



## LETTER OF TRANSMITTAL

community engineering services, inc.  
civil engineering • surveying • project management

To: Lee County Community Development		Date: 06/04/13	
1500 Monroe Street		Project: Estates at Entrada	
Fort Myers, FL 33901		Phase: ADD2013-00021	
Re: Nettie Richardson		Cc: Amanda Brock, File	
VIA: <input checked="" type="checkbox"/> Courier <input type="checkbox"/> Pick-Up <input type="checkbox"/> UPS <input type="checkbox"/> Mail			
We are sending you the following items:			
<input checked="" type="checkbox"/> Drawings <input type="checkbox"/> Copy of Letter <input type="checkbox"/> Change Order <input type="checkbox"/> Copy of Permit <input type="checkbox"/> Calculations			
<i>If enclosures are not as noted, kindly notify us at once.</i>			
COPIES	DATE	NO.	DESCRIPTION
	6/4/13	4	24x36 Master Concept Plan
	6/4/13	4	11x17 Master Concept Plan
These are transmitted as checked below:			
ADD 2013-00021			
<input type="checkbox"/> For Approval <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved as Noted			
<input checked="" type="checkbox"/> As Requested <input type="checkbox"/> Returned for Correction <input type="checkbox"/> For Review and Comment			
<input checked="" type="checkbox"/> For Your Use <input type="checkbox"/> For Bids Due _____ <input type="checkbox"/> Other			
Remarks:			
Signed: Mark McCleary			



## ESTATES OF ENTRADA

### Administrative Amendment Request

This Administrative Amendment request is to allow a variety of adult congregate living facilities to be developed on four (4) designated parcels within the Estates of Entrada. The affected parcels would be MF Tract 1, TH Tract 2, TH Tract 3, and the CPD Tract, as shown on the attached Master Concept Plan. The uses to be added include: adult living facilities (ALF), continuing care facilities (CCF), and independent living units (ILU), all as defined within the Lee County Land Development Code (LDC). The requested amendment adds all four of these uses to MF Tract 1, TH Tract 3, and the CPD Tract, while only ILU would be added as a use to TH Tract 2.

Allowable densities for these types of facilities would be based upon the following:

1. For the residential tracts within Estates of Entrada, the maximum allowable density would be calculated using the conversion factors established in LDC Sections 34-1414(c) and 34-1494(b)(2). These sections allow for conversions at a rate of 4 persons = 1 du for ALF, and CCF facilities that do not have kitchens within the individual units, and 2 ILU's = 1 du for independent living units.
2. For the CPD tract (which allows Health Care Facilities, Groups I, II and III), the maximum allowable density would be based on the standard density cap of the Central Urban land use classification (10 du/acre) multiplied by the density equivalency factors specified in Sections 34-1414(c) and 34-1494(b)(2). The number of trips attributable to any adult care residential facility would result in a corresponding reduction of the amount of commercial and office space that could also be developed on the CPD tract.

Attached please find three documents in support of the request:

1. An Updated Master Concept Plan that shows the individual parcels and current density allocations.
2. A table showing the maximum conversion densities for the requested facilities for the four tracts for which these uses are requested.
3. A Trip Generation Summary for the CPD Tract that shows various scenarios for development of an assisted living or continuing care facility on this tract, with corresponding reductions in commercial and office development that would be necessary.

It would be anticipated that the following conditions would be included on any approval of this request:

1. ALF, CCF and ILU facilities may be constructed on the CPD Tract, Townhome Tract #3, and Multifamily Tract #1. ILU facilities may be constructed on Townhome

Tract #2. Maximum allowable densities for these facilities are shown in the attached Table.

2. Prior to issuance of a development order for any ALF, CCF, or ILU facility on the CPD Tract, an administrative amendment to the CPD Tract will be required. As part of the documentation for the administrative amendment, the applicant will submit a trip generation summary of the proposed facility to document that the trip generation for the CPD Tract does not exceed the trip generation that was reviewed during the rezoning. Approval of any ALF, CCF, or ILU facilities on the CPD Tract will result in a corresponding reduction of allowable commercial and/or office space based upon trip generation. The reduction in allowable commercial and/or office space will be reflected in the administrative amendment approving the ALF, CCF, or ILU facility. Sample calculations of commercial and office intensity reductions are shown on the attached Trip Generation Summary table.

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### Estates of Entrada Conversion Densities

<u>Tract</u>	<u>Standard D.U.</u>	<u>ALF/CCF Units***</u>	<u>ILU Units****</u>
CPD Tract	123*	492	246
MF Tract 1	300**	1200	600
TH Tract 2	300**	----	600
TH Tract 3	325**	1300	650

\* Standard DU for the CPD Tract was calculated as 12.3 ac x 10 du/ac allowed in Central Urban land use classification = 123 du. This calculation is made only for purposes of determining the number of ALF/CCF units allowed for the Health Care Facilities Groups I and II allowed on this tract. Standard residential dwelling units are not permitted on the CPD Tract.

\*\* DU for these tracts taken from revised Master Concept Plan prepared by CES.

\*\*\* Conversion ratio of 4:1 based upon LDC Section 34-1494(b)(2), which allows conversion at a ratio of 4 persons = 1 standard du, provided the ALF/CCF does not have cooking facilities in individual units. These types of units are not permitted on TH Tract 2.

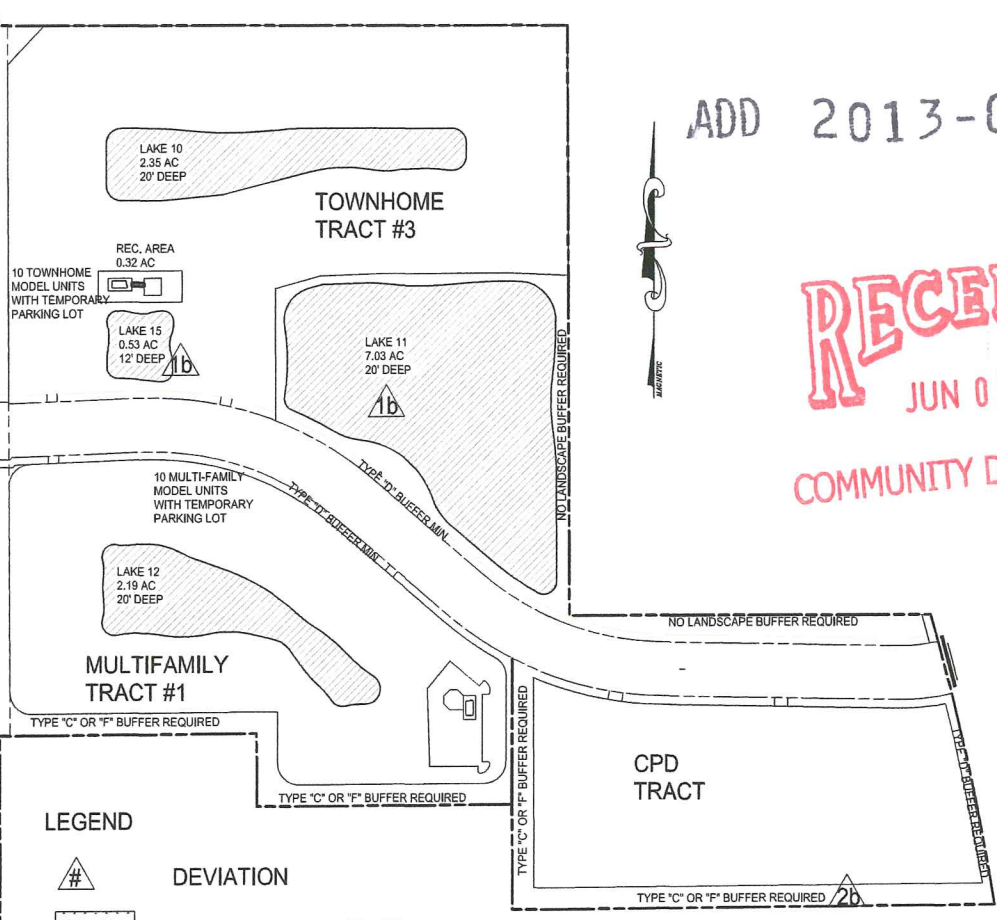
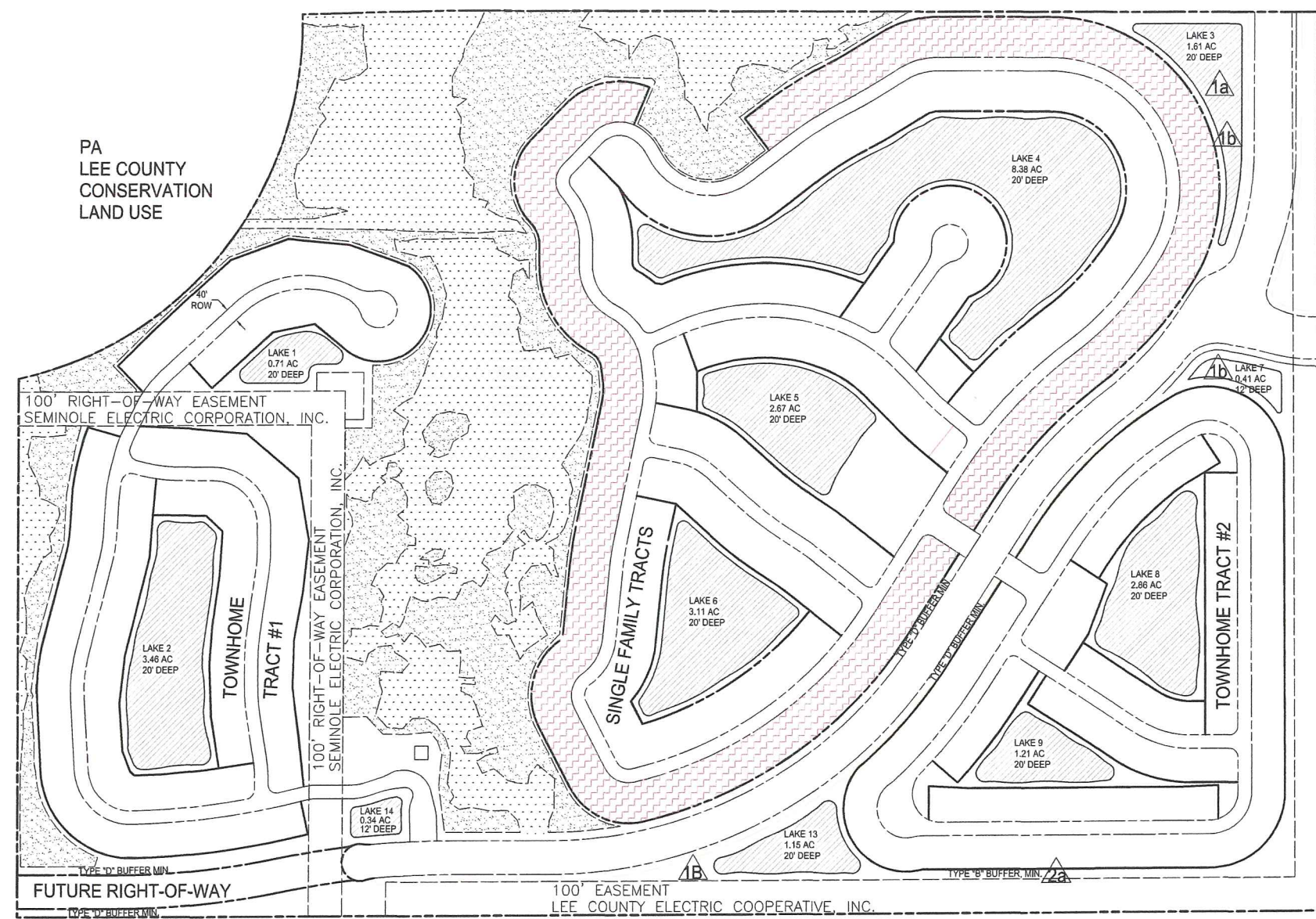
\*\*\*\* Conversion ratio of 2:1 based upon LDC Section 34-1414(c), which allows conversion at a ratio of 2 Independent Living Units (ILU) = 1 standard residential unit.

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- LEGEND**
- # DEVIATION
  - [Pattern] WETLAND PRESERVE
  - [Pattern] UPLAND BUFFER
  - [Pattern] SINGLE FAMILY LOTS ≥ 6500 SF
  - [Line] INDIGENOUS CREDIT BOUNDARY LINE
  - [Pattern] LAKES
  - [Pattern] MODEL UNITS

**OPEN SPACE CALCULATIONS**

OPEN SPACE REQUIRED  
RESIDENTIAL PROJECT AREA - 40% (REQUIRED) \*  
COMMERCIAL PROJECT AREA - 30% (REQUIRED)  
\* NOT APPLICABLE TO SINGLE-FAMILY LOTS 6500 SF OR GREATER

TOTAL RESIDENTIAL AREA = 292.91 AC (PROPERTY AREA) - 12.35 AC (COMMERCIAL AREA) = 280.56 AC  
RESIDENTIAL AREA (LOTS ≥ 6500 SF) = 27.28 AC  
RESIDENTIAL AREA FOR OPEN SPACE = 253.28 AC

OPEN SPACE REQUIRED  
= (253.28 AC RESIDENTIAL X 40%) + (12.35 AC COMMERCIAL X 30%)  
= 101.31 AC + 3.71 AC  
= 105.02 AC \*\*

\*\* 50% OF OPEN SPACE REQUIREMENTS MUST BE INDIGENOUS NATIVE VEGETATION

REQUIRED INDIGENOUS NATIVE VEGETATION = 105.02 AC X 50% = 52.51 AC

**INDIGENOUS NATIVE VEGETATION BREAKDOWN**

WETLAND PRESERVE	22.74 AC
UPLAND BUFFER	21.51 AC
TOTAL AREA INDIGENOUS NATIVE VEGETATION:	44.25 AC
TOTAL INDIGENOUS NATIVE VEGETATION (WITH CREDITS)	53.02 AC

**PROPOSED OPEN SPACE**

TOTAL INDIGENOUS NATIVE VEGETATION	44.25 AC
LAKE (25% OF TOTAL OPEN SPACE REQ.) = .25 X 102.73 AC	25.68 AC
LANDSCAPE AREA/COMMON OPEN SPACE/GREEN SPACE	35.61 AC
DRAINAGE DITCHES (25% OF AREA) - 0.25 X 2.35 AC	0.59 AC
UTILITY EASEMENT AREA (OVERHEAD POWER LINES)	15.95 AC
TOTAL:	122.08 AC

TOTAL OPEN SPACE PROVIDED = 122.08 AC  
TOTAL OPEN SPACE REQUIRED = 105.02 AC

NOTE: INDIGENOUS PRESERVE LINES SHOWN ARE CONSISTENT WITH EXHIBIT "D" OF THE APPROVED RESOLUTION 2-06-039, ADD2007-00189.

PROJECT LAND USE		DWELLING UNIT BREAKDOWN	
PROJECT AREA:	292.91 AC	MULTI-FAMILY TRACT =	300 UNITS
TRACT AREA TOTAL:		TOWNHOME TRACT #1=	350 UNITS
COMMERCIAL =	12.3 AC	TOWNHOME TRACT #2 =	300 UNITS
MULTI-FAMILY TRACT =	16.4 AC	TOWNHOME TRACT #3 =	325 UNITS
TOWNHOME TRACT #1=	25.9 AC	SINGLE FAMILY TRACT #1 =	325 UNITS
TOWNHOME TRACT #2 =	29.8 AC		
TOWNHOME TRACT #3 =	21.7 AC	<b>COMMERCIAL LAND USE</b>	
SINGLE FAMILY TRACT #1 =	72.0 AC	COMMERCIAL =	30,000 SF RETAIL
			140,000 SF OFFICE/WAREHOUSE

**FLOOD ZONE**

PARCEL LIES IN FLOOD ZONES AE (EL 16), AE (EL 17), AE (EL 18), AND X PER FLOOD INSURANCE PANEL 12071C0259F APPROVED 8/28/2008.

**DENSITY**

DENSITY = NUMBER DWELLING UNITS / TOTAL ACREAGE

= 1600 UNITS / 292.91 AC = 5.46 UNITS PER ACRE

**OWNER**

ANGEL ARAMIS, L.L.C.  
3845 BECK BOULEVARD  
NAPLES, FL 34114  
PH:  
FAX:

No.	Date	Revisions
1	5/9/13	REVISIONS PER COUNTY COMMENTS

date 04/21/12  
file name: ZONING\_MCP  
job ENTRADA



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13650 Fiddlesticks Blvd. PMB 202-389  
Fort Myers, Florida 33912  
Telephone (239) 936-9777 Fax (239) 936-0064

**MASTER CONCEPT PLAN**  
OF  
**THE ESTATES OF ENTRADA**

FOR  
ANGEL ARAMIS, L.L.C.  
3845 BECK BOULEVARD  
NAPLES, FL 34114

scale: 1"=200'

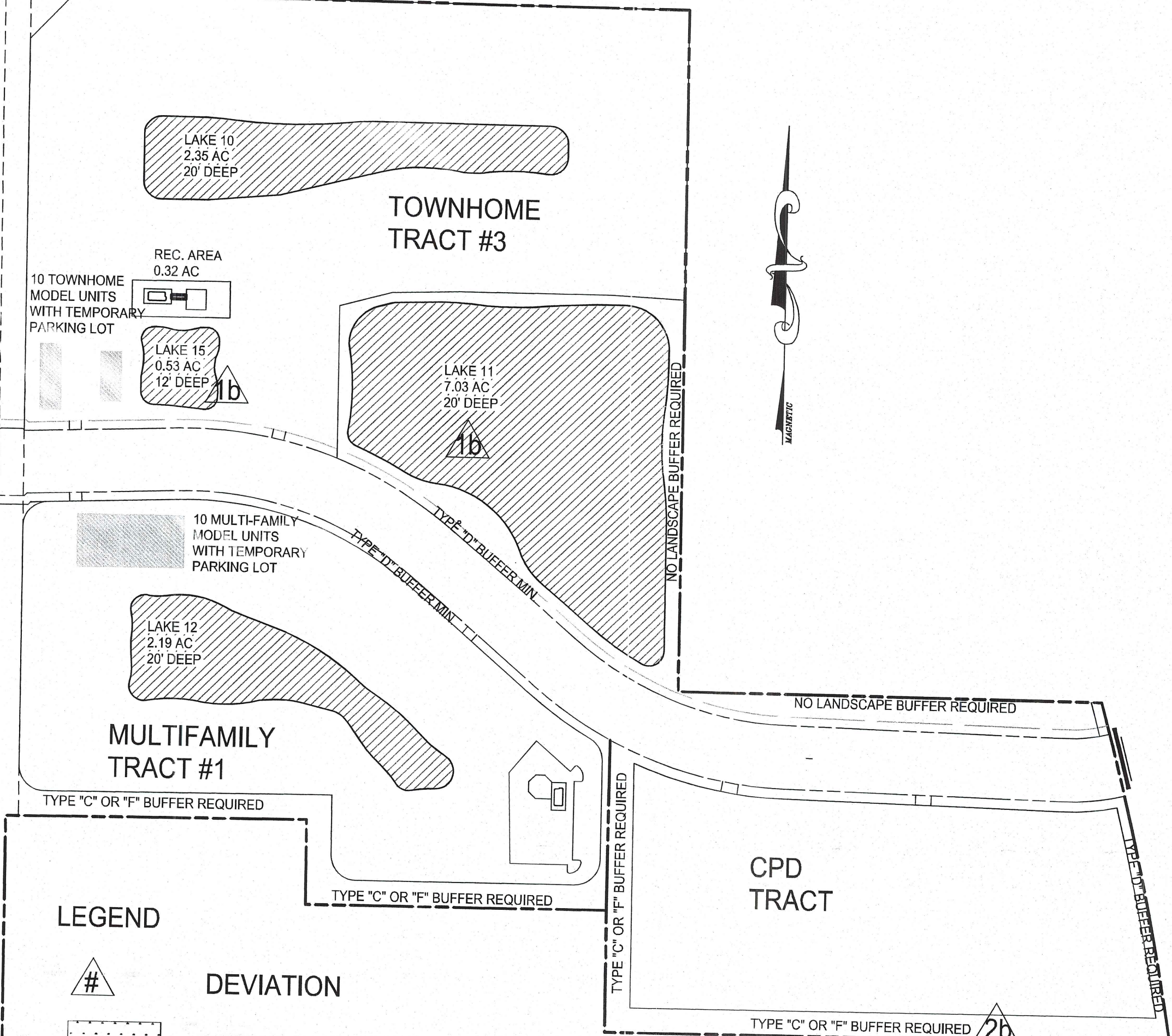
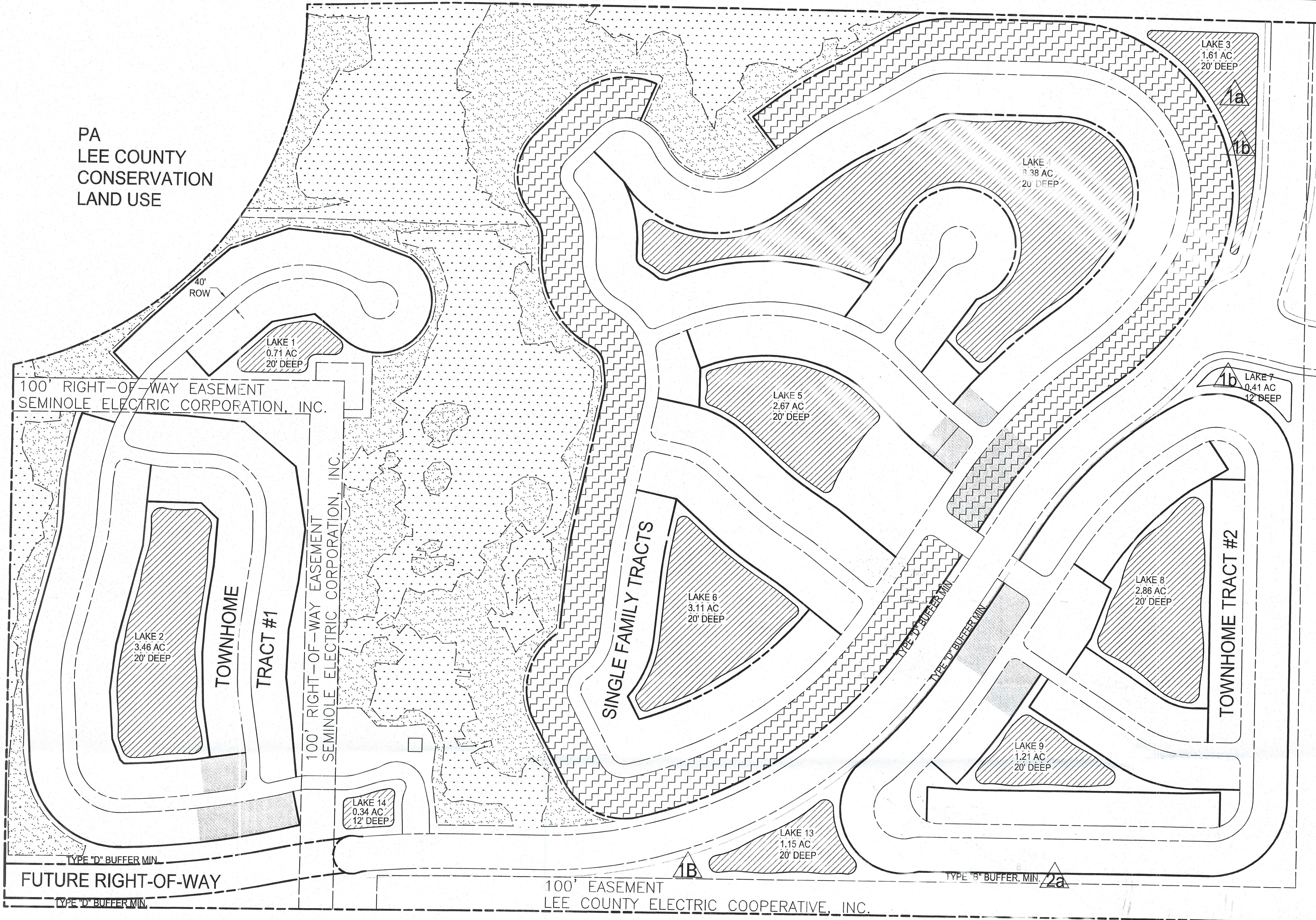
SHEET

1 OF 1

date 06/05/13



PA  
LEE COUNTY  
CONSERVATION  
LAND USE



LEGEND

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