



# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

**ProjectName:** Barrett Park

**ProjectDescription:** Amend the future land use map for a 20.14 acre from Sub-Outlying Suburban to Urban Community to allow for the Redevelopment of affordable housing community.

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

**State Review Process:**  Small-Scale Review  State Coordinated Review  Expedited State Review

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: \_\_\_\_\_

RECEIVED  
FEB 07 2023  
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 and potabewater

**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 for irrigation.
- 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, state or 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 and objective.
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)**

<input type="checkbox"/>	Completed Application (Exhibit – M1)
<input type="checkbox"/>	Filing Fee (Exhibit – M2)
<input type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<input type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input type="checkbox"/>	Future Land Use Map - Existing and Proposed (Exhibit – M4)
<input type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input type="checkbox"/>	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input type="checkbox"/>	Lee Plan Analysis (Exhibit – M11)
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12)
<input type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13)
<input type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14)
<input type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15)
<input type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
<input type="checkbox"/>	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)
<input type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18)
<input type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19)
<input type="checkbox"/>	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 upon the 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)

AFFIDAVIT

I, Marcus D. Goodson, 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 upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Marcus D. Goodson 11/22/22  
Signature of Applicant Date

Marcus D. Goodson  
Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF LEE

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

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  onlinenotarization on November 22, 2022 (date) by

(name of person providing oath or affirmation), who is personally known to me or who has produced Marcus D. Goodson (type of identification) as identification.

K. Sheniah Davis  
Signature of Notary Public

K. Sheniah Davis  
(Name typed, printed or stamped)



## **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 20.14 acres in area located 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, assuming 2 people per unit. In accordance with Lee County's 2020 Concurrency Report, available capacity exists to meet the increase in demand (Page 37).

*The inventory indicates a total of 7,066 acres of existing regional parks operated by county, local, state, and federal governments. The capacity required to meet The Lee Plan non-regulatory LOS standard of 6 acres per 1,000 total seasonal county population (as illustrated in Table 3) is equal to 923,000 [seasonal county population] X (6 acres/1,000 population) = 5,538 acres.*

The addition of 150 units proposed would create the demand for an additional .24 acres of Community Park, assuming 2 people per unit. In accordance with Lee County's 2020 Concurrency Report, available capacity exists to meet the increase in demand (Page 40). The current demand to meet the County's level of service is 307 acres. The County currently has 762 acres existing.

## 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.

<b>Student Generation Rates - Existing Development</b>		
	Rate	Projected Students
<b>Elementary</b>	.149	7.5
<b>Middle</b>	.071	3.6
<b>High</b>	.077	3.9
<b>Total</b>	<b>.297</b>	<b>14</b>

<b>Student Generation Rates - Proposed Development</b>		
	Rate	Projected Students
<b>Elementary</b>	.058	11.6
<b>Middle</b>	.028	5.6
<b>High</b>	.03	6.0
<b>Total</b>	<b>.116</b>	<b>23</b>

The proposed amendment would therefore produce an increase in 9 students. In accordance with the attached letter from the Lee County School Board, capacity exists within each school level to accommodate the increase in units.

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.

Kevin Ruane  
*District One*

January 19, 2023

Cecil L. Pendergrass  
*District Two*

Ray Sandelli  
*District Three*

Daniel DeLisi  
DeLisi, Inc.

Brian Hamman  
*District Four*

Barrett Road North Fort Myers  
**Request for Letter of Service Availability**

*District Five*

Roger Desjarlais  
*County Manager*

Mr. DeLisi,

Richard Wesch  
*County Attorney*

LeeTran has reviewed your request for service availability in regard to a proposed Comprehensive Plan Amendment. After reviewing the site and comparing the location with our existing and planned route locations according to the 2020 Transit Development Plan (TDP), the following has been determined:

Donna Marie Collins  
*County Hearing Examiner*

- Subject area is not within one-quarter mile of a fixed-route corridor
- Closest bus stop is not within one-quarter mile of a bus stop
- The 2020 TDP does not identify the need for enhanced or additional transit services in the area

The proposed future development does not currently meet the applicability outlined in Sec. 10-442 and Sec. 10-443. The developer will not be required to connect to and improve transit facilities because planning action does not trigger the relevant Lee County Land Development Code.

If transit services have been modified within one-quarter mile of the subject parcels at the time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or [cmarinodiaz@leegov.com](mailto:cmarinodiaz@leegov.com).

Sincerely,

*Clarissa Marino Diaz*

Clarissa Marino Diaz, Transit Service Planner

Lee County Transit



## THE SCHOOL DISTRICT OF LEE COUNTY

**Jacqueline Heredia**

District Planning Specialist

2855 Colonial Boulevard, Fort Myers, FL 33966 | O: 239.335.1494

December 6, 2022

Daniel DeLisi

RE: Barrett Road in North Fort Myers,

Dear Daniel DeLisi:

This letter is in response to your request for concurrency review dated November 21, 2022 for the subject property in Barrett Road in North Fort Myers, in regard to educational impact. This project is located in West choice Zone.

This development is a request for 200 Multi-Family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .149 for elementary, .0071 for middle and .077 for high. A total of 23 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Thank you and if I may be of further assistance, please contact me at 239-335-1494

Sincerely,

Jacqueline Heredia, District Planning Specialist

**LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS**

REVIEWING AUTHORITY Lee County School District  
 NAME/CASE NUMBER Barrett Road in North Fort Myers,  
 OWNER/AGENT Delisi  
 ITEM DESCRIPTION

LOCATION 04-44-24-06-00000.0010  
 ACRES 21.14  
 CURRENT FLU  
 CURRENT ZONING

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	200	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
0.149	0.058		11.60
0.071	0.028		5.60
0.077	0.03		6.00

Source: Lee County School District, September 8, 2018 letter

CSA SCHOOL NAME 2022/23

	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
West CSA, Elementary	14,234	14,026	208	12	196	99%	
West CSA, Middle	7,293	6,912	381	6	375	95%	
West CSA, High	9,536	8,492	1,044	6	1038	89%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan finding of capacity )  
 School Concurrency Manual

Prepared by: Jacqueline Heredia, Planning Specialist

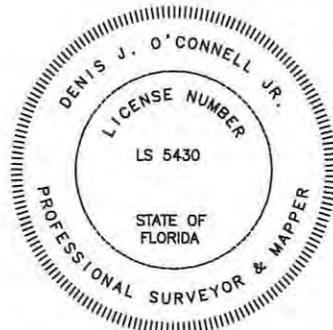
**SKETCH AND DESCRIPTION  
OF A PARCEL OF LAND LYING IN  
SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST,  
LEE COUNTY, FLORIDA**

**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.



**Denis O'Connell**  
Digitally signed by Denis O'Connell  
Date: 2023.01.16 15:04:09 -05'00'

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

REVISED 1/16/23 -  
ADD STATE PLANE COORDS

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

**NOTES:**

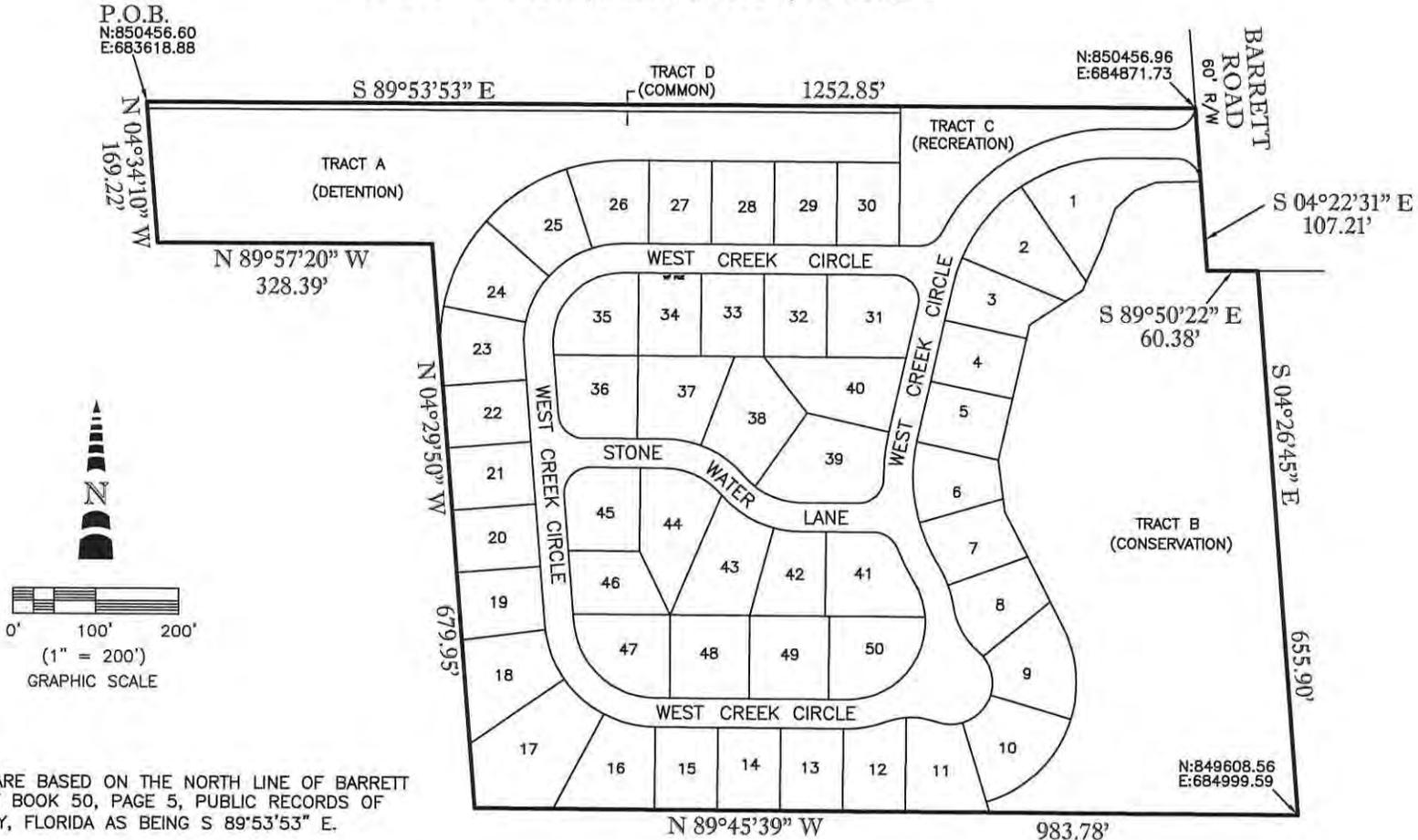
BEARINGS ARE BASED ON THE NORTH LINE OF BARRETT PARK, PLAT BOOK 50, PAGE 5, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING S 89°53'53" E.

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.
5. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

<b>TITLE: LEGAL DESCRIPTION</b>			
		<b>METRON</b> SURVEYING & MAPPING, LLC LAND SURVEYORS · PLANNERS LB# 7071	
10970 S. CLEVELAND AVE. SUITE #805 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com			
FILE NAME: 15318sk.dwg	FIELD BOOK/PAGE: 728/1-2,10-11	PROJECT NO.: 15318	SHEET: 1 OF 2
EXHIBIT DATE: 11/30/22	DRAWN BY: BUD	SCALE: 1" = 200'	CHECKED BY: DJO
		FILE NO. (S-T-R) 4-44-24	

# SKETCH AND DESCRIPTION

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



**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.

5. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

**LEGEND:**

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

TITLE: SKETCH OF DESCRIPTION			
		<b>METRON</b> 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: 15318sk.dwg	FIELD BOOK/PAGE: 728/1-2,10-11	PROJECT NO.: 15318	SHEET: 2 OF 2
EXHIBIT DATE: 11/30/22	DRAWN BY: BUD	SCALE: 1" = 200'	CHECKED BY: DJO FILE NO. (S-T-R) 4-44-24



## 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 than 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.*

**POLICY 1.1.11:** The Sub-Outlying Suburban future land use category is characterized by low density residential areas. Generally the infrastructure needed for higher density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

*The subject property includes 50 residential units on approximately 20 acres, a density that is greater than the Sub-Outlying Suburban land use category will allow. The Sub-Outlying future land use category was created in 2009, well after the subject property was developed. The purpose of this future land use category, as stated in Policy 1.1.11 is for areas where “the infrastructure needed for higher density development is not planned or in place”. This is simply not the case for subject property. The subject property is surrounded by and in very close proximity to urban services, included multiple schools, parks, a fire station within 1 tenth of a mile, two arterial roads, Pondella and Pine Island Roads that are running parallel and separated by less than a mile. The subject property has direct access to a collector road and is within a half mile of each of the two arterial roads. Furthermore, there are multi family developments on both the north and south sides of Barrett Road less than 1/3 mile in each direction of the subject property. While there are some remaining large lot, lower density residential units, that is more indicative of a neighborhood in transition rather than a land use pattern. The Sub-Outlying Suburban future land use category is inappropriate for the subject property as it currently exists and for the area to more efficiently utilize the urban services that exist.*

**POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.**

*An approximately 4.3-acre portion of the subject property is wetland. As reflected on the Master Concept Plan, the wetland area on the subject property will remain in conservation.*

**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 bypassed 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.*

**OBJECTIVE 30.1: NEIGHBORHOODS AND HOUSING. To support the creation and preservation of affordable housing options in safe and attractive neighborhoods.**

*The subject property is currently developed as an affordable housing community. The proposed redevelopment will allow the property to accommodate more affordable units within North Fort Myers in a safe and attractive neighborhood, consistent with Objective 30.1*

**POLICY 30.1.4: Encourage development of affordable housing options on property with the following characteristics: located within the Intensive Development, Central Urban, and Urban Community on the Future Land Use Map; located where central water/sewer service is available; and located within walking distance of mass transit, commercial and personal services, and parks and recreation facilities.**

*The proposed redevelopment is located consistent with Policy 30.1.4 and represents an opportunity for redevelopment of an affordable housing neighborhood to accommodate more affordable units. The subject property is located where central water/sewer service is available; and located within walking distance of mass transit, commercial and personal services, and parks and recreation facilities. Lee Tran service is less than a ½ mile from the subject property to both the north and the south, there are several parks located within a two-mile radius of the property, including the North Fort Myers Community Pool, with is less than a mile to the south of the subject property, and North Fort Myers Highschool which is just to the south of the pool. There are commercial areas located within 1-2 miles all along Pine Island Road, Pondella Road and US 41.*

**POLICY 124.1.1: Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII, and except that owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, and Sub-Outlying Suburban areas may transfer densities to developable contiguous uplands under common ownership (see Table 1(a)).**

*As reflected on the Master Concept Plan, the wetland area on the subject property will remain in conservation.*

**GOAL 125: WATER QUALITY. To ensure that water quality is maintained or improved for the protection of the environment and people of Lee County.**

**OBJECTIVE 125.1: Maintain high water quality, meeting or exceeding state and federal water quality standards.**

**POLICY 125.1.2: New development and additions to existing development must not degrade surface and ground water quality.**

*Any redevelopment of the subject property will be required to obtain an environmental resource permit from the South Florida Water Management District. As part of this permit process the applicant must demonstrate to the SFWMD that development will not degrade water quality. This "reasonable assurance" is necessary for the issuance of the federal Section 404 permit from the Department of Environmental Protection (DEP) and ensures that all State and Federal water quality standards are being met.*

**POLICY 125.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems.**

*The proposed redevelopment will include both wet and dry detention areas too meet water quality standards.*

**POLICY 126.1.1: Natural water system features which are essential for retention, detention, purification, runoff, recharge, and maintenance of stream flows and groundwater levels shall be identified, protected, and managed.**

*The natural creek on the north side of the property is being preserved and will not be impacted.*

**POLICY 126.1.4: Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.**

*The natural creek on the north side of the property is being preserved and will not be impacted.*

**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.*

**POLICY 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.*

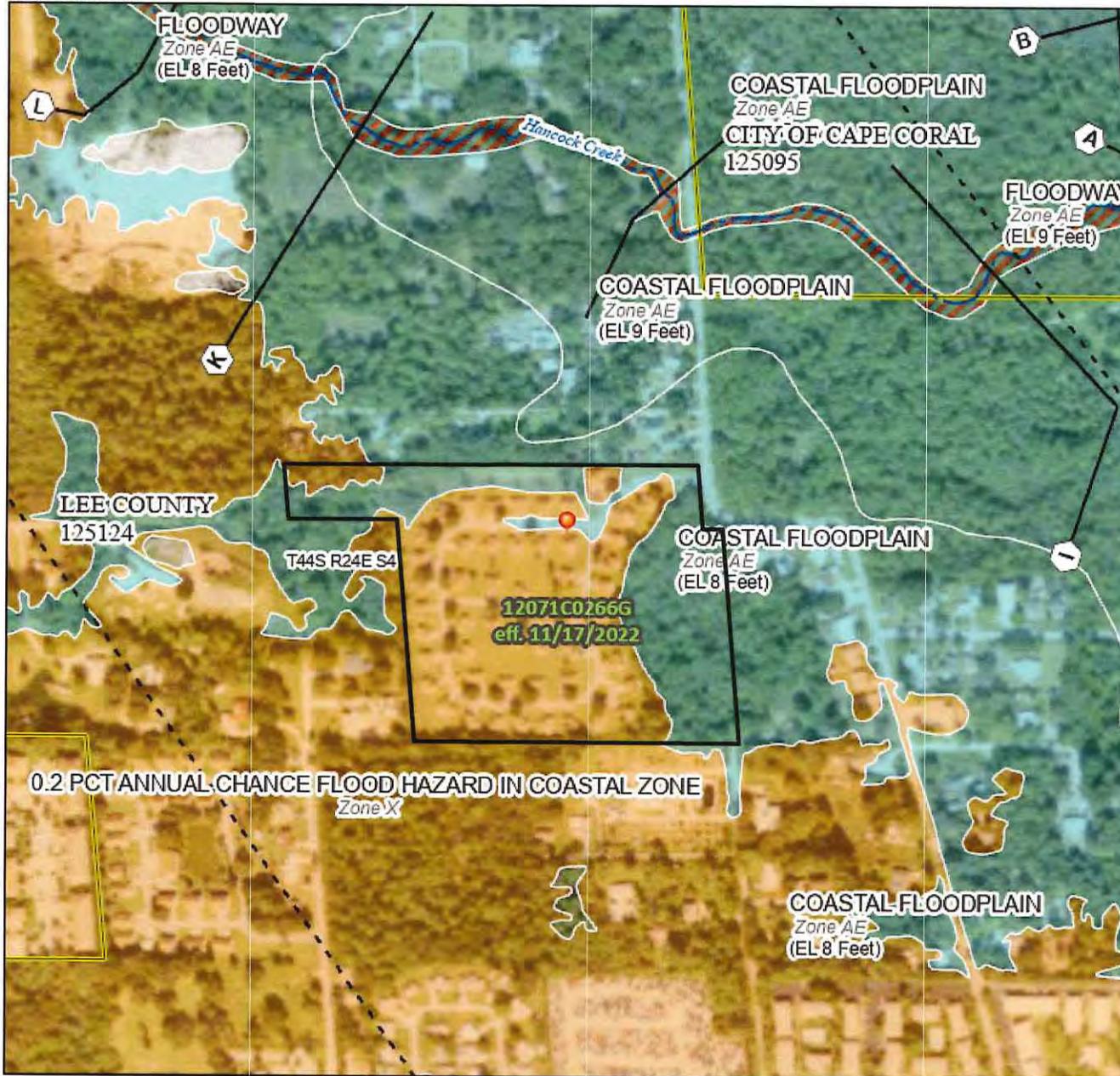
**POLICY 135.4.14:** Lee County will maintain the Affordable Housing Bonus Density program which provides bonus density for the provision of site-built affordable dwelling units and provides bonus density for cash contributions into the Lee County Affordable Housing Trust Fund.

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

# National Flood Hazard Layer FIRMette



81°55'7"W 26°40'38"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |                                    |  |
|------------------------------------|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i>  |
|                                    | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>   |
|                                    | Regulatory Floodway  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
|                                    | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  |
|                                    | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>  |
|                                    | Area with Flood Risk due to Levee <i>Zone D</i>  |
| <b>OTHER AREAS</b>                 | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>   |
|                                    | Effective LOMRs  |
|                                    | Area of Undetermined Flood Hazard <i>Zone D</i>  |
| <b>GENERAL STRUCTURES</b>          | Channel, Culvert, or Storm Sewer   |
|                                    | Levee, Dike, or Floodwall  |
| <b>OTHER FEATURES</b>              | Cross Sections with 1% Annual Chance Water Surface Elevation   |
|                                    | Coastal Transect   |
|                                    | Base Flood Elevation Line (BFE)  |
|                                    | Limit of Study   |
|                                    | Jurisdiction Boundary  |
|                                    | Coastal Transect Baseline  |
|                                    | Profile Baseline   |
|                                    | Hydrographic Feature   |
| <b>MAP PANELS</b>                  | Digital Data Available   |
|                                    | No Digital Data Available  |
|                                    | Unmapped   |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/16/2023 at 10:00 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

January 24, 2023

Mr. Dan DeLisi, AICP  
DeLisi, Inc.  
520 27<sup>th</sup> St  
West Palm Beach, FL 33407

RE: Barret Park  
CPA2022-00016

Dear Mr. DeLisi:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the Lee County Department of Community Development regarding the above project. The comments and TR Transportation's response to those comments are listed below for reference.

**LC T.I.S. Application Sufficiency Checklist:**

17. *The generalized service volumes for Business 41 used in Tables 1A and 3A appear to be inconsistent with "FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7." These volumes must be updated.*

No errors were found in the LOS threshold volumes that were used for Business 41. As mentioned in the TIS report, the threshold volumes were consistent with FDOT's *Generalized Peak Hour Directional Volumes Table 7* and FDOT's *District One LOS Spreadsheet*. Therefore, no revisions are necessary based on this comment. See attached FDOT's *District One LOS Spreadsheet*.

18. *The K-100 and D factors for Orange Grove Blvd in Table 1A must be obtained from Lee County PCS #34.*

Attached **Table 2A** has been updated based on this comment despite the fact that Lee County PCS #34 represents Pondella Road, and not Orange Grove Boulevard.

19. *Please include the Business 41 road segments (N. of Pondella and N. of Pine Island Road) in the TIS analysis (Tables 1A, 2A, 3A, and 4A).*

Acknowledged. See revised **Tables 1A, 2A, 3A, and 4A**.

20. *Please provide the reference for the peak hour peak season peak direction traffic count of 949 for Hancock Bridge Pkwy (W. of Del Prado Blvd) that is used in Table 4A.*

As stated in the footnote No. 2 on Table 4A, due to lack of traffic data for this segment in the County's Concurrency Report, the current peak hour peak season peak direction traffic volume for Hancock Bridge Pkwy west of Del Prado Blvd was obtained by adjusting the 2021 AADT by appropriate K and D factors (Station No. 124166). See the following calculation.

$$18,500 \text{ (AADT)} \times 0.09 \text{ (K-Factor)} \times 0.57 \text{ (D-Factor)} = \underline{949 \text{ vehicles}}$$

21. *Please provide the steps taken to calculate the "2045 peak direction traffic volumes" in Table 2A. It appears that the D factor was not used properly for different road segments (e.g., Barrett Road, Pondella Road, Pine Island Road).*

The 2045 peak hour peak direction volumes in Table 2A were calculated by taking the 2045 AADT volumes from the adopted FSUTMS model and multiplying them by the appropriate K and D factors.

No errors were found in the D-factors that were previously used in Table 2A. See footnotes on the bottom of Table 2A. Note, due to lack of traffic data in the Lee County Traffic Count Report, the K-100 and D factors for Barrett Road and Orange Grove Boulevard were assumed from the Lee County PCS #34. The analysis was completed consistent with the historical CPA traffic studies prepared and approved in Lee County.

22. *According to Lee County TCDS, growth rates for Pine Island Road and Pondella Road appear to be higher than what presented in the report. Please revise accordingly.*

Pine Island Road (SR 78) is a state maintained roadway for which the growth rates were calculated consistent with the historical traffic data obtained from *FDOT's Florida Traffic Online* resource. Therefore, no revisions to the growth rates used for Pine Island Road are necessary.

Pondella Road is a County maintained roadway for which the growth rates were calculated consistent with the historical traffic data from the *Lee County Traffic Count Report*. Using a slightly higher growth rate is not going to change the results of the LOS analysis for Pondella Road, which is projected to operate with sufficient capacity.

The methodology used to calculate growth rates is consistent with the historical traffic studies approved in Lee County. Therefore, no revisions are necessary based on this comment.

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

Sincerely,



Yury Bykau, P.E.  
Senior Project Manager

Attachments

**TABLES 1A & 2A**  
**2045 LOS ANALYSIS**

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

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>	2045 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
		# Lanes	Roadway Designation	LOS A	LOS B	LOS C	LOS D	LOS E
				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
	N. of Pondella Rd	6LD	Arterial	0	0	3,087	3,171	3,171
	N. of Pine Island Rd	4LD	Arterial	0	0	2,005	2,100	2,100

- 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 maintained 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	COUNTY PCS / FDOT SITE #	AADT	K-100	100TH HIGHEST	PM PK HR	PEAK	2045		PROJECT	PK DIR	2045 BACKGROUND PLUS PROJ	
		FSUTMS		BACKGROUND		TRAFFIC			DIRECTION	TRAFFIC VOLUMES & LOS			TRAFFIC	PM PROJ
		AADT		TRAFFIC	FACTOR	HOUR PK DIR	D	DIRECTION	VOLUME	LOS	DIST.	TRAFFIC	VOLUME	LOS
Barrett Rd	N. of Site	2,938	34	2,938	0.096	282	0.62	SOUTH	107	C	30%	20	127	C
	S. of Site	4,285	34	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	34	9,240	0.096	887	0.62	SOUTH	337	C	25%	17	354	C
	S. of Iris Dr	10,301	34	10,301	0.096	989	0.62	SOUTH	376	C	20%	13	389	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
	N. of Pondella Rd	55,461	125043	55,461	0.090	4,991	0.526	NORTH	2,625	C	5%	3	2,628	C
	N. of Pine Island Rd	40,282	125027	40,282	0.090	3,625	0.526	NORTH	1,907	C	5%	3	1,910	C

\* The K-100 and D factors for County maintained 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 assumed from Lee County PCS #34.

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

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

**TABLE 3A  
LEVEL OF SERVICE THRESHOLDS  
BARRETT PARK**

ROADWAY	ROADWAY SEGMENT	# LANES	ROADWAY DESIGNATION	GENERALIZED SERVICE VOLUMES				
				LOS A	LOS B	LOS C	LOS D	LOS E
				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
	N. of Pondella Rd	6LD	Arterial	0	0	3,087	3,171	3,171
	N. of Pine Island Rd	4LD	Arterial	0	0	2,005	2,100	2,100

- 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 maintained 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 <sup>1</sup>	ANNUAL RATE	2020/2021	2027			PERCENT			2027 BCKGRND			2027 BCKGRND		
							PK HR	PK HR	PK SEASON	V/C	PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	+ AM PROJ VOLUME	V/C	+ PM PROJ VOLUME	LOS	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
	N. of Pondella Rd	125043	33,500	30,500	15	2.00%	1,715	1,931	C	0.61	5%	3	3	1,935	C	0.61	1,935	C	0.61
	N. of Pine Island Rd	125027	17,800	21,000	15	2.00%	994	1,119	C	0.53	5%	3	3	1,123	C	0.53	1,123	C	0.53

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 obtained 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.

**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						UNINTERRUPTED FLOW FACILITIES					
<b>STATE SIGNALIZED ARTERIALS</b>						<b>FREEWAYS</b>					
<b>Class I (40 mph or higher posted speed limit)</b>						<b>Core Urbanized</b>					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
<b>Class II (35 mph or slower posted speed limit)</b>						<b>Urbanized</b>					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
<b>Non-State Signalized Roadway Adjustments</b> (Alter corresponding state volumes by the indicated percent.)						<b>Freeway Adjustments</b>					
Non-State Signalized Roadways - 10%						Auxiliary Lane + 1,000 Ramp Metering + 5%					
<b>Median &amp; Turn Lane Adjustments</b>						<b>UNINTERRUPTED FLOW HIGHWAYS</b>					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%		<b>Uninterrupted Flow Highway Adjustments</b>					
-	-	-	Yes	+ 5%		Lanes	Median	Exclusive left lanes	Adjustment factors		
<b>One-Way Facility Adjustment</b> Multiply the corresponding directional volumes in this table by 1.2						I	Divided	Yes	+5%		
<b>BICYCLE MODE<sup>2</sup></b> (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						Multi	Undivided	Yes	-5%		
Paved Shoulder/Bicycle Lane Coverage						Multi	Undivided	No	-25%		
		B	C	D	E	<b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b> (Buses in peak hour in peak direction)					
0-49%		*	150	390	1,000	Sidewalk Coverage	B	C	D	E	
50-84%		110	340	1,000	>1,000	0-84%	> 5	≥ 4	≥ 3	≥ 2	
85-100%		470	1,000	>1,000	**	85-100%	> 4	≥ 3	≥ 2	≥ 1	
<b>PEDESTRIAN MODE<sup>2</sup></b> (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						<b>Footnote 1:</b> 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.					
Sidewalk Coverage						<b>Footnote 2:</b> 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.					
		B	C	D	E	<b>Footnote 3:</b> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
0-49%		*	*	140	480	* Cannot be achieved using table input value defaults.					
50-84%		*	80	440	800	** 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.					
85-100%		200	540	880	>1,000	<b>Source:</b> Florida Department of Transportation Systems Implementation Office <a href="https://www.fdot.gov/planning/systems/">https://www.fdot.gov/planning/systems/</a>					

**TRAFFIC DATA**  
**FDOT FLORIDA TRAFFIC ONLINE**  
**FOR US BUSINESS 41**

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2021 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5043 - SR 739/US BUS41, NORTH OF PONDELLA ROAD LC397

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	30500	C	N 16000	S 14500	9.00	52.60	7.80
2020	25500	C	N 13500	S 12000	9.00	51.70	9.20
2019	32000	C	N 16500	S 15500	9.00	52.00	5.90
2018	31000	C	N 16000	S 15000	9.00	52.30	6.10
2017	27500	C	N 14500	S 13000	9.00	53.20	6.20
2016	31000	C	N 16000	S 15000	9.00	57.90	5.60
2015	28500	C	N 14500	S 14000	9.00	58.40	6.40
2014	29500	C	N 15000	S 14500	9.00	56.40	4.90
2013	23500	F	N 13000	S 10500	9.00	64.00	4.90
2012	23500	C	N 13000	S 10500	9.00	63.40	4.90
2011	23000	F	N 12500	S 10500	9.00	62.50	5.20
2010	23500	C	N 13000	S 10500	11.16	63.35	5.20
2009	23500	C	N 13000	S 10500	11.00	63.18	5.20
2008	23500	C	N 13000	S 10500	11.56	68.04	5.40
2007	27500	C	N 14500	S 13000	9.62	58.02	4.90
2006	33500	C	N 18000	S 15500	8.81	55.95	6.80

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: 5027 - SR 739/US BUS41, NORTH OF POWELL DRIVE LC394

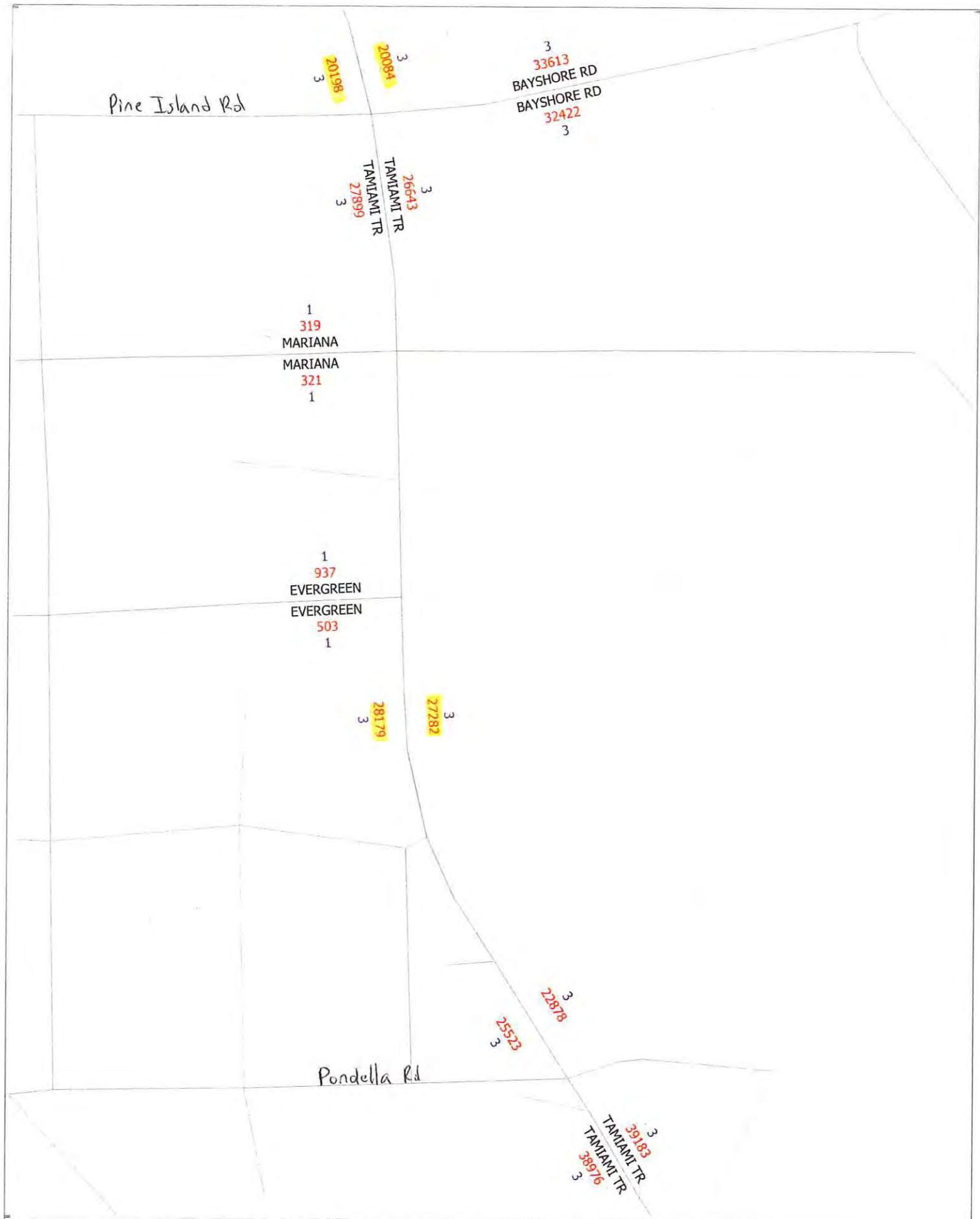
YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2021	21000	C	N 11000	S 10000	9.00	52.60	11.20
2020	21500	C	N 11000	S 10500	9.00	51.70	7.00
2019	20500	C	N 10500	S 10000	9.00	52.00	7.30
2018	18800	C	N 9600	S 9200	9.00	52.30	7.50
2017	18400	C	N 9400	S 9000	9.00	53.20	9.00
2016	18900	C	N 9700	S 9200	9.00	57.90	6.30
2015	17200	C	N 8800	S 8400	9.00	58.40	6.00
2014	17300	F	N 8800	S 8500	9.00	56.40	5.50
2013	16300	C	N 8300	S 8000	9.00	64.00	5.50
2012	13900	C	N 7100	S 6800	9.00	63.40	6.10
2011	15400	F	N 7800	S 7600	9.00	62.50	4.90
2010	15800	C	N 8000	S 7800	11.16	63.35	4.90
2009	16400	C	N 8300	S 8100	11.00	63.18	6.00
2008	17100	C	N 8600	S 8500	11.56	68.04	7.10
2007	16800	C	N 8500	S 8300	9.62	58.02	5.70
2006	17800	C	N 9000	S 8800	8.81	55.95	9.80

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

**TRAFFIC DATA FROM FDOT'S  
DISTRICT ONE LOS SPREADSHEET  
FOR US BUSINESS 41**

State Road No.	Local Road Name	From	From M.P.	To	To M.P.	Section Length	SIS	Existin & Context Class	Functional Classification	Posted Speed	Area Type	Facility Type	TDOT			County			City			Year 2021					
													LOS Std.	LOS Std.	LOS Std.	Arterial Class	Divided/UnDivided	One/Two Way	Left Turn Bays	Right Turn Bays	Thru Lanes	Peak Hour Peak Direction					
																					Capacity	Volume	LOS				
SR 79	HANSON ST	Fowler St	1.130	Old Metro Pkwy	1.731	0.601		C3C	Principal Arterial-other	30	UA	A	D	D	E	2	U	2W	WL	WR	2	788	901	D			
USB 41	FOWLER ST/USB 41 SE	SR 90 (First St)	0.000	N End of Edison Budge	1.029	1.029		C4	Principal Arterial-other	45	UA	A	D	D	E	1	U	1W	0L	0R	3	3,624	1,916	C			
USB 41	N TAMPAH TR/USB 41	N End of Edison Bridge	1.029	SR 75/Pine Island Rd/Bayshore Rd	1.731	1.702		C4	Principal Arterial-other	40	UA	A	D	D		1	D	2W	WL	WR	6	3,171	1,715	C			
USB 41	N TAMPAH TR/USB 41	SR 75/Pine Island Rd/Bayshore Rd	2.731	Littleton Rd	3.538	1.107		C3C	Principal Arterial-other	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	994	C			
USB 41	N TAMPAH TR/USB 41	Littleton Rd	3.838	US 41 SE	5.137	1.299		C3C	Principal Arterial-other	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	994	C			
USB 41	N TAMPAH TR/USB 41	US 41 SE	5.137	SR 45/US 41	5.237	0.100		C3C	Principal Arterial-other	45	UA	A	D	D		1	U	1W	0L	0R	1	887	450	C			
USB 41	EVANS AVE/PARK AVE/USB 41 NB	SR 82/MLK Blvd	0.090	N End of Edison Budge	2.290	1.000		C4	Principal Arterial-other	45	UA	A	D	D	E	1	U	1W	0L	0R	3	3,624	1,950	C			

**2045 E+C NETWORK VOLUMES  
FOR US BUSINESS 41**



2045 E+C FINANCIALLY FEASIBLE ROADWAY NETWORK LANES & VOLUMES



Joseph Sarracino, Planner  
Lee County Community Development  
1500 Monroe St.  
Fort Myers, FL 33902

February 7, 2023

**Re: CPA2022-00016  
Barrett Park  
Sufficiency #1 Re-Submittal**

Mr. Sarracino,

In response to the comment letter dated January 13, 2023, enclosed are the following items for your review:

1. M1 - Application Form
2. Affidavit
3. Public Facilities Existing and Future Conditions Analysis - Exhibit M16
4. Lee Tran and School Letters of Service Availability
5. Sketch and Description
6. M-11 - Lee Plan Analysis
7. FEMA FIRM Exhibit
8. TR Transportation Responses

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

**APPLICATION MATERIALS COMMENTS**

**1. Please update the project description of the application to include the existing and proposed future land use category and the project acreage.**

*Please see the attached revised Application Form.*

**2. Please provide physical copies of the mailing labels in Exhibit M3.**

*Mailing labels were provided and hand delivered under separate cover.*

**3. Please provide application page 5 - Authorization Letter from the Property Owner(s) Authorizing the Applicant to Represent the Owner.**

*Please see the attached Affidavit.*

**4. Please review the Lee County 2022 Concurrency Report to determine if new Level of Service analyses are required within the Public Facilities Existing and Future Conditions Analysis - Exhibit M16.**

*Please see the attached revised Public Facilities Existing and Future Conditions Analysis – Exhibit M16.*

**5. Please include analysis of the Lee County 2022 Concurrency Report in the existing and future conditions analysis of Parks and Rec.**

*Please see the attached revised Public Facilities Existing and Future Conditions Analysis – Exhibit M16.*

**6. The sketch accompanying the legal description 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.**

*Please see the attached revised sketch and legal description.*

**7. Please provide letters of service availability from Lee Tran and Lee County Public Schools.**

*Please see the attached letters of service availability.*

**8. State Housing Initiatives Partnership (SHIP) program has Land Use Restriction Agreement C-6621 on this property. Please address how the applicant will maintain SHIP requirements during development of this project.**

*The Lee County Housing Authority is in discussions with the County Attorney's office on the options for maintaining SHIP requirements. This is an issue that will be resolved prior to hearing.*

#### **LEE PLAN ANALYSIS COMMENTS**

**9. Please address the existing future land use category found in Policy 1.1.11 to discuss why the proposed future land use category is more appropriate than the existing.**

*Please see the attached revised M-11 – Lee Plan Analysis. It is important to note that the subject property should never have been designated Sub-Outlying Suburban, a designation placed on the property well after it was developed for the current 50 unit community. However, and more importantly, this area of North Fort Myers is high urban, with available urban infrastructure and surrounded by property within the City of Cape Coral that allows for and has developed at much higher residential densities, more similar to the Urban Community future land use category. There are multi-family developments both to the north and south of the subject property within 1/3 mile. While this is an area in transition, given the proximity of two parallel arterial roads with Barrett Road, a collector, connecting these arterial corridors, the proximity of*

*transit along both roads, the proximity of all urban services, the Sub-Outlying Suburban future land use category represents an inefficient use of urban infrastructure in an urban environment.*

**10. Please address Objective 17.3 and provide the required documentation of the community meeting.**

*The applicant is working on scheduling a meeting with North Fort Myers and will have the meeting prior to sufficiency as required by Objective 17.3.*

**11 . The subject property is within the North Fort Myers Community Planning Area. Please address the relevant objectives and policies within Goal 30.**

*Please see the attached revised M-11 – Lee Plan Analysis.*

**12. Please provide analysis of Policies 1.5.1 and 124.1.1.**

*Please see the attached revised M-11 – Lee Plan Analysis.*

**13. What impacts will the proposed increased density have on the Hancock Creek tributary? Please provide an analysis of Lee Plan policy 126.1.1 and 126.1.4.**

*As demonstrated by the Master Concept Plan in the concurrent rezoning application, the creek on the property is being preserved. There will be no impact to the Hancock Creek tributary. Please see the attached revised M-11 – Lee Plan Analysis.*

**14. Please provide an analysis of applicable policies within Goal 125.**

*Please see the attached revised M-11 – Lee Plan Analysis.*

**ENVIRONMENTAL REVIEW COMMENTS**

**15. Please provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).**

*Please see the attached FEMA FIRM exhibit with the property identified and showing topography.*

**16. Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.**

*Please see the attached FEMA FIRM exhibit with the property identified.*

**TRANSPORTATION REVIEW COMMENTS**

**17. The generalized service volumes for Business 41 used in Tables 1A and 3A appear to be inconsistent with "FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7." These volumes must be updated.**

*Please see the attached responses from TR Transportation.*

**18. The K-100 and D factors for Orange Grove Blvd in Table 1A must be obtained from Lee County PCS #34.**

*Please see the attached responses from TR Transportation.*

**19. Please include the Business 41 road segments (N. of Pondella and N. of Pine Island Road) in the TIS analysis (Tables 1A, 2A, 3A, and 4A).**

*Please see the attached responses from TR Transportation.*

**20. Please provide the reference for the peak hour peak season peak direction traffic count of 949 for Hancock Bridge Pkwy (W. of Del Prado Blvd) that is used in Table 4A.**

*Please see the attached responses from TR Transportation.*

**21 . Please provide the steps taken to calculate the "2045 peak direction traffic volumes" in Table 2A. It appears that the D factor was not used properly for different road segments (e.g., Barrett Road, Pondella Road, Pine Island Road).**

*Please see the attached responses from TR Transportation.*

**22. According to Lee County TCDS, growth rates for Pine Island Road and Pondella Road appear to be higher than what presented in the report. Please revise accordingly.**

*Please see the attached responses from TR Transportation.*

If there are any questions, please do not hesitate to call me.

Sincerely,

**DeLisi, Inc.**



Daniel DeLisi, AICP  
President