

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

RECEIVED
OCT 16 2009
COMMUNITY DEVELOPMENT



**Comprehensive Plan
Amendment Application**



LEE COUNTY
SOUTHWEST FLORIDA

RECEIVED
OCT 16 2009
COMMUNITY DEVELOPMENT

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8319

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D _____ REC'D BY: _____

APPLICATION FEE _____ TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐ Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

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

Request No: _____

APPLICANT PLEASE NOTE:

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

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

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.

October 15, 2009

DATE _____ SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE _____

I. APPLICANT/AGENT/OWNER INFORMATION

CARLTON LAND HOLDINGS, LLC

APPLICANT

P.O. BOX 2491

ADDRESS

BONITA SPRINGS

FLORIDA

33413

CITY

STATE

ZIP

(239) 947.2111

(239) 947-4941

TELEPHONE NUMBER

FAX NUMBER

Fred Drovdlc, AICP – Vice President, Quattrone & Associates, Inc.

AGENT*

4301 Veronica Shoemaker Boulevard

ADDRESS

Fort Myers

Florida

33916

CITY

STATE

ZIP

(239) 936.5222

fred@qainc.net

(239) 936.7226

TELEPHONE NUMBER

EMAIL

FAX NUMBER

CARLTON LAND HOLDINGS, LLC

OWNER(s) OF RECORD

8841 WEST TERRY ST

ADDRESS

BONITA SPRINGS

FLORIDA

33135

CITY

STATE

ZIP

(239) 947.2111

(239) 947-4941

TELEPHONE NUMBER

FAX NUMBER

BUCKINGHAM CMC LLC and GRAND ISLE 407 LLC

OWNER(s) OF RECORD

28351 S. TAMIAMI TRAIL

ADDRESS

BONITA SPRINGS

FLORIDA

33134

CITY

STATE

ZIP

(239) 947.2111

(239) 947-4941

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)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Text Amendment | <input checked="" type="checkbox"/> Future Land Use Map Series Amendment
(Maps 1 thru 22)
List Number(s) of Map(s) to be amended
Maps 1 and 16 |
|--|--|
-

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

B. SUMMARY OF REQUEST (Brief explanation):

1. **Amend the Future Land Use designation (Map 1):** for a 95.60 acre parcel of land located in the West ½ of Section 19, Township 44 South, Range 26 East, Lee County, Florida, lying South and East of Buckingham Park Road according to the plat thereof, as recorded in Plat Book 9, Page 98, Public Records of Lee County, Florida from Rural to Urban Community.
2. **Change the Planning Community Boundary (Map 16):** redefining the boundary between Lehigh Acres and the Buckingham Community by moving the subject property out of Buckingham and into the Lehigh Acres Planning Community.
3. **Prepare a text amendment to adjust Table 1 (b):** to make changes to the commercial and industrial regulated land totals to the Lehigh Acres Planning Community.
4. **Rezone from AG-2 to a combination of a Commercial Planned Development (CPD) and Industrial Planned Development (IPD).** The intent is to create a commercial office, retail and recreation center, and a light industrial park that is sensitive to and compatible with the Buckingham Community and the abutting single-family houses in Lehigh Acres.

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

A. Property Location: **Subject parcel is located on Buckingham Road approximately 1 mile east of Immokalee Road (SR 82) and is approximately 3 miles from exit 138 on I-75 via Immokalee Road to Buckingham Road.**

1. Site Address: 9711 Buckingham Road, Lehigh Acres, Florida 33971

2. STRAP(s): 19-44-26-00-00003.0000

B. Property Information

Total Acreage of Property: 95.60 Acres

Total Acreage included in Request: 95.60

Total Uplands: 95.60

Total Wetlands: 0.00 acres

Current Zoning: Agricultural (AG-2)

Current Future Land Use Designation: RURAL

Area of each Existing Future Land Use Category: 95.60 acres

Existing Land Use: Vacant Agricultural Land, former Lee County Land Fill

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: No

Airport Noise Zone 2 or 3: No

Acquisition Area: No

Joint Planning Agreement Area (adjoining other jurisdictional lands): No

Community Redevelopment Area: No

D. Proposed change for the subject property:

Move the subject property into the Lehigh Acres Planning Community (Map 16)
and amend the Future Land Use Map (1) designation to Urban Community to
allow a commercial office, retail and recreation area (i.e. bowling alley, arcade,
miniature golf, batting range, etc) and a light industrial park.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density:	<u>95 units/1 dwelling unit per acre</u>
Commercial intensity:	<u>0.0 sq. ft./not permitted in Rural FLUM</u>
Industrial intensity:	<u>0.0 sq. ft./not permitted in Rural FLUM</u>

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density:	<u>573 total residential units at up to 6 du/acre (maximum of 401 single-family units - 4.2 du/acre). However, former land fill status would restrict residential developments from occurring by both the market and environmentally.</u>
Commercial intensity:	<u>742,500 sq. ft. calculating 67.5 acres developable at an intensity of 11,000 square feet of building per acre.</u>
Industrial intensity:	<u>877,500 sq. ft. calculating 67.5 acres developable at an intensity of 13,000 square feet of building per acre.</u>

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.
See attached document – Exhibit A-1.

2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

See Attached Map - Exhibit A-2.

3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

See Attached Map - Exhibit A-3 and A-4.

The subject property is located within the Buckingham Planning Community with a Future Land Use designation of Rural and is zoned AG-2. The subject property is currently vacant and is being used for cattle grazing. The site was used back in the early to mid 1970' as a county land fill and has remained vacant since ceasing the land fill operation in approximately 1976. Although the property is located with the Buckingham Planning Community and has a FLUM designation of Rural, the prior use of the land renders the land unusable for residential use making it more consistent with a commercial or industrial type use. Given the type of uses to the west and south and the separation between the subject parcel and the residential lots to the east, it is unlikely the proposed land use change would adversely affect the adjacent parcels or the character of the Buckingham area.

The property to the east is part of the Lehigh Acres Planning Community with a Future Land Use designation of Urban Community and is zoned RS-1. Of the 35 residential lots adjacent to the subject parcel's east property line, less than half the residential lots are improved. The residential lots are separated from the subject parcel by a 120' wide East Canal Water Control District canal right-of-way and by a 100' wide FP&L easement located along the easterly 100' of the subject parcel.

The property to the south is within the City of Fort Myers city limits with a Future Land Use designation of Rural and is zoned MU, which allows wide range of uses. The City is in permit review with DEP for a 12-24 million GPD wastewater treatment plant slated to be operational in 2009.

Directly west of the site is the County owned Buckingham Park which consists of multiple football and baseball fields, a community playground, hiking trails, and recreational facilities for dogs. West of the park is the county incinerator. Both parcels have a Future Land Use designation of Public Facilities. The park is zoned CF-2 and the incinerator is zoned IPD. South west is a dense multi-family residential development within the City named Olympiad.

There are three parcels located directly north of the site and they are part of the Rural Community Preserve Planning Community with a Future Land Use designation of Rural and are zoned AG-2. Two of the three parcels have improvements on them.

4. 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.
See Attached Map - Exhibit A-3 and A-4.

Subject parcel is zoned AG-2

East of subject parcel is zoned RS-1

North of subject parcel is zoned AG-2

West of subject parcel is zoned CF-2

South of subject parcel is zoned MU & REC (City of Fort Myers)

5. Map and describe existing zoning of the subject property and surrounding properties.
West ½ of Section 19, Township 44 South, Range 26 East, Lee County, Florida, lying South and East of Buckingham Park Road according to the plat thereof, as recorded in Plat Book 9, Page 98, Public Records of Lee County, Florida.

6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

See Attached.

7. A copy of the deed(s) for the property subject to the requested change.
See Attached Warranty Deed.
8. An aerial map showing the subject property and surrounding properties.
See Attached Map – Exhibit A-7.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.
Applicant is the owner.

B. Public Facilities Impacts

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

1. Traffic Circulation Analysis

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

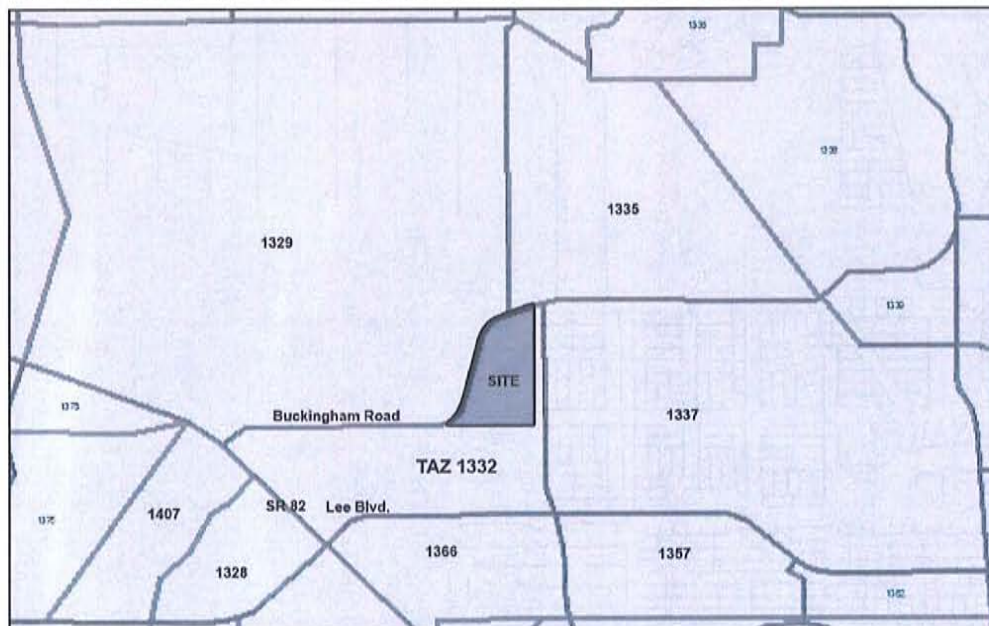
Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;

See Attached Document – Exhibit B-1a.

The subject parcel is located in TAZ 1332 encompassing the area from SR 82 east to Alvin Avenue and from Buckingham Road south to Lee Boulevard as shown below. It is anticipated that the socio-economic data will need to be updated due to the intensity of this project. The updating will be done per Lee DOT running the FSUTMS model on the 2020 or 2030 Financially Feasible Plan network.

See graphic below taken from the LDOT TAZ map.



- 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.);

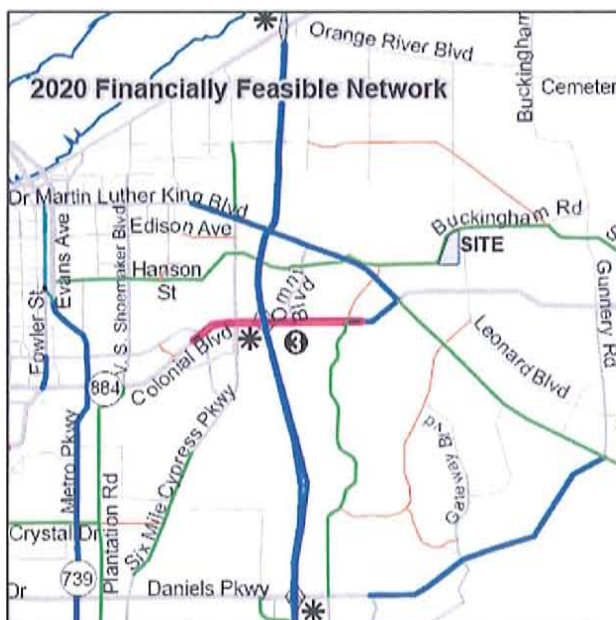
It is likely given the density and intensity possibilities for this parcel that the data will need to be updated. A change to Urban Community FLUM on 95.6 acres makes provisions for:

- Up to 573 total residential units at up to 6 du/acre (maximum of 401 single-family units - 4.2 du/acre). However, former land fill status would restrict residential developments from occurring by both the market and environmentally. The single-family calculation is based on our experience with the Land Development Code. Due to the open space, minimum lot size requirements, lot coverage maximums, buffer requirements, water management regulations, access roads the maximum density a single-family development can realistically achieve through the planned development process is slightly greater than 4 units per acre; or
- Up to 742,500 square feet of commercial office, retail and recreational uses; or
- Up to 877,500 square feet of light industrial development.

In a meeting with Lee DOT and planning we were advised to provide development parameters for this analysis to the conducted by Lee DOT.

- 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;

We anticipate that the modifications are going to be minor given the TAZ includes intense development areas near SR 82 and Lee Boulevard. Additionally, the 2020 Financially Feasible Network



includes four-laning Buckingham Road from the project west to SR 82 and from the project east/north to SR 80. Within the three-mile radius Colonial Boulevard is to be extended to six lanes from SR 82 to I-75 and SR 82 is to be widened to 6-lanes from Lee Boulevard/Colonial east to Daniels Parkway. Given the road expansions the overall traffic impact from the full development potential of this project the road network for 2020 and the newly proposed 2030 FFN should be able to be absorbed the impact adequately.

In a meeting with Lee DOT and planning we were advised that Lee DOT would run the FSUTMS and determine if, given our development parameters whether an improvement to the road network would be necessary.

- 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 improvements to the road network beyond the 2020 FFN will be required; however, it is our understanding that the applicant would have an opportunity to financially contribute to the improvements necessary for the road network to absorb the traffic impacts created by the development if it were determined that the project made the network fail.

- 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;

Understood.

- 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.

See Attached Master Concept Plan.

Short Range – 5-year CIP horizon:

- b. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediate development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);

It is anticipated that the subject parcel will have an immediate development plan prepared upon approval of the Future Land Use Amendment. The major roads within a 3-mile radius are as follows:

<i>Road Name</i>	<i>Laneage</i>	<i>Funct Class</i>	<i>LOS Crnt</i>	<i>LOS Stnd</i>
<i>Buckingham Road</i>	<i>2 Lane</i>	<i>Art</i>	<i>C</i>	<i>E</i>
<i>SR 82 W. of Buckingham</i>	<i>2 Lane</i>	<i>Art</i>	<i>D</i>	<i>E</i>
<i>SR 82 E. of Buckingham</i>	<i>2 Lane</i>	<i>Art</i>	<i>D</i>	<i>E</i>
<i>Interstate 75 N. of SR82</i>	<i>4 Lane</i>	<i>Art</i>	<i>E</i>	<i>C</i>
<i>Interstate 75 S. of SR82</i>	<i>4 Lane</i>	<i>Art</i>	<i>E</i>	<i>C</i>
<i>Alvin Avenue</i>	<i>2 Lane</i>	<i>Col</i>	<i>na</i>	<i>na</i>
<i>Lee Boulevard</i>	<i>6 Lane</i>	<i>Art</i>	<i>B</i>	<i>E</i>
<i>Colonial Boulevard</i>	<i>4 Lane</i>	<i>Art</i>	<i>B</i>	<i>E</i>

Westgate Boulevard	4 Lane	Col	B	E
Gunnery Road	2 Lane	Art	B	D

- c. 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;

Colonial Boulevard from SR 82 west to I-75 is programmed to be six-laned. Project Number 4054 on the Lee County FY 05/06 to FY 09/10 (includes design for Six Mile Parkway to I-75 for City of Fort Myers).

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

In a meeting with Lee DOT and planning we were advised that Lee DOT would run the FSUTMS and determine the resulting number of trips, distribution and impact on LOS for impacted roadways projected to 2020.

- e. 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;

In a meeting with Lee DOT and planning we were advised that Lee DOT would run the FSUTMS and determine the resulting number of trips, distribution and impact on LOS for the 3-mile radius of roadways.

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

In a meeting with Lee DOT and planning we were advised that Lee DOT would run the FSUTMS and determine the improvements necessary, if any, to accommodate the project on the road network within a 3-mile radius. We do not anticipate improvements will need to be made beyond those deemed financially feasible in the 2020 FFN map.

2. Provide an existing and future conditions analysis for:
 - a. Sanitary Sewer
 - b. Potable Water

The site is located within the Florida Governmental Utility Agency

franchise service area. We understand FGUA does not have capacity to serve the project. Currently the subject parcel is NOT located within the future water or sewer franchise areas as depicted on Lee Plan Maps 6 and 7.

Our intention is to connect to the City of Fort Myers Utilities for water and wastewater treatment. The City has an existing 6" Force Main and an existing 12" Water Main located adjacent to the site. A letter of response is attached from the City. In summary the City WILL grant connection to water and has adequate capacity. The City is also willing to commit to sewer connection in 2009. The City is in the process of DEP permitting to build and construct a wastewater treatment plant on the parcel abutting the southern border of the subject property. The 2009 commitment should not affect the status of this project. Development of this project will not be able to take place earlier than 2009. This application for a Comprehensive Plan Amendment (CPA) is vital to site development since we view a former landfill as undesirable land for 1-acre lot single-family housing and not the highest and best use of a large tract of land abutting Lehigh Acres. The CPA decision will not be rendered until mid 2007. At that time, if approved, the applicant will need to rezone the property from AG-2 to an IPD, CPD or a combination. That process will take until mid 2008 at best. At that time, if rezoning is approved, a development order must be submitted and approved taking until early to mid 2009. At that time, if the City is unable to provide a connection the applicant is willing to commit to an onsite package plant with an agreement to connect to wastewater utilities at the time of availability and cease onsite treatment.

The Lee County Incinerator, located directly west of the site, is serviced by the City of Fort Myers Utilities although that property is also in the unincorporated portion of Lee County. The Olympiad residential development 500 feet to the southwest is connected to the City utilities and within the City of Fort Myers limits.

We anticipate that the plan amendment will intensify the development potential of the property substantially. Currently the FLUM is Rural which allows the following development density/intensity:

Residential Units/Density:	95 units/1 dwelling unit per acre
Commercial intensity:	0.0 sq. ft./not permitted in Rural FLUM
Industrial intensity:	0.0 sq. ft./not permitted in Rural FLUM

The maximum allowable development under proposed FLUM based on the proposed site plan enclosed and/or maximum development potential:

Residential Units/Density: 573 multi-family residential units; or
401 single-family units.
• AN INCREASE OF 478 UNITS

or

Commercial intensity: 742,500 sq. ft.
• AN INCREASE OF 742,500 sq. ft.

or

Industrial intensity: 877,500 sq. ft.
• AN INCREASE OF 877,500 sq. ft.

Based on these calculations the total expected water and wastewater treatment volumes will be approximately 90,555 GPD.

c. Surface Water/Drainage Basins

The subject parcel is located in the Orange River Drainage Basin and is located directly adjacent to an existing East County Water Control District canal that runs parallel to Alvin Avenue. The ECWCD can not make a commitment at this time to permit the site into the district. The District is mitigating potential flood issues with Orange River while pending development from Lehigh Villages is inside the district and requesting access. Until the Board rectifies these issues they can not make new commitments to outside parcels.

As a result, the project intends to maintain historical drainage patterns of the Orange River Drainage Basin. The project site is located in the Orange River Drainage Basin which has an allowable peak discharge of 35 CSM which equates to approximately 5.2 CFS for our 95 acre site. Onsite detention areas in the form of either lakes and/or dry detention areas will be constructed to provide water quality treatment and attenuate the additional runoff associated with the developed site to comply with the peak allowable discharge rates. Historical drainage patterns for this site are from South to North towards the Orange River. Therefore it is anticipated that an outfall structure will be placed on the north side of the project discharging into the South Buckingham Road swale. At time of project design, additional analysis will be made of the conveyance system from the project site to the Orange River to verify capacity. The onsite water management system will be designed accordingly and if necessary enlarged to further reduce offsite discharge rates.

d. Parks, Recreation, and Open Space.

The subject parcel is located directly across from Buckingham Park.

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;

<i>Road Name</i>	<i>Laneage</i>	<i>Funct Class</i>	<i>LOS Crnt</i>	<i>LOS Stnd</i>
<i>Buckingham Road</i>	<i>2 Lane</i>	<i>Art</i>	<i>C</i>	<i>E</i>
<i>SR 82 W. of Buckingham</i>	<i>2 Lane</i>	<i>Art</i>	<i>D</i>	<i>E</i>
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<i>Alvin Avenue</i>	<i>2 Lane</i>	<i>Col</i>	<i>na</i>	<i>na</i>
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<i>Westgate Boulevard</i>	<i>4 Lane</i>	<i>Col</i>	<i>B</i>	<i>E</i>
<i>Gunnery Road</i>	<i>2 Lane</i>	<i>Art</i>	<i>B</i>	<i>D</i>

- Projected 2020 LOS under existing designation;

In a meeting with Lee DOT and planning we were advised that Lee DOT would run the FSUTMS and determine the resulting number of trips, distribution and impact on LOS for the 3-mile radius of roadways for 2020.

- Projected 2020 LOS under proposed designation;

In a meeting with Lee DOT and planning we were advised that Lee DOT would run the FSUTMS and determine the resulting number of trips, distribution and impact on LOS for the 3-mile radius of roadways for 2020.

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

Colonial Boulevard from SR 82 west to I-75 is being six-laned. Project Number 4054 on the Lee County FY 05/06 to FY 09/10 (includes design for Six Mile Parkway to I-75 for City of Fort Myers). The improvements in the 2020 FFN should prove more than adequate for the proposed land use change.

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

We do not anticipate the need for parks or recreation to increase in the area do to the proposed possible development. Given the history f the parcel as a landfill the applicant does not intent to propose residential development. The project does propose to have

commercial recreational activities such as bowling, go-carts, miniature golf.

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.

Letters from the above listed agencies are attached or correspondence included.

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 – Exhibit C-1 and C-2.
2. A map and description of the soils found on the property (identify the source of the information).
See Attached Map – Exhibit C-1 and C-2.
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
See Attached Map – Exhibit C-3.
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
See Attached Map – Exhibit C-3.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
See Attached Map – Exhibit C-4.
The site does not have any wetlands, rare & unique uplands and is not within an aquifers recharge area. As previously indicated the site was once a county land fill and as such has been previously disturbed.

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

See Attached Map – Exhibit C-5.

Due to the sites previous disturbed status there are not any protected or listed species located on the property.

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.

Due to the sites previous disturbed status there are not any historical resources located on the property.

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

See Attached Exhibit D-1.

Due to the sites previous disturbed status there are not any archeological resources located on the property. The subject parcel is NOT located in one of the two sensitivity areas.

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.

See Attached Exhibit E, Section 1.

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.

See Attached Exhibit E, Section 2.

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

See Attached Exhibit E, Section 3.

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

See Attached Exhibit E, Section 4.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)

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

The subject parcel is located on a 2-lane arterial road (Buckingham Road) with direct access to SR 82 and I-75.

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

With the growth rates of Lehigh Acres and new residential developments being constructed within the adjacent City of Fort Myers there is a growing need for light industrial and commercial uses to serve these areas. The closest industrial park to the subject site is the Westgate Airpark Center which is located south of the subject parcel on the south side of Lee Boulevard. This industrial park has seen tremendous development activity within the last five years and is close to build out.

- c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

The proposed land use amendment will further the goal of policy 7.1.4. by providing light industrial related manufacturing uses that will serve primarily the Lehigh Acres area. The goal is to also assist the Lehigh Acres community in attaining commercial and industrial employment centers in response to Ord 06-04 and other stated BoCC goals concerning employment centers in Lehigh Acres.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

- a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

The adjacent properties are heavily developed with the incinerator and park to the north and west, a high density multi-family development to the southwest and Lehigh Acres platted single-family housing to the east. To the south is more former landfill which has yet to develop but is zoned Mixed Use (MU) which is to be developed into a wastewater treatment plant by the City for 2009.

Although the subject parcel is located in the Rural Land use category in the Buckingham Planning Community the proposed land use amendment to Urban Community FLUC is appropriate in that the parcel is located on the western fringe of the Rural Land use category and is directly adjacent to Urban Community land use on the east side. The project intends to develop as a mix of commercial, recreation and light industrial. There is industrial zoned property (Lee County Incinerator) located directly north/west of the subject parcel. A wastewater treatment plant is slated for the southern property abutting the parcel. To the west is a dense residential development and Buckingham Road is to be widened to a 4 lane by 2020. The property is able to connect to City water now and will be able to connect to City sewer in 2009, well before the Comp Plan Amendment, Rezoning and Development Order is in place. An Urban Community FLUC is appropriate for the subject parcel given the fact that it was formerly a land fill and would not be best suited for even low density residential.

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

The lands are not in critical areas. The parcels status as a former land fill removes it from consideration.

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

The lands are not in critical areas. The parcels status as a former land fill removes it from consideration.

- 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.

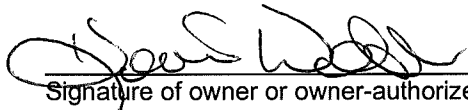
See Attached Exhibit E (Introduction to the Project).

Item 1: Fee Schedule

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

AFFIDAVIT

I, Kevin M. Webb, certify that I am the owner or authorized representative of the property described herein as 9711 Buckingham Road, Lehigh Acres, FL 33971, STRAP# 19-44-26-00-00003.0000, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.



Signature of owner or owner-authorized agent

October 14, 2009
Date

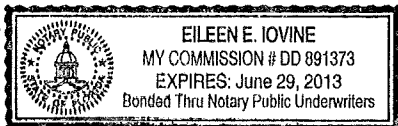
Kevin M. Webb, Manager of Carlton Land Trust, LLC


Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 14th day of October 20 09, by Kevin M. Webb, who is personally known to me or who has produced _____ as identification.

(SEAL)




Signature of notary public

EILEEN E. IOVINE
Printed name of notary public

AFFIDAVIT

I, Patrick Ciniello, certify that I am the owner or authorized representative of the property described herein as 9711 Buckingham Road, Lehigh Acres, FL 33971, STRAP# 19-44-26-00-00003.0000 and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

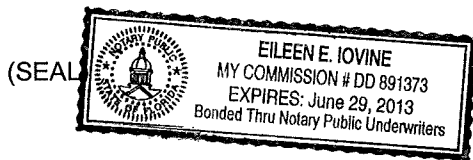
[Signature]
Signature of owner or owner-authorized agent

October 14, 2009
Date

Patrick Ciniello, Authorized Representative of Grand Isle 407, LLC and Buckingham CMC, LLC
Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 14th day of October 20 09, by Patrick Ciniello, who is personally known to me or who has produced _____ as identification.



Eileen E. Iovine
Signature of notary public

EILEEN E. IOVINE
Printed name of notary public

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

**Exhibit E1-4: Project Narrative/Internal
Consistency with Lee Plan**



EXHIBIT E 1-4
INTERNAL CONSISTENCY WITH THE LEE PLAN

WEBB BUCKINGHAM CPA (a.k.a. CARTLON PROPERTY)
Future Land Use Map and Text Amendment
STRAP#: 19-44-26-00-00003.0000
9711 Buckingham Road, Lehigh Acres, Florida 33971

INTRODUCTION

The property is located in the Buckingham Planning Community on the south side of Buckingham Road adjacent to the Buckingham Park, just east of the Lee County Incinerator, north of the City of Fort Myers future wastewater treatment plant site currently under DEP review, and west of an FPL easement, canal and Lehigh Acre single-family housing. The property occupies 95.6 acres and in the 1970's was the Lee County land fill. The property is currently in the Rural land use category. The status as a former landfill makes residential housing undesirable, but commercial or light industrial uses appropriate. We contend that the parcel is more accurately represented in the Lehigh Acres community and a land use change to Urban Community is a public benefit.

REQUEST

The application is requesting a change to the Future Land Use Map (Lee Plan Map 1) by moving the property from Rural to the Urban Community FLUC. Also requested is moving the property from the Buckingham Planning Community to the Lehigh Acres Planning Community by revising Lee Plan Map 16. Development plans are for a mixed use commercial and industrial park including retail and office commercial, commercial recreation and light industrial park ranging from mini-storage to indoor manufacturing to warehousing. The intent is to create a shopping and employment center to benefit the Lehigh Acres shortfall in these areas.

THE INTENT

A zoning change to an industrial and commercial planned development allow business park, industrial park employment centers with uses such as:

- self storage,
- commercial recreational uses (bowling, family fun center),
- retail commercial within the areas determined by the commercial site location standards and development parameters to be determined in the planned development process,
- professional / general / and medical offices, and
- limited light industrial uses.
- NO RESIDENTIAL!

WHY A LAND USE CHANGE?

Currently the Rural FLUC limits the site to very minor commercial of very limited size and uses and 1 housing unit per acre. Since the land is a former landfill, residential housing would be, at best, difficult to sell and placing families over a landfill would be irresponsible, bad planning, which in my capacity as a certified planner I can not recommend. Moreover,



any areas abutting Lehigh Acres do not need more opportunities for rooftops, particularly single-family housing, a point that I feel all can agree.

By requesting the Urban Community FLUC and agreeing to limit the property to commercial and light industrial uses only, we can look towards meeting the needs of a growing Lehigh Acres community desperately in need of lands dedicated to uses other than residential housing.

SMART GROWTH

Van Buskirk, Ryffel, and Associates, Inc.

"Population Model to Forecast Population Growth of Lehigh Acres Over Time to Build-out"

The original planning of Lehigh Acres as a pre-platted community left a lack of designated support land uses. Lands for commercial and industrial uses (and other uses) were not provided in sufficient amounts to meet the needs of future populations. The result: residents of Lehigh Acres, for the most part, will need to travel outside their community for goods, services and employment opportunities. This increase in vehicle trips and trip lengths puts added loading on the county's transportation network that results in added cost of road improvements and traffic congestion and is an added burden on county finances.

The lack of needed support land uses such as commercial, industrial, parks, and schools are long-term inhibitors to Lehigh Acres from being what is generally considered a sound, well-balanced, quality community.

So what is the deficiency . . .

Allocated Land Uses vs. Needed Land Uses for Lehigh Acres

<u>Land Use</u>	<u>Allocated</u>	<u>Need</u>	<u>Deficient</u>
Commercial	1,599	2,895	(1,296)
Industrial	370	690	(320)
Parks	7	2,629	(2,622)
Schools	251	975	(724)

In summary, the lack of designated land uses in Lehigh Acres results in a deficiency of sufficient lands designated for economic viability such as commercial lands for retail trade, services and industrial development. This disproportionment of necessary designated land uses, results in lower values of developed land, resident's quality of life and higher cost of services.

An industrial and commercial employment center at this location supports fundamental smart growth principals, whose goal is a balanced community, and looks FORWARD to the inevitable growth of east Lee County's replatted destiny.

WHY PLANNING COMMUNITY CHANGE?

To this point there has been almost no mention of the Buckingham Planning Community. Of course, I am not ignoring the significance of the parcel to the Buckingham residents, but rather have been speaking to the importance of this parcel to the needs of the Lehigh Acres



Community. The Buckingham residents care deeply about the character of the land within their community. The portion of the proposal removing the land from the PC ignites fears that their planning boundaries can be eroded in a piecemeal manner. I would argue that releasing the property from the PC actually enhances the hard physical boundary of Buckingham Road as the southern and eastern extents – a line to not be crossed, if you please.

Our logic to remove the parcel from the PC runs in this manner:

1. Support from planning staff. The Lee Plan vision statement seems to place the parcel in Lehigh Acres.
2. Physical boundaries of the Buckingham PC remain steadfast to Buckingham Road, except for this parcel which follows the CRA line established in the 1970's;
3. The property is outside of the Rural Preserve;
4. The surrounding properties do not encompass the values or development potential of the Buckingham Community. The property character is much more like Lehigh than Buckingham; and

We agree with staff recommendations that the property makes more planning sense to be considered part of the Lehigh Planning Community.

Nevertheless, planning on paper can represent a vacuum. After meeting with the Buckingham residents in October and again December 6, my understanding of their primary concern is the removal of the property from the PC and the precedence that could set. Wishing to remain flexible, we listened. The residents have proposed to keep the property in the Buckingham Planning Community, while understanding the development potential of the property. I believe they understand that residential development is not a good use for the property. I believe they understand that an industrial and business park is a logical use. While I can not say they agree with the proposed development intensity, the residents have expressed that they would rather have the development take place while under the auspices of the Buckingham Community. If they feel that this will better preserve their influence over a rezoning process and allow for a greater weight of input on development limitations, then I understand. We do not object to the property remaining in the Buckingham PC with their blessing to allow the land use change to Urban Community or Commercial FLUC.

JUSTIFICATION

The subject property is unique in both location and characteristic and despite being in the Buckingham Community the site looks, feels and is surrounded by existing or proposed uses similar in intensity to Lehigh Acres, more so than the rural nature of the Buckingham Community and particularly the Buckingham Rural Preserve. The property is the only parcel south of Buckingham Road to be included within the Buckingham Planning Community. The subject parcel is the only parcel south of Buckingham Road not in the City or Lehigh. The site is also the southern most portion of the Buckingham Community and is separated from the Buckingham Community Preserve by Buckingham Road, Buckingham Park and the Lee County Incinerator. The Lehigh Acres Planning Community description in the Lee Plan Vision describes the community area as “. . . generally north of SR 82, and east of Buckingham Road/the Buckingham Rural Community Preserve to the eastern Lee County

line.” By all accounts this would seem to include the subject property. Although we do understand that the description is very general and should in fact state that the Lehigh Acres Community is north of SR 82 and south/east of Buckingham Road to the eastern county line. Likewise, the Buckingham Community Vision description seems to not include this land. *“This Community is located between Lehigh Acres and the City of Fort Myers and Buckingham Road and the Orange River. It is considered the Buckingham Rural Community Preserve.”* The parcel is definitively not in the preserve area. We propose that in terms of Lee Plan consistency the parcel “fits” much better within Lehigh Acres Vision description.

The property is surrounded by existing or proposed intense uses that are incompatible with the Buckingham Vision and should therefore be in the Lehigh Acres Community. To the north of the property is the Lee County Incinerator, the Buckingham Park and the Buckingham Preserve separated by what will be a 4 lane arterial. To the south of the project is former land fill area part of the City of Fort Myers currently vacant and zoned MU (Intense Mixed Use). This property is currently the subject of Department of Environmental Protection (DEP) permitting for the City of Fort Myers future 12-24 million GPD wastewater treatment plant proposed to be operational in 2009. To the west is a dense multi-family development under construction (Olympiad) in the City of Fort Myers. The project's eastern boundary abuts the northwestern most portion of Lehigh Acres. The eastern boundary is separated by a 120 foot canal and 100 foot Florida Power and Light easement. The properties in Lehigh (east) of this project are single-family platted lots that are mostly developed. The proximity to Lehigh enables this project to fulfill some of the needs of the Lehigh residents concerning employment centers.

The Board of County Commissioners has recognized the growing need to provide employment centers, commercial nodes and industrial land uses within the Lehigh Acres Community. Earlier this year they passed **Ordinance 06-04** to place a moratorium on single-family residential rezonings in order to give the community time to produce a study determining the areas and need for tracts of land capable of providing commercial and industrial land uses for the community. The massive pre-platting has caused shortages in several areas affecting the long term viability and self-sufficiency of the Lehigh community. In addition to needs for alternative housing choices there are shortages of large tracts of land for commercial and industrial employment centers and retail shopping areas. Without these the regional transportation network will be over burdened with Lehigh residents commuting long distances for basic, daily needs and work. The site is not appropriate for residential housing of any kind due to the former land fill status and intense industrial uses described in the prior paragraph (Incinerator and wastewater plant), but is appropriate in location, compatibility and road access in light of the expansion of Buckingham Road to four lanes (2020 Financially Feasible) for a mixed retail, office and light industrial park. As stated in the Lee Plan, *“Lehigh will continue to struggle with providing sufficient non-residential uses to accommodate a community of its size. New provisions for providing these uses has been implemented and will aid in this problem, however, residents will continue to commute from this community to the core communities such as Fort Myers, South Fort Myers, and Gateway/Airport for employment, shopping and other services.”*

On the other hand the Buckingham Community policy is “. . .that the majority of the communities commercial needs be met outside of their community”. The two policies are at odds. The subject property is centered between these two communities which creates a

logical compromise position for the county and the applicant. The County can permit commercial and industrial uses through a land use change that provides employment, shopping and commercial uses "outside" of Buckingham without over burdening the County's road network by forcing Buckingham residents into long commutes for basic needs. Meanwhile, the industrial and commercial centers will serve local Lehigh residents near the intensely developing western SR 82/Lee Boulevard area providing alternatives for shopping and employment from Lee Boulevard and SR82/Colonial. The applicant can provide significant buffering and has ample space to arrange intensity of uses appropriately so that abutting properties are very minimally affected.

This development will assist to ease the burden on the traffic infrastructure and commuting patterns of Lehigh residents, and fulfill an identified need for commercial and industrial employment centers in Lehigh Acres. The move from Buckingham to Lehigh will increase the applicability of the Lee Plan descriptions for both communities through a more logical, well defined, consistent area definitions.

CHANGES SINCE 2006 LPA and BoCC HEARING

1. **A new access road from Lee Boulevard to Buckingham Road:** One of the objections to the request was the access to the property. We recognize that the property is only accessible via Buckingham Road. Lehigh residents must access Buckingham Road through primarily residential neighborhoods or by using SR 82 and further exacerbating the terrible traffic situation on the SR 82 segment from Lee Boulevard to Buckingham Road. If the commercial and industrial uses are to serve the needs of Lehigh residents how are they to access it without worsening traffic patterns. A tentative solution is in the works. The City of Fort Myers desires a road from there property that lies directly south of ours and fronts Lee Boulevard (the future site of the proposed wastewater treatment plant). We are offering a dedication of right-of-way for public access across our property to Buckingham Road with a connection to the treatment plant and Lee Boulevard. In a meeting with Saeed Kazemi and a letter from his office the City is willing to state that they intend to pursue this connection and our cooperation.
2. **A statement from the Lehigh Acres Planning:** Bo Tuberville was quoted in the News-Press after the LPA hearing stating that they planning group would not oppose commercial development near Lehigh. We placed calls to him but the reaction was there was not a great need to meet over a property that is not in Lehigh and that they would like to see anything but residential.
3. **Additional meeting with representatives from Buckingham:** to take place on December 6, 2006 after distribution of the application. But a subject to be discussed is NOT moving the property out of Buckingham. We can agree that the property can be retained in Buckingham and still move towards a commercial and industrial park.

SECTION I

TABLE 1(b)(Planning Community Year 2020 Allocations)

We are requesting a change in the **Planning Communities Map 16** so that the subject property is removed from the Buckingham Planning Community and included within the Lehigh Acres Planning Community. Text changes include moving 96 acres out of Buckingham non-regulatory vacant land into Lehigh Acres regulated industrial and commercial allocations.

Justification

The subject property presents a unique location and characteristic. The property is the only parcel south of Buckingham Road to be included within the Buckingham Planning Community. All other property to south of the arterial is in either the City of Fort Myers or Lehigh Acres Planning Community. The Buckingham Special Treatment Area boundary established for the Buckingham Rural Community Preserve uses Buckingham road as the boundary leaving this property as an unconnected piece of rural land separated from the preserve and Buckingham Community by a major arterial and further separated by the Lee County Incinerator and Buckingham Park. The Lehigh Acres Planning Community description in the Lee Plan Vision describes the community area as “. . . generally north of SR 82, and east of Buckingham Road/the Buckingham Rural Community Preserve to the eastern Lee County line.” By all accounts this would seem to include the subject property. Likewise, the Buckingham Community Vision description seems to not include this land. *“This Community is located between Lehigh Acres and the City of Fort Myers and Buckingham Road and the Orange River. It is considered the Buckingham Rural Community Preserve.”* Moreover, the Board of County Commissioners has recognized the growing need to provide employment centers, commercial nodes and industrial land uses within the Lehigh Acres Community. Earlier this year they passed Ordinance 06-04 to place a moratorium on single-family residential rezonings in order to give the community time to produce a study determining the areas and levels of need for tracts of land capable of providing commercial and industrial land uses for the community.

Moving the subject property into the Lehigh Acres Planning Community and permitting the land use change to Urban Community helps rectify identified issues within the Lehigh Acres Community described in the Vision. *“Lehigh will continue to struggle with providing sufficient non-residential uses to accommodate a community of its size. New provisions for providing these uses has been implemented and will aid in this problem, however, residents will continue to commute from this community to the core communities such as Fort Myers, South Fort Myers, and Gateway/Airport for employment, shopping and other services.”* The move will also contribute to the solution sought by the community study by proving commercial and industrial uses within the planning community reducing commute times roadway traffic burdens outside of the community.

Analysis

According to our analysis the current Future Land Use Category for the 95.6 acre subject property is Rural. Table 1(b) of the Lee Plan specifies that the Buckingham Community has only 57 acres allocated for Rural (Residential by Future Land Use Category). This means that the allocation for the former land fill did not go to a residential designation. The table also provides regulatory allocations to Industrial and Commercial. Nevertheless, in



Buckingham only 18 acres for Industrial and 5 acres for Commercial uses were allocated. It is our conclusion that the Lee Plan did not allocate the subject property to a regulatory category.

Table 1(b) continues to break down the 11,255 acres in the Buckingham Planning Community to five non-regulatory categories: Public, Active Agriculture, Passive Agriculture, Conservation and Vacant. The properties status as a former land fill leads us to believe that the allocation would not have been either Agricultural category nor Conservation. We believe the allocation for the subject property has to be within the 2,114 Public acres or in the 1,278 Vacant acres. It appears that a large amount of land has been mapped as Public on the FLUM most of which is dedicated to public purposes as the Lee County Incinerator and Buckingham Park. The subject property does not have a current public purpose and is in private ownership; therefore, we believe that the allocation for the subject property is within the 1,278 acres of vacant land in the Buckingham Community.

Conclusion

We request that this category be reduced and redistributed to the regulatory category of Industrial and Commercial in the Lehigh Acres Planning Community as follows:

BUCKINGHAM

Current Non-Regulatory Category Allocation

VACANT 1,278 Acres

REQUESTED CHANGE

1,182 Acres (-96 Acres)

LEHIGH ACRES

Current Regulatory Category Allocation

COMMERCIAL 452 Acres

INDUSTRIAL 216 Acres

REQUESTED CHANGE

490 Acres (+38 Acres)

274 Acres (+58 Acres)

The distribution to Commercial and Industrial is based on the master concept plan that depicts approximately 40% of the project for commercial purposes and 60% for industrial.

SECTION II

THE LEE PLAN

This request is consistent with the goals, objectives, policies and intent of the Lee Plan in accordance with the following:

LEE PLAN VISION

Planning Community

***Lehigh Acres** - This community is the Lehigh Acres development, which was platted starting in 1954. This community is located south of Township 43 South, generally north of SR 82, and east of Buckingham Road/the Buckingham Rural Community Preserve to the eastern Lee County line. This community is designated as Urban Community, Central Urban, Industrial Development and Public Facilities. The Lehigh Community will continue to grow through the year 2020 at a rate faster than the county average growth rate. This*

community, however, will not be close to build out by 2020. The Lehigh community will grow from a 1996 permanent population of 26,000 to over 71,000 permanent residents in the year 2020. The build out potential for the Lehigh Community is more than double the projected 2020 population. Lehigh will continue to struggle with providing sufficient non-residential uses to accommodate a community of its size. New provisions for providing these uses has been implemented and will aid in this problem, however, residents will continue to commute from this community to the core communities such as Fort Myers, South Fort Myers, and Gateway/Airport for employment, shopping and other services. This community will also struggle with providing an adequate road network to reduce traffic congestion as the population grows. (Added by Ordinance No. 99-15)

The project abuts to the west the northwestern most portion of Lehigh Acres. The property is separated by a 120 foot canal and 100 foot Florida Power and Light easement. The properties in Lehigh to the west of this project are single-family platted lots that are mostly developed. The proximity to Lehigh enables this project to fulfill some of the needs of the Lehigh residents.

The massive pre-platting has caused shortages in several areas affecting the long term viability and self-sufficiency of the Lehigh community. In addition to needs for alternative housing choices there are shortages of large tracts of land for commercial and industrial employment centers and retail shopping areas. The site is not appropriate for residential housing of any kind due to the former land fill status, but is appropriate in location, compatibility and in light of the expansion of Buckingham Road to four lanes (2020 Financially Feasible) for a mixed retail, office and light industrial park. As stated above "Lehigh will continue to struggle with providing sufficient non-residential uses to accommodate a community of its size. New provisions for providing these uses has been implemented and will aid in this problem, however, residents will continue to commute from this community to the core communities such as Fort Myers, South Fort Myers, and Gateway/Airport for employment, shopping and other services." This development will greatly ease the burden of the traffic network and commuting patterns of Lehigh residents.

Buckingham - *This Community is located between Lehigh Acres and the City of Fort Myers and Buckingham Road and the Orange River. It is considered the Buckingham Rural Community Preserve. The property in this community is predominantly designated Rural Community Preserve with some pockets of Public Facilities, Rural, and Outlying Suburban. The residents will continue to work to maintain the rural nature of this area of the county. The residents have limited the commercial activity within the community to a node focused around the intersections of Buckingham Road and Cemetery Road and Buckingham Road and Orange River Road. It is their preference that the majority of the communities commercial needs be met outside of their community. They also have concerns with any transportation projects which increase the volume of traffic through their community. The population of Buckingham will not change substantially during the life of this plan. (Added by Ordinance No. 99-15)*

The proposed project, at first, seems to be at odds with the Buckingham communities policy. If the project were in a different location within Buckingham it is agreed that the project would be inappropriate and incompatible with the communities goals, objectives and

policies. However, below are substantial reasons why the project does not adversely affect the policies of the Buckingham Planning Community and is in fact a positive use of the land as well as a beneficial change for the area.

- The site is the southernmost portion of Buckingham abutting Lehigh Acres the entire length of its eastern boundary and the City of Fort Myers for its entire southern boundary and separated by Buckingham Road along its entire north and western boundaries. The site is cut-off from the Buckingham Rural Community Preserve and is not considered in the Preserve FLUC. Intense development from the City of Fort Myers and Lehigh Acres surrounds the projects east and south. North and west are large public uses that again separate the site from the preserve. In short, the site feels, looks, and is more a part of Lehigh Acres than Buckingham.
- The parcel's former use as a land fill makes environmental conservation and large lot housing unreasonable.
- Proximity to large industrial public uses (Lee County Incinerator and Buckingham Park) make it compatible and appropriate for light industrial uses and commercial recreation as proposed.
- The site will increase traffic on Buckingham road but the traffic will mostly be directed towards the major arterials such as I-75, SR 82, Colonial and Lee Boulevard, all west and south of the Buckingham Community, except for the traffic from Buckingham who would use the facilities, shop at the site or be employed in the industrial uses. If the Buckingham policy is ". . .that the majority of the communities commercial needs be met outside of their community", then the Urban Community FLUC and move to Lehigh Acres is a compromise that provides employment, shopping and commercial uses "outside" of the community without overly burdening the County's road network by forcing Buckingham residents into long commutes for basic needs.

We feel the Urban Community FLUC is appropriate whether the land is in the Lehigh Acres or Buckingham Community.

GOAL 1: FUTURE LAND USE

OBJECTIVE 1.1: FUTURE URBAN AREAS. *Designate on the Future Land Use Map (Map 1) categories of varying intensities to provide for a full range of urban activities. These designations are based upon soil conditions, historic and developing growth patterns, and existing or future availability of public facilities and services.*

POLICY 1.1.1: The Future Land Use Map contained in this element is hereby adopted as the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County. Map 16 and Table 1(b) are an integral part of the Future Land Use Map series (see Policies 1.7.6 and 2.2.2). They depict the extent of development through the year 2020. No development orders or extensions to development orders will be issued or approved by Lee County which would allow the Planning Community's acreage totals for residential, commercial or industrial uses established in Table 1(b) to be exceeded (see Policy 1.7.6). The cities of Fort Myers, Cape Coral, and Sanibel are depicted on these maps only to indicate the approximate intensities of development permitted under the comprehensive plans of those cities. Residential densities are described in the following policies and summarized in Table 1(a). (Amended by Ordinance No. 94-29, 98-09)

The intent is to amend the Future Land Use Map to **Urban Community** and the Planning Community Map (16) to allow the subject property to be part of Lehigh Acres and developed as a light industrial park with certain recreational and commercial uses. Although the subject property is in the Rural Land Use Category and is within the Buckingham Planning Community, given the property's proximity to the County Incinerator to the west which is zoned IPD, medium density residential lots in the Urban Community directly to the east and the City of Fort Myers MU zoning to the south with a pending wastewater treatment plant, and the high density residential development to the west (Olympiad) the proposed change appears to be consistent and not detrimental to the surrounding community.

See the project narrative, Section I, for more detail concerning the justification for the request.

Included above in Section II is the request for reallocating the uses depicted in Table 1(b) to accommodate this request.

POLICY 1.1.4: *The Urban Community areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, Fort Myers Beach, South Fort Myers, the city of Bonita Springs, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases of urban services and expand and strengthen them accordingly. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6). Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum of ten dwelling units per acre (10 du/acre). (Amended by Ordinance No. 94-30, 02-02)*

Given the subject property's location and prior use in the 70's as a County landfill, this property is ideally suited for Commercial and Industrial Development, uses greatly needed for the growing Lehigh Acres Community. Lehigh Acres, which is comprised of over 100 square miles of medium to high density residential development, has only one industrial park which is nearing build out and few large tract commercial opportunities. It has long been acknowledged that the Lehigh Acres Community has a severe shortage of industrial and commercial property to serve its anticipated population. A fact the Board of County Commissioners recognized earlier this year when they passed Ordinance 06-04 to place a moratorium on single-family residential rezonings in order to give the community time to produce a study determining the areas and levels of need for tracts of land capable of providing commercial and industrial land uses for the community. Therefore, it is critical to Lehigh Acres' economic well being to look for opportunities to create additional industrial parks within its boundaries and/or adjacent to it.

The subject property fronts on a 2 lane arterial roadway (Buckingham Road) which is slated to be four-laned by 2020 and is located only three miles from I-75. Currently Buckingham Road does not exceed its level of service standard and is not anticipated to

do so with the conversion of this property to commercial recreation, retail, office, and light industrial uses.

GOAL 2: GROWTH MANAGEMENT

OBJECTIVE 2.1: DEVELOPMENT LOCATION. *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Amended by Ordinance No. 94-30, 00-22)*

To maintain the integrity of the non-urban categories and still meet the needs of the Lehigh Acres Community it essential to be able to amend the land use category for the subject parcel to Urban Community to enable commercial and light industrial development.

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance. (Amended by Ordinance No. 94-30, 00-22)*

The subject parcel is currently served by an adequate road system that is below the level of service standard and is also served by adequate utilities (water and sewer). A 6" diameter force main and 12" diameter water main have been extended by the City of Fort Myers to serve the Incinerator across the street. The City has stated that the project will be able to connect to water immediately and sewer in 2009 pending the development of the wastewater treatment plan currently under permit review locate directly south of the project. In addition, the property is also across the street from the existing Buckingham Park and is served by the Tice Fire District.

OBJECTIVE 2.4: FUTURE LAND USE MAP AMENDMENTS. *Regularly examine the Future Land Use Map in light of new information and changed conditions, and make necessary modifications.*

POLICY 2.4.1: *The County will accept applications from private landowners or non-profit community organizations to modify the boundaries as shown on the Future Land Use Map. Procedures, fees, and timetables for this procedure will be adopted by administrative code. (Amended by Ordinance No. 94-30).*

In accordance with this policy the applicant is requesting approval to amend the Land Use Map to put in place a Land Use that is more appropriate for the subject parcel given its location, past use as a landfill and need for commercial and industrial employment centers by the Lehigh Acres Community.

POLICY 2.4.4: *Lee Plan amendment applications to expand the Lee Plan's employment centers, which include light industrial, commercial retail and office land uses, will be evaluated by the Board of County Commissioners in light of the locations and cumulative totals already designated for such uses, including the 1994 addition of 1,400 acres to the Tradeport category just south of the Southwest Florida International Airport. (Added by Ordinance No. 97-05, Amended by Ordinance No. 00-22. 04-16)*

This application is driven by the shortage of commercial and light industrial land in and near the Lehigh Acres Community and is a direct attempt to contribute to the needs of the Lehigh community for employment centers. The 1,400 acres added to the Tradeport category doesn't directly benefit the Lehigh Acre Community and the existing Westgate Industrial Park is nearing build out.

GOAL 5: RESIDENTIAL LAND USES

OBJECTIVE 5.1: *All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 11, and other provisions of this plan. (Amended by Ordinance No. 94-30, 00-22)*

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

The site is a former landfill making the property unable to support residential development from an environmental and marketing standpoint.

GOAL 6: COMMERCIAL LAND USES

Policy 6.1.1: *All applications for commercial development will be reviewed and evaluated as to:*

- *Traffic and access impacts are minimal given projected trip ends.*
Access point are minimized and align with Buckingham Park and Neal Road. Only two access points are being requested for the entire 95.6 acres.
- *Screening and buffering can be provided to meet County standards.*
The Master Concept Plan depicts buffers that exceed the County standards in all cases.
- *Sewer and water facilities are available, as well as all other utilities.*
Sewer and water facilities are available through the City of Fort Myers. The property is actually in the FGUA utilities area and is not within Lee County's future Franchise areas for sewer or water. The Cities utilities run very close to the subject property with a six inch force main and 12 inch water main running to the Lee County

incinerator adjacent to the west. The City has agreed the project can connect to the City water immediately and sewer in 2009 after the construction of the wastewater treatment currently in permit review by DEP located to the south of the project.

- *No residential uses adjacent to the project are impacted.*
The commercial uses are located very far from any existing residential uses. The light industrial uses will be separated by a minimum of 220 feet (FPL easement and canal) and heavy vegetation from the existing homes to the east in Lehigh Acres.
- *Similar uses are located in the area.*
Industrial uses are located north and west of the subject property. Commercial uses are not in the immediate area.
- *There are no environmental concerns with this property.*
The site was a former landfill. There are not any conservation or preservation concerns, nor any wetlands or environmentally sensitive plant communities.

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

The property is located on an arterial. Neal Road is a county maintained minor collector and is adjacent to the northern boundary of the project. Alvin Avenue is a county maintained major collector located approximately 300 feet to the east of the project nearly abutting the eastern boundary of the project. The site development plan calls for a 60 foot wide road transecting the site from the Neal Road entrance south to the center of the project and then continuing west to the entrance of Buckingham Park on Buckingham Road. It is our belief that this will serve as an extension of Neal Road and the road serving Buckingham Park and assist the project with an additional location at an intersection of an arterial and collector. With this criteria the entire western portion of the site should fall "at the intersection" of an arterial and collector enabling the site from Neal road south along Buckingham Road to its southern border to fall under Neighborhood Commercial and support up to 100,000 square feet of retail commercial uses.

POLICY 6.1.3: *Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as commercial planned developments designed to arrange uses in an integrated and cohesive unit in order to:*

- *provide visual harmony and screening;*
- *reduce dependence on the automobile;*
- *promote pedestrian movement within the development;*
- *utilize joint parking, access and loading facilities;*
- *avoid negative impacts on surrounding land uses and traffic circulation;*
- *protect natural resources; and*
- *provide necessary services and facilities where they are inadequate to serve the proposed use. (Amended by Ordinance No. 94-30, 00-22)*

The project intends to provide substantial screening and buffering as depicted on the MCP with 50 buffers and Type "F" plantings. The location of the project provides necessary services (commercial, industrial) to Lehigh Acres residents. The surrounding transportation network is adequate and in line to be expanded in the 2020 Financially Feasible Plan.

Policy 6.1.6: *The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.*

The project intends to adhere to all LDC requirements as well as those put forth by the Buckingham Community in the Lee Plan.

GOAL 7: INDUSTRIAL LAND USES

OBJECTIVE 7.1: *All development approvals for industrial land uses must be consistent with the following policies, the general standards under Goal 11, and other provisions of this plan. (Amended by Ordinance No. 94-30)*

POLICY 7.1.1: *In addition to the standards required herein, the following factors apply to industrial rezoning and development order applications:*

1. *The development must comply with local, state, and federal air, water, and noise pollution standards.*
2. *When located next to residential areas, industry must not generate noise levels incompatible with the residential development.*
3. *Bulk storage or production of toxic, explosive, or hazardous materials will not be permitted near residential areas.*
4. *Contamination of ground or surface water will not be permitted.*
5. *Applications for industrial development will be reviewed and evaluated as to;*
 - a. air emissions (rezoning and development orders);*
 - b. impact and effect on environmental and natural resources (rezoning and development orders);*
 - c. effect on neighbors and surrounding land use (rezoning);*
 - d. impacts on water quality and water needs (rezoning and development orders);*
 - e. drainage system (development orders);*
 - f. employment characteristics (rezoning);*
 - g. fire and safety (rezoning and development orders);*
 - h. noise and odor (rezoning and development orders);*
 - i. buffering and screening (planned development rezoning and development orders);*
 - j. impacts on transportation facilities and access points (rezoning and development orders);*
 - k. access to rail, major thoroughfares, air, and, if applicable, water (rezoning and development orders);*
 - l. Utility needs (rezoning and development orders); and*
 - m. Sewage collection and treatment (rezoning and development orders). (Amended by Ordinance No. 00-22)*

The property is ideally suited for complying with the above standards. The property is buffered from the adjacent residential property to the east by a 120' wide East County Water Control District Canal and by a 100' wide FP&L Utility Easement. The majority of the property to the south is zoned in the City of Fort Myers as Recreational Use and the balance is zoned Mixed Use which allows a variety of uses, including uses which are potentially more intensive than the current proposal. There is only a small amount of Agriculturally zoned property to the north and the balance of the property to the west of Buckingham Road is the County Park and Incinerator.

POLICY 7.1.2: *Industrial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as Planned Developments designed to arrange uses as an integrated and cohesive unit in order to:*

- *promote compatibility and screening;*
- *reduce dependence on the automobile;*
- *promote pedestrian movement within the development;*
- *utilize joint parking, access and loading facilities;*
- *avoid negative impacts on surrounding land uses and traffic circulation;*
- *protect natural resources; and*
- *provide necessary facilities and services where they are inadequate to serve the proposed use. (Amended by Ordinance No. 94-30, 98-09, 00-22)*

The project intends to provide substantial screening and buffering as depicted on the MCP with 50 buffers and Type "F" plantings. The location of the project provides necessary services (commercial, industrial) to Lehigh Acres residents. The surrounding transportation network is adequate and in line to be expanded in the 2020 Financially Feasible Plan.

POLICY 7.1.3: *Industrial land uses must be located in areas appropriate to their special needs and constraints, including, but not limited to, considerations of topography; choice and flexibility in site selection; access by truck, air, deep water, and rail; commuter access from home-to-work trips; and utilities; greenbelt and other amenities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses. (Amended by Ordinance No. 93-25, 94-30, 00-22)*

As stated above the subject property is located within 3 miles of I-75 via SR 80 (Immokalee Road) and Buckingham Road. The property is also directly adjacent to Lehigh Acres which allows it to directly serve the need of that community for industrial property. In addition, given the prior use of the property, it is not suitable or desirable for residential use.

POLICY 7.1.4: *The Future Land Use Map must designate a sufficient quantity of land to accommodate industrial development that will employ 3% of the county's population in manufacturing activities by the year 2010. A report will be prepared by county staff every two years to monitor the county's progress towards this employment goal. (Amended by Ordinance No. 93-25, 94-30, 00-22)*

The intent of the amendment is to further the goal of the County to reach the 3% manufacturing goal. The goal is to also assist the Lehigh Acres community in attaining

commercial and industrial employment centers in response to Ord 06-04 and other stated BoCC goals concerning employment centers in Lehigh Acres.

POLICY 7.1.5: *The timing and location of industrial development will be permitted only with the availability and adequacy of existing or planned services and facilities. (Amended by Ordinance No. 00-22)*

The need for the industrial park is immediate and there are adequate services and facilities that can serve the property.

POLICY 7.1.6: *Land that is located outside of the Industrial Development, Tradeport, and Industrial Interchange areas but within the designated Future Urban Areas may be developed for light industrial purposes so long as adequate services and facilities are available, the use will not adversely impact surrounding land uses, and natural resources are protected, if one of the following conditions is met:*

- a. The parcel is located in the Intensive Development, Central Urban, or Urban Community land use categories, was zoned IL or IG prior to the adoption of the 1984 Lee Plan, and does not exceed 50 acres in size (unless it is adjacent to other existing or designated industrial lands); or*
- b. The parcel is located in the Intensive Development, Central Urban, Urban Community, General Interchange, Industrial Commercial Interchange, or University Village Interchange land use categories, and is zoned as a Planned Development. (Amended by Ordinance No. 94-30, 98-09, 99-18, 04-16)*

The intent is to amend the land use for the subject property to Industrial Development whereby making this policy not applicable.

POLICY 7.1.8: *Land development regulations will require that industrial uses be adequately buffered and screened from adjacent existing or proposed residential areas so as to prevent visual blight and noise pollution. (Amended by Ordinance No. 00-22)*

The subject property will be adequately buffered in accordance with the Lee County Land Development Code. In addition the ECWCD Canal and FP&L easement along the eastern property line will further aid in buffering the property and an enhanced buffer is being offered along Buckingham Road (50 feet wide in lieu of 15 feet).

POLICY 7.1.9: *Industrial development will not be permitted if it allows industrial traffic to travel through predominantly residential areas. (Amended by Ordinance No. 00-22)*

The subject parcel is located directly on a 2 lane arterial road and will not have direct access to any other road, including any residential local roads.

GOAL 11: WATER, SEWER, TRAFFIC, AND ENVIRONMENTAL REVIEW STANDARDS



Standard 11.1: Water
Standard 11.2: Sewer

Utility connections are available through the City of Fort Myers. Water immediately and sewer in 2009.

GOAL 39: DEVELOPMENT REGULATIONS.

Maintain clear, concise, and enforceable development regulations that fully address on-site and off-site development impacts and protect and preserve public transportation facilities. (Amended by Ordinance No. 98-09, 99-15)

OBJECTIVE 39.1: DEVELOPMENT IMPACTS. *The county will maintain and enforce development regulations to ensure that impacts of development approvals occur concurrently with adequate roads, and to achieve maximum safety, efficiency, and cost effectiveness. (Amended by Ordinance No. 99-15)*

POLICY 39.1.1: *New development must:*

- *Have adequate on-site parking.*
- *Have access to the existing or planned public road system except where other public policy would prevent such access.*
- *Fund all private access and intersection work and mitigate all site-related impacts on the public road system; this mitigation is not eligible for credit against impact fees. (Amended and Relocated by Ordinance No. 99-15)*

The project intends to adhere or exceed all LDC requirements.

POLICY 39.1.4: *Main access points from new development will not be established where traffic is required to travel through areas with significantly lower densities or intensities (e.g. multifamily access through single-family areas, or commercial access through residential areas) except where adequate mitigation can be provided. (Amended and Relocated by Ordinance No. 99-15)*

Direct access to the project is on an arterial.

POLICY 39.1.5: *The Land Development Code will continue to require appropriate landscaping for developments abutting arterial and collector roads. (Amended and Relocated by Ordinance No. 99-15)*

The project plans to exceed the buffer requirements in terms of depth along Buckingham Road.

POLICY 39.1.6: *Through the zoning process, the county will direct high-intensity land uses to parcels which abut designated future transit corridors identified in Map 3C. (Amended by Ordinance No. 98-09, Amended and Relocated by Ordinance No. 99-15)*

While the location is appropriate for the uses requested, Lee Tran does not plan on providing service to Buckingham Road.

GOAL 53: POTABLE WATER INFRASTRUCTURE.

To ensure the public health, welfare, and safety by the provision of high-quality central potable water service throughout the future urban areas of unincorporated Lee County, and to ensure that the costs of providing facilities for the supply of potable water are borne by those who benefit from them.

OBJECTIVE 53.1: *The County will ensure the provision of acceptable levels of potable water service throughout the future urban areas of the unincorporated county, either directly by Lee County Utilities, or indirectly through franchised utility companies. (Amended by Ordinance No. 94-30, 00-22, 03-04)*

POLICY 53.1.1: *The Board of County Commissioners hereby establishes service areas for the Lee County Utilities water systems throughout which it will provide standard service as required by demand, and within which it will challenge applications by private water utilities to obtain a Certificate of Operation from the Florida Public Service Commission and reject all applications for a county franchise therein. These service areas are illustrated in Map 6. Within the Fort Myers urban reserve area, the service areas shown on the map are subject to modifications in accordance with existing and future interlocal agreements. (Amended by Ordinance No. 93-25)*

Although this property is not located in the City of Fort Myers Utility Franchise Area the City has extended potable water and sewer lines to the incinerator west of the property which is adequately sized to serve future development on the subject parcel. The City has agreed the project can connect to the City water immediately and sewer in 2009 after the construction of the wastewater treatment currently in permit review by DEP located to the south of the project.

GOAL 53: SANITARY SEWER INFRASTRUCTURE.

To protect the public health and environmental quality by encouraging and ensuring the provision of sanitary sewer service and wastewater treatment and disposal throughout the future urban areas of the unincorporated county and to Fort Myers Beach. (Amended by Ordinance No. 98-09)

OBJECTIVE 56.1: *The comity will ensure the provision of acceptable levels of sanitary sewer service throughout the future urban areas of the unincorporated county, either directly by Lee County Utilities or a utility authority, or indirectly through franchised utility companies. (Amended by Ordinance No. 00-22)*

POLICY 56.1.1: *The Board of County Commissioners hereby establishes service areas for the Fort Myers Beach Iona sewer system, the South Fort Myers sewer system, the East Lee County sewer system, and the Matlacha sewer system throughout which it will provide standard service as required by demand, and within which it will challenge applications by private sanitary sewer utilities to obtain a Certificate of Operation from the Florida Public Service Commission and reject all applications for a county franchise therein. These service areas are illustrated in Map 7. Within the Fort Myers urban reserve area, the service areas shown on the map are subject to modifications in accordance with existing and future interlocal agreements. (Amended by Ordinance No. 93-25) Although this property is not located in the City of Fort Myers Utility Franchise Area the City has extended potable water and sewer lines to the incinerator west of the property which is adequately sized to serve future development on the subject parcel.*

Although this property is not located in the City of Fort Myers Utility Franchise Area the City has extended potable water and sewer lines to the incinerator west of the property which is adequately sized to serve future development on the subject parcel. The City has agreed the project can connect to the City water immediately and sewer in 2009 after the construction of the wastewater treatment currently in permit review by DEP located to the south of the project.

SECTION III

AFFECTS ON ADJACENT LOCAL GOVERNMENT AND ITS COMPREHENSIVE PLAN

The subject property is located within the unincorporated portion of Lee County and is bound on the south by the City of Fort Myers. The adjacent City property although currently vacant is zoned MU which allows a wide variety of use upon approval through a public hearing process. The proposed amendment is unlikely to have an adverse impact on the City's properties.

SECTION IV

STATE POLICY PLAN AND REGIONAL POLICY PLAN GOALS AND POLICIES

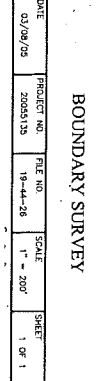
State and Regional Policy Plans are consistent with the Lee County Comprehensive Plan and as such have been addressed.

WEBB COMPREHENSIVE PLAN AMENDMENT

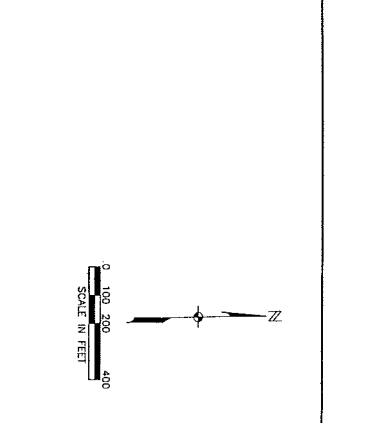
**9711 Buckingham Road
Lee County, Florida**

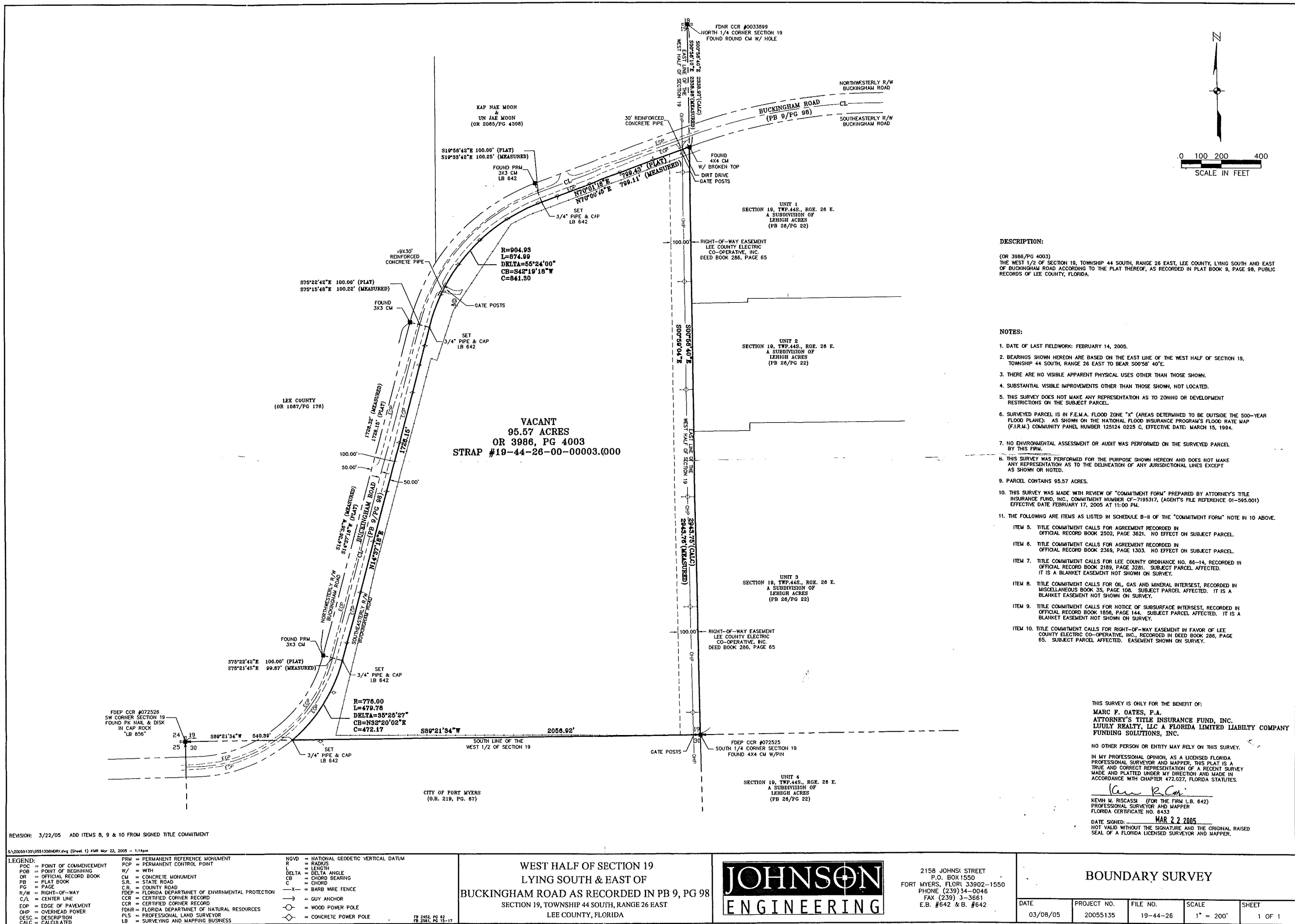
Survey



[illegible]

(ON 3866/Pg 4003)
THE WEST 7/8 OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 28 EAST, LEE COUNTY, LYING SOUTH AND EAST
OF THE NORTHEAST CORNER OF THE PLAT HEREIN, AS RECORDED IN PLAT BOOK 8, PAGE 48, PUBLIC
RECORDS OF LEE COUNTY, FLORIDA.





WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

Legal and Ownership Information



Prepared by and return to:

Duncan & Tardif, P.A.
1601 Jackson Street Suite 101
Fort Myers, FL 33901

File Number: **2005186**
Will Call No.: 24

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 5 day of **January, 2006** between **Carlton Land Holdings, LLC, a Florida limited liability company** whose post office address is **8841 West Terry Street, Bonita Springs, FL 34135**, grantor, and **Buckingham CMC, LLC, a Florida limited liability** whose post office address is **28351 S. Tamiami Trail, Bonita Springs, FL 34134**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida** to-wit:

An undivided 25% interest in:

The West 1/2 of Section 19, Township 44 South, Range 26 East, Lee County, Lying South and East of Buckingham Road according to the Plat thereof, as recorded in Plat Book 9, Page 98, Public Records of Lee County, Florida.

Parcel Identification Number: 19-44-26-00-00003.0000

Subject to: Covenants, conditions, restrictions, easements, limitations and zoning ordinances of record, if any and Taxes for the year 2006 and subsequent.

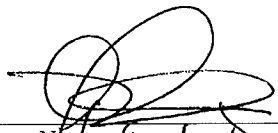
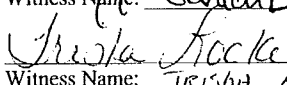
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

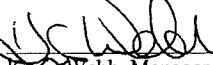
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

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:


Witness Name: Gordon Duncan

Witness Name: Trisha Locke

Carlton Land Holdings, LLC

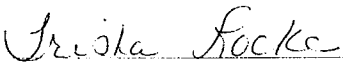
By 
Kevin Webb, Manager

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 5 day of January, 2006 by Kevin Webb of Carlton Land Holdings, LLC, a Florida limited liability company, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

TRISHA LOCKE
Notary Public, State of Florida
My comm. exp. July 25, 2006
Comm. No. DD 136730


Notary Public

Printed Name: Trisha Locke

My Commission Expires: 7-25-06

LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 19-44-26-00-00003.0000
TAX YEAR 2009 FINAL

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#) | [2007](#) | [2008](#) | 2009 (Final)][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2009 FINAL ROLL.

PROPERTY DETAILS

OWNER OF
RECORDCARLTON
LAND
HOLDINGS
LLC 50%+
GRAND ISLE
407 LLC 25%
+[[VIEWER](#)] TAX MAP [[PRINT](#)]

IMAGE OF STRUCTURE

BUCKINGHAM
CMC LLC 25%
T/C
PO BOX 2202
BONITA
SPRINGS FL
34133

SITE ADDRESS

9711
BUCKINGHAM
RD
LEHIGH
ACRES FL
33905LEGAL
DESCRIPTIONW 1/2 LYING S
+ E OF SLY
SI

Photo Date: January of 2008

BUCKINGHAM
RD

[PICTOMETRY AERIAL VIEWER]

TAXING DISTRICT

046 - TICE FIRE

DOR CODE

60 - GRAZING LAND CLASS I

**PROPERTY VALUES (TAX ROLL
2009)**

[HISTORY CHART]

JUST	1,434,000	
ASSESSED	124,770	
ASSESSED SOH	124,770	
TAXABLE	124,770	
BUILDING	0	
BUILDING	0	INCL. IN BLDG
FEATURES		VALUE.
LAND	124,770	
LAND	0	INCL. IN LAND
FEATURES		VALUE.
SOH DIFFERENCE	0	

EXEMPTIONS

HOMESTEAD	0
WIDOW	0
WIDOWER	0
DISABILITY	0
WHOLLY	0
AGRICULTURE	1,309,230

ATTRIBUTES

LAND UNITS OF	AC
MEASURE	
TOTAL NUMBER OF	95.60
LAND UNITS	
FRONTAGE	0
DEPTH	0
BEDROOMS	
BATHROOMS	
TOTAL BUILDING SqFt	
1ST YEAR BUILDING ON	0
TAX ROLL	
HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	1/5/2006	<u>2006000012635</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
1,750,000	1/5/2006	<u>2006000012634</u>	08	Disqualified (Doc Stamps Greater than .70/SP Gr. than \$100)	V
590,000	7/1/2003	<u>3986/4003</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V
100,000	1/1/1987	<u>1890/2148</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>22-43-25-00-00017.0190,</u> <u>22-43-25-02-0000A.0010</u>	V

13,300 12/1/1970 661/353 01 Disqualified (Doc Stamp .70 / SP less th V
\$100 / Other Disq)

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-		0	0.00

COLLECTION DAYS

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
4/5	X	125124	0295	F	8/28/2008

Please contact Lee County DCD at 239-533-8597 option 4 to verify your flood zone status.

[[Show](#)]

APPRAISAL DETAILS

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

[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#) | [2007](#) | [2008](#) | [2009](#)]

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

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This page was last updated on 10/15/2009

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Detail by Entity Name

Florida Limited Liability Company

CARLTON LAND HOLDINGS, LLC

Filing Information

Document Number L03000020617
FEI/EIN Number 320115175
Date Filed 06/09/2003
State FL
Status INACTIVE
Last Event ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed 09/25/2009
Event Effective Date NONE

Principal Address

8841 WEST TERRY ST
BONITA SPRINGS FL 34135 US

Mailing Address

P.O. BOX 2491
BONITA SPRINGS FL 33413-3 US

Registered Agent Name & Address

RISTIC, RANDY D
12021 BRAMBLE COVE DR
FORT MYERS FL 33905 US

Address Changed: 01/17/2006

Manager/Member Detail

Name & Address

Title MGR

WEBB, KEVIN M
12201 HAMMOCK CREEK WAY
FORT MYERS FL 33905 US

Title MGRM

RISTIC, RANDY D
12021 BRAMBLE COVE DR
FORT MYERS FL 33905

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Report Year Filed Date

2006	01/17/2006
2007	01/24/2007
2008	01/09/2008

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GRAND ISLE 407, LLC

Filing Information

Document Number L04000039387
FEI/EIN Number 201162318
Date Filed 05/25/2004
State FL
Status INACTIVE
Last Event ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed 09/15/2006
Event Effective Date NONE

Principal Address

28351 S. TAMIAMI TRAIL
BONITA SPRINGS FL 34134 US

Mailing Address

28351 S. TAMIAMI TRAIL
BONITA SPRINGS FL 34134 US

Registered Agent Name & Address

CINIELLO, PATRICK
70 SOUTHPORT DRIVE
BONITA SPRINGS FL 34134 US

Manager/Member Detail**Name & Address**

Title MGRM

CINIELLO, PATRICK
70 SOUTHPORT DRIVE
BONITA SPRINGS FL 34134 US

Title MGRM

MUSCI, LAWRENCE A
11466 PHOENIX WAY
NAPLES FL 34119 US

Title MGRM

CATTANEO, HENRY
757 RIVERSVILLE ROAD
GREENWICH CT 06831 US

Annual Reports

Report Year	Filed Date
-------------	------------

2005	04/20/2005
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Detail by Entity Name**Florida Limited Liability Company**

BUCKINGHAM CMC, LLC

Filing Information

Document Number L05000123424

FEI/EIN Number 204028378

Date Filed 12/29/2005

State FL

Status ACTIVE

Effective Date 01/01/2006

Principal Address28351 S. TAMIAMI TRAIL
BONITA SPRINGS FL 34134 US**Mailing Address**28351 S. TAMIAMI TRAIL
BONITA SPRINGS FL 34134 US**Registered Agent Name & Address**CINIELLO, PATRICK
70 SOUTHPORT DRIVE
BONITA SPRINGS FL 34134 US**Manager/Member Detail****Name & Address**

Title MGRM

CINIELLO, PATRICK
70 SOUTHPORT DRIVE
BONITA SPRINGS FL 34134 US

Title MGRM

MUSCI, LAWRENCE A
11466 PHOENIX WAY
NAPLES FL 34119 US

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757 RIVERSVILLE ROAD
GREENWICH CT 06831 CT

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2007	04/05/2007
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2009	03/19/2009

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WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

Environmental Study



November 12, 2008

Mr. Bill Krumbholz
Environmental Administrator
Florida Department of Environmental Protection
PO Box 2549
Fort Myers, FL 33902-2549

**RE: Waste Material Relocation Planning Letter Report
Webb Landfill Roadway Project**

Dear Mr. Krumbholz:

The submittal of this waste relocation plan letter report constitutes a request for initial concurrence from the Florida Department of Environmental Protection (FDEP) regarding proposed roadway construction at a site known as the Buckingham Landfill. This site was previously utilized as a municipal waste and horticultural waste landfill by Lee County and considerable deposits of waste material exist on site. A site location map is included as Attachment A.

The relocation of waste material will provide for the establishment of areas on the property that are suitable for phased development. The first proposed phase consists of an access roadway for the City of Fort Myers East Water Reclamation Facility (WRF) and Public Works property to the south of the site. Waste will be relocated within the footprint of the landfill on the site for this initial phase. Subsequent phases of the development will most likely occur over time and require additional communication with the FDEP. An overall site development plan prepared by Quattrone & Associates, Inc. depicting the roadway and other property utilization is presented under Attachment B.

This landfill was closed prior to the advent of current closure regulation and the site does not have a closure permit. The regulatory requirement governing the reuse of old, closed landfills is derived from Chapter 62-701.601 (7), F.A.C. and reads as follows:

“Closed landfill areas, if disturbed, are a potential hazard to public health, ground water and the environment. The Department retains regulatory control over any activities which may affect the integrity of the environmental protection measures

such as the landfill cover, drainage, liners, monitoring system or leachate and stormwater controls. Consultation with the Department is required prior to conducting activities at the closed landfill areas. “

This regulatory requirement has led to the formulation of a guidance document from the Florida Department of Environmental Protection (FDEP) entitled “Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida”. This guidance document was prepared to allow for owners of property where wastes were deposited to properly manage these waste materials at the site when considering site reuse alternatives. It is the property owner’s approach that this plan and the work proposed to be conducted on site will follow the recommendations of this guidance document in order to safely and effectively complete the work. The following details highlight the property owner’s planned adherence to FDEP guidance documentation:

Site Description and History

The project site is located at 9711 Buckingham Road in Section 19, Township 44S, Range 26E of Lehigh Acres, Florida. The overall project site is approximately 95.6 acres in size.

Along the south side of the site is the former City of Fort Myers municipal landfill. Development of this site as a water reclamation facility is in the planning stage. The area east of the site and across an East County Water Control District Canal is a well established single family residential neighborhood. Buckingham Road borders the site to the west and north with the Lee County owned and operated waste to energy plant located on the west side of Buckingham Road.

During the time the facility was operated as a landfill by Lee County, a variety of waste materials were accepted. Wastes collected throughout the County were sent to the landfill and either deposited on the surface in layers or placed within trenches which were excavated below the water table elevation in the area. Historical aerial photographs depicting the operational transition of this landfill are attached with this report as Attachment C.

Many areas of the site are covered with dense vegetation. While there are some native species on the site, exotic vegetation including Brazilian Pepper has encroached onto much of the site. The topography of the site consists of extensive, irregular mounds of covered soil and debris. The depth of soil

deposited over the waste materials is not consistent, with most areas covered by a thin soil layer.

Subsequent to the discontinuation of operations as a landfill, a monitoring program was initiated and completed through the FDEP to determine whether contaminants of concern above regulatory guidance concentration were present in the groundwater in this area. This monitoring program was concluded in 2003 when the FDEP issued a letter indicating that monitoring operations could be discontinued based upon the maintenance of regulatory standards for groundwater quality at the site. Groundwater wells used for this monitoring program were subsequently abandoned by the County. Several groundwater monitoring wells, in the area of the site, were installed and are maintained by the United States Geological Service (USGS). These wells are not currently used for contaminant analysis.

Proposed Site Uses

This property may be developed for a variety of uses. Planning is currently in its most preliminary stage as far as site development with the access roadway project the only proposed element at this time. Attachment B shows a rudimentary bubble plan of a potential layout and utilization of the site and includes the following elements:

- 1. Access Roadway to Water Reclamation Facility:** The site will initially provide dedicated right of way for an access roadway to the City of Fort Myers East Water Reclamation Facility Campus to the south. This is proposed as the first phase of the site.
- 2. Light Industrial/Commercial Development:** Subsequent phasing will include approximately 38.2 acres of light industrial and 29.3 acres of commercial development. These areas would be subdivided per the Conceptual Site Plan shown in Attachment D and would be built out as development of the site proceeds.
- 3. Stormwater Treatment:** Stormwater will be treated on site via dry detention as much as possible. Detailed stormwater plans will be provided in forthcoming Environmental Resource Permit Applications.

Subsurface Evaluation

In order to verify the location, depth and rough quantity of waste material present at the site, a series of soil borings were conducted in two phases. These borings were placed in a grid pattern throughout the site. Allied Engineering and Testing (Allied) completed the initial soil borings on the site in January of 2004. Following an evaluation of the initial borings, additional borings were completed in May of 2005. A copy of the soil profiles and boring location map is included with this report as Attachment D.

An evaluation for landfill gases was not completed during these boring events. There could be residual pockets of methane present at the site and/or low levels of methane could be produced over time. In order to provide protection for this possibility, the contractor will be required to monitor ambient air quality prior to construction, during construction, and after construction activities. The requirement will be that combustible gases in confined spaces will not exceed 25% of the LEL.

Odor and Dust Control

The contractor will be required to provide odor suppression chemicals prior to the start of any waste material relocation. This odor control chemical would be in the form of a sprayed chemical to suppress odor should it become a problem. The concentration of the chemical and frequency of application in the relocation area will be determined on site. Additional measures that may be used to reduce odors would include the temporary covering of material with either soil or tarps.

Dust resulting from the material relocation will be controlled so that dust does not become a nuisance to areas surrounding the project site. Relocation work may be sprinkled as necessary to minimize dust with any runoff collected and contained on site.

Leachate/Water Quality Controls

The project will incorporate dry detention features as much as possible for stormwater treatment to minimize the need for wet retention features. Smaller leachate collection systems in the form of temporary berms or temporary detention areas may be utilized during construction to isolate certain areas of the project and retain discharge water on site.

National Pollutant Discharge Elimination System (NPDES) practices will be implemented at the site by the contractor during construction including the preparation and maintenance of a Stormwater Pollution Prevention Plan (SWPPP). Best Management Practices will be utilized for erosion control including the use of silt screens and hay bales. The contractor will be required to maintain all sedimentation/turbidity control measures in place from project initiation until the completion of construction.

Water quality monitoring of the groundwater and leachate in the area may be conducted to make sure there are no adverse impacts from the waste relocation activity.

Waste Handling Methodology

The initial phase of this project will involve the removal of the predominantly vegetative cover from the site in the area needed to for placement of the access roadway. The contractor will be required to ship this vegetative material to the Lee County Class III Landfill. Safeguards will be established around the perimeter of the area to be developed per the site development standard to insure maintenance of water quality standards.

The relocation of waste material on site will be accomplished by utilization of standard earth moving equipment supplemented by contractor selected specialty equipment. Excavation and/or grading of the site per the plan will progress utilizing track hoes, bulldozers and similar equipment. The screening of fines from the waste may be completed by the contractor to allow for an initial layer of soil prior to final placement of cover.

Any material encountered during the relocation operation that could be deemed a hazardous waste either through definition or by characteristic will be addressed per the requirements of Chapter 62-730 F.A.C. The FDEP will be notified and work stopped until a course of action consistent with regulatory requirements is determined. The contractor will be required through his site specific health and safety plan to provided protective gear and training for all workers on site in the eventuality that hazardous materials or situations are encountered. Employee training would be an important component of this health and safety plan.

There may be circumstances during the waste relocation effort where the differential handling of material may be required based upon the qualities or quantity of that material. Historically, waste materials in this landfill area were deposited in a random manner. From the boring log information collected to date waste material will not be encountered throughout the length of the roadway project. The volume of waste material to be relocated during the roadway construction project is estimated roughly at 3,000 tons. This material will be relocated within the existing landfill footprint.

Upon completion of the material relocation activity, the area will be graded and compacted to subgrade per construction plans. Additional clean fill will be brought in to the site and deposited in compacted lifts at a minimum of two feet above any relocated landfill material. The surface will be stabilized by sodding or hydroseeding the area. It is estimated that the overall roadway project can be completed within a six month time frame.

To recap the information presented herein, this facility was closed prior to the regulatory requirement for a closure permit and the proposed activities will follow the stipulations from the FDEP's "Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida" as follows:

- 1.** This letter plan is submitted for review and approval by the FDEP to address the waste relocation activities that are proposed for the first phase of this former landfill facility. This plan includes:
 - a.** A site map and plans showing where the waste will be removed and where it will be relocated.
 - b.** An estimate of the relocated waste volume and the time required to complete the project.
 - c.** The methodologies for waste excavation and relocation.
 - d.** An odor and leachate control plan.
- 2.** Any waste material that may be moved will be relocated within the existing landfill footprint and will be covered with a minimum of two feet of soil which will be compacted and re-vegetated.
- 3.** Off- site wastes will not be brought to the site.

4. If hazardous wastes are encountered the FDEP will be immediately notified and the waste managed in accordance Chapter 62-730 F.A.C. requirements.
5. The wastes that will be relocated initially will be those necessary to complete the roadway / construction project. Some areas of the site will not be disturbed.
6. The sorting of concrete is not planned for this project.
7. Water quality monitoring of the groundwater and leachate in the area may be conducted to make sure there are no adverse impacts from the waste relocation activity. These activities will be detailed in a PCAP if required by the FDEP.

Per the provisions of the FDEP's Guidance Document, "Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida", and the property owner's assurance of adherence to the provisions therein, it is requested that the FDEP concur with this proposed plan and the conditions as presented. Additional regulatory applications will be forthcoming to address Environmental Resource Permitting for this project through the South Florida Water Management District. Additional communications with the FDEP as the phasing of this development proceeds would also be forthcoming.

Your input and prompt consideration of the proposed elements as outlined in this letter are appreciated.

Sincerely,
JCB CONSULTING SERVICES, LLC

John Barker
Principal

Cc: Mr. Fred Drovdic, Quattrone & Associates, Inc.

ATTACHMENT A

ATTACHMENT B

ATTACHMENT C

SOIL PROFILES

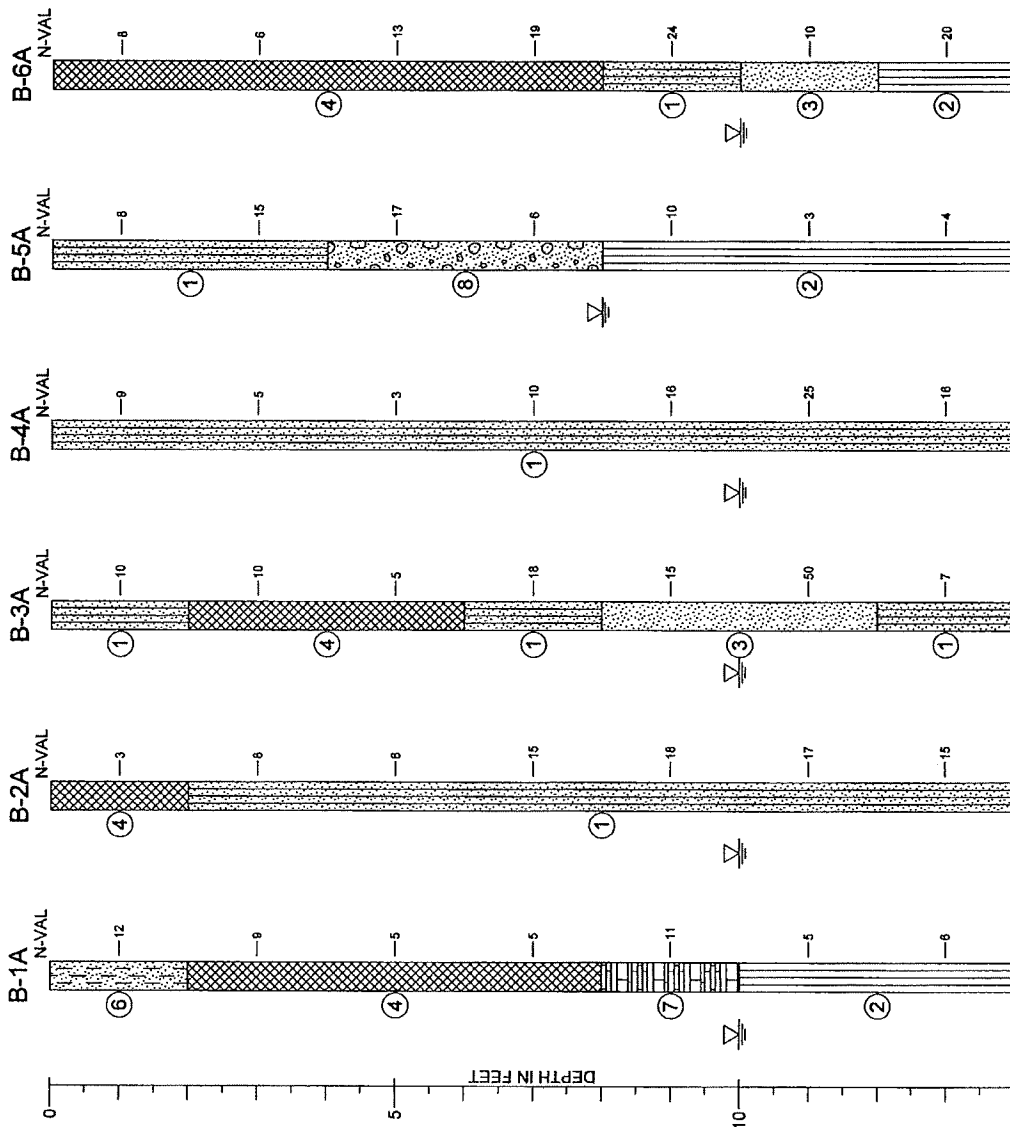
SOIL PROFILE LEGEND

B-X = BORING NUMBER
N = TEST VALUE
SOIL TYPE (X)
GROUND WATER LEVEL
INDICATES PRACTICAL REFUSAL TO BORING EQUIPMENT
INDICATES GRADUAL TRANSITION IN SOIL TYPES

SOIL LEGEND

- Light brown to dark brown and grayish brown, clean to silty, silty clay, silty sand, very loose to medium dense, moist (SP-SM, SC-SM)
- Light gray to white, sandy SILT with a trace of gravel, soft to very soft, wet (ML)
- Gray and brown, slightly silty and slightly clayey, to clayey, silty sand, silty clay, loose to dense, wet (SP-SM, SC-SM, SM)
- Brown to dark brown and gray to dark gray, slightly silty SAND with TRASH (paper, plastic, aluminum, fabric, wood, etc.) loose to medium dense, moist (SP-SM, SC-SM, SM)
- Light gray to white, sandy SILT with a trace of gravel, soft to very soft, wet (ML)
- Light brown, silty SAND with a trace to some gravel, medium dense, moist (SM)
- Light gray to light brown, well-sorted LIMESTONE (gravel and silty sand), very soft, wet (ML)
- Light gray to white, fine SAND and SHELL, loose to medium dense, wet (SP-SM)

NOTES:
N - STANDARD PENETRATION RESISTANCE TEST VALUE, BLOWS PER FOOT.



SOIL CLASSIFICATION

CORRELATION OF N-VALUES WITH RELATIVE DENSITY AND CONSISTENCY

CORRELATION OF N-VALUES WITH RELATIVE DENSITY AND CONSISTENCY	RELATIVE DENSITY	CONSISTENCY
0-4	VERY LOOSE	VERY SOFT
5-10	LOOSE	SOFT
11-20	MEDIUM DENSE	FIRM
21-30	DENSE	STIFF
31-40	VERY DENSE	VERY STIFF
OVER 40		VERY HARD

CORRELATION OF N-VALUES WITH HARDNESS DESCRIPTION

CORRELATION OF N-VALUES WITH HARDNESS DESCRIPTION	RELATIVE DENSITY
0-10	VERY SOFT
10-20	SOFT
20-30	MEDIUM HARD
30-40	MEDIUM HARD
40-50	HARD
OVER 50	

APPROXIMATE SAND GRAVEL CONTENT

APPROXIMATE SAND GRAVEL CONTENT	APPROXIMATE SAND GRAVEL CONTENT
5% TO 10%	5% TO 10%
10% TO 20%	10% TO 20%
20% TO 40%	20% TO 40%
40% TO 60%	40% TO 60%
60% TO 80%	60% TO 80%
80% TO 100%	80% TO 100%

FIG. 3 - SOIL BORING PROFILE

Client: Ludy Realty Investments
Project: 8711 Buckingham Road Site
Fort Myers, Florida 33905
239-334-8533 • FAX 239-890-1552
Approved By: Jeff Druyvetter

Date: 1/4/05
Job No.: 44-6048
Drawn By: CM

SOIL PROFILES

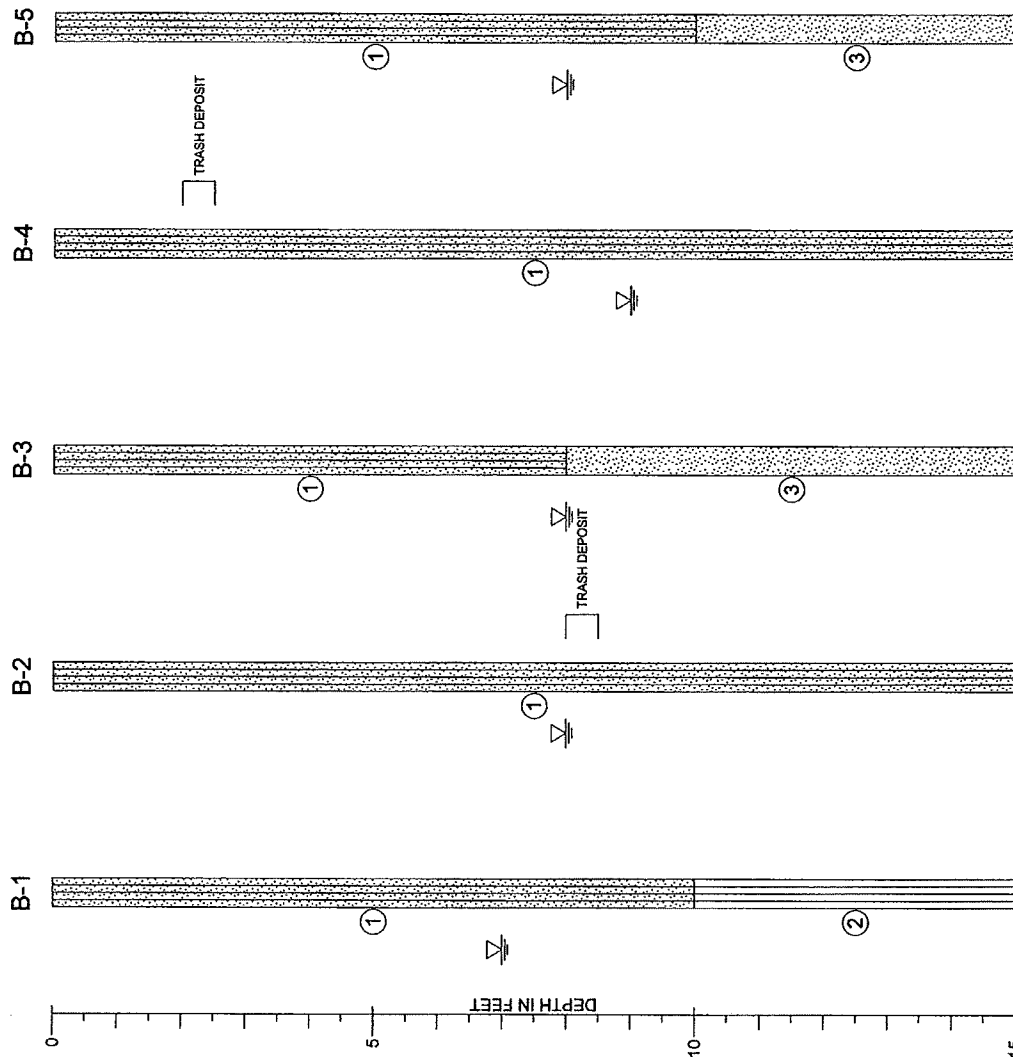
SOIL PROFILE LEGEND

B-X = BORING NUMBER
 SOIL TYPE (X)
 GROUND WATER LEVEL
 INDICATES PRACTICAL REFUSAL TO BORING EQUIPMENT
 INDICATES GRADUAL TRANSITION IN SOIL TYPES

SOIL LEGEND

- ① Light brown to dark brown and dark grayish brown, clean to silty, fine SAND with gravel, well sorted, rounded grains, medium to coarse (SP-1 to SP-2)
- ② Light gray SILT with a trace of gravel, wet, (ML)
- ③ Light gray to dark gray, clean to slightly silty, fine SAND with gravel, well sorted, rounded grains, medium to coarse (SP-1 to SP-2)
- ④ Light brown to dark brown and dark gray, clean to slightly silty, fine SAND with gravel, decayed organic, silty, medium to coarse, rounded grains, medium to coarse (SP-1 to SP-2)
- ⑤ Black, silty SAND and gravel, of light gray to white SILT with a trace to some gravel, decayed organic, silty, medium to coarse, rounded grains, medium to coarse (SP-1 to SP-2)

TRASH DEPOSIT



SOIL CLASSIFICATION

CORRELATION OF H-VALUES WITH RELATIVE DENSITY AND CONSISTENCY

COHESIONLESS SOIL	RELATIVE DENSITY	SILTS AND CLAYS	CONSISTENCY
0-4	VERY LOOSE	0-2	VERY SOFT
5-10	LOOSE	3-4	SOFT
11-20	MEDIUM DENSE	5-8	FIRM
21-30	DENSE	9-12	STIFF
31-50	VERY DENSE	13-20	VERY STIFF
OVER 50		OVER 20	HARD

APPROXIMATE FINE/COARSE	MOISTURE	APPROXIMATE SAND GRAVEL CONTENT	MOISTURE
5% TO 15%	SLIGHTLY SILTY OR SLIGHTLY CLAYEY	5% TO 15%	SLIGHTLY SANDY OR SLIGHTLY GRAVELLY
15% TO 25%	SILTY OR CLAYEY	15% TO 25%	SANDY OR GRAVELLY
25% TO 40%	VERY SILTY OR VERY CLAYEY	25% TO 40%	VERY SANDY OR VERY GRAVELLY

CORRELATION OF H-VALUES WITH HARDNESS DESCRIPTION

UNSATURATED	RELATIVE DENSITY	MOISTURE
0-10	VERY SOFT	5% TO 15%
10-20	SOFT	15% TO 25%
20-30	MEDIUM HARD	25% TO 40%
30-40	MODERATELY HARD	40% TO 60%
40-50	HARD	60% TO 80%

FIG. 2 - SOIL BORING PROFILE

Client: Allied Engineering & Testing, Inc.
 5850 Corporation Circle
 Fort Myers, Florida 33905
 239-334-8833 • FAX 239-490-1592

Client: Mr. Rob James
 Project: Buckingham Road Site
 Fort Myers, Florida
 Approved By: Jeff Drayton

Date: 7/28/04
Job No.: 44-5948
Drawn By: SF

SOIL PROFILES

SOIL PROFILE LEGEND

B-X = BORING NUMBER

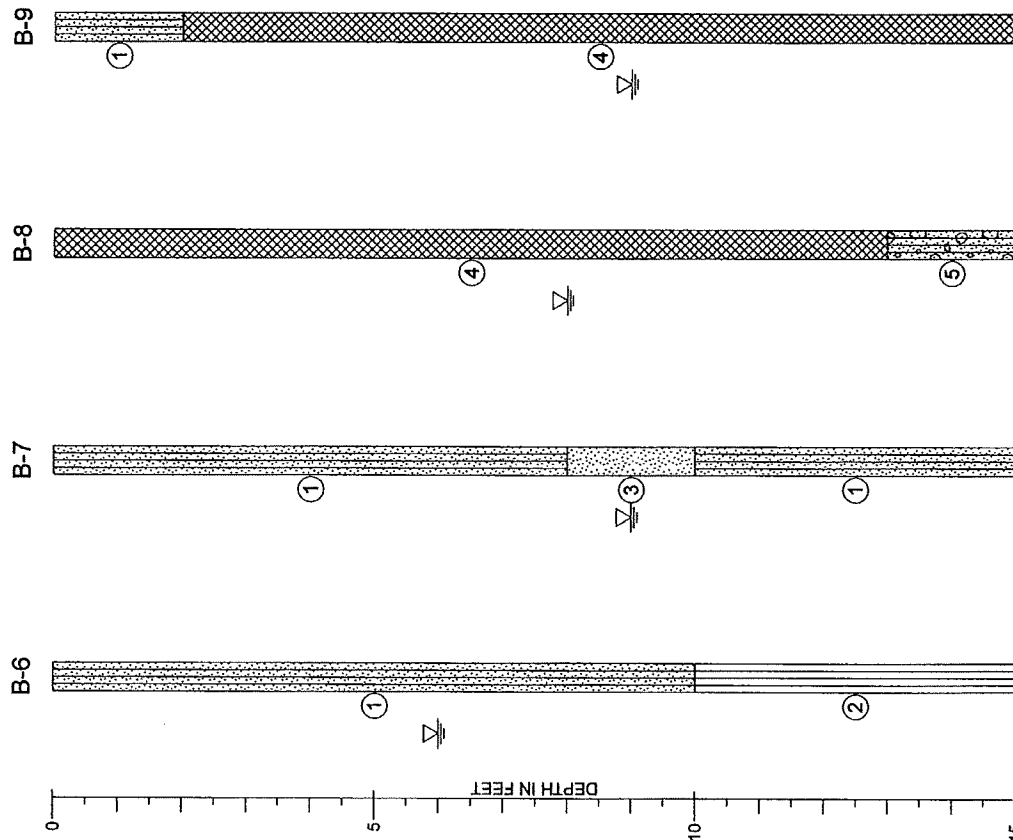
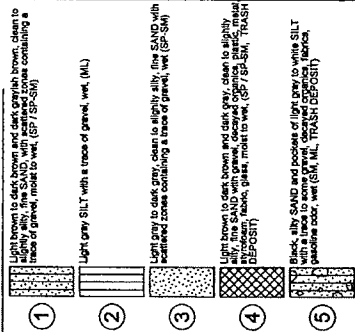
SOIL TYPE (X)

GROUND WATER LEVEL

INDICATES PRACTICAL REFUSAL TO BORING EQUIPMENT

= INDICATES GRADUAL TRANSITION IN SOIL TYPES

SOIL LEGEND



SOIL CLASSIFICATION

CORRELATION OF H-VALUES WITH RELATIVE DENSITY AND CONSISTENCY

COHESIONLESS SOIL	RELATIVE DENSITY	SILTS AND CLAYS	CONSISTENCY
N-VALUE	N-VALUE	N-VALUE	N-VALUE
0-4	VERY LOOSE	0-2	VERY SOFT
5-10	LOOSE	3-4	SOFT
11-20	MEDIUM DENSE	5-8	FIRM
21-30	DENSE	9-12	STIFF
OVER 30	VERY DENSE	13-20	VERY STIFF
		21-50	HARD
		OVER 50	VERY HARD

APPROXIMATE GRAVEL CONTENT	APPROXIMATE SAND CONTENT	APPROXIMATE SILT AND CLAY CONTENT
5% TO 10%	5% TO 10%	5% TO 10%
10% TO 20%	10% TO 20%	10% TO 20%
20% TO 40%	20% TO 40%	20% TO 40%

CORRELATION OF H-VALUES WITH HARDNESS DESCRIPTION

UNITS	RELATIVE DENSITY	HARDNESS DESCRIPTION
0-10	VERY SOFT	VERY SOFT
10-20	SOFT	SOFT
20-40	FIRM	FIRM
40-60	STIFF	STIFF
60-80	VERY STIFF	VERY STIFF
80-100	HARD	HARD

APPROXIMATE GRAVEL CONTENT	APPROXIMATE SAND CONTENT	APPROXIMATE SILT AND CLAY CONTENT
5% TO 10%	5% TO 10%	5% TO 10%
10% TO 20%	10% TO 20%	10% TO 20%
20% TO 40%	20% TO 40%	20% TO 40%

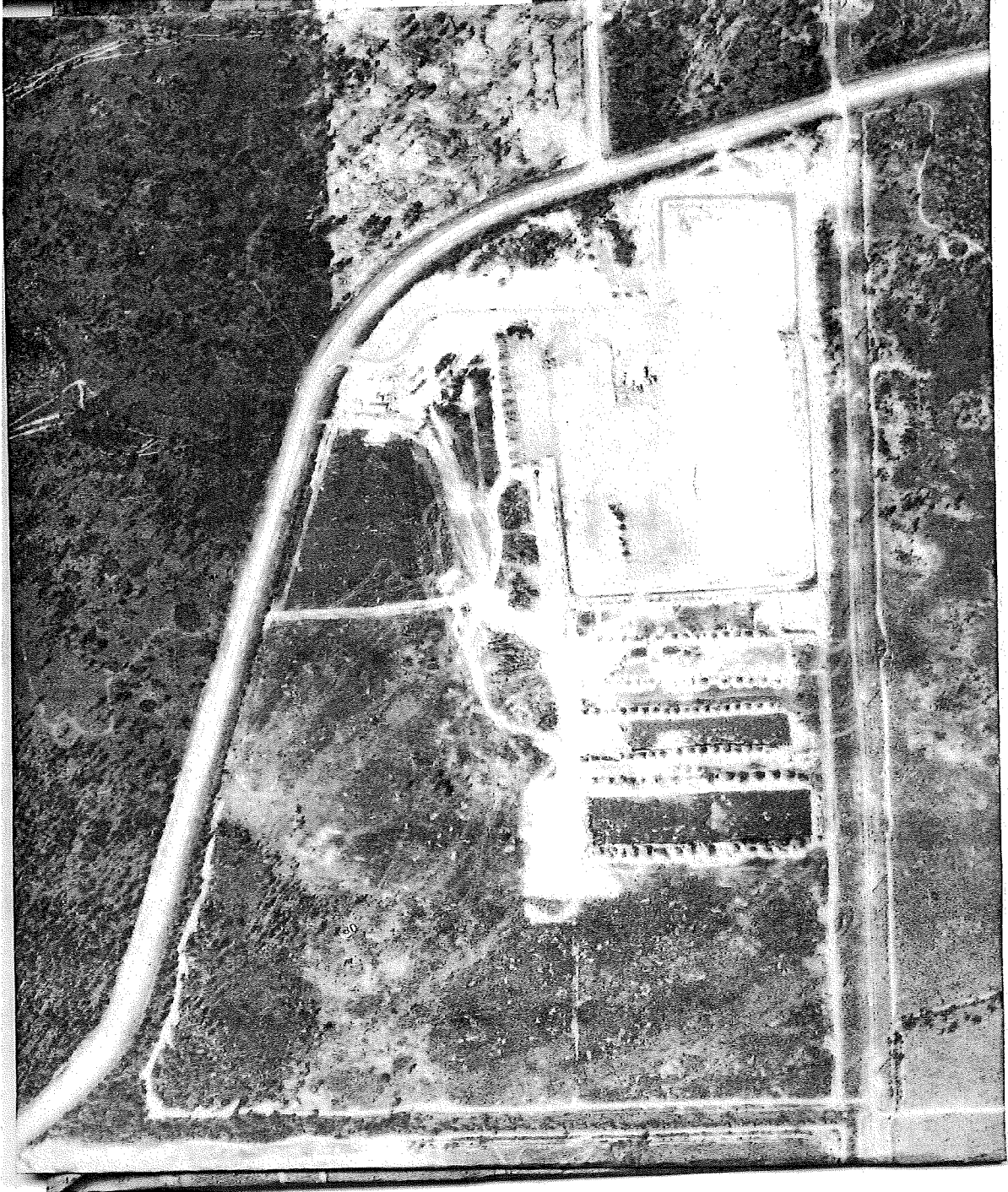
FIG. 3 - SOIL BORING PROFILE

Client: Mr. Rob James
Project: Buckingham Road Site
Fort Myers, Florida 33905
239-334-6533 • FAX 239-650-1582

Client: Mr. Rob James
Project: Buckingham Road Site
Fort Myers, Florida 33905
239-334-6533 • FAX 239-650-1582

Date: 7/26/04
Job No.: 44-5946
Drawn By: SF

Lee County Aerial Photograph – 2/10/74
Section 19, Township 44S, Range 26E



N ↑

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

Traffic Study



MEMORANDUM

TO: Mr. Fred Drovdllic, AICP
Quattrone & Associates, Inc.

FROM: David L. Wheeler
Transportation Consultant

Ted B. Treesh
President

DATE: December 10, 2007

RE: Webb Buckingham
Annexation and Comprehensive Plan Amendment

TR Transportation Consultants, Inc. has completed an analysis of the Lee County Metropolitan Planning Organization's (MPO) 2030 Financially Feasible Long Range Transportation Plan based upon the proposed Annexation and Comprehensive Plan Amendment request for the Webb Buckingham property. The subject site is located along the south side of Buckingham Road west of its intersection with Alvin Avenue in Lee County, Florida.

The following memo was prepared in order to analyze the impacts of the proposed change in Land Use Designation on the 95.6-acre property from the existing Rural designation to the proposed Light Industrial designation.

PROPOSED DEVELOPMENT

The proposed Comprehensive Plan Amendment would change the Future Land Use Designation on the subject site from the existing Rural designation to the proposed Light Industrial designation. Based upon the existing Rural designation, the subject site could be developed with up to approximately 95 residential units. Based upon the proposed Light Industrial designation, the subject site could be developed with up to approximately 228,000 square feet of mini-warehouse uses, up to approximately 904,248 square feet of general industrial uses, up to approximately 228,000 square feet of office uses, and up to approximately 513,703 square feet of retail uses. However, the Developer of the Webb

Buckingham site is proposing to limit the intensity of the permitted uses on the property though a Developers Agreement with the City of Fort Myers. Based upon the proposed Developers Agreement the subject site could be developed with up to approximately 100,000 square feet of mini-warehouse uses, up to approximately 396,600 square feet of general industrial uses, up to approximately 100,000 square feet of office uses, and up to approximately 223,000 square feet of retail uses. **Table 1** summarizes the land uses that could be constructed under the existing Land Use Designation, the proposed Land Use Designation, and the proposed Developers Agreement.

Table 1
Land Uses
Webb Buckingham

Existing/Proposed	Land Use Category	Intensity
Existing	Rural	95 residential units
Proposed Land Use Designation	Light Industrial	228,000 s.f. Mini-Warehouse
		904,248 s.f. General Industrial
		228,000 s.f. Office
		513,703 s.f. Retail
Proposed Developers Agreement	Light Industrial	100,000 s.f. Mini-Warehouse
		396,600 s.f. General Industrial
		100,000 s.f. Office
		223,000 s.f. Retail

LONG RANGE IMPACTS (20-YEAR HORIZON)

The Lee County Metropolitan Planning Organization's (MPO) 2030 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) 1332. The model has both productions and attractions included in this zone. The productions include both single-family and multi-family housing. The attractions include commercial employees and some but very few industrial employees. **Table 2** identifies the land uses currently contained in the long range travel model utilized by the MPO and City of Fort Myers for the Long Range Transportation Analysis.

**Table 2
TAZ 1332**

Land Uses in Existing 2030 Travel Model

Land Use Category	Intensity
Single Family Homes	32 residential units
Multi-Family Homes	482 residential units
Hotel Units	0 rooms
Industrial Employment	4 employees
Commercial Employment	60 employees
Service Employment	0 employees

The proposed Comprehensive Plan Amendment is anticipated to add industrial, commercial, and service employment within TAZ 1332. The proposed mini-warehouse uses were converted to industrial employment by utilizing a rate of 1.28 employees per 1,000 square feet. The proposed general industrial uses were converted to industrial employment by utilizing a rate of 2.16 employees per 1,000 square feet. The proposed office uses were converted to service employment by utilizing a rate of 3.84 employees per 1,000 square feet when 100,000 square feet of office uses were proposed and a rate of 3.22 employees per 1,000 square feet when 228,000 square feet of office uses were proposed. The proposed retail uses were converted to commercial employment utilizing a rate of 2.50 employees per 1,000 square feet. A copy of the source for the aforementioned conversion rates is attached to the end of this document for reference.

Table 3 indicates the revised data for TAZ 1332 based upon the proposed Land Use Designation and **Table 4** indicates the revised data for TAZ 1332 based upon the proposed Developers Agreement.

**Table 3
Modified Data for TAZ 1332
Based Upon Proposed Land Use Designation**

Land Use Category	Intensity
Single Family Homes	32 residential units
Multi-Family Homes	482 residential units
Hotel Units	0 rooms
Industrial Employment	2,249 employees
Commercial Employment	1,344 employees
Service Employment	734 employees

Table 4
Modified Data for TAZ 1332
Based Upon Proposed Developers Agreement

Land Use Category	Intensity
Single Family Homes	32 residential units
Multi-Family Homes	482 residential units
Hotel Units	0 rooms
Industrial Employment	989 employees
Commercial Employment	618 employees
Service Employment	384 employees

The modifications made to the TAZ data, including ZDATA1 and ZDATA2 files, are attached to the end of this document for reference. The 2030 Long Range Transportation model (FSUTMS) was run with the existing data shown in Table 2 then compared to runs with the modified data from Table 3 and Table 4 in order to indicate whether or not any additional improvements above and beyond those indicated in the 2030 Financially Feasible Plan Highway Element are necessary to support the proposed Comprehensive Plan Amendment request. The 2030 Financially Feasible Plan Highway Element improvements were included in the FSUTMS runs.

Two centroid connectors to TAZ 1332 were also added as a part of this analysis to all three scenarios, one to Buckingham Road and the other to Lee Boulevard. Currently TAZ 1332 is only shown to have a centroid connection to Alvin Avenue in the 2030 Financially Feasible Long Range Transportation Plan. However, TAZ 1332 will have direct access to Buckingham Road through the proposed Webb Buckingham development and direct access to Lee Boulevard through the proposed Lee Boulevard Commerce Park development.

Based on the 2030 MPO Financially Feasible plan, there are several roadway improvements programmed in the vicinity of the subject site which will help to alleviate traffic congestion in the vicinity of the subject site. Luckett Road will be extended from its existing terminus near I-75 east to Buckingham Road. Hanson Street will be extended from its existing terminus west of I-75 east to S.R. 82. Both of these east/west corridors will help to alleviate the traffic conditions along S.R. 82 and Lee Boulevard. S.R. 82 is also funded to be widened to six-lanes from I-75 to Colonial Boulevard.

Based on this analysis, Lee Boulevard is shown to operate below the adopted Level of Service standard in 2030 both with and without the proposed Comprehensive Plan Amendment. Tables 1A, 2A, and 3A indicate the results of the FSUTMS analysis. Currently Lee Boulevard is one of the main routes in and out of the Lehigh Acres area. Both the Luckett Road extension and the Hanson Street extension will provide relief to this corridor. The Alico Road connector to the south, currently programmed as

contingent upon additional funding, will also provide relief to the Lee Boulevard corridor. The Alico Road connector will extend Alico Road from east of Ben Hill Griffin Parkway to S.R. 82.

In addition, there are currently several other roadway improvements programmed as 'contingent upon additional funding' in the 2030 Long Range Transportation Plan that will also help to alleviate the congestion along Lee Boulevard. Buckingham Road is programmed as contingent upon additional funding to be widened to four-lanes from Gunnery Road north to S.R. 80. S.R. 82 is programmed as contingent on additional funding to be widened to six-lanes from Colonial Boulevard to the Hendry County Line. In addition, an extension of Hanson Street from the terminus of the Financially Feasible portion of the Hanson Street Extension at S.R. 82 to Buckingham Road is also programmed as contingent upon additional funding.

Should any of these improvements become Financially Feasible, they will also help to alleviate the congestion along Lee Boulevard. Any proportionate share payments required of the Developer of the Webb Buckingham property will be determined at the time of Site Development Plan (SDP) application when there will be a clear picture of the type and intensity of development proposed on the subject site.

CONCLUSION

The proposed Comprehensive Plan Amendment is to modify the future land use designation on the subject site from the existing Rural designation to the proposed General Industrial designation. The approximately 95.6-acre site is located along the south side of Buckingham Road west of its intersection with Alvin Avenue in Lee County, Florida. An analysis of the 2030 Financially Feasible Long Range Transportation Plan indicates that the only roadway segment shown to operate below the adopted Level of Service standard is Lee Boulevard. Currently there are several roadway improvements within the current 2030 Financially Feasible Long Range Transportation Plan that will help to alleviate traffic conditions along Lee Boulevard. In addition, there are several roadway improvements on the 2030 Long Range Transportation Plan included as contingent upon additional funding that would also help to alleviate traffic conditions along Lee Boulevard. Any proportionate share payments required of the Developer of the Webb Buckingham property towards any of the aforementioned roadway improvements will be determined at the time of Site Development Plan (SDP) application when there will be a clear picture of the type and intensity of development proposed on the subject site.

EXISTING 2030 FINANCIALLY FEASIBLE PLAN

Z-DATA 1 File

TAZ		Single Family Data			Multi-Family Data			Hotel											
1	0	1332	32	0	0	119	0	29	71	482	0	0	964	0	0	100	0	99	0

Population:

TAZ 1332

Single Family: 3.7 persons/unit

Multi Family: 2.0 persons/unit

Hotel: 0.0 persons/unit

Z_DATA 2 file

TAZ		Indust. Emp.		Comm. Emp.		Serv. Emp.		Tot. School Enr.	
2	1332	4	60	0	0	64	0	0	0

MODIFIED 2030 FINANCIALLY FEASIBLE PLAN
 WITH PROPOSED COMP PLAN CHANGE
 ALLOWED USES UNDER ZONING CATEGORY (1,873,951 S.F. TOTAL)

Z-DATA 1 File

TAZ	Single Family Data	Multi-Family Data	Hotel
1 0 1332	32 0 0 119 0 29 71	482 0 0 964 0 0 100	0 99 0

Population:

TAZ 1332

Single Family: 3.7 persons/unit
 Multi Family: 2.0 persons/unit
 Hotel: 0.0 persons/unit

Z_DATA 2 file

TAZ	Indust. Emp.	Comm. Emp.	Serv. Emp.	Tot Emp.	School Enr.
2 1332	2249	1344	734	4327	0 0 0

MODIFIED 2030 FINANCIALLY FEASIBLE PLAN
 WITH PROPOSED COMP PLAN CHANGE
 ALLOWED USES UNDER DEVELOPERS AGREEMENT (819,600 S.F. TOTAL)

Z-DATA 1 File

TAZ	Single Family Data	Multi-Family Data	Hotel
1 0 1332	32 0 0 119 0 29 71	482 0 0 964 0 0 100	0 99 0

Population:

TAZ 1332

Single Family: 3.7 persons/unit

Multi Family: 2.0 persons/unit

Hotel: 0.0 persons/unit

Z_DATA 2 file

	Indust.	Comm.	Serv.	Tot	School
TAZ	Emp.	Emp.	Emp.	Emp	Enr.
2 1332	989	618	384	1991	0 0 0

TABLE 1A
2030 TRAFFIC CONDITIONS WITH EXISTING DENSITY
EXISTING PLUS PROGRAMMED ROAD NETWORK
WEBB BUCKINGHAM COMPREHENSIVE PLAN AMENDMENT

<u>ROADWAY</u>	<u>SEGMENT</u>	# OF LANES	LOS STANDARD	RAW FSUTMS PSWDT	P.C.S. #	PSWDT/AADT FACTOR ¹	2030 AADT	K-100 FACTOR ²	D FACTOR ²	TOTAL TRAFFIC LOS SERVICE	
										PK DIRECTION	VOLUME ³
Buckingham Rd.	E. of S.R. 82	2LN	E	10.827	11	1.117	9,693	0.104	0.53	534	920
	E. of Site	2LN	E	10.059	11	1.117	9,005	0.104	0.53	496	920
Lee Blvd.	E. of S.R. 82	6LD	E	59.101	22	1.073	55,080	0.102	0.59	3,315	2,920
	E. of Site	6LD	E	55.670	22	1.073	51,883	0.102	0.59	3,122	2,920

¹ Calculated based upon data from the 2006 Lee County Traffic Count Report.

² Obtained from the 2006 Lee County Traffic Count Report

³ Obtained from the Lee County Generalized Service Volumes Table

TABLE 2A
2030 TRAFFIC CONDITIONS WITH USES BASED ON THE LAND USE DESIGNATION
228,000 S.F. MINI-WAREHOUSE, 904,248 S.F. INDUSTRIAL, 228,000 S.F. OFFICE, & 513,703 S.F. SHOPPING CENTER
EXISTING PLUS PROGRAMMED ROAD NETWORK
WEBB BUCKINGHAM COMPREHENSIVE PLAN AMENDMENT

ROADWAY	SEGMENT	# OF LANES	LOS STANDARD	RAW FSUTMS	PSWDT	P.C.S. #	PSWDT/AADT	2030 AADT	K-100 FACTOR ²	D FACTOR ²	TOTAL TRAFFIC LOS SERVICE	
											PK DIRECTION	VOLUME ³
Buckingham Rd.	E. of S.R. 82	2LN	E	16,160	11	1.117	14,467	0.104	0.53	0.53	797	920
	E. of Site	2LN	E	12,305	11	1.117	11,016	0.104	0.53	0.53	607	920
Lee Blvd.	E. of S.R. 82	6LD	E	62,260	22	1.073	58,024	0.102	0.59	0.59	3,492	2,920
	E. of Site	6LD	E	59,472	22	1.073	55,426	0.102	0.59	0.59	3,336	2,920

¹ Calculated based upon data from the 2006 Lee County Traffic Count Report.

² Obtained from the 2006 Lee County Traffic Count Report

³ Obtained from the Lee County Generalized Service Volumes Table

TABLE 3A
2030 TRAFFIC CONDITIONS WITH USES BASED ON DEVELOPERS AGREEMENT
100,000 S.F. MINI-WAREHOUSE, 396,600 S.F. INDUSTRIAL, 100,000 S.F. OFFICE, & 223,000 S.F. SHOPPING CENTER
EXISTING PLUS PROGRAMMED ROAD NETWORK
WEBB BUCKINGHAM COMPREHENSIVE PLAN AMENDMENT

<u>ROADWAY</u>	<u>SEGMENT</u>	# OF LANES	LOS STANDARD	RAW FSUTMS	PSWDT	P.C.S.#	PSWDT/AADT		2030 AADT	K-100		D	TOTAL TRAFFIC		LOS SERVICE
							FACTOR ¹	FACTOR ²		FACTOR ²	FACTOR ²		PK DIRECTION	VOLUME ³	
Buckingham Rd.	E. of S.R. 82	2LN	E	13,383	11	1.117	1.117	0.104	11,981	0.104	0.53	0.53	660	920	C
	E. of Site	2LN	E	11,154	11	1.117	1.117	0.104	9,986	0.104	0.53	0.53	550	920	C
Lee Blvd.	E. of S.R. 82	6LD	E	60,604	22	1.073	1.073	0.102	56,481	0.102	0.59	0.59	3,399	2,920	F
	E. of Site	6LD	E	57,507	22	1.073	1.073	0.102	53,595	0.102	0.59	0.59	3,225	2,920	F

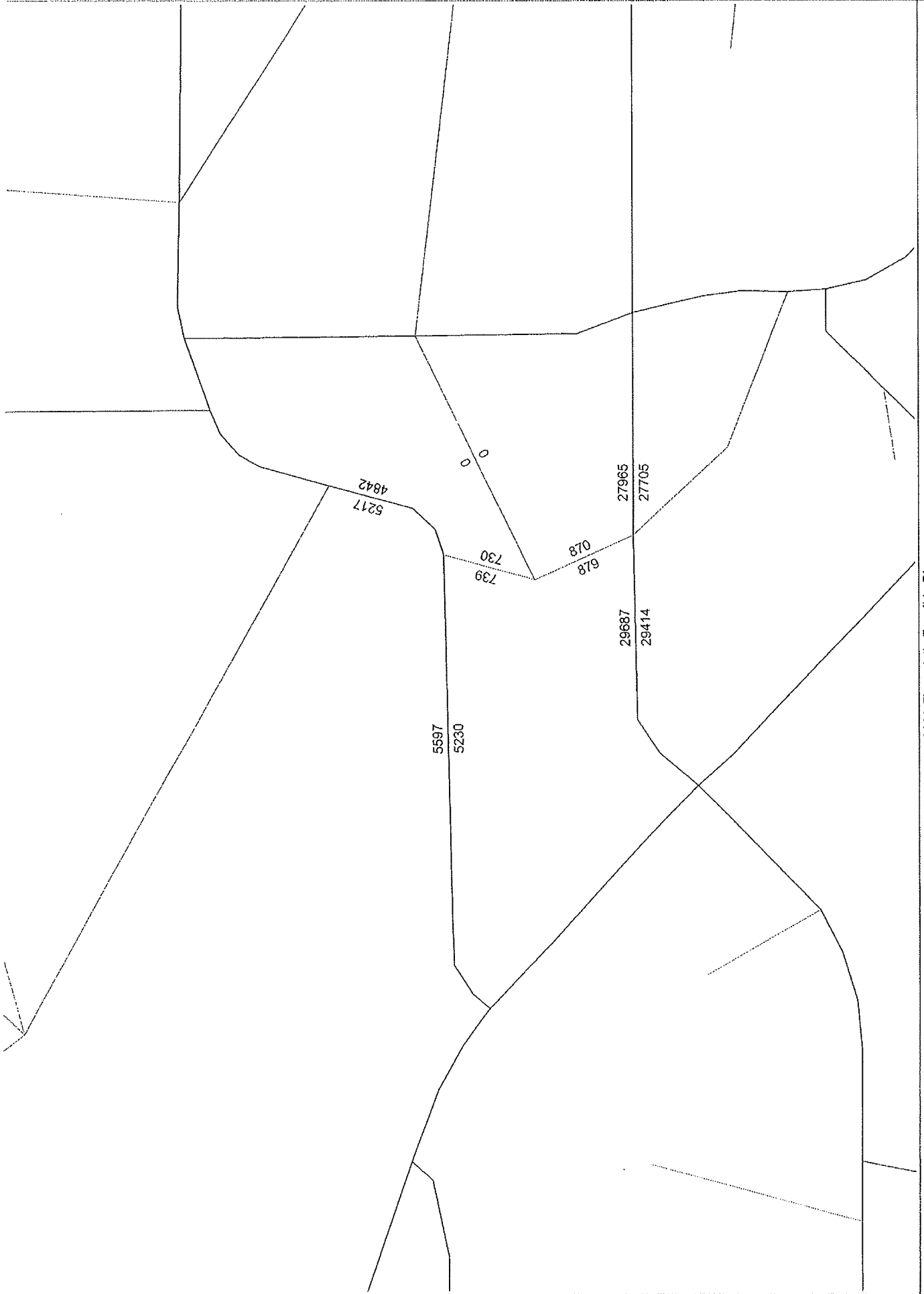
¹ Calculated based upon data from the 2006 Lee County Traffic Count Report.

² Obtained from the 2006 Lee County Traffic Count Report

³ Obtained from the Lee County Generalized Service Volumes Table



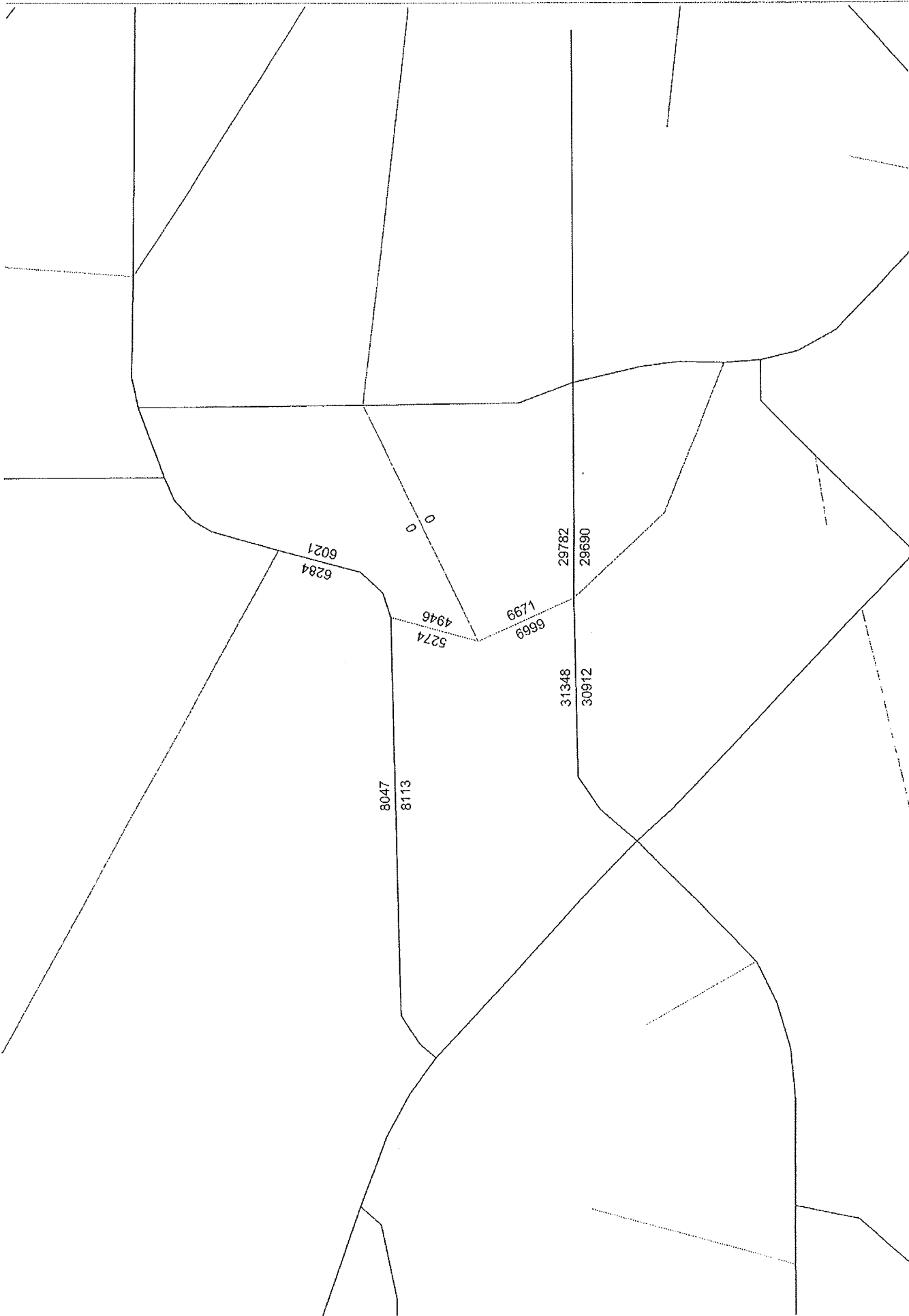
2030 Financially Feasible Plan
Number of Lanes Assumed in the Current L RTP
Webb Buckingham



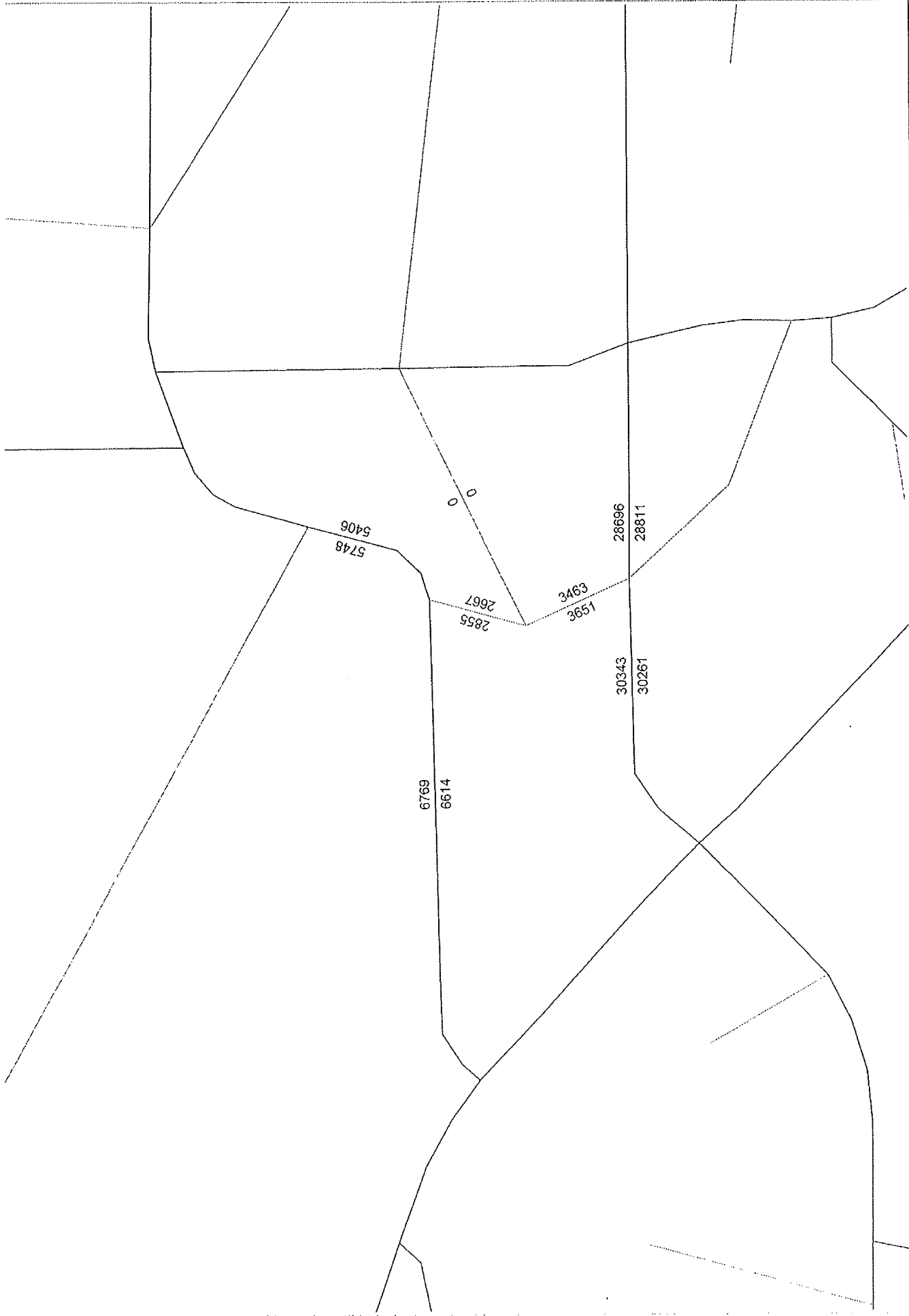
2030 Financially Feasible Plan
No Modifications
Webb Buckingham

Viper Software by The Urban Analysis Group

Licensed to Metro Transportation Group, Inc.



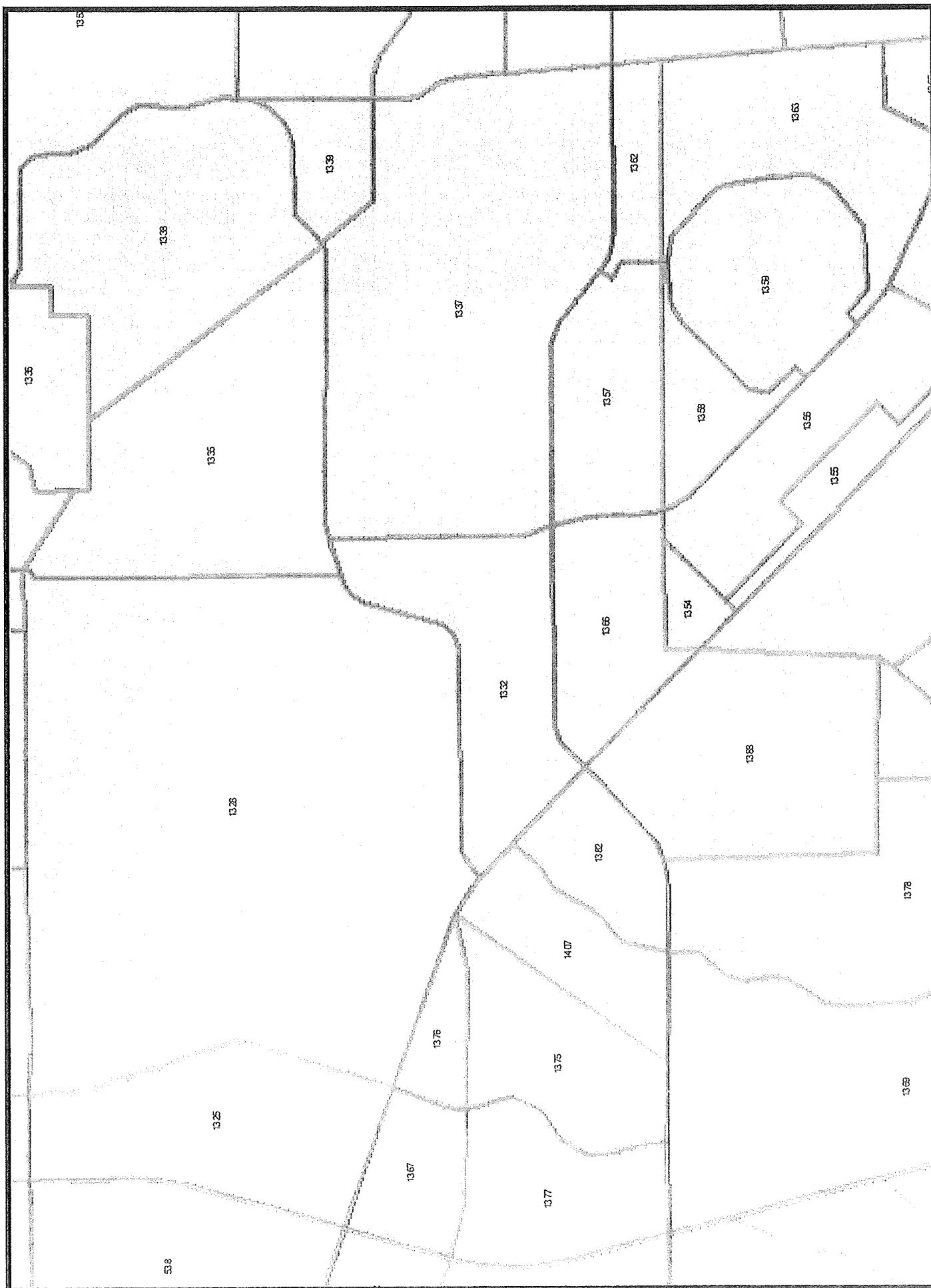
2030 Financially Feasible Plan
Worst Case Scenario Under Proposed Zoning
228,000 s.f. Mini-Warehouse, 904,248 s.f. Industrial, 228,000 s.f. Office, & 513,703 s.f. Shopping Center
Webb Buckingham
Viper Software by The Urban Analysis Group
Licensed to Metro Transportation Group, Inc.



2030 Financially Feasible Plan

Uses Based Upon Proposed Developer's Agreement

100,000 s.f. Mini-Warehouse, 396,600 s.f. Industrial, 100,000 s.f. Office, 223,000 s.f. Shopping Center
Webb Buckingham



TYPICAL EMPLOYMENT CONVERSION FACTORS

(October, 1991)

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

**Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas**

Sept., 2005

c:\input2

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	100	360	710	1,000	1,270
2	Divided	1,060	1,720	2,480	3,210	3,650
3	Divided	1,590	2,580	3,720	4,820	5,480

Arterials						
Class I (>0.00 to 1.99 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	290	760	900	920
2	Divided	450	1,630	1,900	1,950	1,950
3	Divided	670	2,490	2,850	2,920	2,920
4	Divided	890	3,220	3,610	3,700	3,700

Class II (>2.00 to 4.50 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	210	660	850	900
2	Divided	*	490	1,460	1,790	1,890
3	Divided	*	760	2,240	2,700	2,830
4	Divided	*	1,000	2,970	3,500	3,670

Class III (more than 4.50 signalized intersections per mile)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	370	720	850
2	Divided	*	*	870	1,640	1,790
3	Divided	*	*	1,340	2,510	2,690
4	Divided	*	*	1,770	3,270	3,480

Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	120	740	930	960	960
2	Divided	270	1,620	1,970	2,030	2,030
3	Divided	410	2,490	2,960	3,040	3,040

Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	530	800	850
1	Divided	*	*	560	840	900
2	Undivided	*	*	1,180	1,620	1,720
2	Divided	*	*	1,240	1,710	1,800

Note: the service volumes for I-75 (freeway) should be from FDOT's most current version of LOS Handbook.

PERMANENT COUNT STATION 11
BUCKINGHAM RD S OF PALM BEACH BLVD

2006 AADT = 9900
K100 Factor - 0.104

Monthly ADT as a % of Annual ADT

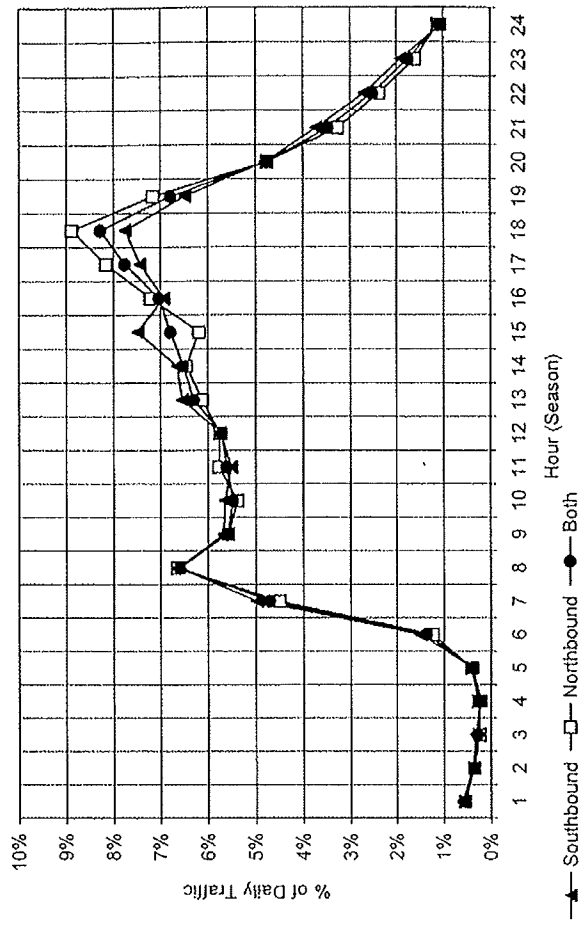
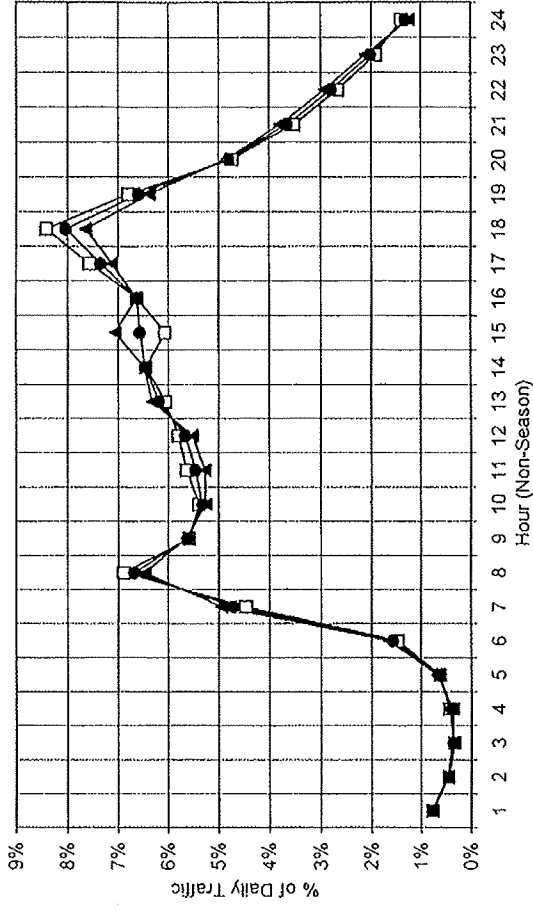
January	95%
February	102%
March	106%
April	99%
May	100%
June	90%
July	84%
August	100%
September	104%
October	104%
November	127%
December	90%

Day of Week as a % of Annual ADT

Monday	101%
Tuesday	107%
Wednesday	109%
Thursday	110%
Friday	116%
Saturday	91%
Sunday	69%

Weekday Peak Flow Characteristics	Non-Season	Season
Peak Flow between 7 a.m. and 9 a.m.		
1) as a % of weekday traffic	6.1%	6.1%
2) directional Split (peak direction)	51%	50%
	Northbound	Southbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.7%	8.0%
2) directional Split (peak direction)	52%	53%
	Northbound	Northbound

PERMANENT COUNT STATION 11
BUCKINGHAM RD S OF PALM BEACH BLVD



PERMANENT COUNT STATION 22
LEE BLVD (SR 884) W OF GUNNERY RD

2006 AADT = 23500
K100 Factor - 0.102

Monthly ADT as a % of Annual ADT

Month	% of Annual ADT
January	109%
February	109%
March	104%
April	101%
May	93%
June	91%
July	94%
August	96%
September	
October	
November	
December	

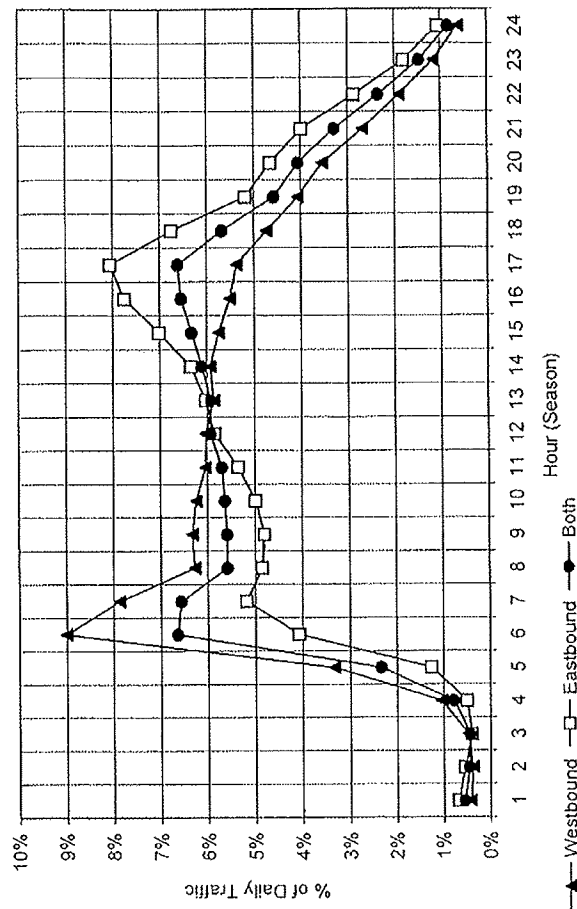
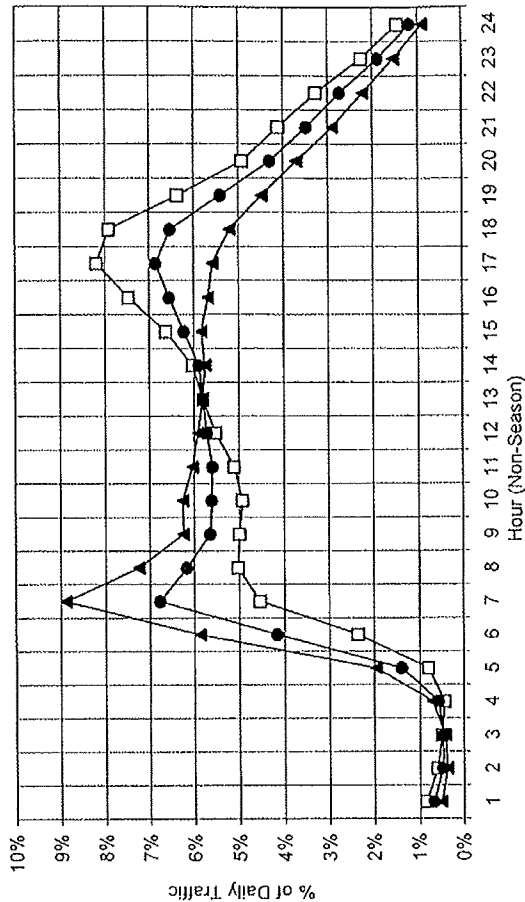
Day of Week as a % of Annual ADT

Day of Week	% of Annual ADT
Monday	103%
Tuesday	106%
Wednesday	107%
Thursday	106%
Friday	115%
Saturday	90%
Sunday	71%

Weekday Peak Flow Characteristics

Peak Flow Characteristics	Non-Season	Season
Peak Flow between 7 a.m. and 9 a.m.	5.9%	5.6%
1) as a % of weekday traffic	57%	57%
2) directional Split (peak direction)	Westbound	Westbound
Peak Flow between 4 p.m. and 6 p.m.	6.7%	6.1%
1) as a % of weekday traffic	60%	59%
2) directional Split (peak direction)	Eastbound	Eastbound

PERMANENT COUNT STATION 22
LEE BLVD (SR 884) W OF GUNNERY RD



Legend: Westbound (square), Eastbound (circle), Both (triangle)

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

COMPREHENSIVE PLAN MAPS



WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

**Exhibit:
Public Transit**



**EXHIBIT
PUBLIC TRANSIT**

WEBB CPA (a.k.a. CARTLON PROPERTY)
Future Land Use Map and Text Amendment
STRAP#: 19-44-26-00-00003.0000
9711 Buckingham Road, Lehigh Acres, Florida 33971

As quoted from a Lee Tran representative in a correspondence to Lee County Planning "Current transit service is approximately ½ mile from the subject property along Lee Boulevard. This service could be accessed to and from the Carlton Property on foot or bicycle. The short range transit development plan does not identify a need for transit service in the area other than on Lee Boulevard, and the long-range transportation plan keeps transit service on the Lee Boulevard and SR 82 corridors. While transit service does not seem likely at this point on Buckingham Road, there will be some demand for access to transit. I feel the applicant should address pedestrian walkways and even bikeways that could be constructed for individuals to use getting to and from the transit corridors."

In response to these comments we offer the following comments. The route Lee Tran mentions is Route 110 (next page). As depicted on the map there is not an opportunity for the subject property to connect a pedestrian walkway or bikeway to the route access since many properties separate the site from Lee Tran access on Lee Boulevard. We do concede that this project, at build-out, may cause demand for transit access.

According to the Lee Plan Bikeways/Facilities Map (3) it appears bike path improvements are slated close to the subject property. If, at the time of development order such improvements would be required along Buckingham Road the applicant would gladly comply. The applicant would agree to any improvements required fronting the subject property to further enhance the bike path or walkway network of Lee County. Internally the site will offer pedestrian interconnections.

We have designated an area reserved for a Bus Shelter on the conceptual site plan.

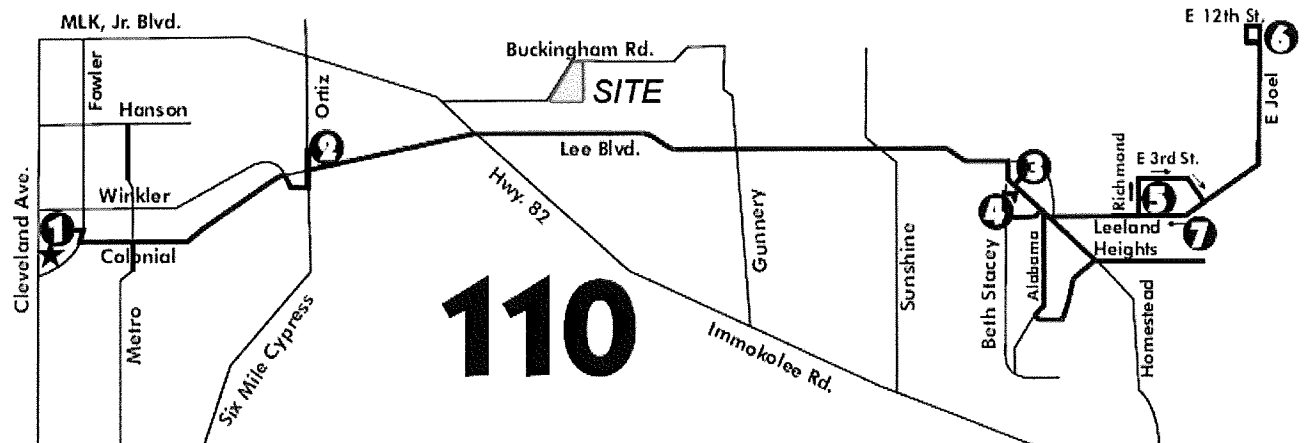
© 10

Route 110 Landmarks

- | | |
|--------------------|---------------------------|
| 1 Edison Mall | 5 E 3rd & Richmond |
| 2 Ruth Cooper Ctr. | 6 E 12th & Joel Blvd. |
| 3 Homestead Plaza | 7 Joel Blvd. & Bell Blvd. |
| 4 Sunshine Villas | ★ Transfer Centers |

**Monday - Friday
Service**

**No Sunday Service
on Route 110**



EASTBOUND

1 Edison Mall	2 Ruth Cooper Center	3 Homestead Plaza	4 Sunshine Villas	5 E 3rd & Richmond	6 E 12th & Joel Blvd.
5:50	-	-	-	5:30	5:40
6:40	-	-	-	6:20	6:30
7:30	7:48	7:20	8:15	7:30	7:40
10:05	10:23	10:45	10:50	11:05	11:15
12:40	12:58	1:20	1:25	1:40	1:50
2:00	2:18	2:40	2:45	3:00	3:10
3:15	3:33	3:55	4:00	4:15	4:25
4:35	4:53	5:15	5:20	5:35	5:45
5:50	-	6:30	6:35	6:50	7:00
8:25	-	9:02*	-	9:20	9:30

PM times in BOLD

- * - Bus does not pull into Homestead Plaza parking lot.
- ** - Service on this trip will be provided to Alabama Rd.

Bus Pass Outlet Locations

- | | |
|----------------|---|
| Fort Myers | Rosa Parks Transportation Center - 2250 Rock Street |
| | LeeTran Office |
| | 6035 Landing View Road |
| So. Fort Myers | Edison College |
| | Student Services Building |
| Cape Coral | City Hall |
| | 1015 Cultural Parkway |

WESTBOUND

6 E 12th & Joel Blvd.	7 Joel Blvd. & Bell Blvd.	4 Sunshine Villas	3 Homestead Plaza	2 Ruth Cooper Ctr.	1 Edison Mall
5:40	5:45	-	5:55**	-	6:30
6:30	6:35	-	6:45**	-	7:20
7:45	7:52	8:07	8:17	8:39	8:55
8:45	8:52	9:07	9:17	9:39	9:55
11:20	11:27	11:42	11:52	12:14	12:30
1:55	2:02	2:17	2:27	2:49	3:05
3:15	3:22	3:37	3:47	4:09	4:25
4:30	4:37	4:52	5:02	5:24	5:40
5:50	5:57	-	6:07	-	6:40
7:05	7:12	7:27	7:37	-	8:15
9:30	9:37	-	9:45	-	-

All Times Approximate

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

**Conceptual Site Plan with City of Fort Myers
Development Plan for property to south**



WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

City of Fort Myers Staff Letters





City of Fort Myers, Florida

Engineering Division
P.O. Box 2217
Ft. Myers, FL 33902-2217
Telephone (239)461-2689
Fax (239)332-6604

December 11, 2006

Fred Drovdlc, AICP
Quattrone & Associates, Inc.
11000 Metro Parkway, Suite 30
Fort Myers, FL 33966

RE: LETTER OF INTENT FOR PUBLIC ROADWAY
ADDRESS: 9711 Buckingham Road, Lehigh Acres, Florida 33971

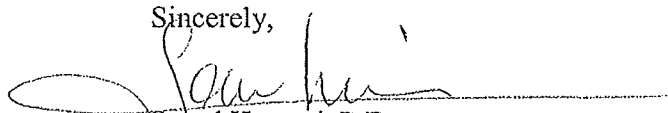
Dear Mr. Drovdlc,

On November 22, 2006 you wrote a letter requesting verification of the City's intent to pursue a north-south connector road from Lee Boulevard north through the City's proposed wastewater treatment plant to Buckingham Road. This correspondence is to serve that request.

It is the desire and intent of the City of Fort Myers and Lee County Public Works/Solid Waste to secure a north-south public access connection from Lee Boulevard to Buckingham Road. The property referenced above, of which your firm represents as an authorized agent, lies between the proposed treatment plant and Buckingham Road. A public access through the property represents the preferred road alignment. We recognize that the owners of the property wish to coordinate with the City and assist in this effort by dedicating public right-of-way through the property, thus providing free and unlimited access for the public and traffic for the City of Fort Myers proposed wastewater treatment plant to the south.

We have reviewed the preliminary site plan and feel the proposed alignment generally meets the intent of the City for public access from Lee Boulevard to Buckingham Road. Please feel free to contact me with any questions.

Sincerely,



Saeed Kazemi, P.E.
City Engineer

Public Works Department
Website: www.cityofmyers.com
Email: engineering@cityofmyers.com



City of Fort Myers, Florida

Roger Powell Robinson, P.E.
2200 Second Street
Ft. Myers, FL 33902-2217
Telephone (239) 332-6822
Fax (239) 332-6604
rrobinson@cityftmyers.com

August 11, 2006

Al Quattrone
11000 Metro Pkwy., Suite 30
Fort Myers, FL 33912

Re: Parcel No.: 19-44-26-00-00003.0000
3410 and 3450 Hanson Street
Water and Sewer Availability

Dear Al:

SEWAGE PLANT AND COLLECTION LINES:

There is an existing 4" sanitary sewer force main approximately 1,100 feet west of your southwest property corner. The City's wastewater plant can provide treatment capacity for the above project under the below listed conditions. Any additional on-site collection lines, pump stations, and appurtenances needed to handle project flows must be installed by the owner.

WATER PLANT AND DISTRIBUTION MAINS:

Potable Water– There is an existing 12" potable water transmission main approximately 1,100 feet west of your southwest property corner. The City's water plant can provide treatment capacity to serve the above project under the below listed conditions. The owner must install any additional on-site water mains and appurtenances needed for adequate domestic water supply and fire protection.

RECLAIMED WATER TRANSMISSION/DISTRIBUTION MAINS:

There is an existing 12" reclaim water transmission main approximately 1,100 feet from your southwest property corner. The City's current reclaimed treatment capacity is committed. The City plans to be able to provide additional capacity for irrigation by the end of 2007. When capacity does become available, the property owner would be required to enter into a separate reclaimed user agreement that includes provisions for bulk storage and special handling of effluent. The owner must install all on-site distribution lines and appurtenances needed to handle project flows. Please be advised that separate potable water irrigation meters may be available for irrigation needs upon request.

CONSTRUCTION OF MAINS AND APPURTENANCES

In each case above, service is provided on a first come first served basis, upon receipt of a formal request for service, payment of all appropriate fees and charges, and approval of all

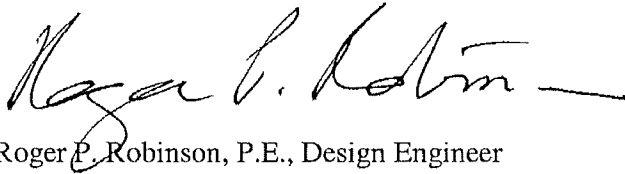
State and Local Regulatory Agencies. The owner will be responsible for the installation and/or upgrading of any off site sewer, water, and reclaimed water system mains or appurtenances required to meet Project and area wide needs.

JURISDICTIONAL AUTHORITY APPROVAL

Since your project is outside of the jurisdictional boundaries of the City of Fort Myers, you will need to provide a "Letter of No Objection" from the authority having utility jurisdiction (either FGUA or Lee County Utilities) before we can approve your connection into our system. In addition, there are special requirements in the City Code regarding "Service outside City" (Sec. 122-31).

Public Works will do a thorough evaluation of total sewage handling and water servicing when proper building plans are submitted.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger P. Robinson", followed by a horizontal line.

Roger P. Robinson, P.E., Design Engineer

Cc: Saeed Kazemi, P.E., Robert Erickson, E. I.

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

Agency Comment Letters





Florida Department of Environmental Protection

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary

South District
P.O. Box 2549

Fort Myers, Florida 33902-2549

January 16, 2009

John Barker, Principal
JCB Consulting Services, LLC
7769 Woodland Bend Circle
Fort Myers, Florida 33912

Re: Lee County - SW
Waste Material Relocation Planning Letter Report
Buckingham Landfill Project Phases

Dear Mr. Barker:

Let this acknowledge receipt and review of the referenced submittal, received by the Department on December 16, 2008.

Your previous submittal of September 10, 2007 addressed the relocation of waste in the City of Fort Myers Portion of the old Buckingham Landfill. Based on information in both submittals, the Landfill Disturbance Project may last for an extended period of time, and will be conducted in phases. Therefore, let this letter and our letter of July 12, 2007 (copy enclosed) govern disturbance of both the County and City Portions of the Buckingham Landfill.

Groundwater Monitoring

Groundwater quality monitoring was conducted at the facility until 2003 when it was demonstrated that no adverse impacts to groundwater were present. As approved by the Department, groundwater monitoring was discontinued and all monitoring wells were abandoned.

The Waste Material Relocation Planning Letter Report approximates 3,000 tons of on-site waste relocation will be required during the roadway construction project (initial phase). In accordance with your initial submittal, the City of Fort Myers has agreed to abide by the Solid Waste Department's Document, *"Guidance For Disturbance and Use Of Old Closed Landfills or Waste Disposal Areas In Florida"*. Based on the amount of material to be relocated, the Department will require the submittal of a Preliminary Contamination Assessment Plan (PCAP) to monitor effects of the waste relocation on groundwater and leachate at the facility. Please refer to Appendix E of the referenced document summarizing the components of a PCAP. The PCAP submittal will be required prior to initiating waste relocation activities.

John Barker
Waste Material Relocation Planning Letter Report
Buckingham Landfill Project Phases
January 16, 2009


Construction

- 1) Applicants must apply for and obtain all necessary Department permits prior to construction, as addressed in the Department letter of July 12, 2007.
- 2) Applicants shall notify the Department at least two weeks prior to commencement of any construction phase.
- 3) Applicants shall allow all authorized representatives of the Department access to the Landfill Disturbance Project at reasonable times for the purpose of determining compliance with this Agreement and Department rules.

Our records indicate that the Portion of the Buckingham Landfill located at 9711 Buckingham Road, Lehigh Acres, Florida, formerly operated by Lee County, is no longer owned by the County. Therefore, please provide a letter from each of the three listed property owners (Carlton Land Holdings, LLC; Grand Isle 407, LLC; and Buckingham CMC, LLC) stating that they give their permission for the Landfill Disturbance Project in accordance with this letter before any activities take place on the site, and that they agree to abide by the aforementioned Document. Under these circumstances, a solid waste permit will not be necessary for the proposed construction at the old landfill site.

If you have any questions concerning this letter, please contact Bill Krumbholz at (239) 332- 6975, ext. 155; or Frank Nemec, ext. 156; concerning water monitoring. Your cooperation in this matter is appreciated.

Sincerely,


Charles Emery III
Environmental Administrator

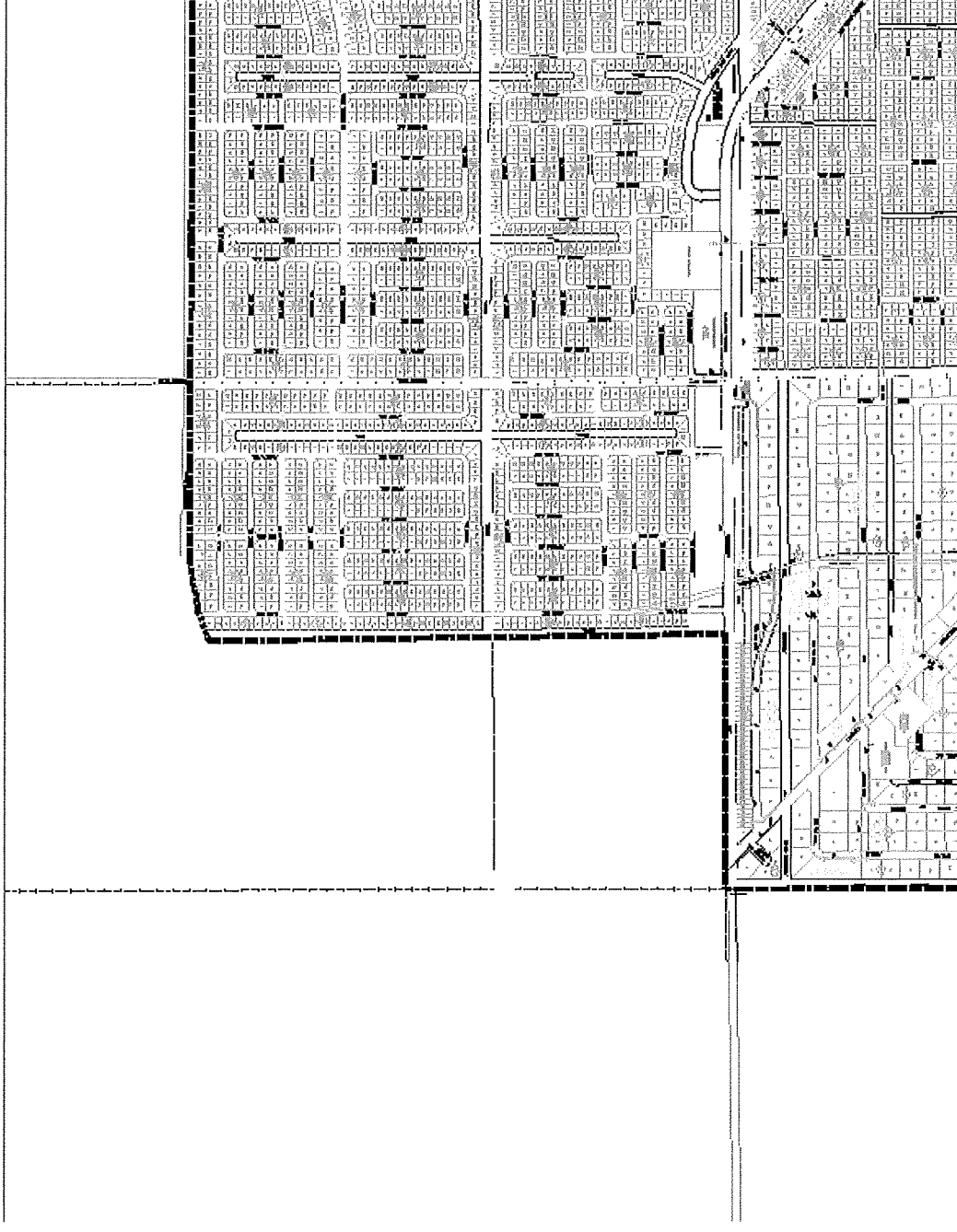
Enclosure

cc: Lucy Blair - w/encl.
Jack Myers - w/encl.
Charles Davault - w/encl.

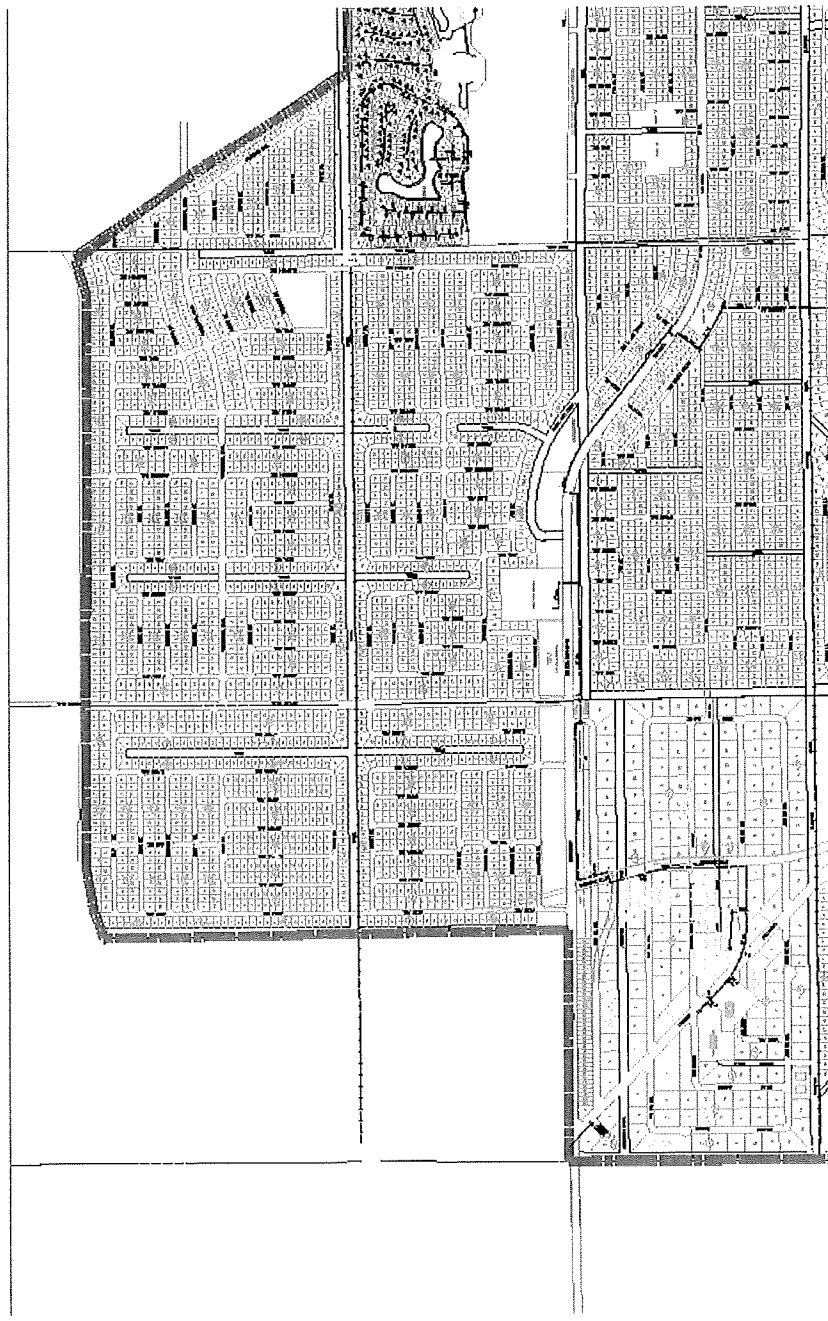
3410 & 3450 Hanson Street
Parcel # 19-44-26-00-00003.0000
Water and sewer availability
As shown on the FGUA system maps shown on the next two pages

Lee Property Appraiser Web Tax Map





Wastewater



TICE FIRE & RESCUE DISTRICT

FIRE PREVENTION & INSPECTIONS

Ted Ross Jr.
Fire Marshal
(239) 694-2380
www.ticefire.com

9351 Workmen Way
Ft. Myers, FL 33905
Fax (239) 694-7399

July 31, 2006

Quattrone & Associates
11000 Metro Parkway, Suite 27
Ft. Myers, FL 33912

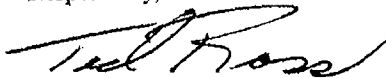
Attn: Fred Drovdlie

RE: 9711 Buckingham Road

Dear Sir,

After reviewing the rezoning request for the building of up to 819,600 square feet of a mixed commercial and light industrial park, the Tice Fire & Rescue District does not object to the construction of this project. With the information provided about the specific types of occupancies that will be constructed, it is difficult to say what additional, if any, equipment will be required to support this project. We anticipate working with the developer as the project moves forward to address any conditions or needs. The district currently provides fire protection services to other industrial sites and parks located in the immediate area of this proposal. The district does reserve the right for future reference regarding the fire protection features as well as water supply and fire department access for this proposal. Anyone with any questions should feel free to contact me at 239 694-2380.

Respectfully,

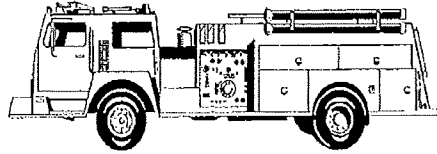


Ted Ross
Fire Marshal
Tice Fire / Rescue District

Smoke Detectors Save Lives

TICE FIRE & RESCUE DISTRICT

Chief
Gregory A. Bradley
(239) 694-2380
www.ticfire.com



9351 Workmen Way
Ft. Myers, FL 33905
Fax (239) 694-7399

FAX TRANSMITTAL COVER SHEET

TO: Iniative Ramirez, Quattrone & Associates

FROM: Ted Ross

DATE: 8/3/06

TOTAL # OF PAGES INCLUDING COVER SHEET 2

FAX # 936-7228

COMMENTS:

If you need anything further, please let me know.

A handwritten signature in cursive script, appearing to read "Ted Ross".

Ted Ross
Fire Marshal

This is intended only for the person so addressed. If you have accidentally received this transmission please immediately notify the sender at 239-694-2380. Thank you.



Mike Scott
Sheriff



State of Florida
County of Lee

Mr. Fred Drovdlie
Quattrone & Associates, Inc...
11000 Metro Parkway, Suite 30
Fort Myers, FL. 33912

August 17, 2006

Dear Mr. Drovdlie:

The Sheriff's Office has reviewed your letter dated June 27, 2006 outlining your intention to request Lee County to consider a comprehensive plan amendment for the area of 9711 Buckingham Road in Lehigh Acres, Florida (the Webb Buckingham project). According to my staff, the amendment, if approved, will increase the future density of the property from vacant land to approximately 819,600 square feet of light industrial and commercial use office space and has a tentative start date of sometime in mid to late 2009.

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 area. 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 project builds out we will factor its 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 the projected density of the project.

Sincerely,

Mike Scott
Sheriff, Lee County Florida





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

September 25, 2006

Fred Drovdic, AICP
Quattrone & Associates, Inc.
11000 Metro Parkway, Suite 30
Fort Myers, FL 33912
Fax: 239-936-7228

Dear Mr. Drovdic:

In response to your inquiry of September 21, 2006, the Florida Master Site File lists no previously recorded cultural resources in the following parcels:

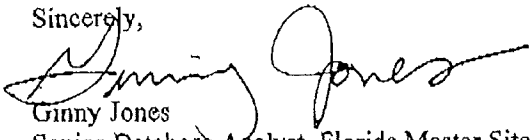
T:44S R:26E Section 19 (also known as parcel 19-44-26-00-00003.0000)

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,


Ginny Jones
Senior Database 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
Web: <http://www.dos.state.fl.us/dhr/msf/>

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

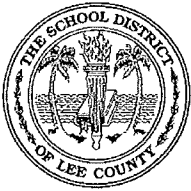
☐ Historical Museums
(850) 245-6400 • FAX: 245-6433

☐ Palm Beach Regional Office
(561) 279-1475 • FAX: 279-1476

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

☐ Tampa Regional Office
(813) 272-3843 • FAX: 272-2340

05-09-18
3:01



THE SCHOOL DISTRICT OF LEE COUNTY

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

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

ELINOR C. SCRICCA, 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

July 14, 2006

Ms. Iniavette Ramirez
Quattrone & Associates
11000 Metro Parkway, Suite 30
Fort Myers, FL 33912

Re: Comprehensive Plan Amendment and Rezoning
9711 Buckingham Road, Lehigh Acres

Dear Ms. Ramirez:

This letter is in response to your letter concerning the Comprehensive Plan Amendment and Rezoning of land located at 9711 Buckingham Road, Lehigh Acres. This proposed development is in the East Choice Zone of the District.

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

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239)337-8678.

Sincerely,

Ellen Lindblad, Long Range Planner
Planning Department

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

Proposed Schedule of Uses



EXHIBIT 6-M
SCHEDULE OF USES

<p>WEBB CPA (a.k.a. CARTLON PROPERTY) Future Land Use Map and Text Amendment STRAP#: 19-44-26-00-00003.0000 9711 Buckingham Road, Lehigh Acres, Florida 33971</p>

PROJECT SUMMARY

Planning Community	Buckingham
Current Future Land Use	Rural
Proposed Future Land Use	Urban Community
Current Zoning	AG-2
Requested Zoning	Combined IPD/CPD
Residential Units	None requested
Gross Square Footage	95.6 acres

SCHEDULE OF USES

INDUSTRIAL PLANNED DEVELOPMENT (IPD)

Accessory uses and structures
Accessory apartment
Administrative offices
Agricultural services
Agricultural uses and agricultural accessory uses
Animals: Clinic or kennel
Control center (including Humane Society)
Automobile repair and service (all groups)
Boat repair and service
Boat storage, dry
Broadcast studio, commercial radio and television
Cold storage, pre cooling, warehouse and processing plant
Communication facility, wireless
Computer and data processing services
Contractors and builders, all groups
Entrance gates and gatehouse
Emergency operations center
EMS, fire or sheriff's station
Essential services
Essential service facilities: Groups I and II
Fences, walls



Flea market: Open
Indoor

Forestry tower

Gasoline dispensing system, special

Insurance companies

Laundry or dry cleaning: Group II

Manufacturing of:

Apparel products

Electrical machinery and equipment

Food and kindred products: Group III

Furniture and fixtures

Leather products: Group II

Lumber and wood products: Groups II and IV

Machinery, Groups I and II

Measuring, analyzing and controlling instruments

Novelties, jewelry, toys and signs, all groups

Rubber and plastic products: Group II

Textile mill products, Group I

Maintenance facility (Government)

Parcel and express services

Parking lot: Accessory
Temporary

Photofinishing laboratory

Place of worship

Post office

Printing and publishing

Processing and warehousing

Recreation facilities:

Commercial: Group(s) I, III, IV, and V

Recreational vehicles

Religious facilities

Rental or leasing establishment: Group(s) I, II, III, and IV

Repair shops: Groups III, IV, and V

Research and development laboratories: Groups II and IV

Retail and wholesale sales, when clearly incidental and subordinate to a permitted
principal use on the same premises

Signs (in accordance with chapter 30)

Storage: Indoor

Storage: Open

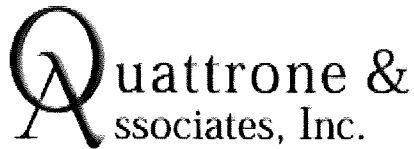
Warehouse: Mini warehouse

Private

Public

Cold storage only

Wholesale establishments: Groups III and IV



COMMERCIAL PLANNED DEVELOPMENT (CPD)

Accessory uses and structures
Administrative offices
ATM (automatic teller machine)
Auto parts store
Automobile service station (one)
Bait and tackle shop
Banks and financial establishments: Group(s) I and II
Bar or cocktail lounge
Building material sales
Business services: Groups I and II
Car wash
Cleaning and maintenance services
Clothing stores, general
Clubs: Fraternal, membership organization
Private
Computer and data processing services
Consumption on premises
Department store
Drive through facility for any permitted use
Drugstore, pharmacy
Essential services
Essential service facilities: Group I
Fences, walls
Food and beverage service, limited
Food stores: Group(s) I and II
Gift and souvenir shop
Hardware store
Hobby, toy and game shops
Household and office furnishings, all groups
Laundry or dry cleaning: Group I
Lawn and garden supply stores
Library
Medical office
Nonstore retailers, all groups
Package store
Parking lot: Accessory
Personal services: Group(s) I, II, III, and IV
Pet services
Pet shop
Pharmacy
Place of worship
Plant nursery
Real estate sales office
Recreation facilities:
Commercial: Group(s) I, III, IV, and V
Religious facilities
Rental or leasing establishment: Groups I, II and III



Restaurants: Groups I, II and III
Signs (in accordance with chapter 30)
Social services: Group(s) I, II, III, and IV
Specialty retail shops: Group(s) I, II, III, and IV
Temporary uses
Theater, indoor
Used merchandise stores: Group(s) I, II, III and IV

PROPERTY DEVELOPMENT REGULATIONS

Minimum Area Dimensions:	
Min. Lot Size	20,000 sq. ft.
Min. Depth	100 sq. ft.
Min. Width	100 sq. ft.
Maximum Height	35 ft.
Maximum Lot Coverage	40%
Minimum Open Space	20% (CPD), 10% (IPD)
Minimum Setbacks:	
Buckingham Road	75 ft.
Rear (south)	25 ft.
Side Yard (east)	50 ft.
Water body	25 ft.
Accessory Structures (side and rear)	15 ft.

GENERAL PROJECT NOTES

1. No blasting is requested.

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

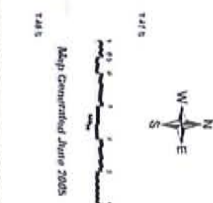
**Exhibit A-2:
Current Future Land Use Map**



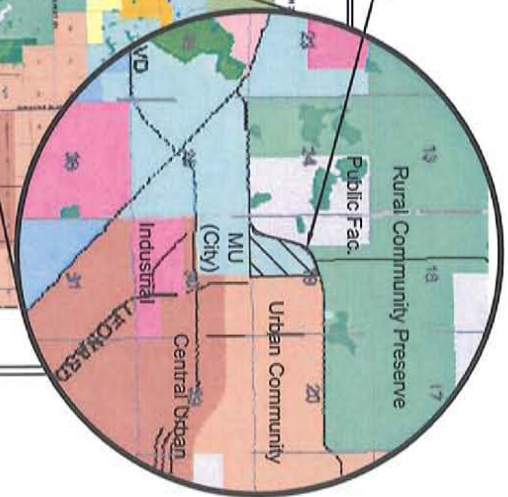


LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	



SUBJECT PARCEL
STRAP #19-44-26-00-00003.0000
95.60 ACRES
CURRENT: RURAL



FUTURE LAND USE MAP

(Lee Plan Map 1 Page 1 of 5)

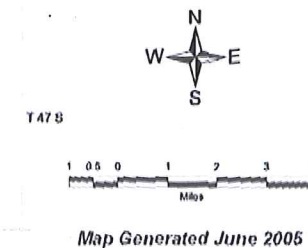
This map represents the future land use map of Lee County, Florida, as adopted by the Board of County Commissioners on September 17, 1990. The map is a general representation of the future land use map as adopted by the Board of County Commissioners on September 17, 1990. The map is subject to the jurisdiction of the Board of County Commissioners.

ADOPTED ORDINANCE	DATE OF ADOPTION	EFFECTIVE DATE
89-07	1/11/1989	3/1/1989
89-09	3/7/1989	3/14/1989
89-43	8/6/1989	8/11/1989
89-44	8/13/1989	8/17/1989
91-10	4/24/1991	4/10/1991
91-19	7/8/1991	7/16/1991
92-35	8/7/1992	8/18/1992
92-41	8/12/1992	8/21/1992
92-47	10/27/1992	11/5/1992
92-48	10/27/1992	11/5/1992
92-51	12/6/1992	12/21/1992
92-55	2/22/1993	2/28/1993
92-56	8/25/1993	1/24/1994
94-23	8/25/1994	1/14/1994
94-29	10/25/1994	1/8/1995
94-30	11/1/1994	7/26/1995
95-27	12/20/1995	1/20/1996
95-19	10/2/1995	11/2/1995
97-06	3/6/1997	4/2/1997
97-17	8/26/1997	8/26/1997
97-13	8/24/1997	7/26/1997
97-22	11/25/1997	12/28/1997
98-02	1/13/1998	2/13/1998
98-09	6/3/1998	7/20/1998
98-07	4/13/1998	7/20/2000
98-26	11/4/1998	12/21/1998
98-16	11/22/1998	1/18/2000
98-18	11/22/1998	1/18/2000
98-17	11/22/1998	1/18/2000
98-18	11/22/1998	1/18/2000
98-19	11/22/1998	12/23/1999
00-08	8/4/2000	8/26/2000
00-18	8/4/2000	8/26/2000
00-22	11/15/2000	12/27/2000
01-24	12/1/2001	1/13/2002
02-02, 03, 04, 05, 06	1/10/2002	2/7/2002
02-20	10/21/2002	10/2/2003
03-01, 02, 03, 04, 05, 06, 07	1/8/2003	4/12/2003
03-12	8/5/2003	8/5/2003
03-19, 03-20, 03-21	10/29/2003	12/1/2004
03-26	1/11/2004	3/15/2004
04-14	8/26/2004	12/7/2004
04-15	8/22/2004	10/22/2004

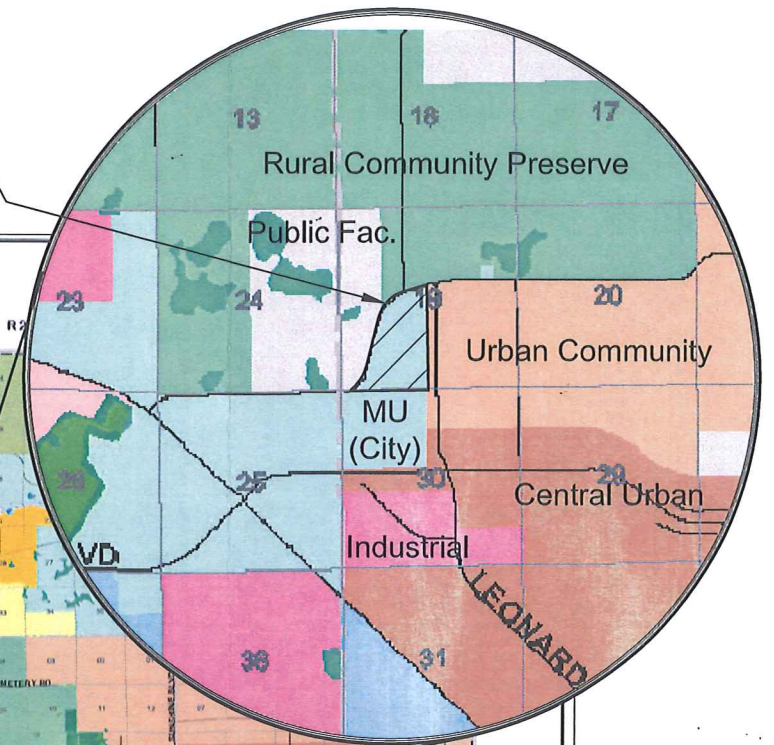
Please see the Lee Plan for additional information regarding special regulations, overlays, or allowances in addition to the requirements of the land use categories.



- | | | | |
|---------------------------|-----------------------------------|----------------------|--|
| FUTURE URBAN AREAS | INTERCHANGE AREAS | NEW COMMUNITY | NON-URBAN AREAS |
| Intensive Development | Industrial Interchange | Now Community | Rural |
| Central Urban | General Interchange | Airport Areas | Rural Community Preserve |
| Urban Community | General Commercial Interchange | Tradeport | Coastal Rural |
| Suburban | Industrial Commercial Interchange | Airport | Outer Island |
| Outlying Suburban | University Village Interchange | | Open Lands |
| Industrial Development | | | Density Reduction/Groundwater Resource |
| Public Facilities | | | Conservation Lands - Uplands |
| University Community | | | Wetlands |
| | | | Conservation Lands - Wetlands |
- Chapter XIII of this plan contains an administrative process, including a field check, to precisely define the boundaries of a wetland area, and to correct any such boundaries that are based on clear factual error.



SUBJECT PARCEL
STRAP #19-44-26-00-00003.0000
95.60 ACRES
CURRENT: RURAL



WEBB BUCKINGHAM CPA
EXHIBIT A-2 CURRENT FLUM
CARLTON LAND HOLDINGS, LLC
LEE COUNTY, FLORIDA

Quatrone & Associates, Inc.
Engineers, Planners, & Development Consultants
11000 Metro Parkway, Suite 30 - Fort Myers, Florida 33912 - 239-936-5222
Certificate of Authorization Number: 9465

VALID ONLY WITH EMBOSSED SEAL
PLOTTED BY: fcd
FRI 5-5-2006 8:50 AM

WEBB COMPREHENSIVE PLAN AMENDMENT

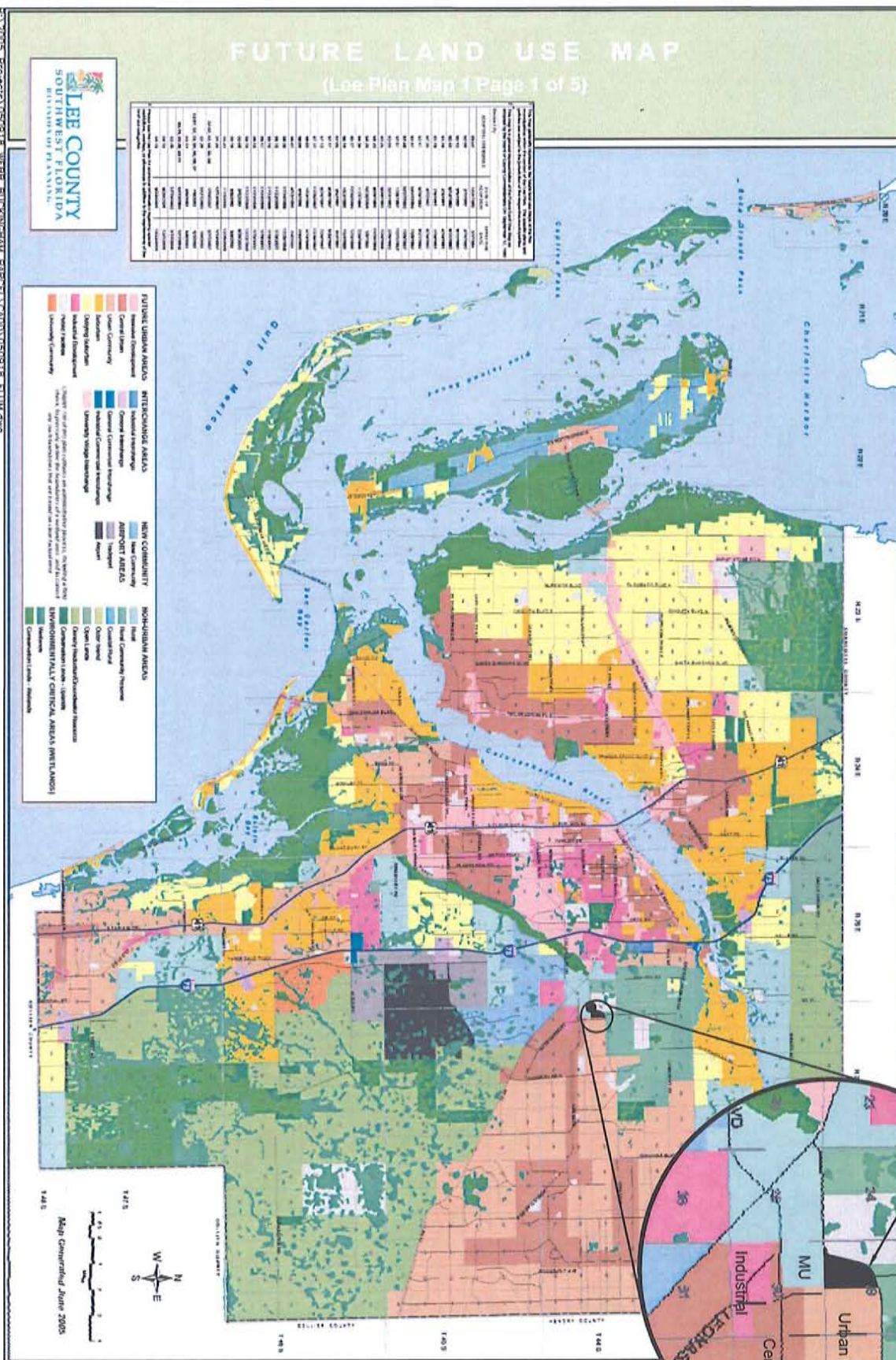
**9711 Buckingham Road
Lee County, Florida**

**Exhibit A-2:
Proposed Future Land Use Map**

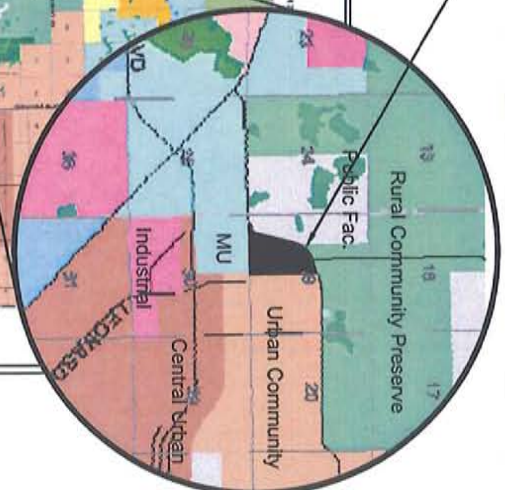




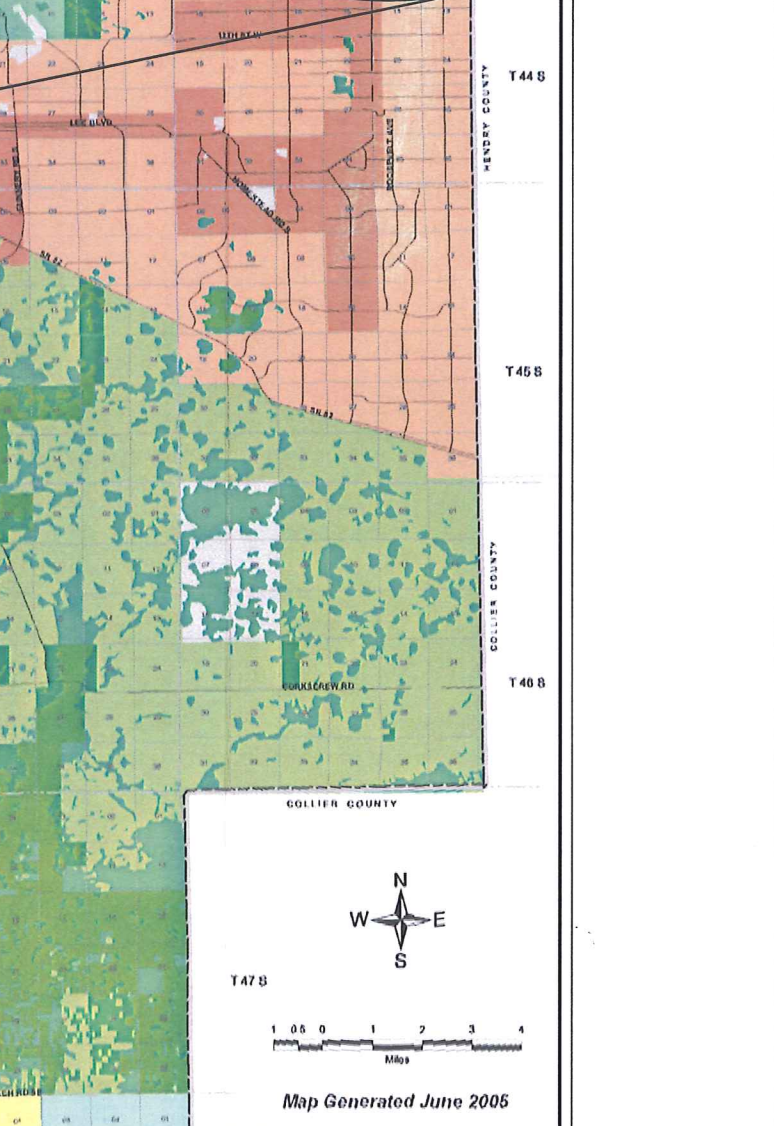
This form is to be filled up by the Member of the Public Hearing Committee, who has been appointed by the District Collector, for the purpose of conducting the Public Hearing. The Public Hearing Committee is to be constituted by the District Collector, who is to be the Chairman of the Committee. The Public Hearing Committee is to be constituted by the District Collector, who is to be the Chairman of the Committee. The Public Hearing Committee is to be constituted by the District Collector, who is to be the Chairman of the Committee. The Public Hearing Committee is to be constituted by the District Collector, who is to be the Chairman of the Committee. The Public Hearing Committee is to be constituted by the District Collector, who is to be the Chairman of the Committee. The Public Hearing Committee is to be constituted by the District Collector, who is to be the Chairman of the Committee. 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SUBJECT PARCEL
STRAP #19-44-26-00-00003.0000
95.60 ACRES
PROPOSED: URBAN COMMUNITY



SUBJECT PARCEL
STRAP #19-44-26-00-00003.0000
95.60 ACRES
ZONED: URBAN COMMUNITY



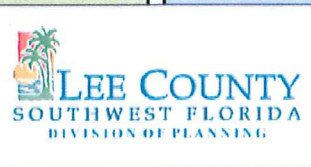
This map generally represents the future land use maps of the five municipalities within the context of the Long Plan. The specific plans and policies are subject to the jurisdiction of the respective municipalities.

This map is a general representation of the Future Land Use Map as adopted by Board of County Commissioners On: September 17, 1990

Revised By:

ADOPTING DISBURSE	DATE OF ADOPTION	EFFECTIVE DATE
89-02	12/15/1989	3/1/1990
90-00	3/2/1990	3/1/1990
90-03	8/8/1990	8/1/1990
90-44	9/12/1990	9/1/1990
91-10	4/29/1991	4/1/1991
91-19	7/9/1991	7/1/1991
92-05	8/7/1992	8/1/1992
92-41	9/15/1992	9/1/1992
92-47	10/2/1992	1/1/1993
92-48	10/2/1992	1/1/1993
92-61	11/6/1992	12/1/1992
93-05	2/22/1993	2/28/1993
93-26	6/29/1993	1/1/1994
94-23	8/25/1994	1/1/14/1994
94-20	10/29/1994	1/1/1995
95-04	1/12/1995	7/2/1995
95-27	12/2/1995	1/2/1996
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97-13	6/24/1997	7/28/1997
97-22	11/24/1997	12/31/1997
97-23	11/24/1997	2/1/1998
98-03	4/3/1998	7/20/1998
99-07	4/13/1999	2/1/2000
99-20	11/24/1999	12/25/1999
99-15	11/23/1999	1/1/2000
99-16	11/23/1999	1/1/2000
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00-00	6/4/2000	6/26/2000
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00-22	11/1/2000	12/2/2000
01-24	12/1/2001	1/1/2002
02-05, 03-04, 04-05, 06	11/5/2002	3/27/2003
02-07	11/5/2002	1/1/2003
03-01, 02-03, 04-05, 06, 07	1/5/2003	4/1/2003
03-12	8/26/2003	8/26/2003
03-19, 03-20, 03-21	10/23/2003	12/2/2004
03-26	2/13/2003	3/1/2004
04-16	8/29/2004	12/1/2004
04-18	8/23/2004	10/27/2004

Please see the Long Plan for additional information regarding the land use designations, coverages, or allowances in addition to the requirements of the land use categories.



FUTURE URBAN AREAS		INTERCHANGE AREAS		NEW COMMUNITY		NON-URBAN AREAS	
	Intensive Development		Industrial Interchange		New Community		Rural
	Central Urban		General Interchange	AIRPORT AREAS			Rural Community Preserve
	Urban Community		General Commercial Interchange		Tradeport		Coastal Rural
	Suburban		Industrial Commercial Interchange		Airport		Outer Island
	Outlying Suburban		University Village Interchange				Open Lands
	Industrial Development	<p><i>Chapter XIII of this plan contains an administrative process, including a field check, to precisely define the boundaries of a wetland area, and to correct any such boundaries that are based on clear factual error</i></p>					
	Public Facilities				Density Reduction/Groundwater Resources		
	University Community				Conservation Lands - Uplands		
					Conservation Lands - Wetlands		
		ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)					
		 Wetlands					
		 Conservation Lands - Wetlands					

DATE	REVISIONS
------	-----------

WEBB BUCKINGHAM CPA
EXHIBIT A-2 PROPOSED FLUM
CARLTON LAND HOLDINGS, LLC
LEE COUNTY, FLORIDA

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
11 000 Metro Parkway, Suite 30 - Fort Myers, Florida 33912 - 239.936-5222
Certificate of Authorization Number: 9465

VALID ONLY WITH EMBOSSED SEAL

PLOTTED BY: fred
FRI, 5-5-2006 9:04 AM

A-2
2 OF 2

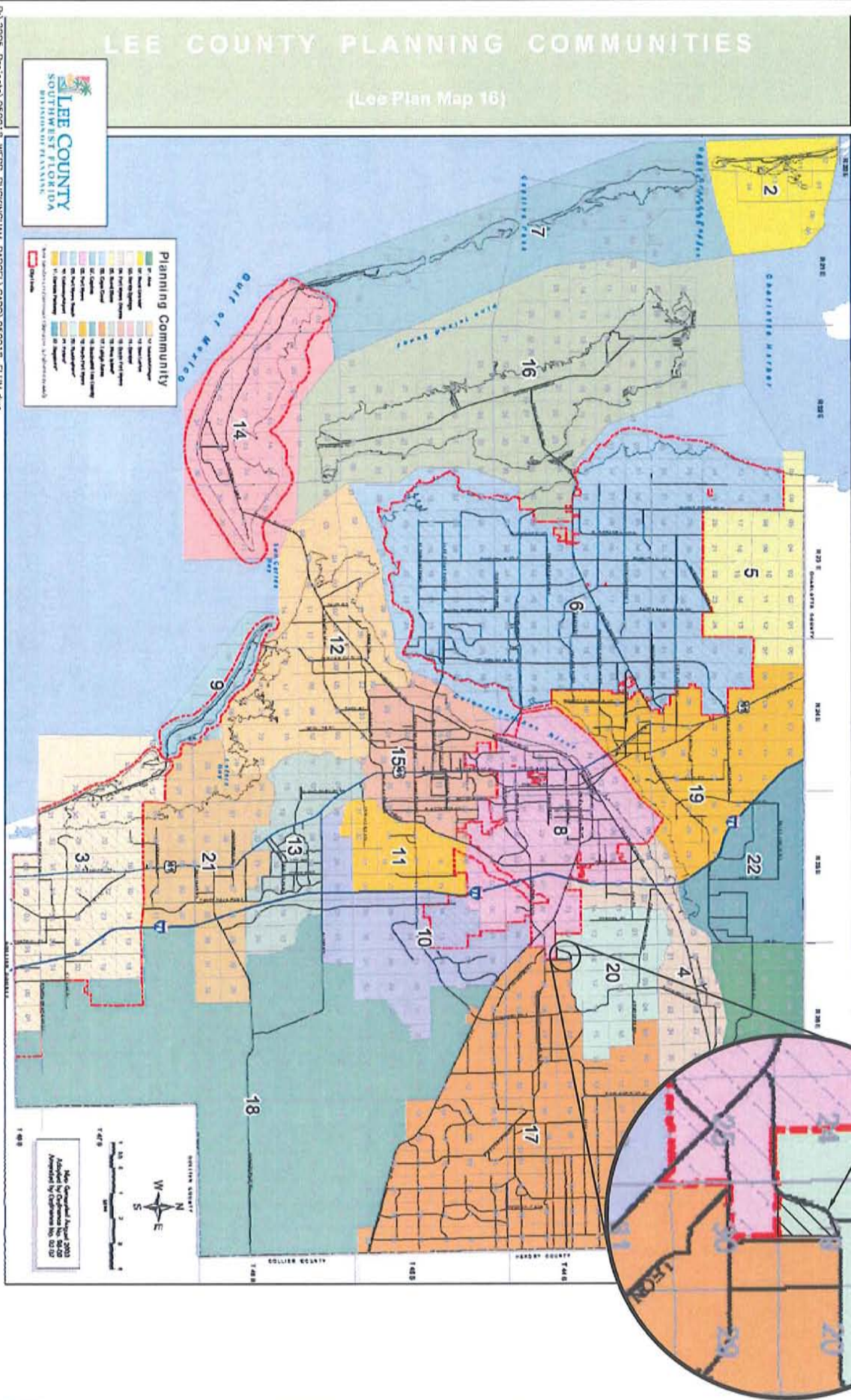
WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

**Exhibit A-2a:
Current Planning Communities Map**

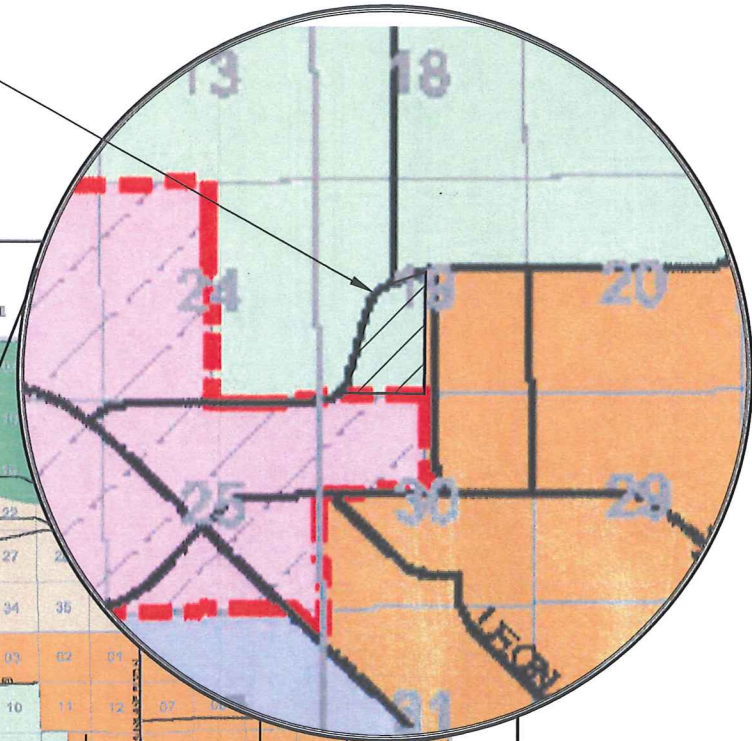
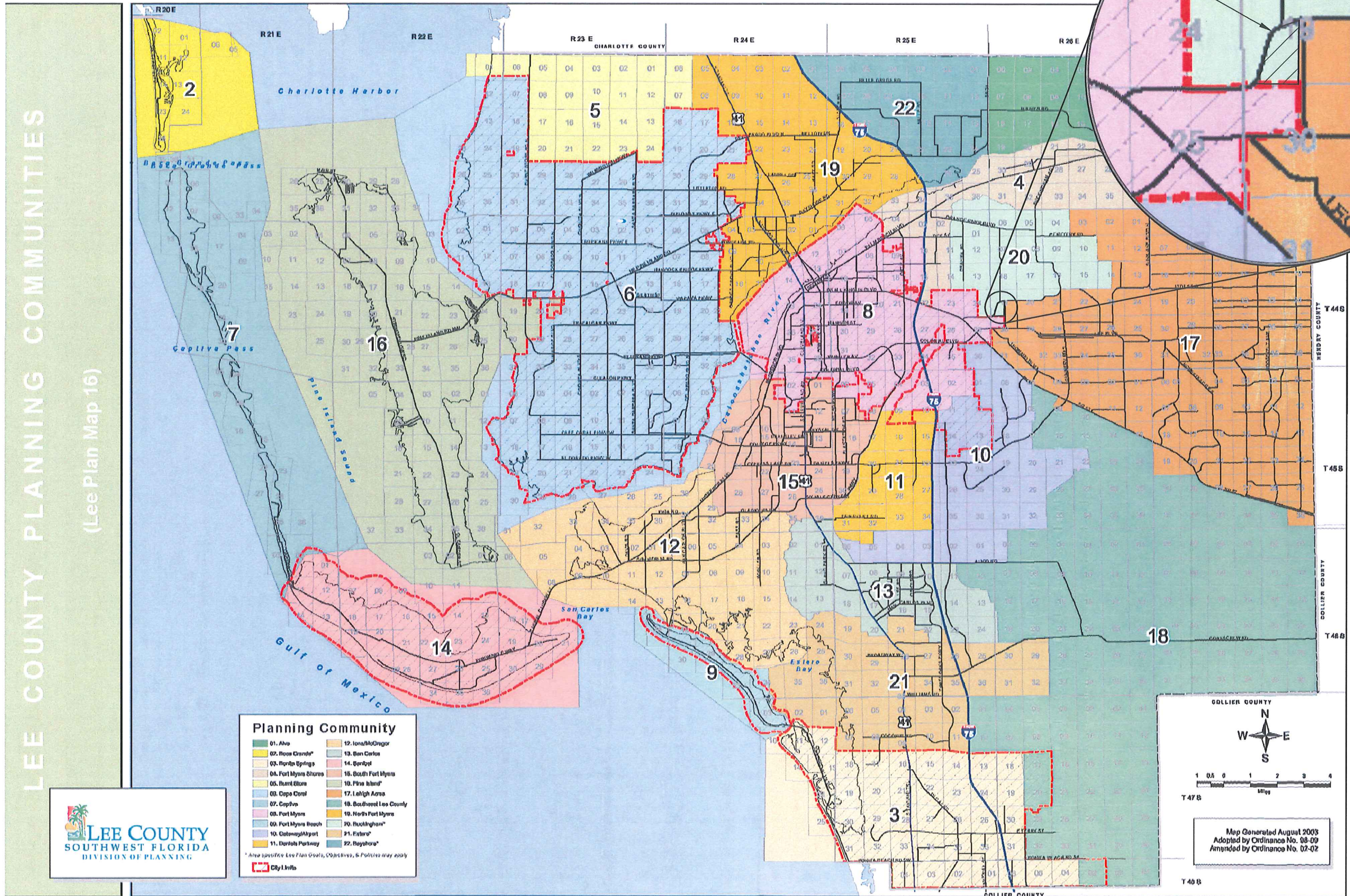


P:\2005 Projects\050918 WEBB BUCKINGHAM PARCEL\CD00\050918 FLUM.dwg



CURRENT PLANNING COMMUNITY MAP
SUBJECT PARCEL
STRAP #19-44-26-00-00003.0000, 95.60 ACRES
BUCKINGHAM PLANNING COMMUNITY

CURRENT PLANNING COMMUNITY MAP
SUBJECT PARCEL
STRAP #19-44-26-00-00003.0000, 95.60 ACRES
BUCKINGHAM PLANNING COMMUNITY



REVISIONS

DATE	DESCRIPTION

WEBB BUCKINGHAM CPA
EXHIBIT A-2a: EXISTING PLANNING COMMUNITIES
CARLTON LAND HOLDINGS, LLC
LEE COUNTY, FLORIDA

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912 • 239-936-5222
Certificate of Authorization Number: 9465

VALID ONLY WITH EMBOSSED SEAL
PLOTTED BY: fred
FRL 7-7-2006 10:14 AM

A-2a

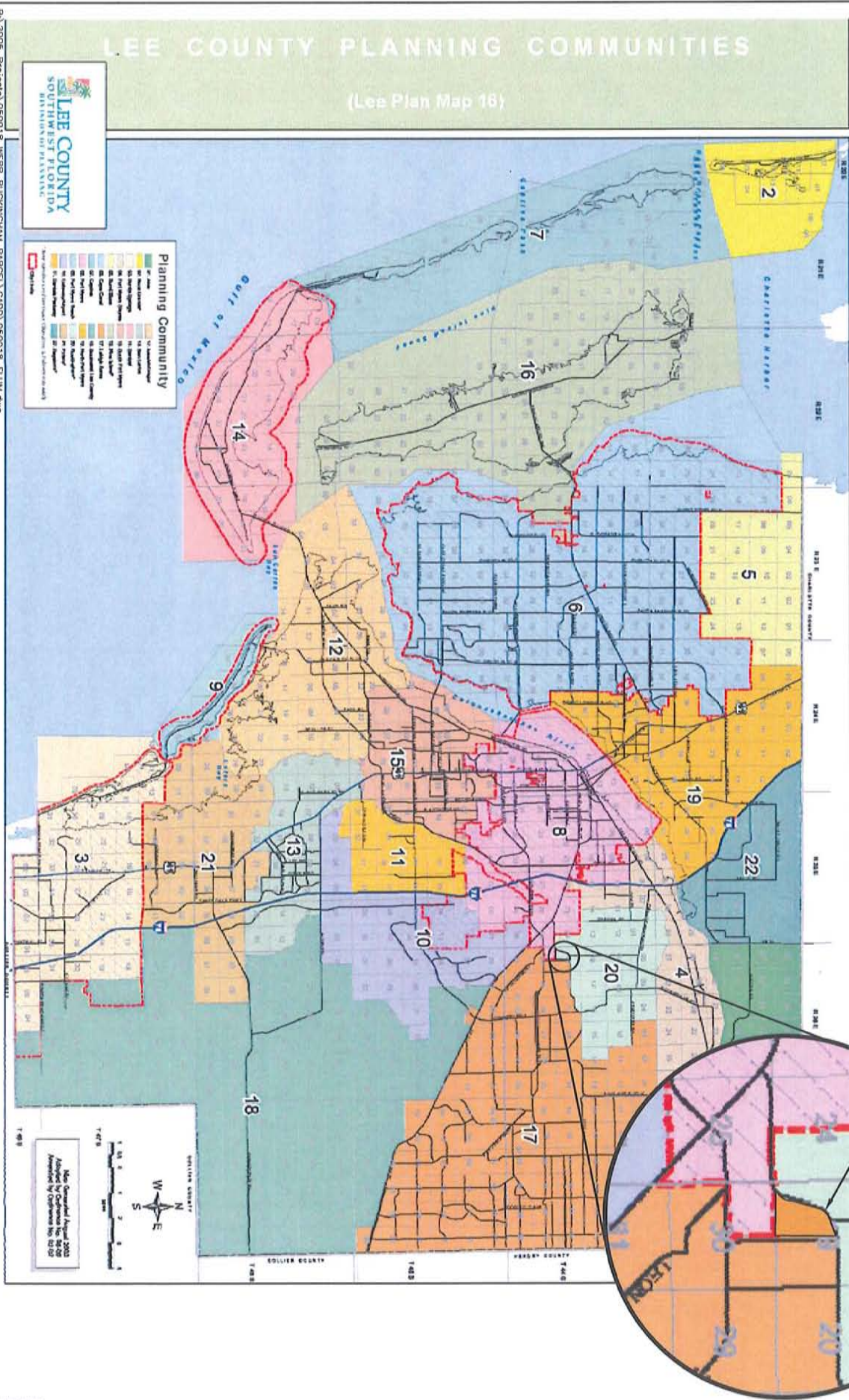
WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

**Exhibit A-2b:
Proposed Planning Communities Map**

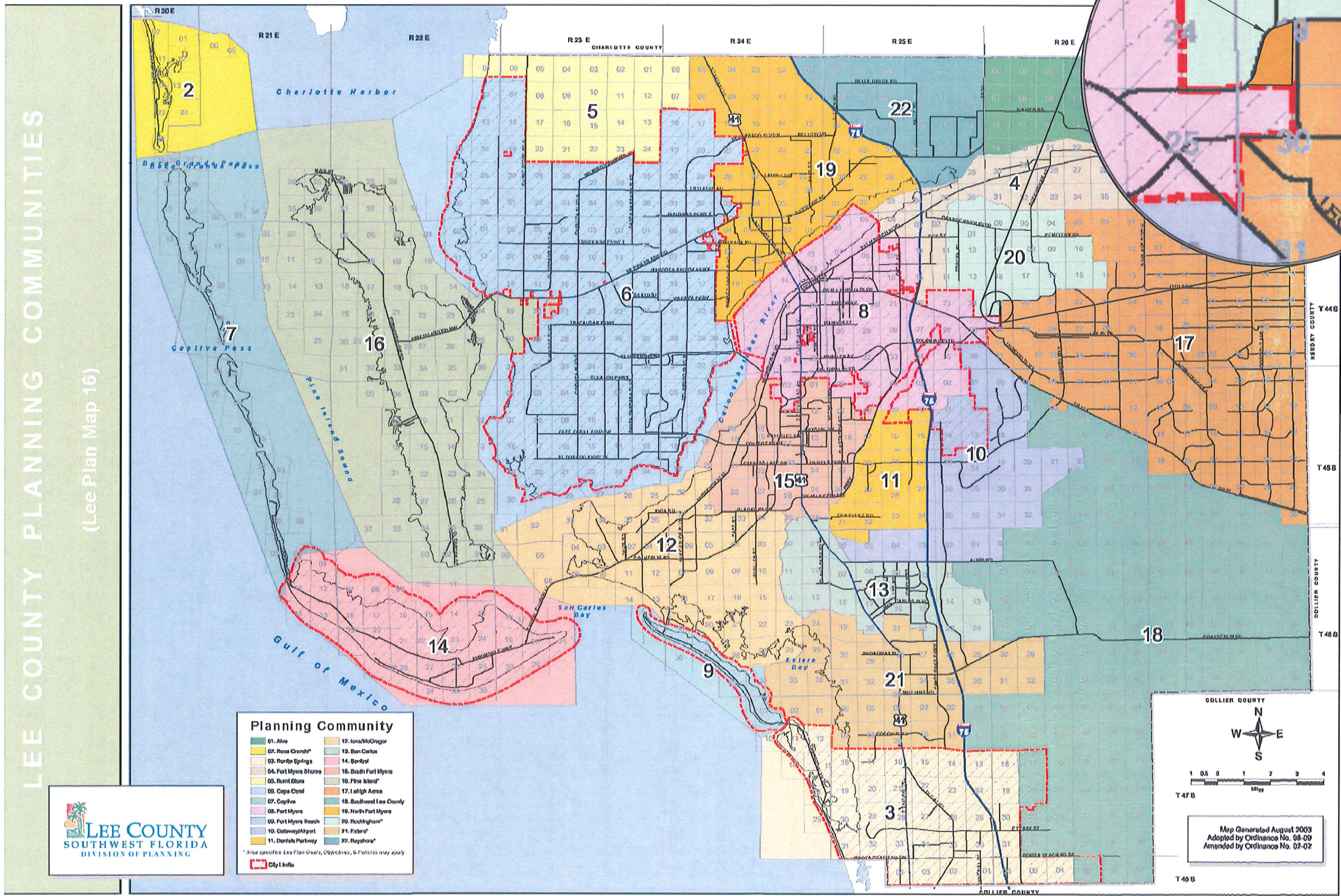


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PROPOSED PLANNING COMMUNITY MAP
SUBJECT PARCEL
STRAP #19-44-26-00-00003.0000, 95.60 ACRES
LEHIGH ACRES PLANNING COMMUNITY

PROPOSED PLANNING COMMUNITY MAP
SUBJECT PARCEL
STRAP #19-44-26-00-00003.0000, 95.60 ACRES
LEHIGH ACRES PLANNING COMMUNITY



REVISIONS	DATE	DESCRIPTION

WEBB BUCKINGHAM CPA
EXHIBIT A-2b: PROPOSED PLANNING COMMUNITIES
CARLTON LAND HOLDINGS, LLC
LEE COUNTY, FLORIDA

Quatrone & Associates, Inc.
Engineers, Planners, & Development Consultants
11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912 • 239-936-3222
Certificate of Authorization Number: 9465

VALID ONLY WITH EMBOSSED SEAL
PLOTTED BY: fred
FRL 7-7-2005 10:00 AM

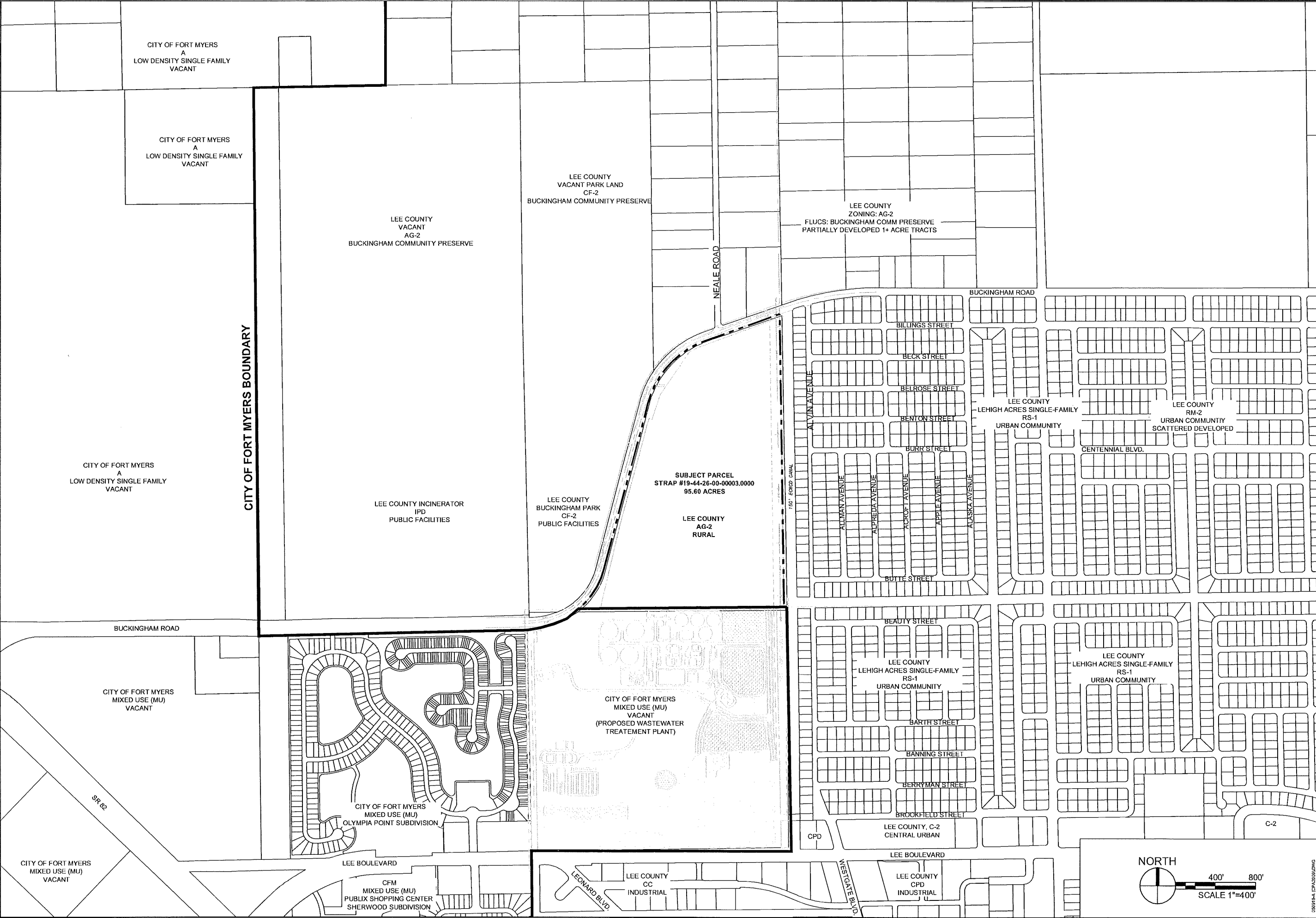
A-2b

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

**Exhibit A-3 and 4:
Zoning and Land Use Map**





REVISIONS

DATE

WEBB LAND USE AMENDMENT
EXISTING ZONING & LAND USES
CARLTON LAND HOLDINGS, LLC
LEE COUNTY, FLORIDA

Quatrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net
Certificate of Authorization Number: 9463

Q

Land Use

VALID ONLY WITH EXHIBITED SEAL
PLOTTED BY: Fed
WED, 10-14-2009 5:19 PM

NORTH
400' 800'
SCALE 1"=400'

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

**Exhibit A-7:
Project Aerial Map**





REVISIONS	
DATE	
WEBB LAND USE AMENDMENT PROJECT AERIAL	
CARLTON LAND HOLDINGS, LLC	
LEE COUNTY, FLORIDA	

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net
Certificate of Authorization Number: 9465



VALID ONLY WITH EMBOSSED SEAL

AERIAL

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

**Exhibit A-7:
Vicinity Aerial Map**





AERIAL



Quattrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 4301 Venetia Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net
 Certificate of Authorization Number: 9465

**WEBB LAND USE AMENDMENT
 VICINITY AERIAL
 CARLTON LAND HOLDINGS, LLC
 LEE COUNTY, FLORIDA**

DATE	BY

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

**Exhibit C 1 and 2:
FLUCCS and Soils Map**



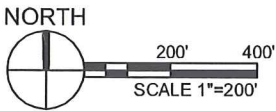


C:\2009\Projects\050918 WEBB-BUCKINGHAM CPA-ANNEX\CAD\050918-A (CPA2009).dwg

BAGLEY ENVIRONMENTAL & PLANTING SERVICES
4850 CEDAR HAMMOCK COURT
FORT MYERS, FLORIDA 33905
PH: 239-693-3919 FAX: 239-694-5405

CARLTON HOLDINGS PROPERTY
PROPOSED +95.60 ACRE DEVELOPMENT
LEE COUNTY, FLORIDA
STRAP# 19-44-26-00-00003.0000
SEPTEMBER 2005

FLUCCS	Description	Acreage
740 / 835*	Disturbed Land / Solid Waste Disposal w/ Scattered Cabbage Palms	88.88 Ac.
832	Electrical Transmission Lines	6.72 Ac.
Soils	Description	Acreage
69	Matlacha Gravelly Fine Sand	95.60 Ac.



REVISIONS

DATE

WEBB ANNEXATION AND LAND USE AMENDMENT
FLUCCS/SOILS MAP
CARLTON LAND HOLDINGS, LLC
LEE COUNTY, FLORIDA

Quattrone & Associates, Inc.

Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd. | Fort Myers, FL 33916 | 239.936.5222 | QAInc.net
Certificate of Authorization Number: 9465

FLUCCS
SOILS

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WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

**Exhibit C-3:
Flood Map**



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD

ZONE A: No base flood elevation determined

ZONE B: Areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas produced by levees from 100 year flood

ZONE C: Areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas produced by levees from 100 year flood

OTHER FLOOD AREAS

ZONE X: Areas of 500 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas produced by levees from 100 year flood

OTHER AREAS

ZONE X: Areas determined to be outside 500 year flood plain

ZONE D: Areas in which flood statistics are undetermined

EXPLANATION OF ZONE DESIGNATIONS

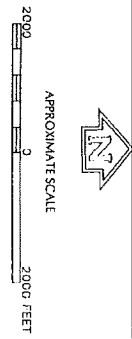
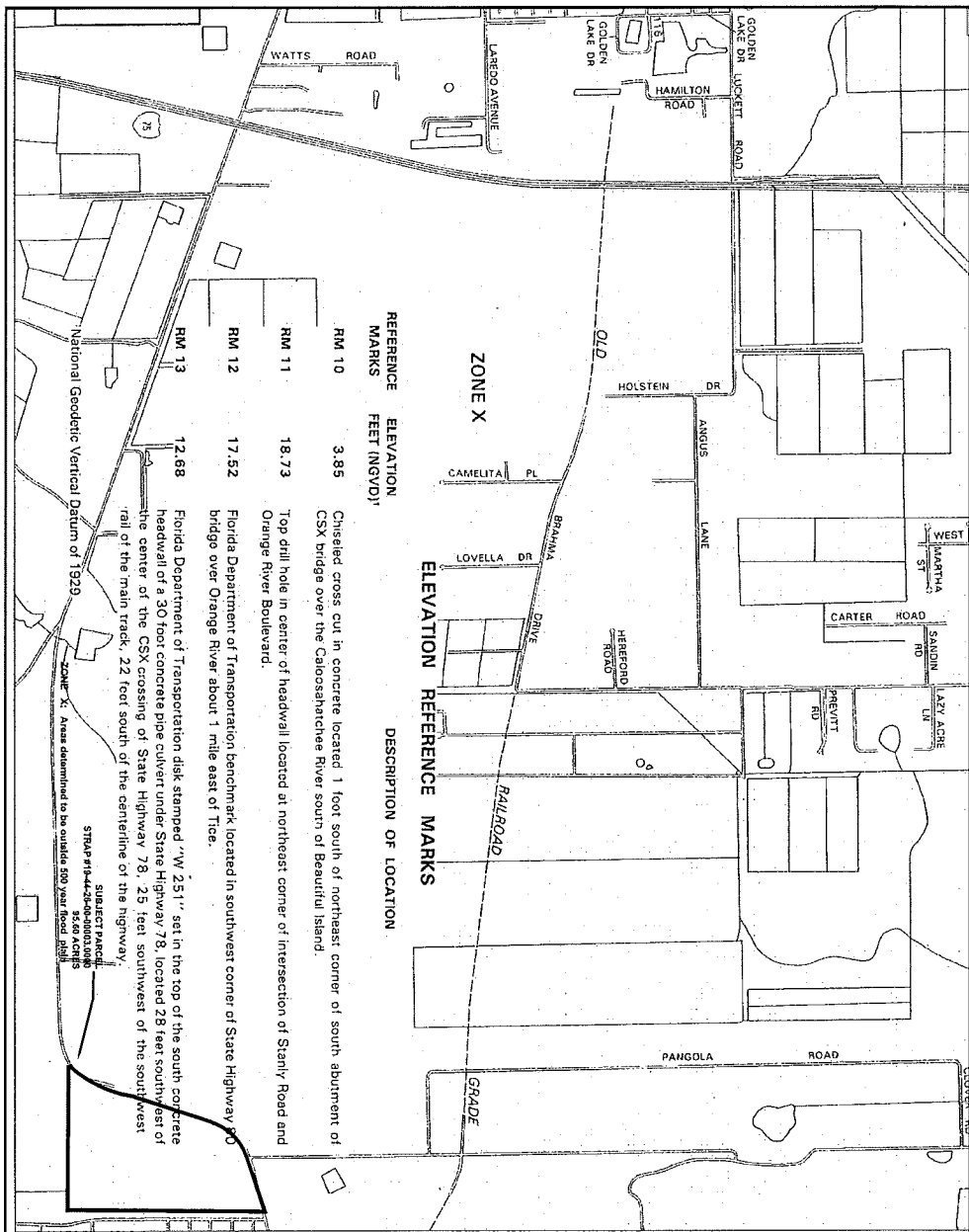
ZONE A: No base flood elevation determined

ZONE B: Areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas produced by levees from 100 year flood

ZONE C: Areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas produced by levees from 100 year flood

ZONE X: Areas determined to be outside 500 year flood plain

ZONE D: Areas in which flood statistics are undetermined



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA

(UNINCORPORATED AREAS)

PANEL 225 OF 550

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

125124 0225 C

MAP REVISED:

MARCH 15, 1994

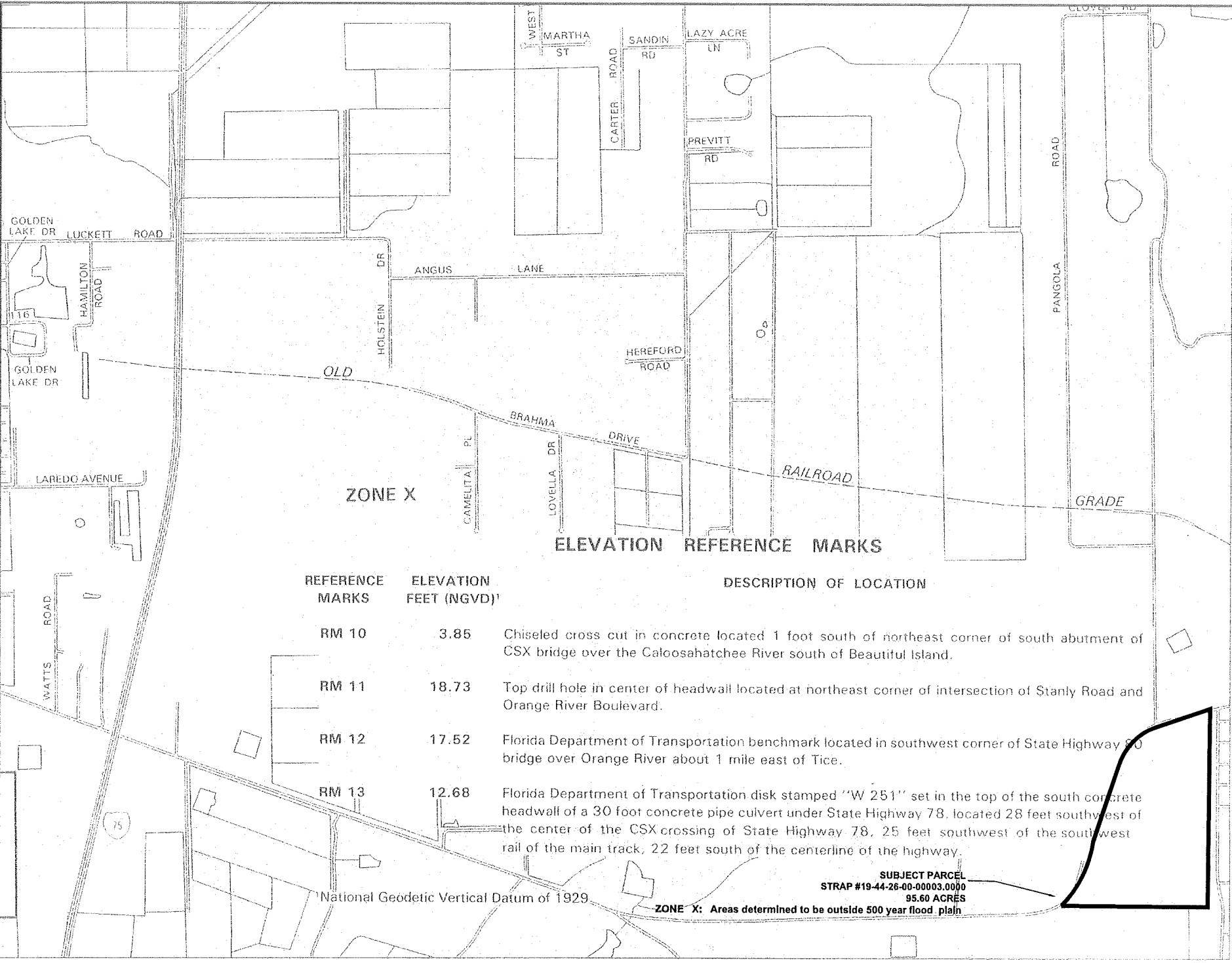
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It is not to be used for any purpose other than that for which it was prepared. No warranty is made by the Federal Emergency Management Agency for any use of this map other than that for which it was prepared. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.mmc.fema.gov

DATE	REVISION

LEGEND
SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD
ZONE A: No base flood elevations determined
ZONE AE: Base flood elevations determined
ZONE X: Areas of 500 year flood; areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood
OTHER FLOOD AREAS
ZONE X: Area of 500 year flood; areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood
OTHER AREAS
ZONE X: Areas determined to be outside 500 year flood plain
ZONE D: Areas in which flood hazards are undetermined

EXPLANATION OF ZONE DESIGNATIONS
ZONE A: Areas of 100 year flood; base flood elevations and flood hazard factors not determined
ZONE A1-A30: Areas of 100 year flood; base flood elevations and flood hazard factors determined
ZONE B: Areas between limits of the 100 year flood and 500 year flood; or certain areas subject to 100 year flooding with average depths less than (1) foot or where the contribution drainage area is less than one square mile; or areas protected by levees from the base flood.
ZONE C: Areas of minimal flooding
ZONE V1 - V30: Areas of 100 year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined



APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

LEE COUNTY,
FLORIDA
(UNINCORPORATED AREAS)

PANEL 225 OF 550
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
125124 0225 C

MAP REVISED:
MARCH 15, 1994

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

**Exhibit D-1:
Archeological Sensitivity Map**

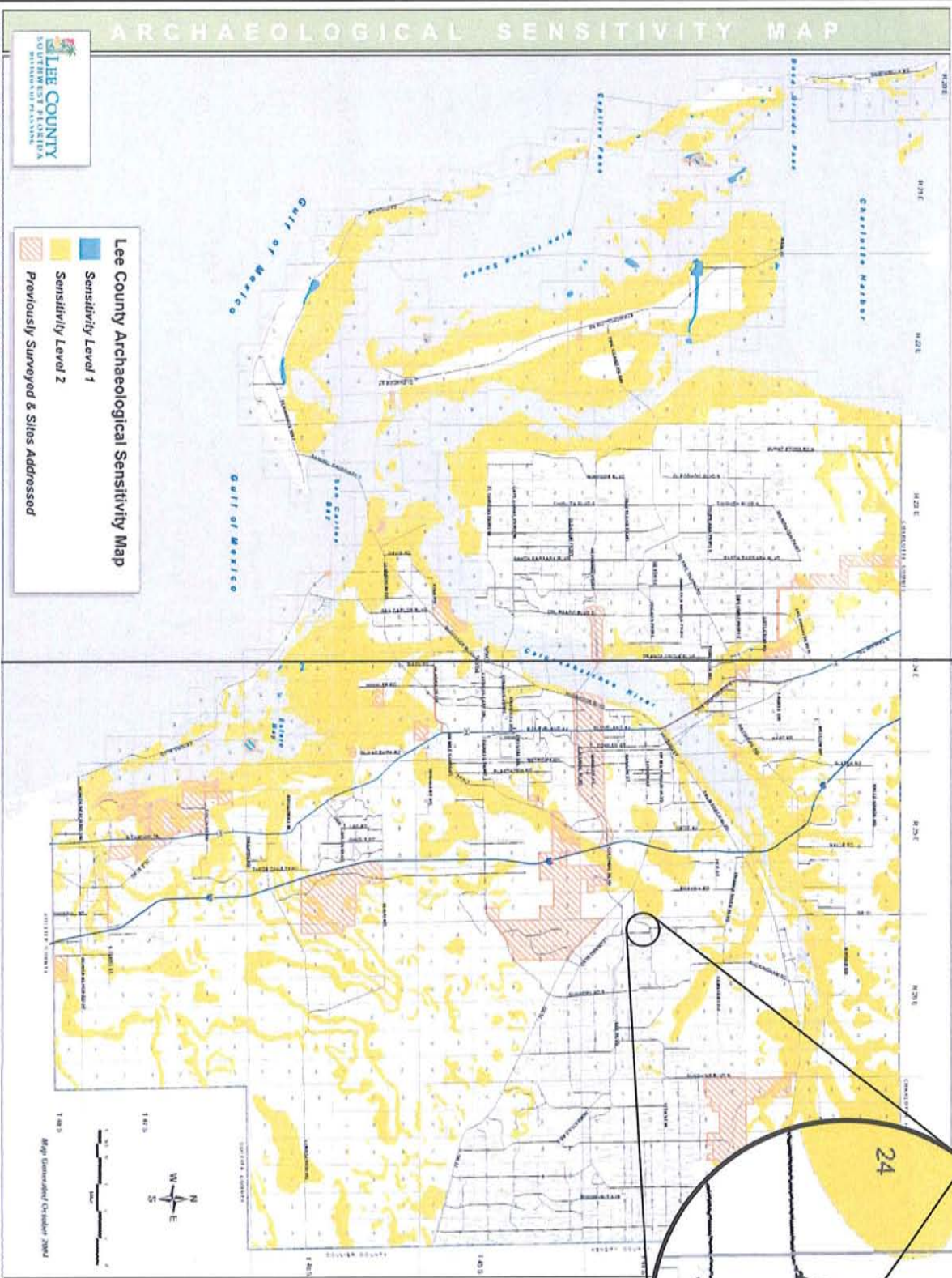


ARCHAEOLOGICAL SENSITIVITY MAP

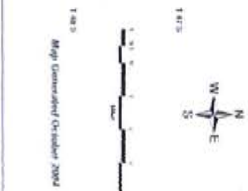


Lee County Archaeological Sensitivity Map

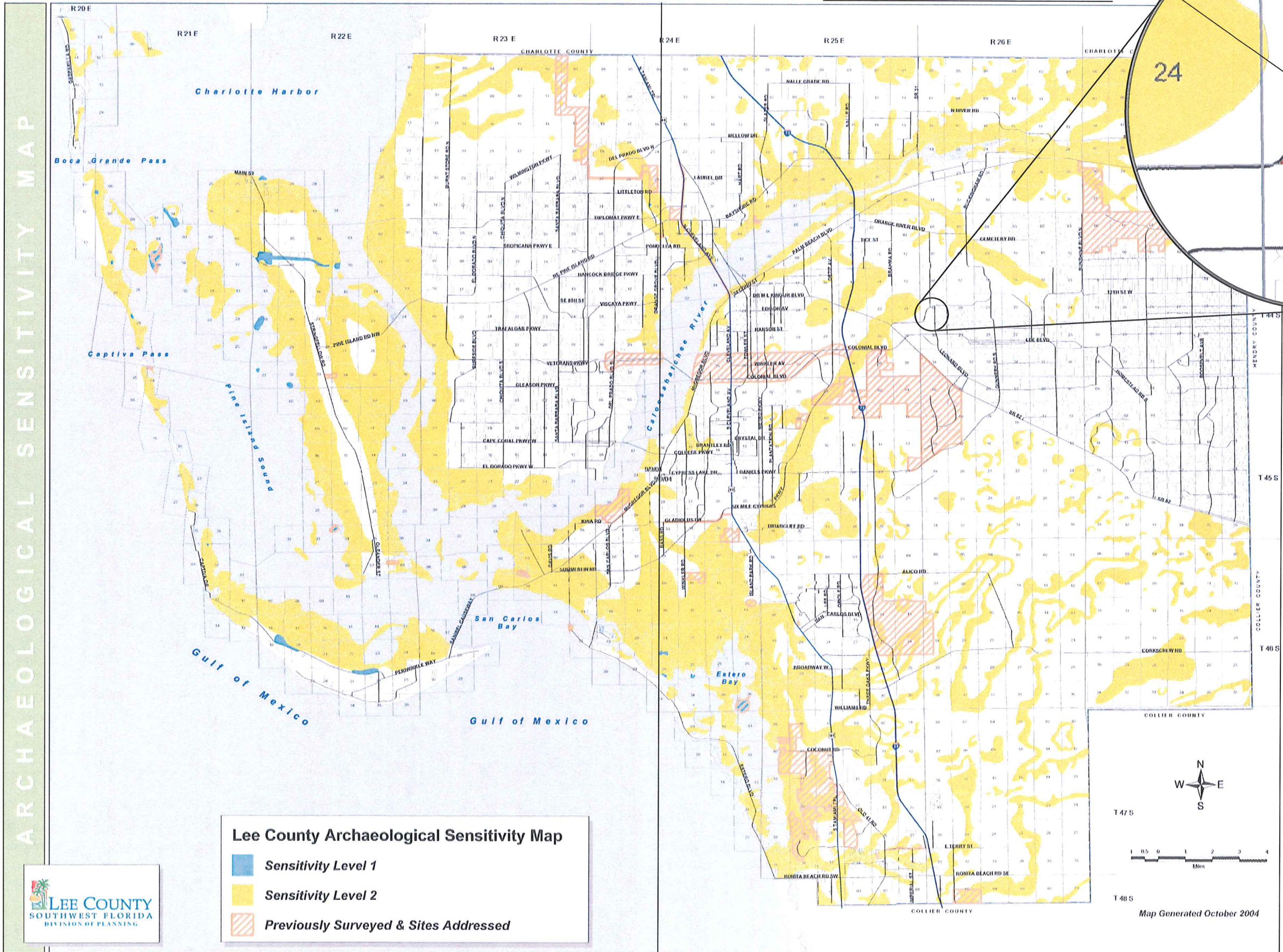
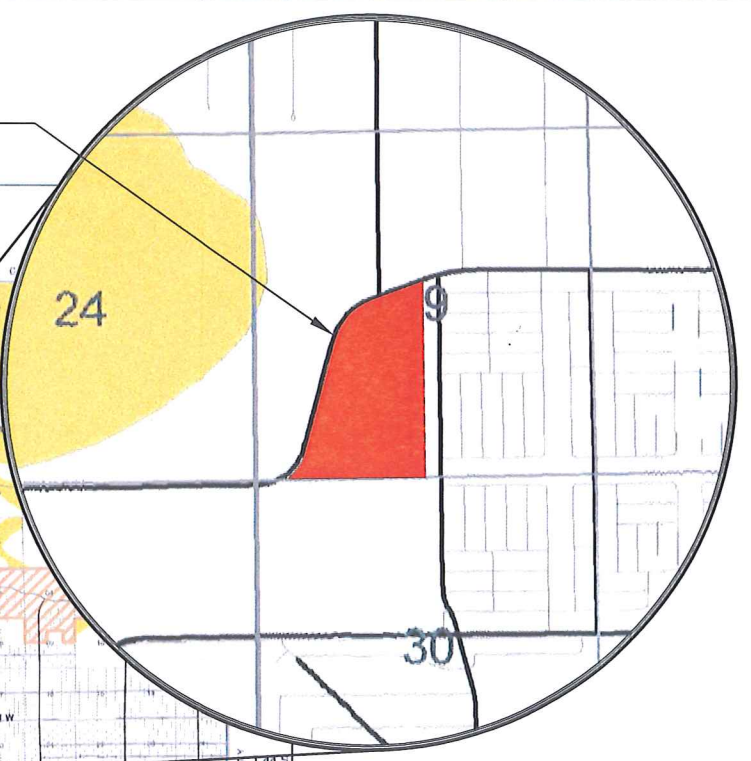
Sensitivity Level 1
 Sensitivity Level 2
 Previously Surveyed & Sites Addressed



SUBJECT PARCEL
 STRAP #19-44-26-00-00003.0000
 95.60 ACRES
OUTSIDE SENSITIVITY ZONES



SUBJECT PARCEL
STRAP #19-44-26-00-00003.0000
95.60 ACRES
OUTSIDE SENSITIVITY ZONES



Lee County Archaeological Sensitivity Map

- Sensitivity Level 1
- Sensitivity Level 2
- Previously Surveyed & Sites Addressed

REVISIONS	
DATE	
WEBB BUCKINGHAM CPA	
EXHIBIT D-1	
ARCHEOLOGICAL SENSITIVITY MAP	
CARLTON LAND HOLDINGS, LLC	
LEE COUNTY, FLORIDA	

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912 • 239-936-5222
Certificate of Authorization Number: 9465

VALID ONLY WITH EMBOSSED SEAL
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D-1

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

Utility Franchise Map



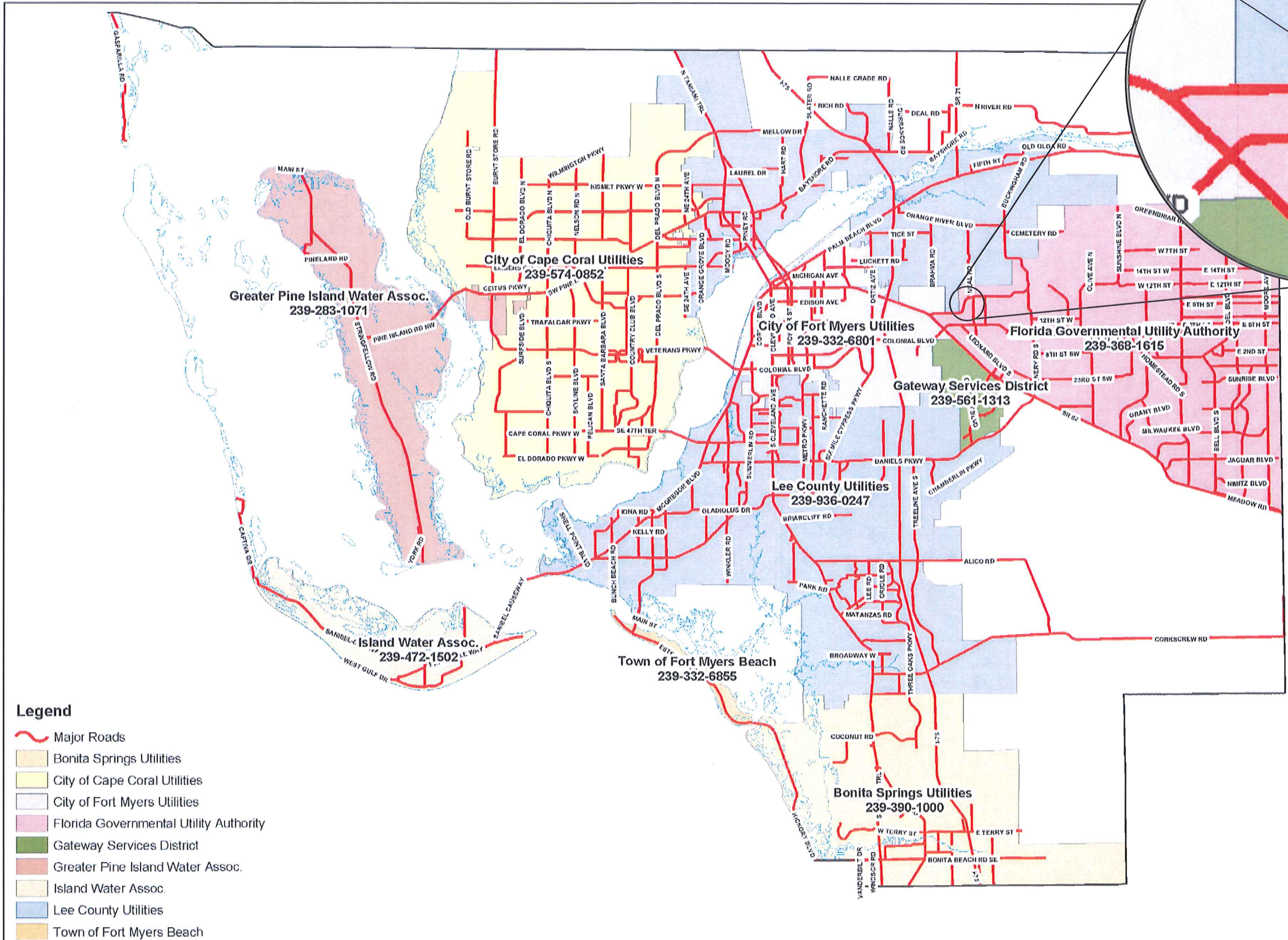
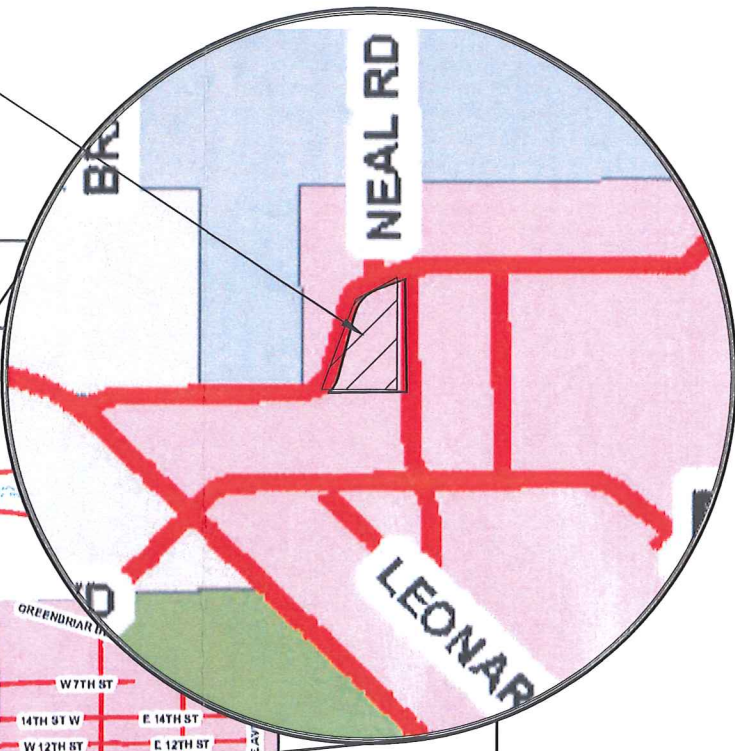


UTILITY	DATE: 01/01/2018
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Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
11000 Metro Parkway, Suite 30 • Fort Myers, Florida 33912 • 239-916-5222
Certificate of Authorization Number: 9465

**WEBB BUCKINGHAM CPA
UTILITY FRANCHISE MAP**
CARLTON LAND HOLDINGS, LLC
LEE COUNTY, FLORIDA

SUBJECT PARCEL
STRAP #19-44-26-00-00003.0000
95.60 ACRES



- Legend**
- Major Roads
 - Bonita Springs Utilities
 - City of Cape Coral Utilities
 - City of Fort Myers Utilities
 - Florida Governmental Utility Authority
 - Gateway Services District
 - Greater Pine Island Water Assoc.
 - Island Water Assoc.
 - Lee County Utilities
 - Town of Fort Myers Beach

DATE	REVISIONS

WEBB BUCKINGHAM CPA
UTILITY FRANCHISE MAP
CARLTON LAND HOLDINGS, LLC
LEE COUNTY, FLORIDA

Q Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
11000 Metro Parkway, Suite 30 - Fort Myers, Florida 33912 - 239-936-5222
Certificate of Authorization Number: 9465

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UTILITY

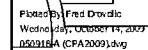
WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

MCP: Regional Conceptual Site Plan



LOCATED IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



This map shows the proposed site for the new airport, located in the City of Fort Worth. The site is marked with a star and the word 'SITE' in a box. The map includes major highways such as I-35, I-20, and I-75, and labels for various cities and landmarks, including Fort Worth, Dallas, and the City of Fort Worth. The map also shows the proposed airport layout, including runways, taxiways, and parking areas. A north arrow is located in the bottom left corner.

PROJECT SUMMARY:

- 1.) REQUEST:
SIGN ASSIGN SUBDIVISION LAND USE CATEGORY FROM RURAL AND MOVE PARCEL FROM THE BUCKINGHAM PLANNING COMMUNITY TO LEHIGH ACRES.
- 2.) SIRAP NUMBER:
19-44-26-00-00003.0000
- 3.) OVERALL PROJECT ACREAGE:
TOTAL SITE ACREAGE: 95.6 AC. (4,164,336 SF)
DEVELOPABLE AS DEPICTED: 67.5 AC. (2,941,769 SF)
OPEN SPACE: 18.0 AC. (784,080 SF)
ROADS/OTHER: 3.3 AC. (143,748 SF)

TOTAL DEVELOPABLE AREA 67.5 AC. (2,941,769 SF) (100%)
COMMERCIAL: 29.3 AC. (1,276,500 SF) (43.4%)
INDUSTRIAL: 38.2 AC. (1,665,269 SF) (56.6%)
FAR: 0.25
- 4.) OPEN SPACE:
TOTAL OPEN SPACE REQUIRED:
391,180 SF x 10% = 416,434 SF (9.56 ACRES)

OPEN SPACE PROVIDED: 9.2 AC. (BUFFERS, WATER MGT)
6.8 AC. (LCEC EASEMENT)
2.0 AC. (BUILDING PERIMETERS)

TOTAL: 18.0 AC.
- 5.) INDIGENOUS OPEN SPACE:
THE EXISTING SITE IS CURRENTLY VACANT, THEREFORE INDIGENOUS PRESERVATION IS NOT APPLICABLE TO THIS PROJECT.
- 6.) PERIMETER BUILDING LANDSCAPING:
10% OF THE BUILDING AREA SHALL BE PROVIDED FOR EACH BUILDING:
ESTIMATED AT A MINIMUM OF = 2.0 AC. (87,500 SF)
- 7.) BUFFERS PROVIDED:

SOUTH: VACANT/FUTURE PUBLIC FACILITY - 50' TYPE 'F' BUFFER

WEST: BUCKINGHAM ROAD - 100' TYPE "D" BUFFER

EAST: RS-1, SINGLE-FAMILY - TYPE 'F' 30' BUFFER

NORTH: BUCKINGHAM ROAD - 100' TYPE "D" BUFFER

WEBB COMPREHENSIVE PLAN AMENDMENT

**9711 Buckingham Road
Lee County, Florida**

MCP: Conceptual Site Plan



WEBB LAND USE AMENDMENT

LOCATED IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

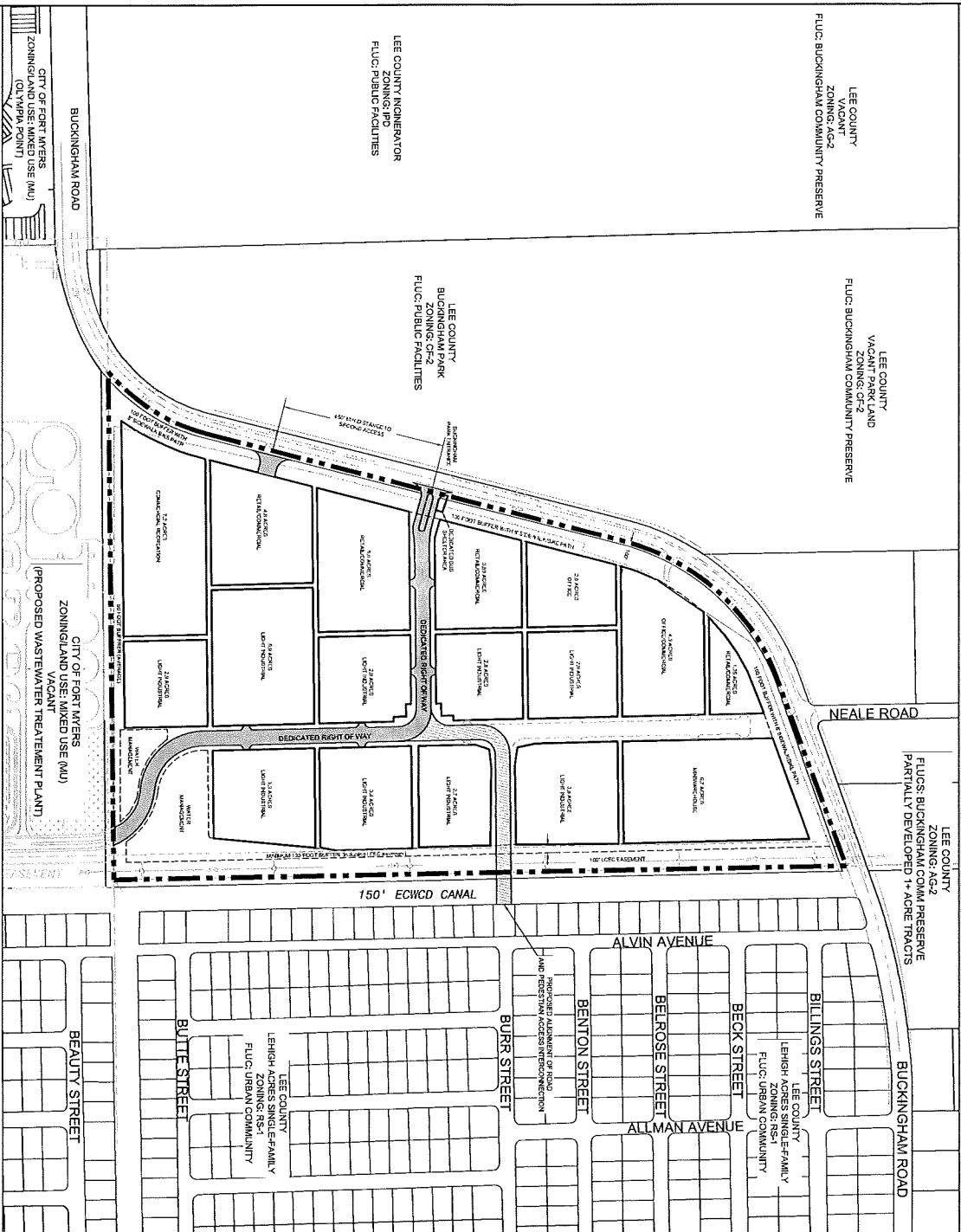
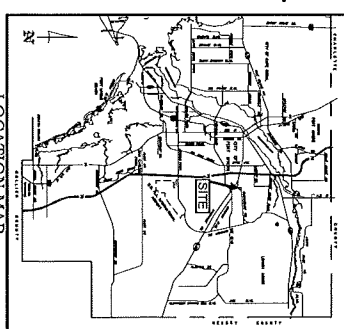


EXHIBIT CONCEPTUAL SITE PLAN

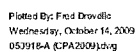


PROJECT SUMMARY

- 1) **REQUIRE** ASSON URBAN COMMUNITY LAND USE CATEGORY FROM PLANNING BOARD TO BE DESIGNATED FOR URBAN COMMUNITY
- 2) **STREET NUMBER** 15700-15709 - 00003.0000
- 3) **OVERALL PROJECT AREA** 96.6 AC (4,164,116 SF)
DEVELOPABLE AS DEPICTED 67.3 AC (2,941,769 SF)
OPEN SPACE: 18.0 AC (794,086 SF)
ROADS/OTHER: 3.3 AC (143,744 SF)
TOTAL DEVELOPABLE AREA 67.3 AC (2,941,769 SF) (100%)
COMMERCIAL: 28.3 AC (1,216,500 SF) (43.4%)
RESIDENTIAL: 25.3 AC (1,065,489 SF) (38.8%)
FAA: 0.25 AC
- 4) **OPEN SPACE** TOTAL OPEN SPACE REQUIRED: 391,180 SF x 10% = 418,434 SF (9.56 ACRES)
OPEN SPACE PROVIDED: 9.2 AC (BUFFERS, WATER MPT)
6.8 AC (LDC EASEMENT)
2.0 AC (BUILDING PERIMETERS)
16.0 AC
TOTAL:
- 5) **INDIGENOUS OPEN SPACE** INDIGENOUS OPEN SPACE, THEREFORE INDIGENOUS PRESERVATION IS NOT APPLICABLE TO THIS PROJECT
- 6) **PERMITTED BUILDING FOOTPRINTS** 10% OF THE BUILDING AREA SHALL BE PROVIDED FOR EACH BUILDING: ESTIMATED AT A MINIMUM OF = 2.0 AC. (87,500 SF)
- 7) **BUFFERS PROVIDED:**
SOUTH: VACANT/FUTURE PUBLIC FACILITY - 50' TYPE "V" BUFFER
WEST: BUCKINGHAM ROAD - 100' TYPE "D" BUFFER
EAST: RS-1, SINGLE-FAMILY - TYPE "V" 50' BUFFER
NORTH: BUCKINGHAM ROAD - 100' TYPE "D" BUFFER

Quatrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Virginia Shepherd Blvd. | Fort Myers, FL 33916 | 239.385.5222 | QALocal.net

LOCATED IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



PROJECT SUMMARY:

- 1.) REQUEST:
ASSIGN SUBDIVISION COMMUNITY LAND USE CATEGORY FROM
RURAL AND MOVE PARCEL FROM THE BUCKINGHAM
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19-44-26-00-00003.0000
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WEST: BUCKINGHAM ROAD - 100' TYPE "D" BUFFER
EAST: RS-1, SINGLE-FAMILY - TYPE "F" 30' BUFFER
NORTH: BUCKINGHAM ROAD - 100' TYPE "D" BUFFER

