI
Land Use Planning & Water Policy
Existing Land Use Map
Exhibit M5
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


Merchant's Crossing
FDOT Fort Myers Operations Center
Hancock Creek
Pine Island Road
Hancock Creek S. Blvd.
Cape Coral
RS-1
RPD
RS-1
RS-1
RS-1
North Fort Myers Fire Station
Lee County Housing Authority
RM-2
RS-1
Pondella Road
Tropic Isles Elementary School
North Fort Myers High School
DELISI
Land Use Planning & Water Policy
Zoning Map
Exhibit M6
N
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

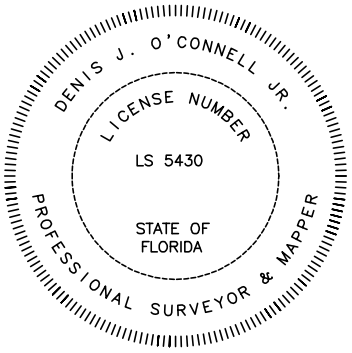
SKETCH AND DESCRIPTION
OF A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PORTION OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, AND BEING ALL OF BARRETT PARK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGES 5 THROUGH 8 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID BARRETT PARK; THENCE S.89°53'53"E., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 1252.85 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BARRETT ROAD, A 60' RIGHT OF WAY; THENCE S.04°22'31"E., ALONG SAID RIGHT OF WAY AND BOUNDARY OF SAID PLAT, FOR 107.21 FEET; THENCE S.89°50'22"E., ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BARRETT ROAD AND THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 60.38 FEET; THENCE S.04°26'54"E., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 655.90 FEET TO THE SOUTHEAST CORNER; THENCE N.89°45'39"W., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 983.78 FEET; THENCE N04°29'50"W., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 679.95 FEET; THENCE N.89°57'20"W., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 328.39 FEET; THENCE N.04°34'10"W., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 169.22 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 20.140 ACRES, MORE OR LESS.



BY: _____
DENIS J. O'CONNELL Jr.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

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

NOTES:

1. BEARINGS ARE BASED ON THE RIGHT OF WAY LINE OF BLASINGIM ROAD AS BEARING N 00°56'24" W

2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.

3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

TITLE: LEGAL DESCRIPTION

METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS · PLANNERS
LB# 7071

10970 S. CLEVELAND AVE.
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

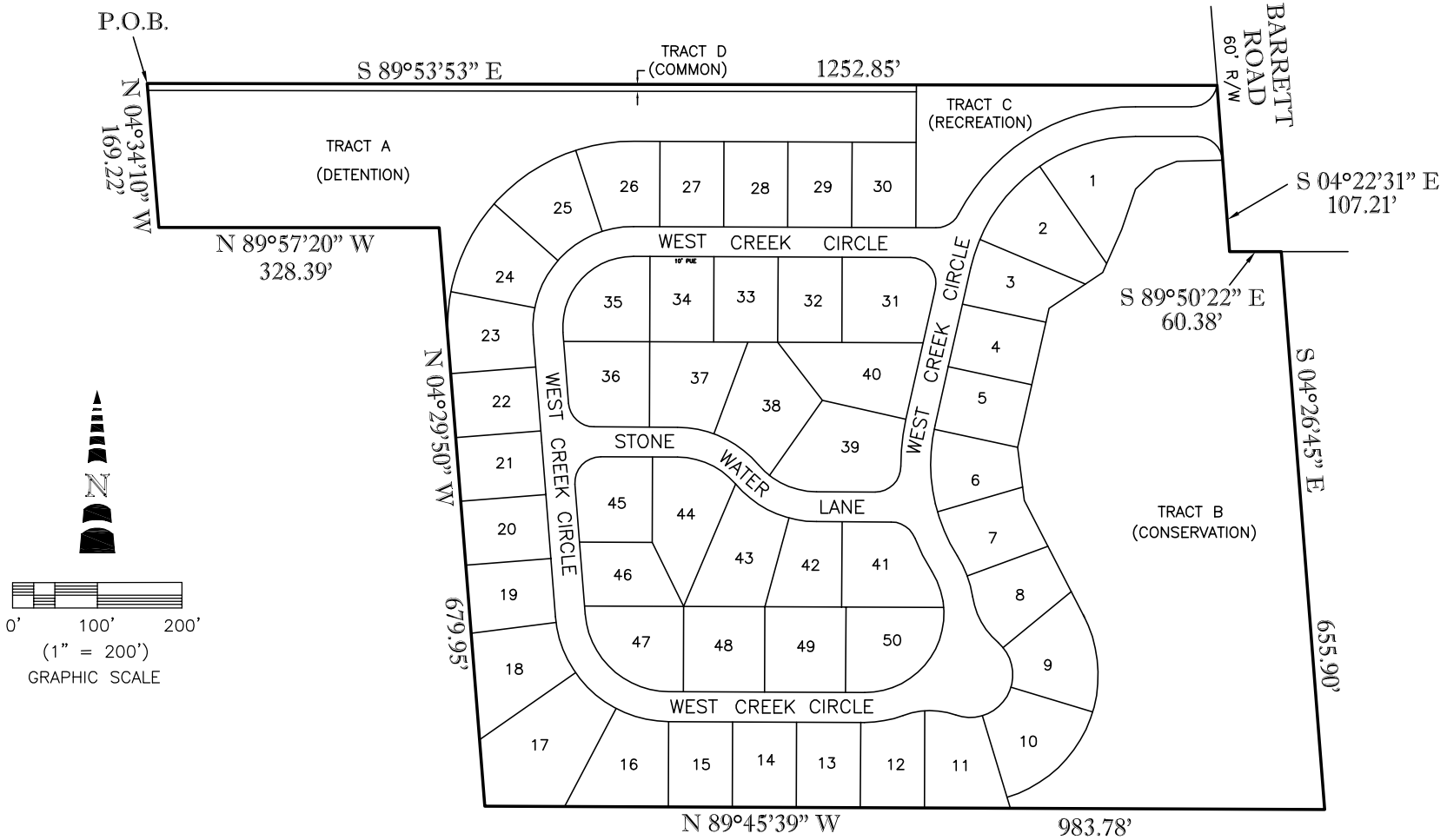
www.metronfl.com

FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
15318sk.dwg	728/1-2,10-11	15318	1 OF 2

EXHIBIT DATE:	DRAWN BY:	SCALE:	CHECKED BY:	FILE NO. (S-T-R)
11/30/22	BUD	1"= 200'	DJO	4-44-24

SKETCH AND DESCRIPTION

OF A PARCEL LYING IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = ROADWAY EASEMENT
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE

NOTES:

BEARINGS ARE BASED ON THE NORTH LINE OF BARRETT PARK, PLAT BOOK 50, PAGE 5, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING S 89°53'53" E.

2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.

3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

4. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TITLE: SKETCH OF DESCRIPTION

METRON
SURVEYING & MAPPING, LLC
LAND SURVEYORS · PLANNERS
LB# 7071

10970 S. CLEVELAND AVE.
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

www.metronfl.com

FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
15318sk.dwg	728/1-2,10-11	15318	2 OF 2

EXHIBIT DATE:	DRAWN BY:	SCALE:	CHECKED BY:	FILE NO. (S-T-R)
11/30/22	BUD	1"= 200'	DJO	4-44-24

Return to: (enclose self-addressed stamped envelope)
Name:
ROGER E. O'HALLORAN
Address:
COURTHOUSE P/U BOX 36

This Instrument Prepared by:
O'Halloran, Johnson, Waltemyer & Hussey
Address:
P.O. Box 540
Fort Myers, Floida 33902-0540
Property Appraisers Parcel Identification (Folio) Number(s):
04-44-24-00-00028.0000
Grantee(s) S.S. #(s):

WARRANTY DEED
STATUTORY
F.S. 689.02

RAMCO FORM 4-1

OR2409 PG3285

3428789

15.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

This Indenture, *Made this* 27TH *day of* July , *A.D.* 1993 ,

Between BRADLEY ASSOCIATES, A Florida General Partnership

of the County of Pinellas , *in the State of* Florida , *party of the first part, and* LEE COUNTY HOUSING AUTHORITY, A Public Body Corporate and Politic created and existing under the Laws of the State of Florida, *of the County of* Lee , *in the State of* Florida , *whose post office address is* 14170 Warner Circle N. W., Fort Myers, FL *party of the second part.*

Witnesseth, *That the said party of the first part, for and in consideration of the sum of* Dollars, *to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, and being in the County of* Lee , *State of* Florida , *to-wit:*

SEE DESCRIPTION SCHEDULE ATTACHED

Documentary Tax Pd. $ 23,231.20
$ _____ Intangible Tax Pd.
CHARLIE GREEN, LEE COUNTY
By: SUSAN THOMPSON
RECORD VERIFIED - CHARLIE GREEN, CLERK
By: SUSAN THOMPSON

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, *The said party of the first part has hereunto set its hand and seal the day and year first above written.*

Signed, sealed and delivered in the presence of:

Jacqueline K. Marable
Witness Signature (as to first Grantor)
JACQUELINE K. MARABLE
Printed Name

Arthur K. Kinnison Jr.
Witness Signature (as to first Grantor)
ARTHUR K. KINNISON JR
Printed Name

Witness Signature (as to Co-Grantor, if any)
Printed Name
Witness Signature (as to Co-Grantor, if any)
Printed Name

Bradley Associates, a Florida General Partnership
BY: _____ L.S.
Grantor Signature
Gregory A. Nichols, General Manager and Associate Partner
Printed Name
2120 Drew St., Clearwater, FL 34618
Post Office Address

L.S.
Co-Grantor Signature, if any
Printed Name
Post Office Address

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared GREGORY A. NICHOLS, GENERAL MANAGER AND ASSOCIATE PARTNER to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27TH day of July , A.D. 1993 .

I.D. Presented: _____

SEAL

Jacqueline K. Marable
Notary Signature
JACQUELINE K. MARABLE
Printed Notary Signature
My Commission Expires: CC019631

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JULY 7,1994
BONDED THRU GENERAL INS. UND.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (S.E.1/4) OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W.1/4). OF THE SOUTHEAST QUARTER (S.E.1/4) OF SAID SECTION 4; THENCE RUN N.04° 34' 10" W. ALONG THE WEST LINE OF SAID FRACTION FOR 678.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.04° 34' 10" W. ALONG SAID WEST LINE FOR 169.22 FEET; THENCE RUN S.89° 53' 53" E. FOR 1252.85 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BARRETT ROAD; THENCE RUN S.04° 22' 31" E. ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 195.14 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BARRETT ROAD; THENCE RUN S.89° 50' 22" E. ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 60.38 FEET; THENCE RUN S.04° 26' 45" E. FOR 655.90 FEET; THENCE RUN N.89° 45' 39" W. FOR 983.78 FEET; THENCE RUN N.04° 29' 50" W. FOR 679.95 FEET; THENCE RUN N.89° 57' 20" W. FOR 328.39 FEET TO THE POINT OF BEGINNING.

TRACT HEREIN DESCRIBED CONTAINS 20.14± ACRES.

ALSO DESCRIBED (AND PLATTED) AS "BARRETT PARK", A SUBDIVISION, AS RECORDED IN PLAT BOOK 50, PAGES 5 THROUGH 8, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Bradley Associates

POST OFFICE BOX 6875 • 2120 DREW STREET • CLEARWATER, FLORIDA 34618 • TELEPHONE: (813)442-3117 • FAX: (813) 442-4231

RESOLUTION
BY THE PARTNERS OF BRADLEY ASSOCIATES,
A FLORIDA GENERAL PARTNERSHIP

The undersigned partners of Bradley Associates do herewith authorize Gregory A. Nichols, to act on behalf of Bradley Associates and its partners in the execution of all required documents for the sale of the project known as Barrett Park (HUD Project Number FL29-P128-004) to the Lee County Housing Authority. The undersigned being all the partners of Bradley Associates.

Agreed this _____ day of July, 193.

Richard B. Funk — Date

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 16th day of July, 1993 by Richard B. Funk, Partner, on behalf of Bradley Associates, a Florida General Partnership. He is personally known to me and did not take an oath.

JO ANE TILLMAN
Notary Public, State of Florida
My Comm. Expires Aug. 20, 1993
No. AA700736

Jo Ane Tillman, Notary Public

Jack L. Wallick — 7-15-93 Date

Sanford Goldston — 7-19-93 Date

STATE OF OHIO
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this 19th day of July, 1993 by Jack L. Wallick and Sanford Goldston, Partners, on behalf of Bradley Associates, a Florida General Partnership.

ISABEL H. JOHNSON
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES NOV 25, 1993

Isabel H. Johnson

OR2409 PG3287

CHARLIE GREEN LEE CTY, FL
93 JUL 27 PM 4:50


Merchant's Crossing
FDOT Fort Myers Operations Center
Hancock Creek
Pine Island Road
Hancock Creek S. Blvd.
Cape Coral
North Fort Myers Fire Station 2
Lee County Housing Authority
Pondella Road
Tropic Isles Elementary School
North Fort Myers High School
DELISI
Land Use Planning & Water Policy
Aerial Map
Exhibit M9
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AFFIDAVIT

I,_____, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter uponthe property during normal working hours for the purpose of investigating and evaluating the request made through this application.

_____ _____
Signature of Applicant Date

_____
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ onlinenotarization on_____(date) by (name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification.

_____
Signature of Notary Public

_____
(Name typed, printed or stamped)

DELISI
Land Use Planning & Water Policy

Lee Plan Consistency

Exhibit - M11

The proposed map amendment is consistent with the Lee Plan and is being submitted concurrent with a Planned Development application on the subject property to allow for the development of a 200-unit multi-family community. The map amendment designates the subject property within the Urban Community Future Land Use category. Due to its location, infrastructure availability and surrounding uses the subject property is in an ideal location to provide affordable units to residents of Lee County. Below is an analysis of how the proposed rezoning implements the goals, objectives and policies of the Lee County Comprehensive Plan.

POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities then other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is 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). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

The Urban Community land use category allows for a standard density of up to 6 dwelling units per acre and a maximum density of 10 dwelling units per acre for the provision of affordable units. The proposed rezoning requests 200 dwelling units on 20.14 acres, just slightly less than 10 dwelling units per acre. All 200 dwelling units are being proposed as affordable units developed by the Lee County Housing Authority.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The proposed development is an in-fill redevelopment project. The subject property already includes 50 affordable units. There is significant urban development in close proximity of the property on all sides. The location of affordable units on the urban infill property is consistent with the intent of Objective 2.1.

POLICY 2.1.1: Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

The proposed development is located in a "Future Urban Area" as designated on the Future Land Use Map.

OBJECTIVE 2.2: DEVELOPMENT TIMING. 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 §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and § 163.3180, Fla. Stat. and the concurrency requirements in the LDC.

The subject property is in an existing urban area where public facilities already exist. Schools, parks, fire, EMS, utilities, roads are all located in proximity to the property. Tropical Isles Elementary School and North Fort Myers Highschool are both located approximately ½ mile to the south of the subject property. North Fort Myers Fire State #2 is located approximately 0.1 miles from the subject property. In addition, the property is located in proximity to Lee Tran bus routes, ¼ mile from Bus Routes 595 and 70.

POLICY 2.2.1: Rezoning and DRI proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

As stated above, the subject property has access to roads, sewer, water and community facilities. The proposed development is an urban area with urban land uses on all sides and in very close proximity to public services.

GOAL 5: RESIDENTIAL LAND USES. To accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types.

The proposed development provides a much-needed housing type – housing priced for low and moderate income families. The proposed rezoning will implement Goal 5 through

accommodating additional residential development in an existing urban area for an underserved population.

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned developments except if located within the Mixed Use Overlay.

The proposed development is being rezoned as a Planned Development in accordance with Policy 5.1.1.

POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.

The subject property is outside of the Coastal High Hazard Area. There are no hazards or limitations on the subject property that would preclude or limit residential development. Any proposed development will have to meet the South Florida Water Management District's storm water, water quality and wetland permitting requirements. The site will be elevated to not be exposed to risk of flooding.

POLICY 5.1.3: During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities.

The proposed development is in a location in very close proximity to public facilities and employment centers. The property is within ½ mile of both an Elementary and a high school, within ¼ mile of Lee Tran service and bus stops, and approximately 3.5 miles from downtown Fort Myers, the urban hub of Lee County, and central employment base for both governmental and corporate offices.

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 the LDC, Chapter 10, 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 LDC will continue to require appropriate buffers for new developments.

The proposed rezoning is being done as a planned development to include proper conditions that ensure compatibility with surrounding uses. The proposed development is a redevelopment project and will fit in with the surrounding urban neighborhood.

POLICY 5.1.8: Provide for adequate locations of low- and moderate-income housing through the rezoning process, the provision of public facilities and services, and the elimination of unnecessary administrative and legal barriers.

The proposed development will be comprised entirely of affordable housing, a much-needed housing product in Lee County. The property is ideally located in close proximity to public services and employment centers.

GOAL 135: MEETING HOUSING NEEDS. To provide decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the County.

The proposed development implements Goal 135 through providing affordable housing in Lee County.

POLICY 135.1.2: The County will continue efforts to form public-private partnerships to produce affordable housing for very-low, low and moderate-income households with local private non-profit housing agencies, local for profit developers, local lenders, the Lee County Housing Authority (LCHA), and the Lee County Housing Finance Authority (LCHFA).

The plan amendment and rezoning are being proposed by the Lee County Housing Authority. It is the County's stated policy to assist the applicant in the provision of much needed affordable housing.

POLICY 135.1.4: Provide for housing bonus density to stimulate the construction of very-low, low and moderate income affordable housing in Lee County.

The proposed rezoning is requesting approval of bonus density on the property to allow for the entire property to be developed with affordable units.

POLICY 135.1.8: The County will provide through the rezoning process for the location of adequate sites for very-low, low- and moderate-income residential development including mobile homes, and housing for special needs populations as defined in § 420.0004, Fla. Stat.

This rezoning application requests that the county implement Policy 135.1.8 through the approval of the proposed affordable housing development.

OBJECTIVE 135.4: AFFORDABLE HOUSING. The County will provide adequate locations for housing for very-low, low- and moderate-income persons to meet their housing needs. Increasing the supply of affordable housing for very-low and low income housing needs will be a priority. In combination with allowing varied types of housing, the County will examine opportunities to expand affordable housing to

mitigate the affordable housing needs identified in the Affordable Housing Needs Assessment.

The proposed development will implement Objective 135.4 through providing affordable housing in Lee County.

POLICY 135.4.12: Encourage affordable housing projects that are consistent with density, use, and land development provisions and located where: County concentrations of very-low and low-income households are avoided; public services are provided; and, environmentally sensitive areas are protected.

The North Fort Myers area is economically diverse, with a number of low, moderate and high income communities. The proposed redevelopment is an opportunity to provide additional affordable units in proximity to major employment centers where affordable housing is needed. Given the diverse nature of the area, the development of the proposed community does not represent a "concentration" of low-income households.

As stated above, the subject property is located in an area where full urban services are available, including utilities, recreational opportunities, schools, employment and transit.

Finally, as demonstrated in the attached protected species survey, the subject property is not located in an area of environmental sensitivity. The property is in a highly urban area and the subject site has already been developed with residential units.

OLICY 135.4.13: Lee County will examine opportunities to increase the availability of affordable housing and provide adequate sites for affordable housing through options such as: alternative use, density, and dimensional standards; expedited permit processing; dedicated funding source; inclusionary housing mitigation programs; linkage fee programs; community land trusts; and, resale controls and equity sharing.

The proposed development requests 200 units on 20.14 acres. In order to provide the product type to meet the needs of the community, additional density is needed. The proposed density request is consistent with Policy 135.4.13.

POLICY 135.4.14: Lee County will maintain the Affordable Housing Bonus Density program which provides bonus density for the provision of site-built affordable dwelling units and provides bonus density for cash contributions into the Lee County Affordable Housing Trust Fund.

The proposed planned development application includes a request for bonus density units, consistent with Policy 135.4.14.

Barrett Park 20± Acre Parcel

Section 4, Township 44 South, Range 24 East
Lee County, Florida

Protected Species Assessment

November 2022

Prepared for:

Marcus Goodson
Lee County Housing Authority
14170 Warner Circle
North Fort Myers, FL 33903

Prepared by:

DexBender
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680

INTRODUCTION

The 20.14± acre project is located within a portion of Section 4, Township 44 South, Range 24 East, North Fort Myers, Lee County, Florida. The land is bordered to the north by single-family homes, to the east by Barrett Road and single-family homes, to the south by commercial and undeveloped land, and to the west by single-family homes and undeveloped land.

SITE CONDITIONS

The majority of the site consists of residential developments with a variety of mowed grasses and scattered trees with an established wetland conservation area in the eastern portion.

VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2022 digital 1" = 150' scale aerial photography. The project boundary was obtained from the Lee County Property Appraiser's Website and inserted into the digital aerial. Six vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 1 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is provided below. In general, as the density of exotics increases the density and diversity of native plants in the canopy, midstory, and ground cover strata decreases.

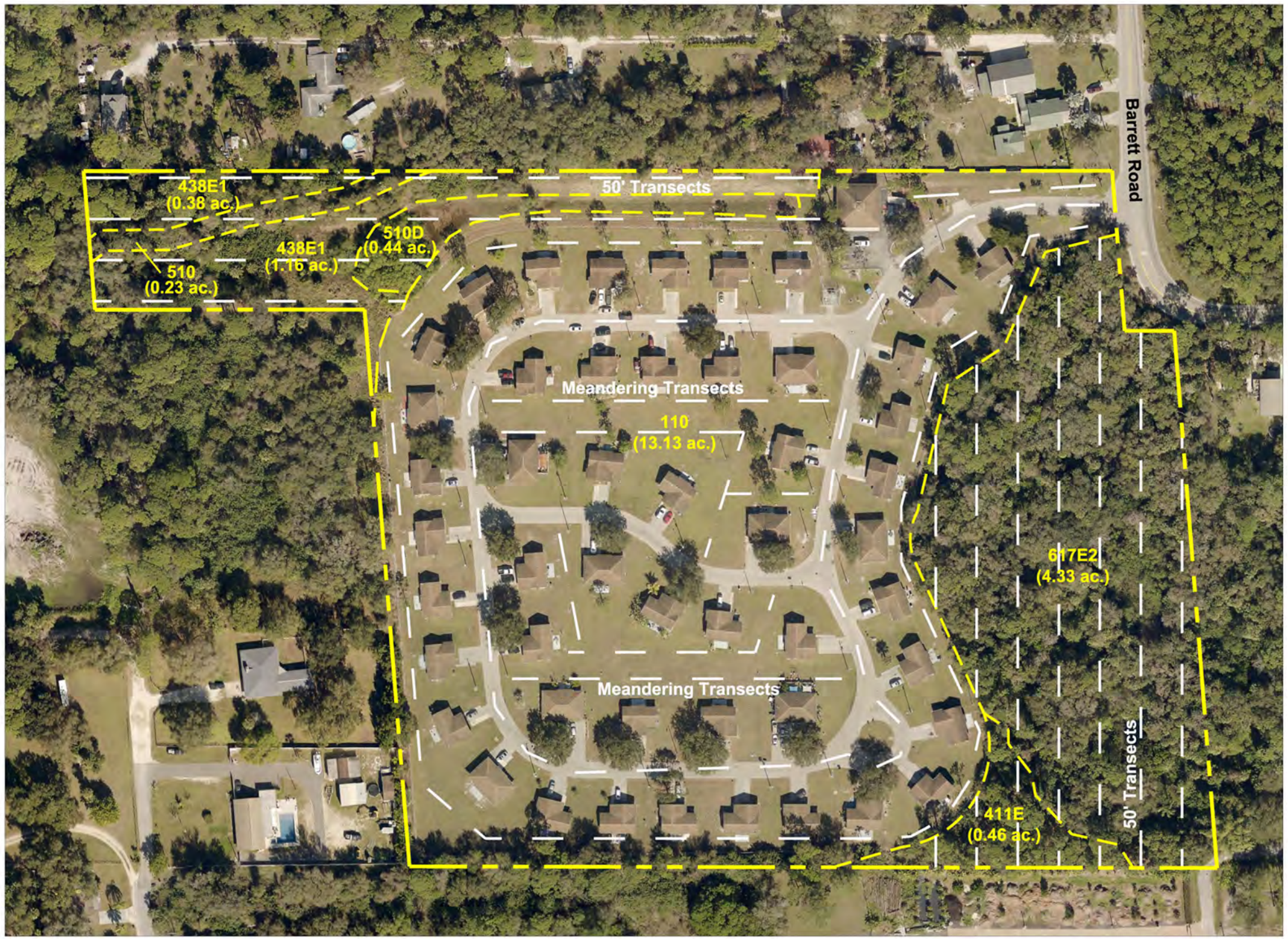
Table 1. Acreage Summary by FLUCCS Code

FLUCCS CODE	DESCRIPTION	ACREAGE
110	Residential	13.14
411E	Pine Flatwoods invaded by Exotics (5-9%)	0.46
438E1	Mixed Hardwoods Invaded by Exotics (10-25%)	1.54
510	Stream	0.23
510D	Ditch	0.44
617E2	Mixed Wetland Hardwoods Invaded by Exotics	4.33
	Total	**20.14**

FLUCCS Code 110, Residential

These areas contain single-family homes with mowed bahia grass (*Paspalum notatum*), pusley (*Richardia scabra*), whitehead broom (*Spermacoce verticillata*), and broomsedge (*Andropogon* sp.). Widely scattered live oak (*Quercus virginiana*) and slash pine (*Pinus elliottii*) are also present along with various ornamentals.

SECTION: 4
TOWNSHIP: 44 S
RANGE: 24 E



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SCALE FEET

FLUCCS	Description	Acreage
110	Residential	13.14 ac.
411E	Pine Flatwoods Invaded by Exotics (5-9%)	0.46 ac.
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510	Stream	0.23 ac.
510D	Ditch	0.44 ac.
617E2	Mixed Wetland Hardwoods Invaded by Exotics (26-50%)	4.33 ac.
	Total	20.14 ac.

Notes:
1. Property boundary was obtained from Delisi Inc.
2. Mapping based on photointerpretation of 2022 aerial photography and ground truthing in November 2022.
3. Protected species assessment conducted on November 22, 2022.
4. Delineation of potential jurisdictional features is preliminary and subject to field review/approval by the applicable regulatory agencies.

December 02, 2022 8:42:12 a.m.
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Protected Species Assessment Map

Barrett Park ±20 Acre Parcel

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FLUCCS Code 411E, Pine Flatwoods Invaded by Exotics (5-9%)
The southernmost portion of the conservation area to the east primarily consists of slash pine with earleaf acacia (*Acacia auriculiformis*) and Brazilian pepper (*Schinus terebinthifolius*).

FLUCCS Code 438E1, Mixed Hardwoods Invaded by Exotics (10-25%)
This area contains live oak, cabbage palm (*Sabal palmetto*), laurel oak (*Quercus laurifolia*), Brazilian pepper (*Schinus terebinthifolius*), guinea grass (*Panicum maximum*), caesarweed (*Urena lobata*), ragweed (*Ambrosia artemisiifolia*), whitehead broom, Spanish needles (*Bidens alba*), grape vine (*Vitis* sp.), and swamp fern (*Blechnum serrulatum*).

FLUCCS Code 510, Stream
A stream running through the northern portion of the site has banks vegetated by cabbage palm, laurel oak, and swamp fern.

FLUCCS Code 510D, Ditch
The drainage ditch within the northern portion of the site consists of coinwort (*Centella asiatica*), pennywort (*Hydrocotyle umbellata*), torpedo grass (*Panicum repens*), joint vetch (*Aeschynomene americana),* willow (*Salix caroliniana*), primrose willow (*Ludwigia* sp.), spikerush (*Eleocharis* sp.), cattail (*Typha* sp.).

FLUCCS Code 617E2, Mixed Wetland Hardwoods Invaded by Exotics
The majority of the east conservation area is inundated with 6”-12” of standing water and contains laurel oak, cabbage palm, live oak, java plum (*Syzygium cumini*), swamp fern, Brazilian pepper, wild coffee (*Psychotria nervosa*), and greenbrier (*Smilax* sp.).

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. As part of this survey all live trees and snags were inspected for the evidence of cavities that could potentially be used as roosts by the Florida bonneted bat (*Eumops floridanus*). In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 50 feet apart. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 150’ scale aerial Protected Species Assessment map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the mid-morning hours of November 22nd, 2022. During the survey the weather was cool and overcast.

Species listed as endangered, threatened, or species of special concern by the FWC and/or FWS that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, does not necessarily reflect existing conditions within or adjacent to the 20.14± acre property, and is provided for general informational purposes only.

Prior to conducting the protected species survey, a search of the FWC listed species database was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the site.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
110	80	None		
411	80	Eastern Indigo Snake (*Drymarchon corais couperi*)		√
		Gopher Tortoise (*Gopherus polyphemus*)		√
		Red-cockaded Woodpecker (*Picoides borealis*)		√
		Southeastern American Kestrel (*Falco sparverius paulus*)		√
		Big Cypress Fox Squirrel (*Sciurus niger avicennia*)		√
		Florida Panther (*Felis concolor coryi*)		√
		Beautiful Pawpaw (*Deeringothamnus pulchellus*)		√
		Fakahatchee Burmannia (*Burmannia flava*)		√
		Florida Coontie (*Zamia floridana*)		√
		Satinleaf (*Chrysophyllum olivaeforme*)		√
438	80	None		
510	80	American Alligator (*Alligator mississippiensis*)		√
		Little Blue Heron (*Egretta caerulea*)		√
		Reddish Egret (*Egretta rufescens*)		√
		Roseate Spoonbill (*Ajaia ajaja*)		√
		Tricolored Heron (*Egretta tricolor*)		√
		Everglades Mink (*Mustela vison evergladensis*)		√

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
510D	80	American Alligator (*Alligator mississippiensis*)		√
		Little Blue Heron (*Egretta caerulea*)		√
		Reddish Egret (*Egretta rufescens*)		√
		Roseate Spoonbill (*Ajaia ajaja*)		√
		Tricolored Heron (*Egretta tricolor*)		√
		Everglades Mink (*Mustela vison evergladensis*)		√
617	80	Little Blue Heron (*Egretta caerulea*)		√
		Tricolored Heron (*Egretta tricolor*)		√
		Florida Panther (*Felis concolor coryi*)		√

SURVEY RESULTS

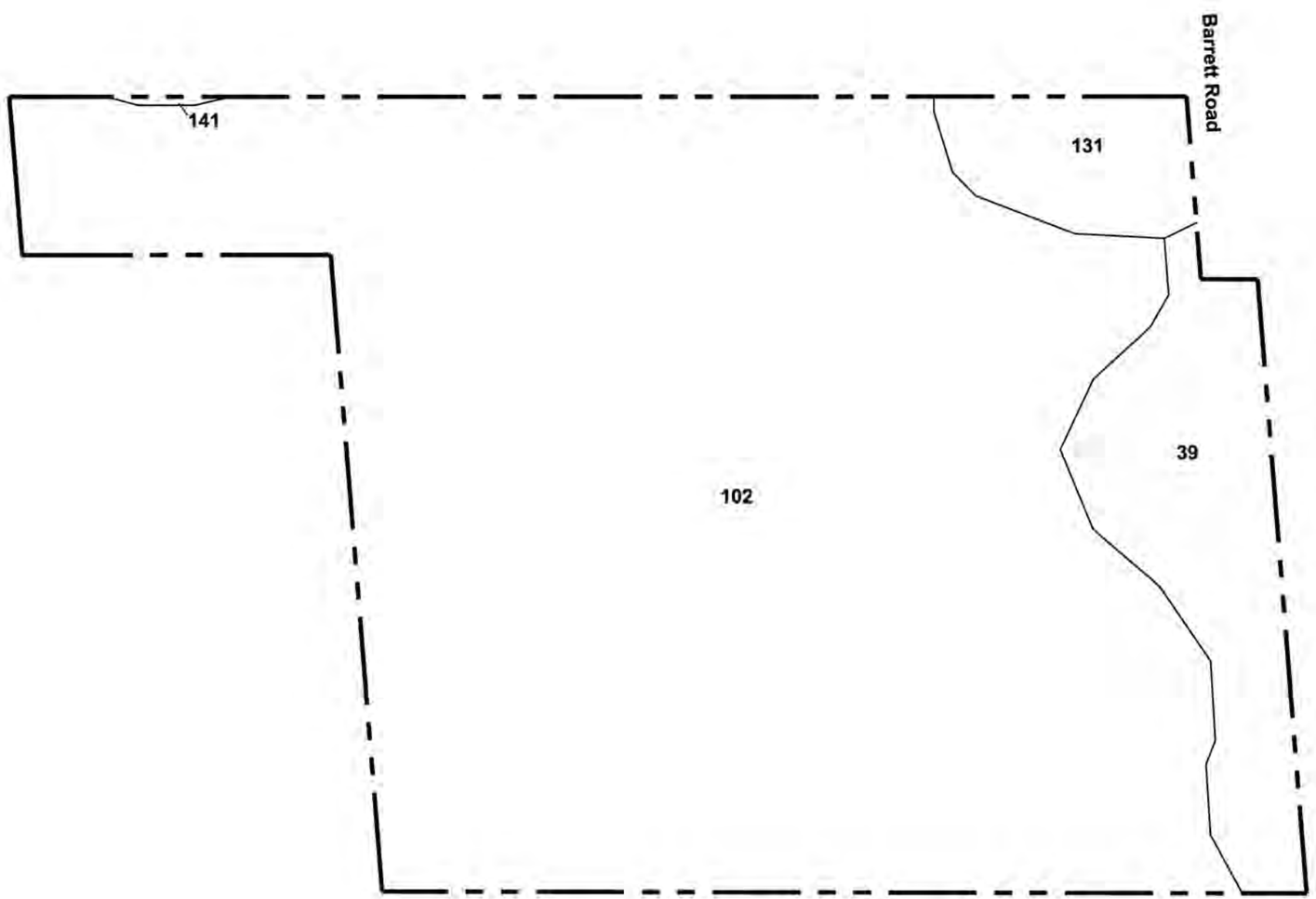
Florida Bonneted Bat

No dead trees containing potential cavities entrances were identified (Figure 1). No live trees with cavities or artificial structures were observed on-site.

Other Listed Species

No other species listed by either the FWS or the FWC were observed on the site during the protected species survey conducted November 22nd, 2022. There is the potential for periodic opportunistic foraging by both listed and non-listed species of wading birds within the onsite wetlands, borrow areas, and ditches. In addition to the site inspections, a search of the FWC species database revealed no additional known protected species within or immediately adjacent to the project limits.

SECTION: 4
TOWNSHIP: 44 S
RANGE: 24 E



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SCALE FEET

Map Unit	Soil Name	Acreage
39	Isles fine sand, frequently ponded	2.04 ac.
102	Cypress Lake fine sand - Urban land complex	17.28 ac.
131	Pompano fine sand - Urban land complex	0.80 ac.
141	Cocoa fine sand - Urban land complex	0.02 ac.
	Total:	20.14 ac.

Notes:
1. Property boundary is was obtained from Delisi Inc.
2. Soils information obtained from the NRCS Web Soil Survey.

December 02, 2022 8:42:12 a.m.
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Soils Map	Barrett Park ±20 Acre Parcel	DexBender Environmental Consulting Fort Myers 239-334-3680

SECTION: 4
TOWNSHIP: 44 S
RANGE: 24 E

0 75 150
SCALE FEET

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December 02, 2022 8:42:12 a.m.
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Vegetation Map

Barrett Park ±20 Acre Parcel

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FORT MYERS 239-334-3680

Impacts to Historic Resources
Exhibit M-13

In accordance with the attached letter from the Division of Historic Resources, the subject property contains no known historic resources. The attached Archeological Sensitivity Map shows the property as being located partially within the Archeologically Sensitive 2 Zone.

Daniel DeLisi

From: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>
Sent: Tuesday, November 22, 2022 11:10 AM
To: Daniel DeLisi
Subject: RE: Letter on Historic Resources
Attachments: Template_102.pdf

Completed; no cultural resources detected
Kind regards,

Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst – Florida Department of State
Bureau of Historic Preservation - Florida Master Site File – Tallahassee, FL 32399-0250 – Phone: 850.245.6377 – e-mail: Eman.Vovsi@DOS.MyFlorida.com

"Due to and depending on the requested information, work load and limited staffing, it may take longer than usual to get a response. Thank you for your patience and understanding during this time."

From: Daniel DeLisi <dan@delisi-inc.com>
Sent: Monday, November 21, 2022 4:53 PM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Subject: FW: Letter on Historic Resources

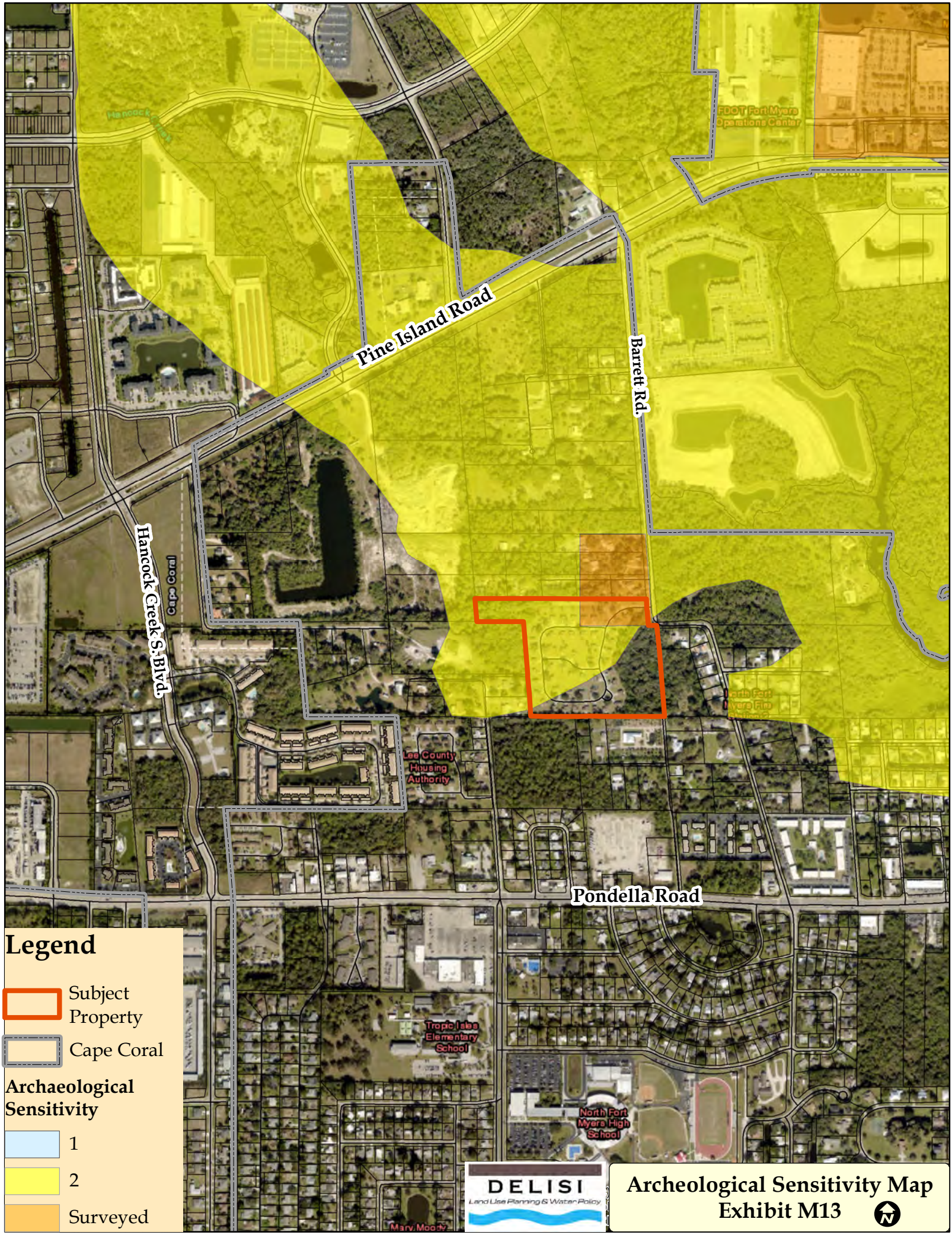
Greetings,

The attached is a request to search for previously recorded cultural resources on the subject property. I have attached the appropriate form, and a property boundary overlaid on an aerial. If you should require any additional information, please do not hesitate to contact me.

Best regards.

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


subject property
LL01920
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community


Pine Island Road
Barrett Rd.
Hancock Creek S. Blvd.
Cape Coral
Pondella Road
FDOT Fort Myers Operations Center
Lee County Housing Authority
Tropic Isles Elementary School
North Fort Myers High School
Mary Moody
Legend
Subject Property
Cape Coral
Archaeological Sensitivity
1
2
Surveyed
DELISI
Land Use Planning & Water Policy
Archeological Sensitivity Map
Exhibit M13

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

TRAFFIC IMPACT STATEMENT

FOR

BARRETT PARK COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. F2210.03)

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

November 19, 2022

TRANSPORTATION CONSULTANTS, INC

CONTENTS

TR TRANSPORTATION CONSULTANTS, INC

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking an amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located at 9262 Westcreek Circle in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The analysis in this report will determine the impacts of change in land use on the approximately 20-acre subject site from Sub-Outlying Suburban to Urban Community as well as a zoning amendment to permit the development of up to 200 multi-family residential dwelling units. The transportation related impacts of the proposed Comprehensive Plan amendment will be assessed based on evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site will continue be provided to Barrett Road via an existing full site access drive.

This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various roadways within the study area will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways.

II. EXISTING CONDITIONS

The subject site is currently occupied by 50 single-family dwelling units, which will be demolished as part of this project. This subject site is generally bordered by residential uses to the north, east, south and west.

F2210.03

TR TRANSPORTATION CONSULTANTS, INC

PROJECT LOCATION MAP
BARRETT PARK

Figure 1

Barrett Road is a two lane undivided Major Collector within the vicinity of the subject site. Barrett Road has a posted speed limit of 30 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED COMPREHENSIVE PLAN AMENDMENT

The proposed Map Amendment would change the future land use designation on the approximate 20-acre subject site from Sub-Outlying Suburban to Urban Community. For the trip generation purposes, the permitted development under the existing land use category was assumed to consist of the 50 single-family dwelling units that are currently on site. Under the proposed land use change, the site would be allowed to be developed with up to 200 multi-family residential dwelling units based on 10 units per acre. **Table 1** summarizes the land use that is constructed today under the existing land use designation and the intensity of uses that would be permitted under the proposed land use designation.

Table 1
Comprehensive Plan Amendment
Land Uses

Existing/ Proposed	Land Use Category	Intensity
Existing	Sub-Outlying Suburban	50 Single-Family Dwelling Units *
Proposed	Urban Community	200 Multi-Family Dwelling Units

*Existing development on site.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation Manual***, 11th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the existing single-family residential uses on site. Land Use Code 220 (Multifamily Housing Low-Rise) was utilized for the generation purposes of the proposed development under the proposed Urban Community land use category. The

equations from these land uses are included in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday AM and PM peak hour trip generation based on the existing development on site. **Table 3** outlines the anticipated weekday AM and PM peak hour trip generation based on the proposed land use category. The daily trip generation is also indicated in both tables.

Table 2
Comprehensive Plan Amendment
Trip Generation Based on Existing Use

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Detached Housing (50 Dwelling Units)	10	30	40	33	19	52	533

Table 3
Comprehensive Plan Amendment
Trip Generation Based on Proposed Land Use

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multifamily Housing Low-Rise (200 Dwelling Units)	20	65	85	67	40	107	1,357

Table 4 indicates the trip generation difference between the existing development on site and the development that would be permitted under the proposed land use category.

Table 4
Comprehensive Plan Amendment
Trip Generation – Resultant Trip Change

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use	20	65	85	67	40	107	1,357
Existing Land Use	-10	-30	-40	-33	-19	-52	-533
Resultant Trip Change	**+10**	**+35**	**+45**	**+34**	**+21**	**+55**	**+824**

The positive number shown as the resultant trip change in Table 4 indicates that the trip generation will be **increased** as a result of this land use change action.

V. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

As mentioned previously, the proposed Map Amendment would change the future land use designation on the approximate 20-acre subject site from Sub-Outlying Suburban to Urban Community. The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2045 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, Pine Island Road west of Hancock Creek Boulevard was shown to be widened to a six-lane facility. There are no other improvements within the vicinity of the subject site on the Long Range Transportation Plan.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation plan along with the FDOT District One travel model were also reviewed in order to determine the impacts the amendment would have on the surrounding area. The base 2045 loaded network volumes were determined for the roadways within the study area. The PM peak hour trips to be generated from the project as shown in Table 3 were then added to the projected 2045 background volumes. The Level of Service for those roadways were then evaluated. The Level of Service threshold volumes for County maintained roadways were obtained from ***Lee County's Generalized Peak Hour Directional Service Volumes*** table. The Level of Service threshold volumes for State maintained roadways were derived based on the ***Florida Department of Transportation Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas, Table 7.*** Both documents are attached to the Appendix of this report for reference.

The results of the analysis indicate that the proposed change to the land use category on the subject parcel will not cause any roadway link to fall below the recommended minimum acceptable Level of Service thresholds as recommended in Policy 37.1.1 of the Lee County Comprehensive Plan. US 41 south of Hancock Bridge Parkway and Business 41 south of Pondella Road were both shown to operate below the adopted LOS standards in 2045 in the Background traffic conditions and not as a result of adding the minimal number of additional trips from the project. Therefore, no changes to the adopted long range transportation plan are required as result of the proposed land use change. Attached **Table 1A** and **Table 2A** reflect the Level of Service analysis based on the 2045 conditions.

Short Range Impacts (5-year horizon)

The 2022/2022-2025/2026 Lee County Transportation Capital Improvement Plan and the 2023-2027 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on the review, there are no programmed improvements in the vicinity of the subject site.

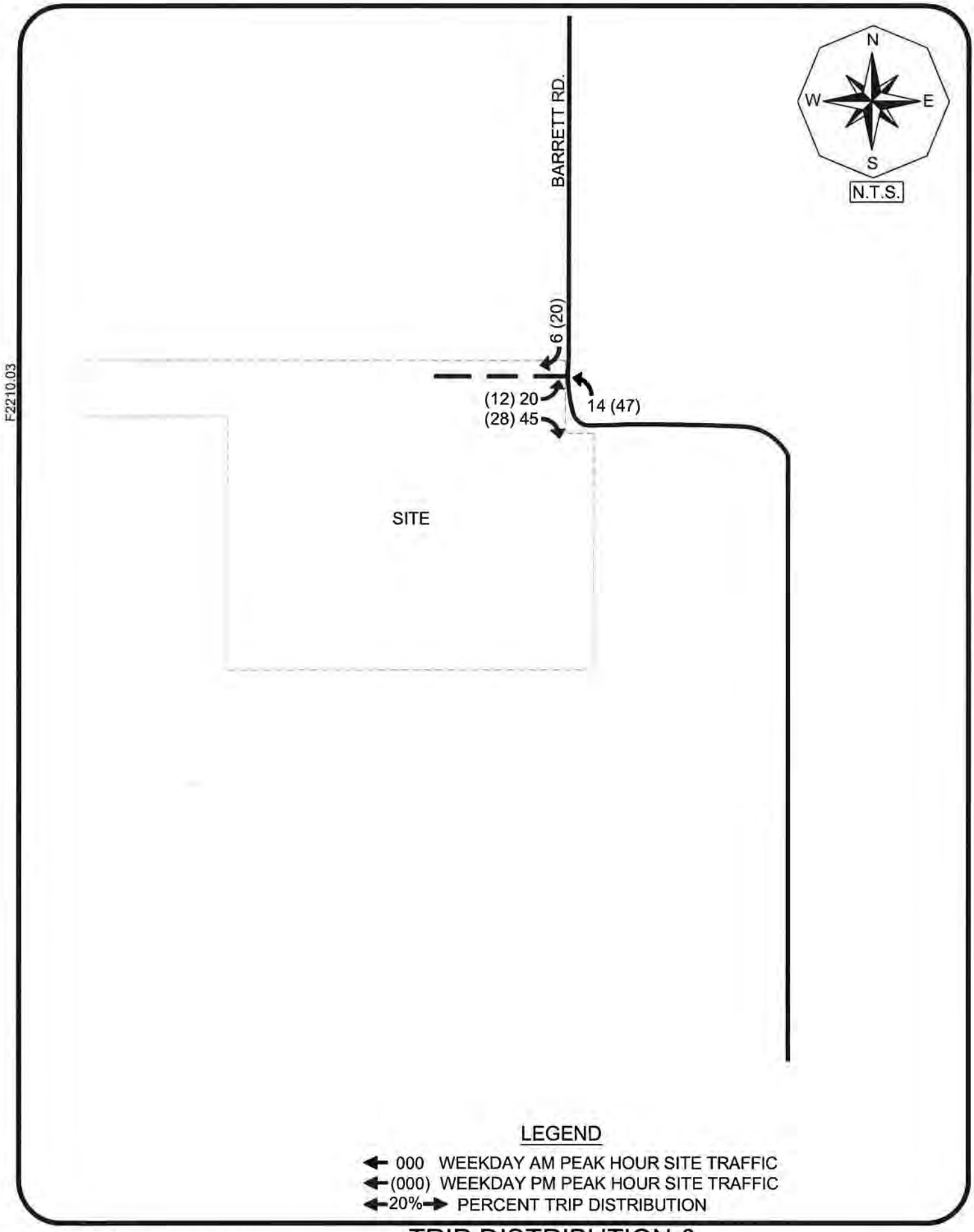
The proposed map amendment will increase the overall trip generation potential of the subject site by approximately 55 vehicles during the weekday P.M. peak hour. **Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on the area roadways based on the uses that would be permitted under the proposed land use change. The existing peak hour, peak season, peak direction traffic volumes on the various roadway links maintained by Lee County were obtained from the most recent Lee County ***Public Facilities Level of Service and Concurrency Report***. The existing peak hour, peak season, peak direction traffic volumes for state maintained roadways were obtained from the most recent ***FDOT's District One LOS Spreadsheet***.

The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2027 background traffic conditions on the area roadway network. The growth rates for each roadway were calculated based on historical traffic data obtained from the FDOT's ***Florida Traffic Online*** resource as well as the traffic data from the latest ***Lee County Traffic Count Report***. Due to lack of historical traffic data on Barrett Road, an annual growth rate of 2% compounded annually was assumed. Based on the projected traffic distribution, the roadway link data was analyzed for the year 2027 without the proposed amendment and year 2027 with the proposed amendment. Traffic data obtained from the aforementioned Lee County and FDOT resources is attached to the Appendix of this report for reference.

The results of the analysis indicate that the addition of the trips as a result of the proposed amendment to the projected 2027 volumes will not cause any roadway links to fall below the minimum acceptable Level of Service standards. US 41 south of Hancock Bridge Parkway and Pine Island Road west of Del Prado Boulevard were both shown to operate below the adopted LOS standards in 2027 in the Background traffic conditions and not as a result of adding the minimal number of additional trips from the project. All remaining analyzed roadways were shown operate within their adopted minimum Level of Service standards. Therefore, no modifications will be necessary to the Lee County or FDOT short term capital improvement programs.

VI. ZONING ANALYSIS

An analysis was also completed to support the rezoning on the approximate 20-acre subject site to allow a development of up to 200 multi-family residential dwelling units. The trips the proposed development is anticipated to generate, as shown in the Table 3, were assigned to the surrounding roadway network. The trips were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure 2** illustrates the anticipated trip distribution. Also shown in Figure 2, is the site traffic assignment of the proposed development.



TRANSPORTATION CONSULTANTS, INC

TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT BARRETT PARK

Figure 2

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 5A**, contained in the Appendix, was created. This table indicates which roadway links will experience a significant impact as a result of the added development traffic. Significant impact is defined as any roadway projected to experience greater than 10% of the Peak Hour – Peak Direction Level of Service "C" volumes. The Level of Service threshold volumes were derived based on the Lee County's ***Generalized Peak Hour Directional Service Volumes*** table. Based on the information contained within Table 5A, Barrett Road south of the site is the only roadway segment that is anticipated to be significantly impacted as a result of the proposed development.

Level of Service Analysis

The future Level of Service analysis was based on projected build-out year of the project, or year 2027. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. Due to lack of historical traffic data on Barrett Road, a minimum annual growth rate of 2% compounded annually was assumed. Based on the project distribution illustrated on Table 5A, the link data was analyzed for the year 2027 without the development and year 2027 with the development.

Table 6A in the Appendix of the report indicates the methodology utilized to obtain the year 2027 background and build-out traffic volumes. The existing peak hour, peak season, peak direction traffic volumes on the roadway links maintained by the Lee County were obtained from the most recent Lee County ***Public Facilities Level of Service and Concurrency Report***. The existing peak hour, peak season, peak direction traffic volumes were then factored by the appropriate annual growth rates in order to obtain the 2027 background traffic conditions on the area roadway network.

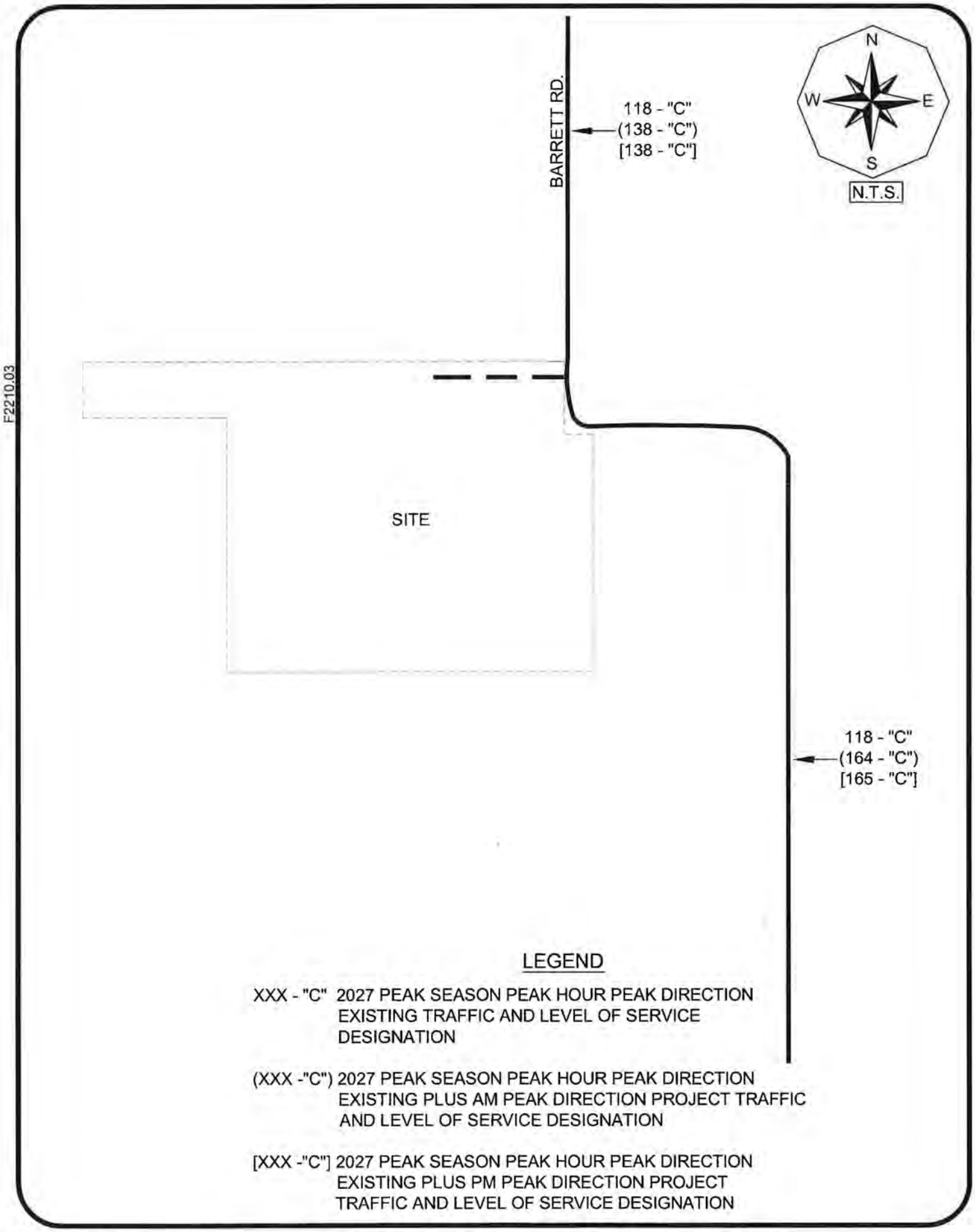
Figure 3 indicates the year 2027 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. This figure is derived from Table 6A contained in the Appendix.

As can be seen from Figure 3, the roadway links analyzed as part of this report will not be adversely impacted as a result of the proposed rezoning request. Barrett Road was shown to operate at acceptable Level of Service "C" in 2027 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed rezoning request.

Intersection Analysis

Intersection analysis was performed at the proposed site access drive on Barrett Road utilizing the latest version of the ***Highway Capacity Software*** (***HCS©***). The analysis was based on the projected 2027 weekday A.M. and P.M. peak hour traffic conditions with the project traffic conditions. Traffic counts were conducted at the intersection of Barrett Road and Westcreek Circle between the hours of 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M. on November 3, 2022. The peak hour turning movements were then adjusted for peak season conditions based on the peak season factor data as provided by FDOT in their ***Florida Traffic Online*** resource. The FDOT peak season correction factor is included in the Appendix of this report for reference.

The existing weekday peak hour traffic volumes were then increased by a growth rate factor to determine the projected 2027 background turning movement volumes. The turning volumes projected to be added to the intersection as illustrated on Figure 2 were then added to the 2027 background volumes to estimate the future 2027 traffic volumes with the project. These volumes are based on the data from the spreadsheets contained in the Appendix of this report titled *Development of Future Year Background Turning Volumes.*



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TR TRANSPORTATION CONSULTANTS, INC

2027 LEVEL OF SERVICE ANALYSIS
BARRETT PARK

Figure 3

The results of the intersection analysis indicate all approaches to operate at an acceptable Level of Service in 2027 with the project trips added to the intersection in the AM and PM peak hour traffic conditions. Therefore, no intersection capacity improvements are warranted as a result of this analysis. ***HCS©*** summary sheets are attached to the Appendix of this report for reference.

VII. CONCLUSION

The proposed project is located at 9262 Westcreek Circle in Lee County, Florida. Based upon the roadway link Level of Service analysis conducted as a part of this report for both the Comprehensive Plan amendment and rezoning request, the development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan and Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development. Therefore, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed Comprehensive Plan Amendment and Rezoning requests.

The 2045 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place in the Lee County will not require any modification in order to accommodate the proposed Land Use Change. The rezoning analysis also indicates that the subject site will not have an adverse impact on the surrounding roadway network. Therefore, no roadway capacity improvements are necessary to accommodate the proposed development.

The results of the intersection analysis at the proposed site access drive on Barrett Road indicate all approaches to operate at an acceptable Level of Service in 2027 with the project trips added to the intersection in the AM and PM peak hour traffic conditions. Therefore, no intersection capacity improvements are warranted as a result of this analysis.

APPENDIX

TABLES 1A & 2A
2045 LOS ANALYSIS

TABLE 1A
LEVEL OF SERVICE THRESHOLDS
2045 LONG RANGE TRANSPORTATION ANALYSIS - BARRETT PARK

		2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	ROADWAY SEGMENT	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Barrett Rd	N. of Site	2LU	Collector	0	0	310	660	**740**
	S. of Site	2LU	Collector	0	0	310	660	**740**
Pine Island Rd (SR 78)	W. of Del Prado Blvd	6LD	Arterial	0	0	3,087	**3,171**	3,171
	W. of Barret Rd	4LD	Arterial	0	0	2,005	**2,100**	2,100
	E. of Barret Rd	4LD	Arterial	0	0	2,005	**2,100**	2,100
	E. of US 41	4LD	Arterial	0	0	2,005	**2,100**	2,100
Pondella Rd	W. of Barret Rd	4LD	Arterial	0	250	1,840	1,960	**1,960**
	E. of Barret Rd	4LD	Arterial	0	250	1,840	1,960	**1,960**
	E. of US 41	4LD	Arterial	0	250	1,840	1,960	**1,960**
Orange Grove Blvd	S. of Pondella Rd	4LD	Collector	0	0	770	1,510	**1,600**
	S. of Iris Dr	4LD	Collector	0	0	770	1,510	**1,600**
Hancock Bridge Pkwy	W. of Orange Grove Blvd	4LD	Arterial	0	250	1,840	1,960	**1,960**
	W. of Del Prado Blvd	4LD	Arterial	0	250	1,840	1,960	**1,960**
Del Prado Blvd	S. of Hancock Bridge Pkwy	6LD	Arterial	0	400	2,840	2,940	**2,940**
US 41	N. of Pine Island Rd	4LD	Arterial	0	0	2,005	**2,100**	2,100
	S. of Hancock Bridge Pkwy	4LD	Arterial	0	0	2,005	**2,100**	2,100
Business 41	S. of Pondella Rd	6LD	Arterial	0	0	3,087	**3,171**	3,171

[ ] - Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County roadways were taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

* Level of Service Thresholds for State mantained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7

TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
BARRETT PARK

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 107 VPH IN= 67 OUT= 40

ROADWAY	ROADWAY SEGMENT	2045 FSUTMS AADT	COUNTY PCS / FDOT SITE #	AADT BACKGROUND TRAFFIC	K-100 FACTOR	100TH HIGHEST HOUR PK DIR 2-WAY VOLUME	D FACTOR	PM PK HR PEAK DIRECTION	2045 PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME	LOS	PROJECT TRAFFIC DIST.	PK DIR PM PROJ TRAFFIC	2045 BACKGROUND PLUS PROJ PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME	LOS
Barrett Rd	N. of Site	2,938	N/A	2,938	0.096	282	0.62	SOUTH	107	C	30%	20	127	C
	S. of Site	4,285	N/A	4,285	0.096	411	0.62	SOUTH	156	C	70%	47	203	C
Pine Island Rd (SR 78)	W. of Del Prado Blvd	52,351	120038	52,351	0.090	4,712	0.57	WEST	2,026	C	8%	5	2,031	C
	W. of Barret Rd	39,597	126049	39,597	0.090	3,564	0.57	WEST	1,533	C	15%	10	1,543	C
	E. of Barret Rd	40,903	125042	40,903	0.090	3,681	0.57	WEST	1,583	C	15%	10	1,593	C
	E. of US 41	29,245	120003	29,245	0.090	2,632	0.57	EAST	1,500	C	5%	3	1,503	C
Pondella Rd	W. of Barret Rd	31,553	34	31,553	0.096	3,029	0.62	WEST	1,151	C	25%	17	1,168	C
	E. of Barret Rd	33,206	34	33,206	0.096	3,188	0.62	WEST	1,211	C	45%	30	1,241	C
	E. of US 41	38,272	34	38,272	0.096	3,674	0.62	WEST	1,396	C	15%	10	1,406	C
Orange Grove Blvd	S. of Pondella Rd	9,240	121269	9,240	0.090	832	0.57	SOUTH	358	C	25%	17	375	C
	S. of Iris Dr	10,301	121269	10,301	0.090	927	0.57	SOUTH	399	C	20%	13	412	C
Hancock Bridge Pkwy	W. of Orange Grove Blvd	26,855	17	26,855	0.102	2,739	0.63	WEST	1,013	C	15%	10	1,023	C
	W. of Del Prado Blvd	31,026	17	31,026	0.102	3,165	0.63	WEST	1,171	C	5%	3	1,174	C
Del Prado Blvd	S. of Hancock Bridge Pkwy	50,870	40	50,870	0.087	4,426	0.51	NORTH	2,257	C	10%	7	2,264	C
US 41	N. of Pine Island Rd	36,830	125029	36,830	0.090	3,315	0.531	NORTH	1,760	C	5%	3	1,763	C
	S. of Hancock Bridge Pkwy	65,324	126001	65,324	0.090	5,879	0.531	NORTH	3,122	F	25%	17	3,139	F
Business 41	S. of Pondella Rd	78,159	126041	78,159	0.090	7,034	0.526	NORTH	3,700	F	15%	10	3,710	F

* The K-100 and D factors for County mantained roadways were obtained from Lee County Traffic Count Report.

Note: Due to lack of traffic data in the Lee County Traffic Count Report, the K-100 and D factors for Barrett Road were assumed from Lee County PCS #34.

Note: Due to lack of traffic data in the Lee County Traffic Count Report, the K-100 and D factors for Orange Grove Boulevard were obtained from Florida Traffic Online webpage

* The K-100 and D factors for FDOT mantained roadways were obtained from Florida Traffic Online resource

TABLES 3A & 4A

5-YEAR LOS ANALYSIS

TABLE 3A
LEVEL OF SERVICE THRESHOLDS
BARRETT PARK

				GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Barrett Rd	N. of Site	2LU	Collector	0	0	310	660	740
	S. of Site	2LU	Collector	0	0	310	660	740
Pine Island Rd (SR 78)	W. of Del Prado Blvd	4LD	Arterial	0	0	2,005	2,100	2,100
	W. of Barret Rd	4LD	Arterial	0	0	2,005	2,100	2,100
	E. of Barret Rd	4LD	Arterial	0	0	2,005	2,100	2,100
	E. of US 41	4LD	Arterial	0	0	2,005	2,100	2,100
Pondella Rd	W. of Barret Rd	4LD	Arterial	0	250	1,840	1,960	1,960
	E. of Barret Rd	4LD	Arterial	0	250	1,840	1,960	1,960
	E. of US 41	4LD	Arterial	0	250	1,840	1,960	1,960
Orange Grove Blvd	S. of Pondella Rd	4LD	Collector	0	0	770	1,510	1,600
	S. of Iris Dr	4LD	Collector	0	0	770	1,510	1,600
Hancock Bridge Pkwy	W. of Orange Grove Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
	W. of Del Prado Blvd	4LD	Arterial	0	250	1,840	1,960	1,960
Del Prado Blvd	S. of Hancock Bridge Pkwy	6LD	Arterial	0	400	2,840	2,940	2,940
US 41	N. of Pine Island Rd	4LD	Arterial	0	0	2,005	2,100	2,100
	S. of Hancock Bridge Pkwy	4LD	Arterial	0	0	2,005	2,100	2,100
Business 41	S. of Pondella Rd	6LD	Arterial	0	0	3,087	3,171	3,171

 - Denotes the LOS Standard for each roadway segment

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

* Level of Service Thresholds for State mantained roadways were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BARRETT PARK

TOTAL PROJECT TRAFFIC AM = 85 VPH IN = 20 OUT= 65
TOTAL PROJECT TRAFFIC PM = 107 VPH IN= 67 OUT= 40

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2021 ADT	YRS OF GROWTH.[1]	ANNUAL RATE	2020/2021 PK HR PK SEASON PEAK DIR.[2]	2027 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2027 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2027 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Barrett Rd	N. of Site	N/A	N/A	N/A	N/A	2.00%	103	118	C	0.16	30%	20	20	138	C	0.19	138	C	0.19
	S. of Site	N/A	N/A	N/A	N/A	2.00%	103	118	C	0.16	70%	46	47	164	C	0.22	165	C	0.22
Pine Island Rd (SR 78)	W. of Del Prado Blvd	120038	39,500	47,500	15	2.00%	2,437	2,744	F	1.31	8%	5	5	2,750	F	1.31	2,750	F	1.31
	W. of Barret Rd	126049	24,214	29,000	13	2.00%	1,488	1,676	C	0.80	15%	10	10	1,685	C	0.80	1,686	C	0.80
	E. of Barret Rd	125042	31,500	35,500	15	2.00%	1,821	2,051	D	0.98	15%	10	10	2,060	D	0.98	2,061	D	0.98
	E. of US 41	120003	34,000	31,000	15	2.00%	1,590	1,791	C	0.85	5%	3	3	1,794	C	0.85	1,794	C	0.85
Pondella Rd	W. of Barret Rd	34	17,700	23,600	9	3.25%	736	921	C	0.47	25%	16	17	937	C	0.48	937	C	0.48
	E. of Barret Rd	34	17,700	23,600	9	3.25%	1,101	1,377	C	0.70	45%	29	30	1,406	C	0.72	1,407	C	0.72
	E. of US 41	34	17,700	23,600	9	3.25%	1,094	1,368	C	0.70	15%	10	10	1,378	C	0.70	1,378	C	0.70
Orange Grove Blvd	S. of Pondella Rd	121269	9,200	10,300	6	2.00%	614	705	C	0.44	25%	16	17	722	C	0.45	722	C	0.45
	S. of Iris Dr	121269	9,200	10,300	6	2.00%	614	705	C	0.44	20%	13	13	718	C	0.45	719	C	0.45
Hancock Bridge Pkwy	W. of Orange Grove Blvd	292	20,900	22,700	8	2.00%	1,414	1,624	C	0.83	15%	10	10	1,634	C	0.83	1,634	C	0.83
	W. of Del Prado Blvd	292	20,900	22,700	8	2.00%	949	1,090	C	0.56	5%	3	3	1,093	C	0.56	1,093	C	0.56
Del Prado Blvd	S. of Hancock Bridge Pkwy	40	45,200	45,000	9	2.00%	2,038	2,341	C	0.80	10%	7	7	2,348	C	0.80	2,348	C	0.80
US 41	N. of Pine Island Rd	125029	29,000	26,000	15	2.00%	1,362	1,534	C	0.73	5%	3	3	1,537	C	0.73	1,537	C	0.73
	S. of Hancock Bridge Pkwy	126001	41,636	43,000	13	2.00%	1,996	2,248	F	1.07	25%	16	17	2,264	F	1.08	2,265	F	1.08
Business 41	S. of Pondella Rd	126041	25,223	45,500	13	4.64%	1,715	2,252	C	0.71	15%	10	10	2,261	C	0.71	2,262	C	0.71

1 AGR for all roadways was calculated based the historical traffic data obtained from the Lee County Traffic Count Report and Florida Traffic Online webpage.

1 Due to lack of historical traffic data on Barrett Road, a minimum annual growth rate of 2% compounded annually was assumed.

2 Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2021 Lee County Public Facilities Level of Service and Concurrency Report.

2 Due to lack of traffic data, the current peak hour peak season peak direction traffic volumes for Hancock Bridge Pkwy west of Del Prado Blvd was obatined by adjusting the 2021 AADT by appropriate K and D factors (Station No. 124166).

2 Current peak hour peak season peak direction traffic volume for all State roadways was obtained from the 2021 FDOT's District One LOS Spreadsheet.

TABLES 5A & 6A
REZONING LOS ANALYSIS

TABLE 5A
LEVEL OF SERVICE THRESHOLDS
BARRETT PARK

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 85 VPH IN= 20 OUT= 65

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 107 VPH IN= 67 OUT= 40

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Barrett Rd	N. of Site	2LU	Collector	0	0	310	660	740	30%	20	6.5%
	S. of Site	2LU	Collector	0	0	310	660	740	70%	47	15.1%
Pondella Rd	W. of Barret Rd	4LD	Arterial	0	250	1,840	1,960	1,960	25%	17	0.8%
	E. of Barret Rd	4LD	Arterial	0	250	1,840	1,960	1,960	45%	30	1.6%

☐ - 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 6A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BARRETT PARK

TOTAL PROJECT TRAFFIC AM = 85 VPH IN = 20 OUT= 65

TOTAL PROJECT TRAFFIC PM = 107 VPH IN= 67 OUT= 40

ROADWAY	ROADWAY SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2018/2019 ADT	YRS OF GROWTH.[1]	ANNUAL RATE	2020 PK HR PK SEASON PEAK DIR.[2]	2027 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	V/C Ratio	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2027 BCKGRND + AM PROJ VOLUME	LOS	V/C Ratio	2027 BCKGRND + PM PROJ VOLUME	LOS	V/C Ratio
Barrett Rd	N. of Site	N/A	N/A	N/A	N/A	2.00%	103	118	C	0.16	30%	20	20	138	C	0.19	138	C	0.19
	S. of Site	N/A	N/A	N/A	N/A	2.00%	103	118	C	0.16	70%	46	47	164	C	0.22	165	C	0.22

1 Due to lack of historical traffic data on Barrett Road, a minimum annual growth rate of 2% compounded annually was assumed.

2 Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2021 Lee County Public Facilities Level of Service and Concurrency Report.

FDOT GENERALIZED PEAK HOUR DIRECTIONAL VOLUMES FOR FLORIDA'S URBANIZED AREAS

TABLE 7

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

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

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

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

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

PEDESTRIAN MODE[2]

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

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

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

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

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

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

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

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

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

* Cannot be achieved using table input value defaults.

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

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

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

FDOT FLORIDA TRAFFIC ONLINE

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0038 - SR 78, SOUTHWEST OF DEL PRADO BLVD CP CORAL LC366

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	47500 C	E 23000	W 24500	9.00	57.00	11.30
2020	46000 E	E 0	W 0	9.00	54.00	6.20
2019	45500 E	E 0	W 0	9.00	56.00	8.20
2018	45000 F	E 22500	W 22500	9.00	53.30	9.30
2017	44000 C	E 22000	W 22000	9.00	53.20	5.20
2016	42000 C	E 21000	W 21000	9.00	57.10	5.20
2015	40500 C	E 20500	W 20000	9.00	56.60	5.20
2014	38500 F	E 19000	W 19500	9.00	56.60	5.00
2013	37500 C	E 18500	W 19000	9.00	57.20	5.00
2012	41000 C	E 20500	W 20500	9.00	57.10	4.90
2011	39500 F	E 19000	W 20500	9.00	56.70	6.20
2010	40500 C	E 19500	W 21000	10.19	55.56	6.20
2009	39500 C	E 19500	W 20000	9.18	58.15	5.10
2008	41000 C	E 20500	W 20500	9.84	57.71	10.00
2007	37000 C	E 18500	W 18500	10.16	54.76	10.00
2006	39500 C	E 19500	W 20000	10.23	54.38	11.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6049 - SR 78/PINE ISLAND RD, 2000' E OF PONDELLA RD, PTMS 5026, LCPR 49

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	29000 T	0	0	9.00	57.00	9.90
2020	28500 S	0	0	9.00	54.00	6.90
2019	30000 F	0	0	9.00	56.00	7.70
2018	29927 C	0	0	9.00	55.30	8.00
2017	29000 F	0	0	9.00	55.30	7.40
2016	28134 C	E 13295	W 14839	9.00	55.30	7.00
2015	27364 C	E 12864	W 14500	9.00	56.60	5.90
2014	26000 C	E 11982	W 14018	9.00	57.10	5.90
2013	23162 C	E 10634	W 12528	9.00	57.10	5.40
2012	23695 C	E 10824	W 12871	9.00	57.10	5.60
2011	22431 C	E 11193	W 11238	9.00	55.60	6.00
2010	22902 C	E 11333	W 11569	10.19	55.56	5.40
2009	24948 C	E 11439	W 13509	9.18	58.15	5.50
2008	24214 C	E 11059	W 13155	9.42	57.15	5.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5042 - SR 78, WEST OF SR 45/US 41 (LC364)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	35500 C	E 17000	W 18500	9.00	57.00	8.40
2020	36500 E	E 0	W 0	9.00	54.00	6.30
2019	36000 C	E 0	W 0	9.00	56.00	7.80
2018	35500 C	E 17000	W 18500	9.00	53.30	7.20
2017	34500 C	E 16500	W 18000	9.00	53.20	7.10
2016	33000 C	E 16000	W 17000	9.00	57.10	5.80
2015	30500 C	E 14500	W 16000	9.00	56.60	5.60
2014	28000 F	E 13500	W 14500	9.00	56.60	4.70
2013	27000 C	E 13000	W 14000	9.00	57.20	4.70
2012	26000 C	E 12500	W 13500	9.00	57.10	5.40
2011	24000 F	E 11500	W 12500	9.00	56.70	5.80
2010	25000 C	E 12000	W 13000	10.19	55.56	5.80
2009	29500 C	E 14500	W 15000	9.18	58.15	5.30
2008	30500 C	E 14500	W 16000	9.84	57.71	6.60
2007	29500 C	E 14000	W 15500	10.16	54.76	9.10
2006	31500 C	E 15000	W 16500	10.23	54.38	10.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0003 - SR 78/PINE ISLAND RD, WEST OF SR 739/US 41B LC365

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	31000 C	E 15500	W 15500	9.00	57.00	9.90
2020	32500 E	E 0	W 0	9.00	54.00	6.90
2019	32000 E	E 0	W 0	9.00	56.00	7.10
2018	31500 C	E 16000	W 15500	9.00	53.30	7.50
2017	29500 C	E 14500	W 15000	9.00	53.20	7.60
2016	32500 C	E 16000	W 16500	9.00	57.10	6.60
2015	30000 C	E 15000	W 15000	9.00	56.60	6.20
2014	26000 F	E 12500	W 13500	9.00	56.60	5.80
2013	25000 C	E 12000	W 13000	9.00	57.20	5.80
2012	26000 C	E 12500	W 13500	9.00	57.10	6.00
2011	26500 F	E 13000	W 13500	9.00	56.70	5.60
2010	27500 C	E 13500	W 14000	10.19	55.56	5.60
2009	28000 C	E 14000	W 14000	9.18	58.15	6.80
2008	32500 C	E 16000	W 16500	9.84	57.71	5.50
2007	33500 C	E 17000	W 16500	10.16	54.76	8.50
2006	34000 C	E 17000	W 17000	10.23	54.38	10.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 1269 - ORANGE GROVE BLVD, BTWN TROPIC TERRACE AND JAVA WAY

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	10300 C	N 4800	S 5500	9.00	57.00	5.30
2020	11500 E	N 0	S 0	9.00	59.30	6.90
2019	11000 F	N	S	9.00	59.60	7.70
2018	10600 C	N 4900	S 5700	9.00	53.30	8.00
2017	9400 S	N	S	9.00	59.80	7.40
2016	9400 F	N 4300	S 5100	9.00	51.60	7.00
2015	9200 C	N 4200	S 5000	9.00	55.50	5.90

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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5029 - SR 45/US 41, N OF DIPLOMAT PKWY E LC419

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	26000 C	N 12500	S 13500	9.00	53.10	6.20
2020	31500 C	N 15500	S 16000	9.00	52.80	4.10
2019	30000 C	N 14500	S 15500	9.00	53.30	4.70
2018	29500 C	N 14500	S 15000	9.00	53.30	4.30
2017	24000 C	N 12000	S 12000	9.00	53.20	4.90
2016	29500 C	N 14500	S 15000	9.00	56.20	4.10
2015	28500 C	N 14000	S 14500	9.00	54.50	3.90
2014	27000 C	N 13500	S 13500	9.00	54.60	3.70
2013	23500 C	N 11500	S 12000	9.00	59.70	5.30
2012	23500 C	N 11500	S 12000	9.00	54.30	4.30
2011	27500 C	N 13000	S 14500	9.00	55.00	4.00
2010	28500 C	N 13500	S 15000	10.32	57.60	4.50
2009	26000 C	N 12500	S 13500	10.24	54.47	5.20
2008	27000 C	N 13000	S 14000	10.37	58.94	3.90
2007	28500 C	N 13000	S 15500	10.16	54.76	5.30
2006	29000 C	N 13500	S 15500	10.23	54.38	7.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6001 - US 41, 200' N OF NORTH KEY DRIVE, PTMS 31, LCPR 01

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	43000 T	0	0	9.00	53.10	5.00
2020	42000 S	0	0	9.00	52.80	4.10
2019	44000 F	0	0	9.00	53.30	5.80
2018	44428 C	0	0	9.00	70.50	4.20
2017	45500 F	0	0	9.00	70.50	4.30
2016	44122 C	N 24770	S 19352	9.00	70.50	4.60
2015	42005 C	N 23725	S 18280	9.00	70.70	4.10
2014	41448 C	N 23450	S 17998	,9.00	70.70	3.30
2013	36427 C	N 21131	S 15296	9.00	70.70	3.30
2012	40000 F	N 0	S 0	9.00	71.80	4.00
2011	40125 C	N 24031	S 16094	9.00	71.80	3.90
2010	39989 C	N 23279	S 16710	9.98	71.78	3.40
2009	41563 C	N 24046	S 17517	9.84	72.83	4.10
2008	41636 C	N 23985	S 17651	9.84	72.83	4.70

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6041 - SR 739/US 41B, 500' N OF EDISON BRIDGE, PTMS 19, LCPR 41

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	45500 C	N 23500	S 22000	9.00	52.60	8.20
2020	29000 X	0	0	9.00	51.70	9.20
2019	30500 X	0	0	9.00	52.00	5.90
2018	30500 E	0	0	9.00	52.30	6.10
2017	30000 S	0	0	9.00	53.20	6.20
2016	29000 F	0	0	9.00	57.90	5.60
2015	28057 C	N 16835	S 11222	9.00	72.80	6.40
2014	25845 C	N 15006	S 10839	9.00	72.80	5.80
2013	25072 C	N 14006	S 11066	9.00	72.80	6.70
2012	25000 C	N 13419	S 11581	9.00	72.80	5.30
2011	25865 C	N 13419	S 12446	9.00	71.60	5.90
2010	25948 C	N 13447	S 12501	11.43	71.72	5.60
2009	25736 C	N 13260	S 12476	11.19	71.69	6.10
2008	25223 C	N 12629	S 12594	12.36	78.72	5.80

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4166 - HANCOCK BRIDGE ROAD, EAST OF SANTA BARBARA BLVD.

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	18500 C	E 8000	W 10500	9.00	57.00	4.00
2020	18500 E	E 0	W 0	9.00	53.40	4.10
2019	18000 F	E	W	9.00	53.80	3.60
2018	17500 C	E 7500	W 10000	9.00	53.30	3.60
2017	16000 E	E	W	9.00	55.20	10.10
2016	16000 S	E 6700	W 9300	9.00	51.60	3.00
2015	15800 F	E 6600	W 9200	9.00	55.50	3.00
2014	15100 C	E 6300	W 8800	9.00	55.20	3.00
2013	15700 S	E 6800	W 8900	9.00	55.00	5.10
2012	15700 F	E 6800	W 8900	9.00	55.30	5.50
2011	15800 C	E 6800	W 9000	9.00	55.20	6.00

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TRAFFIC DATA FROM THE LEE COUNTY CONCURRENCY REPORT

9/23/2021

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK FROM	TO	ROAD TYPE	PERFORMANCE STANDARD LOS	PERFORMANCE STANDARD CAPACITY	2020 100TH HIGHEST HOUR LOS	2020 100TH HIGHEST HOUR VOLUME	FORECAST FUTURE LOS	FORECAST FUTURE VOLUME	NOTES
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	410	C	431	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	270	C	284	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	C	355	C	373	
00400	ALEXANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	D	571	D	600	
00500	ALEXANDER BELL	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	571	E	664	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,171	B	1,230	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,171	B	1,532	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,171	B	1,419	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,051	B	2,156	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,061	B	1,208	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN	E	1,100/1,840	C	378	E	782	4 Ln constr 2018, EEPCO Study*
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224	EEPCO Study
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	55	C	162	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	116	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	607	C	865	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	2,100	C	1,750	C	1,925	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	2,100	C	1,774	F	2,236	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,100	C	1,191	C	1,462	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	924	C	691	C	877	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	924	C	532	C	673	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,403	B	1,475	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,403	B	1,475	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	A	1,129	A	1,221	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	985	A	1,035	
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	346	C	548	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	651	C	685	Constrained In City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,494	C	1,571	Constrained In City Plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,532	C	1,610	Constrained, old count projection(2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,818	C	1,910	Constrained In City Plan(2010)
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	1,995	C	2,097	Constrained In City Plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	667	B	701	Constrained In City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	END OF CO. MAINTAINED	4LD	E	2,020	B	667	B	701	Constrained In City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	692	E	782	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,766	E	1,856	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	275	C	289	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	157	C	165	
03500	BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	E	860	C	299	C	314	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	477	D	501	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	383	C	403	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	529	E	884	Buckingham 345, Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	B	923	B	970	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	506	C	604	
04200	BUS 41 (N TAMIAMI TR, SR 7	CITY LIMITS (N END EDIS	PONDELLA RD	6LD	D	3,171	C	1,249	C	1,554	
04300	BUS 41 (N TAMIAMI TR, SR 7	PONDELLA RD	SR 78	6LD	D	3,171	C	1,249	C	1,554	
04400	BUS 41 (N TAMIAMI TR, SR 7	SR 78	LITTLETON RD	4LD	D	2,100	C	1,000	C	1,275	
04500	BUS 41 (N TAMIAMI TR, SR 7	LITTLETON RD	US 41	4LD	D	2,100	C	614	C	827	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,053	D	3,209	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	2LN	E	860	C	267	C	302	Constrained, old count(2010)
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	328	C	345	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	105	C	150	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	268	C	420	Estero maintains to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	*
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,059	D	2,164	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,059	D	2,164	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,815	D	1,907	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	F	3,049	F	3,204	*
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	D	2,821	F	2,965	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	B	2,241	C	2,355	*
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	100	C	105	old count
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	217	C	245	old count projection(2010)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	22	C	226	old count, added VA clinic(2009)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	1,007	C	1,272	Galleria at Corkscrew
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	F	2,129	F	2,238	
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,022	C	1,234	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	1,181	C	1,393	
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	C	499	E	978	EEPCO Study, The Place, Verdana Village
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	143	C	293	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	336	C	353	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	225	C	237	

9/23/2021

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK FROM	TO	ROAD TYPE	PERFORMANCE STANDARD LOS	PERFORMANCE STANDARD CAPACITY	2020 100TH HIGHEST HOUR LOS	2020 100TH HIGHEST HOUR VOLUME	FORECAST FUTURE LOS	FORECAST FUTURE VOLUME	NOTES
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	594	E	644	Constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	2,100	C	1,621	D	2,037	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	2,100	C	1,580	C	1,855	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	489	C	535	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	293	D	552	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	293	C	308	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	285	C	414	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	740	D	778	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	510	C	536	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	736	B	774	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,101	B	1,176	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	1,094	B	1,150	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	93	C	98	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	77	C	89	
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	77	C	81	
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS B.	MAIN ST	2LD	D	970		1,022		1,151	Constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,022	C	1,151	PD&E Study
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	970	C	689	C	767	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	2,100	C	689	C	767	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	448	C	471	*
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	D	591	D	621	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	937	E	985	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	294	C	309	*
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,512	C	1,764	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,481	B	1,556	
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,069	B	1,272	
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,038	B	1,091	
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,038	A	1,091	
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	399	C	419	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	640	D	673	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	970	C	652	C	831	PD&E/SEIR Study
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	820	B	460	B	669	PD&E/SEIR Study
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	211	C	237	*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	315	D	672	Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	315	C	448	Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	712	E	813	Constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	D	712	E	809	
24900	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,243	A	1,306	
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,243	A	1,306	
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,896	A	2,126	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,896	A	1,993	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,896	A	1,993	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,517	C	1,618	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,489	B	1,565	
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,526	B	1,604	
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,526	B	1,604	
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,189	D	1,250	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,189	D	1,250	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	42	C	53	Old Count
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	443	C	466	*
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	443	C	466	*
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	E	730	E	767	*
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	D	600	D	630	
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	E	855		1,012	Copperhead
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,502	B	1,685	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	855	B	964	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	B	855	B	1,198	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	199	C	209	
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	188	D	701	Elementry U.
27000	TREELINE AVE	TERMIMAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,050	A	1,288	Harley Davidson
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	799	A	840	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	793	A	833	
29800	US 41 (S TAMIAMI TR)	OLD 41	CORKSCREW RD	6LD	D	3,171	C	2,020	C	2,273	
29900	US 41 (S TAMIAMI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	3,171	C	1,901	C	2,354	
30000	US 41 (S TAMIAMI TR)	SANIBEL BLVD	ALICO RD	6LD	D	3,171	C	2,069	C	2,812	
30100	US 41 (S TAMIAMI TR)	ALICO RD	ISLAND PARK RD	6LD	D	3,171	C	2,069	C	2,467	

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LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK FROM	TO	ROAD TYPE	PERFORMANCE STANDARD LOS	PERFORMANCE STANDARD CAPACITY	2020 100TH HIGHEST HOUR LOS	2020 100TH HIGHEST HOUR VOLUME	FORECAST FUTURE LOS	FORECAST FUTURE VOLUME	NOTES
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	4LD	D	3,240	B	569	B	698	
13500	IMPERIAL PKWY	COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,009	B	1,061	
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	B	973	B	1,023	
13600	IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	C	381	C	460	*
13700	ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	75	C	247	
13800	JOEL BLVD	BELL BLVD	18TH ST	4LN	E	2,120	B	625	B	835	Joel Blvd CPD
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	490	D	515	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	62	C	72	old count projection
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	256	C	269	*
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	282	C	296	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	106	C	120	old count projection(2010)
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	436	C	458	
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	B	2,335	B	2,454	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	B	2,037	B	2,216	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	B	2,257	B	2,372	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	1,006	B	1,057	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	C	1,006	F	1,057	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	544	D	614	old count projection(2015)
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	832	B	867	*
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	E	843	F	917	
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	470	C	494	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	C	496	C	522	
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	B	338	B	413	4 Ln design & ROW
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	304	C	319	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	77	C	89	old count projection
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	B	1,176	B	1,236	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,105	B	1,162	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	943	A	1,001	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	943	A	991	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR BLVD/GI	IONA LOOP RD	4LD	D	2,100	C	1,451	C	1,625	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	2,100	C	1,599	C	1,625	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	2,100	C	1,599	C	1,798	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	2,100	C	1,599	C	1,798	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	924	C	727	C	802	Constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	970	F	1,057	F	1,168	Constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	970	F	1,057	F	1,168	Constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	977	C	1,376	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	2,100	C	1,140	C	1,452	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	2,100	C	1,303	C	1,623	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	2,100	C	1,349	C	1,880	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	3,171	C	1,070	C	1,537	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	C	180	*
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	C	184	*
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	182	C	206	old count projection(2009)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	64	C	67	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	114	C	133	*
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	120	C	126	*
18200	NO RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	164	B	283	
18300	NO RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	164	B	309	
18400	NO RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	113	A	146	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	82	C	95	old count projection
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	393	C	488	old count(2009)
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	614	C	645	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	D	510	D	536	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	D	510	D	544	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	147	C	154	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	C	805	C	846	
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	C	838	C	880	4 Ln design & ROW
19800	ORTIZ AVE	LUCKETT RD	SR 80	2LN	E	900	B	350	B	368	4 Ln design & ROW
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	2,100	C	1,096	C	1,210	
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	3,171	C	1,096	C	1,205	
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	3,171	C	1,619	C	2,006	
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	2,100	C	1,619	C	1,905	
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	3,280	B	1,764	C	2,208	
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	2,210	C	1,402	C	1,797	
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	2,210	B	1,224	C	1,541	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	466	C	489	
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	196	C	206	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	147	C	159	

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LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK FROM	TO	ROAD TYPE	PERFORMANCE STANDARD LOS	CAPACITY	2020 100TH HIGHEST HOUR LOS	VOLUME	FORECAST FUTURE LOS	VOLUME	NOTES
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,131	D	1,189	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,392	D	1,463	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,392	D	1,463	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,161	D	2,271	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,263	D	2,378	
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	E	2,520	Constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	E	3,030	F	3,303	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	E	3,030	F	3,185	Constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	A	2,396	B	2,518	
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	A	2,396	B	2,518	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	B	2,737	B	2,876	
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160	F	2,355	F	2,632	Sky Walk, Timber Creek*
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	273	C	304	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	15	C	29	old count projection(2010)
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	C	1,404	C	1,586	old count projection(2009)
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	C	1,404	C	1,586	old count projection(2009)
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	1,769	D	1,859	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	D	2,090	D	2,196	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	D	2,038	D	2,142	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,555	C	1,635	*
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	435	C	715	Crane Landing
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	29	C	30	*
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	336	A	354	Constrained*
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	B	601	C	631	Constrained*
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	B	601	C	631	Constrained*
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	716	F	779	Constrained, old count(2010)
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	790	B	1,083	East & West Cypress View*
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	876	B	921	*
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	100	C	116	old count projection
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	403	C	436	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,251	D	1,315	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,496	D	1,572	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	240	C	267	Constrained*
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	1,233	C	1,296	
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	C	505	C	531	Old Count
10900	GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	550	C	578	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,217	C	1,352	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	C	1,217	C	1,279	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	B	1,217	B	1,279	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	C	2,089	C	2,195	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	75	C	79	*
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	B	1,548	B	1,643	
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	870	C	1,005	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,024	B	1,076	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,414	B	1,486	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,394	B	1,465	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,394	B	1,465	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	357	C	375	*
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	E	529	E	556	Constrained*
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	E	529	E	556	Constrained*
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	E	529	E	556	Constrained*
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	526	E	696	*
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	526	E	696	*
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	2,960	C	526	C	696	4 lane under construction
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	C	963	C	1,059	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,620	D	5,557	F	6,562	
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	5,620	D	4,907	E	5,804	
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	6,620	C	4,972	C	5,632	
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	5,620	C	4,544	D	5,435	
	I-75	COLONIAL BLVD	M.L.K.(SR 82)	6LF	D	5,620	C	4,336	D	5,036	
32300	I-75	M.L.K.(SR 82)	LUCKETT RD	6LF	D	5,620	C	4,596	D	5,253	
32400	I-75	LUCKETT RD	SR 80	6LF	D	6,620	B	4,363	C	4,933	
32500	I-75	SR 80	SR 78	6LF	D	6,620	B	3,635	B	4,145	
32600	I-75	SR 78	COUNTY LINE	6LF	C	4,670	B	2,696	B	2,990	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	200	C	210	
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	3,171	C	1,701	C	2,177	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	3,171	C	1,191	C	1,532	
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	4,860	B	1,385	B	1,683	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	3,240	B	564	B	688	

TRAFFIC DATA FROM LEE COUNTY

TRAFFIC COUNT REPORT

PCS 34 - Pondella Road east of Betmar Blvd

2021 AADT = 23,600 VPD

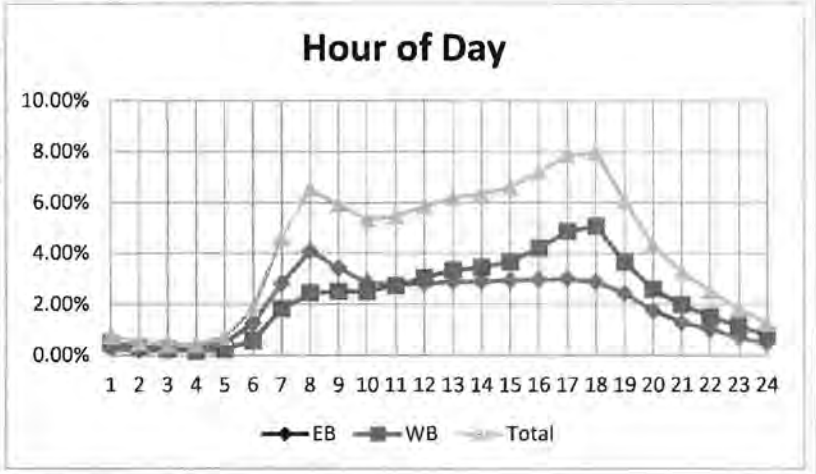
Hour	EB	WB	Total
0	0.28%	0.48%	0.75%
1	0.18%	0.30%	0.48%
2	0.18%	0.25%	0.42%
3	0.25%	0.18%	0.42%
4	0.48%	0.23%	0.71%
5	1.25%	0.57%	1.82%
6	2.82%	1.82%	4.64%
7	4.09%	2.45%	6.54%
8	3.43%	2.51%	5.94%
9	2.85%	2.49%	5.34%
10	2.76%	2.74%	5.50%
11	2.82%	3.04%	5.86%
12	2.88%	3.34%	6.22%
13	2.90%	3.46%	6.36%
14	2.95%	3.68%	6.63%
15	2.97%	4.22%	7.20%
16	3.01%	4.87%	7.88%
17	2.88%	5.08%	7.97%
18	2.42%	3.66%	6.08%
19	1.75%	2.59%	4.34%
20	1.29%	1.99%	3.27%
21	1.01%	1.51%	2.52%
22	0.70%	1.14%	1.84%
23	0.47%	0.78%	1.25%

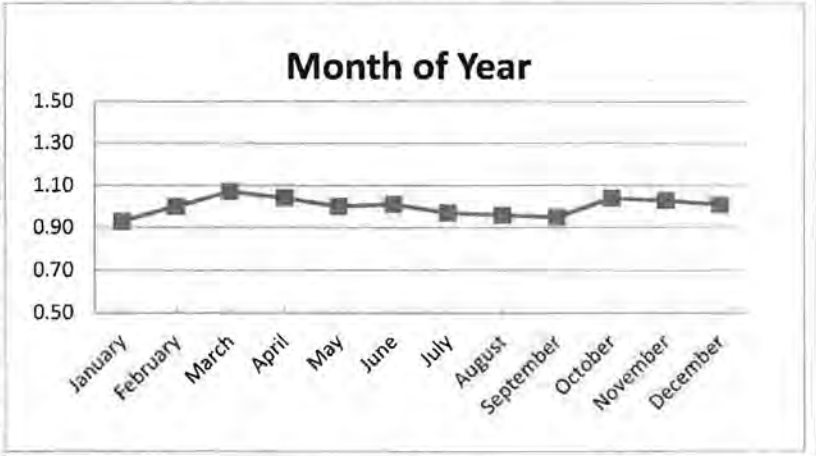
Month of Year	Fraction
January	0.93
February	1.00
March	1.07
April	1.04
May	1.00
June	1.01
July	0.97
August	0.96
September	0.95
October	1.04
November	1.03
December	1.01

Directional Factor		
AM	0.63	EB
PM	0.62	WB

Day of Week	Fraction
Sunday	0.65
Monday	1.04
Tuesday	1.09
Wednesday	1.11
Thursday	1.11
Friday	1.13
Saturday	0.86

Design Hour Volume		
#	Volume	Factor
5	2403	0.102
10	2388	0.101
20	2351	0.100
30	2336	0.099
50	2306	0.098
100	2261	0.096
150	2224	0.094
200	2197	0.093





PCS 17 - Hancock Bridge Pkwy west of Beau Dr

2021 AADT = 21,100 VPD

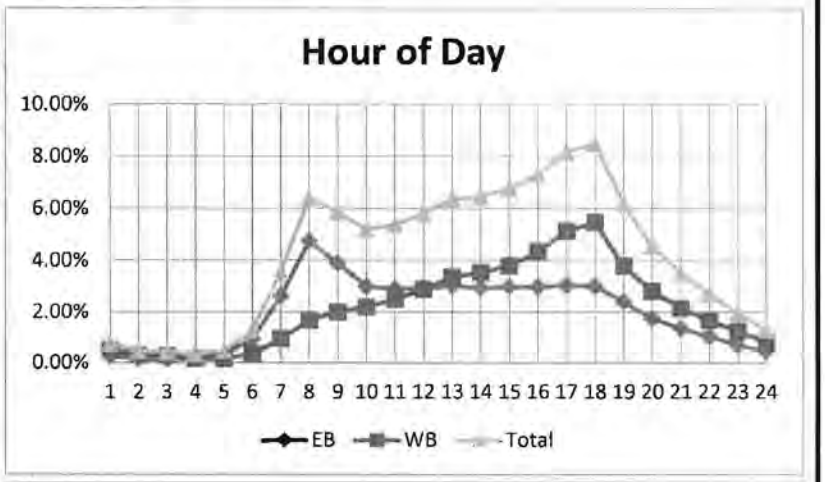
Hour	EB	WB	Total
0	0.26%	0.50%	0.75%
1	0.16%	0.31%	0.47%
2	0.14%	0.28%	0.42%
3	0.18%	0.17%	0.35%
4	0.34%	0.15%	0.49%
5	0.94%	0.35%	1.29%
6	2.63%	0.94%	3.57%
7	4.75%	1.68%	6.43%
8	3.89%	2.00%	5.88%
9	3.00%	2.21%	5.21%
10	2.91%	2.49%	5.40%
11	2.94%	2.88%	5.82%
12	3.03%	3.36%	6.39%
13	2.94%	3.53%	6.47%
14	2.99%	3.80%	6.79%
15	2.98%	4.34%	7.32%
16	3.05%	5.14%	8.19%
17	3.02%	5.48%	8.49%
18	2.42%	3.78%	6.21%
19	1.75%	2.82%	4.57%
20	1.36%	2.16%	3.52%
21	1.04%	1.68%	2.72%
22	0.70%	1.25%	1.95%
23	0.45%	0.84%	1.30%

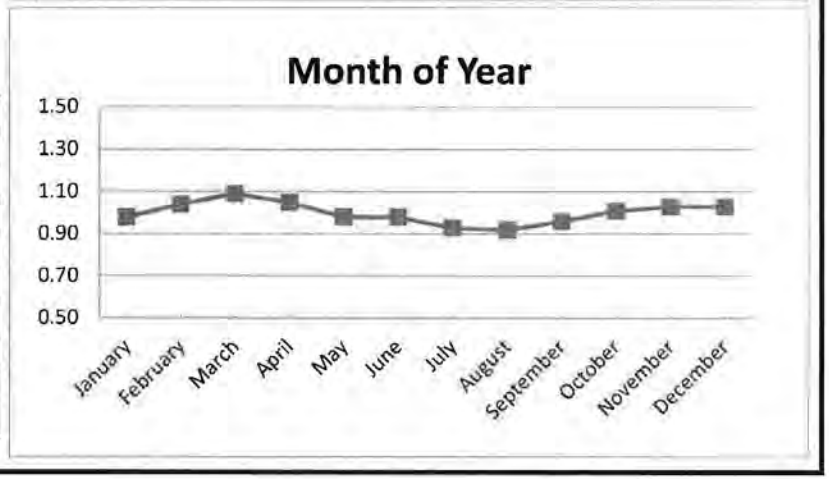
Month of Year	Fraction
January	0.98
February	1.04
March	1.09
April	1.05
May	0.98
June	0.98
July	0.93
August	0.92
September	0.96
October	1.01
November	1.03
December	1.03

Day of Week	Fraction
Sunday	0.68
Monday	1.03
Tuesday	1.09
Wednesday	1.11
Thursday	1.1
Friday	1.13
Saturday	0.84

Directional Factor		
AM	0.74	EB
PM	0.63	WB

Design Hour Volume		
#	Volume	Factor
5	2336	0.111
10	2315	0.110
20	2280	0.108
30	2238	0.106
50	2210	0.105
100	2156	0.102
150	2119	0.100
200	2085	0.099





PCS 40 - Del Prado Blvd south of Four Mile Cove Pkwy

2021 AADT = 45,000 VPD

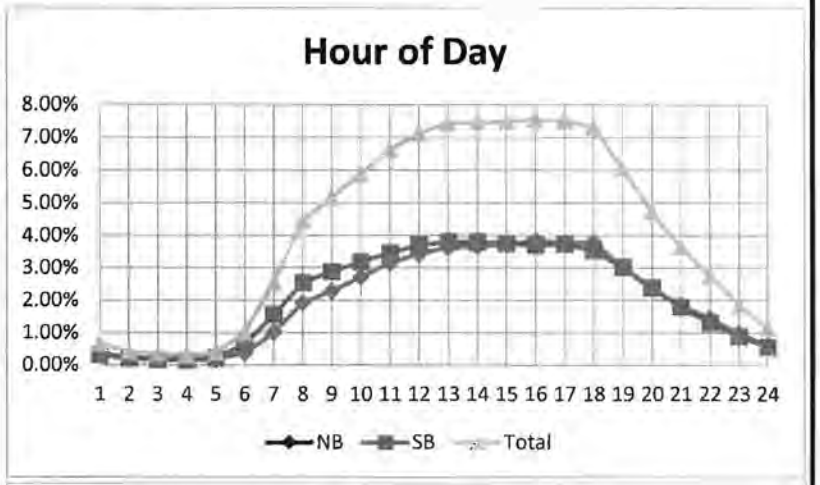
Hour	NB	SB	Total
0	0.37%	0.31%	0.67%
1	0.22%	0.20%	0.42%
2	0.18%	0.16%	0.35%
3	0.15%	0.14%	0.29%
4	0.17%	0.22%	0.38%
5	0.36%	0.64%	1.00%
6	1.00%	1.55%	2.55%
7	1.91%	2.55%	4.46%
8	2.29%	2.89%	5.18%
9	2.71%	3.18%	5.89%
10	3.16%	3.47%	6.63%
11	3.43%	3.70%	7.13%
12	3.64%	3.81%	7.45%
13	3.67%	3.80%	7.47%
14	3.74%	3.76%	7.50%
15	3.84%	3.71%	7.55%
16	3.78%	3.74%	7.52%
17	3.79%	3.53%	7.32%
18	3.03%	3.03%	6.06%
19	2.34%	2.39%	4.73%
20	1.86%	1.80%	3.66%
21	1.46%	1.32%	2.77%
22	0.98%	0.89%	1.87%
23	0.60%	0.55%	1.15%

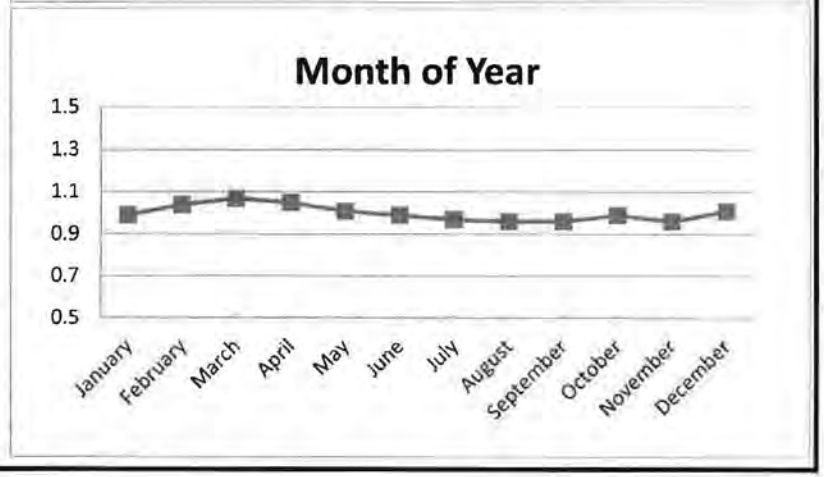
Month of Year	Fraction
January	0.99
February	1.04
March	1.07
April	1.05
May	1.01
June	0.99
July	0.97
August	0.96
September	0.96
October	0.99
November	0.96
December	1.01

Day of Week	Fraction
Sunday	0.75
Monday	1.03
Tuesday	1.06
Wednesday	1.09
Thursday	1.06
Friday	1.11
Saturday	0.92

Directional Factor		
AM	0.61	SB
PM	0.51	NB

Design Hour Volume		
#	Volume	Factor
5	4107	0.091
10	4049	0.090
20	4024	0.089
30	4001	0.089
50	3965	0.088
100	3905	0.087
150	3870	0.086
200	3844	0.085





Updated 3/31/22			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
PALM BEACH BLVD (SR 80)	W OF SR 31	5	26300	26400	27600	30100	32900	33700	35200	36700	34000	39200
PALM BEACH BLVD (SR 80)	W OF BUCKINGHAM RD	118									26500	34700
PALOMINO RD	N OF DANIELS	501			6700		8200		8900		8600	
PAUL J DOHERTY PKWY	S OF DANIELS PKWY	51	2300	1600	1800							
PINE ISLAND RD	@ MATLACHA PASS	3	10200	10600	10800	11400	11500	11500	11600	11800	11300	
PINE ISLAND RD (SR 78)	E OF PONDELLA RD	49	22800	23100	25000	26800	28000	29100	29900	29700	27400	30000
PINE ISLAND RD (SR 78)	EAST OF MERCHANTS CROSSING	108				26100	28500	30400	30100	29300	28300	29600
PINE ISLAND RD (SR 78)	E OF SW 19TH AVE	57				13300	13700	14400	14200	13400		18600
PINE ISLAND RD (SR 78)	W OF NICHOLAS BLVD	113									30300	36900
PINE RIDGE RD	N OF SUMMERLIN RD	368		5000		5600		5600				
PINE RIDGE RD	S OF McGREGOR BLVD	367	5700	5600	4600	5500	5600	5200	5300	5800	5500	
PLANTATION RD	S OF COLONIAL BLVD	328		11500		11000	14300	13100	12700	14900	8400	12100
PLANTATION RD	N OF DANIELS PKWY	370			12400		14200		11900		12200	
PLANTATION RD	N OF SIX MILE CYPRESS	521			5500		6400		5100		4700	
PONDELLA RD	E OF PINE ISLAND RD	373				12000		14900				18200
PONDELLA RD	E OF BETMAR BLVD	34	17700	18000	19000	20000	21000	21300	21600	22000	20800	23600
PONDELLA RD	W OF BUSINESS 41	374		17100	17100		19800					24500
RAY AVE	N OF MEADOW RD	533								4900		
RIVER RANCH RD	S OF CORKSCREW RD	466										2200
SAN CARLOS BLVD	S OF PRESCOTT ST	8	22200	22500	22800	22400	22400	22800	22000	22100	22700	24000

Updated 3/31/22			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
GLADIOLUS DR	E OF SAN CARLOS BLVD	284		7600		13100		13100		11000		11400
GLADIOLUS DR	E OF A&W BULB RD	39	19200	19800	20500	21900	22600	23000	22500	23200	19800	21900
GLADIOLUS DR	W OF US 41	46	40800	37600	38900	40600	42000	42700	41500	43200	39000	44900
GRIFFIN DR	S OF SR 82	534								8000		
GUNNERY RD	N OF IMMOKALEE RD	290	20200	17600	18300	19100	21500	20400			26300	25800
GUNNERY RD	N OF LEE BLVD (CR 884)	289	15800	13600	13600	15100	14800	15500	15800	15700	16700	
GUNNERY RD	S OF BUCKINGHAM RD					7800						
HANCOCK BRIDGE PKWY	W OF BEAU DR	17	17900	18400	20600	21500	22000	22200	23700	22900	19700	21100
HANCOCK BRIDGE PKWY	E OF ORANGE GROVE BLVD	116									15900	
HANCOCK BRIDGE PKWY	W OF ORANGE GROVE BLVD	292		20900	20900	20900	23800	21300	23800	23700	21400	22700
HART RD	N OF BAYSHORE RD (SR 78)	298		6000		6500		6800				
HOMESTEAD RD	@ WESTMINSTER RD	6	26200	24000	24800	26200	27000	27100	27500	26100	20000	26400
HOMESTEAD RD	S OF ARTHUR RD	451	10900	10100	10400	11600	11800	11700				
HOMESTEAD RD	N OF IMMOKOLEE RD	456								1900		
IMMOKALEE RD (SR 82)	W OF COLONIAL BLVD	90				25900	28800			30700	29900	
IMMOKALEE RD (SR 82)	E OF GUNNERY RD	21	25200	23800	25100	26700	28000	26100		28000	27600	36500
IMPERIAL PKWY	N OF STRIKE LN	63	9300	9900	11000	13200	13000	14200	14800	15000	11700	13500
IMPERIAL PKWY	S OF BONITA BEACH RD	492						22200		20200		
IONA RD	W OF McGREGOR BLVD	303		6800		7100		7200		7000		
JOEL BLVD (CR 884)	E OF BELL BLVD	306	14100	12700	13400	14100	14500	14100	13600	14800	13900	

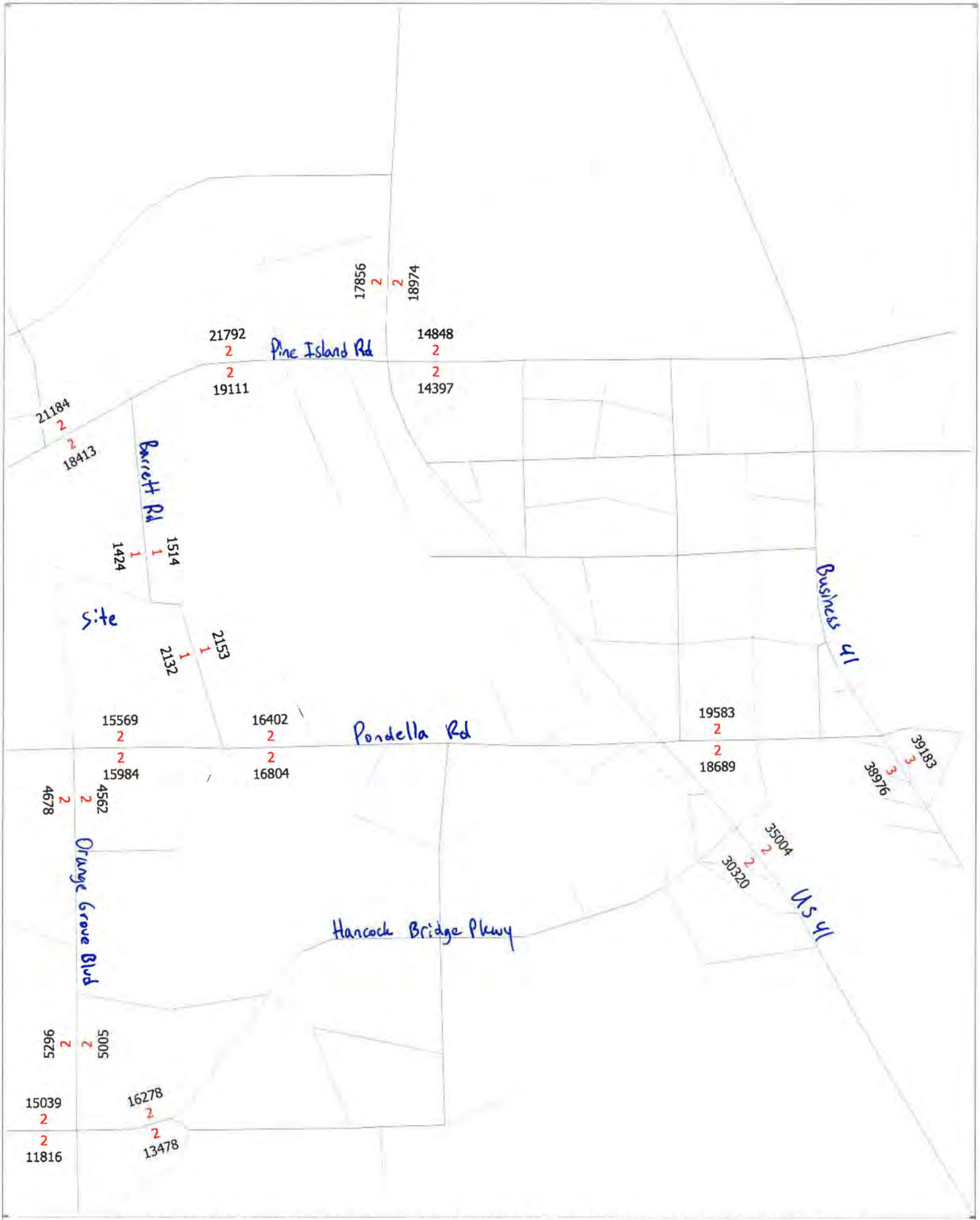
Updated 3/31/22			Daily Traffic Volume (AADT)									
STREET	LOCATION	Station #	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
DANIELS PKWY	W OF I - 75	264	60900	48700	51500	60600		52400				
DANIELS PKWY	E OF I - 75	52	49500	44800	47100	44200		52600	51800	54500	48400	55800
DANIELS PKWY	E OF CHAMBERLIN PKWY	48		35800	38100	37300	41900	45600	41400	41900	40600	46200
DANIELS PKWY	W OF GATEWAY BLVD	89				35800	34500		35700	39000		
DANIELS PKWY	S OF IMMOKALEE RD	524	29800	20600	28200	29000	33400	32100			37400	38700
DANLEY RD	W OF METRO PKWY	518			4900		6300		6700		4500	
DEL PRADO BLVD	S OF BEACH PKWY	86								25500	25500	
DEL PRADO BLVD	S OF CORNWALLIS PKWY	2	36600	37100	37800	38300			40700	40700	36000	45800
DEL PRADO BLVD	S OF FOUR MILE COVE RD	40	45200	45800	46500	45600	46500	46400	45200	45100	40400	45000
DEL PRADO BLVD	E OF US 41	443		4700	5400	6000	6600	7200	7800	7800	8800	
ESTERO BLVD	@ BIG CARLOS PASS BR.	274		9600				9400		10200		
ESTERO BLVD	N OF DENORA ST	44	13700	13500	13500	12700	12400			11000	11400	13400
ESTERO PKWY	W OF BEN HILL GRIFFIN PKW	459		15700		15800		19500		17400		12500
ESTERO PKWY	E OF US 41	465		8200		11500		16200		15700		17100
FIDDLESTICKS BLVD	S OF DANIELS PKWY	276			7200		7700		7800		7700	
FOWLER ST	E OF US 41	511			20700		23300		22100		18800	
FOWLER ST	S OF MORENO ST	28	19400	21700	23000	24500	23700	24900	23900	27400	24800	27700
FOWLER ST	S OF M.L.K. BLVD (SR 82)	119									14400	17400
GASPARILLA BLVD	S OF CHARLOTTE CO. LINE	510			6500							
GATEWAY BLVD	S OF GRIFFIN	536								22460		
GILCHRIST AVE	S OF 4TH STREET W	535										13500

TRAFFIC DATA FROM FDOT'S DISTRICT ONE LOS SPREADSHEET

Section No.	State Road No.	Local Road Name	From	From M.P.	To	To M.P.	Section Length	SIS	Existing Context Class	Functional Classification	Posted Speed	Area Type	Facility Type	FDOT LOS Std.	County LOS Std.	City LOS Std.	Year 2021								
																	Arterial Class	Divided/ UnDivided	One/Two Way	Left Turn Bays	Right Turn Bays	Thru Lanes	Peak Hour Peak Direction Capacity	Volume	LOS
12000040	SR 739	HANSON ST	Fowler St	1.130	Old Metro Pkwy	1.751	0.621		C3C	Principal Arterial-other	30	UA	A	D	D	E	2	U	2W	WL	WR	2	788	601	D
12001000	USB 41	FOWLER ST/USB 41 SB	SR 80 (First St)	0.000	N. End of Edison Bridge	1.029	1.029		C4	Principal Arterial-other	45	UA	A	D	D	E	1	U	TW	DL	DR	3	3,624	1,618	C
12001000	USB 41	N TAMIAMI TR/USB 41	N. End of Edison Bridge	1.029	SR 78/Pine Island Rd/Bayshore Rd	2.731	1.702		C4	Principal Arterial-other	40	UA	A	D	D		1	D	2W	WL	WR	6	3,171	1,715	C
12001000	USB 41	N TAMIAMI TR/USB 41	SR 78/Pine Island Rd/Bayshore Rd	2.731	Littleton Rd	3.838	1.107		C3C	Principal Arterial-other	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	994	C
12001000	USB 41	N TAMIAMI TR/USB 41	Littleton Rd	3.838	US 41 SB	5.137	1.299		C3C	Principal Arterial-other	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	596	C
12001000	USB 41	N TAMIAMI TR/USB 41	US 41 SB	5.137	SR 45/US 41	5.257	0.120		C3C	Principal Arterial-other	45	UA	A	D	D		1	U	TW	DL	DR	1	887	486	C
12001101	USB 41	EVANS AVE/PARK AVE/USB 41 NB	SR 82/MLK Blvd	0.690	N. End of Edison Bridge	2.290	1.600		C4	Principal Arterial-other	45	UA	A	D	D	E	1	U	TW	DL	DR	3	3,624	1,958	C
12004000	SR 865	SAN CARLOS BLVD	Estero Blvd	0.000	CR 869 (Summerlin Rd)	3.118	3.118		C3C	Minor Arterial	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,051	C
12004000	SR 865	SAN CARLOS BLVD	CR 869 (Summerlin Rd)	3.118	CR 867/Old McGregor Blvd	4.778	1.660		C3C	Minor Arterial	45	UA	A	D	D		1	D	2W	WL	WR	2	970	722	C
12004000	SR 865	SIX MILE CYPRESS PKWY	SR 45/US 41	9.570	SR 739 (Metro Pkwy)	10.726	1.156		C3C	Minor Arterial	50	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,941	C
12005000	SR 884	COLONIAL BLVD	SR 45/US 41	1.171	SR 739 (Metro Pkwy)	2.490	1.319		C3C	Principal Arterial-other	45	UA	A	D	D	E	1	D	2W	WL	WR	6	3,171	2,912	C
12005000	SR 884	COLONIAL BLVD	SR 739 (Metro Pkwy)	2.490	Winkler Ave	4.612	2.122		C3C	Principal Arterial-other	55	UA	A	D	D	E	1	D	2W	WL	WR	6	3,171	2,831	C
12005000	SR 884	COLONIAL BLVD	Winkler Ave	4.612	I-75	5.678	1.064		C3C	Principal Arterial-other	45	UA	A	D	D	E	1	D	2W	WL	WR	6	3,171	3,599	F
12005000	SR 884	COLONIAL BLVD	I-75	5.676	400 Ft E. of Dynasty Dr	6.460	0.784		C3C	Principal Arterial-other	45	UA	A	D	D	E	1	D	2W	WL	WR	6	3,171	3,584	F
12010000	US 41	S TAMIAMI TRAIL	Collier County Line	0.000	Terry St/Bonita Bay Blvd	2.129	2.129		C3C	Principal Arterial-other	50	UA	A	D	D	E	1	D	2W	WL	WR	6	3,171	1,913	C
12010000	US 41	S TAMIAMI TRAIL	Terry St/Bonita Bay Blvd	2.129	CR 887/Old US 41 Rd/Pelican Lan	4.420	2.291		C3C	Principal Arterial-other	50	UA	A	D	D	E	1	D	2W	WL	WR	6	3,171	2,246	C
12010000	US 41	S TAMIAMI TRAIL	CR 887/Old US 41 Rd/Pelican Lan	4.420	CR 850 (Corkscrew Rd)	7.929	3.509		C3C	Principal Arterial-other	50	UA	A	D	D	E	1	D	2W	WL	WR	6	3,171	2,342	C
12010000	US 41	S TAMIAMI TRAIL	CR 850 (Corkscrew Rd)	7.929	Estero Pkwy	9.292	1.363		C3C	Principal Arterial-other	50	UA	A	D	D		1	D	2W	WL	WR	6	3,171	2,294	C
12010000	US 41	S TAMIAMI TRAIL	Estero Pkwy	9.292	San Carlos Blvd	10.403	1.111		C3C	Principal Arterial-other	50	UA	A	D	D		1	D	2W	WL	WR	6	3,171	2,318	C
12010000	US 41	S TAMIAMI TRAIL	San Carlos Blvd	10.403	Island Park Rd	13.807	3.404		C3C	Principal Arterial-other	50	UA	A	D	D		1	D	2W	WL	WR	6	3,171	2,576	C
12010000	US 41	S TAMIAMI TRAIL	Island Park Rd	13.807	SR 865/CR 865 (Gladiolus Dr)	15.780	1.973		C3C	Principal Arterial-other	45	UA	A	D	D		1	D	2W	WL	WR	6	3,171	3,002	C
12010000	US 41	S TAMIAMI TRAIL	SR 865/CR 865 (Gladiolus Dr)	15.780	Daniels Pkwy/Cypress Lake Dr	17.051	1.271		C3C	Principal Arterial-other	45	UA	A	D	D		1	D	2W	WL	WR	6	3,171	2,509	C
12010000	US 41	CLEVELAND AVE	Daniels Pkwy/Cypress Lake Dr	17.051	S Airport Rd	19.162	2.111		C3C	Principal Arterial-other	45	UA	A	D	D		1	D	2W	WL	WR	6	3,171	2,598	C
12010000	US 41	CLEVELAND AVE	S Airport Rd	19.162	Winkler Ave	21.047	1.885		C3C	Principal Arterial-other	45	UA	A	D	D	E	1	D	2W	WL	WR	6	3,171	2,418	C
12010000	US 41	CLEVELAND AVE	Winkler Ave	21.047	Hanson St	22.298	1.251		C4	Principal Arterial-other	40	UA	A	D	D	E	1	D	2W	WL	WR	6	3,171	2,092	C
12010000	US 41	CLEVELAND AVE	Hanson St	22.298	Johnson St	23.391	1.093		C4	Principal Arterial-other	40	UA	A	D	D	E	1	D	2W	WL	DR	6	3,020	1,872	C
12010000	US 41	CLEVELAND AVE	Johnson St	23.391	CR 78A/Pondella Rd	25.681	2.290		C3C	Principal Arterial-other	45	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	1,996	C
12010000	US 41	CLEVELAND AVE	CR 78A/Pondella Rd	25.681	Littleton Rd	27.964	2.283		C3C	Principal Arterial-other	55	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,362	C

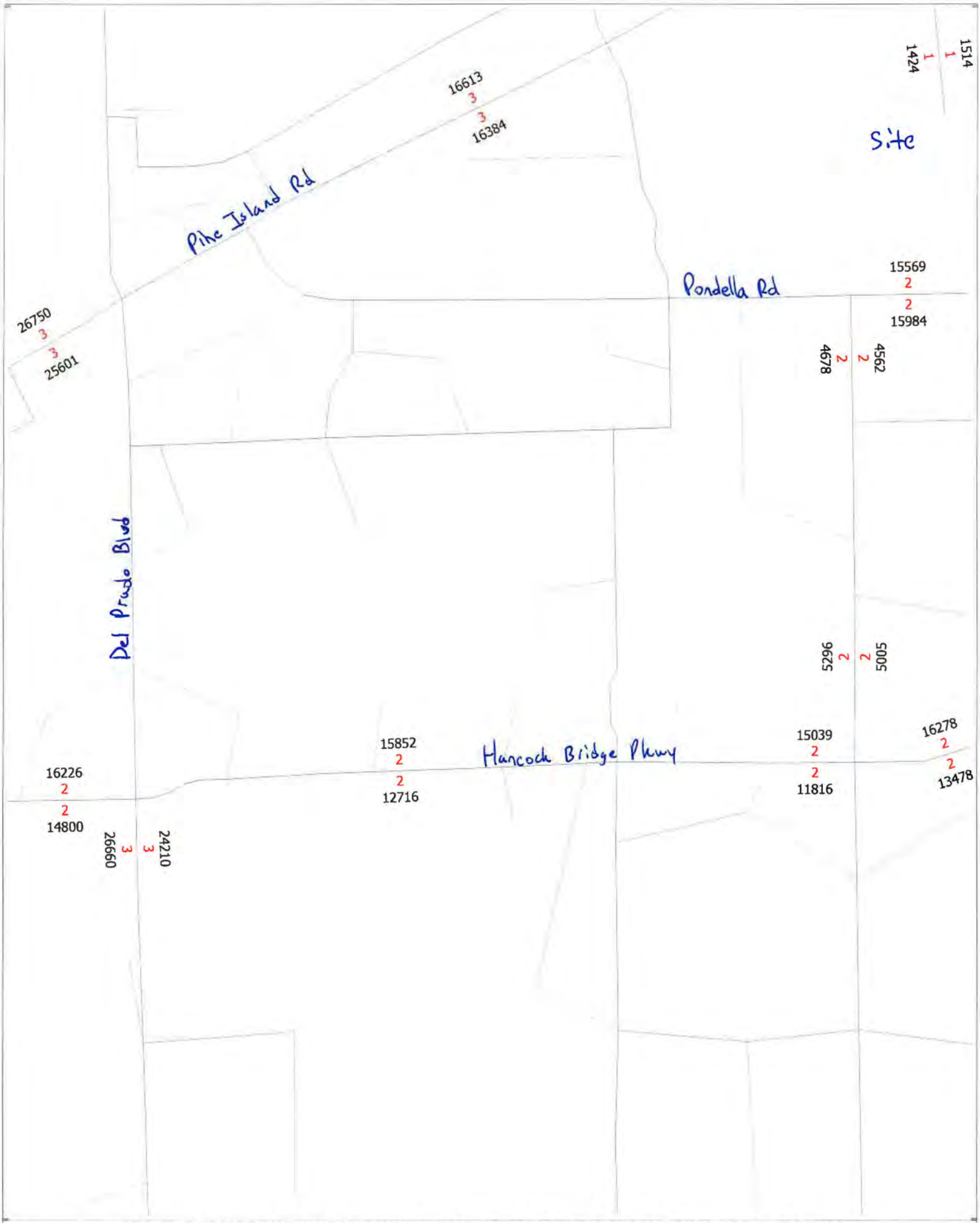
**	12014000	US 41	FOWLER ST	SR 739 (Hanson St)	2.295	SR 82 (MLK Jr Blvd)	3.556	1.261		C4	Principal Arterial-other	35	UA	A	D	D	E	2	U	2W	WL	OR	4	1,548	1,051	D	
	12014000	US 41	FOWLER ST	SR 82 (MLK Blvd)	3.556	SR 80 (Fist St)	4.000	0.444		C4	Principal Arterial-other	35	UA	A	D	D	E	2	U	TW	WL	WR	3	3,175	2,204	D	
##	12015000	SR 739	EVANS AVE	Hanson St	8.733	SR 82 (MLK Jr Blvd)	10.000	1.267		NO DATA	Principal Arterial-other	40	UA	A	D	D	E	1	U	TW	WL	WR	3	3,805		F	
##	12017000	SR 739	EVANS AVE	Hanson St	1.060	SR 82 (MLK Jr Blvd)	2.330	1.270		C3C	Principal Arterial-other	40	UA	A	D	D	E	1	U	TW	WL	WR	3	3,805		F	
	12020000	SR 80	MAIN ST	US 41 (Cleveland Ave)	0.000	SR 82/Monroe St	0.168	0.168		C5	Principal Arterial-other	30	UA	A	D	D	E	2	U	2W	WL	WR	3	1,207	387	C	
	12020000	SR 80 WB	1ST ST	SR 739 (US 41 Bus (Fowler St)	0.658	SR 80/Seaboard St	1.666	1.008		C3C	Principal Arterial-other	35	UA	A	D	D	E	2	U	TW	WL	WR	2	2,054	728	C	
	12020000	SR 80	PALM BEACH BLVD	SR 80/Seaboard St	1.666	CR 80B (Ortiz Ave)	4.364	2.698		C3C	Principal Arterial-other	45	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	1,098	C	
	12020000	SR 80	PALM BEACH BLVD	CR 80B (Ortiz Ave)	4.364	I-75	5.546	1.182		C3C	Principal Arterial-other	45	UA	A	D	D		1	D	2W	WL	WR	6	3,171	1,243	C	
	12020000	SR 80	PALM BEACH BLVD	I-75	5.546	SR 31 (Arcadia Rd)	8.249	2.703	SIS	C3C	Principal Arterial-other	55	UA	A	D	D		1	D	2W	WL	WR	6	3,171	1,616	C	
	12020000	SR 80	PALM BEACH BLVD	SR 31 (Arcadia Rd)	8.249	CR 80A/Buckingham Rd/Old Olga	10.741	2.492	SIS	C3C	Principal Arterial-other	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	2,043	D	
**	12020000	SR 80	PALM BEACH BLVD	CR 80A/Buckingham Rd/Old Olga	10.741	Hickey Creek Rd	13.308	2.567	SIS	C2	Principal Arterial-other	55	UA	H	D	D			D	2W	WL	WR	4	3,280	1,426	B	
	12020000	SR 80	PALM BEACH BLVD	Hickey Creek Rd	13.308	CR 884 (Joel Blvd)	18.227	4.919	SIS	C2	Principal Arterial-other	55	RDA	H	C	C			D	2W	WL	WR	4	2,210	1,179	B	
	12020000	SR 80	PALM BEACH BLVD	CR 884 (Joel Blvd)	18.227	Hendry County Line	20.340	2.113	SIS	C2	Principal Arterial-other	60	RDA	H	C	C			D	2W	WL	WR	4	2,210	1,053	B	
	12020102	SR 80 EB	SR 80/2ND ST/SEABOARD ST	SR 739 (Fowler St)	0.397	SR 80 (Palm Beach Blvd)	1.560	1.163		C4	Principal Arterial-other	35	UA	A	D	D	E	2	U	TW	WL	OR	2	1,958	992	D	
	12040000	SR 867	MCGREGOR BLVD	Old McGregor Blvd	0.000	A & W Bulb Rd	1.993	1.993		C3C	Minor Arterial	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,465	C	
	12040000	SR 867	MCGREGOR BLVD	A & W Bulb Rd	1.993	College Pkwy	3.465	1.472		C3C	Minor Arterial	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,674	C	
	12040000	SR 867	MCGREGOR BLVD	College Pkwy	3.465	Winkler Rd	4.896	1.431		C3R	Minor Arterial	40	UA	A	D	D		1	U	2W	WL	WR	2	924	726	C	
**	12040000	SR 867	MCGREGOR BLVD	Winkler Rd	4.896	CR 884/Colonial Blvd	6.485	1.589		C3R	Minor Arterial	40	UA	A	D	D	E	1	D	2W	WL	WR	2	970	1,039	F	
**	12060000	SR 78	PINE ISLAND RD	CR 765/CR 884/Burnt Store Rd	5.487	Chiquita Blvd	7.514	2.047		C3C	Principal Arterial-other	50	UA	A	D	D	C	1	D	2W	WL	WR	4	2,100	1,662	C	
**	12060000	SR 78	PINE ISLAND RD	Chiquita Blvd	7.514	Santa Barbara Blvd	9.757	2.243		C3C	Principal Arterial-other	50	UA	A	D	D	C	1	D	2W	WL	WR	4	2,100	1,052	D	
**	12060000	SR 78	PINE ISLAND RD	Santa Barbara Blvd	9.757	Del Prado Blvd	12.061	2.304		C3C	Principal Arterial-other	55	UA	A	D	D	C	1	D	2W	WL	WR	4	2,100	2,437	F	
	12060000	SR 78	PINE ISLAND RD	Del Prado Blvd	12.061	Hancock Creek Blvd/NE 24th Ave	13.248	1.187		C3C	Principal Arterial-other	55	UA	A	D	D	C	1	D	2W	WL	WR	4	2,100	1,488	C	
	12060000	SR 78	PINE ISLAND RD	Hancock Creek Blvd/NE 24th Ave	13.248	SR 45/US 41 (Cleveland Ave)	14.741	1.493		C3C	Principal Arterial-other	55	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,621	C	
**	12060000	SR 78	PINE ISLAND RD	SR 45/US 41 (Cleveland Ave)	14.741	SR 739/US 41 Bus	15.858	1.117		C3C	Principal Arterial-other	40	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,590	C	
	12060000	SR 78	BAYSHORE RD	SR 739/US 41 Bus	15.858	New Post Rd/Hart Rd	17.015	1.157		C3R	Principal Arterial-other	50	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,975		
	12060000	SR 78	BAYSHORE RD	New Post Rd/Hart Rd	17.015	Coon Rd/Slater Rd	18.235	1.220		C3R	Principal Arterial-other	50	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,821	C	
	12060000	SR 78	BAYSHORE RD	Coon Rd/Slater Rd	18.235	W of Pritchett Pkwy	21.179	2.944		C2	Principal Arterial-other	50	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,222	C	
	12060000	SR 78	BAYSHORE RD	W of Pritchett Pkwy	21.179	SR 31	24.404	3.225		C3R	Minor Arterial	50	UA	A	D	D		1	U	2W	WL	WR	2	924	741	C	
	12070000	SR 82	DR M L KING JR BLVD	US 41/SR 45	0.000	SR 739 (Fowler St)	0.645	0.645		C4	Minor Arterial	30	UA	A	D	D	E	2	D	2W	WL	WR	2	827	421	D	
	12070000	SR 82	DR M L KING JR BLVD	SR 739 (Fowler Ave)	0.645	Michigan Link Ave	2.966	2.321		C4	Principal Arterial-other	30	UA	A	D	D	E	2	D	2W	WL	WR	4	1,712	1,886	F	
	12070000	SR 82	DR M L KING JR BLVD	Michigan Link Ave	2.966	W of Teter Rd/I-75 NB On Ramp	4.507	1.541		C3C	Principal Arterial-other	50	UA	A	D	D	E	1	D	2W	WL	WR	6	3,171	2,194	C	
	12070000	SR 82	IMMOKALEE ROAD	W of Teter Rd/I-75 NB On Ramp	4.507	Buckingham Rd	6.154	1.647	SIS	C3C	Principal Arterial-other	50	UA	A	D	D	D	1	D	2W	WL	WR	6	3,171	1,906		
	12070000	SR 82	IMMOKALEE ROAD	Buckingham Rd	6.154	SR 45/US 41 (Cleveland Ave)	7.906	1.752	SIS	C2	Principal Arterial-other	55	UA	A	D	D		1	D	2W	WL	WR	6	3,171	1,882	C	
	12070000	SR 82	IMMOKALEE ROAD	Gateway Blvd	7.906	Griffin Dr/Ray Ave S	9.314	1.408	SIS	C3R	Principal Arterial-other	55	UA	A	D	D		1	D	2W	WL	WR	6	3,171	1,362		
	12070000	SR 82	IMMOKALEE ROAD	Griffin Dr/Ray Ave S	9.314	Daniels Pkwy/Gunnery Rd S	11.123	1.809	SIS	C3R	Principal Arterial-other	60	UA	A	D	D		1	D	2W	WL	WR	6	3,171	1,290		
	12070000	SR 82	IMMOKALEE ROAD	Daniels Pkwy/Gunnery Rd S	11.123	Alabama Rd	14.709	3.586	SIS	C3R	Principal Arterial-other	60	UA	H	D	D			D	2W	WL	WR	6	4,920	1,326	B	
	12070000	SR 82	IMMOKALEE ROAD	Alabama Rd	14.709	Bell Blvd S	18.929	4.220	SIS	C3R	Principal Arterial-other	60	UA	H	D	D			D	2W	WL	WR	4	3,280	750	B	
	12070000	SR 82	IMMOKALEE ROAD	Bell Blvd S	18.929	Hendry County Line	21.551	2.622	SIS	C3R	Principal Arterial-other	60	UA	H	D	D			D	2W	WL	OR	4	3,280	707	B	

2045 E+C NETWORK VOLUMES



2045 E+C FINANCIALLY FEASIBLE ROADWAY NETWORK LANES AND VOLUMES

cube



2045 E+C FINANCIALLY FEASIBLE ROADWAY NETWORK LANES AND VOLUMES

cube (Licensed to TR Transportation Consultants Inc)

LEE COUNTY MPO 2045 COST FEASIBLE HIGHWAY PLAN

Cost Feasible Lanes
Interchange/Intersection
Bridge Reconstruction
2 Lane Roadway
2 Lanes one-way
3 Lanes one-way
3 Lane Roadway
4 Lane Roadway
4 Lane Limited Access
6 Lanes Divided
6 Lane Freeway
8 Lane Divided
10 Lane Freeway
Reconstruction
Cost Feasible Projects
N
0
2
4 Miles
GASPARILLA
NALLE GRADE
DURDEN
DE NAVARRA
MELLOW
ARMEDA
OLGA
RIVER
RIVER RD
OLD OLGA
PALM BEACH BL
PALM BEACH
JACARANDA
KISMET
GULFSTREAM
OLD BURNT STORE
BURNT STORE
MARIANA
PONDELLA
BAYSHORE
ORANGE RIVER
CEMETERY
59TH
WINDERMERE
21ST
17TH
15TH
12TH
TICE
LUCKETT RD
BALLARD
NEAL
BUCKINGHAM
SUNSHINE
WILLIAMS
JOEL
MOORE
GOLFVIEW
LEONARD
SENTINELA
RICHMOND
STRINGFELLOW
PINE ISLAND
STRINGFELLOW RD
H STRINGFELLOW
CAPTIVA
SANIBEL CAPTIVA
KINCAID
PERIWINKLE
GULF
TARPON BAY
20TH
CHIQUITA
32ND
COUNTRY CLUB
DEL PRADO
SKYLINE
PELICAN
47TH
WINKLER AV
PLANTATION
PENZANCE
TREELINE
I-75 SR-93
GRIFFIN
36TH
23RD
40TH
SR-82
52ND
PARKDALE
GRANT
MCARTHUR
JAGUAR
BELL
EISENHOWER
COLUMBUS
WILDCAT
TERMINAL ACCESS
BRIARCLIFF
IONA
SHELL POINT
JOHN MORRIS
SUMMERLIN
WINKLER RD
SAN CARLOS
ISLAND PARK
WINGED FOOT
ALICO
ORIOLE
TAMIAMI TR
THREE OAKS
CORKSCREW RD
CORKSCREW
SIX LS FARM
ESTERO
CR-865 ESTERO BL
HICKORY
STRIKE
OLD US-41
I-75
TERRY
MORTON
DEAN
IMPERIAL
BONITA BEACH
41
41B
75

TRAFFIC COUNTS
BARRETT ROAD
@ WESTCREEK CIRCLE

Barrett Rd @ Westcreek Cir 11-3-22 AM

File Name: Barrett Rd @ Westcreek Cir 11-3-22 AM
Location:

Cars and Peds

Site Code:
Study Date: 11/03/2022

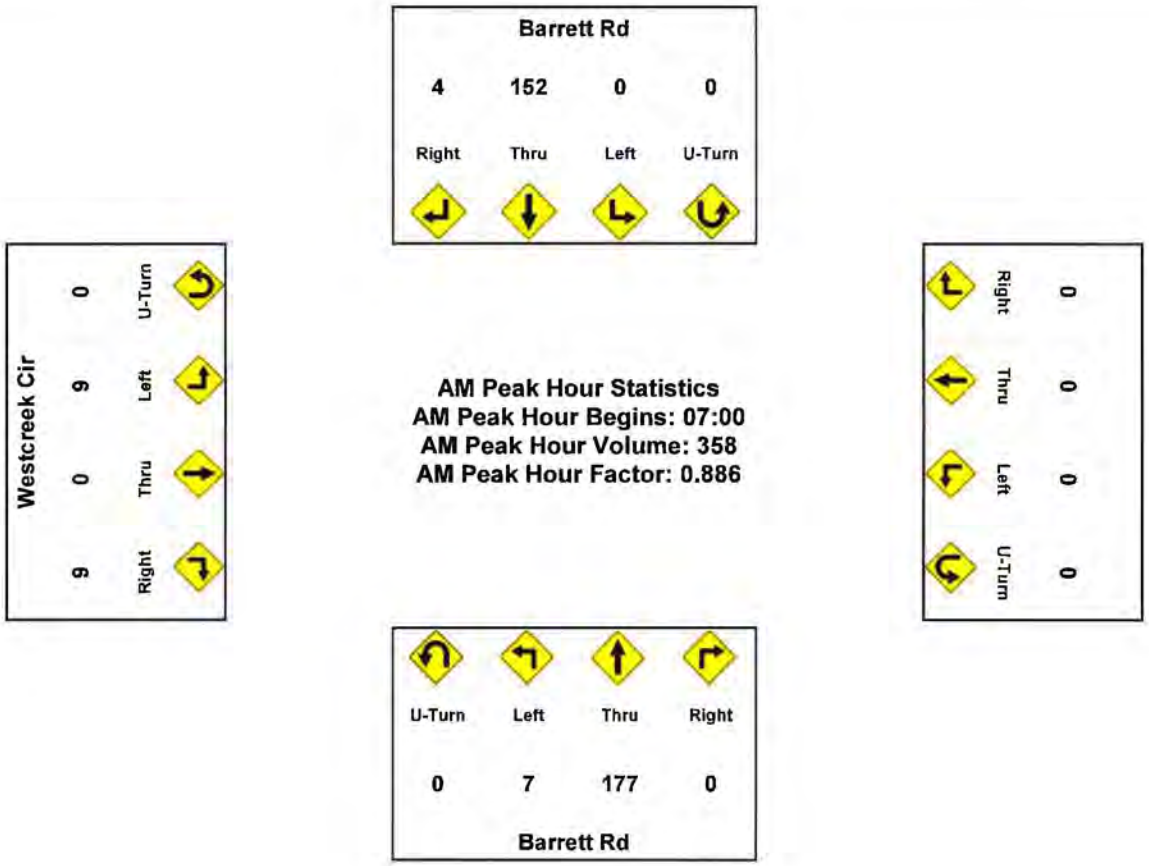
	Barrett Rd Southbound						Westbound						Barrett Rd Northbound						Westcreek Cir Eastbound						
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total
07:00		2	32	0	0	34						0		0	51	2	0	53		3	0	1	0	4	91
07:15		0	30	0	0	30						0		0	48	2	0	50		2	0	2	0	4	84
07:30		0	39	0	0	39						0		0	37	1	0	38		1	0	4	0	5	82
07:45		2	51	0	0	53						0		0	41	2	0	43		3	0	2	0	5	101
Total	0	4	152	0	0	156	0	0	0	0	0	0	0	0	177	7	0	184	0	9	0	9	0	18	358
08:00		1	31	0	0	32						0		0	26	2	0	28		6	0	1	0	7	67
08:15		2	31	0	0	33						0		0	29	2	0	31		2	0	0	0	2	66
08:30		0	33	0	0	33						0		0	30	2	0	32		3	0	0	0	3	68
08:45		3	37	0	0	40						0		0	34	1	0	35		2	0	4	0	6	81
Total	0	6	132	0	0	138	0	0	0	0	0	0	0	0	119	7	0	126	0	13	0	5	0	18	282
Grand Total	0	10	284	0	0	294	0	0	0	0	0	0	0	0	296	14	0	310	0	22	0	14	0	36	640
Appr %		3.4	96.6	0	0			-2	-2	-2	-2			0	95.5	4.5	0			61.1	0	38.9	0		
Total %		1.6	44.4	0	0			0	0	0	0			0	46.3	2.2	0			3.4	0	2.2	0		
AM Pk Hr		07:00	07:00	07:00	07:00	07:00		07:00	07:00	07:00	07:00	07:00		07:00	07:00	07:00	07:00	07:00		07:00	07:00	07:00	07:00	07:00	07:00
AM Pk Vol		4	152	0	0	156		0	0	0	0	0		0	177	7	0	184		9	0	9	0	18	358
AM PHF		0.500	0.745	NaN	NaN	0.736		NaN	NaN	NaN	NaN	NaN		NaN	0.868	0.875	NaN	0.868		0.750	NaN	0.563	NaN	0.900	0.886

Barrett Rd @ Westcreek Cir 11-3-22 AM

File Name: Barrett Rd @ Westcreek Cir 11-3-22 AM
Location:

All Vehicles

Site Code:
Study Date: 11/03/2022



Barrett Rd @ Westcreek Cir 11-3-22 PM

File Name: Barrett Rd @ Westcreek Cir 11-3-22 PM
Location:

Cars and Peds

Site Code:
Study Date: 11/03/2022

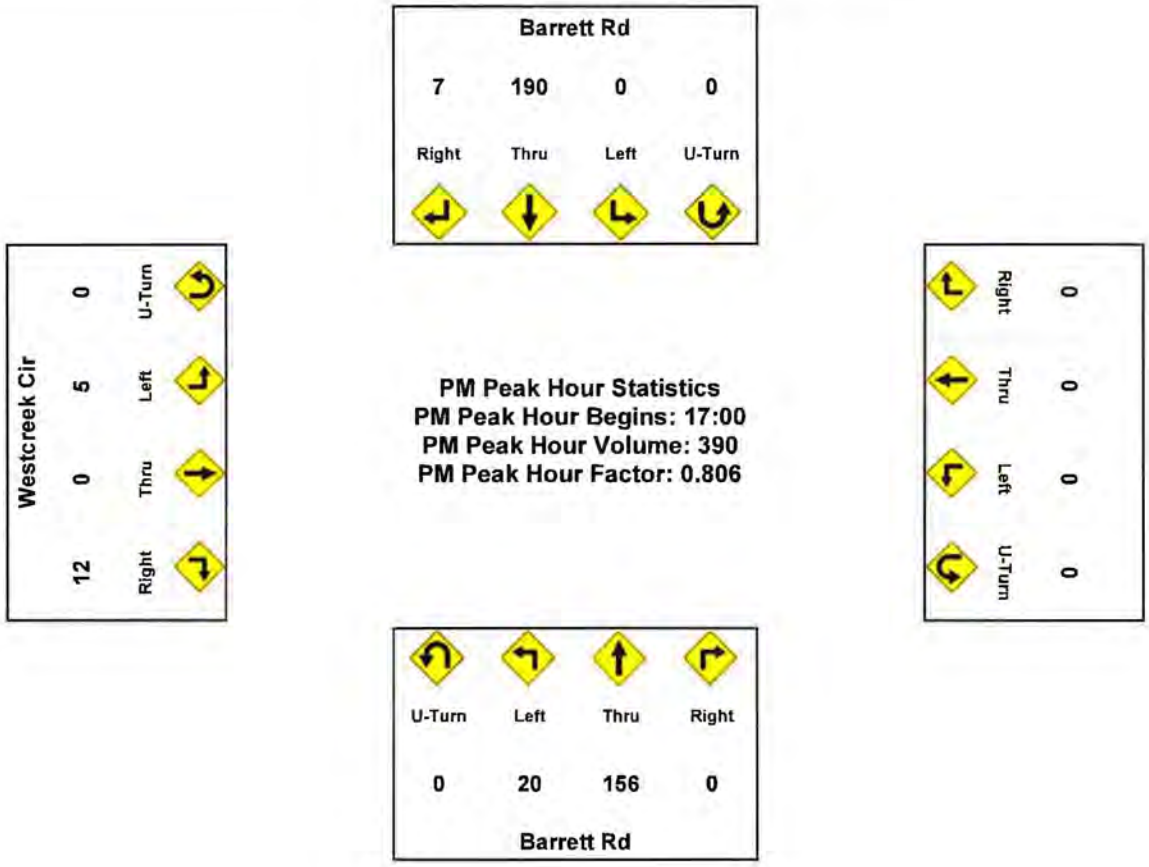
	Barrett Rd Southbound						Westbound						Barrett Rd Northbound						Westcreek Cir Eastbound						
Time	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Peds	Right	Thru	Left	U-Turn	Appr Total	Int Total
16:00		4	46	0		50						0		0	34	4		38		1	0	1		2	90
16:15		2	40	0	0	42						0		0	43	7	0	50		4	0	4	0	8	100
16:30		1	48	0	0	49						0		0	33	5	0	38		2	0	2	0	4	91
16:45		2	33	0	0	35						0		0	27	6	0	33		6	0	4	0	10	78
Total	0	9	167	0	0	176	0	0	0	0	0	0	0	0	137	22	0	159	0	13	0	11	0	24	359
17:00		3	59	0	0	62						0		0	49	4	0	53		3	0	3	0	6	121
17:15		0	44	0	0	44						0		0	28	6	0	34		6	0	1	0	7	85
17:30		0	45	0	0	45						0		0	33	7	0	40		2	0	0	0	2	87
17:45		4	42	0	0	46						0		0	46	3	0	49		1	0	1	0	2	97
Total	0	7	190	0	0	197	0	0	0	0	0	0	0	0	156	20	0	176	0	12	0	5	0	17	390
Grand Total	0	16	357	0	0	373	0	0	0	0	0	0	0	0	293	42	0	335	0	25	0	16	0	41	749
Appr %		4.3	95.7	0	0			-2	-2	-2	-2			0	87.5	12.5	0			61	0	39	0		
Total %		2.1	47.7	0	0			0	0	0	0			0	39.1	5.6	0			3.3	0	2.1	0		
PM Pk Hr		17:00	17:00	17:00	17:00	17:00		17:00	17:00	17:00	17:00	17:00		17:00	17:00	17:00	17:00	17:00		17:00	17:00	17:00	17:00	17:00	17:00
PM Pk Vol		7	190	0	0	197		0	0	0	0	0		0	156	20	0	176		12	0	5	0	17	390
PM PHF		0.438	0.805	NaN	NaN	0.794		NaN	NaN	NaN	NaN	NaN		NaN	0.796	0.714	NaN	0.830		0.500	NaN	0.417	NaN	0.607	0.806

Barrett Rd @ Westcreek Cir 11-3-22 PM

File Name: Barrett Rd @ Westcreek Cir 11-3-22 PM
Location:

All Vehicles

Site Code:
Study Date: 11/03/2022



PEAK SEASON CORRECTION FACTOR

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: COUNTY
CATEGORY: 1200 LEE COUNTYWIDE

MOCF: 0.96

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	0.96	1.00
2	01/03/2021 - 01/09/2021	1.00	1.04
3	01/10/2021 - 01/16/2021	1.04	1.08
4	01/17/2021 - 01/23/2021	1.02	1.06
5	01/24/2021 - 01/30/2021	1.01	1.05
6	01/31/2021 - 02/06/2021	0.99	1.03
* 7	02/07/2021 - 02/13/2021	0.98	1.02
* 8	02/14/2021 - 02/20/2021	0.97	1.01
* 9	02/21/2021 - 02/27/2021	0.96	1.00
*10	02/28/2021 - 03/06/2021	0.95	0.99
*11	03/07/2021 - 03/13/2021	0.94	0.98
*12	03/14/2021 - 03/20/2021	0.93	0.97
*13	03/21/2021 - 03/27/2021	0.94	0.98
*14	03/28/2021 - 04/03/2021	0.95	0.99
*15	04/04/2021 - 04/10/2021	0.96	1.00
*16	04/11/2021 - 04/17/2021	0.96	1.00
*17	04/18/2021 - 04/24/2021	0.97	1.01
*18	04/25/2021 - 05/01/2021	0.98	1.02
*19	05/02/2021 - 05/08/2021	0.99	1.03
20	05/09/2021 - 05/15/2021	1.00	1.04
21	05/16/2021 - 05/22/2021	1.01	1.05
22	05/23/2021 - 05/29/2021	1.02	1.06
23	05/30/2021 - 06/05/2021	1.02	1.06
24	06/06/2021 - 06/12/2021	1.03	1.07
25	06/13/2021 - 06/19/2021	1.04	1.08
26	06/20/2021 - 06/26/2021	1.06	1.10
27	06/27/2021 - 07/03/2021	1.07	1.11
28	07/04/2021 - 07/10/2021	1.08	1.13
29	07/11/2021 - 07/17/2021	1.10	1.15
30	07/18/2021 - 07/24/2021	1.09	1.14
31	07/25/2021 - 07/31/2021	1.09	1.14
32	08/01/2021 - 08/07/2021	1.09	1.14
33	08/08/2021 - 08/14/2021	1.08	1.13
34	08/15/2021 - 08/21/2021	1.08	1.13
35	08/22/2021 - 08/28/2021	1.08	1.13
36	08/29/2021 - 09/04/2021	1.07	1.11
37	09/05/2021 - 09/11/2021	1.07	1.11
38	09/12/2021 - 09/18/2021	1.06	1.10
39	09/19/2021 - 09/25/2021	1.04	1.08
40	09/26/2021 - 10/02/2021	1.03	1.07
41	10/03/2021 - 10/09/2021	1.01	1.05
42	10/10/2021 - 10/16/2021	0.99	1.03
43	10/17/2021 - 10/23/2021	0.98	1.02
44	10/24/2021 - 10/30/2021	0.98	1.02
45	10/31/2021 - 11/06/2021	0.97	1.01
46	11/07/2021 - 11/13/2021	0.97	1.01
47	11/14/2021 - 11/20/2021	0.96	1.00
48	11/21/2021 - 11/27/2021	0.96	1.00
49	11/28/2021 - 12/04/2021	0.96	1.00
50	12/05/2021 - 12/11/2021	0.96	1.00
51	12/12/2021 - 12/18/2021	0.96	1.00
52	12/19/2021 - 12/25/2021	1.00	1.04
53	12/26/2021 - 12/31/2021	1.04	1.08

* PEAK SEASON

DEVELOPMENT OF FUTURE YEAR BACKGROUND TURNING VOLUMES SPREADSHEET

Development of Future Year Background Turning Volumes

Intersection	**Barrett Road @ Site Access**
Count Date	November 3, 2022
Build-Out Year	2027

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	177	0	0	152	0	0	0	0	0	0	0
Peak Season Correction Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Current Peak Season Volumes	0	179	0	0	154	0	0	0	0	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	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
2027 Background Turning Volumes	**0**	**198**	**0**	**0**	**170**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Project Turning Volumes	14					6	20		45			
2027 Background + Project	**14**	**198**	**0**	**0**	**170**	**6**	**20**	**0**	**45**	**0**	**0**	**0**

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	156	0	0	190	0	0	0	0	0	0	0
Peak Season Correction Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Current Peak Season Volumes	0	158	0	0	192	0	0	0	0	0	0	0
Growth Rate	0.00%	2.00%	0.00%	0.00%	2.00%	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
2027 Background Turning Volumes	**0**	**174**	**0**	**0**	**212**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Project Turning Volumes	47					20	12		28			
2027 Background + Project	**47**	**174**	**0**	**0**	**212**	**20**	**12**	**0**	**28**	**0**	**0**	**0**

HCS SUMMARY SHEETS

HCS Two-Way Stop-Control Report

General Information

Analyst	TR Transportation
Agency/Co.	
Date Performed	11/17/2022
Analysis Year	2027
Time Analyzed	AM Pk Hr With Project
Intersection Orientation	North-South
Project Description	F2210.03

Site Information

Intersection	Barrett Rd/Site Access
Jurisdiction	Lee County
East/West Street	Site Access/Westcreek Cir
North/South Street	Barrett Rd
Peak Hour Factor	0.89
Analysis Time Period (hrs)	0.25

Lanes

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		20		45						14	198				170	6
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			73							16						
Capacity, c (veh/h)			730							1369						
v/c Ratio			0.10							0.01						
95% Queue Length, Q_{95} (veh)			0.3							0.0						
Control Delay (s/veh)			10.5							7.7						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	10.5								0.5							
Approach LOS	B								A							

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	TR Transportation	Intersection	Barrett Rd/Site Access
Agency/Co.		Jurisdiction	Lee County
Date Performed	11/17/2022	East/West Street	Site Access/Westcreek Cir
Analysis Year	2027	North/South Street	Barrett Rd
Time Analyzed	PM Pk Hr With Project	Peak Hour Factor	0.81
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	F2210.03		

Lanes

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		12		28						47	174				212	20
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			49							58						
Capacity, c (veh/h)			624							1270						
v/c Ratio			0.08							0.05						
95% Queue Length, Q_{95} (veh)			0.3							0.1						
Control Delay (s/veh)			11.3							8.0						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.3								1.7						
Approach LOS		B								A						

TRIP GENERATION EQUATIONS

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

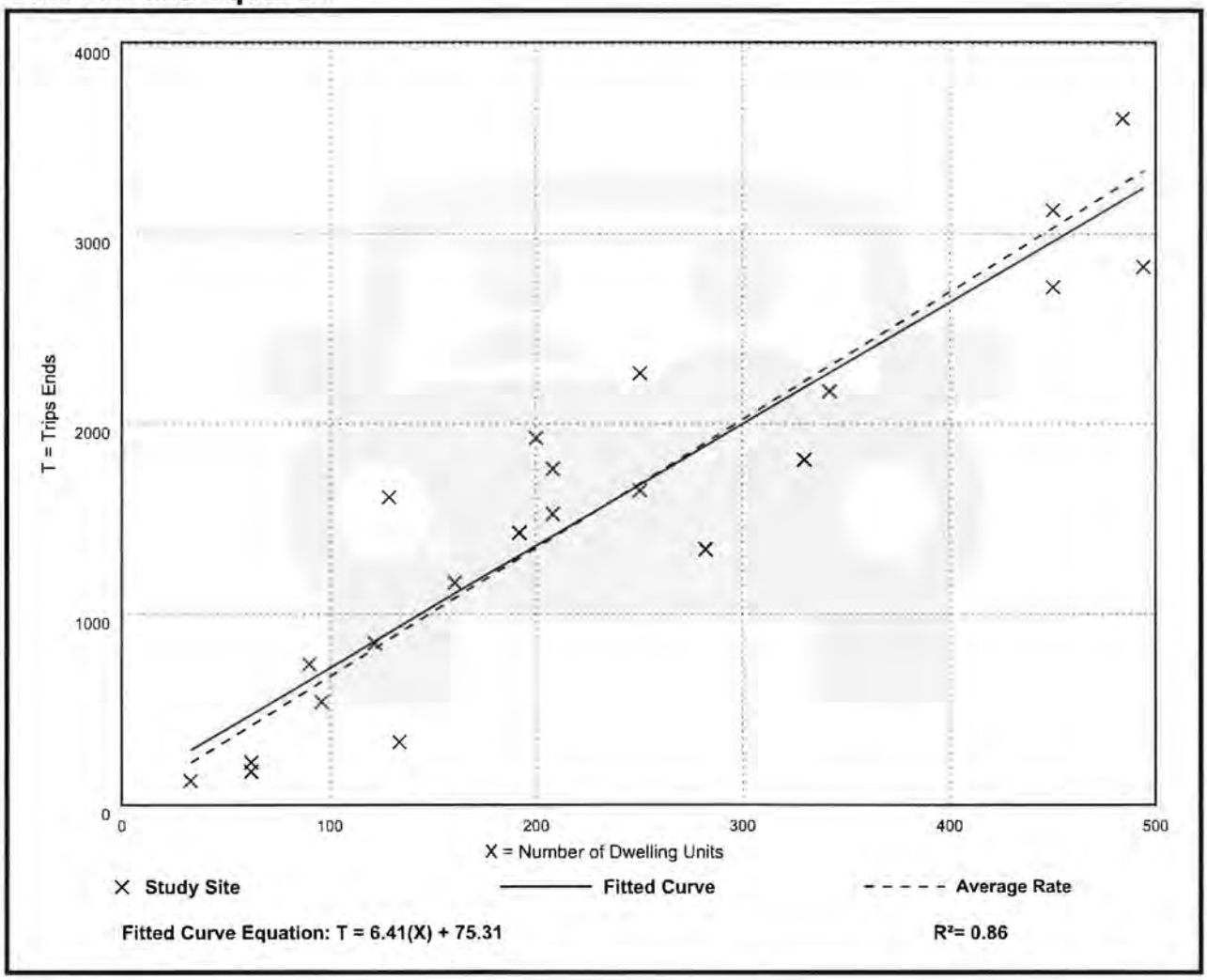
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



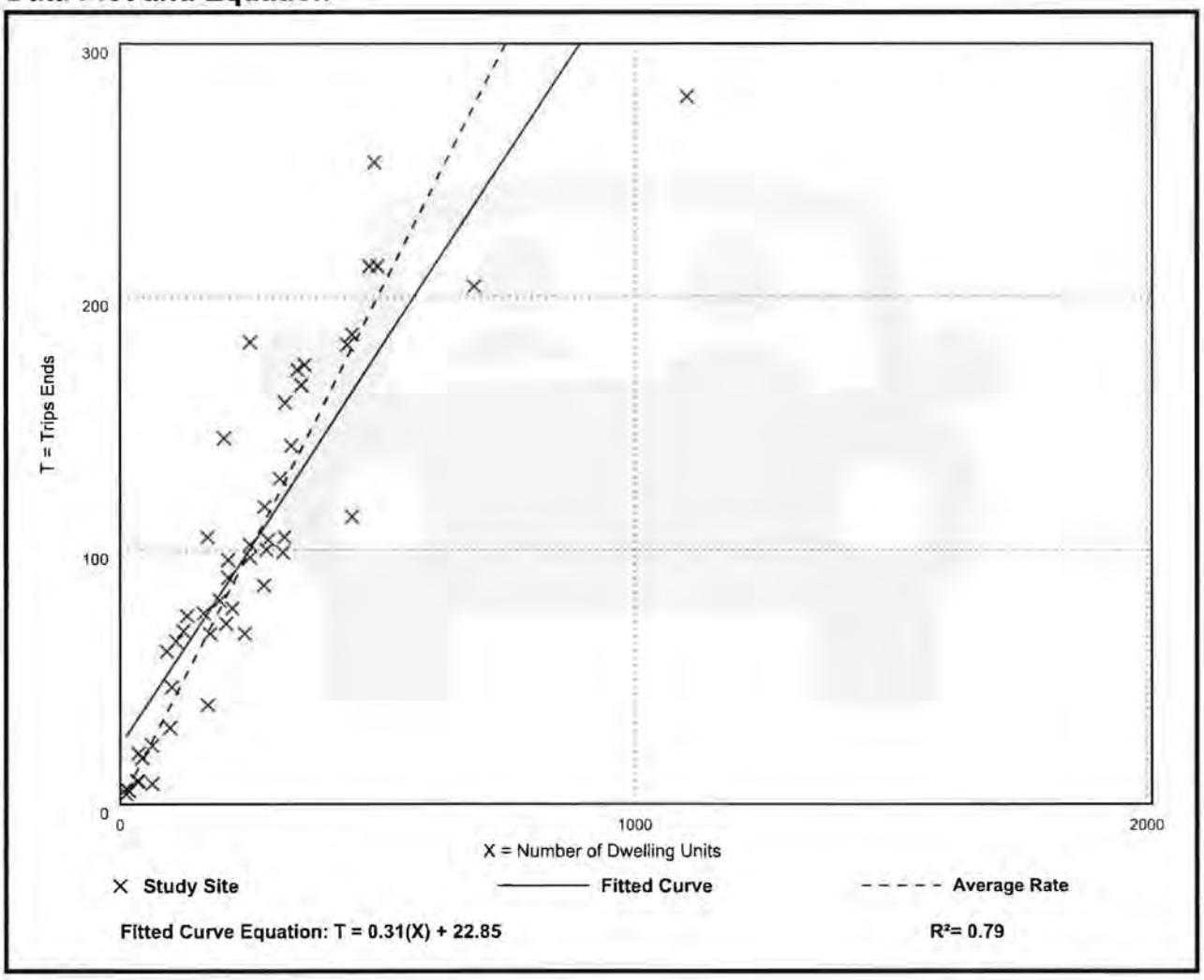
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



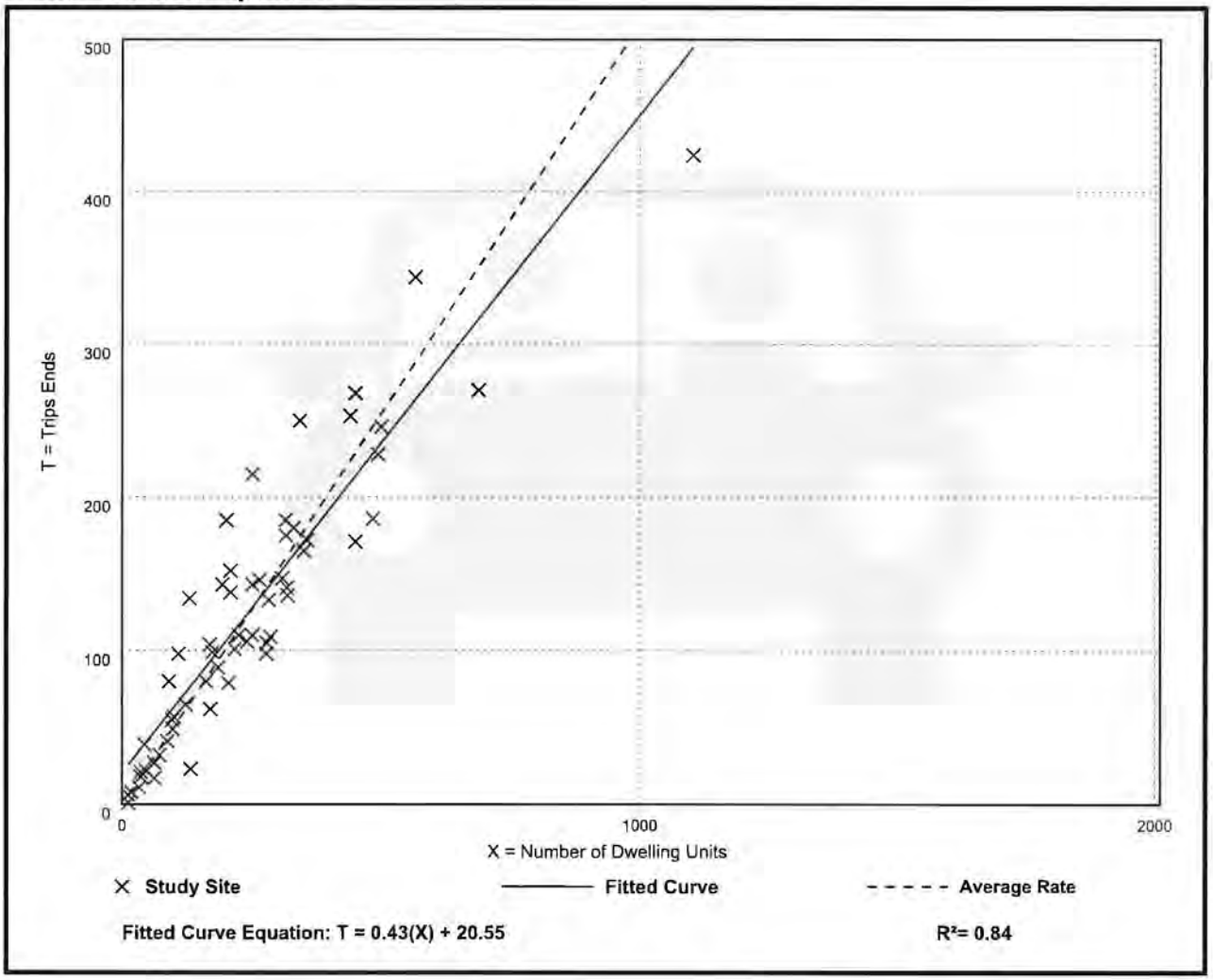
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Single-Family Detached Housing
(210)

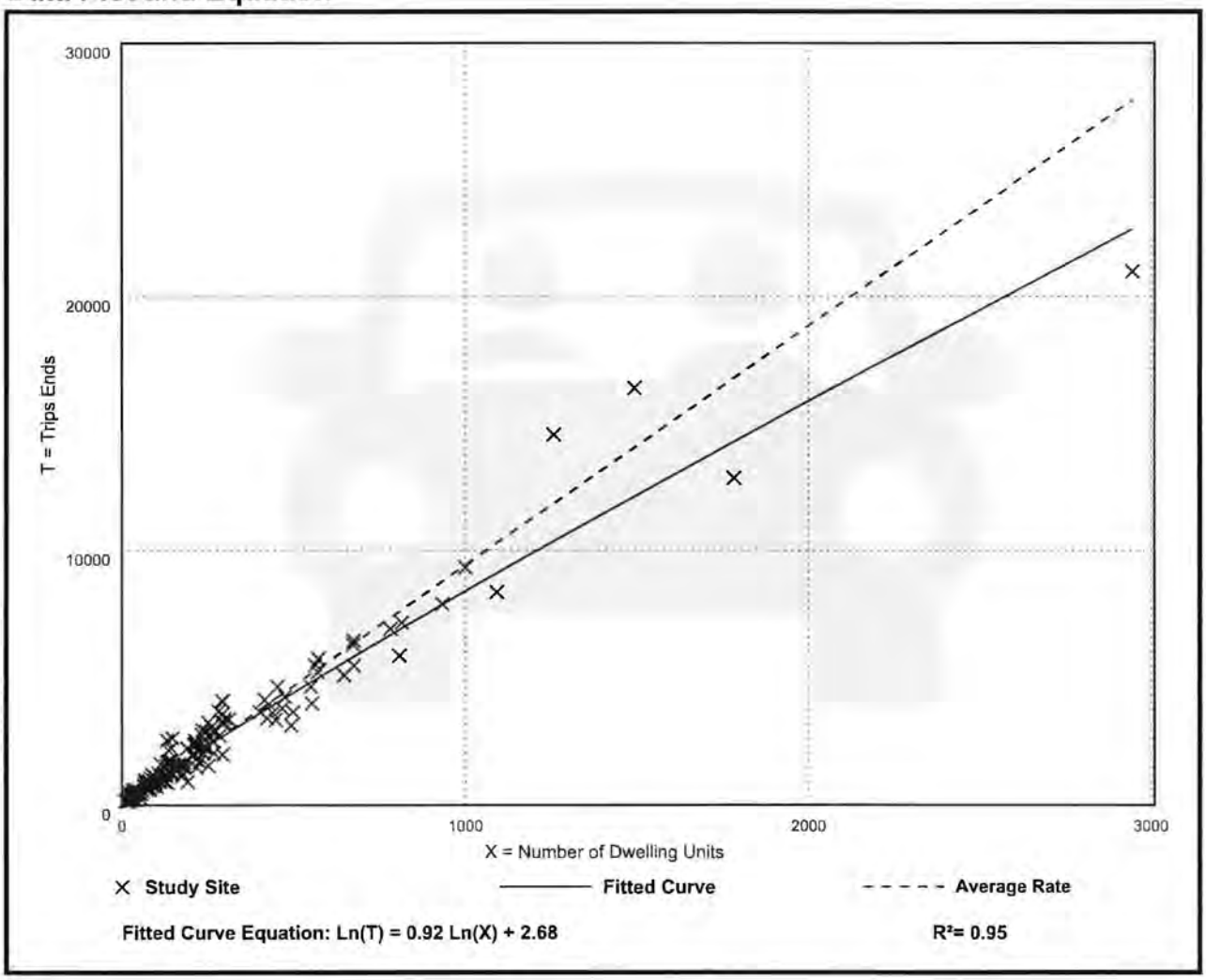
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

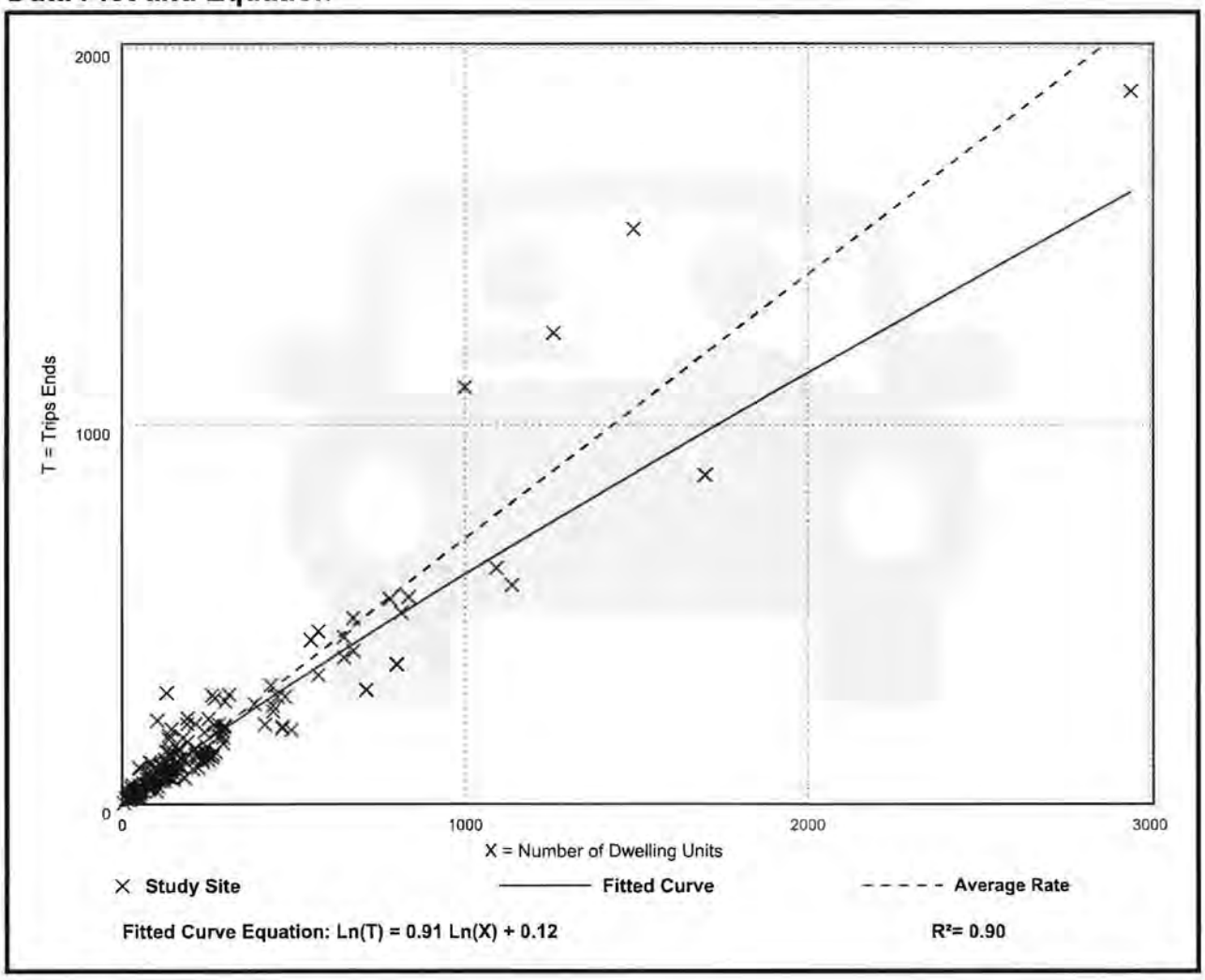
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12

R^2= 0.90

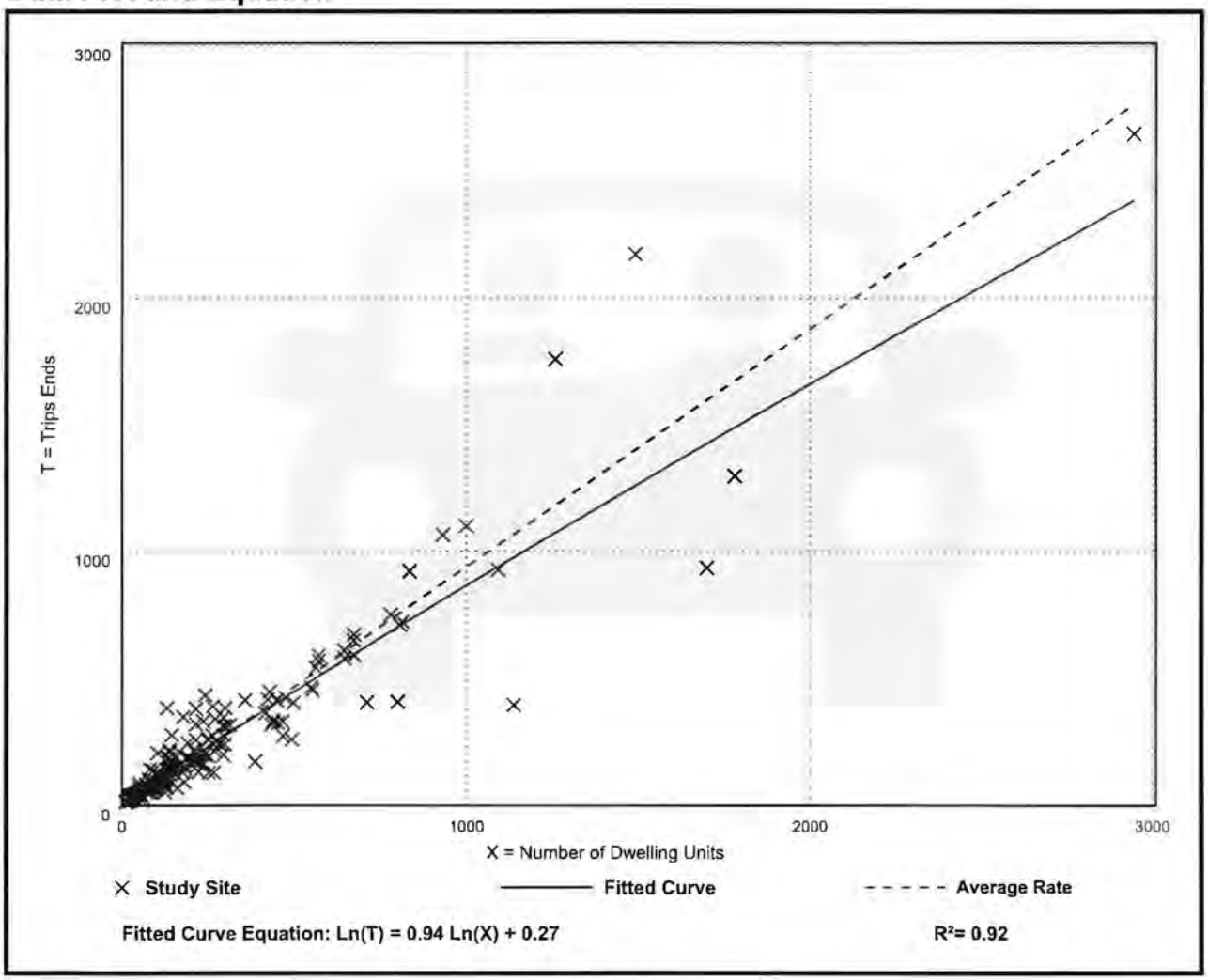
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



BARRETT PARK SURFACE WATER LEVEL OF SERVICE ANALYSIS:

I. Existing Facilities

The subject property consists of 20.14 acres, and exists as a single-family residential development located along the south side of a tributary of Hancock Creek. The general drainage pattern for the area is from west to east to the confluence of Yellow Fever Creek and Hancock Creek.

Existing stormwater facilities serving the residential development include two (2) dry detention areas constructed along the north property line and in in the southeast corner of the development for water quality treatment and attenuation. These facilities were permitted through the South Florida Water Management District (SFWMD) (#36-01760-S) in September, 1990.

Surface water from the property discharges through two control structures, one from each detention basin. Discharges through the control structure are conveyed by the aforementioned tributary and an existing wetland to Hancock Creek.

II. Proposed Facilities

Stormwater run-off from the proposed multi-family development will be directed to interconnected detention basins for water quality treatment and attenuation prior to discharging into the Hancock Creek tributary and the existing wetland preserve on east side of the property. The detention basins will be designed to limit discharge rates from the development to a 25-Year, 3-day storm peak discharge rate of 64 cubic-feet-per-square-mile (CSM), which is the required Lee County Level of Service standard for Hancock Creek. The control elevation for the water management facilities will be established to be consistent with the control elevation of the previously permitted system of the existing development.

BARRETT PARK UTILITY LEVEL OF SERVICE ANALYSIS:

I. Demand Projections

Under the current land use designation of the Lee County Comprehensive Plan, the 20.14-acre property is developed with a total of fifty (50) single-family residential units. With the amendment, a total of 200 multi-family units are proposed.

Table 1 below provides a summary of projected utility demands in gallons-per-day (GPD) for the development based on Lee County Utilities (LCU) design standards and Chapter 64E-6 of the Florida Statutes.

Table 1. Estimated Utility Demands for Build-out:

Development Type	Cumulative Units	Unit Demand	Total Demand (GPD)
Existing			
Single-Family Units	50	250 GDP	12,500
		Total	**12,500**
Proposed			
Multi-family Units	200	220 GPD	44,400
		Total	**44,400**

Under the current land use designation, the utility demand for fifty (50) single-family residential units is 12,500 GPD. Under the proposed land use designation with the projected development parameters, the estimated utility demand for the property will be increased by 31,900 GPD to a total demand of 44,400 GPD at build-out.

II. Wastewater Level of Service

For wastewater service, the property is located in Lee County Utilities (LCU) Wastewater Franchise Area. The project will connect to LCU's wastewater collection system provided along Barrett Road at the project's entrance.

The City of Fort Myers Central Treatment Plant is the closest facility available to serve the property. LCU sends wastewater for parts of unincorporated Lee County to the City's wastewater treatment plant through an interlocal agreement. According to the 2021 Lee County Concurrency Report, the City's combined central capacity to serve is 23.0 MGD and it operated at 18.9 MGD in 2020. It's projected to operate at 21.0 MGD in 2025. Therefore, there is sufficient capacity within the existing system to serve the 31,900 GPD increase in demand to LCU's system from this project at build-out.

II. Potable Water Level of Service

For potable water service, the property is located in the LCU Water Franchise Area. The proposed project will connect to LCU's water distribution system provided along Barrett Road at the existing property entrance.

According to the 2021 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted to serve 50.9 MGD with a demand of 30.2 MGD in 2020. The projected demand for 2025 is 32.6 MGD. Therefore, there is sufficient capacity within the existing system to serve the 31,900 GPD increase in demand to LCU's system from this project at build-out.

DELISI
Land Use Planning & Water Policy

Planning Justification
Exhibits - M16 and M19

Location and Property Description
The subject property is located along the west side of Barrett Road approximately ½ mile south of Pine Island Road and approximately ¼ mile north of Pondella Road in North Fort Myers. The property is in the Sub-Outlying Suburban future land use category but is currently developed with more units than allowed within that future land use category. The current use of the property is for affordable housing. The proposed application will allow for a greater density to accommodate the County's growing needs for affordable units in a strategic location, close to urban infrastructure, transit service and within proximity to one of the County's central employment districts - downtown Fort Myers. The requested future land use map amendment is to change the land use category to Urban Community to allow for a multi-family redevelopment of the subject property.

Surrounding Uses/Compatibility

The property is located in an area of existing development on all sides. To the north of the subject property are a mix of scattered single-family units with two higher density multi-family projects south of Pine Island Road on the east side of Barrett Road within the City of Cape Coral limits. To the west of the subject property is a mix of single and multi-family uses, both within the City of Cape Coral limits and unincorporated Lee County. The Lee County Housing Authority has a single-family affordable housing development approximately 500 feet to the west off of McNeill Road. To the south, along Barrett Road are a mixture of single and multi-family developments on the east and west sides of Barrett Road, north of Pondella Road. To the east of the subject property, across Barrett Road, is a mix of single family and vacant properties.

Existing and Future Conditions Analysis

In accordance with Policy 95.1.3 below is an analysis on public facilities based on the existing development of the subject property as the baseline for the analysis. In addition, attached are analyses of the impacts on sanitary sewer, potable water and surface water by Andrew Fitzgerald, PE, DeLisi Fitzgerald and a Transportation Impact Study by TR Transportation. Letters of service availability for each County service provider are attached to this application as Exhibit M17.

The subject property is currently in the Outlying Suburban future land use category allowing for 42 residential units. However, the subject property is already developed

with 50 single family units built and occupied on the property. The proposed amendment would allow for the development of 200 multi-family residential units. Therefore, the following analysis is based on a comparison between the 50 units that are in existence today with the proposed 200 units that are part of the proposed application.

Parks

The level of service for Parks is established in Policy 95.1.3.6 as follows:

NON-REGULATORY STANDARDS

6. Parks and Recreation Facilities:
Minimum Level of Service:

> *(a) Regional Parks - 6 acres of developed regional park land open for public use per 1000 total seasonal county population.*
>
> *(b) Community Parks - 0.8 acres of developed standard community parks open for public use per 1000 permanent population, unincorporated county only.*

The proposed amendment would allow an increase of 150 residential units from what is existing to the proposed density. The addition of 150 units proposed would create the demand for an additional 1.8 acres of regional park and .24 acres of Community Park, assuming 2 people per unit.

Lee County Schools

A letter from the Lee County School District has been requested and is forthcoming. The Lee County School Board projects student generation by dwelling unit. According to the School Board, the school children generation rate for single family homes is .297 students per unit and .116 students per unit for multi-family dwellings. This student generation rate is further broken down by grade level. Assuming a current built density of 50 single family units, the following is what the current level of development generates based on school level.

Student Generation Rates – Existing Development		
	Rate	Projected Students
Elementary	.149	7.5
Middle	.071	3.6
High	.077	3.9
Total	**.297**	**14**

Student Generation Rates – Proposed Development		
	Rate	Projected Students
Elementary	.058	11.6
Middle	.028	5.6
High	.03	6.0
Total	**.116**	**23**

The proposed amendment would therefore produce an increase in 9 students.

Environmental Impacts

The proposed amendment will have no impact on environmentally sensitive resources in Lee County as demonstrated in Exhibit M12 of this application. The subject property has already been developed. The proposed redevelopment of the site will not impact the existing wetland on the east side of the property. The proposed development will need to comply with Lee County open space and indigenous preservation requirements.

Lee County
Southwest Florida

Board of County Commissioners

November 28, 2022

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

Re: Letter of Service Availability – Westcreek Cir.

Mr. DeLisi,

I am in receipt of your letter requesting a Letter of Service Availability for a community located on Westcreek Cir in North Fort Myers. The property is denoted by STRAP 04-44-24-06-00000.0010. The project is proposed to include 200 multi-family residential units.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the location 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 7, located 2.2 miles east. There are two other locations within 5 miles of the existing development.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Director, Public Safety

NORTH FT. MYERS FIRE DIST.
P.O. Box 3507 * 2900 Trail Dairy Circle
N. Ft. Myers, FL 33918-3507
(239) 731-1931 (239) 995-3757 fax

Daniel DeLisi, AICP
DeLisi, Inc.

Re: Pine Echo II - STRAP #: 04-44-24-06-00000.0010
14170 Warner Circle
N. Ft. Myers, FL 33903

The property is 21.14 acres in size and is currently in the Sub-Outlying Suburban Land Use Category which allows for up to 2 dwelling units per acre. Currently, the property is already developed with 50 single family units. Your client is proposing a plan amendment to change the property to Urban Community so as to allow for up to 200 multi-family residential units.

If the amendment is approved, the North Fort Myers Fire District will be able to provide fire suppression and emergency medical services to the above proposed development, as well as fire prevention, and public education service. If you require additional information, please do not hesitate to contact my office at (239) 731-1931.

Respectfully,

Rick Jones
Fire Marshal

Carmine Marceno
Sheriff

State of Florida
County of Lee

"Proud to Serve"

November 22, 2022

Daniel DeLisi
DeLisi, Inc.
520 27th St.
West Palm Beach, FL 33407

Mr. DeLisi,

The Lee County Sheriff's Office has reviewed your Comprehensive Plan Amendment request for a 21.14-acre property on Barrett Road approximately ¼ mile north of Pondella Road and ½ mile south of Pine Island Road with the following STRAP #: 04-44-24-06-00000.0010.

The proposed amendment would change the current land designation from the Sub-Outlying Suburban Land Use Category to Urban Community and allow for up to 200 multi-family residential units currently planned for the site. This Agency evaluated your rezoning request solely on its ability to provide law enforcement service to the proposed development. Based on that criterion, we have no objections as it would not affect our ability to provide law enforcement services to the project and surrounding area.

Law enforcement services will be provided from our North District offices in North Fort Myers. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comment. Please contact Community Response Unit Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

Chris Reeves
Major, Patrol Bureau

Lee County
Southwest Florida

Board of County Commissioners

November 22, 2022

Delisi, Inc.
Attn: Mr. Daniel DeLisi, Owner
520 27th St
West Palm Beach, FL 33407

RE: Letter of Availability Lee County Solid Waste Barrett Road Strap # 04-44-24-06-00000.0010

Dear Mr. DeLisi:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the proposed comprehensive plan amendment for up to 200 multi-family residential units located along Barrett Road in North Fort Myers through the franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Please note that the property owner will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8007.

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

STRATEGIC REGIONAL POLICY PLAN ANALYSES AND STATE POLICY PLAN
Exhibit M-18

Strategic Regional Policy Plan

The proposed Plan Amendment implements the Affordable Housing Element of the Strategic Regional Policy Plan. Specifically, the proposed amendment implements the following Goals, Strategies and Actions.

Goal 1: Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.

Strategy: Increase the supply of affordable housing through public and private efforts.

Strategy: Reduce opposition to affordable housing.

Actions:
1. Promote the development of "quality" affordable housing projects.
4. Promote the mix of affordable and non-affordable housing to create integrated communities.

Strategy: Develop livable, integrated communities that offer residents a high quality of life.

Actions:
1. Encourage programs that promote infill development in urban areas to maximize the efficient use of existing infrastructure.
5. Promote the mix of affordable and non-affordable housing to create integrated communities.

State Policy Plan

The proposed Plan amendment also implements the following Goal from the State Policy Plan:

(4) HOUSING. –

(a) Goal. – The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.

3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.