



-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 6/16/06

REC'D BY: CWM

APPLICATION FEE 2080.00

TIDEMARK NO: CMA 2006-00006

### 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: 12

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.

6/16/06 Pete Gousis  
DATE SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

**I. APPLICANT/AGENT/OWNER INFORMATION**

**Dan Kreinbrink**

APPLICANT

**12100 N. River Road**

ADDRESS

**Alva**

**FL**

**33920**

CITY

STATE

ZIP

**239-337-1669**

**239-337-1878**

TELEPHONE NUMBER

FAX NUMBER

**Morris-Depew Associates, Inc. C/O – David W. Depew, Ph.D, AICP**

AGENT\*

**2216 Altamont Avenue**

ADDRESS

**Fort Myers**

**FL**

**33901**

CITY

STATE

ZIP

**239-337-3993**

**239-337-3994**

TELEPHONE NUMBER

FAX NUMBER

**Krienbrink Katherine TR**

OWNER(s) OF RECORD

**12100 N. River Road**

ADDRESS

**Alva**

**FL**

**33920**

CITY

STATE

ZIP

**239-337-1669**

**239-337-1878**

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 20)  
List Number(s) of Map(s) to be amended  
\_\_\_\_\_

B. SUMMARY OF REQUEST (Brief explanation):

**The applicant is requesting a future land use map amendment from Rural to Suburban. The subject site is located at the southeast intersection of S.R. 31 and North River Road. Both S.R. 31 and North River Road are major arterials. The fact that this property is located at a major intersection supports the change in future land use to suburban. Furthermore, there is an existing gas station at the northwest corner of S.R. 31 and North River Road. In addition, there is a feed store and outdoor storage to the west, across State Road 31. This further confirms the subject intersection as a commercial node in the Alva Planning Community. The applicant is proposing a commercial and residential use for the subject site.**

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

A. Property Location:

1. Site Address: **12100 N. River Road Alva, FL 33920**

2. STRAP(s): **18-43-26-00-00001.0040**

B. Property Information

Total Acreage of Property: **40±**

Total Acreage included in Request: **40±**

Area of each Existing Future Land Use Category: **Rural 37.17 - Wetlands 2.83**

Total Uplands: **92.79% - 37.17**

Total Wetlands: **7.21% - 2.83**

Current Zoning: **AG-2**

Current Future Land Use Designation: **Rural**

Existing Land Use: Single-family Residential

- 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:

**Rural to Suburban future land use designation.**

- E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 1 dwelling unit/acre

Commercial intensity Minimal nonresidential uses needed to serve the rural community

Industrial intensity Not Permitted

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 6 dwelling units/acre

Commercial intensity Neighborhood Centers

Industrial intensity Not Permitted

#### 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.

**N/A**

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.

**See attached FLUM**

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.

**The subject site is 40 acres in area and is within the Alva Planning Community. The parcel is located at the southeast intersection of State Road 31 and North River Road. The subject site supports a single family dwelling. The applicant is requesting a Future Land Use Map amendment from the Rural/Wetland future land use designation to the Suburban designation. Currently there is no Suburban land use designations within the Alva Planning Community. The population of the Alva community is expected to be 3,924 in 2020. The Suburban land use designation has a density range of one dwelling unit per acre to six dwelling units per acre. Neighborhood Centers are the most intensive commercial development that is permitted. Both State Road 31 and North River Road are classified as major arterials. There is an existing gas station at the northwest intersection of S.R. 31 and North River Road. The gas station has a Rural future land use designation and a Community Commercial (CC) zoning designation. To the west of the subject site, across S.R. 31 is an area of outdoor storage, a feed store and a house of worship. The remainder of the land in the area, including the subject site, has an AG-2 zoning designation. The surrounding area is mostly single family dwellings.**

4. Map and describe existing zoning of the subject property and surrounding properties.

**Please see attached zoning map. Adjacent to the subject site on the north, south, east is AG-2 zoning. To the west, across S.R. 31 is AG-**

**2, GC as well as C-1A zoning.**

5. The legal description(s) for the property subject to the requested change.  
**Please see attached legal description**

6. A copy of the deed(s) for the property subject to the requested change.  
**Please see attached deed.**

7. An aerial map showing the subject property and surrounding properties.  
**Please see attached aerial map.**

8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.  
**Please see attached authorization form.**

**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;

**The applicant will coordinate with Lee County Planning Division to identify the traffic analysis zone following submittal of this application. It is anticipated the zone of interest will be the area at the intersection of S.R. 31 and North River Road.**

- 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.);

**To be determined upon coordination with Lee County Planning Division.**

- 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;

**It is not anticipated that further analysis will be required.**

- 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;

**It is not anticipated that further analysis will be required.**

- 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);

Road Name	Laneage	Funct Class	LOS Current	LOS Standard
<u>S.R. 31</u> Bayshore Rd. to Charlotte County Line	2 Lane	Arterial	B	E
<u>N. River Road</u> S.R. 31 to Franklin Lock Road	2 Lane	Arterial	B	E

- 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;

**None of the above mentioned roads are in the 5 year CIP.**

- c. Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);

**To be provided upon identifying the traffic analysis zone.**

- d. 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;

**To be provided upon identifying the traffic analysis zone.**

- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

**To be determined if necessary.**

2. Provide an existing and future conditions analysis for:

- a. Sanitary Sewer
- b. Potable Water

**The site has neither potable water or wastewater service. Water and wastewater lines will have to be extended to the site.**

- c. Surface Water/Drainage Basins

**There is an existing lake on the property. Property drains adequately.**

- d. Parks, Recreation, and Open Space.

**The Lee Civic Center is about a mile south of the subject site, off of S.R. 31.**

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;
- d. Solid Waste;
- e. Mass Transit; and
- f. Schools.

**Please see attached letters from the above listed agencies.**

*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).

**See attached map.**

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

**See attached map.**

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

**See attached map.**

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

**Please see attached environmental analysis. There are no wetlands, aquifer recharge or rare and unique uplands on the property.**

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).

**This is a cleared site that supports an existing single family dwelling.**

**Please see attached environmental status.**

**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.

**The Florida Master Site File lists no previously recorded cultural resources on the site.**

2. A map showing the subject property location on the archeological sensitivity map for Lee County.

**Please see attached map.**

**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.

**Please see attached justification.**

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.

**Please see attached justification.**

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

**The subject site is within unincorporated Lee County and does not impact any other jurisdictions**

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

**State and Regional Policy Plans are consistent with the Lee County Comprehensive Plan and as such have been addressed.**

**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)

**N/A**

- a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,

**The subject site is located at the intersection of two arterials, S.R. 31 and North River Road.**

- b. Provide data and analysis required by Policy 2.4.4,

**The applicant is proposing a commercial center surrounded by residential uses. Lee County and Southwest Florida sustained tremendous growth in population from 1990-2000, increasing 32 percent in Lee County and 39 percent in the region. This growth is expected to continue over the next five years. The applicant is proposing a commercial center surrounded by residential uses. The commercial center will provide needed employment for the growing area and the residential units will provide needed housing.**

- c. The affect of the proposed change on county's industrial employment goal

specifically policy 7.1.4.  
**Not Applicable.**

2. Requests moving lands from a Non-Urban Area to a Future Urban Area  
**Not Applicable.**

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.

The proposed land use amendment is appropriate in that the subject site is located at the intersection of two arterials, S.R. 31 and North River Road. There are existing commercial land uses at this intersection including a gas station, outdoor storage, and a feed store. The applicant is proposing a commercial center as well as residential uses. The Suburban land use designation limits commercial uses to no greater than a neighborhood center. Neighborhood Centers are limited to 10 acres in area and the floor area cannot exceed 100,000 square feet. Residential densities are between one dwelling unit per acre and six dwelling units per acre.

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

**Not Applicable.**

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

**Not applicable.**

- 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.

**See attached Internal Consistency with Lee Plan.**

#### **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



**MORRIS-DEPEW ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS & MAPPERS  
2216 Altamont Avenue • Fort Myers, Florida 33901 • (941) 337-3993 • FAX (941) 337-3994

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### *EXPLANATORY NOTES*

Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are:

- 1) It is not required that both husband and wife initiate the application on private real property owned by them.
- 2) Where the property is subject to a land trust agreement, the trustee may initiate the application.
- 3) Where the fee owner is a corporation, any duly authorized corporate official may initiate the application.
- 4) Where the fee owner is a partnership, the general partner may initiate the application.
- 5) Where the fee owner is an association, the association may appoint an agent to initiate the application on behalf of the association.
- 6) Where the property is a condominium or time-share condominium, refer to Sec. 34-201(a)(1)b. for rules.
- 7) Where the property is a subdivision, refer to Sec. 34-201(a)(1)c. for rules.
- 8) Rezoning initiated by the Board of County Commissioners on property not owned by the county.





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**LETTER OF AUTHORIZATION**

**TO LEE COUNTY COMMUNITY DEVELOPMENT**

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 18-43-26-00-00001.0040 and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate **Morris-Depew Associates, Inc.** as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Katherine Kreinbrink  
Owner\*(signature)

\_\_\_\_\_  
Owner\*(signature)

KATHERINE KREINBRINK TRUST  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Owner\*(signature)

\_\_\_\_\_  
Owner\*(signature)

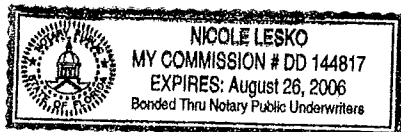
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 9<sup>th</sup> day of March, 2006 by Katherine Kreinbrink, who is personally known to me or who has produced FL Drivers License as identification and who did (did not) take an oath.

(SEAL)



Nicole Lesko  
Notary Public

Nicole Lesko  
(Name typed, printed or stamped)

\*If more than one owner then all owners must sign.

**AFFIDAVIT**

I, Pete Gousis, 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.

Pete Gousis  
Signature of owner or owner-authorized agent

6/12/06  
Date

Pete Gousis  
Typed or printed name

STATE OF FLORIDA )  
COUNTY OF LEE )

The foregoing instrument was certified and subscribed before me this 12th day of June, 2006,  
by Pete Gousis, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(SEAL)



OFFICIAL SEAL  
Sheila M. Holland  
D.D.# 247884  
My Commission Expires Sept. 7, 2007

Sheila M. Holland  
Signature of notary public

Sheila M. Holland  
Printed name of notary public

**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.**

The subject site is 40 acres in area and is within the Alva Planning Community. The parcel is located at the southeast intersection of State Road 31 and North River Road. The applicant is requesting a Future Land Use Map amendment from the Rural/Wetland future land use designation to the Suburban designation. Currently there is no Suburban land use designations within the Alva Planning Community. The population of the Alva community is expected to be 3,924 in 2020. The Suburban land use designation has a density range of one dwelling unit per acre to six dwelling units per acre. Neighborhood Centers are the most intensive commercial development that is permitted. Both State Road 31 and North River Road are classified as major arterials. There is an existing gas station at the northwest intersection of S.R. 31 and North River Road. The gas station has a Rural future land use designation and a Community Commercial (CC) zoning designation. Furthermore, to the west across S.R. 31, is a feed store, outdoor storage area and a house of worship. In addition, to the west, across S.R. 31 there is GC and C-1A zoning. The remainder of the land in the area, including the subject site, has an AG-2 zoning designation. The surrounding area is mostly single family dwellings.

Lee County and Southwest Florida sustained tremendous growth in population from 1990-2000, increasing 32 percent in Lee County and 39 percent in the region. On April 1, 2004, the Fort Myers News Press reported that population growth for Lee County is expected to push past the 500,000 mark during the next reporting period, further emphasizing the level of growth that is affecting the region. With close to 10 million people (three-quarters of Florida's population) already residing within a 150-mile radius of Fort Myers, it is expected that this number will increase to more than 13 million by 2010, through the addition of new residents at the rate of 500-1,000 per month. The Alva Planning Area has 332 acres of land available in terms of adding additional land use designations. The subject site is 40 acres in area, so it is within the 332 acre limit.

The applicant is proposing 30 acres of the site to be devoted to residential development and 10 acres to commercial development. At six units per acre, the applicant is proposing 180 units for the residential portion and no more than 100,000 square feet for the commercial portion.

- 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.**

**Policy 1.1.5:** *The suburban areas are or will be predominately residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed.*

The applicant is requesting a future land use map amendment from the Rural/Wetland designation to the Suburban designation. The subject site is located at the southeast intersection of two arterial roads, S.R. 31 and North River Road. There is an existing gas station on the northwest corner of the intersection. The site is adjacent to property with a Rural future land use designation to the south, east and west. To the north, across North River Road, is Density Reduction/Groundwater Resource future land use designations.

**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.*

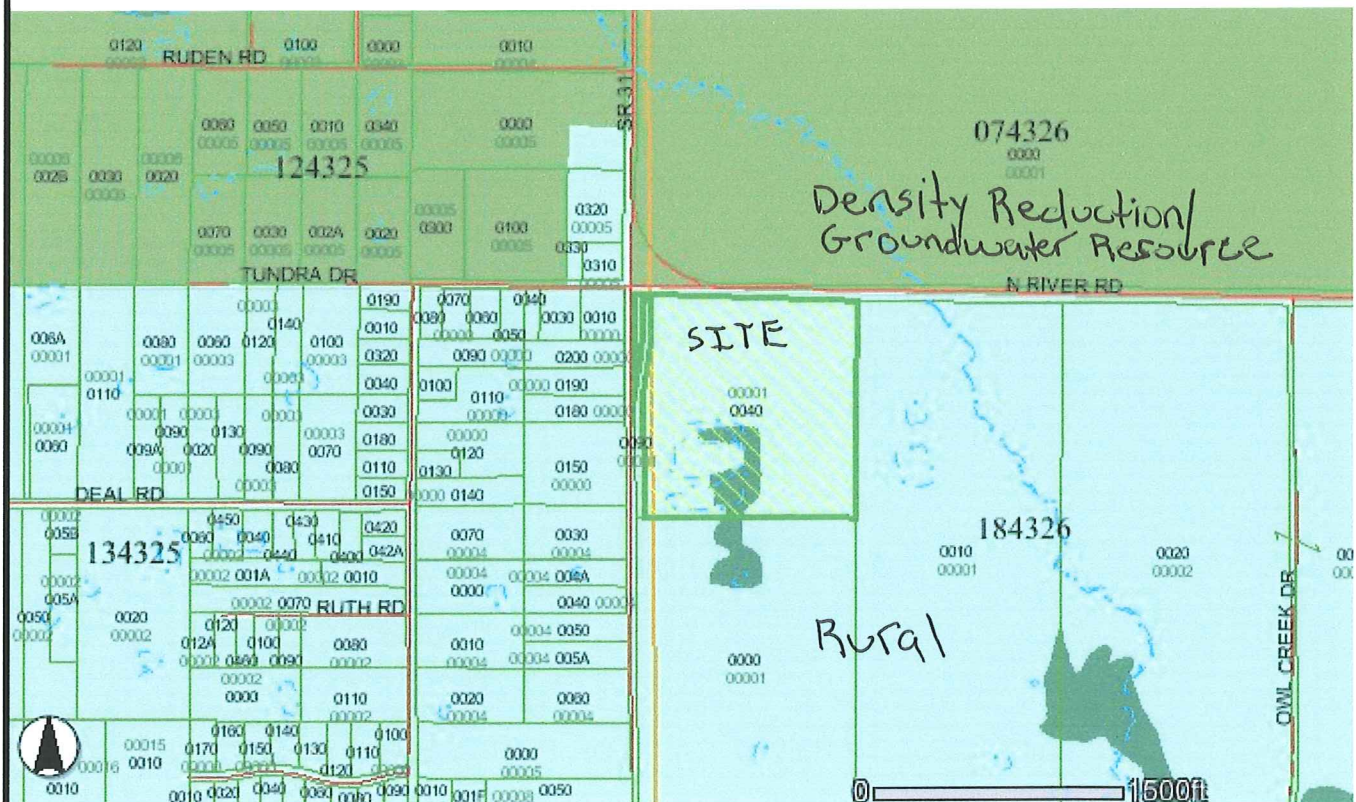
There is an established commercial development at the intersection where the subject site is located (S.R. 31 and North River Road). The requested change to the Suburban land use designation is in keeping with the comprehensive plan's policy of compact and contiguous development. Furthermore, S.R. 31 and North River Road are arterial roads and the intersection formed by the two roads is a commercial node in the Alva Planning Community.

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

There are no physical constraints or hazards that exist that would prevent the future land use designation on this property from being amended to the Suburban future land use designation. The site is located at the intersection of two arterials (S.R. 31 and North River Road). Also, there is an existing gas station located at the northwest corner of the intersection. This intersection is a commercial node in the Alva Planning Community. Taking these facts into consideration, the Suburban land use designation is appropriate for this site.

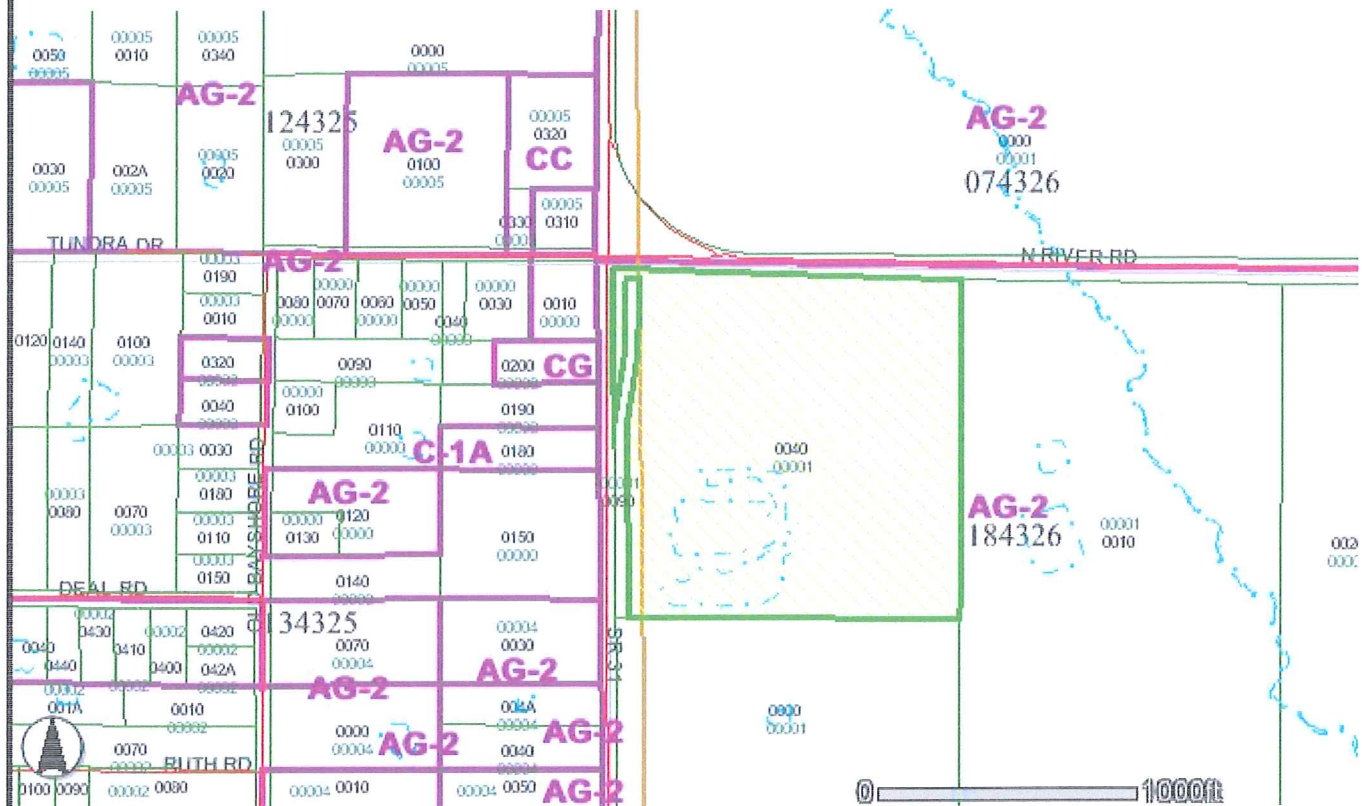


## Future Land Use Map





## Zoning Map



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, RUN S 88°52'38" E ALONG THE NORTH LINE OF SAID SECTION 18 FOR 1377.37 FEET; THENCE RUN S 00°16'25" W FOR 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 78, (100 FEET WIDE), AND THE POINT OF BEGINNING OF SAID PARCEL OF LAND; FROM SAID POINT OF BEGINNING RUN S 00°16'25" W FOR 1314.85 FEET; THENCE RUN N 88°51'56" W FOR 1322.57 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 31, (100 FEET WIDE); A NON-TANGENT POINT ON A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 68,704.96 FEET, A CENTRAL ANGLE OF 00°42'23", AND A CHORD OF 847.10 FEET THAT BEARS N 00°07'31" W; THENCE RUN NORTHERLY ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 847.11 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 N 00°24'05" E FOR 158.26 FEET; THENCE N 02°08'14" E ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 259.79 FEET; THENCE RUN N 24°26'09" E ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 53.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROAD 78; THENCE RUN S 88°52'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 78 FOR 1297.58 FEET TO THE POINT OF BEGINNING.  
CONTAINING 40.00 ACRES MORE OR LESS.  
BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 18 AS BEARING S 88°52'38" E.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD.



15.00 Recording  
.70 Documentary Stamps

4651703

Prepared by:  
Stephen W. Buckley, Esquire  
GOLDSTEIN, BUCKLEY, CECHEMAN,  
RICE & PURTZ, P.A.  
Post Office Box 2366  
Fort Myers, Florida 33902-2366  
98-1099

Property Appraiser's  
Parcel Identification No. 18-43-26-00-00001.0040

RECORDED BY  
KAREN CARTWRIGHT, D.C.

Documentary Tax Pd. \$ 1.70  
Intangible Tax Pd

CHARLIE GREEN, CLERK, LEE COUNTY  
By Karen Cartwright Deputy Clerk

[Space above this line for recording data.]

DR3129 Pg2190

## WARRANTY DEED TO TRUSTEE UNDER LIVING TRUST

THIS WARRANTY DEED made this 8<sup>TH</sup> day of June, 1999, by DANIEL W. KREINBRINK and KATHERINE G. KREINBRINK, husband and wife, as GRANTOR\*, whose address is 12100 River Road, Alva, Florida 33920, and KATHERINE G. KREINBRINK, Trustee of the KATHERINE G. KREINBRINK TRUST dated October 27, 1998, (hereinafter referred to as "Trustee") with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described, and whose address is 12100 River Road, Alva, Florida 33920;

and with DANIEL W. KREINBRINK to be successor trustee of the KATHERINE G. KREINBRINK TRUST upon death, disability or resignation of KATHERINE G. KREINBRINK. The written acceptance by DANIEL W. KREINBRINK recorded among the public records in the county where the real property described below is located, together with evidence of KATHERINE G. KREINBRINK'S death, disability or resignation, shall be deemed conclusive proof that the successor trustee provisions of the aforesaid Living Trusts have been complied with. Evidence of KATHERINE G. KREINBRINK'S death shall consist of a certified copy of her death certificate. Evidence of her disability shall consist of a licensed physician's affidavit establishing that KATHERINE G. KREINBRINK is incapable of performing her duties as Trustee of the aforesaid Living Trust. Evidence of KATHERINE G. KREINBRINK'S resignation shall consist of a resignation, duly executed and acknowledged by her. The successor trustee shall have the same powers granted to the original Trustee as set forth above.

### WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100'S DOLLARS (\$10.00), and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Trustee, all that certain land situate in Lee County, Florida, to-wit:

See Exhibit A attached hereto and by reference incorporated herein.


### PREPARED WITHOUT EXAMINATION OF TITLE

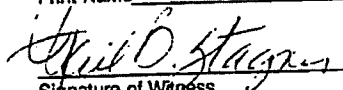
TO HAVE AND TO HOLD the above-described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the Katherine G. Kreinbrink Trust dated October 27, 1998.

GRANTEE, as TRUSTEE, is hereby granted full power and authority, pursuant to the provisions of Florida Statute 689.071, to protect, conserve, sell, convey, lease, encumber and to otherwise manage and deal with the property herein conveyed. No person dealing with such Trustee(s) shall be privileged or required to inquire of the proceeds from any sale of the property. The interest of the beneficiaries under such Trust(s) is hereby declared to be personal property.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Signature of Witness  
Print Name LINDA R. MINTZ

  
Signature of Witness  
Print Name GAIL B. STAGNER

  
DANIEL W. KREINBRINK

  
KATHERINE G. KREINBRINK

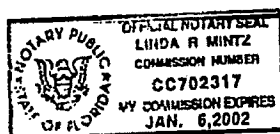
ORS129 Pg2191

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 24 day of June, 1999, by DANIEL W. KREINBRINK and KATHERINE G. KREINBRINK,

☒ who are personally known to me, or  
☐ who produced \_\_\_\_\_ as identification.

My Commission Expires:



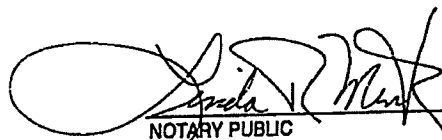
  
NOTARY PUBLIC  
(Seal)

Exhibit A

A parcel of land lying in Section 18, Townshp 43 South, Range 26 East, Lee County, Florida, more particularly described as follows:

Commencing at the Northwest corner of said Section 18, run S.88°52'38"E. along the North line of said Section 18 for 1377.37 feet; thence run S.00°16'25"W. for 50.00 feet to the Southerly right-of-way of State Road 78 (100 feet wide) and the Point of Beginning of said parcel of land; from said Point of Beginning run S.00°16'25"W. for 1314.85 feet; thence run N.88°51'56"W. for 1322.57 feet to the Easterly right-of-way of State Road 31 (100 feet wide); a non-tangent point on a curve concave to the East with a radius of 68,704.96 feet, a central angle of 00°42'23", and a chord of 847.10 feet that bears N.00°07'31"W.; thence run Northerly along said curve and along said Easterly right-of-way of State Road 31 for 847.11 feet to a point of tangency; thence continue along said Easterly right-of-way of State Road 31 N.00°24'05"E. for 158.26 feet; thence N.02°08'14"E. along said Easterly right-of-way of State Road 31 for 259.79 feet; thence run N.24°26'09"E. along said Easterly right-of-way of State Road 31 for 53.94 feet to a point on the Southerly right-of-way of said State Road 78; thence run S.88°52'38"E. along said Southerly right-of-way of State Road 78 for 1297.58 feet to the Point of Beginning.

Bearings are based on the North line of Section 18 as bearing S.88°52'38"E.

Subject to easements, restrictions, reservations and right-of-ways of record.

OK3129 PG2192

CHARLIE GREEN, CLERK  
LEE COUNTY, FL  
1999 JUN 10 PM 3:26

Aerial Map



#### IV. AMENDMENT SUPPORT DOCUMENTATION

##### 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 Forms Classification System (FLUCCS).**

The vegetation communities on site were mapped according to the Florida Land Use, Cover and Forms Classification System (FLUCCS) (Florida Department of Transportation, 1985). The mapping utilized Level III FLUCCS. The site was inspected and the mapping superimposed on 2006 digital aerial photographs. Acreages were approximated using AutoCAD.

The following is a discussion of the existing land uses and vegetative associations found on site. The following table summarizes the FLUCCS communities discussed below. In general, the parcel consists of pasture lands.

**100 Residential (approximately 2.02 acres)**

This community includes the single family residence, adjacent lawn, and driveway.

**211 Improved Pasture (approximately 35.26 acres)**

This community consists of pasture lands that are dominated by bahia grass in the understory with scattered saw palmetto and live oak in the mid canopy.

**618 Willow - Cattails (approximately 0.25 acres)**

This community is dominated by Coastalplain willow in the midcanopy with cattails in the understory.

**742 Borrow Lake (approximately 2.47 acres)**

This community is a borrow lake.

FLUCCS	Description	Acreage	Percent of Total
100	Residential	2.02	5.0%
211	Improved Pasture	35.26	88.2%
618	Willow - Cattails	0.25	0.6%
742	Borrow Pit	2.47	6.2%
Total		40.0 acres	

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

See attached soil mappings based on NRCS soil survey for Lee County. The NRCS mapped the property as being underlain by Immokalee Sand, Oldsmar Sand, Copeland Sandy Loam Depressional, and Open Water.

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

See attached Topography and FEMA Flood Zone Map. The parcel is located in FEMA Flood Zone AE.

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

See attached FLUCCS map. The parcel is not in an aquifer recharge area and does not contain any wetlands or rare and 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).**



## ANIMALS

Listed wildlife species that have the potential to occur on the project site are listed in the following table. These potential occurrences were determined by referencing the Field Guide to Rare Animals of Florida (Florida Natural Areas Inventory 2000), Florida Atlas of Breeding Sites for Herons and Their Allies (Runde et. al. 1991), Lee County Eagle Technical Advisory Committee (ETAC) Active 2000-2001 Season map. The Florida Endangered Species, Threatened Species and Species of Special Concern; Official Lists, dated August 1997 was used to identify the status of the potentially occurring species.

<u>Name</u>	Scientific Name	Habitat	State & Fed Status	
			FWC	FWS
Florida Sandhill Crane	<i>Grus Canadensis pratensis</i>	211	T	No listing
Burrowing Owl	<i>Speotyto cunicularia</i>	211	SSC	No listing
American Alligator	<i>Alligator mississippiensis</i>	742	SSC	T(S/A)
Limpkin	<i>Aramus guarauna</i>	742	SSC	No listing
Little Blue Heron	<i>Egretta caerulea</i>	742	SSC	No listing
Reddish Egret	<i>Egretta rufescens</i>	742	SSC	No listing
Roseate Spoonbill	<i>Ajaia ajaja</i>	742	SSC	No listing
Snowy Egret	<i>Egretta thula</i>	742	SSC	No listing
Tricolored Heron	<i>Egretta tricolor</i>	742	SSC	No listing

FWC-Florida Fish and Wildlife Conservation Commission\FWS-U.S. Fish and Wildlife Service

SSC-Species of Special Concern/T-Threatened/E-Endangered

T(S/A)-Threatened due to similarity of appearance

\* Included due to similarity to on-site community

## PLANTS

Listed plant species that were not observed but which have the potential to occur on the project site are listed in the following table. These potential occurrences were determined by referencing the Field Guide to Rare Plants of Florida (Florida Natural Areas Inventory 2000). The Florida Endangered Species, Threatened Species and Species of Special Concern; Official Lists, dated August 1997 was used to identify the status of the potentially occurring species.

<u>Name</u>	Scientific Name	Habitat	Status	
			FDA	FWS
None				

**D. Impacts on Historic Resources**

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

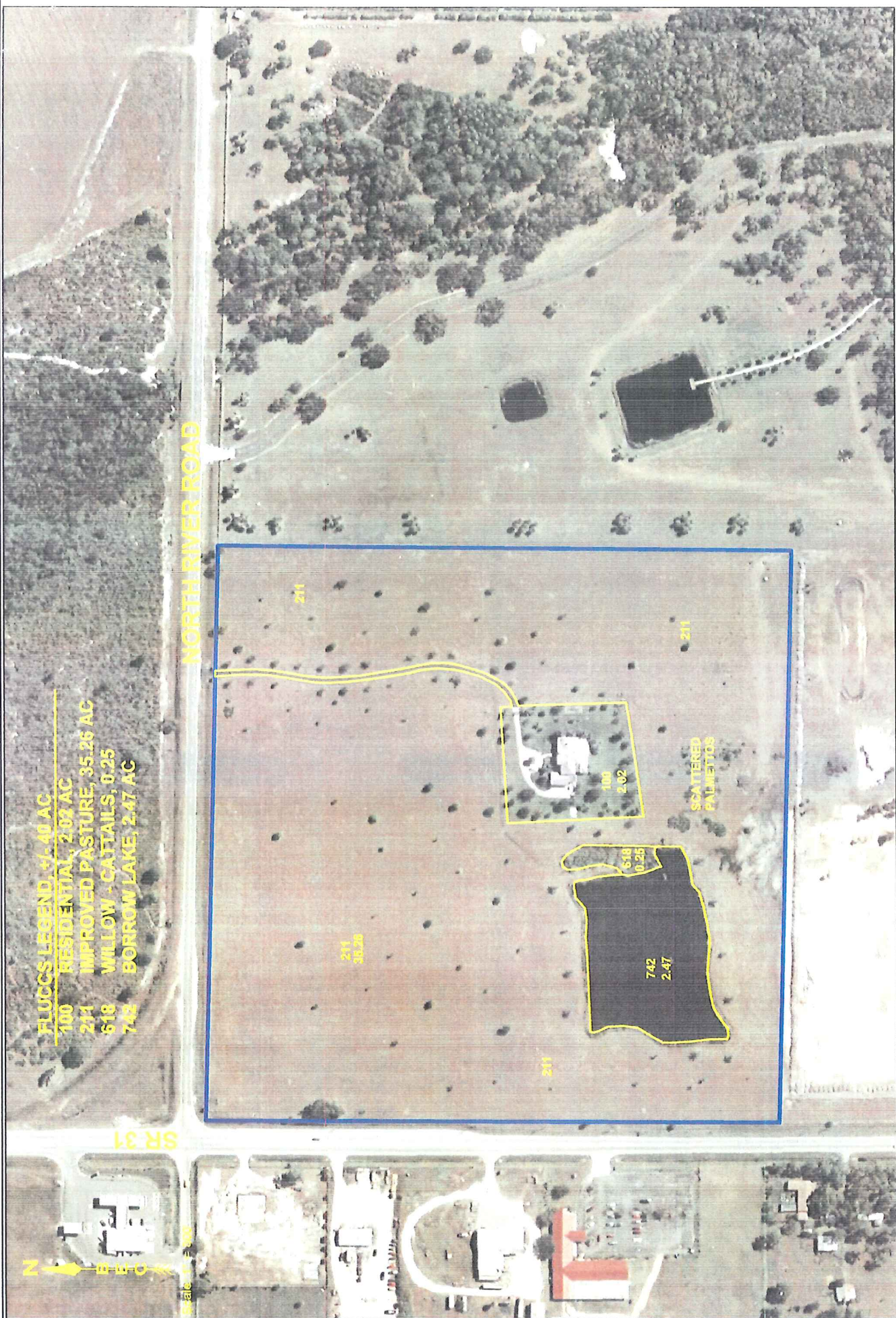
- 1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.**

According to the Division of Historical Resources, the Master Site File lists no previously recorded cultural resources on the parcel. The parcel contains no know structures, districts, or archaeologically sensitive areas.

- 2. A map showing the subject property location on the archaeological sensitivity map for Lee County.**

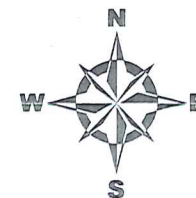
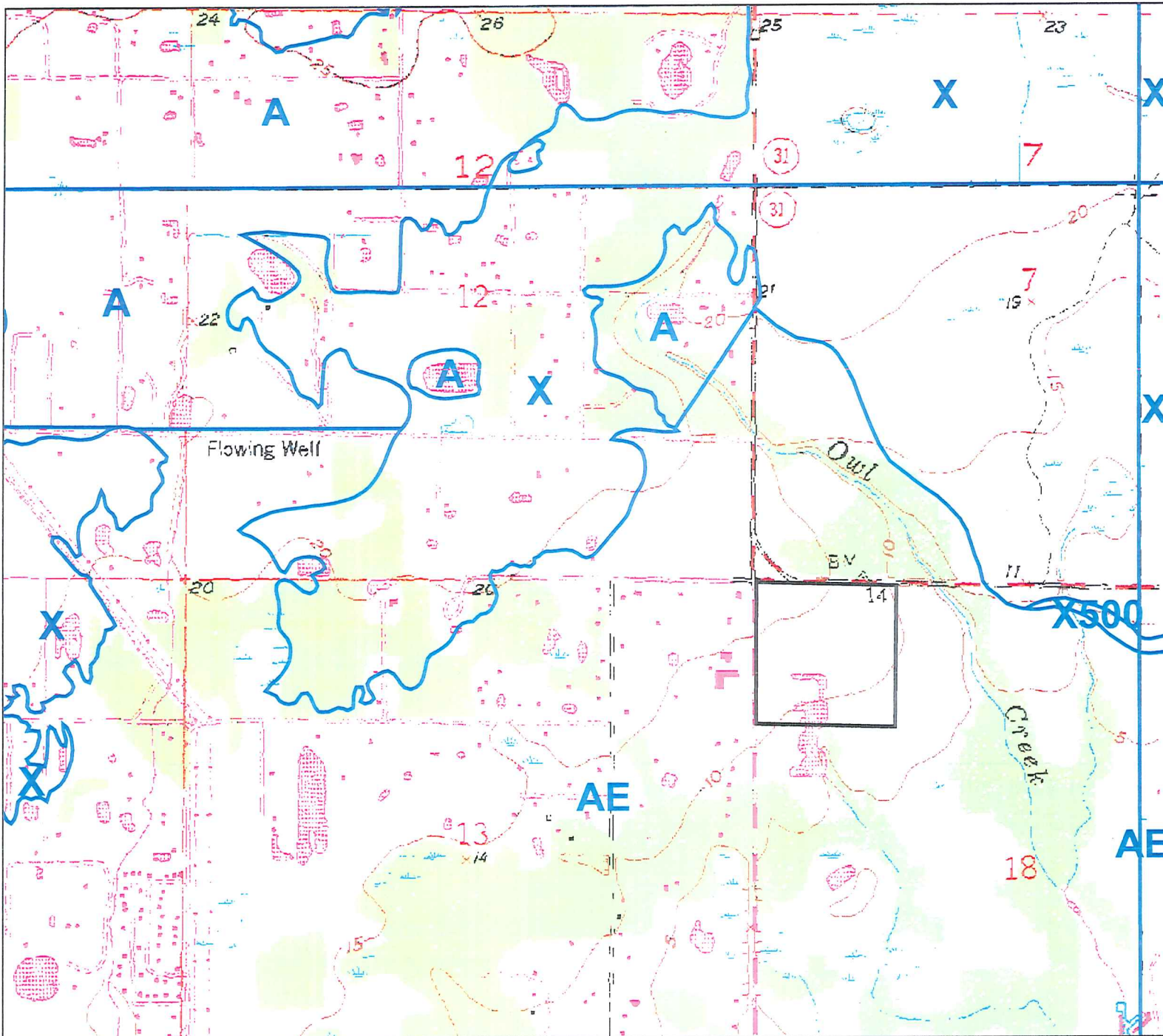
See attached Archaeological Sensitivity Map. The parcel is not located within an archaeological sensitive area.





 <p><b>Boylan Environmental Consultants, Inc.</b> <i>Wetland &amp; Wildlife Surveys, Environmental Permitting, Impact Assessments</i> 11000 Metro Parkway, Suite 4, Ft. Myers, 33912 (239) 418-0071</p>	Drawn By:	Date:	Category	<b>KREINBRINK +/- 40 AC</b>  <b>FLUCCS MAP</b>			Revisions	Date:	Page
	JDK	5/2/06	fluccs						
	Job Number		Scale:						
	2006-70		1" = 300'						
	S7/R		County	Lee					
	18/43S/26E								





2,400 Feet

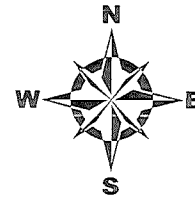
**Boylan Environmental Consultants, Inc.**  
 Wetland & Wildlife Surveys, Environmental Permitting, & Impact Assessments

11000 Metro Parkway, Suite 4  
 Fort Myers, FL 33912  
 Office: (239)418-0671  
 Fax: (239)418-0672

KREINBRINK 40 AC  
 USGS TOPO MAP

Designed by:	Date:	SECTIONING
JDK	5/2/06	18/43S/26E
Drawn by:	Date:	Category
File Name	County	
topo	Lee	

Revisions	Date:	Exhibit Number



IMMOKALEE SAND

OLDSMAR SAND

WATER

COPELAND SANDY LOAM, DEPRESSIONAL

COPELAND SANDY LOAM, DEPRESSIONAL

500

Feet



11000 Metro Parkway, Suite 4  
Fort Myers, FL 33912  
Office: (239)418-0671  
Fax: (239)418-0672

KREINBRINK 40 AC

SCS SOILS MAP

Designed by:	Date:	SEC/TWP/RNG	Revisions	Date:	Exhibit Number
JDK	5/2/06	18/43S/26E			
Drawn by:	Date:	Category			
File Name		County			
soils		Lee			



FLORIDA DEPARTMENT OF STATE  
Sue M. Cobb  
Secretary of State  
DIVISION OF HISTORICAL RESOURCES

May 10, 2006

Jim Keltner  
Boylan Environmental Consultants, Inc.  
11000 Melro Parkway, Suite 4  
Fort Myers, FL 33912  
Fax: (239) 418-0672

Dear Mr. Keltner:

In response to your inquiry of May 9, 2006, the Florida Master Site File lists no previously recorded cultural resources in the following parcels:

T43S, R26E, Section 18

In interpreting the results of our search, please remember the following points:

- Areas which have not been completely surveyed, such as yours, may contain unrecorded archaeological sites, unrecorded historically important structures, or both.
- As you may know, state and federal laws require formal environmental review for some projects. Record searches by the staff of the Florida Master Site File do not constitute such a review of cultural resources. If your project falls under these laws, you should contact the Compliance Review Section of the Bureau of Historic Preservation at 850-245-6333 or at this address.

If you have any further questions concerning the Florida Master Site File, please contact us as below.

Sincerely,

*Celeste Ivory*  
Marie Celeste Ivory  
Archaeological Data Analyst, Florida Master Site File  
Division of Historical Resources  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, Florida 32399-0250

Phone: 850-245-6440, Fax: 850-245-6439  
State SunCom: 205-6440  
Email: [fmsfile@dos.state.fl.us](mailto:fmsfile@dos.state.fl.us)  
Web: <http://www.dos.state.fl.us/dhr/fmsf/>

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office  
(850) 245-6300 • FAX: 245-6435

☐ Archaeological Research  
(850) 245-6444 • FAX: 245-6436

☐ Historic Preservation  
(850) 245-6333 • FAX: 245-6437

☐ Historical Museums  
(850) 245-6400 • FAX: 245-6433

☐ Palm Beach Regional Office  
(361) 279-1475 • FAX: 279-1476

☐ St. Augustine Regional Office  
(904) 825-5045 • FAX: 825-5044

☐ Tampa Regional Office  
(813) 272-3643 • FAX: 272-2340



# Legend


 Kreinbrink 40± Ac Parcel

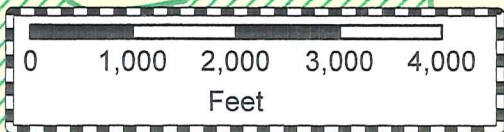
## Archaeological Sensitivity

 1

 2

 Surveyed

 Lee County



Archaeological Sensitivity Map was acquired from the Lee County property appraiser on 12/17/06.

**Boylan Environmental Consultants, Inc.**  
Wetland & Wildlife Surveys, Environmental Permitting, & Impact Assessments

11000 Metro Parkway, Suite 4  
Fort Myers, FL 33912  
Office: (239)418-0671  
Fax: (239)418-0672

## KREINBRINK 40± AC PARCEL

ARCHAEOLOGICAL SENSITIVITY MAP

Designed by:	Date:	SIC/TWP/RNG	Revisions	Date:	Exhibit Number
BKM	5/10/06	18/43S/26E			
Drawn by:	Date:	City/County			
BKM	5/10/06	Archaeological Sensitivity			
File Name		County			
2006-70		Lee			



## Bayshore Fire Rescue District

17350 Nalle Road, North Fort Myers, Florida 33917  
Office (239)543-3443 FAX (239)543-7075 Ops (239)567-2833

May 24, 2006

To: Pete Gousis, AICP

Fr: Chad Jorgensen, Bayshore Fire Chief.

Re: Kreinbrink Comp Plan Amendment

Mr. Gousis, based on the very limited information that you have provided referencing the proposed amendment, Bayshore Fire Rescue would require fire hydrants or their equivalent to be installed prior to development.

In addition depending on the exact nature of the development further modifications may be required. The exact requirements can be referenced through the Lee County Land Planning Code.

If I may be of any further assistance, or if you would simple like to discuss the issue further please do not hesitate to contact me at 543-3443.

Sincerely,

Chad Jorgensen  
Fire Chief Bayshore Fire/ Rescue

Office 239-543-3443

Fax 239-543-7075

06015



# THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

RECEIVED

APR 20 2006

Y: CV 10:31

April 20, 2006

STEVEN K. TEUBER, J.D.  
CHAIRMAN • DISTRICT 4

ELINOR C. SCRIPPO, PH.D.  
VICE CHAIRMAN • DISTRICT 5

ROBERT D. CHILMONIK  
DISTRICT 1

JEANNE S. DOZIER  
DISTRICT 2

JANE E. KUCKEL, PH.D.  
DISTRICT 3

JAMES W. BROWDER, Ed.D.  
SUPERINTENDENT

KEITH B. MARTIN  
BOARD ATTORNEY

Mr. Pete Gousis, AICP  
Morris-Depew Associates, Inc.  
2216 Altamont Ave.  
Fort Myers, FL 33901

Re: Kreinbrink Comp Plan Amendment

Dear Mr. Gousis:

This letter is in response to your request for the School District to review the proposed Kreinbrink Comp Plan Amendment located off of State Road 31 and North River Road in Lee County. This proposed project is located in the East Choice Zone of the School District.

Your letter stated a maximum number of 180 units but did not specify the type of dwelling units (single family or multi-family). Using the single family generation rate of 0.316, 180 units could generate up to 57 additional school aged children in the East Zone. If any or all of the units are multi-family that generation rate is 0.125 per dwelling unit.

If you have any further questions please give me a call.

Sincerely,

*Ellen Lindblad*

Ellen Lindblad, Long Range Planner  
Planning Department



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

(239) 338-3302

Writer's Direct Dial Number: \_\_\_\_\_

Bob Janes  
District One

Douglas R. St. Gerny  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

John E. Albion  
District Five

Donald D. Stilwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

April 24, 2006

Mr. Pete Gousis, AICP  
Morris-Depew Associates, Inc  
2216 Altamont Avenue  
Fort Myers, FL 33901

**SUBJECT: Kreinbrink Comprehensive Plan Amendment**

Dear Mr. Gousis:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the residential and commercial units proposed for the 40 acre site located at the south east intersection of State Road 31 and North River Road in the Alva community through our franchised hauling contractors. Disposal of the solid waste from this proposed development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

The Solid Waste Ordinance (05-13, Section 21) has requirements for providing on-site space for placement and servicing of commercial solid waste containers. Please review these requirements when planning any commercial development at the location noted above. If you have any questions, please call me at (239) 338-3302.

Sincerely,

William T. Newman  
Operations Manager  
Solid Waste Division



**Mike Scott**  
Office of the Sheriff



State of Florida  
County of Lee

Mr. Pete Gousis  
Morris – Depew Associates, Inc.  
2216 Altamont Avenue  
Fort Myers, FL. 33901

April 20, 2006

Dear Mr. Gousis:

The Sheriff's Office has reviewed that portion of the comprehensive plan amendment application for the 40 acre parcel of land located at the southeast intersection of State Road 31 and North River Road in North Fort Myers, Florida that it received from your office. According to my staff, the Kreinbrink project intends to develop the area for combined residential/commercial use and projects a build-out of 180 single family homes and approximately 100,000 square feet of commercial property.

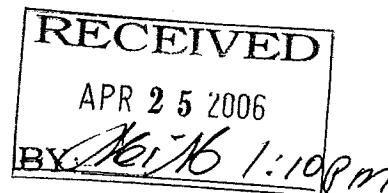
If the proposed development follows that which you have discussed with my staff then the Sheriff's Office has no objection to this project and I am confident that we can provide an adequate "core" level of law enforcement services to the community. As is our policy, we evaluate from year to year the demand for law enforcement services based on a formula derived from our calls for service, size of the service population and optimal response times. As this community builds out we will factor their impact into our annual manpower review and make adjustments accordingly.

We look forward to further discussions on this matter as the development progresses. Please let us know if there are any significant changes in either the residential density or proposed commercial use of the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Scott".

Mike Scott  
Sheriff, Lee County Florida



**COPY**





**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

Writer's Direct Dial Number: (239) 533-0333

Bob Janes  
District One

Douglas R. St. Cerny  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

John E. Albion  
District Five

Donald D. Stilwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

May 16, 2006

Mr. Pete Gousis, AICP  
Morris - DePew Associates, Inc.  
2216 Altamont Ave  
Fort Myers, FL 33901

**Re: Kreinbrink Comprehensive Plan Amendment**

Mr. Gousis:

Lee County Transit received your fax on April 19, 2006 in reference to the Comprehensive Plan Amendment Application for the subject property located at the intersection of SR 31 and North River Road. Lee County does not currently provide public transportation services to the subject property and does not plan to extend service to the site anytime within the existing Lee County Transit Development Plan, which goes through 2013. Transit service to this site is also not identified in the transit element of the Lee County Long Range Transportation Plan, which goes through 2030.

Changing this location to the suburban land use with surrounding land uses remaining rural would make it difficult for us to add transit service to this location in future updates to these plans. Travelling through rural areas to get to and from a suburban service area is very cost prohibitive.

If you have any questions please contact me at the telephone number listed above or you can use [mhorsting@leegov.com](mailto:mhorsting@leegov.com) for e-mail correspondence.

Sincerely,

Michael Horsting, Planner  
Lee County Transit



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

Writer's Direct Dial Number: 239-335-1661

Bob Janes  
District One

Douglas R. St. Carry  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

John E. Albion  
District Five

Donald D. Stikwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

June 5, 2006

Pete Gousis, AICP  
Morris-Depw Associates, Inc.  
2216 Altamont Avenue  
Fort Myers, FL 33901

**RE: Kreinbrink Comprehensive Amendment Plan**  
**18-43-26-00-00001.0040**

Dear Mr. Gousis:

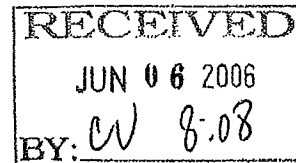
Lee County Emergency Medical Services has reviewed your letter dated May 24, 2006 in regards to the above listed project. The proposed project location (the southeast intersection of State Road 31 and North River Road) will result in response times in excess of the County's core level of service.

The average response time of our three (3) closest ambulances is ten (10) minutes. This does not meet our core service level response standards of 8:59 minutes or less in 90% of the total emergency responses. If you are interested, we would be happy to entertain a discussion with your representatives and other public safety agencies to seek ways to strategically locate a public safety station to improve response times to your proposed project.

Please feel free to contact me if you have any additional questions.

Sincerely,

Kim Dickerson, EMT-P, RN  
Operations Chief  
Lee County Emergency Medical Services  
[kdickerson@leegov.com](mailto:kdickerson@leegov.com)



**TRAFFIC CIRCULATION ANALYSIS**

**PREPARED FOR A**

**COMPREHENSIVE PLAN AMENDMENT**

**FOR THE**

**KREINBRINK PROPERTY**

**PROJECT NO. F0606.07**

**PREPARED BY:**  
**TR Transportation Consultants, Inc.**  
12730 Commonwealth Drive, Suite 4  
Fort Myers, Florida 33913  
(239) 278-3090

**July 24, 2006**

## CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED PLAN AMENDMENT
- IV. IMPACTS OF PROPOSED PLAN AMENDMENT
- V. CONCLUSION

## **I. INTRODUCTION**

TR Transportation Consultants, Inc. has conducted a traffic circulation analysis pursuant to the requirements outlined in the application document for Comprehensive Plan Amendment requests. The analysis will examine the impact of the requested land use change from Rural to Suburban. The approximately 40 acre property is located on the east side of State Route 31 just south of its intersection with North River Road in Lee County, Florida.

The following report will examine the impacts of changing the future land use category from the existing land use, Rural, to Suburban.

## **II. EXISTING CONDITIONS**

The subject site currently contains a single-family dwelling unit. The subject site is bordered by North River Road to the north and S.R. 31 to the west. To the east of the subject site are existing residential uses and vacant land. To the south of the subject site is vacant land.

**State Route 31** is a north/south two-lane undivided arterial roadway that extends from Palm Beach Boulevard (S.R. 80) north into Charlotte County. S.R. 31 has a posted speed limit of 60 mph adjacent to the subject site and is under the jurisdiction of the Florida Department of Transportation (FDOT).

**North River Road** is an east/west two-lane undivided arterial roadway that extends from State Route 31 west into Hendry County. North River Road has a posted speed limit of 55 mph adjacent to the subject site and is under the jurisdiction of the Lee County Department of Transportation.

**Palm Beach Boulevard (S.R. 80)** is a four-lane divided arterial roadway that extends through central Lee County on the south side of the Caloosahatchee River. Palm Beach Boulevard has a posted speed limit of 55 mph adjacent to the subject site and is under the jurisdiction of the Florida Department of Transportation (FDOT). Palm Beach Boulevard has been designated by FDOT as a Federal Intrastate Highway System (FIHS) route. FDOT is currently reclassifying all FIHS routes to be called Strategic Intermodal System routes, or SIS routes. Due to this designation, the adopted Level of Service for this roadway is higher pursuant to Florida Administrative Code. This is also adopted in the Lee County Comprehensive Plan (Lee Plan). Currently, the adopted Level of Service on Palm Beach Boulevard east of Buckingham Road to the Lee County/Hendry County line is LOS “B”. West of Buckingham Road, the LOS standard is LOS “C”.

### **III. PROPOSED PLAN AMENDMENT**

The proposed Comprehensive Plan Amendment would change the future land use designation on the subject site from Rural to Suburban. Based on the permitted uses within the Lee Plan for these land use designations, the change would result in the subject site being permitted to be developed with approximately 180 more residential dwelling units than would be permitted under the existing land use designation. In addition, the change would permit the development of commercial uses on the subject site.

With the proposed land use change, the residential density would be increased to 6.0 units per acre. The current zoning on the Kreinbrink Property would permit the construction of up to one (1) residential dwelling unit per acre on the approximately 40 acre property. With the proposed Comprehensive Plan change request, the property could be developed with up to six (6) residential dwelling units per acre as well as commercial 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  
Kreinbrink Property  
Land Uses**

Existing/ Proposed	Land Use Category	Intensity
Existing	Rural	40 residential units
Proposed	Suburban	180 residential units
		100,000 sq. ft. commercial

#### **IV. IMPACTS OF PROPOSED PLAN AMENDMENT**

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 (5-year horizon) impact the proposed amendment would have on the existing and future roadway infrastructure.

##### **Long Range Impacts (20-year horizon)**

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was reviewed to determine the impacts the amendment would have on the surrounding area. The subject site lies within Traffic Analysis Zone (TAZ) 1289. The model has both productions and attractions included in this zone. The productions include both single-family and multi-family residential uses. The attractions include some but very little industrial and service employment. **Table 3** 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 3  
TAZ 1289**

**Land Uses in Existing Travel Model (2030)**

Land Use Category	Intensity
Single Family Homes	21 Units
Multi-Family Homes	1 Unit
Industrial Employees	1 Employees
Service Employees	8 Employees

The proposed amendment would add an additional 180 residential dwelling units as well as commercial development to the Kreinbrink Property. For the purposes of this analysis, it was assumed that a maximum of approximately 100,000 square feet of commercial uses would be developed on the subject site. **Table 4** indicates the revised TAZ data for zone 1289 with the proposed density requested with this Map Amendment. The population data for TAZ 1289 is included in the Appendix for reference.

**Table 4  
Based on Proposed Map Amendment within TAZ 1289  
Land Uses in Modified Travel Model (2030)**

Land Use Category	Intensity
Single Family Homes	201 Units
Multi-Family Homes	1 Unit
Industrial Employees	1 Employees
Commercial Employees	250 Employees
Service Employees	8 Employees

The modifications made to the TAZ data, including ZDATA1 and ZDATA2 files, are attached to the Appendix for reference. The Long Range Transportation model (FSUTMS) was run with the data shown in Table 3 then compared to runs with the data from Table 4 to indicate what additional improvements, if any, that would be needed in order to support the change in the existing land use designation. Based on this analysis, the segment of SR 80 between SR 31 and Buckingham Road is the only segment shown to operate below the adopted Level of Service standard in the year 2030. This condition will exist with or without the proposed comprehensive plan amendment. The analysis based on the 2030 traffic conditions without the proposed development indicated that this

segment of SR 80 will need to be widened to six lanes in order to support the growth anticipated from projects already approved. The proposed comprehensive plan amendment for the Kreinbrink Property will only increase the daily trips on this link by approximately 30 trips, or approximately 1.5% of the adopted Level of Service standard (LOS "C").

The future roadway network included evaluation of the Financially Feasible Plan. Based on the current 2030 Financially Feasible Plan, there are no roadway improvements planned within the study area for the proposed Kreinbrink Property Comprehensive Plan Amendment.

#### **Short Range Impacts (5-year horizon)**

The Lee County Capital Improvement Program for Fiscal Year 2005/2006 to 2009/2010 was reviewed, as well as the FDOT Work Program for Fiscal Year 2005/2006 to 2009/2010 to determine the short term impacts the proposed land use change would have on the surrounding roadways.

There are no roadway improvements in the FDOT Work program or the Lee County work program that provide additional capacity in the next five years in the area of the subject site.

#### **Recommendations to the Long Range Transportation Plan**

Based on the analysis, the segment of SR 80 between SR 31 and Buckingham Road will need to be six lanes to support the development that has previously been approved. However, Palm Beach Boulevard (S.R. 80) between S.R. 31 and Buckingham Road is currently included in the 2030 Long Range Transportation Plan and is designated as contingent upon funding. It is recommended that this improvement be placed on the 2030 Financially Feasible Plan due to the fact that the improvement is shown to be

needed in 2030 both with and without the proposed development.

## **V. CONCLUSION**

The proposed Kreinbrink Property Comprehensive Plan Amendment is to modify the future land use from Rural to Suburban on the approximately 40 acre site located on the east side of S.R. 31 just south of its intersection with North River Road in Lee County, Florida. An analysis of the Long Range Transportation Plan indicated that the segment of S.R. 80 between S.R. 31 and Buckingham Road will operate below the adopted Level of Service standard in 2030. However, Palm Beach Boulevard (S.R. 80) between S.R. 31 and Buckingham Road is currently included in the 2030 Long Range Transportation Plan and is designated as contingent upon funding. It is recommended that this improvement be placed on the 2030 Financially Feasible Plan due to the fact that the improvement is shown to be needed in 2030 both with and without the proposed development. Based on an analysis of the short-term Capital Improvement Plan for both Lee County and FDOT, no changes to either plan will be required.

# APPENDIX

2030 TRAFFIC CONDITIONS  
WITH/WITHOUT THE PROPOSED  
LAND USE CHANGE

**2030 Traffic Conditions with Existing Density at Kreinbrink Property**  
**Existing Plus Programmed Road Network**

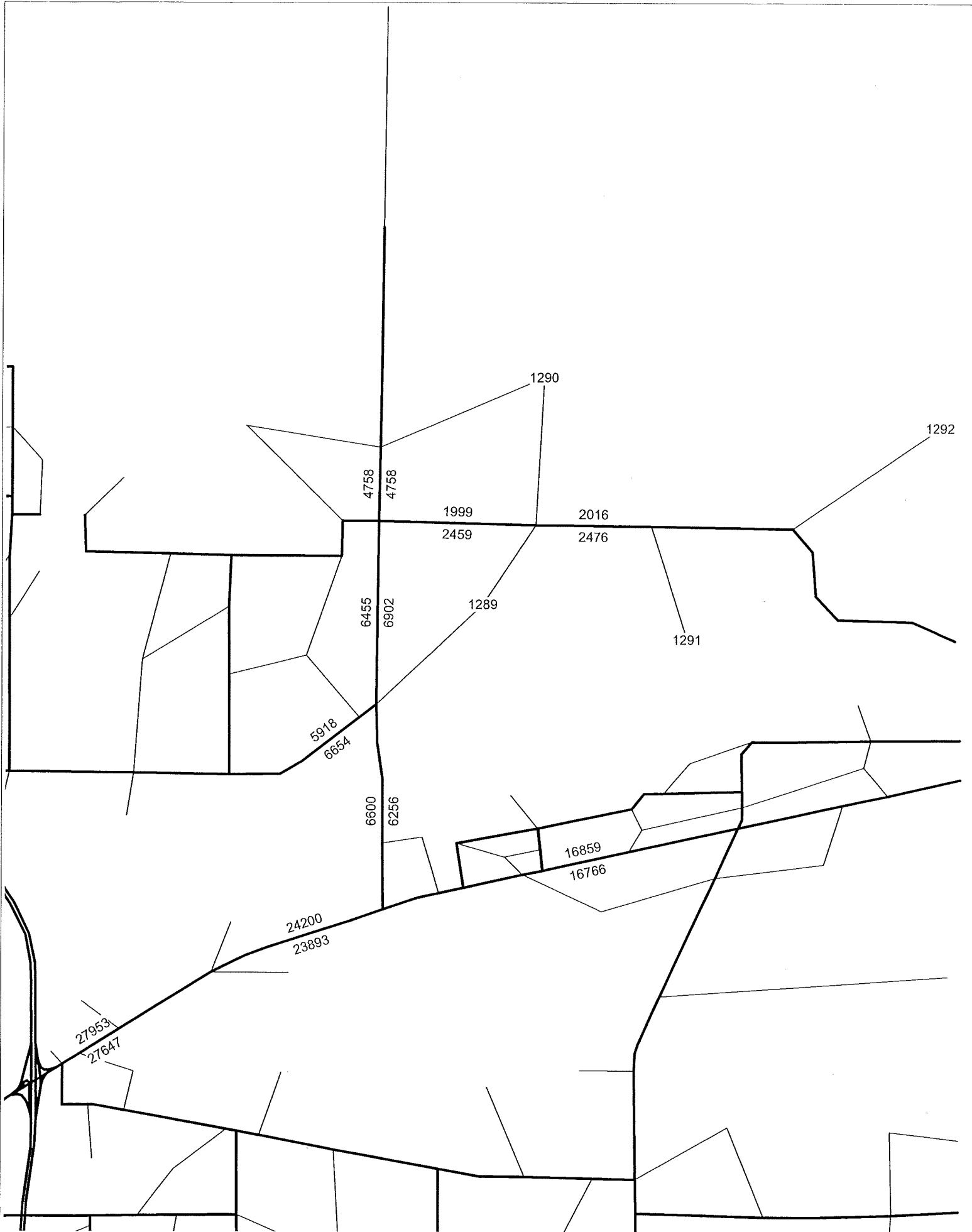
<u>ROADWAY</u>	<u>SEGMENT</u>	# OF	LOS	RAW FSUTMS	PSWDT/AADT		2030	K-100	D	TOTAL TRAFFIC	LOS SERVICE	LOS
		LANES	STANDARD	PSWDT	P.C.S. #	FACTOR	AADT	FACTOR	FACTOR	PK DIRECTION	VOLUME	
State Route 31	N. of Palm Beach Blvd.	2LN	E	12,856	5	1.060	12,128	0.102	0.60	742	920	C
	N. of Bayshore Rd.	2LN	E	13,357	5	1.060	12,601	0.102	0.60	771	920	D
	N. of North River Rd.	2LN	E	9,516	4	1.093	8,706	0.094	0.51	417	920	C
North River Rd. (S.R. 80)	E. of State Route 31	2LN	E	4,458	5	1.060	4,206	0.102	0.60	257	920	B
	E. of Site	2LN	E	4,492	5	1.060	4,238	0.102	0.60	259	920	B
Bayahore Rd. (S.R. 78)	W. of State Route 31	2LN	E	12,572	4	1.093	11,502	0.094	0.51	551	920	C
Palm Beach Blvd (S.R. 80)	W. of State Route 31	6LN	C	48,093	5	1.060	45,371	0.102	0.60	2,777	2,920	C
	E. of State Route 31	4LN	B	33,625	5	1.060	31,722	0.102	0.60	1,941	1,950	D

**2030 Traffic Conditions with Proposed Density at Kreinbrink Property  
Existing Plus Programmed Road Network**

<u>ROADWAY</u>	<u>SEGMENT</u>	# OF	LOS	RAW FSUTMS	PSWDT/AADT		2030	K-100	D	TOTAL TRAFFIC	LOS SERVICE	LOS
		LANES	STANDARD	PSWDT	P.C.S. #	FACTOR	AADT	FACTOR	FACTOR	PK DIRECTION	VOLUME	
State Route 31	N. of Palm Beach Blvd.	2LN	E	13,843	5	1.060	13,059	0.102	0.60	799	920	D
	N. of Bayshore Rd.	2LN	E	13,227	5	1.060	12,478	0.102	0.60	764	920	D
	N. of North River Rd.	2LN	E	9,340	4	1.093	8,545	0.094	0.51	410	920	C
North River Rd. (S.R. 80)	E. of State Route 31	2LN	E	4,471	5	1.060	4,218	0.102	0.60	258	920	B
	E. of Site	2LN	E	4,802	5	1.060	4,530	0.102	0.60	277	920	B
Bayahore Rd. (S.R. 78)	W. of State Route 31	2LN	E	13,467	4	1.093	12,321	0.094	0.51	591	920	C
Palm Beach Blvd (S.R. 80)	W. of State Route 31	6LN	C	48,612	5	1.060	45,860	0.102	0.60	2,807	2,920	C
	E. of State Route 31	4LN	B	33,241	5	1.060	31,359	0.102	0.60	1,919	1,950	D

FSUTMS DATA PLOTS BOTH  
WITH/WITHOUT THE PROPOSED  
LAND USE CHANGE





2030 Network



2030 W/Modified TAZ Data

# ZDATA FILE INFORMATION

# EXISTING 2030 FINANCIALLY FEASIBLE PLAN

## Z-DATA 1 File

TAZ		Single Family Data						Multi-Family Data						Hotel					
1	0	1289	21	6	4	52	0	14	86	1	13	13	2	0	42	58	0	99	0

Population:

TAZ 1289

Single Family: 2.5 persons/unit

Multi Family: 2.0 persons/unit

## Z\_DATA 2 file

TAZ		Indust.	Comm.	Serv.	Tot	School		
		Emp.	Emp.	Emp.	Emp	Enr.		
2	1289	1	0	8	9	0	0	0

MODIFIED 2030 FINANCIALLY FEASIBLE PLAN  
WITH PROPOSED COMP PLAN CHANGE

Z-DATA 1 File

TAZ	Single Family Data								Multi-Family Data								Hotel	
1 0	1289	201	6	4	497	0	14	86	1	13	13	2	0	42	58	0	99	0

Population:

TAZ 1289

Single Family: 2.5 persons/unit

Multi Family: 2.0 persons/unit

Z\_DATA 2 file

	TAZ	Indust. Emp.	Comm. Emp.	Serv. Emp.	Tot Emp	School Enr.
2	1289	1	250	8	259	0 0 0

2030 FDOT ADOPTED 2030  
HIGHWAY ELEMENT

**Adopted Year 2030 HIGHWAY ELEMENT**  
**Adopted December 7th, 2005 with Amendments on January 20th, & March 17th, 2006**

ROAD SEGMENT: Name of new road or road to be improved FROM: Start of segment to be added or improved TO: End of segment to be added or improved			E + C EXISTING roadway network plus COMMITTED roadway projects to be built by FY 04/05 IMPROVEMENT: Description of facility following proposed improvement		FINANCIAL FEASIBILITY STATUS					
					Feasible: Projects that public agencies have determined to be cost feasible based upon the projected revenues					
FDOT										
1900	Alico Rd	U.S. 41	Dusty Rd	2L	SIS	0.48	Last two years of SIS payoff	\$2,442,699	\$2,442,699	Feasible
	Arterial roads & expressways	Lee & Collier Counties			Travel speed & live lane capacity		Half of capital cost of expanding the bicoounty system to monitor travel speed in real time by using vehicles equipped with toll transponders as probes	\$3,450,000	-	Contingent
	Caloosahatchee bridges	Cape Coral, Mid Point, U.S. 41, & Edison Bridges & their approaches			Incident management system		Stage II implementation	\$5,800,000	\$5,800,000	Feasible
	Computerized traffic signal system	Countywide			Upgrade to ATMS			\$27,600,000	\$27,600,000	Feasible
	Drawbridges	On S.R. 31 (Arcadia Rd) & Broadway (C.R. 78A) @ Caloosahatchee River, Pine Island Rd @ Matlacha Pass, & C.R. 865 @ Big Carlos Pass			Security system		Motion & object sensors, video & audio surveillance to monitor for potential threats from terrorist attacks, acts of God, or other incidents	\$600,000	-	Contingent
1902	Intermodal freight terminal	State Farmers Market, S.R. 78, or Alico Rd			Rail truck terminal		TOFC/COFC terminal and team track	\$6,505,333	-	Contingent
1903	I-75 approach roads	Collier County line	Charlotte County line		Dynamic message signs		SIS	\$3,290,000	-	Contingent
1904	I-75 detour routes	Collier County line	Charlotte County line		Trailblazer signing		SIS; dynamic and/or static trailblazer signs	\$5,810,000	-	Contingent
1905	I-75	Collier County line	Bonita Beach Rd		Interchange modification	1.05	SIS	\$13,322,400	-	Contingent
1906	I-75	@ Bonita Beach Rd			Interchange modification	0.50	SIS	\$68,029,000	-	Contingent
1907	I-75	@ Coconut Rd			New interchange		Allocation is from \$10,000,000 federal earmark. See NOTE #1 b	-	-	Feasible
1908	I-75	Bonita Beach Rd	Alico Rd		Interchange modification	11.65	12 lanes; SIS and/or toll; 4 lanes may be toll express lanes	\$221,722,800	-	Contingent
1909	I-75	@ Corkscrew Rd			Interchange modification	0.50	SIS; construction only	\$23,461,000	\$23,461,000	Feasible
1910	I-75	Bonita Beach Rd	Daniels Pkwy		Ramp metering			\$2,630,000	-	Contingent
1911	I-75	Alico Rd	S.R. 82 (Dr Martin Luther King Jr Blvd)		Interchange modification	9.90	10 lanes; SIS and/or toll; 4 lanes may be toll express lanes	\$204,019,200	-	Contingent
1912	I-75 collector-distributor roads	Alico Rd	North of airport interchange	None	2-lane side new airport interchange	3.16	SIS Connector; construction only	\$101,000,000	-	Feasible
1913	I-75 collector-distributor roads	Alico Rd	Alico Expwy	2L	Interchange modification	0.34	Second stage, if / when Alico Expwy is built; SIS connector	\$2,157,137	-	Contingent
1914	I-75	@ Colonial Blvd			Interchange modification	0.50	SIS; construction only	\$42,324,000	\$42,324,000	Feasible
1915	I-75	@ S.R. 82 (Dr Martin Luther King Jr Blvd)			Interchange modification	0.50	SIS	\$57,396,000	\$57,396,000	Feasible
1916	I-75	@ Luckett Rd			Interchange modification	0.50	SIS	\$3,770,000	-	Contingent
1917	I-75	S.R. 82 (Dr Martin Luther King Jr Blvd)	S.R. 80 (Palm Beach Blvd)		Interchange modification	3.47	SIS	\$19,885,000	-	Contingent
1918	I-75	S.R. 80 (Palm Beach Blvd)	S.R. 78 (Bayshore Rd)		Interchange modification	2.89	SIS; construction only	\$80,342,000	\$80,342,000	Feasible
1919	I-75	@ S.R. 78 (Bayshore Rd)			Interchange modification	0.50	SIS	\$16,531,000	\$16,531,000	Feasible
1920	I-75	S.R. 78 (Bayshore Rd)	Charlotte County line		Interchange modification	5.77	SIS; 8L	\$4,235,000	-	Contingent
1921	I-75	@ Del Prado Blvd Ext			Interchange modification	5.77	SIS	\$33,089,000	\$33,089,000	Feasible
1922	Kennesaw connector	Fowler St	Evans Ave	None	New interchange	0.22	SIS	\$64,026,920	-	Contingent
1923	Lee Tran route 140				Bus replacements		\$1,500,000 each in FYs 2010/11 & 2011/12 \$2,000,000 in FY 2012/13	\$9,000,000	\$9,000,000	Feasible
	Regional traveler information system	Lee, Collier & Charlotte Counties			Traveler information broadcast capability		One third of the capital cost to disseminate real time traveller & traffic information for various modes from the 511 system, probe vehicle monitoring, and the SunGuide traffic management system to incident responders, other traveler information services, and the public	\$3,511,960	\$3,511,960	Feasible
1924	S.R. 739 (Metro Pkwy)	U.S. 41	Six Mile Cypress Pkwy	2L	SIS	1.26	CST only; includes interchange with Alico Road & railroad overpass. Dropped from FDOT's draft tentative work program	\$4,826,339	\$4,826,339	Feasible
1925	S.R. 739 (Metro Pkwy)	@ Six Mile Cypress Pkwy			Grade separation	0.50	Includes \$1,700,000 for open road tolling of 4L overpass	-	-	Contingent
1926	S.R. 739 (Metro Pkwy)	Six Mile Cypress Pkwy	Daniels Pkwy	2L	SIS	1.26	CST only. Dropped from FDOT's draft tentative work program	\$10,336,637	\$10,336,637	Feasible
1927	S.R. 739 (Metro Pkwy)	Daniels Pkwy	1800' North of Winkler Ave	4L	SIS	4.56		\$45,952,463	\$45,952,463	Feasible
1928	S.R. 739 (Metro-Fowler connector)	Metro Pkwy 1800' North of Winkler Ave	Fowler St & Evans Ave	None	6L	1.06	Includes overpass over railroad	\$18,058,663	\$18,058,663	Feasible
1929	S.R. 739 (Fowler St)	Metro-Fowler Connector	S.R. 82 (Dr Martin Luther King Jr Blvd)	4L	Wayway	1.39		\$22,357,038	\$22,357,038	Feasible
1930	S.R. 78 (Pine Island Rd)	Burnt Store Rd	West of Chiquita Blvd	2L	4L	2.05	Remainder of right of way & construction	\$23,156,645	\$23,156,645	Feasible
1931	S.R. 78 (Pine Island Rd)	Skyline Blvd	300' West of Santa Barbara Blvd	4L	6L	1.40		\$6,790,132	-	Contingent
1932	S.R. 78 (Pine Island Rd)	300' West of Santa Barbara Blvd	Cultural Park Blvd	4L	6L	2.40		\$5,092,599	-	Contingent
1933	S.R. 78 (Pine Island Rd)	Cultural Park Blvd	Del Prado Blvd	4L	6L	1.35		\$6,547,628	-	Contingent
1934	S.R. 78 (Pine Island Rd)	@ Del Prado Blvd			Urban interchange		Includes \$1,700,000 for open road tolling on 4L overpass	\$1,669,599	-	Contingent
1935	S.R. 78 (Pine Island Rd)	Del Prado Blvd	Pondella Rd	4L	6L	0.94		\$1,056,122	-	Contingent
1936	S.R. 80 (Palm Beach Blvd)	S.R. 31 (Arcadia Rd)	Buckingham Rd	4L	6L	2.49	SIS	\$18,056,122	-	Contingent
1937	S.R. 82 (Dr Martin Luther King Jr Blvd)	Michigan Link	Park 82 Dr	5L	6L	1.44	Emerging SIS connector	\$347,102	-	Contingent
1938	S.R. 82 (Dr Martin Luther King Jr Blvd)	Park 82 Dr	Teter Rd	4L	6L	0.60	Included in I-75 interchange modification project	-	-	Contingent
1939	S.R. 82 (Dr Martin Luther King Jr Blvd)	Teter Rd	Wallace Ave	2L	6L	2.99	Emerging SIS	\$25,628,100	-	Contingent
1940	S.R. 82 (Immoalee Rd)	Wallace Ave	Hendry County line	2L	6L	13.91	Emerging SIS	\$87,175,286	-	Contingent
1941	S.R. 865 (San Carlos Blvd)	Summerlin Rd	Gladiolus Dr	2L	4L	1.50		\$7,590,880	-	Contingent
1942	S.R. 867 (McGregor Blvd)	A & W Bulb Rd	Cypress Lake Dr	4L	6L	0.67		\$9,912,593	-	Contingent
1943	S.R. 867 (McGregor Blvd)	500' South of Davis Dr	750' North of Colonial Blvd	2L	3L		Add 1 NB Lane	\$900,000	\$900,000	Feasible

# LEE COUNTY GENERALIZED LEVEL OF SERVICE THRESHOLDS





LEE COUNTY PEAK SEASON DATA  
FOR P.C.S. 4 AND P.C.S. 5

**PERMANENT COUNT STATION 4  
BAYSHORE RD (SR 78) W OF WILLIAMSBURG**

**2005 AADT = 22300**

K100 Factor - 0.094

Monthly ADT as a % of Annual ADT

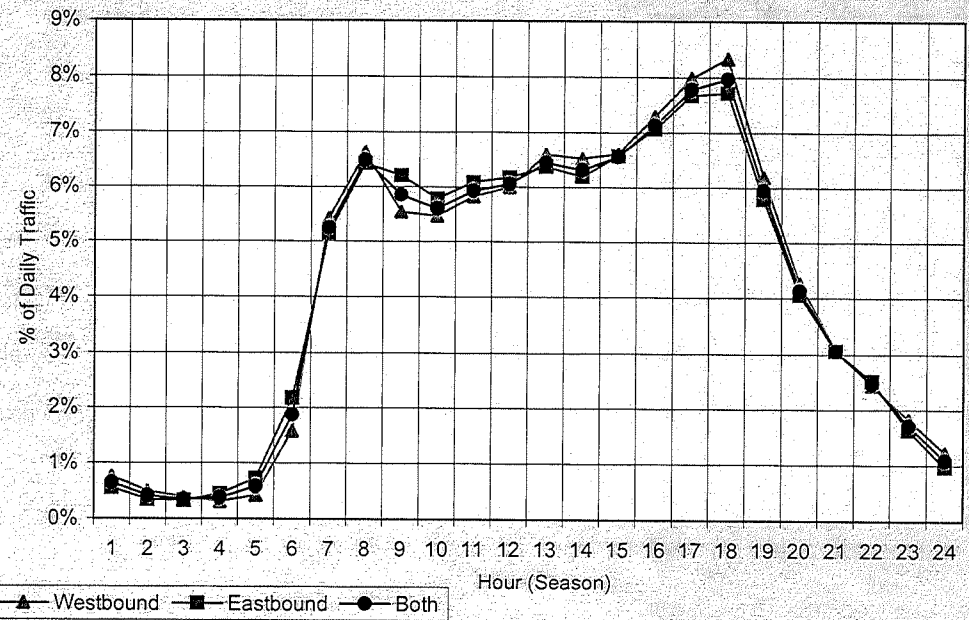
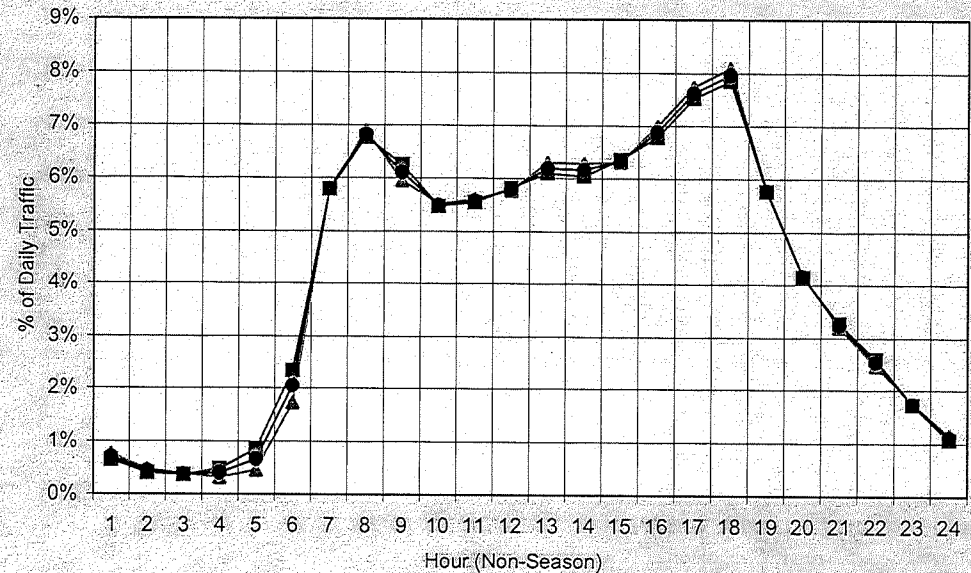
January	105%
February	112%
March	111%
April	104%
May	97%
June	94%
July	92%
August	97%
September	96%
October	94%
November	UNDER CONSTRUCTION
December	

Day of Week as a % of Annual ADT

Monday	101%
Tuesday	108%
Wednesday	109%
Thursday	109%
Friday	113%
Saturday	88%
Sunday	73%

Weekday Peak Flow Characteristics	Non-Season	Season
Peak Flow between 7 a.m. and 9 a.m.		
1) as a % of weekday traffic	6.5%	6.2%
2) directional Split (peak direction)	50%	51%
	Eastbound	Eastbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.8%	7.9%
2) directional Split (peak direction)	51%	51%
	Westbound	Westbound

**PERMANENT COUNT STATION 4  
BAYSHORE RD (SR 78) W OF WILLIAMSBURG**



**PERMANENT COUNT STATION 5  
PALM BEACH BLVD (SR 80) W OF SR 31**

**2005 AADT = 23900**

K100 Factor - 0.102

Monthly ADT as a % of Annual ADT

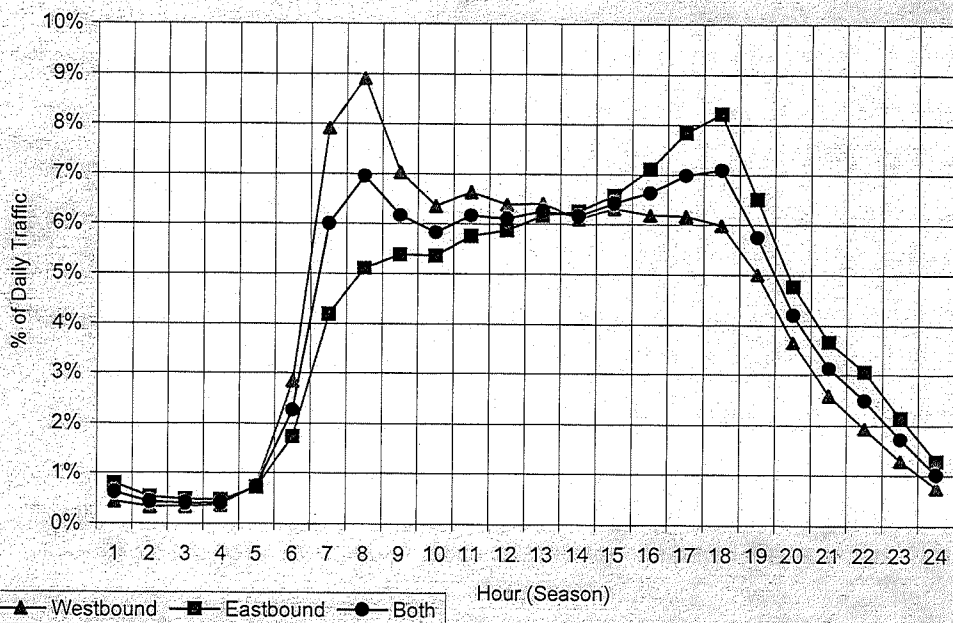
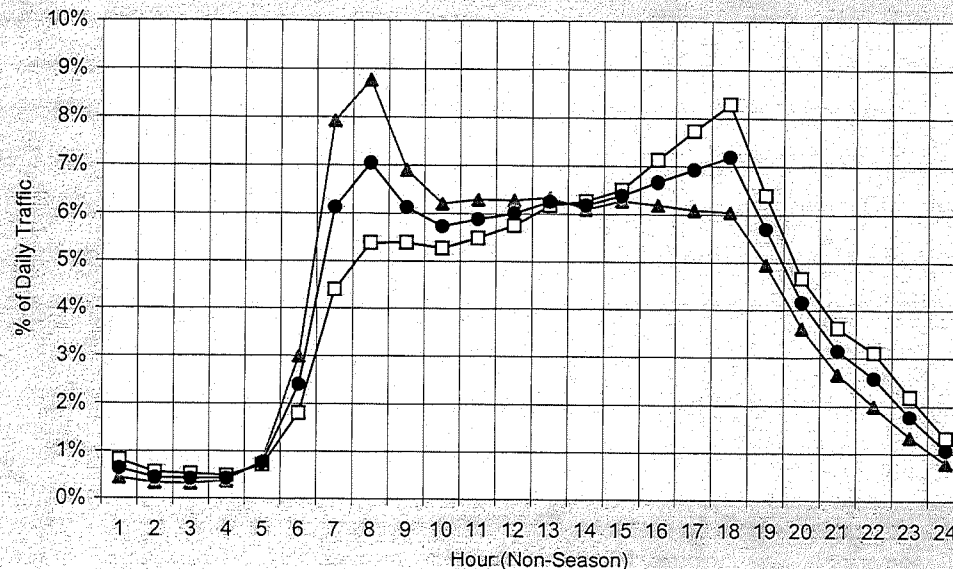
January	102%
February	106%
March	108%
April	104%
May	102%
June	93%
July	91%
August	99%
September	96%
October	93%
November	104%
December	104%

Day of Week as a % of Annual ADT

Monday	101%
Tuesday	105%
Wednesday	107%
Thursday	107%
Friday	115%
Saturday	91%
Sunday	76%

Weekday Peak Flow Characteristics	Non-Season	Season
Peak Flow between 7 a.m. and 9 a.m.		
1) as a % of weekday traffic	6.6%	6.6%
2) directional Split (peak direction)	59%	60%
	Westbound	Westbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.1%	7.0%
2) directional Split (peak direction)	57%	57%
	Eastbound	Eastbound

**PERMANENT COUNT STATION 5  
PALM BEACH BLVD (SR 80) W OF SR 31**



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: **CPA 2006-06**

Mr. David Depew  
Morris-Depew Associates, Inc.  
2914 Cleveland Avenue  
Fort Myers, FL 33901

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/5/07

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7006 0810 0002 8336 4464

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



# Community Development/ Public Works

[www.lee-county.com/econnect](http://www.lee-county.com/econnect)

Permitting Information Line 239-479-8329

Receipt #: 1200600000000016789

Date: 06/16/2006

Case No.	Description	Amount Due	Amount Paid
CPA2006-00006	Map Amendment > 20 Acres	2,080.00	2,080.00
Total Amount:		2,080.00	2,080.00

Method	Payer/ Exp. Date	Check #/Auth #	How Received	Amount Paid
Check	DANIEL KREINBRINK	941	In Person	2,040.00
Check	MORRIS DEPEW ASSOC	39854	In Person	40.00
Payment Total:				\$2,080.00

DANIEL W. KREINBRINK  
2709 CLEVELAND AVE  
FORT MYERS, FL 33901  
PH 941-567-1919

JPMorgan Chase Bank, N.A.  
Columbus, Ohio 43271

941

6-12-06

DATE

25-80/440  
BRANCH 100

PAY TO THE  
ORDER OF

Lee County BOCC

\$ 2040.00

Two Thousand & Forty

DOLLARS



SECURITY  
PAPER  
MADE IN  
USA

ELITE

Code  
For Check Verification Call 1-800-756-9797

FOR Induce ppl Fee

Daniel W. Kreinbrink

⑆044000804⑆ 478396183617⑆ 0941

© HAWLAND 2004



**Gonzalez, Brandy L.**

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**From:** Noble, Matthew A.  
**Sent:** Monday, June 23, 2008 9:51 AM  
**To:** Gonzalez, Brandy L.  
**Subject:** FW: Kreinbrink Refund Check  
**Attachments:** SKMBT\_60008062308170.pdf

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**From:** Sheila Holland [mailto:sholland@M-DA.com]  
**Sent:** Monday, June 23, 2008 9:39 AM  
**To:** Noble, Matthew A.  
**Subject:** RE: Kreinbrink Refund Check

Hi Matt,

Here is the check I found in our file but it is not from Catherine, it's from Daniel. Either way it doesn't matter either of their names are fine on the check according to Dave. I don't understand what the other \$40.00 fee is for on the receipt but regardless I think the original amount you told me was the \$2,040.00.

Thanks and let me know if you have any questions.

Sheila

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**From:** Noble, Matthew A. [mailto:NOBLEMA@leegov.com]  
**Sent:** Wednesday, June 18, 2008 9:48 AM  
**To:** Sheila Holland  
**Cc:** Jodi Joseph  
**Subject:** RE: Kreinbrink Refund Check

Yes please send me a copy of the check, a pdf is fine. We will be sending the Check to you to give to them....

---

**From:** Sheila Holland [mailto:sholland@M-DA.com]  
**Sent:** Wednesday, June 18, 2008 9:43 AM  
**To:** Noble, Matthew A.  
**Cc:** Jodi Joseph  
**Subject:** Kreinbrink Refund Check

Hi Matt,

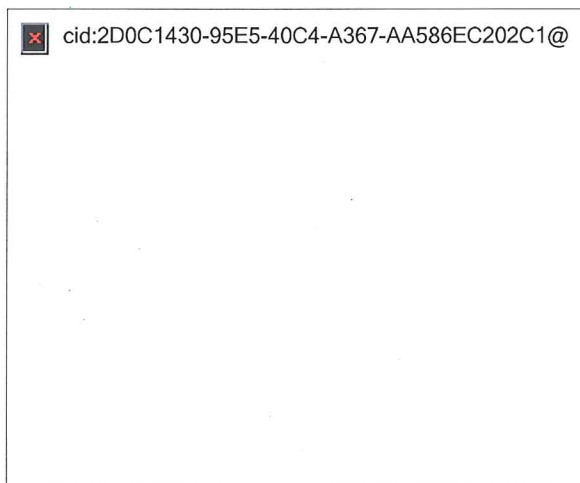
Per Dave it is okay to cut the check to Catherine Kreinbrink. If you still need me to send you an original copy of the check

let me know and I will send it over. Will you be returning the check to our office or mailing directly to Ms. Kreinbrink.

Thanks

Sheila M. Holland

Planning Technician



15.00 Recording  
.70 Documentary Stamps

4651703

Prepared by:  
Stephen W. Buckley, Esquire  
GOLDSTEIN, BUCKLEY, CECHEMAN,  
RICE & PURTZ, P.A.  
Post Office Box 2366  
Fort Myers, Florida 33902-2366  
98-1099

Property Appraiser's  
Parcel Identification No. 18-43-26-00-00001.0040

RECORDED BY  
KAREN CARTWRIGHT, D.C.

Documentary Tax Pd. \$ 1.70  
Intangible Tax Pd  
CHARLIE GREEN, CLERK, LEE COUNTY  
By Karen Cartwright Deputy Clerk  
[Space above this line for recording data.]

OR3129 P62190

## WARRANTY DEED TO TRUSTEE UNDER LIVING TRUST

THIS WARRANTY DEED made this 8<sup>TH</sup> day of June, 1999, by DANIEL W. KREINBRINK and KATHERINE G. KREINBRINK, husband and wife, as GRANTOR\*, whose address is 12100 River Road, Alva, Florida 33920, and KATHERINE G. KREINBRINK, Trustee of the KATHERINE G. KREINBRINK TRUST dated October 27, 1998, (hereinafter referred to as "Trustee") with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described, and whose address is 12100 River Road, Alva, Florida 33920;

and with DANIEL W. KREINBRINK to be successor trustee of the KATHERINE G. KREINBRINK TRUST upon death, disability or resignation of KATHERINE G. KREINBRINK. The written acceptance by DANIEL W. KREINBRINK recorded among the public records in the county where the real property described below is located, together with evidence of KATHERINE G. KREINBRINK'S death, disability or resignation, shall be deemed conclusive proof that the successor trustee provisions of the aforesaid Living Trusts have been complied with. Evidence of KATHERINE G. KREINBRINK'S death shall consist of a certified copy of her death certificate. Evidence of her disability shall consist of a licensed physician's affidavit establishing that KATHERINE G. KREINBRINK is incapable of performing her duties as Trustee of the aforesaid Living Trust. Evidence of KATHERINE G. KREINBRINK'S resignation shall consist of a resignation, duly executed and acknowledged by her. The successor trustee shall have the same powers granted to the original Trustee as set forth above.

### WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100'S DOLLARS (\$10.00), and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Trustee, all that certain land situate in Lee County, Florida, to-wit:

See Exhibit A attached hereto and by reference incorporated herein.

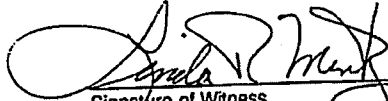
### PREPARED WITHOUT EXAMINATION OF TITLE


TO HAVE AND TO HOLD the above-described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the Katherine G. Kreinbrink Trust dated October 27, 1998.

GRANTEE, as TRUSTEE, is hereby granted full power and authority, pursuant to the provisions of Florida Statute 689.071, to protect, conserve, sell, convey, lease, encumber and to otherwise manage and deal with the property herein conveyed. No person dealing with such Trustee(s) shall be privileged or required to inquire of the proceeds from any sale of the property. The interest of the beneficiaries under such Trust(s) is hereby declared to be personal property.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Signature of Witness  
Print Name LINDA R. MINTZ

  
Signature of Witness  
Print Name GAIL B. STAGNER

  
DANIEL W. KREINBRINK

  
KATHERINE G. KREINBRINK

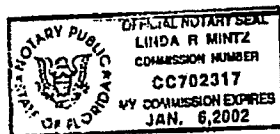
0R3129 PG2191

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 26 day of June, 1999, by DANIEL W. KREINBRINK and KATHERINE G. KREINBRINK,

☒ who are personally known to me, or  
☐ who produced \_\_\_\_\_ as identification.

My Commission Expires:




  
NOTARY PUBLIC (Seal)

Exhibit A

A parcel of land lying in Section 18, Township 43 South, Range 26 East, Lee County, Florida, more particularly described as follows:

Commencing at the Northwest corner of said Section 18, run S.88°52'38"E. along the North line of said Section 18 for 1377.37 feet; thence run S.00°16'25"W. for 50.00 feet to the Southerly right-of-way of State Road 78 (100 feet wide) and the Point of Beginning of said parcel of land; from said Point of Beginning run S.00°16'25"W. for 1314.85 feet; thence run N.88°51'56"W. for 1322.57 feet to the Easterly right-of-way of State Road 31 (100 feet wide); a non-tangent point on a curve concave to the East with a radius of 68,704.96 feet, a central angle of 00°42'23", and a chord of 847.10 feet that bears N.00°07'31"W.; thence run Northerly along said curve and along said Easterly right-of-way of State Road 31 for 847.11 feet to a point of tangency; thence continue along said Easterly right-of-way of State Road 31 N.00°24'05"E. for 158.26 feet; thence N.02°08'14"E. along said Easterly right-of-way of State Road 31 for 259.79 feet; thence run N.24°26'09"E. along said Easterly right-of-way of State Road 31 for 53.94 feet to a point on the Southerly right-of-way of said State Road 78; thence run S.88°52'38"E. along said Southerly right-of-way of State Road 78 for 1297.58 feet to the Point of Beginning.

Bearings are based on the North line of Section 18 as bearing S.88°52'38"E.

Subject to easements, restrictions, reservations and right-of-ways of record.

OK 3129 PG 2192

CHARLIE GREEN, CLERK  
LEE COUNTY, FL  
1999 JUN 10 PM 3:26

#### IV. AMENDMENT SUPPORT DOCUMENTATION

##### 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 Forms Classification System (FLUCCS).**

The vegetation communities on site were mapped according to the Florida Land Use, Cover and Forms Classification System (FLUCCS) (Florida Department of Transportation, 1985). The mapping utilized Level III FLUCCS. The site was inspected and the mapping superimposed on 2006 digital aerial photographs. Acreages were approximated using AutoCAD.

The following is a discussion of the existing land uses and vegetative associations found on site. The following table summarizes the FLUCCS communities discussed below. In general, the parcel consists of pasture lands.

**100 Residential (approximately 2.02 acres)**

This community includes the single family residence, adjacent lawn, and driveway.

**211 Improved Pasture (approximately 35.26 acres)**

This community consists of pasture lands that are dominated by bahia grass in the understory with scattered saw palmetto and live oak in the mid canopy.

**618 Willow - Cattails (approximately 0.25 acres)**

This community is dominated by Coastalplain willow in the midcanopy with cattails in the understory.

**742 Borrow Lake (approximately 2.47 acres)**

This community is a borrow lake.

FLUCCS	Description	Acreage	Percent of Total
100	Residential	2.02	5.0%
211	Improved Pasture	35.26	88.2%
618	Willow - Cattails	0.25	0.6%
742	Borrow Pit	2.47	6.2%
Total		40.0 acres	

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

See attached soil mappings based on NRCS soil survey for Lee County. The NRCS mapped the property as being underlain by Immokalee Sand, Oldsmar Sand, Copeland Sandy Loam Depressional, and Open Water.

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

See attached Topography and FEMA Flood Zone Map. The parcel is located in FEMA Flood Zone AE.

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

See attached FLUCCS map. The parcel is not in an aquifer recharge area and does not contain any wetlands or rare and 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).**

## ANIMALS

Listed wildlife species that have the potential to occur on the project site are listed in the following table. These potential occurrences were determined by referencing the Field Guide to Rare Animals of Florida (Florida Natural Areas Inventory 2000), Florida Atlas of Breeding Sites for Herons and Their Allies (Runde et. al. 1991), Lee County Eagle Technical Advisory Committee (ETAC) Active 2000-2001 Season map. The Florida Endangered Species, Threatened Species and Species of Special Concern; Official Lists, dated August 1997 was used to identify the status of the potentially occurring species.

<u>Name</u>	Scientific Name	Habitat	State & Fed Status	
			FWC	FWS
Florida Sandhill Crane	<i>Grus Canadensis pratensis</i>	211	T	No listing
Burrowing Owl	<i>Speotyto cunicularia</i>	211	SSC	No listing
American Alligator	<i>Alligator mississippiensis</i>	742	SSC	T(S/A)
Limpkin	<i>Aramus guarauna</i>	742	SSC	No listing
Little Blue Heron	<i>Egretta caerulea</i>	742	SSC	No listing
Reddish Egret	<i>Egretta rufescens</i>	742	SSC	No listing
Roseate Spoonbill	<i>Ajaia ajaja</i>	742	SSC	No listing
Snowy Egret	<i>Egretta thula</i>	742	SSC	No listing
Tricolored Heron	<i>Egretta tricolor</i>	742	SSC	No listing

FWC-Florida Fish and Wildlife Conservation Commission\FWS-U.S. Fish and Wildlife Service

SSC-Species of Special Concern/T-Threatened/E-Endangered

T(S/A)-Threatened due to similarity of appearance

\* Included due to similarity to on-site community

## PLANTS

Listed plant species that were not observed but which have the potential to occur on the project site are listed in the following table. These potential occurrences were determined by referencing the Field Guide to Rare Plants of Florida (Florida Natural Areas Inventory 2000). The Florida Endangered Species, Threatened Species and Species of Special Concern; Official Lists, dated August 1997 was used to identify the status of the potentially occurring species.

<u>Name</u>	Scientific Name	Habitat	Status	
			FDA	FWS
None				



**D. Impacts on Historic Resources**

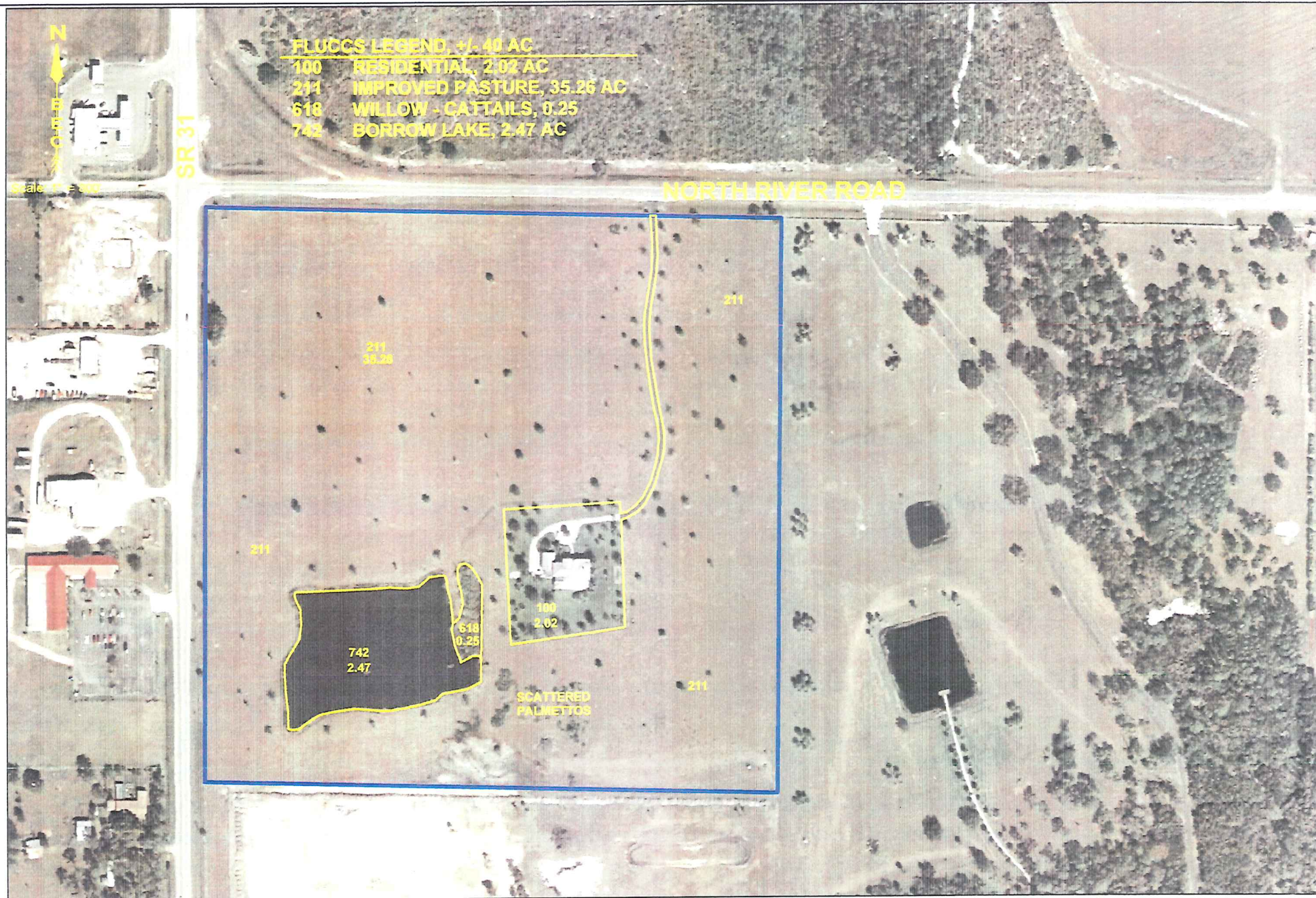
**List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:**

- 1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.**

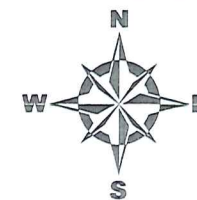
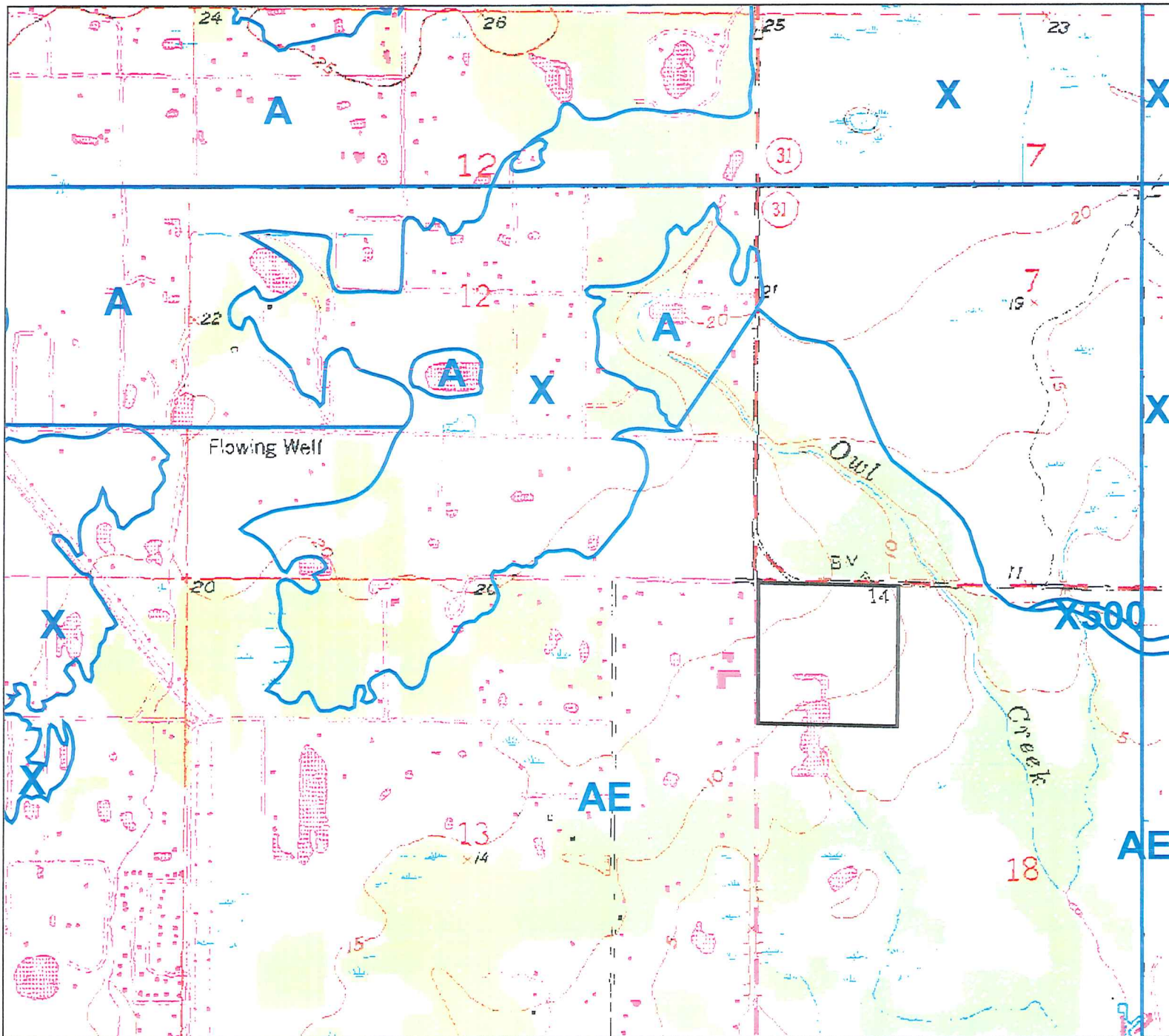
According to the Division of Historical Resources, the Master Site File lists no previously recorded cultural resources on the parcel. The parcel contains no known structures, districts, or archaeologically sensitive areas.

- 2. A map showing the subject property location on the archaeological sensitivity map for Lee County.**

See attached Archaeological Sensitivity Map. The parcel is not located within an archaeological sensitive area.



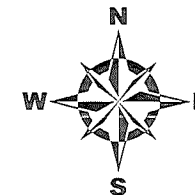




2,400

Feet

Designed by:	Date:	SEC/NWP/RRG	Revisions	Date:	Exhibit Number
JDK	5/2/06	18/43S/26E			
Drawn by:	Date:	Category:			
File Name:		County:			
topo		Lee			



IMMOKALEE SAND

OLDSMAR SAND

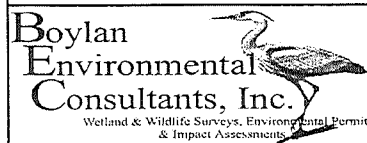
WATER

COPELAND SANDY LOAM, DEPRESSIONAL

COPELAND SANDY LOAM, DEPRESSIONAL

500

Feet



11000 Metro Parkway, Suite 4  
Fort Myers, FL 33912  
Office: (239)418-0671  
Fax: (239)418-0672

KREINBRINK 40 AC

SCS SOILS MAP

Designed by:	Date:	SEC/TWP/RANG	Revisions	Date:	Exhibit Number
JDK	5/2/06	18/43S/28E			
Drawn by:	Date:	Category:			
File Name		County			
soils		Lee			



FLORIDA DEPARTMENT OF STATE  
Sue M. Cobb  
Secretary of State  
DIVISION OF HISTORICAL RESOURCES

May 10, 2006

Jim Kelmer  
Boylan Environmental Consultants, Inc.  
11000 Metro Parkway, Suite 4  
Fort Myers, FL 33917  
Fax: (239) 418-0672

Dear Mr. Kelmer:

In response to your inquiry of May 9, 2006, the Florida Master Site File lists no previously recorded cultural resources in the following parcels:

T43S, R26E, Section 18

In interpreting the results of our search, please remember the following points:

- Areas which have not been completely surveyed, such as yours, may contain unrecorded archaeological sites, unrecorded historically important structures, or both.
- As you may know, state and federal laws require formal environmental review for some projects. Record searches by the staff of the Florida Master Site File do not constitute such a review of cultural resources. If your project falls under these laws, you should contact the Compliance Review Section of the Bureau of Historic Preservation at 850-245-6333 or at this address.

If you have any further questions concerning the Florida Master Site File, please contact us as below.

Sincerely,

*Celeste Ivory*  
Marie Celeste Ivory  
Archaeological Data Analyst, Florida Master Site File  
Division of Historical Resources  
R. A. Gray Building  
500 South Bronough Street  
Tallahassee, Florida 32399-0250

Phone: 850-245-6440, Fax: 850-245-6439  
State SunCom: 205-6440  
Email: [fmsfile@dos.state.fl.us](mailto:fmsfile@dos.state.fl.us)  
Web: <http://www.dos.state.fl.us/dhr/msff>

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office  
(850) 245-6300 • FAX: 245-6435

☐ Archaeological Research  
(850) 245-6444 • FAX: 245-6436

☐ Historic Preservation  
(850) 245-6333 • FAX: 245-6437

☐ Historical Museums  
(850) 245-6400 • FAX: 245-6433

☐ Palm Beach Regional Office  
(361) 279-1475 • FAX: 279-1476

☐ St. Augustine Regional Office  
(904) 823-5045 • FAX: 823-5044

☐ Tampa Regional Office  
(813) 272-3643 • FAX: 272-2340



# Legend

 Kreinbrink 40± Ac Parcel

## Archaeological Sensitivity

 1

 2

 Surveyed

 Lee County



Archaeological Sensitivity Map was acquired from the Lee County property appraiser on 12/17/06.

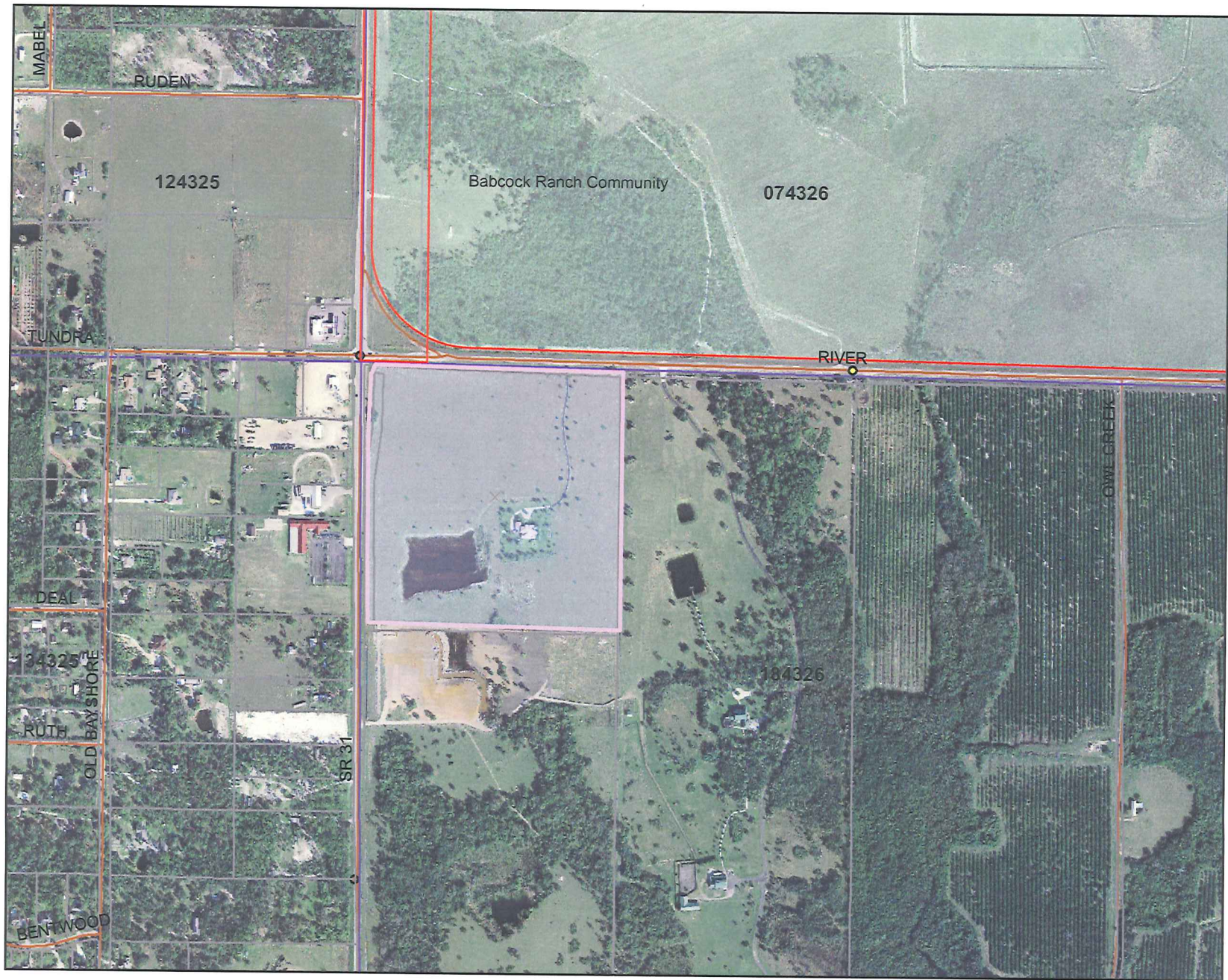
N. RIVER ROAD

SR 31

BAYSHORE RD.

Designed by:	Date:	SECTION	Revisions	Date:	Exhibit Number
BKM	5/10/06	18/43S/26E			
Drawn by:	Date:	Category			
BKM	5/10/06	Archaeological Sensitivity			
File Name		County			
2006-70		Lee			





**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.**

The subject site is 40 acres in area and is within the Alva Planning Community. The parcel is located at the southeast intersection of State Road 31 and North River Road. The applicant is requesting a Future Land Use Map amendment from the Rural/Wetland future land use designation to the Suburban designation. Currently there is no Suburban land use designations within the Alva Planning Community. The population of the Alva community is expected to be 3,924 in 2020. The Suburban land use designation has a density range of one dwelling unit per acre to six dwelling units per acre. Neighborhood Centers are the most intensive commercial development that is permitted. Both State Road 31 and North River Road are classified as major arterials. There is an existing gas station at the northwest intersection of S.R. 31 and North River Road. The gas station has a Rural future land use designation and a Community Commercial (CC) zoning designation. Furthermore, to the west across S.R. 31, is a feed store, outdoor storage area and a house of worship. In addition, to the west, across S.R. 31 there is GC and C-1A zoning. The remainder of the land in the area, including the subject site, has an AG-2 zoning designation. The surrounding area is mostly single family dwellings.

Lee County and Southwest Florida sustained tremendous growth in population from 1990-2000, increasing 32 percent in Lee County and 39 percent in the region. On April 1, 2004, the Fort Myers News Press reported that population growth for Lee County is expected to push past the 500,000 mark during the next reporting period, further emphasizing the level of growth that is affecting the region. With close to 10 million people (three-quarters of Florida's population) already residing within a 150-mile radius of Fort Myers, it is expected that this number will increase to more than 13 million by 2010, through the addition of new residents at the rate of 500-1,000 per month. The Alva Planning Area has 332 acres of land available in terms of adding additional land use designations. The subject site is 40 acres in area, so it is within the 332 acre limit.

The applicant is proposing 30 acres of the site to be devoted to residential development and 10 acres to commercial development. At six units per acre, the applicant is proposing 180 units for the residential portion and no more than 100,000 square feet for the commercial portion.

- 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.**



**Policy 1.1.5:** *The suburban areas are or will be predominately residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed.*

The applicant is requesting a future land use map amendment from the Rural/Wetland designation to the Suburban designation. The subject site is located at the southeast intersection of two arterial roads, S.R. 31 and North River Road. There is an existing gas station on the northwest corner of the intersection. The site is adjacent to property with a Rural future land use designation to the south, east and west. To the north, across North River Road, is Density Reduction/Groundwater Resource future land use designations.

**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.*

There is an established commercial development at the intersection where the subject site is located (S.R. 31 and North River Road). The requested change to the Suburban land use designation is in keeping with the comprehensive plan's policy of compact and contiguous development. Furthermore, S.R. 31 and North River Road are arterial roads and the intersection formed by the two roads is a commercial node in the Alva Planning Community.

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

There are no physical constraints or hazards that exist that would prevent the future land use designation on this property from being amended to the Suburban future land use designation. The site is located at the intersection of two arterials (S.R. 31 and North River Road). Also, there is an existing gas station located at the northwest corner of the intersection. This intersection is a commercial node in the Alva Planning Community. Taking these facts into consideration, the Suburban land use designation is appropriate for this site.



**MORRIS-DEPEW ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS & MAPPERS  
2216 Altamont Avenue • Fort Myers, Florida 33901 • (941) 337-3993 • FAX (941) 337-3994

## LETTER OF AUTHORIZATION

### TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as 18-43-26-00-00001.0040 and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate **Morris-Dew Associates, Inc.** as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Katherine Kreinbrink  
Owner\*(signature)

KATHERINE KREINBRINK TRUST  
Printed Name

\_\_\_\_\_  
Owner\*(signature)

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Owner\*(signature)

\_\_\_\_\_  
Printed Name

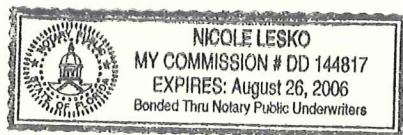
\_\_\_\_\_  
Owner\*(signature)

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 9<sup>th</sup> day of March, 2006 by Katherine Kreinbrink, who is personally known to me or who has produced FL Drivers License as identification and who did (did not) take an oath.

(SEAL)



Nicole Lesko  
Notary Public

Nicole LESKO  
(Name typed, printed or stamped)

\*If more than one owner then all owners must sign.



**MORRIS-DEPEW ASSOCIATES, INC.**  
**ENGINEERS • PLANNERS • SURVEYORS & MAPPERS**  
2216 Altamont Avenue • Fort Myers, Florida 33901 • (941) 337-3993 • FAX (941) 337-3994

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### *EXPLANATORY NOTES*

Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are:

- 1) It is not required that both husband and wife initiate the application on private real property owned by them.
- 2) Where the property is subject to a land trust agreement, the trustee may initiate the application.
- 3) Where the fee owner is a corporation, any duly authorized corporate official may initiate the application.
- 4) Where the fee owner is a partnership, the general partner may initiate the application.
- 5) Where the fee owner is an association, the association may appoint an agent to initiate the application on behalf of the association.
- 6) Where the property is a condominium or time-share condominium, refer to Sec. 34-201(a)(1)b. for rules.
- 7) Where the property is a subdivision, refer to Sec. 34-201(a)(1)c. for rules.
- 8) Rezoning initiated by the Board of County Commissioners on property not owned by the county.



1. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
2. 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, KATHERINE KREINBRINK 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.

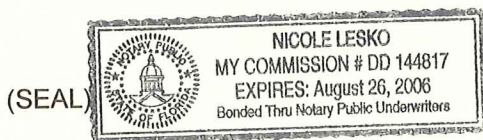
Katherine Kreinbrink  
Signature of owner or owner-authorized agent

03/07/06  
Date

KATHERINE KREINBRINK Trust  
Typed or printed name

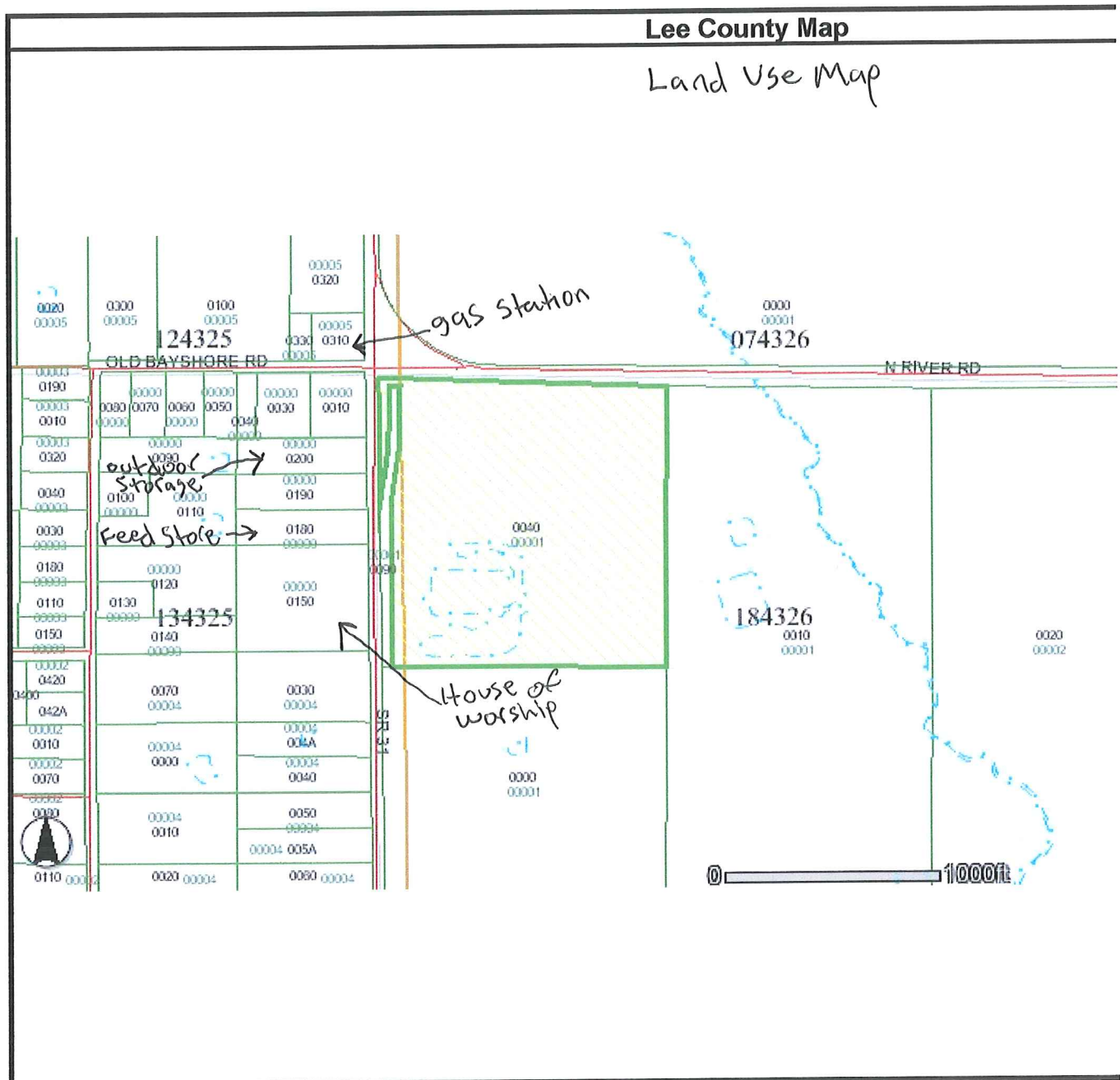
STATE OF FLORIDA )  
COUNTY OF LEE )

The foregoing instrument was certified and subscribed before me this 9<sup>th</sup> day of march 2006,  
by Katherine Kreinbrink, who is personally known to me or who has produced  
FL. Drivers License as identification.



Nicole Lesko  
Signature of notary public

Nicole Lesko  
Printed name of notary public

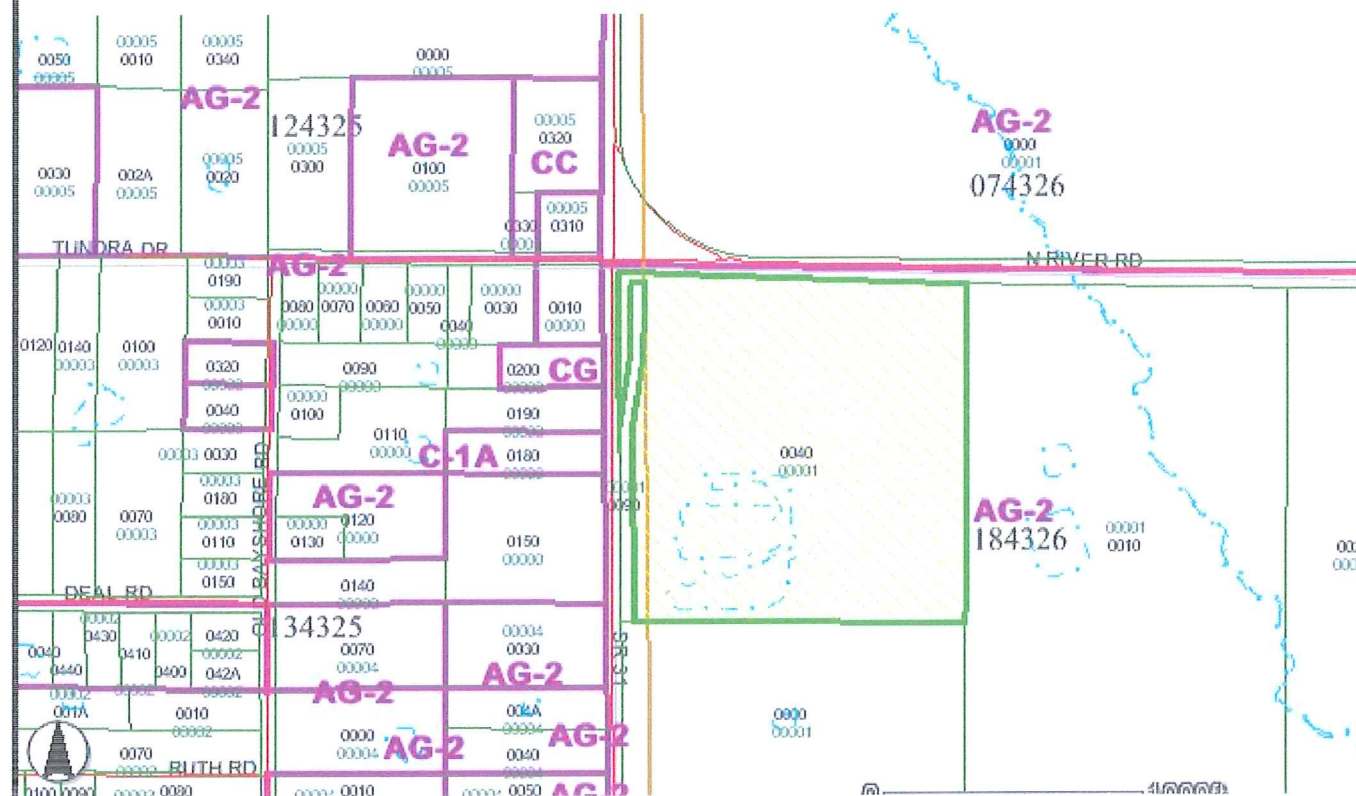






## Lee County Map

## Zoning Map



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, RUN S 88°52'38" E ALONG THE NORTH LINE OF SAID SECTION 18 FOR 1377.37 FEET; THENCE RUN S 00°16'25" W FOR 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 78, (100 FEET WIDE), AND THE POINT OF BEGINNING OF SAID PARCEL OF LAND; FROM SAID POINT OF BEGINNING RUN S 00°16'25" W FOR 1314.85 FEET; THENCE RUN N 88°51'56" W FOR 1322.57 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 31, (100 FEET WIDE); A NON-TANGENT POINT ON A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 68,704.96 FEET, A CENTRAL ANGLE OF 00°42'23", AND A CHORD OF 847.10 FEET THAT BEARS N 00°07'31" W; THENCE RUN NORTHERLY ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 847.11 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 N 00°24'05" E FOR 158.26 FEET; THENCE N 02°08'14" E ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 259.79 FEET; THENCE RUN N 24°26'09" E ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 53.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROAD 78; THENCE RUN S 88°52'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 78 FOR 1297.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.00 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 18 AS BEARING S 88°52'38" E.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD.

SHEET 1 OF 2

INSUFFICIENT  
Need Pg 2 of 2



# Aerial Map





## Bayshore Fire Rescue District

17350 Nalle Road, North Fort Myers, Florida 33917  
Office (239)543-3443 FAX (239)543-7075 Ops (239)567-2833

May 24, 2006

To: Pete Gousis, AICP

Fr: Chad Jorgensen, Bayshore Fire Chief.

Re: Kreinbrink Comp Plan Amendment

Mr. Gousis, based on the very limited information that you have provided referencing the proposed amendment, Bayshore Fire Rescue would require fire hydrants or their equivalent to be installed prior to development.

In addition depending on the exact nature of the development further modifications may be required. The exact requirements can be referenced through the Lee County Land Planning Code.

If I may be of any further assistance, or if you would simple like to discuss the issue further please do not hesitate to contact me at 543-3443.

Sincerely,

Chad Jorgensen  
Fire Chief Bayshore Fire/ Rescue

Office 239-543-3443

Fax 239-543-7075

06015



## THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

RECEIVED

APR 20 2006

Y:CV 10:31

April 20, 2006

STEVEN K. TEUBER, J.D.  
CHAIRMAN • DISTRICT 4

ELINOR C. SCRICOA, Ph.D.  
VICE CHAIRMAN • DISTRICT 5

ROBERT D. OHILMONIK  
DISTRICT 1

JEANNE S. DOZIER  
DISTRICT 2

JANE E. KUICKEL, Ph.D.  
DISTRICT 3

JAMES W. BROWDER, Ed.D.  
SUPERINTENDENT

KEITH B. MARTIN  
BOARD ATTORNEY

Mr. Pete Gousis, AICP  
Morris-Depew Associates, Inc.  
2216 Altamont Ave.  
Fort Myers, FL 33901

Re: Kreinbrink Comp Plan Amendment

Dear Mr. Gousis:

This letter is in response to your request for the School District to review the proposed Kreinbrink Comp Plan Amendment located off of State Road 31 and North River Road in Lee County. This proposed project is located in the East Choice Zone of the School District.

Your letter stated a maximum number of 180 units but did not specify the type of dwelling units (single family or multi-family). Using the single family generation rate of 0.316, 180 units could generate up to 57 additional school aged children in the East Zone. If any or all of the units are multi-family that generation rate is 0.125 per dwelling unit.

If you have any further questions please give me a call.

Sincerely,

Ellen Lindblad, Long Range Planner  
Planning Department



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

(239) 338-3302

Writer's Direct Dial Number: \_\_\_\_\_

Bob Janes  
District One

Douglas R. St. Gerny  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

John E. Albion  
District Five

Donald D. Stilwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

April 24, 2006

Mr. Pete Gousis, AICP  
Morris-Depew Associates, Inc  
2216 Altamont Avenue  
Fort Myers, FL 33901

**SUBJECT: Kreinbrink Comprehensive Plan Amendment**

Dear Mr. Gousis:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the residential and commercial units proposed for the 40 acre site located at the south east intersection of State Road 31 and North River Road in the Alva community through our franchised hauling contractors. Disposal of the solid waste from this proposed development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

The Solid Waste Ordinance (05-13, Section 21) has requirements for providing on-site space for placement and servicing of commercial solid waste containers. Please review these requirements when planning any commercial development at the location noted above. If you have any questions, please call me at (239) 338-3302.

Sincerely,

William T. Newman  
Operations Manager  
Solid Waste Division

**Mike Scott**  
Office of the Sheriff



State of Florida  
County of Lee

Mr. Pete Gousis  
Morris – Depew Associates, Inc.  
2216 Altamont Avenue  
Fort Myers, FL. 33901

April 20, 2006

Dear Mr. Gousis:

The Sheriff's Office has reviewed that portion of the comprehensive plan amendment application for the 40 acre parcel of land located at the southeast intersection of State Road 31 and North River Road in North Fort Myers, Florida that it received from your office. According to my staff, the Kreinbrink project intends to develop the area for combined residential/commercial use and projects a build-out of 180 single family homes and approximately 100,000 square feet of commercial property.

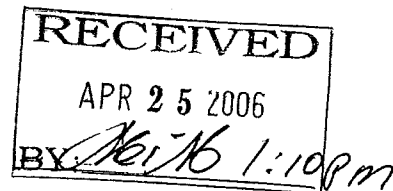
If the proposed development follows that which you have discussed with my staff then the Sheriff's Office has no objection to this project and I am confident that we can provide an adequate "core" level of law enforcement services to the community. As is our policy, we evaluate from year to year the demand for law enforcement services based on a formula derived from our calls for service, size of the service population and optimal response times. As this community builds out we will factor their impact into our annual manpower review and make adjustments accordingly.

We look forward to further discussions on this matter as the development progresses. Please let us know if there are any significant changes in either the residential density or proposed commercial use of the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Scott", is written over a horizontal line.

Mike Scott  
Sheriff, Lee County Florida



A logo consisting of a square with the letters "CC" inside, followed by the word "COPY" in a bold, sans-serif font.







**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

Writer's Direct Dial Number: (239) 533-0333

Bob Jones  
District One

Douglas R. St. Cerny  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

John E. Albion  
District Five

Donald D. Stilwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

May 16, 2006

Mr. Pete Gousis, AICP  
Morris - DePew Associates, Inc.  
2216 Altamont Ave  
Fort Myers, FL 33901

**Re: Kreinbrink Comprehensive Plan Amendment**

Mr. Gousis:

Lee County Transit received your fax on April 19, 2006 in reference to the Comprehensive Plan Amendment Application for the subject property located at the intersection of SR 31 and North River Road. Lee County does not currently provide public transportation services to the subject property and does not plan to extend service to the site anytime within the existing Lee County Transit Development Plan, which goes through 2013. Transit service to this site is also not identified in the transit element of the Lee County Long Range Transportation Plan, which goes through 2030.

Changing this location to the suburban land use with surrounding land uses remaining rural would make it difficult for us to add transit service to this location in future updates to these plans. Traveling through rural areas to get to and from a suburban service area is very cost prohibitive.

If you have any questions please contact me at the telephone number listed above or you can use [mhorsting@leegov.com](mailto:mhorsting@leegov.com) for e-mail correspondence.

Sincerely,

Michael Horsting, Planner  
Lee County Transit



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

Writer's Direct Dial Number: 239-335-1661

Bob Janes  
District One

June 5, 2006  
Douglas R. St. Corry  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

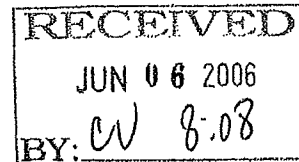
John E. Albion  
District Five

Donald D. Stikwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

Pete Gousis, AICP  
Morris-Depw Associates, Inc.  
2216 Altamont Avenue  
Fort Myers, FL 33901



**RE: Kreinbrink Comprehensive Amendment Plan**  
**18-43-26-00-00001.0040**

Dear Mr. Gousis:

Lee County Emergency Medical Services has reviewed your letter dated May 24, 2006 in regards to the above listed project. The proposed project location (the southeast intersection of State Road 31 and North River Road) will result in response times in excess of the County's core level of service.

The average response time of our three (3) closest ambulances is ten (10) minutes. This does not meet our core service level response standards of 8:59 minutes or less in 90% of the total emergency responses. If you are interested, we would be happy to entertain a discussion with your representatives and other public safety agencies to seek ways to strategically locate a public safety station to improve response times to your proposed project.

Please feel free to contact me if you have any additional questions.

Sincerely,

Kim Dickerson, EMT-P, RN  
Operations Chief  
Lee County Emergency Medical Services  
[kdickerson@leegov.com](mailto:kdickerson@leegov.com)

PROPERTY DATA FOR PARCEL 18-43-26-00-00001.0090  
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[ [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | 2006 (Preliminary) ]

[ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tax Bills on this Parcel](#) | [NEW! Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

## PROPERTY DETAILS

### OWNER OF RECORD

FLORIDA GAS TRANSMISSION CO  
BRICKLEMYER SMOLKER + BOLVES  
PO BOX 4967  
HOUSTON TX 77210

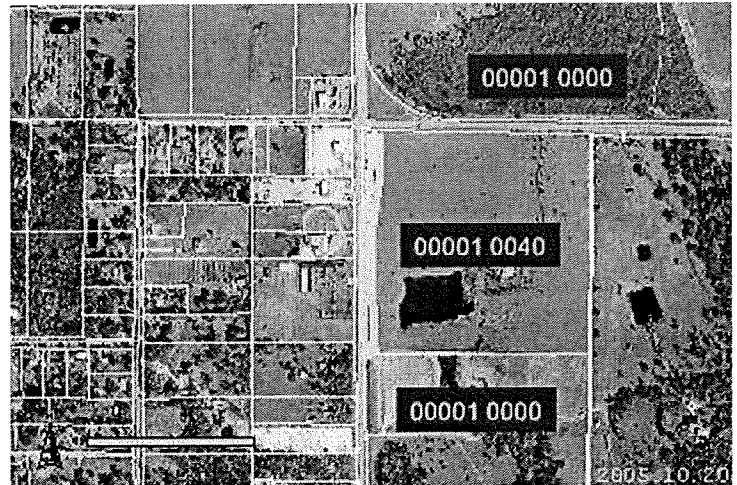
### SITE ADDRESS

RIGHT OF WAY  
FL

### LEGAL DESCRIPTION

PARCEL IN NW 1/4 OF NW 1/4  
AS DESC IN OR 3247 PG 2951

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



[ [PICTOMETRY](#) ]

### TAXING DISTRICT

202 - BAYSHORE FIRE/CO MOSQUITO

### DOR CODE

94 - RIGHT-OF-WAY

### PROPERTY VALUES (TAX ROLL 2006)

[ [NEW!](#) [HISTORY CHART](#) ]

JUST	760 HOMESTEAD
ASSESSED	760 AGRICULTURAL
ASSESSED SOH	760 WIDOW
TAXABLE	760 WIDOWER
BUILDING	0 DISABILITY
LAND	760 WHOLLY
BUILDING FEATURES	0 SOH DIFFERENCE
LAND FEATURES	0

### EXEMPTIONS

### ATTRIBUTES

0 UNITS OF MEASURE	AC
0 NUMBER OF UNITS	1.51
0 FRONTAGE	0
0 DEPTH	0
0 BEDROOMS	
0 BATHROOMS	
0 TOTAL BUILDING SQFT	
YEAR IMPROVED	
HISTORIC DISTRICT	No

## SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS		VACANT / IMPROVED
					DESCRIPTION	
100	4/24/2000	<a href="#">3247/2951</a>	03		Disqualified (Interest Sales / Court Docs / Government)	V
100	6/8/1999	<a href="#">3129/2190</a>	04		Disqualified (Multiple STRAP # - 01,03,07)	I

There are 1 additional parcel(s) with this document (may have been split after the



MORRIS

DEPEW

ENGINEERS • PLANNERS • SURVEYORS

Fort Myers | Gainesville | Tallahassee

November 30, 2007

Mr. Matthew Noble  
Senior Planner  
Lee County Development Services  
Second Floor .  
1500 Monroe Street  
Fort Myers, FL 33901

**Re: Kreinbrink Comp Plan Amendment – CPA2006-06  
(MDA# 06015.p3)**

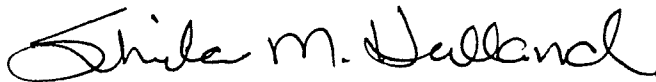
Dear Mr. Noble:

On behalf of the applicant for the above project, we hereby request a 60 day extension from December 2, 2007 to February 2, 2008 for resubmittal of the requested additional information. The purpose of this request is to allow adequate time to gather the information necessary to address the comments provided by Lee County. Please let me know as soon as possible if this is not acceptable.

If you have any questions or concerns please contact me.

Sincerely,

**Morris-Depew Associates, Inc.**



Sheila Holland  
Planning Technician

RECEIVED  
DEC 03 2007

COMMUNITY DEVELOPMENT

MORRIS

DEPEW

ENGINEERS • PLANNERS • SURVEYORS

Fort Myers | Gainesville | Tallahassee

June 16, 2006

RECEIVED  
JUN 16 2006  
Cwm 3:55pm  
PERMIT COUNTER

Mr. Matthew Noble  
Senior Planner  
Lee County Planning  
P.O. Box 398  
Fort Myers, FL 33902-0398

RE: Kreinbrink Comp Plan Amendment

Dear Mr. Noble

Please find attached an application for a proposed large scale future land use map amendment located at the southeast intersection of S.R. 31 and North River Road. The site is 40 acres in area and the requested land use is Suburban. The traffic impact analysis is currently being prepared by a traffic engineer and will be submitted immediately upon completion. We ask that you proceed with the review of the application, conditioned upon the submittal of the traffic impact analysis.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

*Pete Gousis*

Pete Gousis, AICP

cc: Daniel and Katherine Kreinbrink

Attachments



**LEE COUNTY**  
SOUTHWEST FLORIDA

(239) 822-0483

**BOARD OF COUNTY COMMISSIONERS**

June 12, 2007

Bob Janes  
District One

A. Brian Bigelow  
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

Mr. David Depew, Ph.D, AICP  
2216 Altamont Avenue  
Fort Myers, FL 33901

RE: CPA2006-06, Kreinbrink Large Scale Amendment

Dear David,

The Planning Division has reviewed your application for the above-referenced Lee Plan amendment and finds that additional information is needed before the application may be found sufficient for review.

**The following applies to Part I of the application:**

According to the submitted affidavit and page 1 of the application, Peter Grousis is certified as the owner or authorized representative of the proposed amendment subject property. However, he is not listed on page 2 of the amendment application as either the owner or the authorized agent for the subject parcel. What is Peter Grousis's role in relation to the proposed amendment subject parcel? Please clarify.

**The following applies to Part IV of the application:**

**B.1.**

The Lee County Department of Transportation (LDOT) has reviewed the proposed plan amendment request and provided a memo dated June 6, 2007. The following comments were included in the memo:

*The property is within Traffic Analysis Zone (TAZ) 1289, which currently only projects 22 dwelling units (21 single family and 1 multi-family) and a total of 9 employees for the year 2030.*

*Therefore, we added the proposed 190 dwelling units and 250 employees into the zonal date forecasts for TAZ 1289 and reran the 2030 Financially Feasible Plan FSUTMS travel demand model.*

*Examining the three-mile radius around the project, the only identified level of service problem is on the section of SR 80 east of SR 31. This road segment is identified as failing in 2030 with and without the proposed land use change. It is worth noting that the analysis is based on the existing 2030 growth projections, which do not take into account the proposed Babcock Ranch development or the cumulative effect of other proposed plan amendments in the area.*

*Under a normal scenario, an applicant has two options to a staff recommendation of denial: (1) make the financial commitment to cover the full cost of the needed improvement ( in this case six-laning SR 80 east of SR 31) so it can be added to the financially feasible plan; or (2) reduce the level of development so that the impacts don't cause the need for an additional improvement. Unfortunately, the second option doesn't really exist in this case because the road segment fails even without the proposed land use change. The applicant is likely to questioned the fairness of Option 1, and the situation may actually be much worse given the potential impacts of other proposed land use changes in the area. Without clear understanding of the growth impacts in the area and a firm financial commitment to fund the necessary improvements, DOT staff cannot definitively say that the necessary infrastructure to support this amendment and other growth will be in place.*

Please address all concerns included in the LDOT memo.

**B.1.b.**

Please include a modification to the socio-economic data forecasts for the host zone. The land use for the proposed plan amendment should be expressed in the same format as the socio-economic forecasts ( number of units by type/number of employees by type ext.).

**B.2.**

Please provide an existing and future conditions analysis for sanitary sewer, potable water, surface water/drainage basins, parks, recreation, and open space that includes (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 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, 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).

In addition, the applicant did not indicate if an amendment is proposed for Future Water Service Areas (Map 6) and Future Sewer Areas ( Map 7). How will potable water and sanitary sewer service be provided to the site? Please clarify.

**B.3.a.**

The Bayshore Fire Rescue District has reviewed the proposed plan amendment request and provided a memo dated May 24, 2006. The following comments were included in that memo:

*Mr. Grousis, based on the very limited information that you have provided referencing the proposed amendment, Bayshore Fire Rescue would require fire hydrants or their equivalent to be installed prior to development.*

*In addition depending on the exact nature of the development further notifications may be required. The exact requirement can be referenced in the Lee County Land Planning Code.*

Please address all concerns included in the Bayshore Fire Rescue District memo.

**B.3.b.**

Lee County Emergency Medical Services (EMS) has reviewed the proposed plan amendment request and has provided a memo dated May 24, 2006. The following comments were included in that memo:

*The proposed project location (the southeast intersection of State Road 31 and North River Road) will result in response times in excess of the County's core level of service.*

*The average response time of our three (3) closest ambulances is ten (10) minutes. This does not meet our core service level response standards of 8:59 minutes or less in 90% of the total emergency responses. If you are interested, we would be happy to entertain a discussion with your representatives and other public safety agencies to seek ways to strategically locate a public safety station to improve response times to you proposed project.*

Please address all concerns included in the Lee County EMS memo.

**B.3.e.**

Lee County Transit has reviewed the proposed plan amendment request and provided a memo a dated May 16, 2006. The following comments were included in that memo:

*Lee County does not currently provide public transportation services to the subject property and does not plan to extend service to the site anytime within the existing Lee County Transit Development Plan., which goes through 2013. Transit service to the site is also not identified in the transit element of the Lee County Long Range Transportation Plan, which goes through 2030.*

*Changing this location to the suburban land use with surrounding land uses remaining rural would make it difficult for us to add transit service to this location in the future updates to these plans. Traveling through rural areas to get to and from a suburban service area is very cost prohibitive.*

Please address all concerns included in the Lee County Transit memo.

**C.4.**

Please provide a map delineating state jurisdictional wetland boundaries for the subject property.

**E.1.**

According to the application, a justification of how the proposal affects established Lee County population projections, Table 19b) Planning Community Year 2030 Allocations and the total population capacity of the Lee Plan Future Land Use Map was included in an attachment. Please provide a narrative of how the proposed plan amendment request will affect this requirement.

**E.2.**

(1.) Suburban areas will be predominately residential areas that are either on the fringe of the Central Urban or Urban Community areas where it is appropriate to protect existing or emerging residential neighborhoods and will provide housing near the more urban areas per Lee Plan Policy 1.1.5. The subject property is surrounded by the rural land use category with the majority of properties currently zoned AG-2. In addition, the applicant's stated justification for the proposed plan amendment is that there is an established commercial development at the intersection where the subject site is located (S.R. 31 and North River Road). How does this justify the proposed plan amendment request being in compliance with Objective 2.2: Development Location of the Lee Plan? Please clarify.

(2.) The applicant has admitted that currently there is no water or sewer service for the subject property. In addition, the subject property is not located within the Future Water or Sewer Service Areas per Lee Plan Map Series 6 & 7. How does the proposed map amendment request comply with Goal 11 of the Lee Plan? Will the applicant bare the cost of extending or providing infrastructure to the subject parcel? Please clarify.

**E.4.**

Please list all Regional and State Policy Plan goals and policies which are relevant to this proposed plan amendment.

**F.1.**

The applicant is proposing a commercial use along with this proposed plan amendment request. According to the application, a request involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from) is not applicable to this proposed plan amendment request. A commercial use is considered to be within those categories targeted by the Lee Plan as employment centers. Please remove not applicable from this segment of the application and provide a narrative regarding this requirement.

**F.1.b.**

Please address the 2030 allocations for commercial and residential uses in the Alva Planning community per CPA2005-00026 revised Table 1(b).

**F.2.**

(1.) According to the application, the applicant stated that the proposed plan amendment request is not applicable to moving lands from a Non-Urban Area to a Future Urban Area. The proposed plan amendment is requesting to change the existing Non-Urban Rural Use designation to a Future Land Use designation of Suburban. Please remove not applicable from this segment of the application and provide a narrative.

(2.) The applicant states that the proposed amendment is appropriate due to the subject property's location at the intersection of two arterials, S.R. 31 and North River Road. In addition, the applicant states that there is an existing commercial land uses at this intersection including a gas station, outdoor storage, and a feed store. This is not an adequate justification for why the proposed amendment request does not constitute Urban Sprawl. Please address FAC Rule 9J5.006(5) (g), (h), (i) and (j) that requires applicants to provide data and analysis specifically addressing urban sprawl criteria.

**G.**

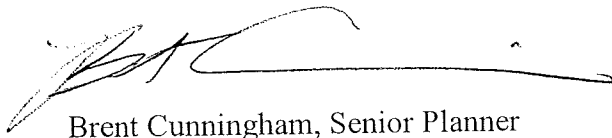
According to the applicant's statement on page 11 of the application, a justification for the proposed amendment based upon sound planning principles was included in the Internal Consistency with the Lee Plan attachment. Please provide a justification based on sound planning principles.

Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map per Policy 2.1.1 of the Lee Plan. New growth should be directed 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 per Objective 2.2: Development Timing of the Lee Plan. GOAL 11. Policy 39.1.6. Policy 43.1.6. Objective 43.2. In addition to the above mentioned items, staff has concerns with the premature nature of the request, and questions whether the request could be approved as proposed.

If you have any questions or need further assistance, please contact the planner below at 479-8567.

Cordially,

LEE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
DIVISION OF PLANING



Brent Cunningham, Senior Planner

Attachments: Bayshore Fire Rescue District memo dated May 24, 2006  
Lee County Transit memo dated May 16, 2006  
Lee County EMS memo dated June 5, 2006  
Parks and Recreation email dated June 6, 2007  
Lee County Department of Transportation memo dated June 6, 2007

*cc: Planning file: CPA2006-06*



## Bayshore Fire Rescue District

17350 Nalle Road, North Fort Myers, Florida 33917

Office (239)543-3443 FAX (239)543-7075 Ops (239)567-2833

May 24, 2006

To: Pete Gousis, AICP

Fr: Chad Jorgensen, Bayshore Fire Chief.

Re: Kreinbrink Comp Plan Amendment

Mr. Gousis, based on the very limited information that you have provided referencing the proposed amendment, Bayshore Fire Rescue would require fire hydrants or their equivalent to be installed prior to development.

In addition depending on the exact nature of the development further modifications may be required. The exact requirements can be referenced through the Lee County Land Planning Code.

If I may be of any further assistance, or if you would simple like to discuss the issue further please do not hesitate to contact me at 543-3443.

Sincerely,

Chad Jorgensen  
Fire Chief Bayshore Fire/ Rescue

Office 239-543-3443

Fax 239-543-7075





**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

Writer's Direct Dial Number: (239) 533-0333

Bob Jones  
District One

Douglas R. St. Cerny  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

John E. Albion  
District Five

Donald D. Stilwell  
County Manager

David M. Owan  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

May 16, 2006

Mr. Pete Gousis, AICP  
Morris - DePew Associates, Inc.  
2216 Altamont Ave  
Fort Myers, FL 33901

**Re: Kreinbrink Comprehensive Plan Amendment**

Mr. Gousis:

Lee County Transit received your fax on April 19, 2006 in reference to the Comprehensive Plan Amendment Application for the subject property located at the intersection of SR 31 and North River Road. Lee County does not currently provide public transportation services to the subject property and does not plan to extend service to the site anytime within the existing Lee County Transit Development Plan, which goes through 2013. Transit service to this site is also not identified in the transit element of the Lee County Long Range Transportation Plan, which goes through 2030.

Changing this location to the suburban land use with surrounding land uses remaining rural would make it difficult for us to add transit service to this location in future updates to these plans. Traveling through rural areas to get to and from a suburban service area is very cost prohibitive.

If you have any questions please contact me at the telephone number listed above or you can use [mhorsting@leegov.com](mailto:mhorsting@leegov.com) for e-mail correspondence.

Sincerely,

Michael Horsting, Planner  
Lee County Transit



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

Writer's Direct Dial Number 239-335-1661

Bob Janes  
District One

June 5, 2006

Douglas R. St. Corry  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

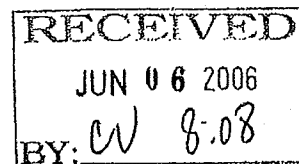
John E. Albion  
District Five

Donald D. Stilwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

Pete Gousis, AICP -  
Morris-Depw Associates, Inc.  
2216 Altamont Avenue  
Fort Myers, FL 33901



**RE: Kreinbrink Comprehensive Amendment Plan**  
**18-43-26-00-00001.0040**

Dear Mr. Gousis:

Lee County Emergency Medical Services has reviewed your letter dated May 24, 2006 in regards to the above listed project. The proposed project location (the southeast intersection of State Road 31 and North River Road) will result in response times in excess of the County's core level of service.

The average response time of our three (3) closest ambulances is ten (10) minutes. This does not meet our core service level response standards of 8:59 minutes or less in 90% of the total emergency responses. If you are interested, we would be happy to entertain a discussion with your representatives and other public safety agencies to seek ways to strategically locate a public safety station to improve response times to your proposed project.

Please feel free to contact me if you have any additional questions.

Sincerely,

Kim Dickerson, EMT-P, RN  
Operations Chief  
Lee County Emergency Medical Services  
[kdickerson@leegov.com](mailto:kdickerson@leegov.com)

**Cunningham, Brent**

---

**From:** Pavese, Michael P.  
**Sent:** Wednesday, June 06, 2007 11:46 AM  
**To:** Cunningham, Brent  
**Cc:** Noble, Matthew A.  
**Subject:** RE: Insufficiency Memo for CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

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:** Cunningham, Brent  
**Sent:** Friday, June 01, 2007 1:47 PM  
**To:** Pavese, Michael P.; Trebatoski, Kim  
**Cc:** Noble, Matthew A.  
**Subject:** Insufficiency Memo for CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

**Distribution List:**

*John Wilson, Lee County Public Safety  
Chris Hansen, Lee County Public Safety, EMS  
Richard Cranford, Lee County Public Safety  
Gerald 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  
Kim Trebatoski, 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  
Susan Teston, Lee County School Board  
William Horner, Airport Authority  
Chief Jorgensen, Bayshore Fire District*

June 1, 2007

Public Service/Review Agencies

RE: CPA2006-00006-Kreinbrink (Map Amendment)  
STRAP: 18-43-26-00-00001.0040

Planning staff request your agencies help in reviewing the above reference Lee Plan

Amendment request. The proposed map amendment would change the Land Use designation from Rural to Suburban. The site includes 40 ± acres and is located at 12100 N. Road, Alva, 33920.

The applicant is proposing to amend the Future Land Use Map (FLUM), Map 1.

The existing Rural Land Use designation allows a density range of one (1) dwelling unit per acre (1 du/acre). Under the existing land use designation, it is estimated that 40 dwelling units could be generated on this site. The Rural Land Use designation is anticipated to remain predominately rural, with low-density residential development and agricultural uses. These areas are not intended to receive urban type capital improvements.

The proposed land use designation of Suburban are areas that are or will be predominately residential areas that are either on the fringe of Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential density range is one dwelling unit to six dwelling units per acre (1-6 du /acre). Higher densities are not allowed (See Policy 1.1.6 of the Lee Plan).

This is the **second sufficiency** review for this Comprehensive Plan Amendment request. Planning staff requests that your agency help determine the sufficiency of the proposed plan amendment application for review. If you can identify any deficiencies in the information provided, need clarification on the subject matter, or if you find the application sufficient for review, please provide these comments to us by June 5, 2007. A letter is being drafted to submit any additional data requests to the applicant and your input concerning the potential impacts to your agency is important.

A link to the application is below. If you have problems opening the attachment or if you have any questions, please contact:

Matt Noble  
479-8548  
[noblema@leegov.com](mailto:noblema@leegov.com)

<http://www.lee-county.com/dcd/PlanAmendments/PA2006-2007/CPA200606A1.pdf>

**Brent Cunningham**  
**Senior Planner**  
**Lee County DCD**  
**Division of Planning**  
**phone: 239-479-8567**  
**fax : 239-479-8319**  
[bcunningham@leegov.com](mailto:bcunningham@leegov.com)  
[www.lee-county.com](http://www.lee-county.com)

# Memo

To: Paul O'Connor, Planning Director

From: David Loveland, Manager, Transportation Planning

Date: June 6, 2007

Subject: **CPA 2006-06 (Kreinbrink)**

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 40 acres at the southeast corner of SR 31 and North River Road from "Rural" to "Suburban". The applicant indicates that the proposed change would allow approximately 180 dwelling units and 100,000 square feet of commercial retail use on the site. The property is within Traffic Analysis Zone (TAZ) 1289, which currently only projects 22 dwelling units (21 single family and 1 multi-family) and a total of 9 employees for the year 2030. Therefore, we added the proposed 180 dwelling units and 250 employees into the zonal data forecasts for TAZ 1289 and reran the 2030 Financially Feasible Plan FSUTMS travel demand model.

Examining the three-mile radius around the project, the only identified level of service problem is on the section of SR 80 east of SR 31. This road segment is identified as failing in 2030 with and without the proposed land use change. It is worth noting that this analysis is based on the existing 2030 growth projections, which do not take into account the proposed Babcock Ranch development or the cumulative effect of other proposed plan amendments in the area.

The County's plan amendment package states "(a)n 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." Under a normal scenario, an applicant has two options to avoid a staff recommendation of denial: (1) make the financial commitment to cover the full cost of the needed improvement (in this case six-laning SR 80 east of SR 31) so it can be added to the financially feasible plan; or (2) reduce the level of development so that the impacts don't cause the need for an additional improvement. Unfortunately, the second option doesn't really exist in this case because the road segment fails even without the proposed land use change. The applicant is likely question the fairness of Option 1, and the situation may actually be much worse given the potential impacts of other proposed land use changes in the area. Without a clear understanding of the growth impacts in the area and a firm financial commitment to fund the necessary improvements, DOT staff cannot definitively say that the necessary infrastructure to support this amendment and other growth will be in place.

cc: Donna Marie Collins



## Memo

To: Paul O'Connor, Planning Director

From: David Loveland, Manager, Transportation Planning

Date: June 6, 2007

Subject: **CPA 2006-06 (Kreinbrink)**

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 40 acres at the southeast corner of SR 31 and North River Road from "Rural" to "Suburban". The applicant indicates that the proposed change would allow approximately 180 dwelling units and 100,000 square feet of commercial retail use on the site. The property is within Traffic Analysis Zone (TAZ) 1289, which currently only projects 22 dwelling units (21 single family and 1 multi-family) and a total of 9 employees for the year 2030. Therefore, we added the proposed 180 dwelling units and 250 employees into the zonal date forecasts for TAZ 1289 and reran the 2030 Financially Feasible Plan FSUTMS travel demand model.

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cc: Donna Marie Collins



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

Bob Janes  
*District One*

(239) 533-8567

A. Brian Bigelow  
*District Two*

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*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*

Oct. 29, 2007

Mr. David Depew  
Morris-Depew Associates, Inc.  
2216 Altamont Avenue  
Fort Myers, FL 33901

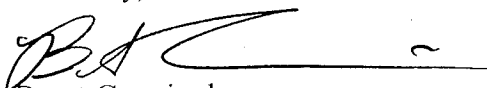
RE: CPA2006-06

Dear Mr. Depew:

On June 16, 2006 an application was submitted for the above referenced project. Our records indicate the last correspondence in regards to the application was June 12, 2007 when staff forwarded a sufficiency letter. To date there has been no response from the applicant.

If Planning staff does not receive a response within 30 days, this application will be deemed withdrawn.

Sincerely,

  
Brent Cunningham



# LEE COUNTY

SOUTHWEST FLORIDA

## BOARD OF COUNTY COMMISSIONERS

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*District One*

A. Brian Bigelow  
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*County Manager*

David M. Owen  
*County Attorney*

Diana M. Parker  
*County Hearing Examiner*

(239) 533-8567

November 2, 2007

Mr. David Depew  
Morris-Depew Associates, Inc.  
2914 Cleveland Avenue  
Fort Myers, FL 33901

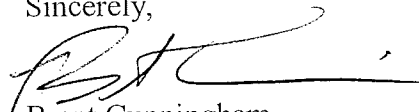
RE: CPA2006-06

Dear Mr. Depew:

On June 16, 2006 an application was submitted for the above referenced project. Our records indicate the last correspondence in regards to the application was June 12, 2007 when staff forwarded a sufficiency letter. To date there has been no response from the applicant.

If Planning staff does not receive a response within 30 days, this application will be deemed withdrawn.

Sincerely,



Brent Cunningham

November 30, 2007

**Mr. Matthew Noble**  
Senior Planner  
Lee County Development Services  
Second Floor .  
1500 Monroe Street  
Fort Myers, FL 33901

**Re: Kreinbrink Comp Plan Amendment – CPA2006-06  
(MDA# 06015.p3)**

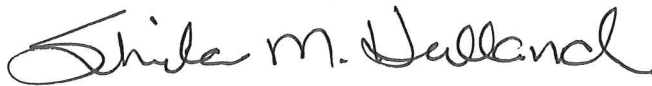
Dear Mr. Noble:

On behalf of the applicant for the above project, we hereby request a 60 day extension from December 2, 2007 to February 2, 2008 for resubmittal of the requested additional information. The purpose of this request is to allow adequate time to gather the information necessary to address the comments provided by Lee County. Please let me know as soon as possible if this is not acceptable.

If you have any questions or concerns please contact me.

Sincerely,

**Morris-Depew Associates, Inc.**



Sheila Holland  
Planning Technician

**RECEIVED**  
DEC 03 2007

COMMUNITY DEVELOPMENT



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

Bob Janes  
*District One*

(239) 533-8585

A. Brian Bigelow  
*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*

March 31, 2008

Mr. David Depew  
Morris-Depew Associates, Inc.  
2914 Cleveland Avenue  
Fort Myers, FL 33901

RE: CPA2006-06

Dear Mr. Depew:

The Lee County Division of Planning is currently maintaining a file for the above referenced application for a comprehensive plan amendment. The application was filed on June 16, 2006. On November 2, 2007 planning staff sent a letter to notify you that our records indicated the last correspondence in regards to the application was June 12, 2007 when staff forwarded a sufficiency letter. The letter advised that if Planning staff did not receive a response within 30 days, this application would be deemed withdrawn. Staff received correspondence from your office dated November 30, 2007 requesting a 60 day extension from December 2, 2007 to February 2, 2008 for resubmittal of the sufficiency information. To date there has been no response from the applicant and the application has been deemed withdrawn.

Sincerely,  
**DEPT. OF COMMUNITY DEVELOPMENT**  
**Division of Planning**

Paul O'Connor, AICP  
Director



RECEIVED  
APR 30 2008

COMMUNITY DEVELOPMENT

April 29, 2008

Mr. Paul O'Connor, AICP  
Director Division of Planning  
Department of Community Development  
1500 Monroe Street  
Fort Myers, FL 33901

Re: CPA2006-06 Kreinbrink Comp Plan Amendment

Dear Mr. O'Connor:

In response to your withdrawal letter dated March 31, 2008 we would respectfully ask that the fee be returned to our office.

Please let me know if you have any questions.

Thank you,

**Morris-Depew Associates, Inc.**

Sheila Holland  
Planning Technician

Enclosure: Withdrawal letter

2914 Cleveland Avenue, Fort Myers, Florida 33901 Telephone: (239) 337-3993 Fax: (239) 337-3994  
820 East Park Avenue, Bldg. H, Tallahassee, Florida 32301 Telephone: (850) 224-6688 Fax: (850) 224-6689  
408 West University Avenue, Suite PH, Gainesville, Florida 32601 Telephone: (352) 378-3450 Fax: (352) 379-0385  
Toll Free: (866) 337-7341



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

Bob Janes  
District One

A. Brian Bigelow  
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Ray Judah  
District Three

Tammy Hall  
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Frank Mann  
District Five

Donald D. Stilwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

(239) 533-8585

March 31, 2008

Mr. David Depew  
Morris-Depew Associates, Inc.  
2914 Cleveland Avenue  
Fort Myers, FL 33901

RE: CPA2006-06

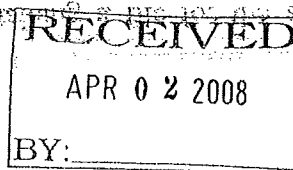
Dear Mr. Depew:

The Lee County Division of Planning is currently maintaining a file for the above referenced application for a comprehensive plan amendment. The application was filed on June 16, 2006. On November 2, 2007 planning staff sent a letter to notify you that our records indicated the last correspondence in regards to the application was June 12, 2007 when staff forwarded a sufficiency letter. The letter advised that if Planning staff did not receive a response within 30 days, this application would be deemed withdrawn. Staff received correspondence from your office dated November 30, 2007 requesting a 60 day extension from December 2, 2007 to February 2, 2008 for resubmittal of the sufficiency information. To date there has been no response from the applicant and the application has been deemed withdrawn.

Sincerely,  
**DEPT. OF COMMUNITY DEVELOPMENT**  
**Division of Planning**

*Paul O'Connor*

Paul O'Connor, AICP  
Director







**LEE COUNTY**  
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

(239) 533-8585

Bob Janes  
District One

A. Brian Bigelow  
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Ray Judah  
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Tammy Hall  
District Four

Frank Mann  
District Five

Donald D. Stilwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

June 24, 2008

Ms. Sheila Holland  
Morris-Depew Associates, Inc.  
2914 Cleveland Avenue  
Fort Myers, FL 33901

RE: CPA2006-06 - Withdrawn

Dear Ms. Holland:

The Lee County Division of Planning has received your request for a refund of the application fee for withdrawn comprehensive plan amendment submittal CPA2006-06. In consideration of the intake and initial sufficiency review of the proposed plan amendment by the Division of Planning, a refund check for 75% of the application fee, equaling \$1,560.00, is attached to this correspondence. The check is being issued to the applicant Dan Kreinbrink, in the care of Morris-Depew Associates, Inc.

Sincerely,  
**DEPT. OF COMMUNITY DEVELOPMENT**  
**Division of Planning**

Paul O'Connor, AICP  
Director

cc: Dan Kreinbrink, Applicant

## REFUND REQUEST

DATE:

6/24/08

FROM:

Paul O'Connor

TO: FISCAL POOL - CASHIERS

TITLE:

Dir of Planning

CUSTOMER/CO NAME:

CASE#:

CPA 2006-00006

DATE PAID:

6/16/06

REASON:

Withdrawn due to inactivity.

75% refund - total \$1560.00

(PLEASE ATTACH ALL APPLICABLE BACKUP!)

TOTAL REFUND AMOUNT:

\$1,560.00

AMOUNT:

ACCOUNT STRING:

see attached.

AMOUNT:

ACCOUNT STRING:

SEND REFUND TO:

Sheila Holland  
Morris-Dapew Associates, Inc.  
2914 Cleveland Ave.  
Ft. Myers, FL 33901

FISCAL USE ONLY

SUPPLIER#:

SUBMITTED BY:

DATE:

PHONE#:

PLEASE RETURN CHECK TO REQUESTING DEPARTMENT FOR FURTHER PROCESSING.



## Fee History

Case #: CPA2006-00006

PERMIT RECEIVED DATE: 6/16/2006

Case #: CPA2006-00006  
Property Owner KREINBRINK KATHERINE TR  
Property Address 12100 N RIVER RD ALVA 33920  
Contractor  
License Number  
Fax Number

**Permit Description** Amend the Future Land Use Map Series, Map 1 to reflect a change from the Rual Land Use designation to the Rural Land Use designation for a 40+ Acre site. Generally located at the southeast intersection of SR 31 North River Road.

Description	Revenue Account Number	Fees	Paid	Date Paid	Due
Map Amendment > 20 Acres	LB5150715500.322000.9018	2,080.00	2,080.00	6/16/2006	0.00
		<b>Total Fees: \$2,080.00</b>	<b>Paid: \$ 2,080.00</b>	<b>TOTAL REMAINING DUE:</b>	<b>\$0.00</b>

**Documents Required for Pick-up:** Brent Cunningham

You can track your application on line at [www.lee-county.com/econnect](http://www.lee-county.com/econnect) and insert your case number CPA2006-00006

**Gaither, Wayne**

---

**From:** Daltry, Wayne E.  
**Sent:** Tuesday, January 23, 2007 9:00 AM  
**To:** Gaither, Wayne  
**Subject:** RE: CPA2006-00006 (Kreinbrink) / Comprehensive Plan Amendment

Good Morning Wayne

A review of the proposal indicates that there are two questions: Does the current rural nature of the site and the surrounding community indicate a shortage of any particular commercial uses that support the existing rural nature of the community? Generally, the commercial needs of the community are met to the west or to the south, across the river. Closer commercial destinations would reduce trip length and lessen impacts on the road infrastructure. However, the commercial would have to be pertinent to the needs of the community.

Regarding the residential uses, there seems to be no forecast of unmet population growth not covered by the Comprehensive Plan population update or distribution in the Alva area. That would be a reason to consider increased number of units. Without that update and assessment of unmet need, the proposed increase would be premature.

Wayne Daltry, FAICP  
 Director, Smart Growth  
 239-335-2840  
 fx -335-2262

---

**From:** Gaither, Wayne  
**Sent:** Monday, January 22, 2007 3:47 PM  
**To:** Chad Jorgensen (b1bayshorefire@aol.com); Bergquist, W.; Campbell, George G.; Collins, Donna Marie ; Daltry, Wayne E.; Eckenrode, Peter J.; Hansen, Hans C.; Houck, Pamela E.; Lavender, James H.; Liddblad, Ellen; Loveland, David M.; Horsting, Michael S.; Newman, William T.; Nygaard, James; Ottolini, Roland E.; Pavese, Michael P.; Roberts, Rickey G.; Sampson, Lindsey J.; Smith, Regina Y.; Trebatoski, Kim; Velez, Sergio I.; William Horner; Wilson, John; Wu, Lili ; Yarbrough, John H.; Zettel, Mary S.  
**Cc:** Noble, Matthew A.  
**Subject:** CPA2006-00006 (Kreinbrink) / Comprehensive Plan Amendment

Distribution List:

*John Wilson, Lee County Public Safety  
 Chris Hansen, Lee County Public Safety, EMS  
 Richard Cranford, Lee County Public Safety  
 Gerald 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  
 Kim Trebatoski, 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  
Ellen Lindblad, Lee County School Board  
William Horner, Airport Authority  
Chief Jorgensen, Bayshore Fire District*

January 22, 2007

Public Service/Review Agencies

RE: CPA2006-00006 – Kreinbrink (Map Amendment)  
STRAP 18-43-26-00-00001.0040

Planning staff requests your agencies help in reviewing the above referenced Lee Plan Amendment. The proposed map amendment would change the Land Use designation from Rural to Suburban. The site is generally 40 ± acres in size. The properties site address is: 12100 N. River Road, Alva, 33920

The applicant is proposing to amend the Future Land Use Map (FLUM), Map 1.

The existing Rural Land Use designation allows a density range of one (1) dwelling unit per acre (1 du / acre). Under the existing land use designation it is estimated that 95 dwelling units could be generated on this site. The Rural Land Use designation is anticipated to remain predominately rural, with low density residential development and agricultural uses. These are areas not intended to receive urban type capital improvements.

The proposed land use designation of Suburban are areas that are predominately residential and are either on the fringe of Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential density range is from one dwelling unit per acres to six dwelling units per acres (1 – 6 du / acre). Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed (see Policy 1.1.6 of the Lee Plan).

Planning staff requests that your agency help determine the sufficiency of the proposed plan amendment application for review. If you can identify any deficiencies in the information provided, need clarification on the subject matter, or if you find the application sufficient for review, please provide these comments to us by February 1, 2007 (Approximately 2 weeks). A letter is being drafted to submit any additional data requests to the applicant and your input concerning the potential impacts to your agency is important.

A copy of the application can be found using the link below. If you have problems opening the document or if you have any questions, please contact:

Matt Noble  
479-8548  
noblema@leegov.com

## Gaither, Wayne

---

**From:** Horsting, Michael S.  
**Sent:** Sunday, January 28, 2007 7:13 PM  
**To:** Gaither, Wayne  
**Cc:** Noble, Matthew A.  
**Subject:** RE: CPA2006-00006 (Kreinbrink) / Comprehensive Plan Amendment

Wayne,

We have no further comments and feel the application is sufficient for review.

-Mike Horsting

---

**From:** Gaither, Wayne  
**Sent:** Mon 1/22/2007 3:46 PM  
**To:** Chad Jorgensen (b1bayshorefire@aol.com); Bergquist, W.; Campbell, George G.; Collins, Donna Marie ; Daltry, Wayne E.; Eckenrode, Peter J.; Hansen, Hans C.; Houck, Pamela E.; Lavender, James H.; Liddblad, Ellen; Loveland, David M.; Horsting, Michael S.; Newman, William T.; Nygaard, James; Ottolini, Roland E.; Pavese, Michael P.; Roberts, Rickey G.; Sampson, Lindsey J.; Smith, Regina Y.; Trebatoski, Kim; Velez, Sergio I.; William Horner; Wilson, John; Wu, Lili ; Yarbrough, John H.; Zettel, Mary S.  
**Cc:** Noble, Matthew A.  
**Subject:** CPA2006-00006 (Kreinbrink) / Comprehensive Plan Amendment

### Distribution List:

*John Wilson, Lee County Public Safety  
Chris Hansen, Lee County Public Safety, EMS  
Richard Cranford, Lee County Public Safety  
Gerald 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  
Kim Trebatoski, 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  
Ellen Lindblad, Lee County School Board  
William Horner, Airport Authority  
Chief Jorgensen, Bayshore Fire District*



January 22, 2007

Public Service/Review Agencies

RE: CPA2006-00006 – Kreinbrink (Map Amendment)  
STRAP 18-43-26-00-00001.0040

Planning staff requests your agencies help in reviewing the above referenced Lee Plan Amendment. The proposed map amendment would change the Land Use designation from Rural to Suburban. The site is generally 40 ± acres in size. The properties site address is: 12100 N. River Road, Alva, 33920

The applicant is proposing to amend the Future Land Use Map (FLUM), Map 1.

The existing Rural Land Use designation allows a density range of one (1) dwelling unit per acre (1 du / acre). Under the existing land use designation it is estimated that 95 dwelling units could be generated on this site. The Rural Land Use designation is anticipated to remain predominately rural, with low density residential development and agricultural uses. These are areas not intended to receive urban type capital improvements.

The proposed land use designation of Suburban are areas that are predominately residential and are either on the fringe of Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential density range is from one dwelling unit per acres to six dwelling units per acres (1 – 6 du / acre). Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed (see Policy 1.1.6 of the Lee Plan).

Planning staff requests that your agency help determine the sufficiency of the proposed plan amendment application for review. If you can identify any deficiencies in the information provided, need clarification on the subject matter, or if you find the application sufficient for review, please provide these comments to us by February 1, 2007 (Approximately 2 weeks). A letter is being drafted to submit any additional data requests to the applicant and your input concerning the potential impacts to your agency is important.

A copy of the application can be found using the link below. If you have problems opening the document or if you have any questions, please contact:

Matt Noble  
479-8548  
noblema@leegov.com

**Noble, Matthew A.**

---

**From:** Pavese, Michael P.  
**Sent:** Tuesday, February 27, 2007 9:06 AM  
**To:** Noble, Matthew A.  
**Subject:** RE: CPA2006-00006

Yes I did, that's what I did my review from. PW staff finds the application insufficient for review for those reasons (#2 and #3) Matt.

Hope you feel better soon.

---

**From:** Noble, Matthew A.  
**Sent:** Tuesday, February 27, 2007 9:04 AM  
**To:** Pavese, Michael P.  
**Subject:** RE: CPA2006-00006

1. could not
2. I don't know
3. I don't know

Did you look at the stuff posted to the web, if its not there they did not submit...

I feel like crap...

---

**From:** Pavese, Michael P.  
**Sent:** Monday, February 26, 2007 1:27 PM  
**To:** Noble, Matthew A.  
**Subject:** CPA2006-00006

Matt, how could 95 dwelling units be developed on this parcel (40 acres) in the existing Rural category? Also, was there a Disclosure of Interest Form and a Property Owners List submitted? I could not find either one. Please let me know so that I can finish my review and get comments to you. Thanks Big Guy.

Mike

Michael P. Pavese  
Principal Planner  
Department of Public Works Administration  
[pavesemp@leegov.com](mailto:pavesemp@leegov.com)  
Phone: (239) 479-8762  
Fax: (239) 479-8307

3/1/2007

**Cunningham, Brent***wrong email address*

**From:** Cunningham, Brent  
**Sent:** Monday, April 16, 2007 10:19 AM  
**To:** 'b1bayshorefire@aolc.om'; Wilson, John; Hansen, Hans C.; Cranford, Richard M.; Ottolini, Roland E.; Trebatoski, Kim; Horsting, Michael S.; Loveland, David M.; Wu, Lili; Yarbrough, John H.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.; Lavender, James H.; Velez, Sergio I.; Houck, Pamela E.; Eckenrode, Peter J.; Pavese, Michael P.; Daltry, Wayne E.; Zettel, Mary S.; Roberts, Rickey G.; Collins, Donna Marie; 'wberquist@sheriffleefl.org'; 'jnygarrrd@sheriffleefl.org'; 'Susanmte@leeschools.net'; 'wbhorner@flylcpa.com'  
**Cc:** Noble, Matthew A.  
**Subject:** CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

**Distribution List:**

*John Wilson, Lee County Public Safety  
Chris Hansen, Lee County Public Safety, EMS  
Richard Cranford, Lee County Public Safety  
Gerald Campbell, Lee County Public Safety, Emergency Management  
W. Bergquist, Lee County Sheriff's Office  
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Donna Marie Collins, County Attorney's Office  
Susan Teston, Lee County School Board  
William Horner, Airport Authority  
Chief Jorgensen, Bayshore Fire District*

April 16, 2007

Public Service/Review Agencies

RE: CPA2006-00006-Kreinbrink (Map Amendment)  
STRAP: 18-43-26-00-00001.0040

Planning staff request your agencies help in reviewing the above reference Lee Plan Amendment request. The proposed map amendment would change the Land Use designation from Rural to Suburban. The site includes 40 ± acres and is located at 12100 N. Road, Alva, 33920.

The applicant is proposing to amend the Future Land Use Map (FLUM), Map 1.

The existing Rural Land Use designation allows a density range of one (1) dwelling unit per acre (1 du/acre). Under the existing land use designation, it is estimated that 95 dwelling units could be generated on this site. The Rural Land Use designation is anticipated to remain predominately rural, with low-density residential development and agricultural uses. These areas are not intended to receive urban type capital improvements.

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This is the **second sufficiency** review for this Comprehensive Plan Amendment request. Planning staff requests that your agency help determine the sufficiency of the proposed plan amendment application for review. If you can identify any deficiencies in the information provided, need clarification on the subject matter, or if you find the application sufficient for review, please provide these comments to us by April 30, 2007. A letter is being drafted to submit any additional data requests to the applicant and your input concerning the potential impacts to your agency is important.

A link to the application is below. If you have problems opening the attachment or if you have any questions, please contact:

Matt Noble  
479-8548  
[noblema@leegov.com](mailto:noblema@leegov.com)

<http://www.lee-county.com/dcd/PlanAmendments/PA2006-2007/CPA200606A1.pdf>

**Brent Cunningham**  
**Senior Planner**  
**Lee County DCD**  
**Division of Planning**  
**phone: 239-479-8567**  
**fax : 239-479-8319**  
[bcunningham@leegov.com](mailto:bcunningham@leegov.com)  
[www.lee-county.com](http://www.lee-county.com)

**Cunningham, Brent**

---

**From:** Cunningham, Brent  
**Sent:** Monday, April 16, 2007 11:03 AM  
**To:** 'B1Bayshorefire@aol.com'  
**Subject:** FW: CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

Sorry for the delay. Below is information for the above proposed plan amendment request. Planning staff is requesting comments by April 30, 2007. Thank you.

**Brent Cunningham**  
**Senior Planner**  
**Lee County DCD**  
**Division of Planning**  
**phone: 239-479-8567**  
**fax : 239-479-8319**  
[bcunningham@leegov.com](mailto:bcunningham@leegov.com)  
[www.lee-county.com](http://www.lee-county.com)

---

**From:** Cunningham, Brent  
**Sent:** Monday, April 16, 2007 10:19 AM  
**To:** 'b1bayshorefire@aolc.om'; Wilson, John; Hansen, Hans C.; Cranford, Richard M.; Ottolini, Roland E.; Trebatoski, Kim; Horsting, Michael S.; Loveland, David M.; Wu, Lili ; Yarbrough, John H.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.; Lavender, James H.; Velez, Sergio I.; Houck, Pamela E.; Eckenrode, Peter J.; Pavese, Michael P.; Daltry, Wayne E.; Zettel, Mary S.; Roberts, Rickey G.; Collins, Donna Marie ; 'wberquist@sheriffleefl.org'; 'jnygarrrd@sheriffleefl.org'; 'Susanmte@leeschools.net'; 'wbhorner@flylcpa.com'  
**Cc:** Noble, Matthew A.  
**Subject:** CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

**Distribution List:**

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*Susan Teston, Lee County School Board  
William Horner, Airport Authority  
Chief Jorgensen, Bayshore Fire District*

April 16, 2007

Public Service/Review Agencies

RE: CPA2006-00006-Kreinbrink (Map Amendment)  
STRAP: 18-43-26-00-00001.0040

Planning staff request your agencies help in reviewing the above reference Lee Plan Amendment request. The proposed map amendment would change the Land Use designation from Rural to Suburban. The site includes 40 ± acres and is located at 12100 N. Road, Alva, 33920.

The applicant is proposing to amend the Future Land Use Map (FLUM), Map 1.

The existing Rural Land Use designation allows a density range of one (1) dwelling unit per acre (1 du/acre). Under the existing land use designation, it is estimated that 95 dwelling units could be generated on this site. The Rural Land Use designation is anticipated to remain predominately rural, with low-density residential development and agricultural uses. These areas are not intended to receive urban type capital improvements.

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**Brent Cunningham  
Senior Planner  
Lee County DCD**



**Division of Planning**  
**phone: 239-479-8567**  
**fax : 239-479-8319**  
[bcunningham@leegov.com](mailto:bcunningham@leegov.com)  
[www.lee-county.com](http://www.lee-county.com)

*wrong email address*

## Cunningham, Brent

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**From:** Cunningham, Brent  
**Sent:** Monday, April 16, 2007 11:03 AM  
**To:** 'B1Bayshorefire@aol.com'  
**Subject:** FW: CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

Sorry for the delay. Below is information for the above proposed plan amendment request. Planning staff is requesting comments by April 30, 2007. Thank you.

**Brent Cunningham**  
**Senior Planner**  
**Lee County DCD**  
**Division of Planning**  
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**fax : 239-479-8319**  
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**Sent:** Monday, April 16, 2007 10:19 AM  
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**Cc:** Noble, Matthew A.  
**Subject:** CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

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*Susan Teston, Lee County School Board  
William Horner, Airport Authority  
Chief Jorgensen, Bayshore Fire District*

April 16, 2007

Public Service/Review Agencies

RE: CPA2006-00006-Kreinbrink (Map Amendment)  
STRAP: 18-43-26-00-00001.0040

Planning staff request your agencies help in reviewing the above reference Lee Plan Amendment request. The proposed map amendment would change the Land Use designation from Rural to Suburban. The site includes 40 ± acres and is located at 12100 N. Road, Alva, 33920.

The applicant is proposing to amend the Future Land Use Map (FLUM), Map 1.

The existing Rural Land Use designation allows a density range of one (1) dwelling unit per acre (1 du/acre). Under the existing land use designation, it is estimated that 95 dwelling units could be generated on this site. The Rural Land Use designation is anticipated to remain predominately rural, with low-density residential development and agricultural uses. These areas are not intended to receive urban type capital improvements.

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<http://www.lee-county.com/dcd/PlanAmendments/PA2006-2007/CPA200606A1.pdf>

**Brent Cunningham  
Senior Planner  
Lee County DCD**

**Cunningham, Brent**

---

**From:** Cunningham, Brent  
**Sent:** Wednesday, April 18, 2007 8:59 AM  
**To:** Pavese, Michael P.  
**Cc:** Noble, Matthew A.  
**Subject:** RE: CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

Michael-Sorry for the confusion. I just copied and pasted the description of the project from Wayne Gaither old files. You are correct; the applicant is only allowed 40 units per acre.

**Brent Cunningham**  
**Senior Planner**  
**Lee County DCD**  
**Division of Planning**  
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**fax : 239-479-8319**  
[bcunningham@leegov.com](mailto:bcunningham@leegov.com)  
[www.lee-county.com](http://www.lee-county.com)

---

**From:** Pavese, Michael P.  
**Sent:** Tuesday, April 17, 2007 9:23 AM  
**To:** Cunningham, Brent  
**Cc:** Noble, Matthew A.  
**Subject:** RE: CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

Gentlemen, I believe I previously provided comments regarding this request. In addition, I raised a question as to how, under the current land use designation (Rural), could 95 units be developed on a 40 acre parcel? This should be clarified. Good day.

Mike

---

**From:** Cunningham, Brent  
**Sent:** Monday, April 16, 2007 10:19 AM  
**To:** b1bayshorefire@aolc.com; Wilson, John; Hansen, Hans C.; Cranford, Richard M.; Ottolini, Roland E.; Trebatoski, Kim; Horsting, Michael S.; Loveland, David M.; Wu, Lili ; Yarbrough, John H.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.; Lavender, James H.; Velez, Sergio I.; Houck, Pamela E.; Eckenrode, Peter J.; Pavese, Michael P.; Daltry, Wayne E.; Zettel, Mary S.; Roberts, Rickey G.; Collins, Donna Marie ; wberquist@sheriffleefl.org; jnygarrrd@sheriffleefl.org; Susanmte@leeschools.net; wborner@flylcpa.com  
**Cc:** Noble, Matthew A.  
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Chief Jorgensen, Bayshore Fire District*

April 16, 2007

Public Service/Review Agencies

RE: CPA2006-00006-Kreinbrink (Map Amendment)  
STRAP: 18-43-26-00-00001.0040

Planning staff request your agencies help in reviewing the above reference Lee Plan Amendment request. The proposed map amendment would change the Land Use designation from Rural to Suburban. The site includes 40 ± acres and is located at 12100 N. Road, Alva, 33920.

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**Cunningham, Brent**

---

**From:** Cunningham, Brent  
**Sent:** Wednesday, April 18, 2007 9:21 AM  
**To:** 'wberquisit@sheriffll.org'; 'jnygaard@sheriffll.org'; 'B1Bayshorefire@aol.com'; Wilson, John; Hansen, Hans C.; Cranford, Richard M.; Ottolini, Roland E.; Trebatoski, Kim; Horsting, Michael S.; Loveland, David M.; Wu, Lili ; Yarbrough, John H.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.; Lavender, James H.; Velez, Sergio I.; Houck, Pamela E.; Eckenrode, Peter J.; Pavese, Michael P.; Daltry, Wayne E.; Zettel, Mary S.; Roberts, Rickey G.; Collins, Donna Marie ; 'Susanmte@leeschools.net'; 'wbhorner@flylcpa.com'  
**Cc:** Noble, Matthew A.  
**Subject:** CPA2006-06 Kreinbrink Comprehensive Plan Map Amendment

**Correction-Under the existing Rural Land Use designation, the applicant is allowed 40 dwelling units (Rural = 1 du/per acre) with 40 acres.**

**The information below was copied from Wayne Gaither's old files. In addition, there are other discrepancies from Wayne's old files (i.e. North River Village CPA2006-00012). Please ignore this incorrect information. Below is a sample of Wayne's discrepancy.**

Planning staff request your agencies help in reviewing the above reference Lee Plan Amendment request. The proposed map amendment would change the Land Use designation from Rural to Suburban. **The site includes 40 ± acres** and is located at 12100 N. Road, Alva, 33920.

The existing **Rural Land Use** designation allows a density range of one (1) dwelling unit per acre (1 du/acre). Under the existing land use designation, it is estimated that **95 dwelling units** could be generated on this site. The Rural Land Use designation is anticipated to remain predominately rural, with low-density residential development and agricultural uses. These areas are not intended to receive urban type capital improvements.

Sorry for the confusion.

**Brent Cunningham**  
**Senior Planner**  
**Lee County DCD**  
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## Cunningham, Brent

---

**From:** Trebatoski, Kim  
**Sent:** Wednesday, April 18, 2007 10:32 AM  
**To:** Cunningham, Brent  
**Subject:** RE: CPA2006-06 Kreinbrink Comprehensive Plan Map Amendment

Thanks Brent. I'll do what I can. I have to have a draft M&P report to Mary by Friday too.

Kim Trebatoski  
Principal Environmental Planner  
Lee County Division of Environmental Sciences  
(239)479-8183  
[trebatkm@leegov.com](mailto:trebatkm@leegov.com)  
Fax: (239)479-8144  
<http://www.lee-county.com>

---

**From:** Cunningham, Brent  
**Sent:** Wednesday, April 18, 2007 10:31 AM  
**To:** Trebatoski, Kim  
**Subject:** RE: CPA2006-06 Kreinbrink Comprehensive Plan Map Amendment

Thanks Kim. I am sure Wayne did not check it. I am really concern with the North River Village Comp Plan and Text Amendment. Oak and Trout Creek flows through the subject property with wetlands and a portion of the property is a primary Eagle zone (20-43-26-00-00001.0000). I know you are busy in ES so take your time. The comments for North River Village are due next Monday. If no ES comments are provided at that time I will just state that comments will be forward to the applicant later. Talk to you later.

**Brent Cunningham**  
**Senior Planner**  
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**From:** Trebatoski, Kim  
**Sent:** Wednesday, April 18, 2007 10:03 AM  
**To:** Cunningham, Brent  
**Cc:** Noble, Matthew A.  
**Subject:** RE: CPA2006-06 Kreinbrink Comprehensive Plan Map Amendment

Brent – Please be sure to check potential State jurisdictional wetlands acreage, as this will alter the allowable density as well. Unfortunately, I haven't had any time to review the Comp Plan amendments yet.

Kim Trebatoski  
Principal Environmental Planner  
Lee County Division of Environmental Sciences  
(239)479-8183  
[trebatkm@leegov.com](mailto:trebatkm@leegov.com)  
Fax: (239)479-8144  
<http://www.lee-county.com>

---

**From:** Cunningham, Brent

**Sent:** Wednesday, April 18, 2007 9:21 AM

**To:** wberqisit@sheriffll.org; jnygaard@sheriffll.org; B1Bayshorefire@aol.com; Wilson, John; Hansen, Hans C.; Cranford, Richard M.; Ottolini, Roland E.; Trebatoski, Kim; Horsting, Michael S.; Loveland, David M.; Wu, Lili ; Yarbrough, John H.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.; Lavender, James H.; Velez, Sergio I.; Houck, Pamela E.; Eckenrode, Peter J.; Pavese, Michael P.; Daltrey, Wayne E.; Zettel, Mary S.; Roberts, Rickey G.; Collins, Donna Marie ; Susanmte@leeschools.net; wborner@flylcpa.com

**Cc:** Noble, Matthew A.

**Subject:** CPA2006-06 Kreinbrink Comprehensive Plan Map Amendment

**Correction-Under the existing Rural Land Use designation, the applicant is allowed 40 dwelling units (Rural = 1 du/per acre) with 40 acres.**

**The information below was copied from Wayne Gaither's old files. In addition, there are other discrepancies from Wayne's old files (i.e. North River Village CPA2006-00012). Please ignore this incorrect information. Below is a sample of Wayne's discrepancy.**

Planning staff request your agencies help in reviewing the above reference Lee Plan Amendment request. The proposed map amendment would change the Land Use designation from Rural to Suburban. **The site includes 40 ± acres** and is located at 12100 N. Road, Alva, 33920.

The existing **Rural Land Use** designation allows a density range of one (1) dwelling unit per acre (1 du/acre). Under the existing land use designation, it is estimated that **95 dwelling units** could be generated on this site. The Rural Land Use designation is anticipated to remain predominately rural, with low-density residential development and agricultural uses. These areas are not intended to receive urban type capital improvements.

Sorry for the confusion.

**Brent Cunningham**  
**Senior Planner**  
**Lee County DCD**  
**Division of Planning**  
**phone: 239-479-8567**  
**fax : 239-479-8319**  
[bcunningham@leegov.com](mailto:bcunningham@leegov.com)  
[www.lee-county.com](http://www.lee-county.com)

**Cunningham, Brent**

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**From:** Cunningham, Brent  
**Sent:** Wednesday, April 18, 2007 10:31 AM  
**To:** Trebatoski, Kim  
**Subject:** RE: CPA2006-06 Kreinbrink Comprehensive Plan Map Amendment

Thanks Kim. I am sure Wayne did not check it. I am really concern with the North River Village Comp Plan and Text Amendment. Oak and Trout Creek flows through the subject property with wetlands and a portion of the property is a primary Eagle zone (20-43-26-00-00001.0000). I know you are busy in ES so take your time. The comments for North River Village are due next Monday. If no ES comments are provided at that time I will just state that comments will be forward to the applicant later. Talk to you later.

**Brent Cunningham**  
**Senior Planner**  
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**From:** Trebatoski, Kim  
**Sent:** Wednesday, April 18, 2007 10:03 AM  
**To:** Cunningham, Brent  
**Cc:** Noble, Matthew A.  
**Subject:** RE: CPA2006-06 Kreinbrink Comprehensive Plan Map Amendment

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**Cc:** Noble, Matthew A.  
**Subject:** CPA2006-06 Kreinbrink Comprehensive Plan Map Amendment

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**Cunningham, Brent**

---

**From:** Daltry, Wayne E.  
**Sent:** Tuesday, April 24, 2007 10:23 AM  
**To:** Cunningham, Brent  
**Subject:** RE: CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

Hello Brent

I repeat the comment for population need and distribution, sector planning, and coordination with community plans, just made for North River Village.

I note that 40 acres is the common size of the "walkable village," a quarter mile walk. To the extent that any property of such size or larger becomes converted from Rural to any higher intensity, we need to be promoting compactness and balance, so that any such redesignation maximizes trip length reduction, and self sufficiency, while maintaining natural resource sustainability.

Wayne Daltry, FAICP  
 Director, Smart Growth  
 239-335-2840  
 fx -335-2262

---

**From:** Cunningham, Brent  
**Sent:** Monday, April 16, 2007 10:19 AM  
**To:** b1bayshorefire@aolc.om; Wilson, John; Hansen, Hans C.; Cranford, Richard M.; Ottolini, Roland E.; Trebatoski, Kim; Horsting, Michael S.; Loveland, David M.; Wu, Lili ; Yarbrough, John H.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.; Lavender, James H.; Velez, Sergio I.; Houck, Pamela E.; Eckenrode, Peter J.; Pavese, Michael P.; Daltry, Wayne E.; Zettel, Mary S.; Roberts, Rickey G.; Collins, Donna Marie ; wberquist@sheriffleefl.org; jnygarrrd@sheriffleefl.org; Susanmte@leeschools.net; wborner@flylcpa.com  
**Cc:** Noble, Matthew A.  
**Subject:** CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

**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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*Donna Marie Collins, County Attorney's Office  
Susan Teston, Lee County School Board  
William Horner, Airport Authority  
Chief Jorgensen, Bayshore Fire District*

April 16, 2007

Public Service/Review Agencies

RE: CPA2006-00006-Kreinbrink (Map Amendment)  
STRAP: 18-43-26-00-00001.0040

Planning staff request your agencies help in reviewing the above reference Lee Plan Amendment request. The proposed map amendment would change the Land Use designation from Rural to Suburban. The site includes 40 ± acres and is located at 12100 N. Road, Alva, 33920.

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This is the **second sufficiency** review for this Comprehensive Plan Amendment request. Planning staff requests that your agency help determine the sufficiency of the proposed plan amendment application for review. If you can identify any deficiencies in the information provided, need clarification on the subject matter, or if you find the application sufficient for review, please provide these comments to us by April 30, 2007. A letter is being drafted to submit any additional data requests to the applicant and your input concerning the potential impacts to your agency is important.

A link to the application is below. If you have problems opening the attachment or if you have any questions, please contact:

Matt Noble  
479-8548  
[noblema@leegov.com](mailto:noblema@leegov.com)

<http://www.lee-county.com/dcd/PlanAmendments/PA2006-2007/CPA200606A1.pdf>

**Brent Cunningham  
Senior Planner  
Lee County DCD**

4/24/2007

**Cunningham, Brent**

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**From:** Daltry, Wayne E.  
**Sent:** Tuesday, April 24, 2007 10:52 AM  
**To:** Cunningham, Brent  
**Subject:** RE: CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

Well, if it doesn't meet forecast needs as regard to timing and location, more analysis is discretionary, based on available time. A wonderful project in the wrong location and time, is in the wrong location, and at the wrong time.

I usually don't have problems with overall densities being low, as long as net densities are high and mixed with likely destinations. 7500 persons used to be a darn decent sized town. On 160 acres, which still needs "trolleys" since that is a half mile across, bit much for August in the rain.

For resource management, the more impervious surface over 10% (and that tied to siting) requires managed stormwater flow and quality, as well as structural storage. Locating close to the river, requires more effort than locating closer to 78.

Wayne Daltry, FAICP  
Director, Smart Growth  
239-335-2840  
fx -335-2262

---

**From:** Cunningham, Brent  
**Sent:** Tuesday, April 24, 2007 10:42 AM  
**To:** Daltry, Wayne E.  
**Subject:** RE: CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

Thanks Wayne. I agree that we should be promoting compact development. I think that North River Village LLC concept is a great idea but is not needed at this time. North River Village stated that the area does not fit the rural character described in Policy 1.4.1 of the Lee Plan due to the proposed Babcock Ranch and the existing Lee County Civic Center. That is not a good justification if you ask me. They go on to say that Fort Myers Shores to the south is built out. I would have to disagree with that statement too. In addition, the applicant has not provided any type of density allocation (du/per acre) for the proposed plan and text amendment. How is staff supposed to adequately review such a proposal without this element? However the applicant does state that the total development program for the North River Village will contain a maximum of 3,000 dwelling units, including condo hotel units and 150,000 square feet of commercial floor area. I think the applicant should state how many units per acre should be allocated. Three thousand dwelling units for 1,263  $\pm$  acres is less than 3 du/per acre if my math is correct. How is this smart growth?

**Brent Cunningham**  
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[www.lee-county.com](http://www.lee-county.com)

---

**From:** Daltry, Wayne E.  
**Sent:** Tuesday, April 24, 2007 10:23 AM  
**To:** Cunningham, Brent  
**Subject:** RE: CPA2006-00006 Kreinbrink Comprehensive Plan Amendment



Hello Brent

I repeat the comment for population need and distribution, sector planning, and coordination with community plans, just made for North River Village.

I note that 40 acres is the common size of the "walkable village," a quarter mile walk. To the extent that any property of such size or larger becomes converted from Rural to any higher intensity, we need to be promoting compactness and balance, so that any such redesignation maximizes trip length reduction, and self sufficiency, while maintaining natural resource sustainability.

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**From:** Cunningham, Brent

**Sent:** Monday, April 16, 2007 10:19 AM

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**Cc:** Noble, Matthew A.

**Subject:** CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

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Donna Marie Collins, County Attorney's Office  
Susan Teston, Lee County School Board  
William Horner, Airport Authority  
Chief Jorgensen, Bayshore Fire District*

April 16, 2007

Public Service/Review Agencies

**Cunningham, Brent**

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**From:** Pavese, Michael P.  
**Sent:** Wednesday, June 06, 2007 11:46 AM  
**To:** Cunningham, Brent  
**Cc:** Noble, Matthew A.  
**Subject:** RE: Insufficiency Memo for CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

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:** Cunningham, Brent

**Sent:** Friday, June 01, 2007 1:47 PM

**To:** Pavese, Michael P.; Trebatoski, Kim

**Cc:** Noble, Matthew A.

**Subject:** Insufficiency Memo for CPA2006-00006 Kreinbrink Comprehensive Plan Amendment

**Distribution List:**

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Chief Jorgensen, Bayshore Fire District*

June 1, 2007

Public Service/Review Agencies

RE: CPA2006-00006-Kreinbrink (Map Amendment)

STRAP: 18-43-26-00-00001.0040

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Amendment request. The proposed map amendment would change the Land Use designation from Rural to Suburban. The site includes 40 ± acres and is located at 12100 N. Road, Alva, 33920.

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**Noble, Matthew A.**

---

**From:** Sheila Holland [sholland@M-DA.com]  
**Sent:** Friday, November 30, 2007 2:23 PM  
**To:** Noble, Matthew A.  
**Cc:** Jodi Joseph  
**Subject:** Kreinbrink Extension Request CPA2006-06  
**Attachments:** 06015 07-11-30 Extension Request.pdf

Good afternoon Mr. Noble.

We received correspondence from Brent Cunningham dated Nov 2, 2007 regarding this application. I am sending our response to you as I understand Mr. Cunningham is no longer with Lee County. I have mailed out the original to your attention today.

Please let me know if this extension request is acceptable.

Thank you

Sheila M. Holland

Planning Technician



Morris-Depew Associates, Inc.  
2914 Cleveland Ave.  
Fort Myers, FL 33901

(239) 337-3993 – Phone  
(239) 337-3994 – Fax  
(866) 337-7341 – Toll Free