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January 9, 2018

Ms. Sarah Catala
SIS/Growth Management Coordinator
FDOT District One
10041 Daniels Parkway
Fort Myers, FL 33913

RE: **Marco Shores / Fiddler's Creek Development of Regional Impact (DRI), Notice of Proposed Change (NOPC) – FDOT Comments and Recommendations**

Dear Ms. Catala,

This correspondence is our formal response to the sufficiency review letter provided to us on September 21, 2017. Responses to staff comments have been provided in **bold**.

FDOT Comment #1

The PM peak hour inbound trips for Commercial land use totals 585 in Figure 1 - "Project Generated Traffic Assignment" compared to 525 in Exhibit 5. Please revise Figure 1 appropriately.

Response:

Figure 1 has been revised per the reviewer's comment, as well as to reflect the total project external trips, which includes trips generated by the residential, golf course and commercial land uses.

FDOT Comment #2

The two approved full access points along US 41 are currently located at Naples Reserve Boulevard and Sandpiper Drive/Greenway Road. In addition, the NOPC is requesting a right in / right out access and a full median access on US 41 east of Sandpiper Drive/Greenway Road.

The FDOT Access Management standard for US 41 is Access Class 3 from just west of CR 864 (M.P. 15.797) to just west of Joseph Lane (M.P. 23.134). The FDOT Access Management standard for US 41 is Access Class 4 from just west of Joseph Lane (M.P. 23.134) to SR 29 (M.P. 44.151).

- a. FDOT requests that intersection analyses be provided for the two approved full access points (located at Naples Reserve Boulevard and Sandpiper Drive/Greenway Road) and the two new project access points (a right in right / out access and a full median access) along US 41 for the buildout year. Based on the analysis, intersection improvements including queue lengths need to be provided. FDOT notes that the applicant will be

responsible for 100% of the cost of the intersection improvements resulting from the analysis for the four project access points along US 41.

- b. FDOT requests that the applicant provides a table in the NOPC application and the traffic statement showing whether the proposed access points meet the FDOT access management standards.

Response:

The TIS has been revised according to the reviewer's comment. Intersection analyses have been performed and an access spacing compliance summation has been included in the TIS, which has been made a part of the NOPC application. As determined, the two (2) proposed access points are in compliance of FDOT's intersection separation standards.

FDOT Comment #3

The most recent 2017 Annual Monitoring Report states that for Traffic Condition 9.a.2 of the DRI DO, all required auxiliary turn lanes required at each new intersection created on SR 951 are complete, and that all required auxiliary turn lanes required at each new intersection created on US 41 are 50% complete. FDOT requests that the status of each auxiliary lane improvement at each new intersection created by the project on SR 951 and on US 41, per Traffic Condition 9.a.2, be provided in the NOPC application and the traffic statement.

Response:

The TIS has been revised according to the reviewer's comment. A summation of the completed vs. required site-related improvements has been included in the TIS which has been made a part of the NOPC application.

Please contact either Richard D. Yovanovich at 435-3535 or me if there are any questions.

Sincerely,



D. Wayne Arnold, AICP

cc: FCC Commercial LLC
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