

SEE CASE #CPA2006-00003

THIS FOLDER (CASE #2007-00060)

WAS COMBINED INTO

CPA2006-03 OLGA COMMUNITY PLAN

APPLICATION

RECEIVED
NOV 13 2007



LEE COUNTY
SOUTHWEST FLORIDA

PERMIT COUNTER

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 479-8585
FAX: (239) 479-8519

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D 11-13-07

REC'D BY: am K u

APPLICATION FEE \$1500

TIDEMARK NO: CPA 2007-00060

THE FOLLOWING VERIFIED:

Zoning ☒

Commissioner District

5

Designation on FLUM ☒

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☒ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 47

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

9/28/07

William C. Bynum

DATE

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

I. APPLICANT/AGENT/OWNER INFORMATION

BJZ, LLC- Brad Zoeller

APPLICANT

P.O. Box 11

ADDRESS

Lake City

FL

32056

CITY

STATE

ZIP

386-755-8685

TELEPHONE NUMBER

FAX NUMBER

Daniel DeLisi- DeLisi Fitzgerald, Inc.

AGENT*

1500 Royal Palm Square Boulevard

ADDRESS

Fort Myers

FL

33919

CITY

STATE

ZIP

239-418-0691

TELEPHONE NUMBER

239-418-0692

FAX NUMBER

BJZ, LLC- William C. Byrus and Betty D. Byrus

OWNER(s) OF RECORD

9592 Windsor Club Circle

ADDRESS

Fort Myers

FL

33919

CITY

STATE

ZIP

239-694-2287

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☐

Text Amendment

☒

Future Land Use Map Series Amendment
(Maps 1 thru 21)

List Number(s) of Map(s) to be amended

B. SUMMARY OF REQUEST (Brief explanation):

Change the Future Land Use designation of the subject property from Rural to
"Commercial".

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: 208 Linwood Avenue, Alva, FL

2. STRAP(s): 27-43-26-00-00006.0030

B. Property Information

Total Acreage of Property: 9.99 Acres

Total Acreage included in Request: 9.99 Acres

Area of each Existing Future Land Use Category: Rural- 9.99 Acres

Total Uplands: 8.22 acres

Total Wetlands: 1.77 acres

Current Zoning: AG-2

Current Future Land Use Designation: Rural

Existing Land Use: Tree Crops, Citrus Groves; Wetlands

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: N/A

Airport Noise Zone 2 or 3: N/A

Acquisition Area: N/A

Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A

Community Redevelopment Area: N/A

D. Proposed change for the Subject Property:

Designate the subject property in the "Commercial" land use category

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 1 du/acre (10 residential units)

Commercial intensity N/A

Industrial intensity N/A

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density N/A

Commercial intensity 62,500 sq. ft. office; 30,000 retail

Industrial intensity N/A

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

- ~~1. Provide any proposed text changes.~~
- ✓ 2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
- ✓ 3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
- ✓ 4. Map and describe existing zoning of the subject property and surrounding properties.
- ✓ 5. The legal description(s) for the property subject to the requested change.
- ✓ 6. A copy of the deed(s) for the property subject to the requested change.
- ✓ 7. An aerial map showing the subject property and surrounding properties.
- ~~8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.~~

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);

- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
 - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
- Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
 - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for:
- a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space.

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;

- Current LOS, and LOS standard of facilities serving the site;
 - Projected 2020 LOS under existing designation;
 - Projected 2020 LOS under proposed designation;
 - Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
 - Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
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;
 - c. Solid Waste;
 - d. Mass Transit; and
 - e. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. 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 use 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 with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
5. 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).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically 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 archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), 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. 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.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

AFFIDAVIT

I, William C Byrus, 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.

William C Byrus
Signature of owner or owner-authorized agent

9/28/07
Date

William C. Byrus
Typed or printed name

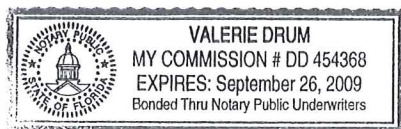
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PERMIT COUNTER

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 28th day of Sept 192007,
by William C. Byrus, who is personally known to me or who has produced
FLDL B620-923-31-445-0 as identification.

(SEAL)



Valerie Drum
Signature of notary public

Valerie Drum
Printed name of notary public

Prepared by:
Harry O. Hendry, Attorney
P.O. Box 1509
Fort Myers, Florida 33902

INSTR # 2006000396748, Pages 3
Doc Type D, Recorded 10/17/2006 at 01:20 PM,
Charlie Green, Lee County Clerk of Circuit Court
Deed Doc. \$0.70 Rec Fee \$27.00
Deputy Clerk APIKE
#1

QUIT CLAIM DEED

This Quit Claim Deed, executed this 16th day of October, 2006, by **WILLIAM C. BYRUS and BETTY D. BYRUS, husband and wife**, Grantors, whose address is 9592 Windsor Club Circle, Fort Myers, FL 33905, to **BJZ, LLC, a Florida limited liability company**, whose address is 9592 Windsor Club Circle, Fort Myers, FL 33905, Grantee.

WITNESSETH:

That the said Grantors, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, do hereby remise, release and quitclaim unto Grantee and Grantee's successors and assigns forever, all of Grantors' interest in and to the following described parcel of land, situate, lying and being in the County of Lee, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
Tax Strap # 27-43-26-00-00006.0000

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor either in law or equity, to the only proper use, benefit and behoof of the Grantees forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the date set forth above.

Signed, Sealed and Delivered
in the Presence of:

1. [Signature]
Sign Name
CHERYL C. JONES
Print Name

2. [Signature]
Sign Name
Dena R. Sutor
Print Name

[Signature]
William C. Byrus

[Signature]
Betty D. Byrus

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before this 16th day of October, 2006, by WILLIAM C. BYRUS and BETTY D. BYRUS who are personally known to me or who produced personally known as identification.



Dana R. Sutor
MY COMMISSION # DD228035 EXPIRES
August 18, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

[Signature]
Notary Public
Print Name Dena R. Sutor
My Commission Expires: 8-18-2007

CRA

2007-00060

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EXHIBIT "A"

DESCRIPTION:

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE S.88°48'43"W. A DISTANCE OF 20.00 FEET TO THE WEST RIGHT OF WAY OF LINWOOD AVENUE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S.00°52'22"E ALONG THE WEST RIGHT OF WAY LINE OF LINWOOD AVENUE A DISTANCE OF 615.35 FEET TO THE NORTH RIGHT OF WAY OF PALM BEACH BOULEVARD (SR 80); THENCE S.77°08'36"W. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 653.15 FEET; THENCE N.00°49'59"W. A DISTANCE OF 747.45 FEET; THENCE N.88°48'43"E. A DISTANCE OF 638.41 FEET TO THE WEST RIGHT OF WAY OF LINWOOD AVENUE AND THE POINT OF BEGINNING.

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CIPA 2007-00060



VICINITY MAP
NOT TO SCALE

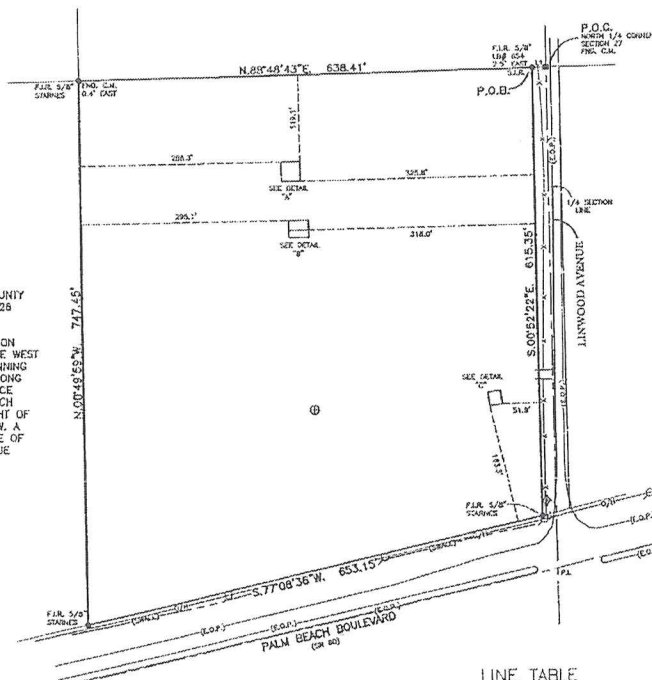
DESCRIPTION:

A TRACT OR PARCEL SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE S.88°48'43"W. A DISTANCE OF 20.00 FEET TO THE WEST RIGHT OF WAY OF LINWOOD AVENUE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S.00°52'22"E. ALONG THE WEST RIGHT OF WAY LINE OF LINWOOD AVENUE A DISTANCE OF 615.35 FEET TO THE NORTH RIGHT OF WAY OF PALM BEACH BOULEVARD (SR 80); THENCE S.77°08'36"W. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 653.15 FEET; THENCE N.00°49'59"W. A DISTANCE OF 747.45 FEET; THENCE N.88°48'43"E. A DISTANCE OF 638.41 FEET TO THE WEST RIGHT OF WAY OF LINWOOD AVENUE AND THE POINT OF BEGINNING.

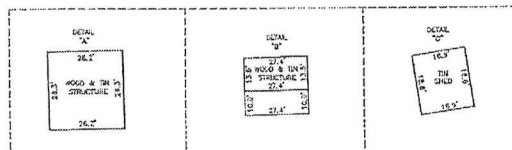
LEGEND:

S.I.R. = SET 5/8" IRON ROD & CAP, LB #7071
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.I. = POINT OF INTERSECTION
C.M. = CONCRETE MONUMENT
F.N.D. = FOUND
E.O.P. = EDGE OF PAVEMENT
F.I.R. = FOUND IRON ROD & CAP
⊕ = FIRE HYDRANT
— x — = FENCE LINE
— o/h — = OVERHEAD UTILITY LINES
— w — = WOOD UTILITY POLE
— s — = STREET SIGN
⊙ = WELL



LINE TABLE

Line	Bearing	Distance
L1	S.88°48'43"W.	20.00'



SURVEY PLAT

OF
A PARCEL OF LAND
LYING IN

SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

NOTES:

SURVEY BASED ON THE DESCRIPTION AS SHOWN, AND EXISTING MONUMENTATION.

BEARINGS BASED ON THE NORTH RIGHT OF WAY OF PALM BEACH BOULEVARD AS BEARING S.77°08'36"W.

PARCEL LIES IN FLOOD ZONE "A7" HAVING A BASE FLOOD ELEVATION OF +8'. THIS INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP 125124 0250 B REVISED 09-19-1994.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

ABOVE GROUND OR UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

DURING THE COURSE OF THIS SURVEY, NO DOCUMENTATION COULD BE FOUND OR WAS PROVIDED PERTAINING THE RIGHT OF WAY OF LINWOOD AVENUE. THE RIGHT OF WAY OF LINWOOD AVENUE SHOWN HEREON IS BASED ON ADJOINING DEEDS AND FOUND MONUMENTATION.

ALL DIMENSIONS PLAT AND FIELD VERIFIED, UNLESS OTHERWISE SHOWN.

DATE OF LAST FIELD WORK: 4-25-2005.

PARCEL CONTAINS 10.0 ACRES, MORE OR LESS.

FOR THE EXCLUSIVE USE OF:
— WILLIAM BYRUS

BY: *Scott M. Shore*
SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS #5743

DATE SIGNED: 4-26-2005

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

THIS BOUNDARY SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

TITLE: BOUNDARY SURVEY

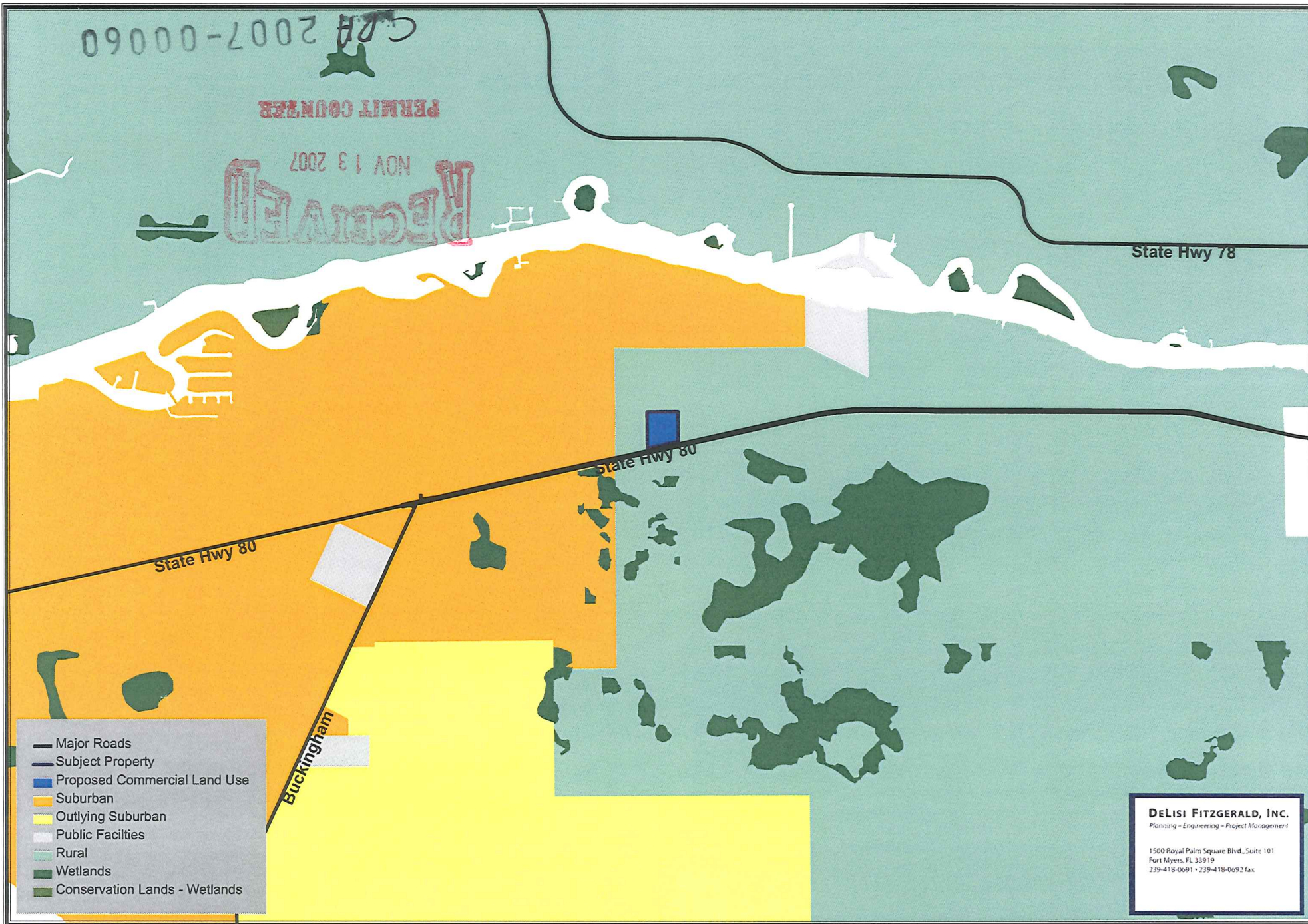
METRON SURVEYING & MAPPING, LLC LAND SURVEYORS-PLANNERS LB #7071		5245 RAMSEY WAY, SUITE #2 FORT MYERS, FLORIDA 33607 PHONE: (239) 275-6575 FAX: (239) 275-6457 www.metronfl.com	
FILE NAME:	7763SR.DWG	FIELD BOOK/PAGE:	279/64
PROJECT NO.:	7763	SHEET:	1 OF 1
SURVEY DATE:	4-11-05	DRAWN BY:	RY
SCALE:	1" = 100'	CHECKED BY:	SMS
FILE NO. (S-T-R)	27-43-26		

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CPA 2007-00060



PROPOSED FUTURE LAND USE MAP

BYRUS OLGA

0 0.2 0.4 0.8 Miles



GENERAL NOTE:
 THIS MAP IS FOR REFERENCE ONLY.
 DATA PROVIDED ARE DERIVED FROM
 MULTIPLE SOURCES WITH VARYING LEVELS OF ACCURACY.

2007-00060



DeLISI FITZGERALD, INC.
Planning - Engineering - Project Management

1500 Royal Palm Square Blvd., Suite 101
Fort Myers, FL 33919
239-418-0691 • 239-418-0692 fax

AERIAL PROJECT LOCATION MAP

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BYRUS OLGA



2007-00060

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State Hwy 78

Subject Property

State Hwy 80

State Hwy 80

Damp

Buckingham

Legend

- Major Roads
- Subject Property

Future Land Use

- Suburban
- Outlying Suburban
- Public Facilities
- Rural
- Wetlands
- Conservation Lands - Wetlands

DELI SI FITZGERALD, INC.
Planning - Engineering - Project Management

1500 Royal Palm Square Blvd., Suite 101
Fort Myers, FL 33919
239-418-0691 • 239-418-0692 fax

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EXISTING FUTURE LAND USE MAP

BYRUS OLGA

0 0.2 0.4 0.8 Miles



090000-2007 407

RPD

TFC-2

RS-1

TFC-2

RS-1 RS-3 AG-2

AG-2

PERMIT COORDINATOR

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Subject Property

RS-2

RS-2

RS-3

RS-3

AG-2

AG-2

AG-2

AG-3

RS-2

AG-2

AG-2

AG-2

AG-2

RS-1

RS-1

AG-2

AG-2

C-2

AG-2

AG-2

C-1A

AG-2

IL

CR

CN-2

AG-2

CPD

AG-2

AG-2

AG-2

RPD

AG-2

AG-2

AG-2	Agricultural
AG-3	Agricultural
C-1	Commercial
C-1A	Commercial
C2	Commercial
CC	Community Commercial
CN-2	Neighborhood Commercial
CR	Rural Commercial
CPD	Commercial Planned Development
IL	Light Industrial
RPD	Residential Planned Development
RS-1	Residential Single Family
RS-2	Residential Single Family
RS-3	Residential Single Family
TFC-2	Residential Two Family Conservation

DELISI FITZGERALD, INC.
Planning - Engineering - Project Management

1500 Royal Palm Square Blvd., Suite 101
Fort Myers, FL 33919
239-418-0691 • 239-418-0692 fax

ZONING MAP

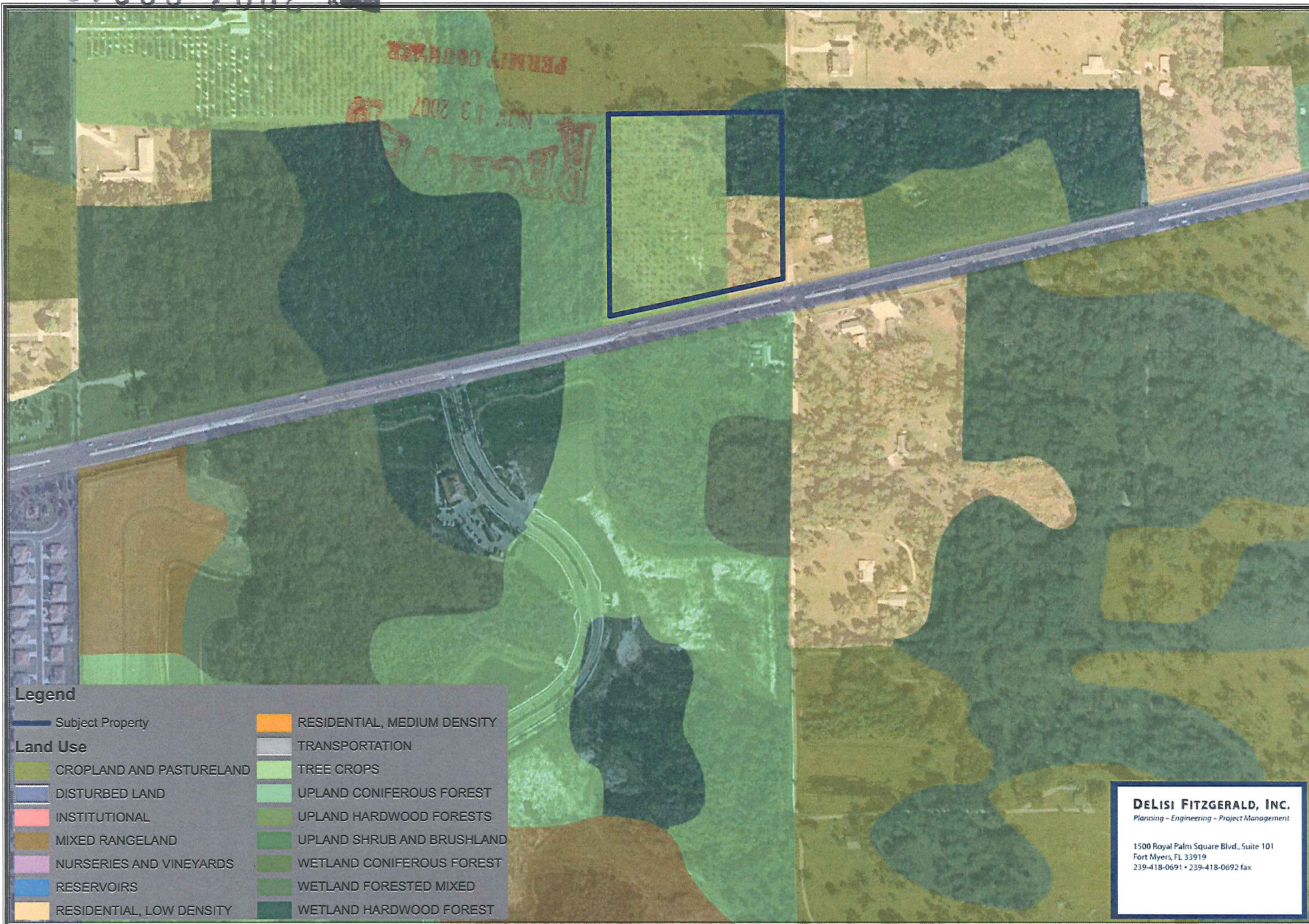
BYRUS OLGA

0 80 160 320 Meters



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VARIABLE SOURCES WITH VARYING LEVELS OF ACCURACY.

09000-1002 402



DELISI FITZGERALD, INC.
Planning - Engineering - Project Management

1500 Royal Palm Square Blvd., Suite 101
Fort Myers, FL 33919
239-418-0691 • 239-418-0692 fax

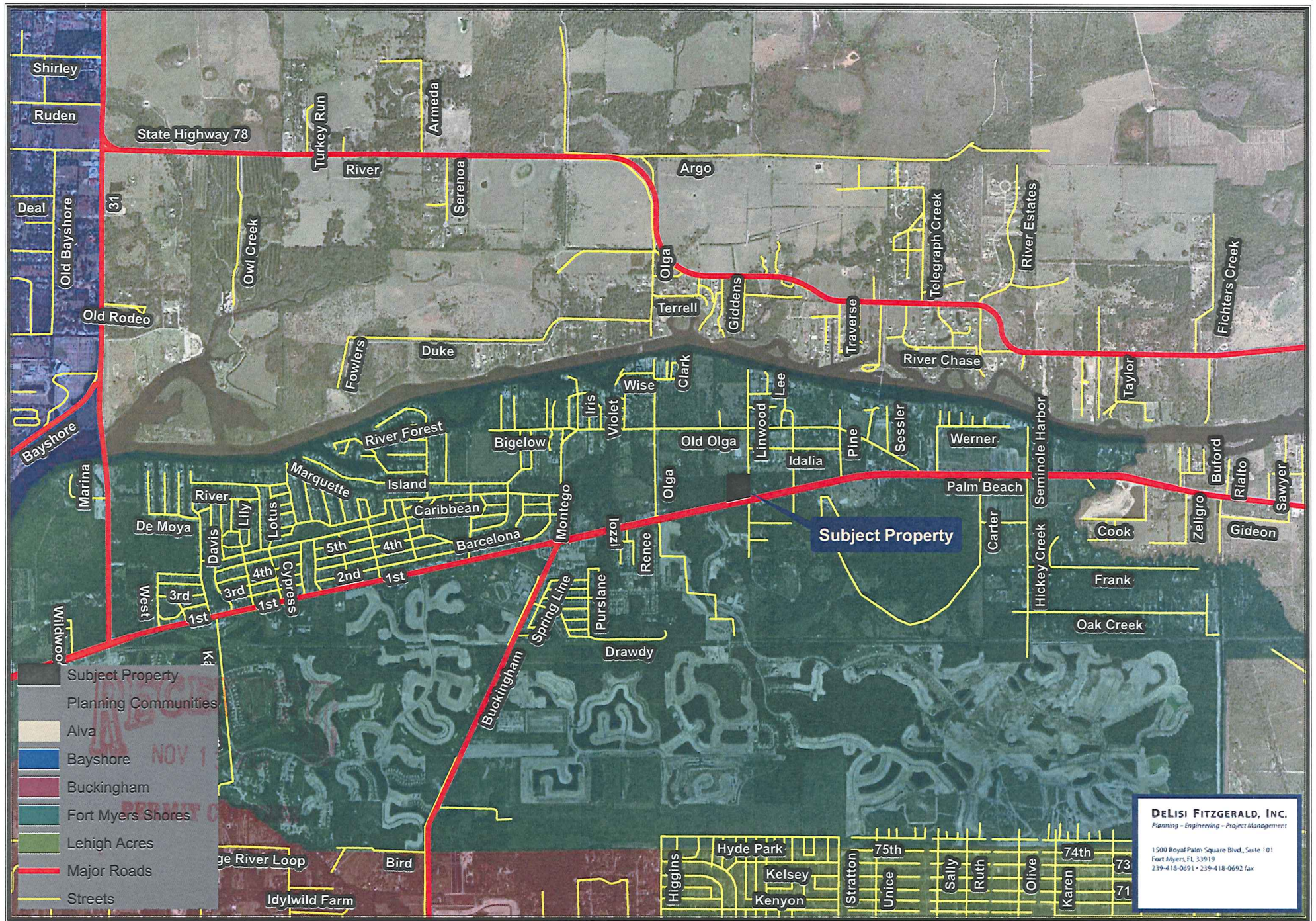
GENERAL NOTE:
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MULTIPLE SOURCES WITH VARYING LEVELS OF ACCURACY.

EXISTING LAND USE

BYRUS OLGA

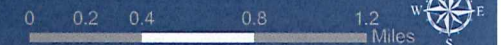
0 190 380 760 Feet





PLANNING COMMUNITIES MAP

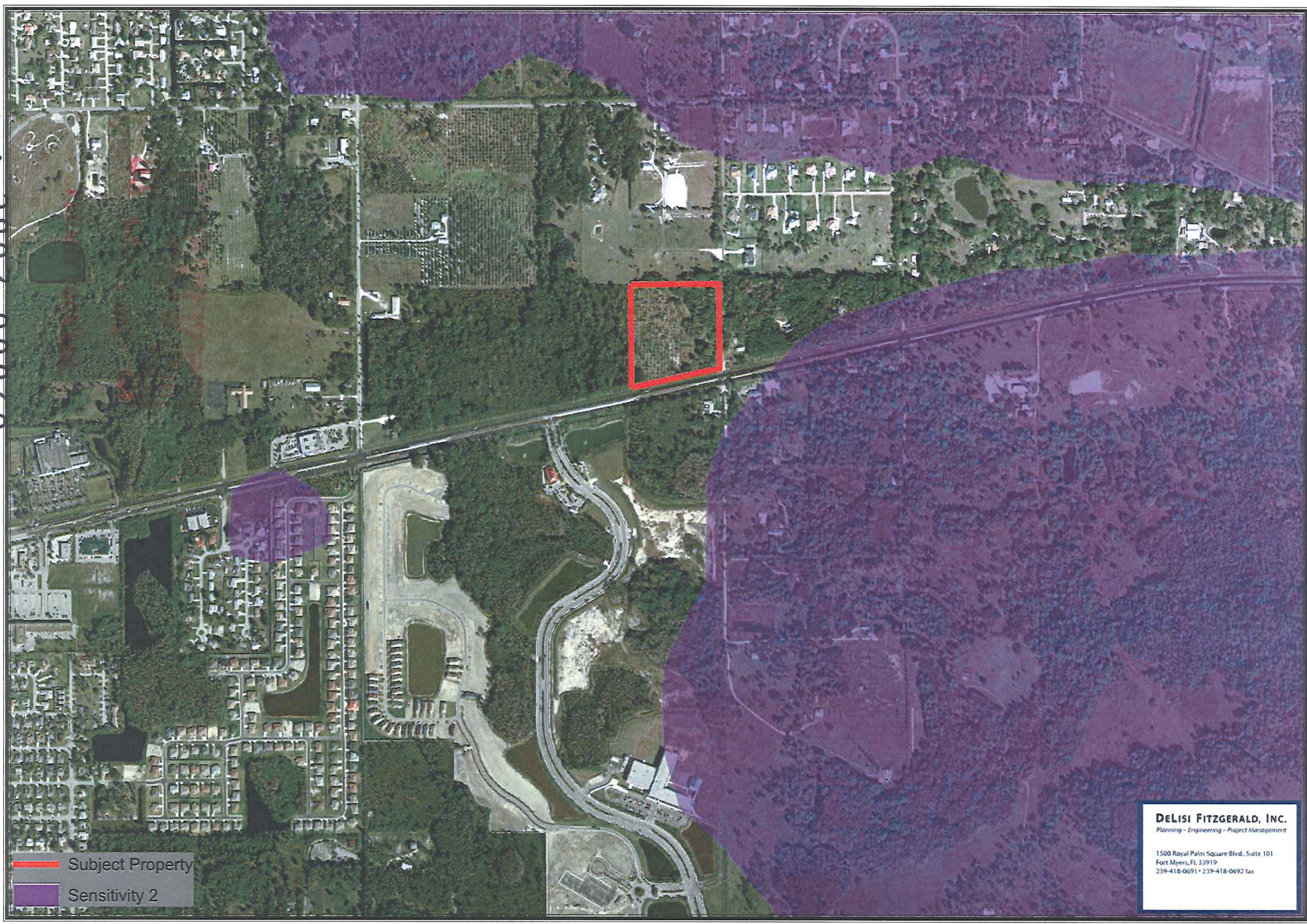
BYRUS OLGA



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2007-00060
 CPA

C:\P.A 2007-00060



— Subject Property
— Sensitivity 2

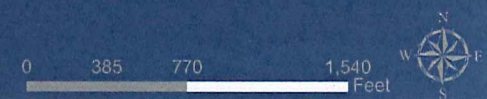
DELSI FITZGERALD, INC.
Planning - Engineering - Project Management

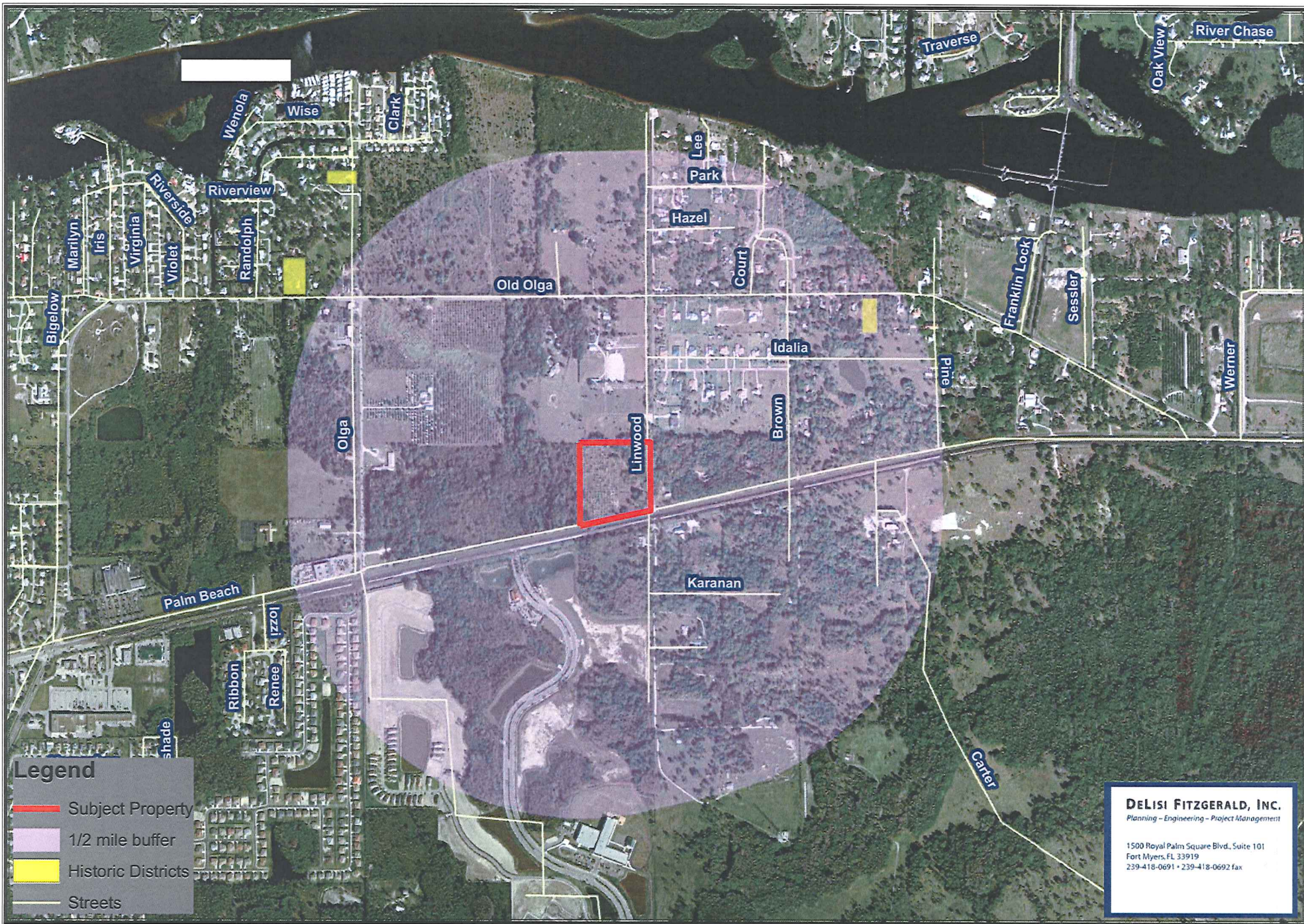
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ARCHAEOLOGICAL SENSITIVITY

BYRUS OLGA





HISTORIC DISTRICTS

BYRUS OLGA

0 0.1 0.2 0.4 Miles



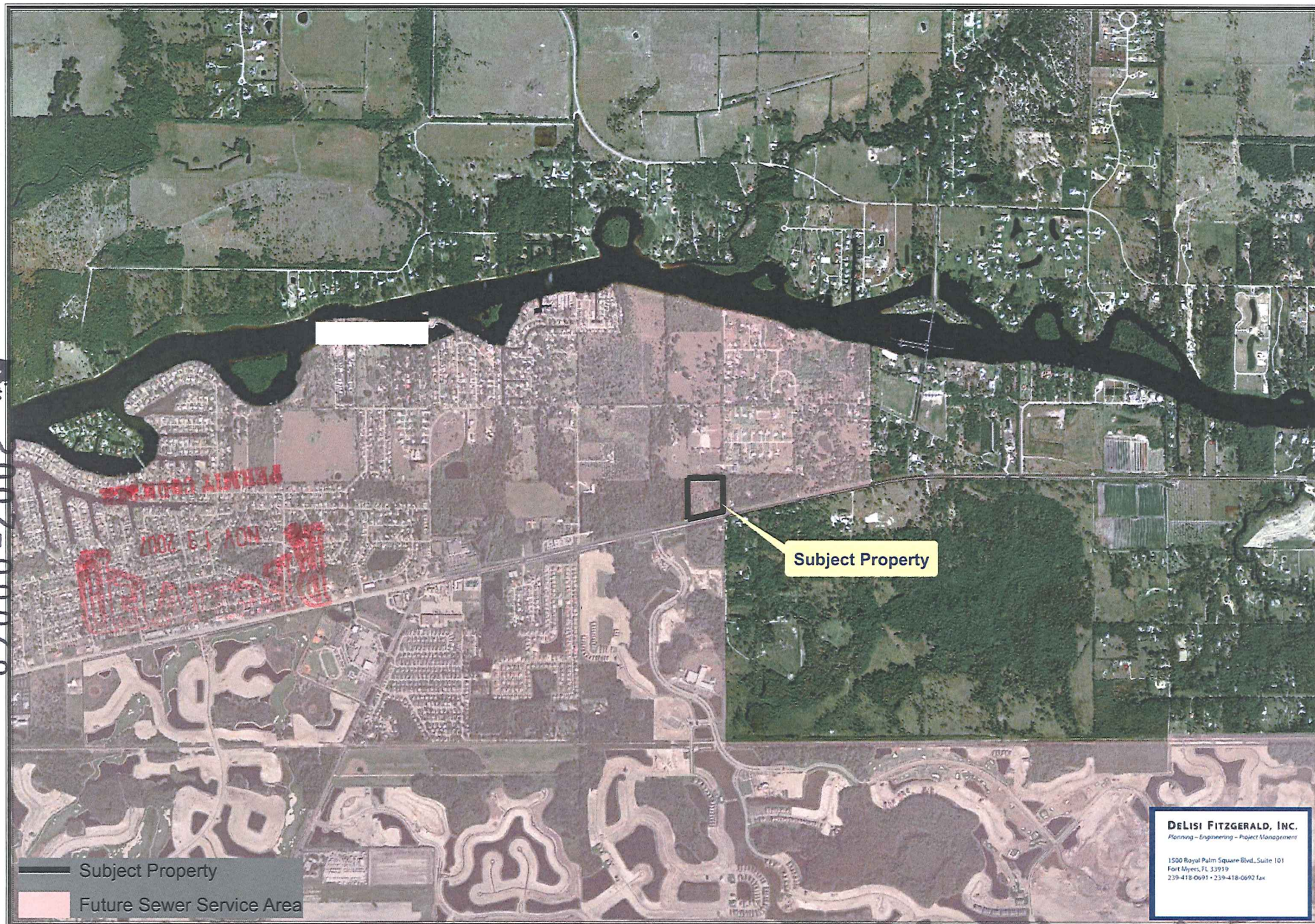
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FUTURE SEWER SERVICE AREA MAP

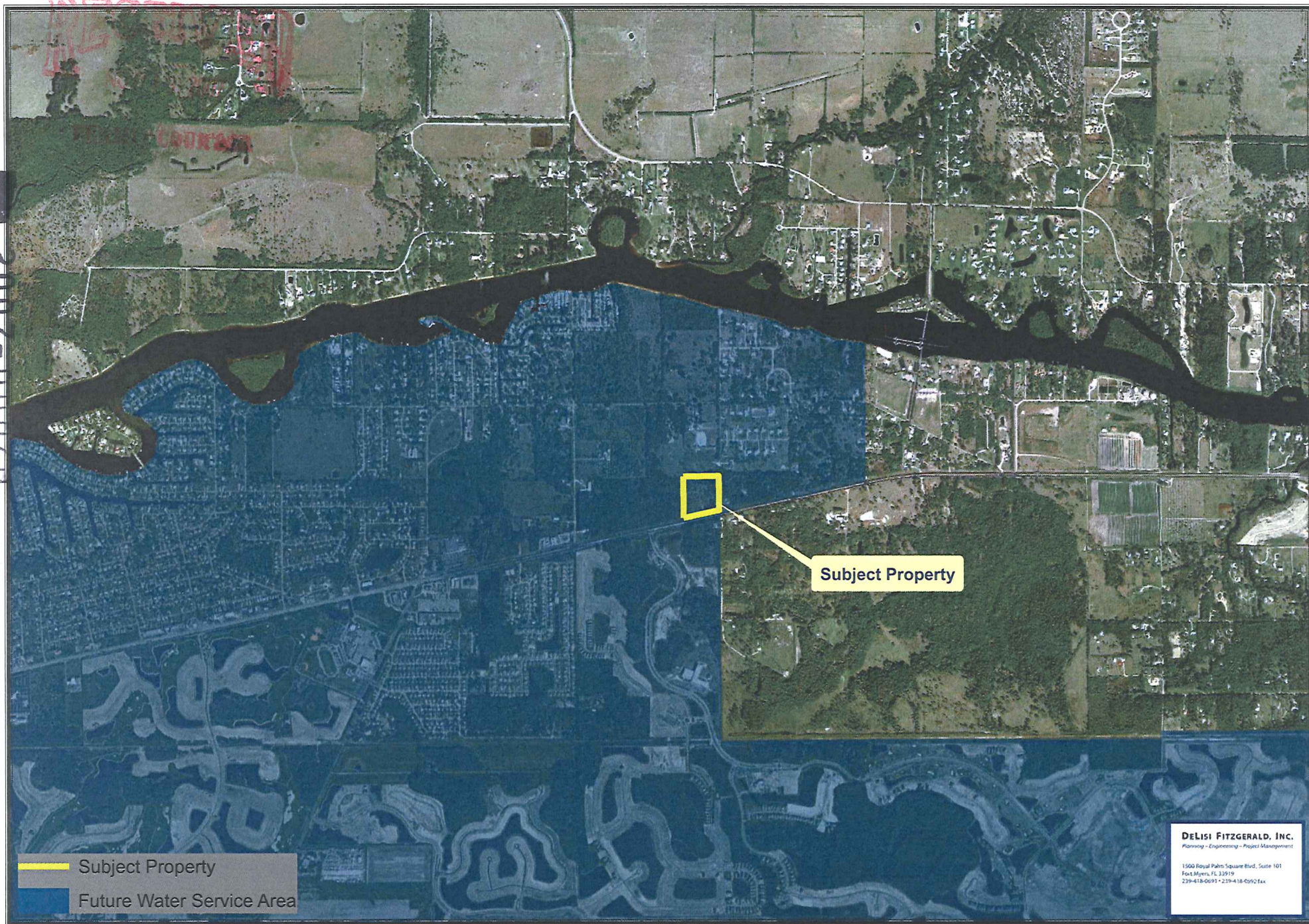
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BYRUS OLGA

0 0.15 0.3 0.6
Miles



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FUTURE WATER SERVICE AREA MAP

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BYRUS OLGA

0 0.15 0.3 0.6
Miles



BYRUS OLGA
COMPREHENSIVE PLAN AMENDMENT

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INTRODUCTION

PERMIT COUNTER

The subject site for this amendment to the Lee County Comprehensive Plan is located within Section 27, Township 43 and Range 26. More specifically, the site is located along Palm Beach Boulevard, three miles east of State Highway 31 at the intersection of Palm Beach and Linwood Avenue. The property is approximately one half mile south of the Caloosahatchee River and is in the Fort Myers Shores planning community. The total area of the property is 9.99 acres. Map 1 shows an aerial location of the subject property with the surrounding road network.

The request of this application is to change the designation of the subject property on the Lee County Future Land Use Map from Rural to Commercial. The proposed amendment would allow for a maximum of 62,500 square feet of office floor area, and 30,000 square feet of retail floor area. It is structured as solely a map amendment due to the scale of the project. The intent of the request is to work with Lee County and the surrounding community to implement county goals through the development of this property- to provide commercial uses that will enhance and serve the residential community.

Surrounding Land Uses, Compatibility, and Area Context

The Bryus Olga property is located in an emerging growth corridor in Lee County. The property is located along Palm Beach Boulevard, a major thoroughfare that connects the Alva community to the City of Fort Myers. West of the property are State Road 31 and Buckingham Road, and extends across the state to Palm Beach County. While rural in character, the historic Olga community remains a predominantly residential area. Larger residential subdivisions exist just west of the property including River Hall/ Hawks Haven. Located along Palm Beach Boulevard and Buckingham Road and southwest of the subject property, River Hall/Hawks Haven is comprised 2,000 acres and approximately 1600 residential units and no commercial component in the surrounding area to serve the residents.

The subject property is a central location between two densely populated communities- the City of LaBelle which is thirteen miles east, and the City of Fort Myers which is seven miles west. The Olga community lies directly to the west which is an area comprised of low density residential.

Community Planning and Coordination

The applicant has been maintained continuous involvement with the creation and revisions to the Olga Community plan. Over the course of the most recent planning process, the creation of a commercial node at this location was the subject of significant discussion. On June 9, 2007 a community meeting was held to determine the level of acceptance for a commercial node at this location and the extension of a collector road through the adjacent property. While the property that is the subject of this application was not the property discussed, the

subject property has been part of the conversation throughout the planning process. At the June 9th meeting, an overwhelming majority of the participants were in favor of designating the property as commercial.

In conversations with community members, there were two primary benefits to having the subject property designated as commercial. The applicant is committed to continuing to work with the community to enhance the area.

1. Decrease in potential residential units allowed in the area.
2. Limited areas of environmental significance. While other properties in the area have significant vegetation and wetland area, the subject property has limited areas that are valuable as preserve and the small area in the northeast portion of the property that is wetland can be preserved.

Land Use Change Analysis

The Byrus Olga property is currently designated as *Rural* on the Lee County Future Land Use Map and the applicant is requesting a change to Commercial designation. Policy 1.4.1 describes the Rural Land Use Designation and Policy 1.1.10 describes the Commercial Land Use Designation as adopted by the Board of County Commissioners on May 16, 2007.

Policy 1.4.1: The Rural areas are to remain predominantly rural--that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre).

Policy 1.4.1 states that these areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas; however, the subject property is along a major arterial road and the urban infrastructure necessary to support the property is available. The subject property is in an area that no longer fits the rural character described in Policy 1.4.1. With the increase in residential development along Palm Beach Boulevard, the area is transitioning from rural to suburban character. It is important to note that the property is within the Lee County utility service area for both water and sewer (see Map 12- Future Utilities Service Area).

Policy 1.1.10: The Commercial areas are located in close proximity to existing commercial areas or corridors accommodating employment centers, tourist oriented areas, and where commercial services are necessary to meet the project needs of the residential areas of the County. These areas are designated for commercial uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category except to the extent provided in Chapter XIII of the Plan. The Commercial areas are areas where residential uses are not expected or compatible due to the nature of the surrounding land uses and their location along major travel corridors. The commercial designation is intended for use where residential development would increase densities in areas such as the Coastal High Hazard Areas of the County or areas such as Lehigh Acres where residential uses are abundant and existing commercial areas service the residential needs are extremely limited.

The requisite infrastructure needed for commercial development is generally planned or in place. New developments in this category must connect to a potable water and sanitary sewer

system. Commercial retail developments, hotels and motels, banks, all types of office development, research and development, public, and other similar development will predominate in the commercial areas. Limited light industrial uses are also permitted, excluding outdoor storage type uses. Any redesignation of land to the Commercial land use category should occur along major travel corridors and at road intersections. The planned development rezoning process must be used to prevent adverse impacts to the surrounding areas and to ensure that appropriate site development regulations are incorporated into the development plans of each site. A maximum Floor Area Ratio (FAR) of 1 will be used as an index of intensity of development in the commercial category. Development in this future land use category is not required to comply with the site location criteria provided in Goal 6. When appropriate, site development regulations are incorporated into the planned development.

The subject property, as described in Policy 1.1.10, is in close proximity to existing corridors of commercial activity; however, an uneven balance exists between residential development and commercial activity with residential development being the majority of all new development in this area. The proposed plan for the property will provide accessible retail and office space to meet the needs of the residential areas. Located on a major travel corridor and at the intersection of Palm Beach Boulevard and Linwood Avenue, the subject property will be a convenient location for commercial activity for locals and tourists. New office space will allow businesses to locate near residential communities, thus creating a mixed-use hub in this area of Alva.

Policy 6.1.2: All commercial development must be consistent with the location criteria in this policy, except where specifically accepted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policies 1.8.1 through 1.8.3.

2. Neighborhood Commercial: The major function of the Neighborhood Commercial development is to provide for the sale of convenience goods and personal services such as food, drugs, sundries, and hardware items. Supermarket and drug stores are the typical leading tenants on a site area ranging from 2 to 10 acres. The property must be located as follows (except where this plan provides specific exceptions): At the intersection of an arterial and a collector or two arterials so that direct access is provided to both intersecting roads. Such direct access may be provided via an internal access road to either intersecting road. Range of Gross 30,000 to 100,000 square feet of Floor Area.

The subject property is in compliance with the criteria in Policy 6.1.2. The property is located at the intersection of State Highway 80 and Linwood Avenue, which will provide direct access at two key points. There is limited retail in this area, and the subject property will provide neighborhood commercial conveniences for the surrounding residential community. Additionally, the plan for the site is to create a retail and office commercial site of 9.9 acres, thus maintaining the neighborhood commercial scale.

Justification of Commercial Square Foot

Policy 1.1.10 states that a Floor Area Ratio (FAR) of 1.0 will be used as an index of intensity of development in the commercial category; however, Policy 6.1.2 limits property to 30,000 square feet of retail. Since the subject property is in a non-central urban area, the FAR of 1.0 is both not realistic and appropriate. The proposed square footage for the subject property

was derived using planning standards of 8,000 sq.ft./acre for retail and 10,000 sq.ft./acre for office. These are suburban standards that assumes parking, water management and open spaces.

Spot Planning/Smart Growth

The request for this application is to designate the subject property Commercial. A commercial category cannot be defined as Spot Planning because the subject property creates a shopping node, not a giant commercial area. Rural areas need commercial areas so commuter distances to services can diminish. A single node, such as the subject property, can serve a wide area without being a large commercial center.

**BYRUS OLGA
UTILITIES ANALYSIS**

Under the current land use designation of the Comprehensive Plan, the subject property can be developed with 9 units generating an approximate water and wastewater demand of 2,250 gallons-per-day (GPD). With the amendment, 62,500 square-feet of office and 30,000 square-feet of retail will be allowed which increases the demands by 10,125 GPD, for a total demand of 12,375 GPD.

Wastewater service will be provided by Lee County Utilities (LCU) via the City of Fort Myers Central Plant which has a permitted capacity of 6.0 million gallons per day (MGD) while currently operating at 3.69 MGD. There is an existing force main located approximately 700' to the west on the north side of SR80.

Water service will be provided by LCU via the Olga Water Treatment Plant which has a permitted capacity of 5.39 MGD while currently operating at 2.88 MGD. An existing 24" water main is located on the north side of SR 80, abutting the southern property line of the subject property.

Based on current capacities, there will be excess capacity for each utility serving the demand of the proposed development. There will be nearly 2.3 MGD of excess capacity available for wastewater service and 2.5 MGD of excess capacity for potable water service.

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BYRUS OLGA
DRAINAGE FACILITIES ANALYSIS

Existing Facilities

The subject property consists mostly of fallow farm fields with the remainder comprised of hardwood forest and various agriculture related structures. There are no dedicated water management facilities that currently exist on the property which allows surface water run-off and pollutants to discharge directly to the Palm Beach Boulevard (SR 80) ROW and ultimately the Caloosahatchee River.

Proposed Facilities

The proposed development will include a water management system consisting of lakes and dry detention areas that will provide water quality and quantity treatment prior to discharge into the Caloosahatchee River. The ability to incorporate a modern water management system in place of the uncontrolled surface discharge from the developed areas of the property should allow for the reduction of pollutants discharging directly to the surrounding water bodies.

Level of Service

The proposed project will provide water quality volume in the amount of 2.5" over the impervious area of the site, attenuation for the 25 year, 3 day storm event, and flood protection from the 100 year storm event. All proposed works will follow the current South Florida Water Management District requirements as a minimum. These include meeting the 5 year, 1 day design storm stage for the road centerlines and parking, the 25 year, 3 day design storm event for allowable discharge control, and the 100 year, 3 day and FEMA flood zones for finished floor elevations.

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MEMORANDUM

TO: Mr. Daniel DeLisi, AICP
DeLisi Fitzgerald, Inc.

FROM: David L. Wheeler, E.I.
Transportation Consultant

Ted B. Treesh
President

DATE: September 21, 2007

RE: Byrus Olga Property
Small Scale Comprehensive Plan Amendment
Lee County, Florida

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TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the Byrus Olga Property pursuant to the requirements outlined within the application document for Comprehensive Plan Amendment requests. This analysis will determine the impacts of the requested land use change from Rural to Commercial. The approximately 9.99-acre site is located on the north side of Palm Beach Boulevard (S.R. 80) just west of its intersection with Linwood Avenue in Lee County, Florida.

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.

The proposed Map Amendment would change the future land use designation on the subject site from Rural to Commercial. Based on the existing land use designation (Rural) the subject site could be developed with up to approximately 10 single-family dwelling units. Based on the proposed land use designation (Commercial) the subject site could be developed with up to approximately 62,500 square feet of office uses and up to approximately 30,000 square feet of retail uses. **Table 1** highlights the intensity of uses that could be constructed under the existing land use designation and the intensity of uses under the proposed land use designation.

**Table 1
Land Uses
Byrus Olga Property**

Land Use Category	Intensity
Existing Land Uses	10 single-family dwelling units
Proposed Land Uses	62,500 sq. ft. of retail uses
	30,000 sq. ft. of office uses

The trip generation for the site was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 7th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the uses permitted under the existing Rural land use designation. Land Use Code 710 (General Office Building) and Land Use Code 820 (Shopping Center) were utilized for the trip generation purposes of the uses permitted under the proposed Commercial land use designation. **Table 2** indicates the potential trip generation of the Byrus Olga Property based on the existing land use designation (Rural).

**Table 2
Trip Generation
Existing Land Use Designation
Byrus Olga Property**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Single-Family Housing (10 dwelling units)	5	10	15	10	5	15	125

Table 3 indicates the potential trip generation of the Byrus Olga Property based on the proposed land use designation (Commercial).

**Table 3
Trip Generation
Proposed Land Use Designation
Byrus Olga Property**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
General Office (62,500 square feet)	115	15	130	25	125	150	930
Retail (30,000 square feet)	45	30	75	135	150	285	3,105
Total Trips	160	45	205	160	275	435	4,035

Table 4 indicates the trip generation difference between the proposed and existing land use designations.

**Table 4
Trip Generation
Byrus Olga Property**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation (62,500 s.f. office & 30,000 s.f. retail)	160	45	205	160	275	435	4,035
Existing Land Use Designation (10 single-family dwelling units)	-5	-10	-15	-10	-5	-15	-125
Resultant Trip Change	155	35	190	150	270	420	3,910

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) 2030 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 there are no roadway improvements programmed within the vicinity of the subject site that are designated as financially feasible. However, there are two improvements currently programmed within the 2030 Long Range Transportation Plan in the vicinity of the subject site that are designated as Contingent based upon additional funding. These improvements include the widening of Palm Beach Boulevard (S.R. 80) from its existing four-lane cross section to six-lanes from Arcadia Road (S.R. 31) to Buckingham Road and the widening of Buckingham Road from its existing two-lane cross section to four-lanes from Palm Beach Boulevard (S.R. 80) to Gunnery Road.

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The subject site lies within Traffic Analysis Zone (TAZ) 1305. The model has both productions and attractions included in this zone. The productions include both single-family homes and multi-family units. The attractions include industrial employment, commercial employment, and service employment. **Table 5** identifies the land uses currently contained in the long range travel model utilized by the MPO and Lee County for the Long Range Transportation Analysis.

**Table 5
TAZ 1305**

Land Uses in Existing Travel Model (2030)

Land Use Category	Intensity
Single Family Homes	116 dwelling units
Multi-Family Homes	3 dwelling units
Industrial Employment	54 employees
Commercial Employment	52 employees
Service Employment	80 employees

The proposed change in land use designation on the subject site from Rural to Commercial would change the site into an attraction of trips instead of a production of trips. More specifically, the proposed small scale map amendment would attract approximately 287 commercial and service employees to TAZ 1305. However, based on the uses currently existing within TAZ 1305, there are very few sources of employment. Therefore, the majority of the commercial and service employees that would be generated by the proposed development are already accounted for in the travel model. It is not anticipated that the minor increase in employment, beyond the employment already accounted for within TAZ 1305, would have a significant impact to the existing 2030 travel model. Therefore, no modifications to the existing 2030 travel model are warranted as a result of this analysis.

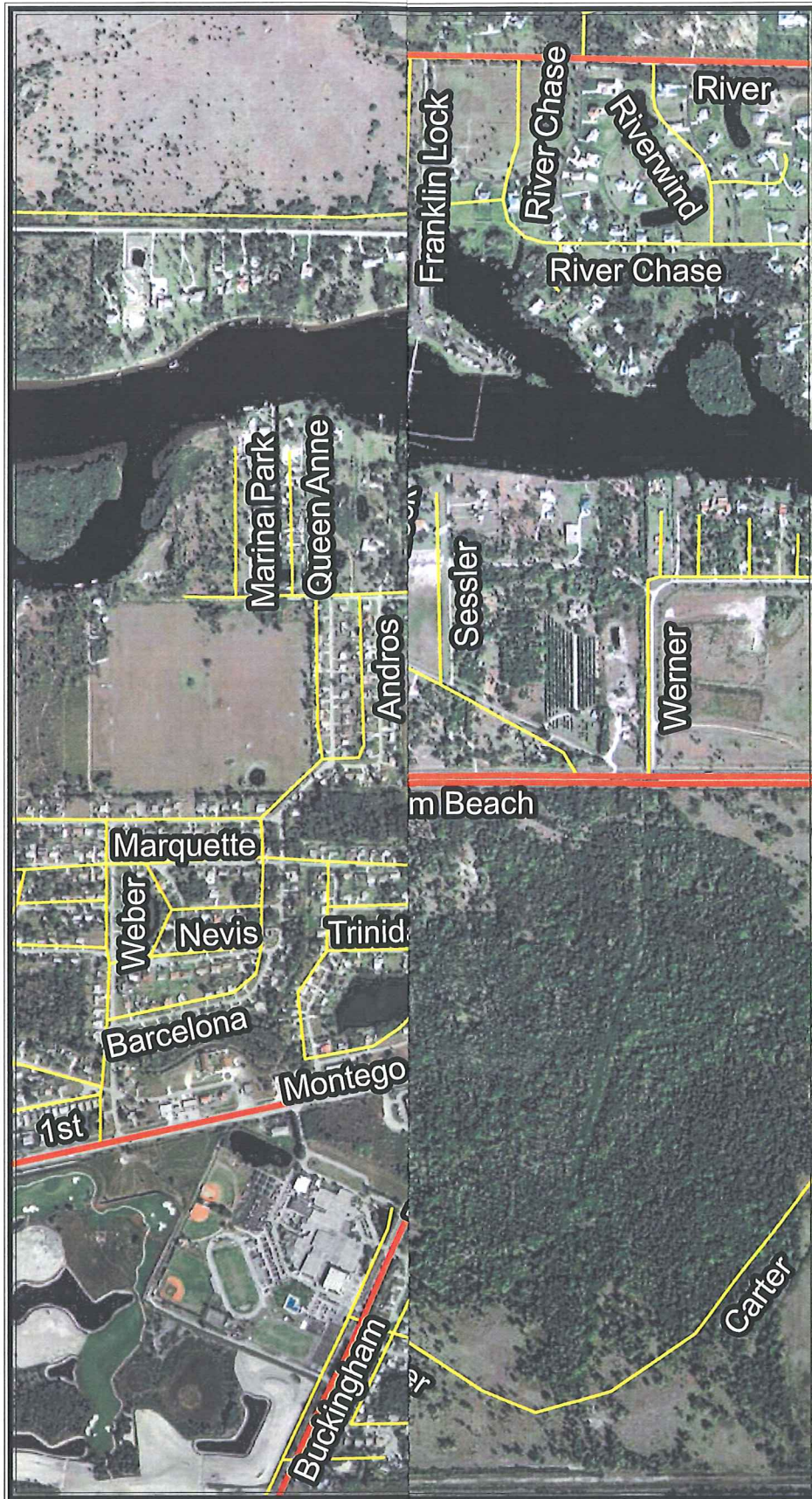
Short Range Impacts (5-year horizon)

The 2006/2007-2010/2011 Lee County Transportation Capital Improvement Plan and the 2007-2011 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 this review there are no programmed improvements in the vicinity of the subject site.

The proposed map amendment will increase the overall trip generation of the subject site by approximately 190 vehicles during the A.M. peak hour and approximately 420 vehicles during the P.M. peak hour. **Table 1A** and **Table 2A** attached to this report indicate the projected 5-year planning Level of Service on Palm Beach Boulevard (S.R. 80) based on the uses that would be permitted under the proposed land use designation. From Table 2A, Palm Beach Boulevard (S.R. 80) is anticipated to operate at a Level of Service "C" in 2012 both with and without the trips from the proposed development. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement program.

Conclusion

The proposed Comprehensive Plan Amendment is to modify the future land use designation on the subject site from Rural to Commercial. The approximately 9.99-acre site is located on the north side of Palm Beach Boulevard (S.R. 80) just west of its intersection with Linwood Avenue in Lee County, Florida. Based on the analysis, no modifications are necessary to the Short Term or the Long Range Transportation plan to support the proposed Comprehensive Plan Amendment. In addition, no modifications to the socio-economic data forecasts are necessary as a result of this application as the proposed Comprehensive Plan Amendment is not anticipated to significantly increase the employment within TAZ 1305. Site specific road improvements such as turn lanes, traffic control devices, etc. will be further evaluated at the re-zoning and Development Order stages as the property is developed. The project will proceed through the zoning and Development Order process and be subject to the Concurrency Management System requirements in effect at the time of this process.



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PROJECT MANAGEMENT, LLC

Planning - Engineering - Project Management

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TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
BYRUS OLGA PROPERTY

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	190 VPH	IN=	155	OUT=	35
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	420 VPH	IN=	150	OUT=	270

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u> <u>CLASS</u>	<u>LOS A</u> <u>VOLUME</u>	<u>LOS B</u> <u>VOLUME</u>	<u>LOS C</u> <u>VOLUME</u>	<u>LOS D</u> <u>VOLUME</u>	<u>LOS E</u> <u>VOLUME</u>	<u>PERCENT</u>		
								<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJECT</u> <u>TRAFFIC</u>	<u>PROJ/</u> <u>LOS C</u>
Palm Beach Blvd (S.R. 80)	E. of Linwood Ave.	4LD	1,690	2,040	2,050	2,050	2,050	10%	27	1.3%
	W. of Linwood Ave.	4LD	1,690	2,040	2,050	2,050	2,050	90%	243	11.9%

* Level of Service Thresholds obtained from Lee County Link Specific Peak Hour Directional Service Volumes

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
BYRUS OLGA PROPERTY**

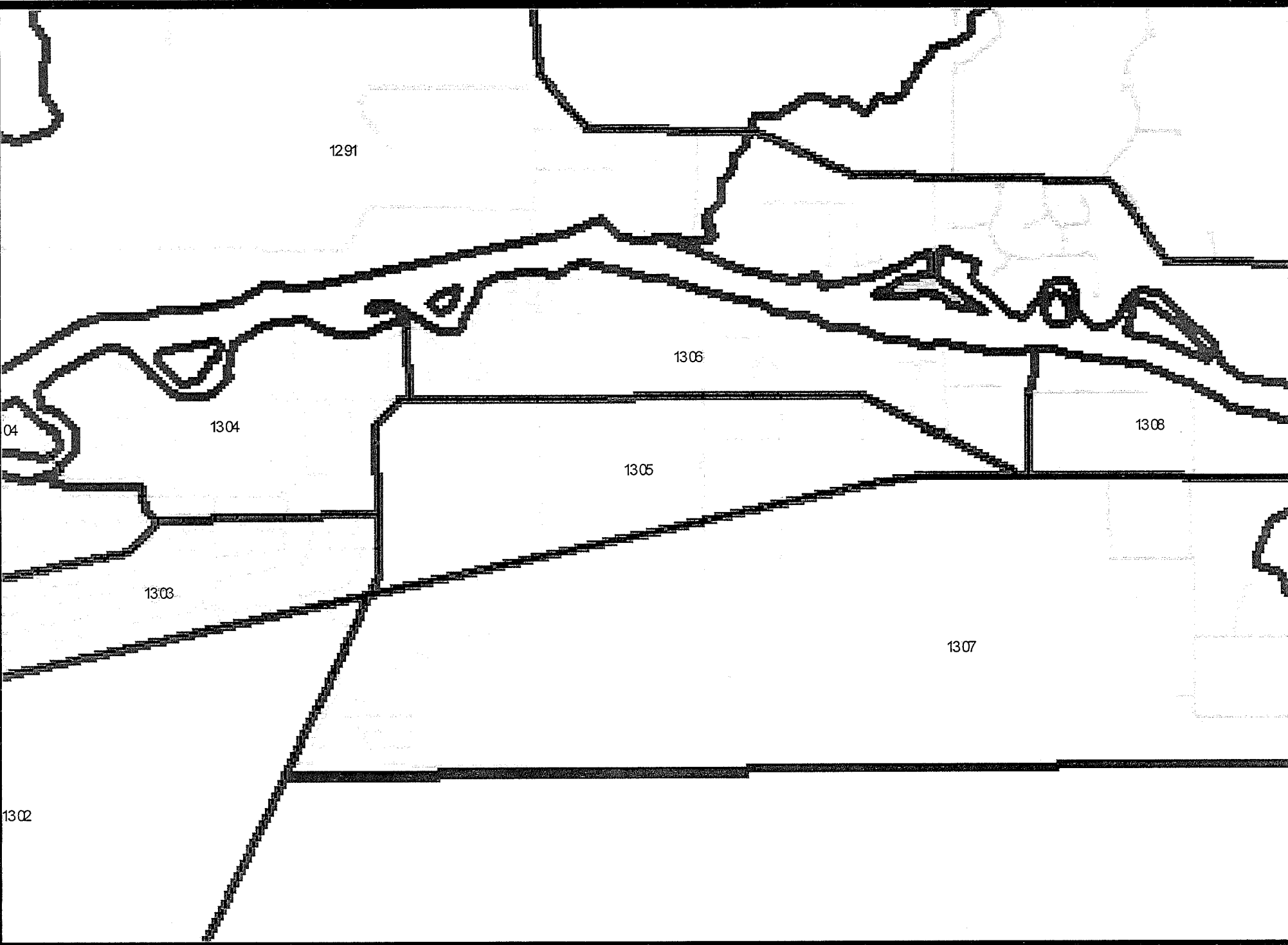
TOTAL PROJECT TRAFFIC AM = 190 VPH IN = 155 OUT = 35
 TOTAL PROJECT TRAFFIC PM = 420 VPH IN = 150 OUT = 270

							2007	2012				2012	2012
							PK HR	PK HR	PERCENT			BCKGRND	BCKGRND
							PK SEASON	PK SEASON	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	+ PM PROJ
<u>ROADWAY</u>	<u>SEGMENT</u>	<u>PCS</u>	<u>ADT</u>	<u>ADT</u>	<u>GROWTH</u>	<u>RATE</u>	<u>PEAK DIR.</u>	<u>PEAK DIR.</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>
Palm Beach Blvd (S.R. 80)	E. of Linwood Ave.	5	13,700	25,700	9	7.24%	1,271	1,803	10%	16	27	1,818	1,830
	W. of Linwood Ave.	5	13,700	25,700	9	7.24%	1,271	1,803	90%	140	243	1,942	2,046

* The 2007 Peak Hour, Peak Season, Peak Direction Traffic Volume was obtained from the 2006/2007-2007/2008 Lee County Concurrency Management Inventory and Projections Report, dated June 2007

100TH HIGHEST HOUR LOS ANALYSIS

	2012	2012	2012
	BCKGRND	BCKGRND	BCKGRND
	TRAFFIC	+ AM PROJ	+ PM PROJ
	<u>LOS</u>	<u>LOS</u>	<u>LOS</u>
Palm Beach Blvd (S.R. 80) E. of Linwood Ave.	B	B	B
W. of Linwood Ave.	B	B	C



TYPICAL EMPLOYMENT CONVERSION FACTORS

(October, 1991)

<u>Land Use</u>	<u>Employees/ 1,000 Sq. Ft.</u> ⁽¹⁾	<u>Source</u> ⁽²⁾
<u>Industrial</u>		
Industrial	1.89	DCA
General Light Industrial	2.16	ITE, p. 82
Industrial Park	2.00	ITE, p. 125
Warehousing	1.28	ITE, p. 183
<u>Office</u>		
General Office, Below 100,000	3.39 4.80	ITE, p. 940 DCA
General Office, 100,000-200,000	3.84 4.40	ITE, p. 940 DCA
General Office, 201,000-500,000	3.22 3.50	ITE, p. 940 DCA
General Office, Above 500,000	2.88 3.50	ITE, p. 940 DCA
General Office, Average	3.29 4.00	ITE, p. 940 DCA
Medical-Dental Office Building	4.83	ITE, p. 975
Office Park	3.59	ITE, p. 1036
Research and Development Center	2.47	ITE, p. 1058
<u>Retail/Commercial</u>		
* Retail/Commercial	2.50	DCA

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR—BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
PINE ISLAND RD/ BAYSHORE RD (SR 78)	SANTA BARBARA BLVD	DEL PRADO BLVD	5	2.3	4LD	0	1,360	2,010	2,100	2,100	0	2,420	3,580	3,740	3,740
	DEL PRADO BLVD	BARNETT RD	5	2.1	4LD	0	1,360	2,010	2,100	2,100	0	2,420	3,580	3,740	3,740
	BARNETT RD	US 41	2	0.5	4LD	0	1,360	2,010	2,100	2,100	0	2,420	3,580	3,740	3,740
	US 41	BUSINESS 41	2	1.2	4LD	0	0	1,250	1,900	1,990	0	0	2,440	3,720	3,900
	BUSINESS 41	HART RD	2	1.1	4LD	0	0	1,250	1,900	1,990	0	0	2,440	3,720	3,900
	HART RD	BREWERS RD	2	0.4	4LD	0	0	1,250	1,900	1,990	0	0	2,440	3,720	3,900
	BREWERS RD	SLATER RD	2	0.8	4LD	0	0	1,250	1,900	1,990	0	0	2,440	3,720	3,900
	SLATER RD	I-75	2	2.9	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	I-75	NALLE RD	2	0.6	2LN	120	260	420	670	1,080	240	500	830	1,310	2,110
PONDELLA RD	NALLE RD	SR 31	2	2.7	2LN	120	260	420	670	1,080	240	500	830	1,310	2,110
	SR 78	WESTWOOD RD	5	0.9	4LD	0	0	1,380	1,920	2,010	0	0	2,510	3,490	3,650
	WESTWOOD RD	ORANGE GROVE BLVD	2	0.6	4LD	0	0	1,380	1,920	2,010	0	0	2,510	3,490	3,650
	ORANGE GROVE BLVD	US 41	2	1.6	4LD	0	0	1,380	1,920	2,010	0	0	2,510	3,490	3,650
SAN CARLOS BLVD	US 41	BUS 41	2	0.6	4LD	0	0	1,380	1,920	2,010	0	0	2,510	3,490	3,650
	ESTERO BLVD	MAIN ST	4	0.6	2LB	90	280	590	850	1,080	170	550	1,160	1,660	2,120
	MAIN ST	SUMMERLIN RD	4	2.5	4LD	0	1,530	1,910	1,980	1,980	0	3,000	3,750	3,880	3,880
	SUMMERLIN RD	KELLY RD	4	1.1	2LN	0	670	960	1,000	1,000	0	1,260	1,810	1,890	1,890
SANDY LN	KELLY RD	McGREGOR BLVD	4	0.6	2LN	0	670	960	1,000	1,000	0	1,260	1,810	1,890	1,890
	CORKSCREW RD	SOUTH END	4	2.7	4LD	0	0	1,240	1,710	1,800	0	0	2,290	3,160	3,340
SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	4	2.9	2LN	0	170	520	730	930	0	310	970	1,360	1,730
SIX MILE CYPRESS	US 41	METRO PKWY	4	1.2	4LD	460	1,680	1,960	2,020	2,020	890	3,230	3,780	3,880	3,880
	METRO PKWY	DANIELS PKWY	4	1.8	4LD	460	1,680	1,960	2,020	2,020	890	3,230	3,780	3,880	3,880
	DANIELS PKWY	WINKLER EXT.	4	3.7	4LD	270	1,620	1,970	2,030	2,030	500	3,000	3,650	3,760	3,760
	WINKLER EXT.	CHALLENGER BLVD	4	0.8	4LD	840	1,760	1,830	1,830	1,830	1,560	3,260	3,390	3,390	3,390
	CHALLENGER BLVD	COLONIAL BLVD	4	0.5	6LD	1,260	2,650	2,740	2,740	2,740	2,330	4,910	5,080	5,080	5,080
SLATER RD	SR 78	NALLE GRADE RD	2	4.0	2LN	0	170	380	570	970	0	340	740	1,120	1,910
SR 31	SR 80	SR 78	2 & 3	1.4	2LN	120	240	390	620	1,010	200	400	650	1,040	1,680
	SR 78	N. RIVER RD	2	1.3	2LN	120	240	390	620	1,010	200	400	650	1,040	1,680
	N. RIVER RD	COUNTY LINE	2	2.0	2LN	120	240	390	620	1,010	200	400	650	1,040	1,680
SR 80	PROSPECT AVE	ORTIZ AVE	1	1.3	4LD	0	810	1,790	1,980	2,030	0	1,360	2,980	3,300	3,380
	ORTIZ AVE	I-75	1	1.2	6LD	0	1,230	2,730	2,970	3,040	0	2,040	4,550	4,950	5,070
	I-75	SR 31	3	2.7	6LD	2,570	3,070	3,080	3,080	3,080	4,280	5,110	5,130	5,130	5,130
	SR 31	BUCKINGHAM RD	3	2.5	4LD	1,690	2,040	2,050	2,050	2,050	2,810	3,410	3,420	3,420	3,420
	BUCKINGHAM RD	HICKEY CREEK RD	3	2.5	4LD	1,690	2,040	2,050	2,050	2,050	2,810	3,410	3,420	3,420	3,420
	HICKEY CREEK RD	MITCHELL AVE	3	0.9	4LD	910	1,470	2,130	2,760	3,130	1,520	2,460	3,550	4,600	5,220
STRINGFELLOW RD	MITCHELL AVE	JOEL BLVD	3	4.0	4LD	910	1,470	2,130	2,760	3,130	1,520	2,460	3,550	4,600	5,220
	JOEL BLVD	COUNTY LINE	3	2.2	4LD	910	1,470	2,130	2,760	3,130	1,520	2,460	3,550	4,600	5,220
	1ST AVE	PINE ISLAND RD	6	7.9	2LN	0	150	350	550	1,010	0	260	620	990	1,800
	PINE ISLAND RD	PINELAND RD	6	3.3	2LN	0	150	350	550	1,010	0	260	620	990	1,800
	PINELAND RD	MAIN ST	6	3.7	2LN	0	150	350	550	1,010	0	260	620	990	1,800

PERIODIC COUNT STATION DATA

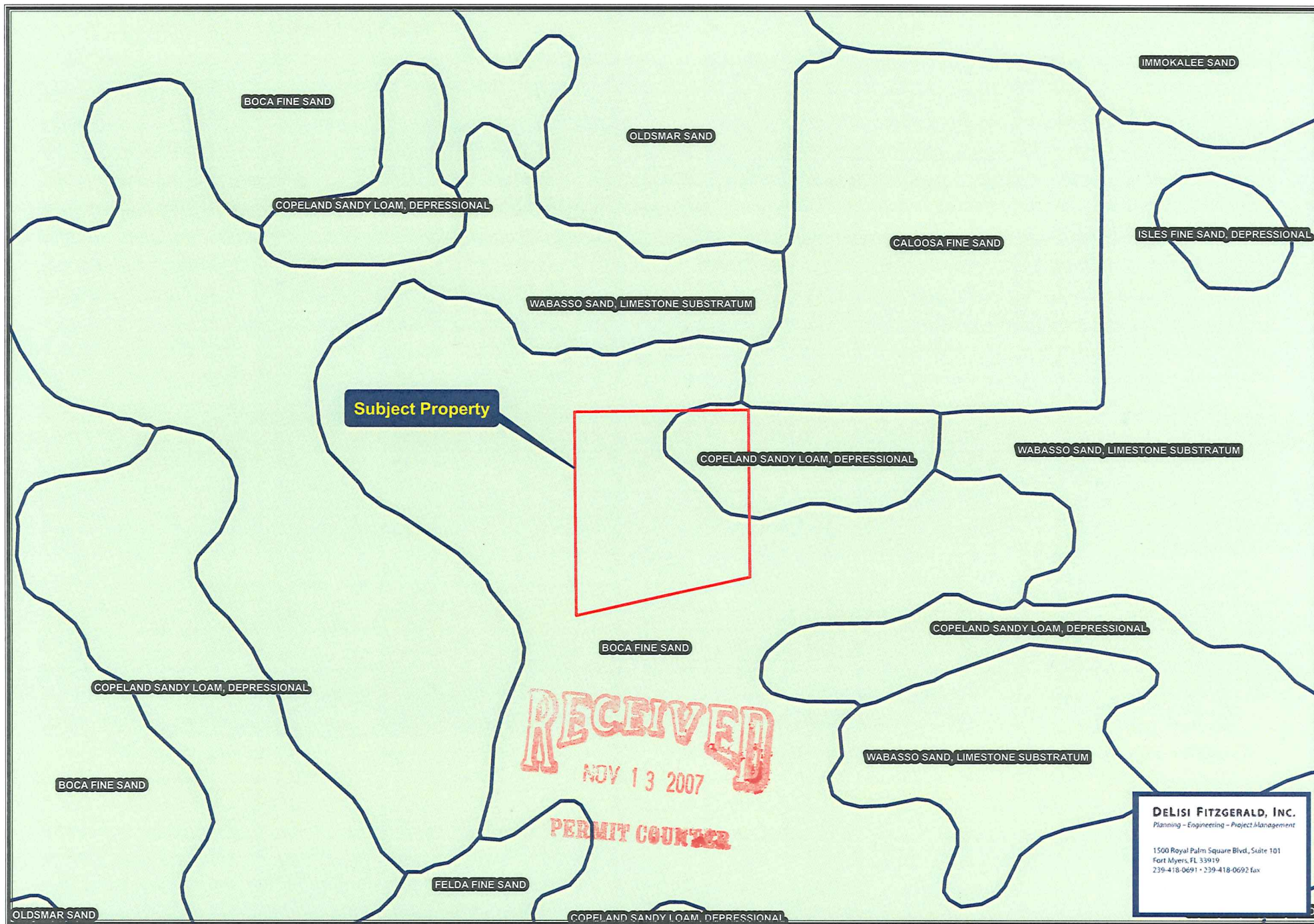
Daily Traffic Volume (AADT)														
STREET	LOCATION	Station#	M- A- P	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	PERM- ANENT STATION
ORANGE RIVER BLVD	S OF PALM BEACH BLVD	353	D	7400	7100	7200	6900	7000	7300	7800	7400	8100	8900	5
	E OF STALEY RD	352	D	4800	4900	5000	4500	4400	5600	5800	5900	7100	8300	5
ORIOLE RD	S OF ALICO RD	462	H	1800	3000	3000	2500	2900	2600	2600	2300	2400	2800	25
ORTIZ AVE	N OF COLONIAL BLVD	354	E	11000	10400	11700	9900	12800	13500	13700	18100	18300	17600	18
	N OF MILK BLVD (SR 82)	355	A	11700	11800	12100	11700	11300	13700	U/C	15100	17000	17900	18
	N OF TICE ST	356	A	7500	8300	8900	8400	8800	9200	8400	9200	9500	10100	18
PALM BEACH BLVD (SR 80)	W OF ORTIZ BLVD		A											
	W OF TICE STREET	452	A	24800	25500	26300	26400	27100	28700	28700	27800	29100	30100	5
	E OF ORTIZ BLVD	359	A	24300	26700	26700	27000	25800	27400	29200	27000	26000	23400	5
	W OF SR 31	5	D	22700	23800	24500	24900	25300	25000	22800	25800	23900	28100	
	E OF SR 31	360	D	24700	24700	25000	25200	27000	27900	27900	29400	31700	35200	5
	E OF BUCKINGHAM RD	362	D	13700	14200	15400	14900	15800	16800	18100	18900	21900	25700	5
	W OF HENDRY CO LINE	358	D	9200	9700	10500	9800	9000	11200	12100	15700	17500		5
PALOMINO RD	N OF DANIELS	501	E	600	800	600	700	700	2100		5000	4500		31
PAUL J DOHERTY PKWY	S OF DANIELS PKWY	511	E						1600	1700	1400	1000	800	1
PARK MEADOWS DR	W OF US 4	363	E	4500	4300	4200	4200	4700	3900	3400	3900	4000	3800	9
PENNSYLVANIA AVE	W OF OLD 41	494	H	3900	2700	4000	3700	3400	4100	4100	4000	4900	4500	16
PENZANCE BLVD	W OF SIX MILE CYPRESS PKW	483	E	900	1000	1200	1100	1500	1600	2100	2500	2300	2400	45
PERIWINKLE DR	E OF CAUSEWAY RD									4800				
	W OF CAUSEWAY RD									17800				
PINE ISLAND RD	@ MATLACHA PASS	31	I	10000	10300	10400	10600	10900	11200	11500	12200	11900	11500	13

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2006 100th HIGHEST HR		EST 2007 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PALM BEACH BL (SR 80)	I-75	SR 31	6LD	D	3,080	A	1,453	A	1,579	A	1,861		20100
PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	2,050	B	1,700	B	1,750	B	1,841		20200
PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	2,050	A	1,241	A	1,271	F	2,141		20300
PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	C	2,130	A	845	A	849	A	849		20330
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,130	A	845	A	854	B	990		20400
PALOMINO RD	DANIELS PKWY	PENZANCE BL	2LU	E	860	C	199	C	200	C	220		20500
PARK MEADOW DR	SUMMERLIN RD	US 41	2LU	E	860	C	143	C	144	C	151		20600
PENNEY LANE AVE	ARROWHOLE ST	US 41	2LU	E	860	C	257	C	275	C	251		20700
PENZANCE BL	RANCHETTE RD	SIX MILE CYPRESS PKWY	2LU	E	860	C	126	C	129	C	193		20800
PINE ISLAND RD	STRINGFELLOW BL	BURNT STORE RD	2LN	E	1,010	E	590	E	591	E	598	Constrained in part v/c = 0.59	20900
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,100	B	1,061	B	1,077	B	1,077		21400
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,990	D	1,487	D	1,500	D	1,500		21500
PINE RIDGE RD	SAN CARLOS BL	SUMMERLIN RD	2LU	E	860	D	473	D	473	D	533		21600
PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS BL	2LU	E	860	C	252	C	282	C	300		21700
PINE RIDGE RD	GLADIOLUS DR	McGREGOR BL	2LU	E	860	C	284	C	284	C	284		21800
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	D	613	D	645	F	1,061	4 Ln construction scheduled in 2010/11	21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	C	155	C	188	C	222		22000
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	2,010	C	1,216	C	1,217	C	1,217		22200
PONDELLA RD	US 41	BUSINESS 41	4LD	E	2,010	C	996	C	997	C	997	Hancock Br Pkwy Ext corridor study proposed in 2007/08	22300
PRICHETT PKWY	BAYSHORE RD	RICH RD	2LU	E	860	B	103	B	103	B	103		22400
RANCHETTE RD	PENZANCE BL	IDLEWILD ST	2LU	E	860	B	73	B	73	B	73		22500
RICH RD	SLATER RD	PRITCHETT PKWY	2LU	E	860	B	81	B	81	B	81		22600
RICHMOND AVE	LEELAND HEIGHTS BL	E 12th ST	2LU	E	860	B	89	C	150	C	169		22700
RICHMOND AVE	E 12th ST	GREENBRIAR BL	2LU	E	860	B	61	B	107	B	107		22800

TRIP GENERATION EQUATIONS

BYRUS OLGA PROPERTY – COMPREHENSIVE PLAN AMENDMENT ITE TRIP GENERATION REPORT, 7th EDITION

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday
Single-Family Detached Housing (LUC 210)	$T = 0.70 (X) + 9.43$ (25% In/75% Out)	$\ln(T) = 0.90 \ln(X) + 0.53$ (63% In/37% Out)	$\ln(T) = 0.92 \ln(X) + 2.71$
T = Number of Trips, X = Number of Dwelling Units			
General Office Building (LUC 710)	$\ln(T) = 0.80 \ln(X) + 1.55$ (88% In/12% Out)	$T = 1.12 (X) + 78.81$ (17% In/83% Out)	$\ln(T) = 0.77 \ln(X) + 3.65$
T = Number of Trips, X = 1000's of Square Feet of Gross Leasable Area (GLA)			
Shopping Center (LUC 820)	$\ln(T) = 0.60 \ln(X) + 2.29$ (61% In/39% Out)	$\ln(T) = 0.66 \ln(X) + 3.40$ (48% In/52% Out)	$\ln(T) = 0.65 \ln(X) + 5.83$
T = Number of Trips, X = 1000's of Square Feet of Gross Leasable Area (GLA)			



SOILS MAP

BYRUS OLGA

Source: Southwest Florida Water Management District

GENERAL NOTE:
 THIS MAP IS FOR REFERENCE ONLY.
 DATA PROVIDED ARE DERIVED FROM
 MULTIPLE SOURCES WITH VARYING LEVELS OF ACCURACY.

0 50 100 200
 Meters



CPA 2007-00060

DELSI FITZGERALD, INC.

Planning – Engineering – Project Management

**BYRUS OLGA
HISTORIC RESOURCES**

The subject property contains no historic structures or districts, and is outside the Archaeological Sensitivity 2 area. The proposed commercial area will not have an impact on historical or archaeological resources. Refer to maps 10 and 11.

RECEIVED
NOV 13 2007

PERMIT COUNTER

CPA 2007-00060



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Brian Eigelow
District Two

Ray Ju-Jah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald O. Stilwell
County Manager

David N. Owen
County Attorney

Diana N. Parker
County Hearing
Examiner

October 12, 2007

Ms. Jane Nicholson
DeLisi Fitzgerald, Inc.
1500 Royal Palm Square Blvd., Suite 101
Fort Myers, FL 33919

SUBJECT: Comp Plan Amendment, Byrus Olga Letter of Availability

Dear Ms. Nicholson:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the additional commercial area proposed for the subject property located at 208 Linwood Avenue, Alva FL through our franchised hauling contractors. Disposal of the solid waste from these developments 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.

The Solid Waste Ordinance (05-13, Section 21) and the Lee County Land Development Code, Chapter 10, Section 10-261 have requirements for providing on-site space for placement and servicing of certain commercial solid waste containers. Please review these requirements when planning the project. If you have any questions, please call me at (239) 338-3302.

Sincerely,

William T. Newman
Operations Manager
Solid Waste Division

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PERMIT COUNTER

CPA

2007-00060



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

October 15, 2007

Ms. Jane Nicholson
DeLisi Fitzgerald, Inc.
1500 Royal Palm Square Blvd.
Suite 101
Fort Myers, FL 33919

Re: Byrus Olga Letter of Availability
STRAP No.: 27-43-26-00-00006.0030

Ms. Nicholson:

Lee County Transit received your letter dated October 5, 2007 in reference to the Comprehensive Plan Amendment Application for the subject property. Lee County does not currently provide public transportation services to the subject property. The nearest existing services are approximately 8/10ths of a mile west on Palm Beach Boulevard at Old Olga Road. Planning studies have not identified the need to extend local bus service to the subject site anytime within the existing Lee County Transit Development Plan, which goes through 2015. The Lee County Long Range Transportation Plan, which has a planning horizon through 2030 only indicates the need for express commuter service through this corridor in the future. Any increase in demand for public transit services as a result of the proposed change to the Future Land Use Map will not be met.

If you have any questions please contact me at (239) 533-0333 or you can send an e-mail to mhorsting@leegov.com.

Sincerely,

Michael Horsting, AICP
Principal Planner
Lee County Transit

RECEIVED
NOV 13 2007

PERMIT COUNTER

PA 2007-00060

CORRESPONDENCE

Gonzalez, Brandy L.

From: Hansen, Hans C.
Sent: Monday, January 28, 2008 9:32 AM
To: Gonzalez, Brandy L.
Cc: Wilson, John; Fredyma, John J.; Dickerson, Kim; Cranford, Richard M.
Subject: RE: CPA 2007-00060 – Privately Initiated Lee Plan Future Land Use Map Amendment

Brandy,

Thank you for the opportunity to review CPA 2007-00060 – Privately Initiated Lee Plan Future Land Use Map Amendment review request for a small scale amendment to the Future Land Use Map (FLUM) designation for land located at the northwest corner of Linwood Avenue and Palm Beach Boulevard.

Lee County EMS has performed a preliminary review. The subject parcel is 4.6 miles from the closest EMS station. Based on the limited information provided, EMS has no initial concerns with the ability to provide service to this project.

Cordially,

Chris Hansen

Chief Chris Hansen, Deputy Director
Lee County Public Safety
CHRISH@leegov.com
239-335-1604 Office
239-335-1675 Fax
www.lee-ems.com/ems

From: Gonzalez, Brandy L.
Sent: Friday, January 25, 2008 2:18 PM
To: Cranford, Richard M.; Campbell, George G.; wbergquist@sheriffleefl.org; jnygaard@sheriffleefl.org; Ottolini, Roland E.; Loveland, David M.; Horsting, Michael S.; Wu, Lili ; Yarbrough, John H.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.; Lavender, James H.; Velez, Sergio I.; Houck, Pamela E.; Sweigert, Rebecca H.; Eckenrode, Peter J.; Pavese, Michael P.; Daltry, Wayne E.; Zettel, Mary S.; Roberts, Rickey G.; Collins, Donna Marie ; wbhorner@flylcpa.com; Wilson, John; Hansen, Hans C.; DawnMGo@leeschools.net; fmsfdchief@hotmail.com; Griffith, Douglas; Lehnert, Dawn
Subject: CPA 2007-00060 – Privately Initiated Lee Plan Future Land Use Map Amendment

January 25, 2008

Public Service/Review Agencies
See Distribution List

RE: CPA 2007-00060 – Privately Initiated Lee Plan Future Land Use Map Amendment

Planning Division staff requests your agency's help in reviewing the above referenced Lee Plan amendment.

1/28/2008

Staff is reviewing a request for a small scale amendment to the Future Land Use Map (FLUM) designation for land located at the northwest corner of Linwood Avenue and Palm Beach Boulevard. The proposal is to amend the Lee Plan, Map 1, the FLUM designation of approximately 6.45 acres from "Rural" to "Commercial."

The Rural category standard density range permits up to one dwelling unit per acre (1 du/acre). No bonus density is permitted. Staff estimates that the Rural designation would allow 6 dwelling units to be built on the subject parcel. The Rural designation would allow approximately 30,000 square feet of free standing retail gross floor area and permits only minimal non-residential land uses needed to serve the rural community.

Residential uses are not permitted in the Commercial land use category, therefore under the proposed FLUM designation, dwelling units could not be built in the subject area. The proposed Commercial designation has a maximum Floor Area Ratio of 1, allowing a maximum of 280,962 square feet of free standing retail gross floor area, although when the site development regulations are applied, the building would be multi-storied rather than a single floor building across the site. The Commercial designation does not require development in this category to comply with site location criteria when the appropriate site development regulations are incorporated into a planned development.

Planning staff requests that your agency help determine the adequacy of existing and planned services in this area and if the proposal has any negative impact on these services. Staff requests that your agency review the proposal and provide written comments as soon as possible, but no later than February 12, 2008.

A pdf file of the application and backup materials provided by the applicant has been attached to this e-mail. If you have any questions please feel free to call me at 533-8805.

Sincerely,

Brandy Gonzalez
Principal Planner
Lee County Department of Community Development
Division of Planning
(239) 533-8805 phone
(239) 485-8319

Distribution List:

- John Wilson, Lee County Public Safety*
- Chris Hansen, Lee County Public Safety, EMS*
- Richard Cranford, Lee County Public Safety*
- George Campbell, Lee County Public Safety, Emergency Management*
- W. Bergquist, Lee County Sheriff's Office*
- James Nygaard, Lee County Sheriff's Office*
- Roland E. Ottolini, Lee County Natural Resources Management*
- Becky Sweigert, Lee County Environmental Sciences*
- Doug Griffith, Lee County Environmental Sciences*
- Michael Horsting, Lee Tran*
- Dave Loveland, Lee County Division of Transportation*
- Lili Wu, Lee County, Division of Transportation*
- John Yarbrough, Lee County Parks & Recreation*
- Lindsey Sampson, Lee County Solid Waste*
- William Newman, Lee County, Solid Waste*
- Regina Smith, Lee County Economic Development*
- Jim Lavender, Lee County Public Works*
- Ivan Velez, Lee County Utilities*
- Pam Houck, Lee County Zoning*

Pete Eckenrode, Lee County Development Services
Michael Pavese, Lee County Public Works
Wayne Daltry, Lee County Smart Growth
Mary Zettel, DCD/Code Enforcement
Rick Roberts, DCD/Code Enforcement
Donna Marie Collins, County Attorney's Office
Dawn Lehnert, County Attorney's Office
Dawn Gordon, Lee County School Board
William Horner, Airport Authority
David Duncan, Fort Myers Shores Fire Protection and Rescue

Gonzalez, Brandy L.

From: Newman, William T.
Sent: Monday, January 28, 2008 9:27 AM
To: Gonzalez, Brandy L.
Subject: RE: CPA 2007-00060 – Privately Initiated Lee Plan Future Land Use Map Amendment

The Solid Waste Division has no objection to CPA 2007-00060.

Bill Newman
Operations Manager
Solid Waste Division
(239) 338-3302

From: Gonzalez, Brandy L.
Sent: Friday, January 25, 2008 2:18 PM
To: Cranford, Richard M.; Campbell, George G.; wbergquist@sheriffleefl.org; jnygaard@sheriffleefl.org; Ottolini, Roland E.; Loveland, David M.; Horsting, Michael S.; Wu, Lili ; Yarbrough, John H.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.; Lavender, James H.; Velez, Sergio I.; Houck, Pamela E.; Sweigert, Rebecca H.; Eckenrode, Peter J.; Pavese, Michael P.; Daltry, Wayne E.; Zettel, Mary S.; Roberts, Rickey G.; Collins, Donna Marie ; wbhorner@flylcpa.com; Wilson, John; Hansen, Hans C.; DawnMGo@leeschools.net; fmsfdchief@hotmail.com; Griffith, Douglas; Lehnert, Dawn
Subject: CPA 2007-00060 – Privately Initiated Lee Plan Future Land Use Map Amendment

January 25, 2008

Public Service/Review Agencies
See Distribution List

RE: CPA 2007-00060 – Privately Initiated Lee Plan Future Land Use Map Amendment

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Sincerely,

Brandy Gonzalez
Principal Planner
Lee County Department of Community Development
Division of Planning
(239) 533-8805 phone
(239) 485-8319

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- Michael Pavese, Lee County Public Works*
- Wayne Daltry, Lee County Smart Growth*
- Mary Zettel, DCD/Code Enforcement*
- Rick Roberts, DCD/Code Enforcement*
- Donna Marie Collins, County Attorney's Office*
- Dawn Lehnert, County Attorney's Office*
- Dawn Gordon, Lee County School Board*
- William Horner, Airport Authority*
- David Duncan, Fort Myers Shores Fire Protection and Rescue*

Gonzalez, Brandy L.

From: Daltry, Wayne E.
Sent: Monday, January 28, 2008 3:22 PM
To: Gonzalez, Brandy L.
Subject: RE: CPA 2007-00060 – Privately Initiated Lee Plan Future Land Use Map Amendment

Hello Brandy

I would probably benefit from a staff meeting to discuss this project, albeit it is small scale. Its basic thesis is that even at rural densities, there is a need for commercial and office to keep the 1 unit/acre density folk from traveling unnecessarily far. Barring a rough review of total build out units potential for the area, matched by existing and probable commercial, I cant say that they are wrong by the statement that it is needed, nor presume that the statement is wrong.

I do note a difference between the 6 acres you say the application is for, and the 9.9 that the application has. It does include 1.77 acres of wetland, which would seem to be its own land use category (wetlands) and not needed to be reclassified to commercial.

I concur that the community planning group should have a hand in the determination of the site, most specifically the best access to the site and blend with the community to promote that access. Further, although more for rezoning and site plan approval, the community can assist in identifying the degree of need, and nature, that such a site change would give. Or help determine the need is not there for the community.

NOTE NEW PHONE NUMBERS

Wayne Daltry, FAICP
Director, Smart Growth
239-533-2240
fx -485-2262

From: Gonzalez, Brandy L.
Sent: Friday, January 25, 2008 2:18 PM
To: Cranford, Richard M.; Campbell, George G.; wbergquist@sheriffleefl.org; jnygaard@sheriffleefl.org; Ottolini, Roland E.; Loveland, David M.; Horsting, Michael S.; Wu, Lili ; Yarbrough, John H.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.; Lavender, James H.; Velez, Sergio I.; Houck, Pamela E.; Sweigert, Rebecca H.; Eckenrode, Peter J.; Pavese, Michael P.; Daltry, Wayne E.; Zettel, Mary S.; Roberts, Rickey G.; Collins, Donna Marie ; wbhorner@flylcpa.com; Wilson, John; Hansen, Hans C.; DawnMGo@leeschools.net; fmsfdchief@hotmail.com; Griffith, Douglas; Lehnert, Dawn
Subject: CPA 2007-00060 – Privately Initiated Lee Plan Future Land Use Map Amendment

January 25, 2008

Public Service/Review Agencies
See Distribution List

RE: CPA 2007-00060 – Privately Initiated Lee Plan Future Land Use Map Amendment

Planning Division staff requests your agency's help in reviewing the above referenced Lee Plan amendment. Staff is reviewing a request for a small scale amendment to the Future Land Use Map (FLUM) designation for land located at the northwest corner of Linwood Avenue and Palm Beach Boulevard. The proposal is to amend the Lee Plan, Map 1, the FLUM designation of approximately 6.45 acres from "Rural" to "Commercial."

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1/28/2008

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A pdf file of the application and backup materials provided by the applicant has been attached to this e-mail. If you have any questions please feel free to call me at 533-8805.

Sincerely,

Brandy Gonzalez
Principal Planner
Lee County Department of Community Development
Division of Planning
(239) 533-8805 phone
(239) 485-8319

358,063.2

Distribution List:

- John Wilson, Lee County Public Safety
- Chris Hansen, Lee County Public Safety, EMS
- Richard Cranford, Lee County Public Safety
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Dawn Lehnert, County Attorney's Office
Dawn Gordon, Lee County School Board
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David Duncan, Fort Myers Shores Fire Protection and Rescue



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966-1012 ♦ (239) 334-1102 ♦ WWW.LEESCHOOLS.NET

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JAN 29 2008
COMMUNITY DEVELOPMENT

JEANNE S. DOZIER
CHAIRMAN, DISTRICT 2
JANE E. KUCKEL, PH.D.
VICE CHAIRMAN, DISTRICT 3
ROBERT D. CHILMONIK
DISTRICT 1
STEVEN K. TEUBER, J.D.
DISTRICT 4
ELINOR C. SCRICCA, PH.D.
DISTRICT 5
JAMES W. BROWDER, Ed.D.
SUPERINTENDENT
KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

January, 28, 2008

Ms. Brandy Gonzalez
Lee County Division of Planning
P.O. Box 398
Fort Myers, FL 33902-0398

RE: Privately Initiated Lee Plan Future Land Use Map Amendment
Case #: CPA2007-00060

Dear Ms. Gonzalez:

This letter is in response to your request dated January 25, 2008 for the Privately Initiated Lee Plan Future Land use Map Amendment with regard to educational impact. This proposed structure is located in the East Choice Zone, Sub Zone E2.

After reviewing the submittal, the project should have no impact on classroom needs based on the applicant's indication that this is a commercial project only and will not have any residential units.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 479-5661.

Sincerely,

Dawn Gordon, Community Development Planner
Planning Department

Mike Scott
Office of the Sheriff

State of Florida
County of Lee

January 29, 2008

Daniel DeLisi
DeLisi Fitzgerald Inc.
1500 Royal Palm Square Blvd
Suite 101
Ft Myers, Fl 33919
Reference to Project: Byrus Olga Property

Dear Mr. DeLisi

The Comprehensive Plan Amendment identified as 208 Linwood Ave. in Alva, Florida would not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

When you make application for a Development Order for this property, please provide the Lee County Sheriff's Office with a set of plans and uses for each building in this project. A Crime Prevention Through Environmental Design (CPTED) study will be done at that time with the recommendations to you and the county staff.

Please contact Kevin Farrell, Coordinator of the Crime Prevention Unit at 477-2821 when you have the plans for your submittal to the county.

Mike Scott
Sheriff

Captain Gene Sims
Lee County Sheriff's Office
Administration Bureau
14750 Six Mile Cypress Pkwy
Fort Myers, Fl 33912
239-477-1424 (Office)



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966-1012 ♦ (239) 334-1102 ♦ WWW.LEESCHOOLS.NET

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BOARD ATTORNEY

January, 29, 2008

Ms. Brandy Gonzalez
Lee County Division of Planning
P.O. Box 398
Fort Myers, FL 33902-0398

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Case #: CPA2007-00060

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Sincerely,

Dawn Gordon, Community Development Planner
Planning Department

Gonzalez, Brandy L.

From: Gonzalez, Brandy L.
Sent: Tuesday, January 29, 2008 9:26 AM
To: Daltry, Wayne E.
Subject: RE: CPA 2007-00060 – Privately Initiated Lee Plan Future Land Use Map Amendment

Hi Wayne –

2007-60 – Thanks for catching my mix up on the numbers. I subtracted the wetlands from the uplands, instead of the acreage of the entire site. As far as the wetlands go (1.77 acres of the overall 9.99 acres), they will be placed in the wetlands future land use category. I will be asking them for the JD lines in my sufficiency letter so that we can map them on the FLUM correctly.

2007-61 – FYI, There has been an ERP issued approving impacting the subject wetland. A site visit has confirmed that the wetland is no longer there. It is my understanding that the permit covered the overall parcel.

Thanks again,

Brandy

From: Daltry, Wayne E.
Sent: Monday, January 28, 2008 3:22 PM
To: Gonzalez, Brandy L.
Subject: RE: CPA 2007-00060 – Privately Initiated Lee Plan Future Land Use Map Amendment

Hello Brandy

I would probably benefit from a staff meeting to discuss this project, albeit it is small scale. Its basic thesis is that even at rural densities, there is a need for commercial and office to keep the 1 unit/acre density folk from traveling unnecessarily far. Barring a rough review of total build out units potential for the area, matched by existing and probable commercial, I cant say that they are wrong by the statement that it is needed, nor presume that the statement is wrong.

I do note a difference between the 6 acres you say the application is for, and the 9.9 that the application has. It does include 1.77 acres of wetland, which would seem to be its own land use category (wetlands) and not needed to be reclassified to commercial.

I concur that the community planning group should have a hand in the determination of the site, most specifically the best access to the site and blend with the community to promote that access. Further, although more for rezoning and site plan approval, the community can assist in identifying the degree of need, and nature, that such a site change would give. Or help determine the need is not there for the community.

NOTE NEW PHONE NUMBERS

Wayne Daltry, FAICP
Director, Smart Growth
239-533-2240
fx -485-2262

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To: Cranford, Richard M.; Campbell, George G.; wbergquist@sheriffleefl.org; jnygaard@sheriffleefl.org; Ottolini, Roland E.; Loveland, David M.; Horsting, Michael S.; Wu, Lili ; Yarbrough, John H.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.; Lavender, James H.; Velez, Sergio I.; Houck, Pamela E.; Sweigert, Rebecca H.; Eckenrode, Peter J.; Pavese, Michael P.; Daltry, Wayne E.; Zettel, Mary S.; Roberts, Rickey G.;

Collins, Donna Marie ; wbhorner@flylcpa.com; Wilson, John; Hansen, Hans C.; DawnMGo@leeschools.net;
fmsfdchief@hotmail.com; Griffith, Douglas; Lehnert, Dawn

Subject: CPA 2007-00060 – Privately Initiated Lee Plan Future Land Use Map Amendment

January 25, 2008

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Sincerely,

Brandy Gonzalez

Principal Planner

Lee County Department of Community Development

Division of Planning

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2/6/2008

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Dawn Gordon, Lee County School Board
William Horner, Airport Authority
David Duncan, Fort Myers Shores Fire Protection and Rescue

Gonzalez, Brandy L.

From: Pavese, Michael P.
Sent: Friday, February 01, 2008 9:06 AM
To: Gonzalez, Brandy L.
Cc: Noble, Matthew A.
Subject: RE: REVISED - CPA 2007-00060

Public Works staff has reviewed the above referenced Comprehensive Plan Amendment application and finds it insufficient for review. The applicant has failed to provide an existing and future conditions analysis for Parks, Recreation, and Open Space as required by Section IV.B.2 of the application. As noted in the aforementioned section, this analysis must include the following information:

Franchise Area, Basin, or District in which the property is located;

Current LOS, and LOS standard of facilities serving the site;

Projected 2020 LOS under existing designation;

Projected 2020 LOS under proposed designation;

Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and

Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

Should you have any questions or require any additional information, please contact me.

From: Gonzalez, Brandy L.

Sent: Tuesday, January 29, 2008 9:05 AM

To: Cranford, Richard M.; Campbell, George G.; wbergquist@sheriffleefl.org; jnygaard@sheriffleefl.org; Ottolini, Roland E.; Loveland, David M.; Horsting, Michael S.; Wu, Lili ; Yarbrough, John H.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.; Lavender, James H.; Velez, Sergio I.; Houck, Pamela E.; Sweigert, Rebecca H.; Eckenrode, Peter J.; Pavese, Michael P.; Daltry, Wayne E.; Zettel, Mary S.; Roberts, Rickey G.; Collins, Donna Marie ; wbhorner@flylcpa.com; Wilson, John; Hansen, Hans C.; DawnMGo@leeschools.net; fmsfdchief@hotmail.com; Griffith, Douglas; Lehnert, Dawn

Subject: REVISED - CPA 2007-00060

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REVISED

January 29, 2008

Public Service/Review Agencies

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Lee County Department of Community Development
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(239) 533-8805 phone
(239) 485-8319

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William Horner, Airport Authority
David Duncan, Fort Myers Shores Fire Protection and Rescue

*Add Kevin
 Conf Gene Sims
 Conf Gene Sims
 Planning
 Research*

Gonzalez, Brandy L.

From: Horsting, Michael S.
Sent: Monday, February 04, 2008 3:03 PM
To: Gonzalez, Brandy L.
Subject: RE: REVISED - CPA 2007-00060

Brandy,

Our position as it relates to transit services and this FLUM request remains the same as what is stated in the application. Planning studies have not identified the need to extend local bus service to the subject site anytime within the existing Lee County Transit Development Plan, which goes through 2015. The Lee County Long Range Transportation Plan, which has a planning horizon through 2030 only indicates the need for express commuter service through this corridor in the future. Any increase in demand for public transit services as a result of the proposed change to the Future Land Use Map will not be met.

Mike Horsting, AICP
 Principal Planner - Lee County Transit
 239-533-0333 tel

From: Gonzalez, Brandy L.
Sent: Tuesday, January 29, 2008 9:05 AM
To: Cranford, Richard M.; Campbell, George G.; wbergquist@sheriffleefl.org; jnygaard@sheriffleefl.org; Ottolini, Roland E.; Loveland, David M.; Horsting, Michael S.; Wu, Lili ; Yarbrough, John H.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.; Lavender, James H.; Velez, Sergio I.; Houck, Pamela E.; Sweigert, Rebecca H.; Eckenrode, Peter J.; Pavese, Michael P.; Daltry, Wayne E.; Zettel, Mary S.; Roberts, Rickey G.; Collins, Donna Marie ; wbhorner@flylcpa.com; Wilson, John; Hansen, Hans C.; DawnMGo@leeschools.net; fmsfdchief@hotmail.com; Griffith, Douglas; Lehnert, Dawn
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Hock, Donna

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Subject: FW: REVISED - CPA 2007-00060

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Mary Zettel, DCD/Code Enforcement
Rick Roberts, DCD/Code Enforcement
Donna Marie Collins, County Attorney's Office
Dawn Lehnert, County Attorney's Office
Dawn Gordon, Lee County School Board
William Horner, Airport Authority
David Duncan, Fort Myers Shores Fire Protection and Rescue

**MEMORANDUM
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Date: February 5, 2008
To: Brandy Gonzalez, Principal Planner
From: Doug Griffith, Environmental Planner
Phone: 239-533-8323
E-mail: dgriffith@leegov.com
Project: Bryus Olga
Case: CPA2007-00060
Strap: 27-43-26-00-00006.0030

Please address the following with the resubmittal:

Please submit a topographic map with property boundaries and flood prone areas.

Please submit a map depicting current and historic flow-ways.

Please submit a table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal state and local agencies as endangered threatened or species of special concern. The table must include the listed species by FLUCCS and the species status.

Gonzalez, Brandy L.

From: Lehnert, Dawn
Sent: Monday, March 10, 2008 4:12 PM
To: Gonzalez, Brandy L.
Subject: CPA2007-00060 Byrus Olga

Hi:

Based upon a cursory review of the November 13, 2007 submittal information, I offer the following for your consideration.

1. The application indicates the property is about 9.9 acres. However, your email synopsis says 6.45 acres. Not sure why there is a difference.
2. The property owner is BJZ, LLC. However, the affidavit is signed by the William C. Byrus in his individual capacity. In order for the affidavit to be properly executed, William C. Byrus must execute in his capacity as a Managing Member of BJZ, LLC.
3. The planning community coordination information is basically nonsensical. I question whether the community has any specifics with respect to this 9.9 acre property. The submittal materials admit that the subject property was not the property discussed with respect to establishment of a commercial node in this area. Nevertheless the applicant arrives at the conclusion that the community is in favor of designating the property as commercial. Not sure the applicant's path to this conclusion meets the intent of the requirement.

Thanks

Dawn E. Perry-Lehnert
Assistant County Attorney
Lee County Attorney's Office
Phone: 239-533-2236
Fax: 239-485-2106
Lehnertd@leegov.com

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and Officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

3/27/2008

Memo

To: Paul O'Connor, Planning Director

From: David Loveland, Public Works Operations Manager, Planning *DL*

Date: March 31, 2008

Subject: **CPA 2007-60 (Byrus Olga)**

The Department of Transportation has reviewed the above-referenced privately-initiated future land use map plan amendment, to change the land use designation of approximately 8.22 acres at the northwest corner of Linwood Avenue and Palm Beach Boulevard (SR 80) from "Rural" to "Commercial". Your staff indicates that the proposed change would allow approximately 358,063 square feet of commercial use on the site. The property is located within Traffic Analysis Zone (TAZ) 1305, and we converted the above square footage into the model input variables for that zone, adding 895 commercial employees. We then reran the Lee County MPO's 2030 Financially Feasible Plan FSUTMS travel demand model.

Examining the three-mile radius around the project, there is one segment projected to operate at level of service "F" in the year 2030 both with and without the proposed land use change, on SR 80/Palm Beach Boulevard from SR 31 to Tropic Avenue. In addition, there is another segment that is projected to operate at level of service "C" without the project but falls to level of service "F" with the addition of the project, on SR 80/Palm Beach Boulevard from Buckingham Road to Linwood Avenue.

The MPO's 2030 Needs Plan does identify a potential improvement to address the segment that fails even without the amendment, in the form of 6-laning SR 80 from SR 31 to Buckingham Road. This improvement is identified as contingent upon the identification of additional funding beyond the traditional sources projected for the Financially Feasible Plan, noting that it is a Strategic Intermodal System (SIS) facility. There is no improvement identified in the 2030 Plan to address the projected failure of the segment of SR 80 from Buckingham Road to Linwood Avenue created by the addition of this amendment. Absent an identified means of paying for such improvements and their subsequent inclusion in the Financially Feasible Plan, DOT staff cannot recommend approval of a land use change that intensifies development on a road segment that is projected to fail.

Please let me know if you need any additional information.

cc: Donna Marie Collins
Brandy Gonzalez

Bob Janes
District One

April 3, 2008

A. Brian Bigelow
District Two

Daniel DeLisi

Ray Judah
District Three

DeLisi Fitzgerald, Inc.

Tammy Hall
District Four

1500 Royal Palm Square Boulevard
Fort Myers, Florida 33919

Frank Mann
District Five

RE: CPA2007-60 - Byrus Small Scale Comprehensive Plan Amendment

Donald D. Stilwell
County Manager

Dear Mr. DeLisi:

David M. Owen
County Attorney

Planning staff finds the above mentioned submittal is insufficient and further information is needed. The following comments pertain to Part III of the application:

Diana M. Parker
County Hearing Examiner

B. This section of the application provides that there are a total of 1.77 acres of wetlands located on the subject property. Staff is requesting the delineation of the jurisdictional wetland lines as part of staff's review of the proposed amendment. Such information will assist staff in determining the potential maximum allowable development under the proposed FLUM.

E.2. The application provides the maximum allowable commercial intensity of the site as 92,500 square feet. Staff notes that the proposed Commercial designation has a maximum Floor Area Ratio of 1. Staff calculates the maximum commercial intensity of the site at 358,063 square feet. Please provide a discussion of the methodology used to calculate the maximum allowable commercial development under the proposed future land use category. Several aspects of the application, such as potable water and sanitary sewer, and staff's review of the amendment rely on the maximum intensity. As part of a future land use map amendment, staff review and the applicant's analysis must evaluate the maximum allowable use of the proposed land use category as it relates to public facilities impacts. Please update the application to address the maximum allowable commercial intensity of the site as proposed.

The following comments pertain to Part IV of the application:

A.8. The plan amendment application is signed by William C. Byrus in his individual capacity, while the property owner is BJZ, LLC. In order for the affidavit to be properly executed, William C. Byrus must execute the affidavit in his capacity as a Managing Member of the Limited Liability Company.

B.1. See the attached memo from the Lee County Department of Transportation.

B.2. Please update the utilities analysis providing the maximum allowable commercial intensity of the site as well as the projected LOS under the proposed designation for services. In addition, please provide a letter of availability from the utility provider.

Planning staff is requesting additional information with regard to water supply based on changes made by Senate Bill 360 to improve the coordination between water supply and

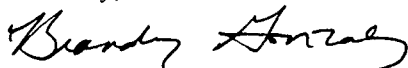
land use planning. Please determine the availability of water supply to support the desired level of development within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation. Include any other water conservation measures that will be applied to the site (see Lee Plan Goal 54).

- B.3.b. Staff has not received a letter for fire protection provisions as part of the submitted application from the appropriate agency determining support facilities.
- C. See the attached memo from the Lee County Division of Environmental Sciences.
- E.1. - 4. Please include the required analysis concerning internal consistency with the Lee Plan.
- F.2. Please include the required analysis for requests moving lands from a Non-Urban area to a Future Urban area demonstrating why the proposed change does not constitute Urban Sprawl.
- G. Please provide the required justification for the proposed plan amendment based on sound planning principals, including adequate data and analysis supporting all conclusions.

Several factors have come to light during the sufficiency review of the proposed plan amendment. As noted in the attached memo from DOT staff, there is a segment of S.R. 80 projected to operate at a level of service F in the year 2030 with and without the project. Another segment of S.R. 80 falls to a level of service F with the proposed project taken into account. In addition, the subject area is also within the Olga community planning area. The Olga community is in the process of developing Goals for the future vision of the community. Staff is currently working with the community reviewing Goals proposed for adoption into the Lee Plan. Staff finds that with the proposed plan amendment intensifying development on a road segment projected to fail it is difficult for staff to support the proposed plan amendment. Staff also finds that the proposed plan amendment is premature in light of the fact that the parcel lies within the Olga community planning area which is currently developing a vision for the future for the community. In light of the factors discussed, staff has concluded that the proposed amendment has the potential to significantly increase the intensity of the parcel in an area with projected level of service issues and an area where the community planning process is developing and under way and finds it difficult to make favorable recommendation supporting the proposed amendment.

If I can be of any assistance or if you have any questions, please do not hesitate to call me at 533-8805.

Sincerely,



Brandy Gonzalez, Principal Planner
Department of Community Development, Division of Planning

cc: Planning file: CPA 2007-60

September 2, 2008

DELISI FITZGERALD, INC.
Planning – Engineering – Project Management

Ms. Brandy Gonzalez
Principal Planner
Lee County Department of Community Development, Division of Planning
PO Box 398
Fort Myers, FL 33902-0398

Re: CPA2007-60
Byrus Small Scale Comprehensive Plan Amendment

RECEIVED
SEP 02 2008

COMMUNITY DEVELOPMENT

Dear Ms. Gonzalez:

In response to the comment letter dated April 3, 2008 in regard to the above referenced project, please find the following responses in order as received:

PART III

Comment B

This section of the application provides that there are a total of 1.77 acres of wetlands located on the subject property. Staff is requesting the delineation of the jurisdictional wetland lines as part of the staff's review of the proposed amendment. Such information will assist staff in determining the potential maximum allowable development under the proposed FLUM.

Please see the attached environmental assessment conducted by Boylan Environmental.

Comment E.2.

The application provides the maximum allowable commercial intensity of the site as 92,500 square feet. Staff notes that the proposed Commercial designation has a maximum Floor Area Ratio of 1. Staff calculates the maximum commercial intensity of the site at 358,063 square feet. Please provide a discussion of the methodology used to calculate the maximum allowable commercial development under the proposed future land use category. Several aspects of the application, such as potable water and sanitary sewer, and staff's review of the amendment rely on the maximum intensity. As part of a future land use map amendment, staff review and the applicant's analysis must evaluate the maximum allowable use of the proposed land use category as it relates to public facilities impacts. Please update the application to address the maximum allowable commercial intensity of the site as proposed.

It is our understanding that the Olga Community has proposed that the commercial land use category in this area would limit this site to a FAR of 0.25. Given the 1 acre wetland on the property, the maximum development would be limited to 98,010 square feet of commercial floor area, essentially the same assumption made in the original submittal. A FAR of 0.25 is much more consistent with the type/intensity of commercial development found outside of central urban type areas.

2007-00060

PART IV

Comment A.8.

The plan amendment application is signed by William C. Byrus in his individual capacity, while the property owner is BJZ, LLC. In order for the affidavit to be properly executed, William C. Byrus must execute the affidavit in his capacity as Managing Member of the Limited Liability Company.

Please see the attached revised affidavit and cover page.

Comment B.1.

See the attached memo from the Lee County Department of Transportation.

Our understanding is that Lee County will model the transportation based on the revised FAR of 0.25. The TIS that was submitted in the original application remains essentially the same with a relatively minor increase in total allowable office area.

Comment B.2.

Please update the utilities analysis providing the maximum allowable commercial intensity of the site as well as the projected LOS under the proposed designation for services. In addition, please provide a letter of availability from the utility provider.

Planning staff is requesting additional information with regard to water supply based on changes made by Senate Bill 360 to improve the coordination between water supply and land use planning. Please determine the availability of water supply to support the desired level of development within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation. Include the availability of treatment facilities and transmission lines for reclaimed water irrigation. Include any other water conservation measures that will be applied to the site (see Lee Plan Goal 54).

Please see the attached revised utility analysis.

Comment B.3.b.

Staff has not received a letter for fire protection provisions as part of the submitted application from the appropriate agency determining support facilities.

Please see the attached letter from the Fire District.

Comment C.

See the attached memo from the Lee County Division of Environmental Sciences.

Please see the attached environmental assessment conducted by Boylan Environmental that includes a FLUCCS map.

Comment E.1.-4.

Please include the required analysis concerning internal consistency with the Lee Plan.

Please see the attached Lee Plan Analysis.

Comment F.2.

Please include the required analysis for requests moving lands from a Non-Urban area to a Future Urban area demonstrating why the proposed change does not constitute Urban Sprawl.

Please see the attached revised narrative, which now includes additional information for the Growth Management Analysis.

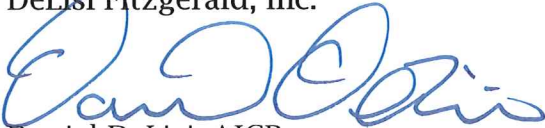
Comment G.

Please provide the required justification for the proposed plan amendment based on sound planning principals, including adequate data and analysis supporting all conclusions.

Please see the attached revised narrative, which now includes additional information for the Growth Management Analysis.

If you should require any additional information, please contact our office.

Sincerely,
DeLisi Fitzgerald, Inc.



Daniel DeLisi, AICP
Principal

DD/av

Project No.: 21061

cc: Mr. Bill Byrus, with attachments



Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 479-8585
FAX: (239) 479-8519

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D _____

REC'D BY: _____

APPLICATION FEE _____

TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

8/22/08 *William C. Byrne* managing member
DATE SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE BIZ LLC

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres up to a maximum of \$2,255.00
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

AFFIDAVIT

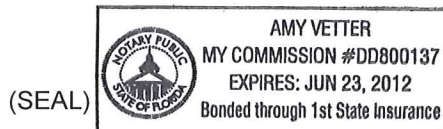
I, _____, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge 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.

William C. Byrus managing member
BLZ LLC 8/22/08
Signature of owner or owner-authorized agent Date

William C. Byrus managing member
BLZ LLC
Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 22nd day of August 19 2008
by William C. Byrus, who is personally known to me or who has produced
_____ as identification.



[Signature]
Signature of notary public

Amy Vetter
Printed name of notary public

BYRUS OLGA
COMPREHENSIVE PLAN AMENDMENT
INTERNAL CONSISTENCE WITH THE LEE PLAN

Land Use Change Analysis

The Byrus Olga property is currently designated as *Rural* on the Lee County Future Land Use Map. The applicant is requesting a change to the *Commercial* designation, consistent with the Olga Community Plan. The following is a narrative describing how the proposed amendment is internally consistent with the Lee County Comprehensive Plan.

Policy 1.4.1: The Rural areas are to remain predominantly rural--that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre).

Policy 1.4.1 states that these areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas; however, the subject property is along a major arterial road and the urban infrastructure necessary to support the property is available. It is important to note that the property is within the Lee County utility service area for both water and sewer (see Map 12–Future Utilities Service Area). The subject property is in an area that no longer fits the rural character described in Policy 1.4.1. With the increase in residential development along Palm Beach Boulevard, the area is transitioning from rural to suburban character. There is a need to provide for commercial development to meet the needs of the surrounding suburban development.

Policy 1.1.10: The Commercial areas are located in close proximity to existing commercial areas or corridors accommodating employment centers, tourist oriented areas, and where commercial services are necessary to meet the project needs of the residential areas of the County. These areas are designated for commercial uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category except to the extent provided in Chapter XIII of the Plan. The Commercial areas are areas where residential uses are not expected or compatible due to the nature of the surrounding land uses and their location along major travel corridors. The commercial designation is intended for use where residential development would increase densities in areas such as the Coastal High Hazard Areas of the County or areas such as Lehigh Acres where residential uses are abundant and existing commercial areas service the residential needs are extremely limited.

The requisite infrastructure needed for commercial development is generally planned or in place. New developments in this category must connect to a potable water and sanitary sewer system. Commercial retail developments, hotels and motels, banks, all types of office development, research and development, public, and other similar development will predominate in the commercial areas. Limited light industrial uses are also permitted, excluding outdoor storage type uses. Any re-designation of land to the Commercial land use category should occur along major travel corridors and at road intersections. The planned

development rezoning process must be used to prevent adverse impacts to the surrounding areas and to ensure that appropriate site development regulations are incorporated into the development plans of each site. A maximum Floor Area Ratio (FAR) of 1 will be used as an index of intensity of development in the commercial category. Development in this future land use category is not required to comply with the site location criteria provided in Goal 6. When appropriate, site development regulations are incorporated into the planned development.

The subject property, as described in Policy 1.1.10, is in close proximity to existing corridors of commercial activity, however an uneven balance exists between residential development and commercial activity with residential development being the majority of all new development in this area. The property is located along State Road 80, a major east-west travel corridor. The proposed plan for the property will provide accessible retail and office space to meet the needs of the surrounding residential areas. Located on a major travel corridor and at the intersection of State Road 80 (Palm Beach Boulevard) and Linwood Avenue, the subject property will be a convenient location for commercial activity for locals and tourists. New office space will allow businesses to locate near residential communities, thus creating a mixed-use hub in this area of Alva.

Policy 6.1.2: All commercial development must be consistent with the location criteria in this policy, except where specifically accepted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policies 1.8.1 through 1.8.3.

1. Minor Commercial: "... On or near the intersection (within 330 feet of the adjoining rights-of-way of the intersection roads) of local and collector, local and arterial, or collector and collector roads. In Commercial Planned Developments where future road improvements that are included in the Capital Improvement Program will enable the property to qualify for the higher level of commercial development specified in Subsection 2 below, and which are conditioned to allow the increased commercial intensity when the roadway actually functions at the higher level of a collector road, the Minor Commercial use may extend beyond 330 feet of such intersections provided the Master Concept plan specifically indicates the phasing of the development from Minor to Neighborhood Commercial use. Proposed interconnections of future internal access roads or driveways servicing only the subject parcel with an arterial or collector will not comply with the requirements of this section..."

The subject property is in compliance with the criteria in Policy 6.1.2. The property is located at the intersection of State Highway 80 and Linwood Avenue, which will provide direct access to a local and arterial road. There is limited retail in this area, and the subject property will provide minor commercial conveniences for the surrounding residential community, in accordance with site location standards. Additionally, the plan for the site is to create a retail and office commercial site of approximately 9 acres, with the retail in compliance with this policy thus maintaining the neighborhood commercial scale. In the future, the property may be allowed to develop with neighborhood levels of retail if and when a collector road extends through this or an adjacent property. If and when that happens additional analysis would need to be conducted to meet concurrency requirements.

GOAL 2: GROWTH MANAGEMENT. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

The proposed amendment has urban infrastructure in place to serve development. The River Hall development is adjacent to the property on the south side of State Road 80 and has extended utility lines in close proximity to the subject property. The subject property is already within the County's utility service area and adequate supply is available. Similarly, the subject property is located along State Road 80 and roadway capacity exists to serve new development.

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, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Amended by Ordinance No. 94-30, 00-22)

The subject property is in an area with existing development. Directly south, across State Road 80 is the River Hall development. To the north is the South Olga Community with residential uses. The subject property itself is located along State Road 80, a major east-west travel corridor, and at the intersection of a local and arterial road. The location of the property lends itself to minor commercial development.

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.

The proposed amendment has urban infrastructure in place to serve development. The River Hall development is adjacent to the property on the south side of State Road 80 and has extended utility lines in close proximity to the subject property. The subject property is already within the County's utility service area and adequate supply is available. Similarly, the subject property is located along State Road 80 and roadway capacity exists to serve new development.

POLICY 2.4.4: Lee Plan amendment applications to expand the Lee Plan's employment centers, which include light industrial, commercial retail and office land uses, will be evaluated by the Board of County Commissioners in light of the locations and cumulative totals already designated for such uses, including the 1994 addition of 1,400 acres to the Tradeport category just south of the Southwest Florida International Airport.

The proposed amendment will contain only minor levels of commercial development and office space. There is not a significant increase from what is already allowable under the Rural land use category and what is being requested. The retail development is intended to service the immediately surrounding neighborhood of South Olga. The Tradeport category in south Lee County has no impact on the proposed amendment.

Policy 4.1.1: requires development to be integrated with the natural features of the site.

There is no plan to impact the 1 acre wetland on the property. The rest of the property has been cleared by historic agricultural uses.

Policy 6.1.3: requires that commercial developments protect natural resources.

An environmental study has been conducted for the subject property. There is no plan to impact the 1 acre of wetland area on the subject property. At the time of rezoning, the wetland area will need to be preserved in accordance with the County's indigenous preservation requirements.

Objective 11.1: WATER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 17-22, F.A.C.).

Future development can and will connect to central water.

Objective 11.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

Future development can and will connect to central sewer.

Goal 107: Resource Protection - manage county's wetland and upland ecosystems to maintain and enhance native habitats, floral and faunal species diversity, water quality and natural surface water characteristics.

An environmental study has been conducted for the subject property. There is no plan to impact the 1 acre of wetland area on the subject property. At the time of rezoning, the wetland area will need to be preserved in accordance with the County's indigenous preservation requirements.

BYRUS OLGA
GROWTH MANAGEMENT ANALYSIS

INTRODUCTION

The subject site for this amendment to the Lee County Comprehensive Plan is located within Section 27, Township 43 and Range 26. More specifically, the site is located along Palm Beach Boulevard, three miles east of State Highway 31 at the intersection of Palm Beach and Linwood Avenue. The property is approximately one half mile south of the Caloosahatchee River and is in the Fort Myers Shores planning community. The total area of the property is 9.99 acres, of which approximately 1 acre is designated as Wetland. Map 1 shows an aerial location of the subject property with the surrounding road network.

The request of this application is to change the designation of the subject property on the Lee County Future Land Use Map from Rural to Commercial. The proposed amendment would allow for a maximum of 68,010 square feet of office floor area, and 30,000 square feet of retail floor area. It is structured as solely a map amendment due to the scale of the project. The intent of the request is to work with Lee County and the surrounding community to implement county goals through the development of this property – to provide commercial uses that will enhance and serve the residential community.

Surrounding Land Uses, Compatibility, and Area Context

The Bryus Olga property is located in an emerging growth corridor in Lee County. The property is located along Palm Beach Boulevard, a major thoroughfare that connects the Alva community to the City of Fort Myers. West of the property are State Road 31 and Buckingham Road, and extends across the state to Palm Beach County. While rural in character, the historic Olga community remains a predominantly residential area. Larger residential subdivisions exist just west of the property including River Hall/ Hawks Haven. Located along Palm Beach Boulevard and Buckingham Road and southwest of the subject property, River Hall/Hawks Haven is comprised 2,000 acres and approximately 1,600 residential units and no commercial component in the surrounding area to serve the residents.

The subject property is a central location between two densely populated communities– the City of LaBelle which is thirteen miles east, and the City of Fort Myers which is seven miles west. The Olga community lies directly to the west which is an area comprised of low density residential.

Community Planning and Coordination

The applicant has maintained continuous involvement with the creation and revisions to the Olga Community plan. Over the course of the most recent planning process, the creation of a commercial node at this location was the subject of significant discussion. On June 9, 2007 a community meeting was held to determine the level of acceptance for a commercial node at this location and the extension of a collector road through the adjacent property. While the property that is the subject of this application was not the property discussed, the subject

property has been part of the conversation throughout the planning process. At the June 9th meeting, an overwhelming majority of the participants were in favor of designating the property as commercial. This decision was reaffirmed at a community meeting on August 2nd, where the Olga residents specifically voted to designate this property and the property to the west as a commercial node.

In conversations with community members, there were two primary benefits to having the subject property designated as commercial. The applicant is committed to continuing to work with the community to enhance the area.

1. Decrease in potential residential units allowed in the area.
2. Limited areas of environmental significance. While other properties in the area have significant vegetation and wetland area, the subject property has limited areas that are valuable as preserve and the small area in the northeast portion of the property that is wetland can be preserved.

GROWTH MANAGEMENT ANALYSIS (LEE PLAN OBJECTIVES 2.1 AND 2.2)

FAC 9J-5.006(5) provides specific guidance for reviewing plan amendments to determine how well they discourage urban sprawl. The purpose of the referenced subsection of 9J-5 is stated as to “give guidance to local governments and other interested parties about how to make sure that plans and plan amendments are consistent with relevant provisions of the state comprehensive plan, regional policy plans, Chapter 163, Part II, Florida Statutes, and the remainder of this chapter [9J-5] regarding discouraging urban sprawl, including provisions concerning the efficiency of land use, the efficient provisions of public facilities and services, the separation of urban and rural land uses, and the protection of agriculture and natural resources.”

Lee County implements this section of 9J-5 through Objectives 2.1 and 2.2 in the Lee Comprehensive Plan. Objective 2.1 deals with Development Location and the need for development to be located in such a way that development does not create sprawl and public facilities to become financially feasible. Objective 2.2 deals with Development Timing and is primarily implemented through the rezoning process.

The following point-by-point analysis demonstrates how the proposed amendment not only discourages sprawl, but helps the county transition from a plan that currently calls for low density residential development along State Road 80 within limited commercial opportunity in South Olga, to specifically identifying a commercial area in the most logical location and capturing commercial trips locally. While this analysis is structured as a point-by-point answer as to how this proposal implements 9J5, the comments point out how this proposal is consistent with Objectives 2.1 and 2.2.

9J-5 lists thirteen “Primary Indicators” of urban sprawl. These are provided below with a brief analysis of how each is relevant to the proposed amendment.

1. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need. (Restated in Lee Plan Objective 2.1)*

The current comprehensive plan allows for primarily single use development at low densities on the subject property. The current Lee Plan promotes a scattering of low density residential subdivisions with few to no service or commercial areas. Under this pattern of development, the costs of infrastructure increases significantly, making most services financially infeasible.

The proposed change to commercial allows for a use other than low density single family to specifically be designated and promoted at this location in order to allow for a mixing of uses and services to the local community.

2. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development. (Restated in Lee Plan Objective 2.1)*

The subject property is in an area with existing development. Adjacent to the site on the south side of State Road 80 is the River Hall development, consisting of approximately 1,600 units. To the north of the property is the South Olga community. The subject property is within the county's utility service area and represents a logical extension of the commercial uses that are along State Road 80. The designation of a commercial node at this location cannot be considered "leap frog development" because it simply extends the development pattern that already exists. Urban services are available to adjacent properties and the extension of urban services would not require "leaping" over undeveloped areas.

3. *Promotes, allows, or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

The proposed future land use map amendment creates a commercial node. The proposed amendment has been changed from the original proposal of designating a "strip" of commercial along State Road 80 to designating a specific node of commercial development.

4. *As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

According to the environmental survey, there is approximately 1 acre of wetland area on the subject property. The intention is to preserve that area. The rest of the property has been cleared and impacted by historic agricultural uses. Natural resources would not be impacted by this land use change.

5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silviculture activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.*

The subject property is not surrounded by active agricultural uses. The property is surrounded by development, roadways and proposed development.

6. *Fails to maximize use of existing public facilities and services. (Restated in Lee Plan Objective 2.2)*

The proposed amendment extends the limits of the urban designated areas out to the limits of the utility service area, thereby maximizing existing utility capacity. The subject property is located along a road that has existing capacity and in an area that has existing and planned capacity for all other public infrastructure and services (i.e. fire) that would be needed for commercial development.

7. *Fails to maximize use of future public facilities and services. (Restated in Lee Plan Objective 2.2)*

The proposed amendment extends the limits of the urban designated areas out to the limits of the utility service area, thereby maximizing existing utility capacity. The subject property is located along a road that has existing capacity and in an area that has existing and planned capacity for all other public infrastructure and services (i.e. fire) that would be needed for commercial development.

8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, healthcare, fire and emergency response, and general government. (Restated in Lee Plan Objective 2.2)*

Please see responses to statements 7 & 8. Any development here would simply make better use of existing facilities.

9. *Fails to provide a clear separation between rural and urban areas.*

The subject property would be the limit of the urban area and would create a separation consistent with the County's existing utility service area map.

10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

The proposed amendment simply promotes the development of a minor commercial node in order to provide services to the local community. This change in land use category would have no impact on in-fill or redevelopment.

11. *Fails to encourage an attractive and functional mix of uses.*

Creating a commercial designation ensures that the community will have a functional mix of uses rather than only low density residential uses, as promoted in the Rural land use category. The idea is to allow for shopping and services locally so that residents of South Olga do not have to leave the area for shopping and service needs.

12. *Results in poor accessibility among linked or related land uses.*

The proposed land use amendment does not have any impact on linked or related land uses.

13. *Results in the loss of significant amounts of functional open space.*

The property is currently being used for tree farming. The current condition of the site contains no functional open space. The proposed development will not create a loss in functional open space.

UTILITIES ANALYSIS

With the proposed amendment to the Comprehensive Plan, the subject property can be developed with 98,010 square-feet of commercial retail and office generating an approximate water and wastewater demand of 14,702 gallons-per-day (GPD). The projected build-out year for the development is 2012.

Potable water and wastewater service will be provided by Lee County Utilities (LCU). For potable water, the property will connect to LCU's water main provided along State Road 80 adjacent to the property. The property will be served by LCU's interconnected water system with a permitted capacity of 38.12 million gallons per day (MGD). According to LCU, the current demand on the system is 24.3 MGD. Based on the information provided, there is sufficient capacity to serve this project with potable water.

For wastewater service, the property will connect to the LCU's forcemain transmission system located along State Road 80. LCU's transmission system connects to the City of Fort Myers Central Wastewater Treatment Facility with a permitted capacity to treat 11.0 MGD. The plant operated at 6.92 MGD during 2007. According to the City's Wastewater Master Plan prepared in 2005, the Central Plant is projected to operate at an average daily flow of approximately 5.6 MGD in 2012. The projected flow rate is estimated under the assumption that the City will have completed its construction of the East wastewater treatment plant which is currently in the design and permitting process.

Based on current capacities and planned expansions of the utilities that will serve the property, there will be excess capacity for water and sewer to serve the demand of the proposed development. For potable water, there will be nearly 13.8 MGD of permitted excess capacity available to the project. For wastewater, there will be as much as 5.4 MGD of projected excess capacity provided to the property by the City of Fort Myers.

F.M.S.F.D.



Ft. Myers Shores Fire Protection and Rescue Service District
12345 Palm Beach Blvd S.E. Ft. Myers Fl. 33905
Phone (239) 694-2833
Fax (239) 694-3355

August 26, 2008

Daniel DeLisi
DeLisi Fitzgerald, Inc.
1500 Royal Palm square Blvd., Suite 101
Fort Myers, FL 33919

Re: Byrus Olga / Impact Verification
Project NO., 21061
Parcel Strap No.: 27-43-26-00-0006.0030
Property Address 208 Linwood Avenue, Alva, FL

Dear Daniel DeLisi,

In regards to the Byrus Olga Development, and how it will impact the Fort Myers Shores Fire Department (FMSFD). Currently the Agency's staff does not foresee any service interruption due to the increased demand from the proposed development.

Additionally FMSFD plans to build a new fire station approximately ¼ mile from the above mentioned project beginning in 2010. The new station will increase our agency's ability to maintain service in the midst of current and future growth. This addition also furthers our agency's ability to provide improved service to the community with additional manning and equipment.

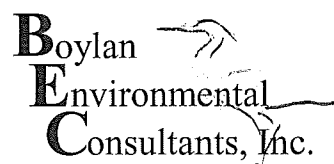
Please do not hesitate to contact my office for additional information or questions.

Sincerely,

Walter S. Gee IV (Pete)
Division Chief

BYRUS OLGA

COMPREHENSIVE PLAN AMENDMENT APPLICATION ANSWERS



*Wetland & Wildlife Surveys, Environmental Permitting,
Impact Assessments*

11000 Metro Parkway, Suite 4
Fort Myers, Florida, 33966
Phone:(239) 418-0671 Fax:(239) 418-0672

July 28, 2008

C. ENVIRONMENTAL IMPACTS

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCFCS).

Please see the attached FLUCFCS map (exhibit C1) and FLUCFCS aerial (exhibit C2) for community locations. The vegetation communities on site were mapped according to the Florida Land Use, Cover and Forms Classification System (FLUCFCS) (Florida Department of Transportation, 1985). The site was inspected and the mapping superimposed on 2007 digital aerial photographs. Acreages were approximated using AutoCAD (2008 version).

The following is a discussion of the existing land uses and vegetative associations found on site. The following table summarizes the FLUCFCS communities discussed below.

2211 Abandoned Citrus Grove (approximately 4.61 acres)

This upland community historically consisted of a citrus grove. Remnant furrows and scattered citrus trees were all that remained. The community was dominated by Bahia grass (*Paspalum notatum*), rag weed (*Ambrosia sp.*), Spanish needles (*Bidens bipinnata*), torpedo grass (*Panicum repens*), finger grass (*Eustachys sp.*), Florida sandspur (*Cenchrus echinatus*), ceaser weed (*Urena lobata*), carpet grass (*Axonopus sp.*), various sedges (*cyperus sp.*), sharp edge sedge (*cyperus sp.*), and silk reed (*neyraudia reynaudiana*).

4279 Live Oak, Disturbed (approximately 2.46 acres)

This upland community's canopy was dominated by live oak (*Quercus virginiana*) with scattered laurel oak (*Quercus laurifolia*), cabbage palms (*Sabal palmetto*), slash pine (*Pinus elliottii*), Hawaiian orchid (*Bauhinia variegata*) and mimosa (*Mimosa sp.*). The under-story had been cleared and contained Bahia grass (*Paspalum notatum*), ceaser weed (*Urena lobata*), crabs eye vine (*Abrus precatorius*), wild balsm apple (*Momordica charantia*), wild sensitive plant (*Chamaecrista nictitans*), mother in laws tongue (*Sansevieria trifasciata*), wild taro (*Colocasia esculenta*) and silk reed (*neyraudia reynaudiana*).

617E2 Mixed Wetland Hardwoods w/ Exotics 25-50% (approximately 0.99 acres)

This wetland community contained cabbage palms (*Sabal palmetto*), laurel oak (*Quercus laurifolia*), red maple (*Acer rubrum*) and cypress trees (*Taxodium distichum*). The exterior of the under-story contained Brazilian pepper (*Schinus terebinthifolius*) (approximately 28% coverage), salt bush (*Baccharis halmifolia*), wild coffee (*Psychotria sp.*), dog fennel (*Eupatorium sp.*), thistle (*Cirsium sp.*) and wild taro (*Colocasia*

**BYRUS OLGA
COMP PLAN AMMENDMENT**

esculenta). The under-story of the interior of the wetland contained button bush (*Cephalanthus occidentalis*), primrose willow (*Ludwigia sp.*), and arrowhead (*Sagittaria lancifolia*).

740 Disturbed Lands (approximately 1.94 acres)

This area contained some abandoned structures. The ground cover was similar to the abandoned citrus community. The community was dominated by Bahia grass (*Paspalum notatum*), rag weed (*Ambrosia sp.*), Spanish needles (*Bidens bipinnata*), torpedo grass (*Panicum repens*), finger grass (*Eustachys sp.*), Florida sandspur (*Cenchrus echinatus*), ceaser weed (*Urena lobata*), carpet grass (*Axonopus sp.*), various sedges (*cyperus sp.*), sharp edge sedge (*cyperus sp.*), and silk reed (*neyraudia reynaudiana*).

FLUCFCS TABLE

FLUCFCS	COMMUNITY DESCRIPTION	ACRES	%
2211	Abandoned Citrus Grove	4.61 Ac.±	46.10%
4279	Live Oak, Disturbed	2.46 Ac.±	24.60%
617 E2	Mixed Wetland Hardwoods w/ Exotics (25-50%)	0.99 Ac.±	9.90%
740	Disturbed lands	1.94 Ac.±	19.40%
TOTAL		10.00 Ac.±	100.00%

2. A map and description of the soils found on the property (identify the source of the information).

Boca Fine Sand (13)

Boca soils are moderately deep, moderately permeable and poorly drained. These soils are found in sloughs, flatwoods and depressional areas. The uppermost soil layer is fine gray sand about 3 inches thick. The next layer is approximately 6 inches thick and consists of fine light gray sand that contains thick roots. From 9 to 14 inches the soil consists of light gray fine sand with medium and coarse roots. The next soil layer (14-25 inches deep) is very pale brown single grained fine sand. Limestone can be found anywhere from 25 to 40 inches in depth. The Boca soil series is nationally listed as a hydric soil however the soil is not locally considered to be a hydric soil.

Copeland Sandy Loam, Depressional (45)

Copeland Series soils are “moderately deep, very poorly drained, moderately permeable soils that form in moderately thick beds of marine sediment over limestone.” These depressional soils are smooth to concave with slopes ranging from 0 to 1 percent. The

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first 8 inches consist of a weak fine granular structure very dark gray sandy loam with light gray streaks. From 8 to 20 inches the soil is a very dark gray sandy loam with light gray streaks and is a "moderate medium subangular blocky structure". The next 8 inches consist of a light brownish gray sandy clay loam with calcium carbonate. From 28 inches onward the soil is "fractured limestone bedrock". Under natural conditions the water table is above the surface for 3 to 6 months out of the year and is 10 to 40 inches below the surface for the remainder of the year.

**** Hydric Soil**

Please see the attached soil map (exhibit C3) for soil locations on the property. All information was achieved from the NRCS Hydric Soils of Florida Handbook (2000).

3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

Please see the attached topography map.

4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.

The site contains one wetland. The wetland is a mixed hardwoods wetland with exotics. For the wetland location please see the attached FLUCFCS map (community 617E2).

The upland areas are highly disturbed in nature. The site does not contain any rare and unique upland communities.

The property was mapped by SFWMD in 1995 in the lower coast surficial recharge area.

5. A table of plant communities by FLUCFCS with 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 FLUCFCS and the species status (same as FLUCFCS map).

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Protected Animals by Status

FLUCFCS	SPECIES	USFWS	FFWCC
2211	Audubon's Crest. Caracara <i>Polyborus plancus audubonii</i>		T
	Gopher Tortoise <i>Gopherus polyphemus</i>		T
	Gopher Frog <i>Rana capito</i>		SSC
4279	Gopher Tortoise <i>Gopherus polyphemus</i>		T
	Gopher Frog <i>Rana capito</i>		SSC
617E2	Limpkin <i>Aramus guarauna</i>		SSC
	Little blue heron <i>Egretta caerulea</i>		SSC
	Reddish egret <i>Egretta rufescens</i>		SSC
	Snowy Egret <i>Egretta thula</i>		SSC
	Tri Colored Heron <i>Egretta tricolor</i>		SSC
740	Eastern Indigo Snake <i>Drymarchon corais couperi</i>	T	T
	Gopher Tortoise <i>Gopherus polyphemus</i>		T
	Gopher Frog <i>Rana capito</i>		SSC

FFWCC-Florida Fish and Wildlife Conservation Commission

USFWS-U.S. Fish and Wildlife Service

T- Threatened

E-Endangered

SSC-Species of Special Concern

Audubon's Crested Caracara

The Audubon's Crested Caracara (*Polyborus plancus audubonii*) is a large raptor with a crest, naked face, heavy bill, elongate neck, and unusually long legs. This non-migratory species occurs in Florida as well as the southwestern U.S. and Central America. Only the Florida population, which is isolated from the remainder of the subspecies in the southwestern U.S. and Central America, is listed under the Endangered Species Act. Typically most Caracara's inhabit the prairie area of south central Florida. Caracara could utilize the cabbage palms on the property for nesting.

Eastern indigo snake

The eastern indigo snake (*Drymarchon corais*) is a non-poisonous glossy blue-black snake. It is the largest snake in the United States and can get up to nine feet long. This snake is often found in well drained scrub and sandhill habitats and is commonly considered to be associated with gopher tortoise burrows. The eastern indigo snake could potentially occur in the old agricultural lands and disturbed portions of the property, however, the potential is low. The majority of these upland habitats provide no cover for itself or any prey species.

Limpkin

The limpkin (*Aramus guarauna*) is a large brown with white spots wading bird that looks superficially like an ibis. Limpkins have a piercing cry kree-ow, kra-ow. This bird is found in freshwater marshes, along the edges of ponds, and lakes, and in wooded swamps along rivers. Its preferred food source is the apple snail however it will also eat mussels, insects, crustaceans, worms, frogs, lizards, and other types of snails. Limpkins could potentially utilize the wetland as a foraging area.

Little Blue Heron

The little blue heron (*Egretta caerulea*) is a medium sized slender heron whose appearance dramatically different with age. First year herons are pure white while the adults appear slate blue. The little blue heron's diet includes small fish, amphibians, and aquatic invertebrates. Little blues occupy swamps, estuaries, rivers, ponds, and lakes and could potentially utilize the wetland as a foraging area.

Reddish egret

The reddish egret (*Egretta rufescens*) is a large, slender egret with long legs and a long neck. There are two different distinct color patterns to these birds. The white morph is all white, while dark morph individuals have a rust colored head and neck feathers, and slate gray body feathers. This wading bird is found primarily in coastal tidal flats, salt marshes, and lagoons. These wading birds utilize salt water areas almost exclusively. Their diet consists of small fish. This wading bird typically inhabits coastal areas. Because of this it is unlikely that this bird would inhabit the property.

Snowy Egret

The snowy egret (*Egretta thula*) is a small sized white heron with a black bill, black legs, and yellow feet. Snowy egrets typically eat fish, crabs, amphibians, and insects. Snowy egrets occupy salt marshes, swamps, ponds, shores, tidal flats, rice fields, and shallow coastal bays. Snowy Egrets could potentially utilize the wetland as a foraging area.

Tri-colored Heron

The Tricolored heron (*Egretta tricolor*) is a medium sized heron with a dark slate gray head and upper body with a purplish chest. These herons have a white strip

**BYRUS OLGA
COMP PLAN AMMENDMENT**

running down the front of their neck that creates their tricolor. Their diets consist of small fish, crustaceans, reptiles, amphibians, insects, snails, and other invertebrates. Tricolored Herons prefer saltwater and brackish water habitats however it forages in both freshwater and saltwater areas. Tricolored Herons can be found in salt and freshwater mudflats, marshes, swamps, and meadows. Tricolored herons could potentially utilize the wetland as a foraging area.

Gopher Tortoise

The gopher tortoise (*Gopherus polyphemus*) is a large reptile that averages 25 cm long and 9 lbs in weight. Wild tortoises can live up to 60 years old. Gopher tortoises dig approximately 4.5 meter long burrows which have a half moon shaped entry and a large apron. Tortoise burrows create homes for 401 species of animals. These tortoises can be commonly found in dry scrub areas, including scrub oak, dry prairies, pine flatwoods, and coastal dune ecosystems. Tortoises are primarily herbivorous; however, they will eat the bones of dead animals for calcium. Gopher tortoises could potentially utilize the abandoned agricultural area and the disturbed portions of the property.

Gopher frog

The gopher frog (*Rana capito*) is a stout bodied cream to brown or black frog with irregular spots on its back and sides. The Florida subspecies (*Rana capito aesopus*) also features a white to cream spotted chin, and a white belly. These frogs are commonly found in moist meadows, prairies, woodlands, and pine scrub areas. The gopher frog utilizes gopher tortoise burrows as a home and is often associated with gopher tortoise burrows. The gopher frog is associated with gopher tortoise and could potentially be found in the abandoned agricultural area and the disturbed portions of the property.

Protected Plants by status

FLUCFCS	SPECIES	USFWS	FDA
4279	Twisted and banded air plant <i>Tillandsia flexuosa</i>		E
	Fuzzy-wuzzzy air plant <i>Tillandsia pruinosa</i>		E
	Giant wild pine <i>Tillandsia utriculata</i>		E
617E2	Twisted and banded air plant <i>Tillandsia flexuosa</i>		E
	Fuzzy-wuzzzy air plant <i>Tillandsia pruinosa</i>		E
	Giant wild pine <i>Tillandsia utriculata</i>		E

**BYRUS OLGA
COMP PLAN AMMENDMENT**

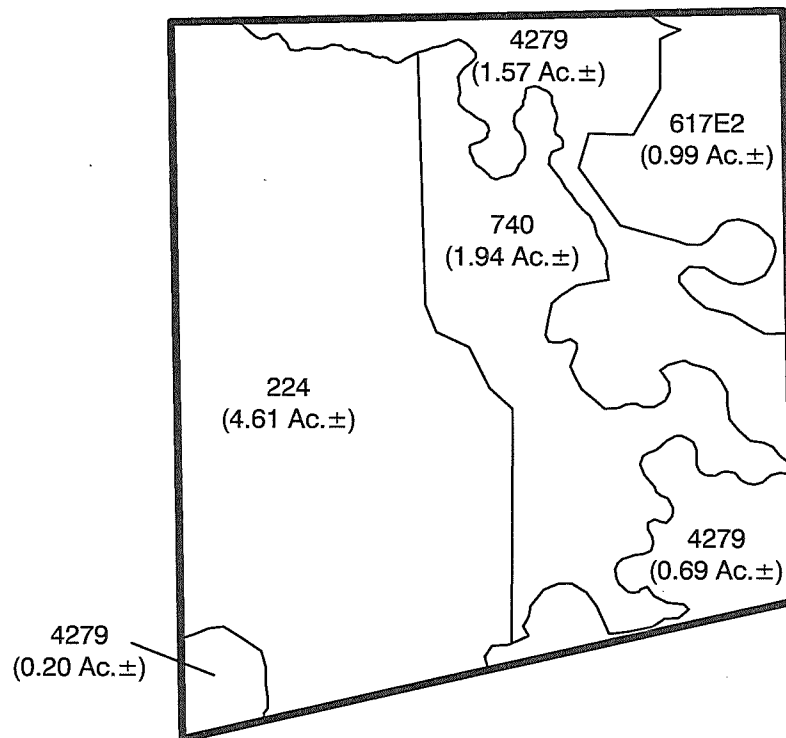
Listed Air Plants (*Tillandsia* spp.)

Several of the listed air plants are relatively common, but have recently been listed as a result of a weevil, which poses a potential future threat to its populations. It is likely that air plants do occur on the property, but in low numbers if they are present. Because the air plants typically cling to trees, and the abandoned citrus and disturbed areas on the property have very few trees, the presence of any air plants would be limited.

Because of the disturbed nature of the on-site vegetation communities, the development of the site would not have any appreciable impact on listed wildlife or plant resources. There are no pristine vegetation communities on the property. Nearly 90 percent of the property has been disturbed by clearing events. Any development will likely have storm water management ponds that will satisfy wading bird usage on the property. Due to the absence or low potential of the property to support listed plant and animal species, measures to mitigate impacts to these species would be unnecessary. If any rare plants are found they can be relocated.



Scale: 1" = 200'



FLUCFCS LEGEND

FLUCFCS Code	Community Description	Acres	%
2211	Abandoned Citrus Grove	4.61 Ac.±	46.10%
4279	Live Oak, Disturbed	2.46 Ac.±	24.60%
617 E2	Mixed Wetland Hardwoods w/ Exotics (25-50%)	0.99 Ac.±	9.90%
740	Disturbed lands	1.94 Ac.±	19.40%
TOTAL		10.00 Ac.±	100.00%

NOTES:

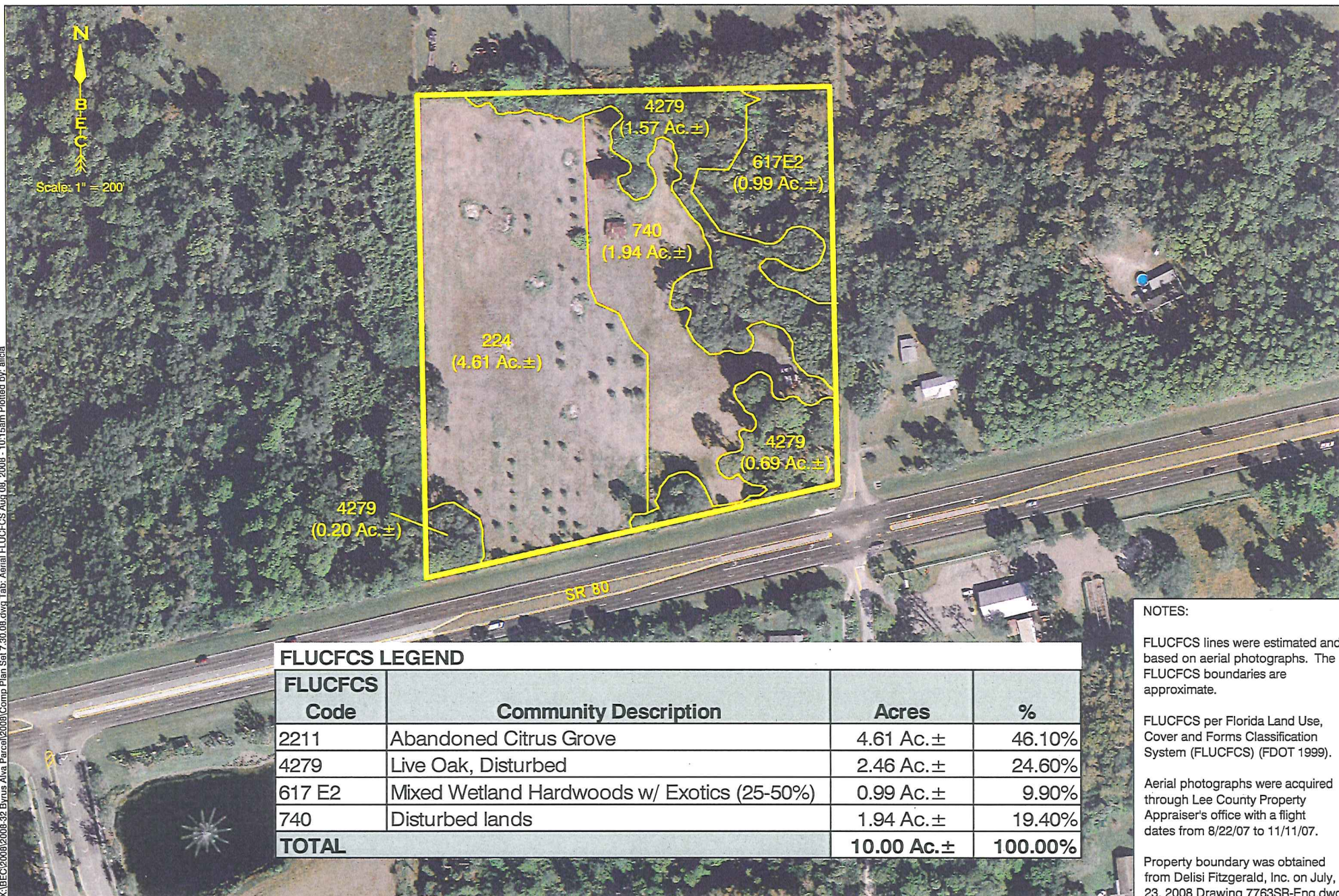
FLUCFCS lines were estimated and based on aerial photographs. The FLUCFCS boundaries are approximate.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Aerial photographs were acquired through Lee County Property Appraiser's office with a flight dates from 8/22/07 to 11/11/07.

Property boundary was obtained from Delisi Fitzgerald, Inc. on July, 23, 2008 Drawing 7763SR-Eng.dwg

X:\BEC\2008\2008-32 Byrus Olga Parcel\2008\Comp Plan Set 7.30.08.dwg Tab: Aerial FLUCFCS Aug 08, 2008 - 10:15am Plotted by: alicia



FLUCFCS LEGEND

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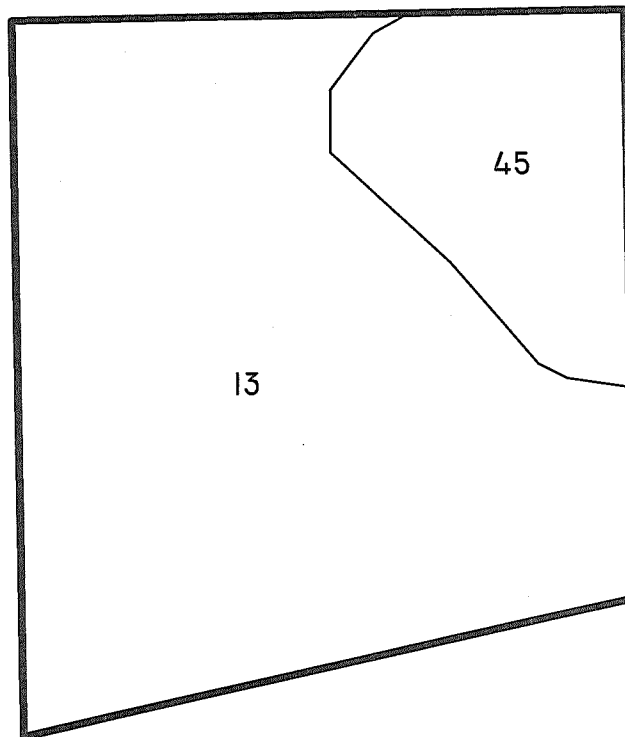
FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

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Property boundary was obtained from Delisi Fitzgerald, Inc. on July, 23, 2008 Drawing 7763SR-Eng.dwg



Scale: 1" = 200'



Soil No	Description	Status
13	Boca Fine Sand	Non-Hydric
45	Copeland Sandy Loam, Depressional	Hydric

NOTES:

Soils were acquired from the FGDL and are NRCS mappings.

Property boundary was obtained from Delisi Fitzgerald, Inc. on July, 23, 2008 Drawing 7763SR-Eng.dwg



Drawn By:	Date:	Category
B.K.M.	7/28/08	Soils
Job Number	Scale:	
2008-32	1" = 200'	
S/T/R	County	
27/43S/26E	Lee	

BYRUS OLGA
NRCS SOILS MAP

Revisions	Date:	Page
		Exhibit
		C3

MISCELLANEOUS

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Entity Name Search

Detail by Entity Name

Florida Limited Liability Company

BJZ, LLC

Filing Information

Document Number L06000091725**FEI Number** 205602724**Date Filed** 09/19/2006**State** FL**Status** ACTIVE

Principal Address

9592 WINDSOR CLUB CIRCLE
FT. MYERS FL 33905

Mailing Address

9592 WINDSOR CLUB CIRCLE
FT. MYERS FL 33905

Registered Agent Name & Address

HENDRY, HARRY O
2242 MAIN STREET
FT. MYERS FL 33901 US

Manager/Member Detail

Name & Address

Title MGR

BYRUS, WILLIAM C
9592 WINDSOR CLUB CIRCLE
FT. MYERS FL 33905

Title P

BYRUS, WILLIAM C
9592 WINDSOR CLUB CIRCLE
FT. MYERS FL 33905

Title MGR

BYRUS, WILLIAM D

9592 WINDSOR CLUB CIRCLE
FT. MYERS FL 33905

Title V

BYRUS, WILLIAM D
9592 WINDSOR CLUB CIRCLE
FT. MYERS FL 33905

Annual Reports

Report Year Filed Date

2007 02/05/2007

2008 02/08/2008

Document Images

[02/08/2008 -- ANNUAL REPORT](#)

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[09/19/2006 -- Florida Limited Liability](#)

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Note: This is not official record. See documents if question or conflict.

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No Events

No Name History

Entity Name :

LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 27-43-26-00-00006.0030

TAX YEAR 2007

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#) | 2007][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2007 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

BJZ LLC
9592 WINDSOR
CLUB CIR
FORT MYERS FL
33905

SITE ADDRESS

CORNER LOT
ALVA FL 33920

LEGAL DESCRIPTION

NE14-NE1/4-
NW1/4LESRDSE1/4

-NE1/4-NW1/4-
NOFRDN1/2-NW
1/4-NE1/4-N OF RD
LES6.001

[[VIEWER](#)] TAX MAP [[PRINT](#)]

IMAGE OF STRIP



Photo Date: January

PHOTO DATED AFTER 2

[[PICTOMETRY](#)]

TAXING DISTRICT

187 - FT MYERS SHORES FIRE/E CO
SEWER MSTU/NO LIGHT

DOR CODE

00 - VACANT RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2007)

[[HISTORY CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	843,590 HOMESTEAD	0 LAND UNITS OF MEASURE	AC
ASSESSED	843,590 AGRICULTURAL	0 TOTAL NUMBER OF LAND	9.73

ASSESSED SOH	843,590 WIDOW	UNITS	
TAXABLE	843,590 WIDOWER	0 FRONTAGE	0
BUILDING	0 DISABILITY	0 DEPTH	0
LAND	843,590 WHOLLY	0 BEDROOMS	
BUILDING FEATURES	0 SOH DIFFERENCE	0 BATHROOMS	
LAND FEATURES	0	0 TOTAL BUILDING SqFT	
		1ST YEAR BUILDING ON TAX ROLL	
		HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	10/6/2006	2006000396748	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
500,000	5/16/2005	4725/1017	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V
100	6/1/1984	1733/2998	04	Disqualified (Multiple STRAP # - 01,03,04,07) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 27-43-26-00-00006.0000	I

PARCEL NUMBERING HISTORY

CREATION DATE - 6/17/2005

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
27-43-26-00-00006.0000	Split (From another Parcel)	Friday, June 17, 2005

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	R - Residential Category			0.00
COLLECTION DAYS				
GARBAGE	RECYCLING	HORTICULTURE		
Thursday	Wednesday	Wednesday		

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
2	A7-EL8	125124	0250	B	091984

[\[Show \]](#)

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:

[[2005](#) | [2006](#) | [2007](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

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Page was last modified on Wednesday, January 09, 2008 11:21:37 AM.

Spatial District Query Report

STRAP Number: 27-43-26-00-00006.0030

District Name	District Value		Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone			NOT FOUND	
Airspace Notification			NOT FOUND	
Census Tract	Tract ID	302	100.01%	
Coastal Building Zone			NOT FOUND	
Coastal High Hazard Area			NOT FOUND	
Fire District	Fire District Taxing Authority	Ft Myers Shores		
Flood Insurance Zone	Flood Zone	A7-EL8		
FIRM Floodway			NOT FOUND	
Flood Insurance Panel	Community Panel Version Date	125124 0250 B 091984		
DNR Flood Zones			NOT FOUND	
Flood Insurance Coastal Barrier			NOT FOUND	
Lighting District			NOT FOUND	
Planning Community	ID Plan Community	4 Fort Myers Shores		
Planning Land Use 2010	Landuse	Rural		
Sanibel/County Agreement			NOT FOUND	
School Board District	District School Board Member	5 Elinor Scricca, Ph.D.		
School Choice Zone	Choice Zones	East Zone 2		
	Choice Zones	East Zone		
Solid Waste District	District Area	Area 4		
Storm Surge	Category	2		
Subdivisions			NOT FOUND	
Traffic Analysis Zone				
Archaeological Sensitivity			NOT FOUND	
Sea Turtle Lighting Zone			NOT FOUND	
Watersheds	Shed ID	Olga		
FLUCCS1999			100.01%	
Vegetation Permit Required			NOT FOUND	
Soil	Map Symbol Soil Name	13 BOCA FINE SAND	80.47%	
	Map Symbol Soil Name	45 COPELAND SANDY LOAM, DEPRESSIONAL	19.53%	1
Panther Habitat			NOT FOUND	
Eagle Nesting Site Buffer			NOT FOUND	
Commissioner District	District Commissioner	5 Frank Mann		
Unincorporated Lee County	Zoning	AG-2		

Zoning	Designation		
Development Orders	Development Order Status Wet Season Water Table	96-05-144-04L	86.25%
Road Impact Fee Districts	District Tidemark ID Name	3 53 CENTRAL	
Water Franchise	Franchise Name	Lee County Utilities	
Water Treatment Plant Service Area	Treatment Plant	Olga WTP	
Wastewater Franchise	Franchise Name	Lee County Utilities	
Wastewater Treatment Plant Service Area	Treatment Plant	City of Fort Myers - Raleigh	
Res. Garbage Collection Day	Hauling Day	Thursday	
Res. Recycling Collection Day	Hauling Day	Wednesday	
Res. Horticulture Collection Day	Hauling Day	Wednesday	
Microwave Radio Relay Path			NOT FOUND

[\[Modify Report Settings \]](#)

Note	Details
1	Contact DEP (239) 332-6975 for wetland determination

Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation.
All information subject to change without notice.

Spatial District Query Report

STRAP Number: 27-43-26-00-00006.0030

District Name	District Value	Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone		NOT FOUND	
Airspace Notification		NOT FOUND	
Census Tract	Tract ID	302	100.01%
Coastal Building Zone		NOT FOUND	
Coastal High Hazard Area		NOT FOUND	
Fire District	Fire District Taxing Authority	Ft Myers Shores	
Flood Insurance Zone	Flood Zone	A7-EL8	
FIRM Floodway		NOT FOUND	
Flood Insurance Panel	Community Panel Version Date	125124 0250 B 091984	
DNR Flood Zones		NOT FOUND	
Flood Insurance Coastal Barrier		NOT FOUND	
Lighting District		NOT FOUND	
Planning Community	ID Plan Community	4 Fort Myers Shores	
Planning Land Use 2010	Landuse	Rural	
Sanibel/County Agreement		NOT FOUND	
School Board District	District School Board Member	5 Elinor Scricca, Ph.D.	
School Choice Zone	Choice Zones	East Zone	
	Choice Zones	East Zone 2	
Solid Waste District	District Area	Area 4	
Storm Surge	Category	2	
Subdivisions		NOT FOUND	
Traffic Analysis Zone			
Archaeological Sensitivity		NOT FOUND	
Sea Turtle Lighting Zone		NOT FOUND	
Watersheds	Shed ID	Olga	
FLUCCS1995	Code Landuse	221 Citrus groves	66.67%
	Code Landuse	111 Fixed Single Family Units	18.69%
	Code Landuse	617 Mixed wetland hardwoods	14.13%
	Code Landuse	814 Roads and highways	0.52%
			<u>1</u>
Vegetation Permit Required		NOT FOUND	
Soil	Map Symbol	13	80.47%

Soil Name	BOCA FINE SAND		
Map Symbol	45	19.53%	2
Soil Name	COPELAND SANDY LOAM, DEPRESSIONAL		
Panther Habitat	NOT FOUND		
Eagle Nesting Site Buffer	NOT FOUND		
Commissioner District	District	5	
	Commissioner	Frank Mann	
Unincorporated Lee County Zoning	Zoning Designation	AG-2	
Development Orders	Development Order	96-05-144-04L	86.25%
	Status		
	Wet Season Water Table		
Road Impact Fee Districts	District	53	
	Tidemark ID	53	
	Name	CENTRAL	
Water Franchise	Franchise Name	Lee County Utilities	
Wastewater Franchise	Franchise Name	Lee County Utilities	
Res. Garbage Collection Day	Hauling Day	Thursday	
Res. Recycling Collection Day	Hauling Day	Wednesday	
Res. Horticulture Collection Day	Hauling Day	Wednesday	

[[Modify Report Settings](#)]

Note	Details
1	Small percentages can result from slight variations in the way lines are drawn or imported into our system. Such values may not accurately reflect an overlap with the subject parcel.
2	Contact DEP (239) 332-6975 for wetland determination

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