

Planned Development Rezoning Petition Number: Z-12-06-07

TO: Honorable Board of County Commissioners
The Planning and Zoning Board

FROM: Venkat Vattikuti, Transportation Planner

DATE: August 24, 2012

APPLICANT: Calusa Green, LLC

OWNER: Calusa Growers LC

GENERAL LOCATION: NE Quadrant of Neal Road and Chiquita Drive

ACCOUNT NUMBER: 402718100001

From the transportation perspective, the surrounding roadway segments within the area of significance (shown in the Table below) are currently operating at acceptable levels of service and would continue to operate at acceptable levels of service in the anticipated build-out year 2015. There should not be any roadway concurrency failures because of the proposed re-zoning. No modifications would be required for the adopted FDOT Transportation Improvement Program, 2030 Long Range Transportation Plan and County’s Capital Improvements Program.

However, due to the type of vehicles that will be entering and exiting the surrounding roadways from this proposed use on the subject property, the following conditions would be required if this petition is approved:

- Eastbound left turn lane on CR 74 (Bermont Road) at Chiquita Drive
- A maintenance bond to cover possible damage to the paved portion (public) of Neal Road
- Northbound right-turn lane at the intersection of SR 31 and CR 74 should to be constructed per FDOT standards

| ROADWAY | FUNCTIONAL CLASSIFICATION | PM Peak Hour LOS | | |
|-----------------------------------|---------------------------|------------------|------------|------------|
| | | Adopted | Background | w/ Project |
| SR 31: CR 74 to North County Line | Major Arterial | C | C | C |
| SR 31: CR 74 to South County Line | Major Arterial | C | C | C |
| CR 74: US 17 to SR 31 | Major Collector | C | C | C |
| SR 31: SR 31 to East County Line | Major Collector | C | C | C |