



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

**28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899**

February 18, 2014

Mr. Paul O'Connor, AICP
Lee County Planning Division
1500 Monroe Street
Fort Myers, FL 33901

RE: Hideaway Cove Comprehensive Plan Amendment

Dear Mr. O'Connor:

On behalf of Taylor Morrison of Florida, Inc. ("Applicant") please find the enclosed Comprehensive Plan Amendment (CPA) application requesting a large-scale Future Land Use Map Amendment and Text Amendments for the 32-acre property known as Hideaway Cove.

The Applicant is requesting approval of the following:

- 1) Amend the underlying Future Land Use Designation for the 32-acre subject property from Sub-Outlying Suburban to Outlying Suburban, allowing for a maximum of 96 dwelling units;
- 2) Remove site-specific text in Policy 1.1.11.1. a. and b. from the Future Land Use Element; and
- 3) Amend Lee Plan Table 1(b) "Planning Community Year 2030 Allocations" to add 32 acres of residential acreage to the Outlying Suburban Future Land Use Category in the San Carlos Planning Community.

Future Land Use Element (FLUE) Policy 1.1.11.1 a. and b. currently allocates 90 units for development on the subject property. Additional language in the policy ties development of the 32-acre subject property to the permanent conservation of the adjacent 28 acres owned by others. Since the Applicant does not have control of the adjacent 28 acres, and is unable to acquire conservation easements to preserve these lands in perpetuity, this application will allow for the appropriate development of the subject property as a stand-alone project, at a density consistent with the existing policy.

The requested Outlying Suburban Future Land Use Designation will allow for a logical transition from the lands designated Urban Community Category to the east, and the state-owned preserve lands to the west, which are designated as Conservation Lands. The enclosed application demonstrates there is adequate public infrastructure to support this request, and the proposed residential uses will be consistent with the surrounding development pattern.

Thank you in advance for your consideration of this request. If you have any questions or require further information, please do not hesitate to contact me directly at (239) 405-7777, ext. 207, or alexisc@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.



Alexis V. Crespo, AICP, LEED AP
Principal Planner

Enclosures

cc: John Asher, Taylor Morrison of Florida, Inc.
Steven C. Hartsell, Esq., Pavese Law Firm
Tyler King, W. Dex Bender & Associations, Inc.
Jim Banks, P.E., JMB Transportation Engineering, Inc.

Hideaway Cove

Comprehensive Plan Amendment Application

February 18, 2014

Prepared For:

Taylor Morrison of Florida, Inc.

Submitted To:

Lee County Community Development Department
Planning Division
1500 Monroe Street
Fort Myers, FL 33901



Table of Contents

Comprehensive Plan Amendment Application & Affidavit

Additional Agents

EXHIBITS

Variance Report & Mailing Labels

Proposed Text Amendments

Current Future Land Use Map

Proposed Future Land Use Map

Existing Land Use Map

Existing Zoning Map

Boundary Survey, Legal Description & Sketch of Description

Warranty Deed

Aerial Location Map

Traffic Circulation Analysis

Infrastructure Analysis

Agency Letters

Environmental Impact Report & Supportive Maps

Master Site File Letter

Archaeological Sensitivity Map

Lee Plan Consistency Narrative

Lee County Planning Division Letter



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) 485-8344

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

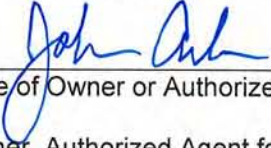
Request No: _____

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.



Signature of Owner or Authorized Representative

1/13/14

Date

John Asher, Authorized Agent for Taylor Morrison of Florida, Inc.

Printed Name of Owner or Authorized Representative

I. APPLICANT/AGENT/OWNER INFORMATION

Applicant: Taylor Morrison of Florida, Inc.

Address: 551 North Cattlemen Road, Suite 200

City, State, Zip: Sarasota, FL 34232

Phone Number: (941) 371-3008

Fax Number:

Email: jasher@taylormorrison.com

Agent*: Waldrop Engineering, P.A. c/o Alexis Crespo, AICP

Address: 28100 Bonita Grande Drive, Suite 305

City, State, Zip: Bonita Springs, FL 34135

Phone Number: (239) 405-7777, ext. 207

Fax Number: (239) 405-7899

Email: alexisc@waldropengineering.com

Owner(s) of Record: Taylor Morrison of Florida, Inc.

Address: 551 North Cattlemen Road, Suite 200

City, State, Zip: Sarasota, FL 34232

Phone Number: (941) 371-3008

Fax Number:

Email: jasher@taylormorrison.com

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

Please refer to Additional Agents List

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

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

A. TYPE: (Check appropriate type)

☒ Text Amendment

☒ Future Land Use Map Series Amendment
(Maps 1 thru 24)

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

Map 1, Page 1 of 8

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. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). 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):

Amend the underlying Future Land Use designation for the 32-acre subject property from
Sub-Outlying Suburban to Outlying Suburban; remove Policy 1.1.11.1 a. and b.
from the Future Land Use Element; and amend Table 1(b) 2030 Planning Community
Allocations for the San Carlos Planning Community

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

A. Property Location:

1. Site Address: Access Undetermined (Western terminus of Pine Road)
2. STRAP(s): 20-46-25-01-00009.1020

B. Property Information:

Total Acreage of Property: 32 acres

Total Acreage included in Request: 32 acres

Total Uplands: 30.68 acres

Total Wetlands: 1.32 acres

Current Zoning: Residential Planned Development (RPD)

Current Future Land Use Designation: Sub-Outlying Suburban

Area of each Existing Future Land Use Category: 32 acres

Existing Land Use: Vacant

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

Lehigh Acres Commercial Overlay: N/A

Airport Noise Zone 2 or 3: N/A

Acquisition Area: N/A

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

Community Redevelopment Area: N/A

D. Proposed change for the subject property:

Amend the FLU Designation to Outlying Suburban to allow for infill residential community

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	90 dwelling units
Commercial intensity	N/A
Industrial intensity	N/A

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	96 dwelling units
Commercial intensity	N/A
Industrial intensity	N/A

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. General Information and Maps

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

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

1. Provide any proposed text changes.
2. Provide a 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.
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.
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.
5. Map and describe existing zoning of the subject property and surrounding properties.
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.

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

B. Public Facilities Impacts

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

1. Traffic Circulation Analysis

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

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
 - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
 - c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
 - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
- a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

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

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.

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

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
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).

D. Impacts on Historic Resources

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

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

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

Item 1: Fee Schedule

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

AFFIDAVIT

I, John Asher, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of Applicant

John Asher
JOHN ASHER

Date

1/13/14

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 1/13/14 (date) by John Asher (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.



Signature of Notary Public

Alexis Crespo
(Name typed, printed or stamped)



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

ADDITIONAL AGENTS

Contact: Steven C. Hartsell, Esq.

Company: Pavese Law Firm

Street: 1833 Hendry Street **City:** Fort Myers **State:** FL **Zip Code:** 33901

Phone: (239) 336-6244 **Fax:** (239) 332-2243 **Email:** stevehartsell@paveselaw.com

Contact: Ron Waldrop, P.E.

Company: Waldrop Engineering, P.A.

Street: 28100 Bonita Grande Dr., Suite 305 **City:** Bonita Springs **State:** FL **Zip Code:** 34135

Phone: (239) 405-7777 **Fax:** (239) 405-7899 **Email:** ronw@waldropengineering.com

Contact: Tyler King

Company: W. Dexter Bender & Associates, Inc.

Street: 4470 Camino Real Way, Suite 101 **City:** Fort Myers **State:** FL **Zip Code:** 33966

Phone: (239) 334-3680 **Fax:** (239) 334-8714 **Email:** tking@dexbender.com

Contact: James Banks, P.E.

Company: JMB Transportation Engineering, Inc.

Street: 761 21st Street NW **City:** Naples **State:** FL **Zip Code:** 34120

Phone: (239) 919-2767 **Fax:** **Email:** jmbswte@msn.com

Contact: J. Scott Rhodes, PSM

Company: Rhodes & Rhodes Surveying

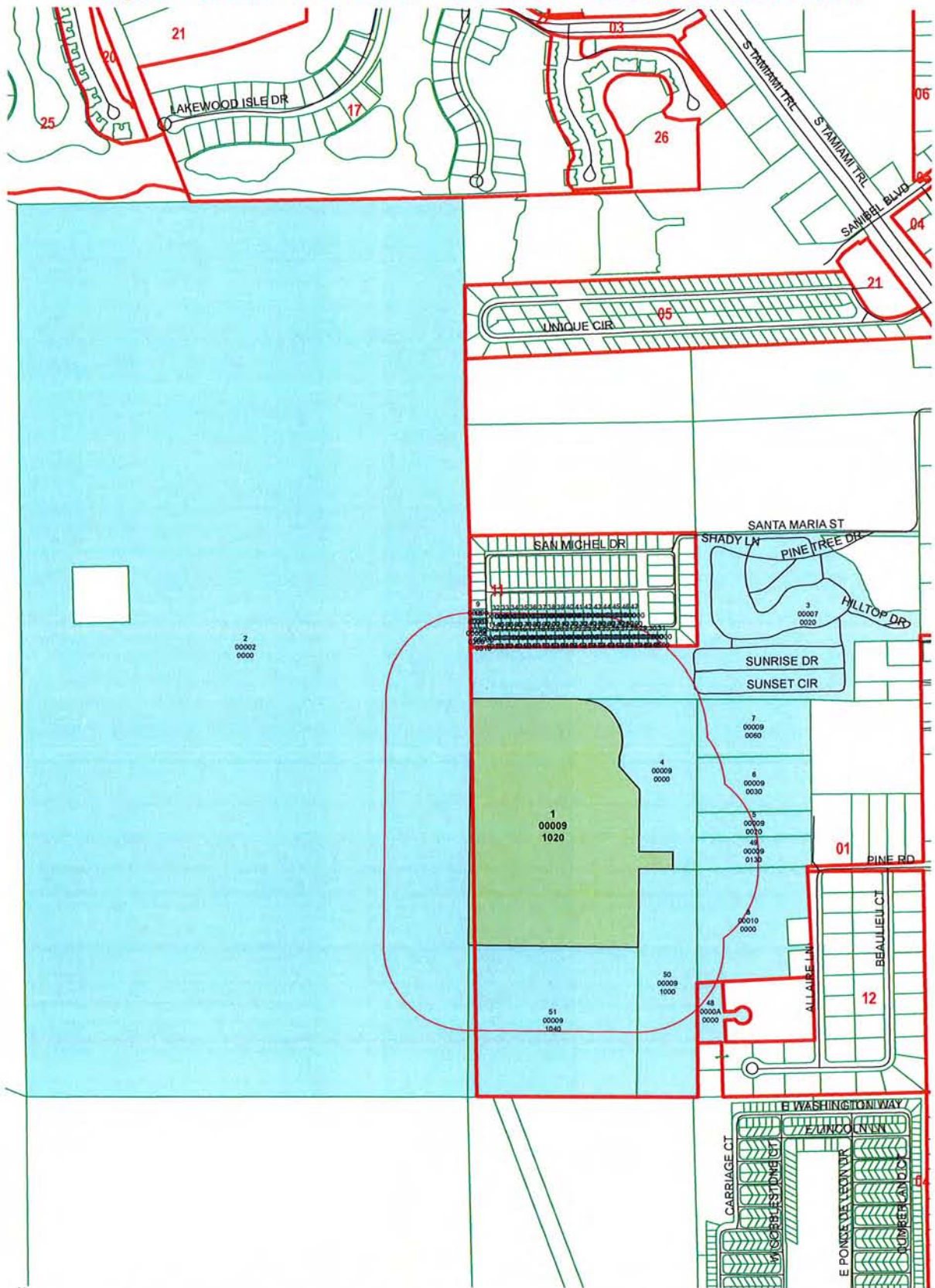
Street: 28100 Bonita Grande Dr., Suite 107 **City:** Bonita Springs **State:** FL **Zip Code:** 34135

Phone: (239) 405-8166 **Fax:** (239) 405-8163 **Email:** jsrhodes@rhodesandrhodes.net

VARIANCE REPORT

2/7/2014

Subject Parcels: 1 Affected Parcels: 50 Buffer Distance: 500 ft



20-46-25-01-00009.1020

1,000 750 500 250 0

1,000 Feet

THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: 2/7/2014 11:23:34 AM
Buffer Distance: 500 ft
Parcels Affected: 50
Subject Parcels: 20-46-25-01-00009.1020

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
TIITF/REC + PARKS DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	19-46-25-00-00002.0000 GOVT LOT FORT MYERS FL 33908	E 1/2 SEC 19 LESS 2.001 SEC 19	2
SHADY ACRES TRAVEL PARK LLC 19370 S TAMiami TRL FORT MYERS, FL 33908	20-46-25-01-00007.0020 19370 S TAMiami TRL FORT MYERS FL 33908	SAN CARLOS GROVE TRACTS PB 4 PG 75 LOT 5 + PTS OF LOTS 4 + LOT 17 AS DESC IN INST #2009000291941 + 2010000134910	3
PENINSULA SAILFISH LLC NATOLI ENGINEERING CO 28 RESEARCH PARK CIR SAINT CHARLES, MO 63304	20-46-25-01-00009.0000 ACCESS UNDETERMINED FORT MYERS FL	SAN CARLOS GROVE TRACTS PB 4 PG 75 POR OF LOTS 6 THRU 8 LYING EAST OF PARCEL DESC IN OR 4315 PG 4271	4
STRICKLER DANIEL S + LORI 4630 PINE RD FORT MYERS, FL 33908	20-46-25-01-00009.0020 4630 PINE RD FORT MYERS FL 33908	SAN CARLOS GROVE PB 4 PG 75 TRACT 14 W 1/2 LES S 180 FT	5
BIGGAR MALCOLM PO BOX 1333 ESTERO, FL 33928	20-46-25-01-00009.0030 4650 PINE RD FORT MYERS FL 33908	SAN CARLOS GROVE PB 4 PG 75 TRACT 15 W 1/2	6
GUNDER CURT + JENNIFER 4739 RIVERSIDE DR ESTERO, FL 33928	20-46-25-01-00009.0060 ACCESS UNDETERMINED FORT MYERS FL 33908	SAN CARLOS GROVE TRACTS PB 4 PG 75 W 1/2 LOT 16	7
ST MARK COPTIC ORTHODOX CHURCH 19800 ALLAIRE LN FORT MYERS, FL 33908	20-46-25-01-00010.0000 19800 ALLAIRE LN FORT MYERS FL 33908	SAN CARLOS GROVE TRACTS PB 4 PG 75 LOT 13 LESS OR 4156/1513	8
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0280 19470 SAN MARCO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 28	9
SPENCER JOHN M 1911 BRACKENRIDGE AUSTIN, TX 78704	20-46-25-11-00000.0290 19480 SAN MARCO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 29	10
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0300 19490 SAN MARCO DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 30	11
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0310 4987 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 31	12
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0320 4971 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 32	13
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0330 4957 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 33	14
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0340 4941 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 34	15

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0350 4927 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 35	16
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0360 4911 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 36	17
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0370 4897 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 37	18
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0380 4881 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 38	19
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0390 4867 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 39	20
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0400 4851 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 40	21
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0410 4837 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 41	22
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0420 4821 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 42	23
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0430 4807 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 43	24
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0440 4791 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 44	25
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0450 4777 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 45	26
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0460 4761 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 46	27
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0470 4747 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 47	28
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0480 4731 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 48	29
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0490 4717 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 49	30
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.0500 4711 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 50	31
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1140 4970 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 114	32
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1150 4956 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 115	33
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1160 4940 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 116	34
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1170 4926 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 117	35
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1180 4910 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 118	36

All data is current at time of printing and subject to change without notice.
THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1190 4896 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 119	37
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1200 4880 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 120	38
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1210 4866 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 121	39
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1220 4850 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 122	40
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1230 4836 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 123	41
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1240 4820 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 99 LOT 124	42
SAN SUSA CORP 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1250 4806 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 125	43
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1260 4790 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 126	44
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1270 4776 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 127	45
SANTA EDO CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1280 4760 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 128	46
SAN SUSA CORPORATION 16650 MCGREGOR BLVD # 103 FORT MYERS, FL 33908	20-46-25-11-00000.1290 4746 SAN SUSA DR FORT MYERS FL 33908	SHADY ACRES SUB PB 33 PG 98 LOT 129	47
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	20-46-25-12-0000A.0000 ACCESS UNDETERMINED FORT MYERS FL	BELLAIRE SUBD PB 36 PG 67 TRACT A RETENTION AREA	48
KLUSACEK MARK + ZOE 4610 PINE RD FORT MYERS, FL 33908	20-46-25-01-00009.0130 4610 PINE RD FORT MYERS FL 33908	SAN CARLOS GROVE PB 4 PG 75 S 180 FT OF W1/2 OF TRACT 14	49
TIITF/REC + PARKS DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	20-46-25-01-00009.1000 ACCESS UNDETERMINED FORT MYERS FL	SAN CARLOS GROVE TRACTS PB 4 PG 75 LOT 12	50
PENINSULA SAILFISH LLC NATOLI ENGINEERING CO 28 RESEARCH PARK CIR SAINT CHARLES, MO 63304	20-46-25-01-00009.1040 ACCESS UNDETERMINED FORT MYERS FL	SAN CARLOS GROVE TRACTS PB 4 PG 75 POR OF LOTS 9 THRU 11 LYING SOUTH OF PARCEL DESC IN OR 4315 PG 4271	51

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

The requisite infrastructure needed for commercial development is generally planned or in place. New developments in this category must connect to a potable water and sanitary sewer system. Commercial retail developments, hotels and motels, banks, all types of office development, research and development, public, and other similar development will predominate in the Commercial areas. Limited light industrial uses are also permitted, excluding outdoor storage type uses. Any redesignation of land to the Commercial land use category should occur along major travel corridors and at road intersections. The planned development rezoning process must be used to prevent adverse impacts to the surrounding areas and to ensure that appropriate site development regulations are incorporated into the development plans of each site. A maximum Floor Area Ratio (FAR) of 1 will be used as an index of intensity of development in the commercial category. Lee Plan Policies 28.2.11 and 29.1.8 specify portions of the North Fort Myers and Fort Myers Shores Planning Communities, where the maximum permitted FAR is 0.26 and 0.25 respectively. Development in this future land use category is not required to comply with the site location criteria provided in Goal 6 when appropriate site development regulations are incorporated into the planned development.
(Added by Ordinance No. 07-09, Amended by Ordinance No. 10-34)

POLICY 1.1.11: The Sub-Outlying Suburban areas are residential areas that are predominantly low-density development. Generally the requisite infrastructure needed for higher density development is not planned or in place. It is intended that these areas will develop at lower residential densities than other Future Urban Areas and are placed within communities where higher densities are incompatible with the surrounding area and where there is a desire to retain a low-density community character. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

- ~~1. For Lots 6-11, San Carlos Groves Tract, Section 20, Township 46 S, Range 25 E of the San Carlos/Estero area:~~
 - ~~a. The property may be developed at a gross density of one dwelling unit per acre; however, a gross density of up to two dwelling units per acre is permitted through the planned development zoning process, in which the residential development is clustered in a manner that provides for the protection of flowways, high quality native vegetation, and endangered, threatened or species of special concern. Clustered development must also connect to a central water and sanitary sewer system.~~

- ~~b. A maximum of one hundred and twenty (120) residential dwelling units, along with accessory, and accessory active recreation uses are permitted through the use of clustering and the planned development zoning process. The dwelling units and accessory uses must be clustered on an area not to exceed thirty two (±32) acres, which must be located on the northwestern portion of the property. No development may occur in the flowway, with the exception of the improvement of the existing road access from the site to Pine Road. The remainder of the property will be designated as preserve/open space, which can be used for passive recreation, and environmental management and education. In addition, the developer will diligently pursue the sale or transfer of the preserve/open space area, along with development rights for thirty (30) of the maximum one hundred and twenty (120) residential dwelling units, to the State, County, or other conservation entity.~~

(Added by Ordinance No. 07-09)

OBJECTIVE 1.2: SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AND PAGE FIELD GENERAL AVIATION AIRPORT AREAS. Designate on the Future Land Use Map adequate land in appropriate locations to accommodate the projected growth needs of the Southwest Florida International Airport and the business and industrial areas related to it, as well as research and development activities and other non-aviation related development that is not necessarily related to the airport, through the year 2030. Designate on the Future Land Use Map existing and proposed development areas for Page Field General Aviation Airport. The Lee County Port Authority desires to establish non-aviation related uses to provide a supplementary revenue source as well as providing an opportunity for businesses that desire a location on airport property. Designate on the respective Airport Layout Plans suitable areas to accommodate these desired uses and provide general policy guidance as to how these uses will be developed. These categories are also considered Future Urban Areas. (Amended by Ordinance No. 94-30, 02-02, 04-16, 07-12, 09-14)

POLICY 1.2.1: Airport Lands includes the existing facility and projected growth areas for the Southwest Florida International Airport and Page Field General Aviation Airport through the year 2030. The Airport Lands comprising the Southwest Florida International Airport includes airport and airport-related development as well as non-aviation land uses as proposed in the approved 2003 Airport Master Plan update and as depicted on the Airport Layout Plan sheet (Map 3F) and the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)). This mix of uses is intended to support the continued development of the Southwest Florida International Airport. Future development at the Southwest Florida International Airport will also include non-aviation related land uses such as hotels/motels, light industrial, service stations, retail/shopping, and office development. Any future airport expansion or development of aviation-related and non-aviation uses at Southwest Florida International Airport will offset environmental impacts through the Airport Mitigation Lands Overlay (Map 3M) or other appropriate mitigation. The physical design of the airport expansion will minimize any degradation of the recharge capability of land being developed. Wetland mitigation for any future expansion or development of aviation and non-aviation uses on Airport Lands must be designed so it does not create a wildlife hazard. Development and land management practices on airport property will be in accordance with FAA directives and other required agency approvals. Airport expansion beyond the present boundaries will be subject to necessary amendments to the Lee Plan.

All development on Airport Lands comprising Southwest Florida International Airport must be consistent with Map 3F and Table 5(a). Map 3F depicts the planned expansion of the Southwest Florida International Airport through 2020.

Future development on Airport Lands comprising Page Field General Aviation Airport must be consistent with Objective 1.9 and related policies as well as Map 3G and Table 5(b).

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification		Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential By Future Land Use Category	Intensive Development	1,367	0	0	0	20	0	27	0	250	0	0	0
	Central Urban	14,787	0	0	0	225	0	0	0	230	0	0	0
	Urban Community	18,425	520	485	0	637	0	0	0	0	0	0	0
	Suburban	16,623	0	0	0	1,810	0	0	0	85	0	0	0
	Outlying Suburban	4,105	30	0	0	40	20	2	500	0	0	0	1,700
	Sub-Outlying Suburban	1,548	0	0	0	367	0	0	0	0	0	0	0
	Industrial Development	79	0	0	0	0	0	0	0	39	0	20	0
	Public Facilities	1	0	0	0	0	0	0	1	0	0	0	0
	University Community	850	0	0	0	0	0	0	0	0	0	0	0
	Destination Resort Mixed Use Water Dependent	8	0	0	0	0	0	0	0	0	0	0	0
	Burnt Store Marina Village	4	0	0	0	0	4	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	42	0	0	0	0	0	0	0	0	0	0	2
	General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	New Community	900	0	0	0	0	0	0	0	0	0	900	0
	Airport	0	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	9	0	0	0	0	0	0	0	0	0	9	0
	Rural	8,313	1,948	0	0	1,400	636	0	0	0	0	0	1,500
	Rural Community Preserve	3,100	0	0	0	0	0	0	0	0	0	0	0
	Coastal Rural	1,300	0	0	0	0	0	0	0	0	0	0	0
	Outer Islands	202	5	0	0	1	0	0	150	0	0	0	0
	Open Lands	2,805	250	0	0	0	590	0	0	0	0	0	120
	Density Reduction/Groundwater Resource	6,905	711	0	0	0	0	0	0	0	0	94	0
	Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0
	Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
Total Residential		81,373	3,464	485	0	4,500	1,250	29	651	604	0	1,023	3,322
Commercial		12,793	57	52	0	400	50	17	125	150	0	1,100	440
Industrial		13,801	26	3	0	400	5	26	0	300	0	3,100	10
Non Regulatory Allocations													
Public		82,252	7,100	421	0	2,000	7,000	20	1,961	350	0	7,500	2,416
Active Agriculture		17,027	5,100	0	0	550	150	0	0	0	0	0	20
Passive Agriculture		45,859	13,549	0	0	2,500	109	0	0	0	0	1,491	20
Conservation (wetlands)		81,948	2,214	611	0	1,142	3,236	133	1,603	748	0	2,809	1,719
Vacant		22,122	1,953	0	0	226	931	34	0	45	0	300	20
Total		357,175	33,463	1,572	0	11,718	12,731	259	4,340	2,197	0	17,323	7,967
Population Distribution*		495,000	5,090	1,531	0	30,861	3,270	225	530	5,744	0	11,582	16,488

* Population for Unincorporated Area of Lee County

TABLE 1(b)
Year 2030 Allocations

Future Land Use Classification		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category	Intensive Development	0	0	0	660	3	42	0	365	0	0	0
	Central Urban	375	17	0	3,140	0	8,200	0	2,600	0	0	0
	Urban Community	850	1,000	0	860	500	13,013	0	0	110	450	0
	Suburban	2,488	1,975	0	1,200	675	0	0	6,690	0	1,700	0
	Outlying Suburban	377	32 -0-	0	0	600	0	0	382	0	454	0
	Sub-Outlying Suburban	0	25	0	0	0	0	0	140	66	0	950
	Industrial Development	5	5	0	10	0	0	0	0	0	0	0
	Public Facilities	0	0	0	0	0	0	0	0	0	0	0
	University Community	0	850	0	0	0	0	0	0	0	0	0
	Destination Resort Mixed Use Water Dependent	8	0	0	0	0	0	0	0	0	0	0
	Burnt Store Marina Village	0	0	0	0	0	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	0	0	0	0	0	0	15	7	0	6	12
	General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0
	New Community	0	0	0	0	0	0	0	0	0	0	0
	Airport	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	0	0	0	0	0	0	0	0	0	0	0
	Rural	0	90	0	0	190	14	0	500	50	635	1,350
	Rural Community Preserve	0	0	0	0	0	0	0	0	3,100	0	0
	Coastal Rural	0	0	0	0	1,300	0	0	0	0	0	0
	Outer Islands	1	0	0	0	45	0	0	0	0	0	0
	Open Lands	0	0	0	0	0	0	0	45	0	0	1,800
	Density Reduction/Groundwater Resource	0	0	0	0	0	0	4,000	0	0	0	2,100
	Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0
	Wetlands	0	0	0	0	0	0	0	0	0	0	0
	Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0
Total Residential		4,104	3,962	0	5,870	3,313	21,269	4,015	10,729	3,326	3,245	6,212
Commercial		1,100	1,944	0	2,100	226	1,420	68	1,687	18	1,700	139
Industrial		320	450	0	900	64	300	7,246	554	5	87	5
Non Regulatory Allocations												
Public		3,550	3,059	0	3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
Active Agriculture		0	0	0	0	2,400	0	7,171	200	411	125	900
Passive Agriculture		0	0	0	0	815	0	18,000	1,556	3,619	200	4,000
Conservation (wetlands)		9,306	2,969	0	188	14,767	1,541	31,359	1,317	336	5,068	882
Vacant		975	594	0	309	3,781	8,085	470	2,060	1,000	809	530
Total		19,355	12,978	0	12,867	27,466	47,904	80,329	22,103	10,201	18,234	14,168
Population Distribution*		34,538	36,963	0	58,363	13,265	164,699	1,270	70,659	6,117	25,395	8,410

* Population for Unincorporated Area of Lee County

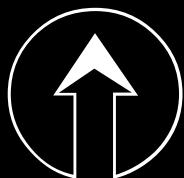
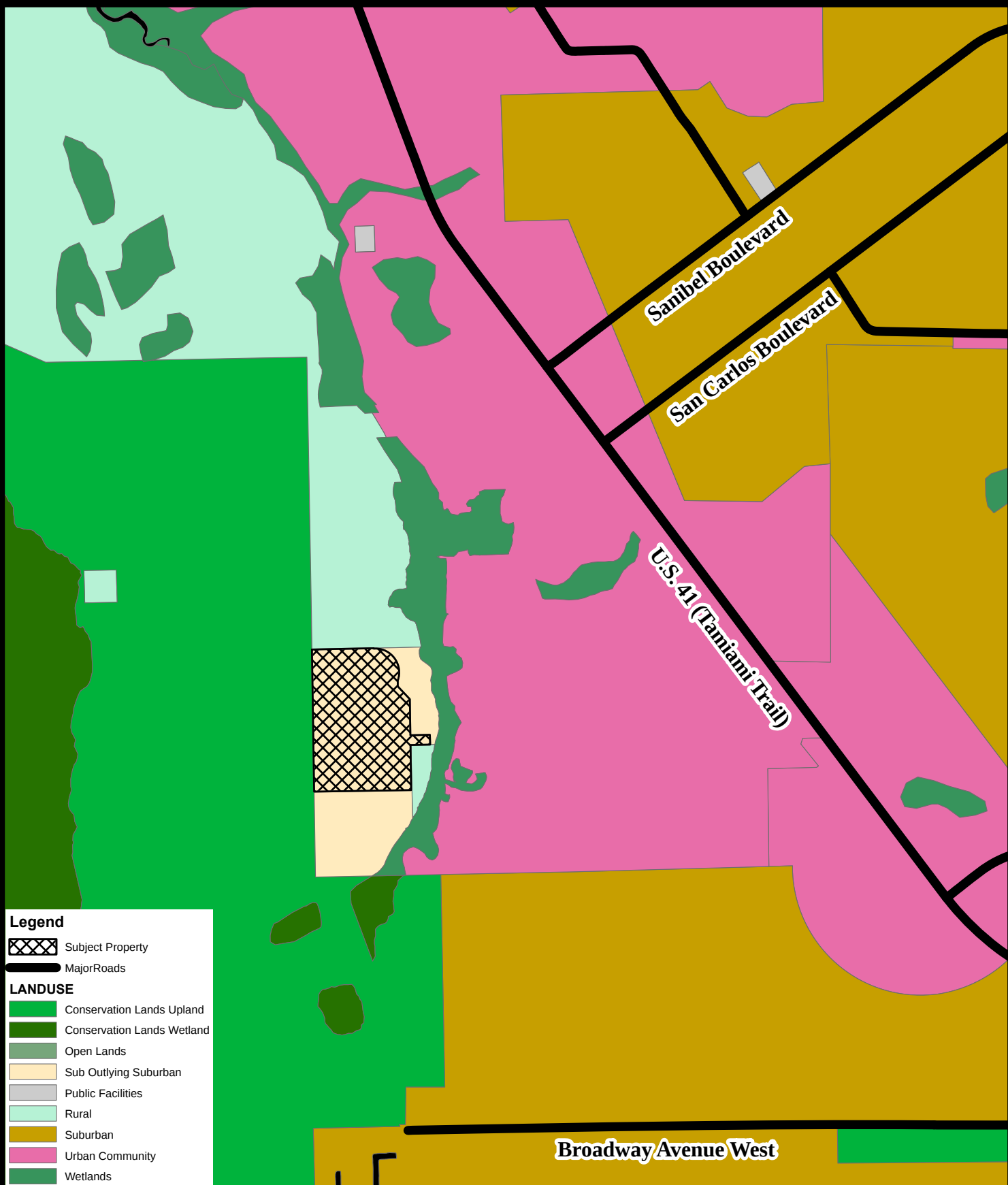


EXHIBIT IV.A.2

CURRENT FUTURE LAND USE MAP

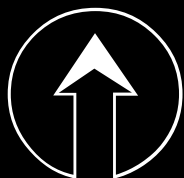
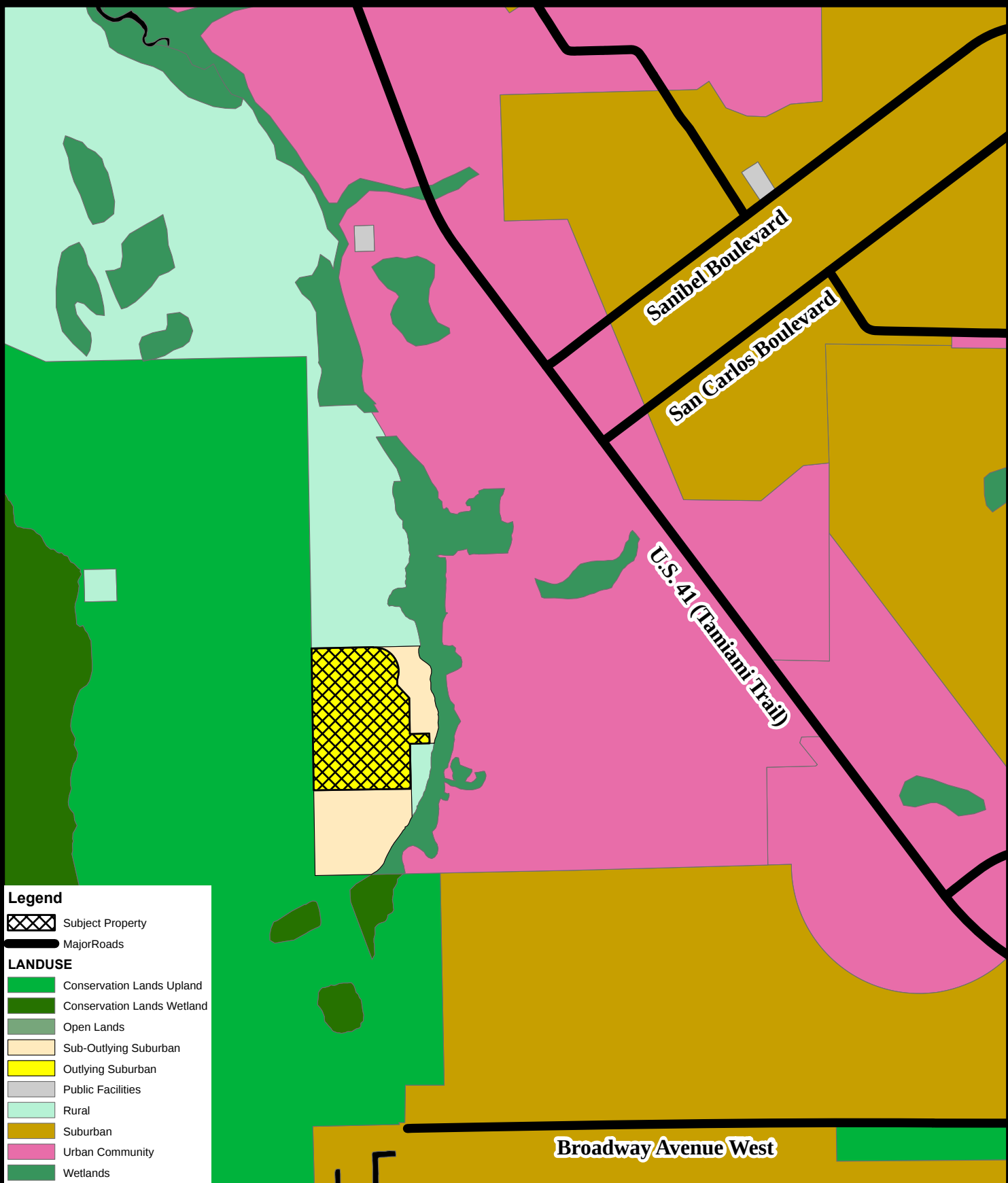


EXHIBIT IV.A.3 PROPOSED FUTURE LAND USE MAP

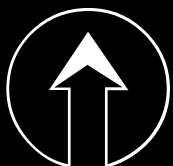
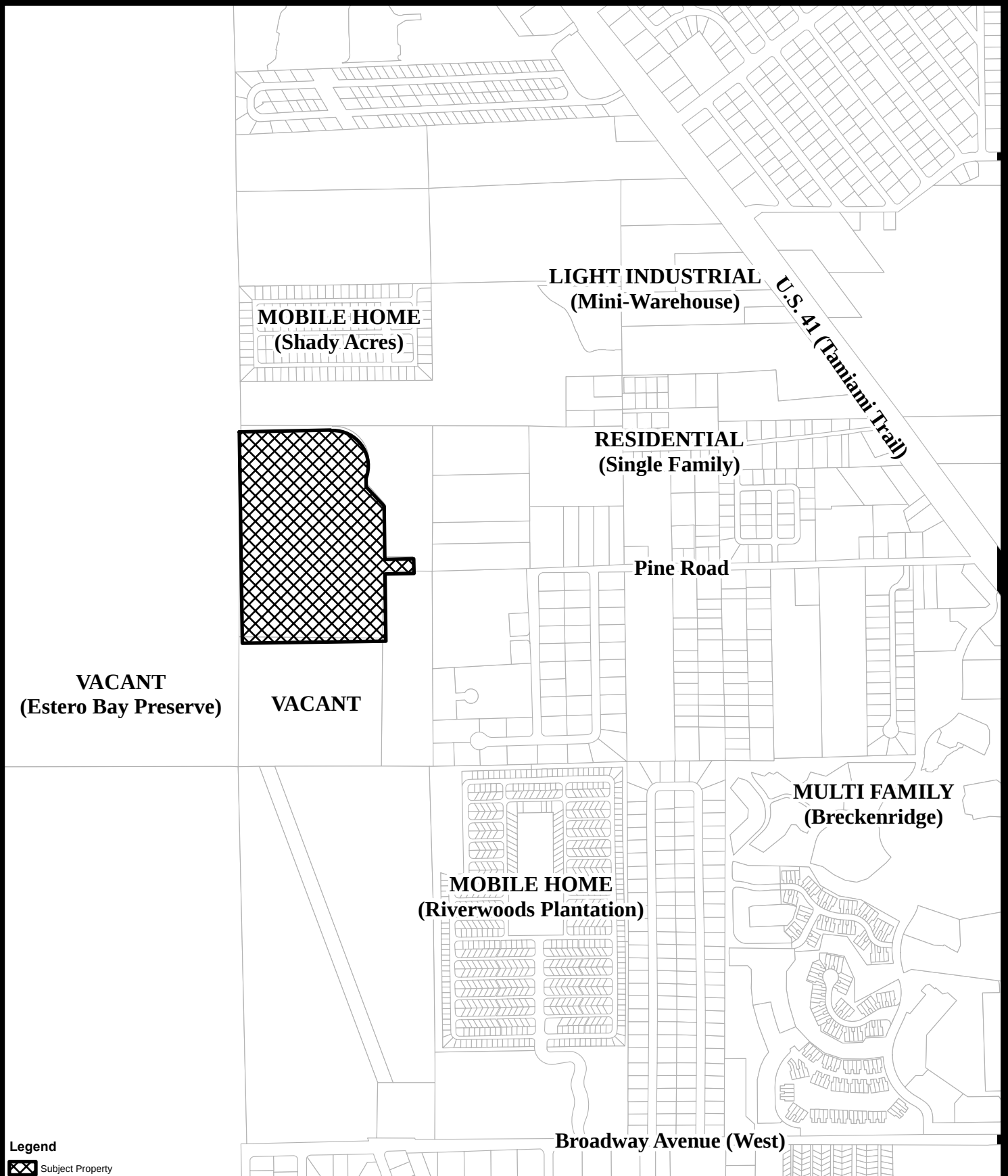
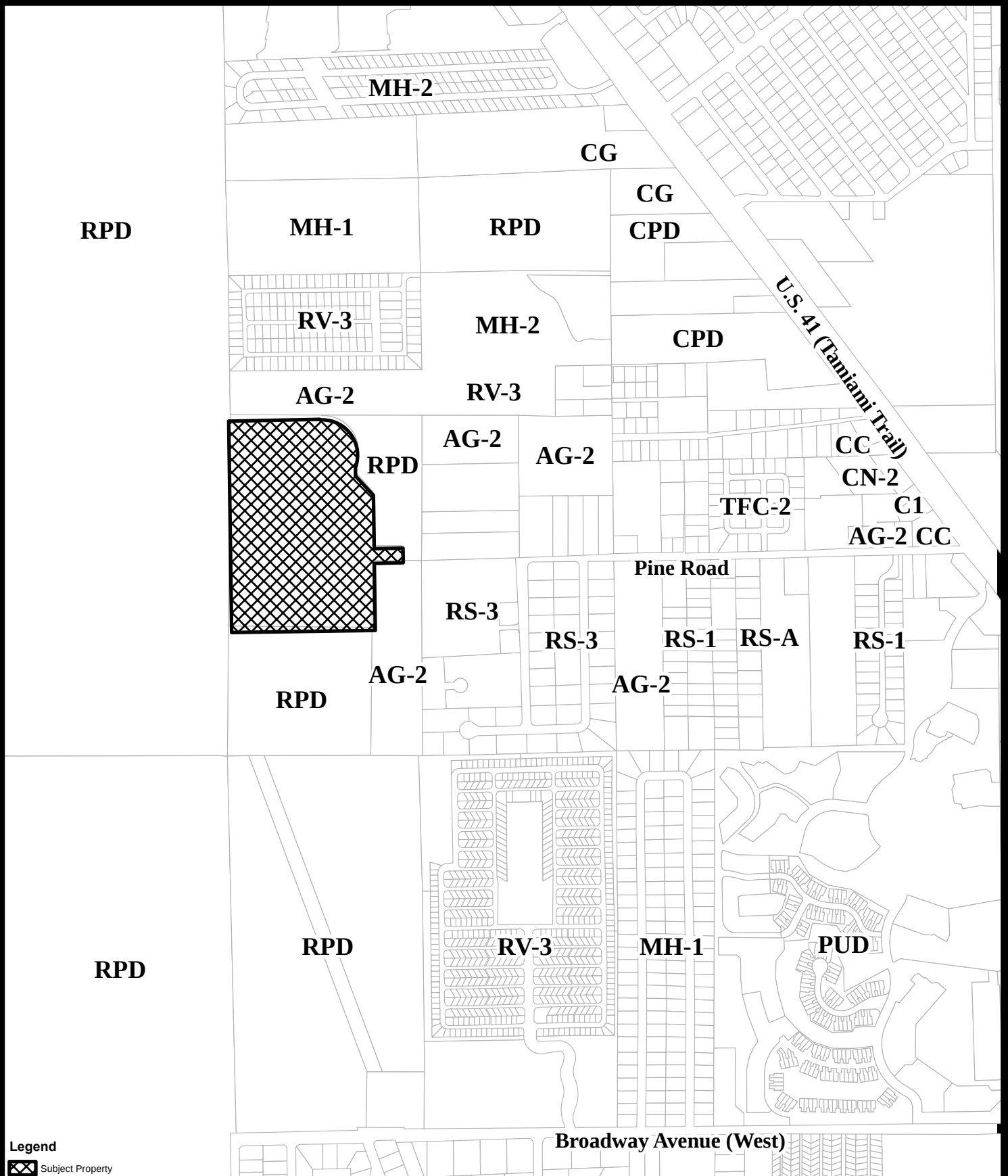


EXHIBIT IV.A.4 EXISTING LAND USE MAP



Legend
 Subject Property

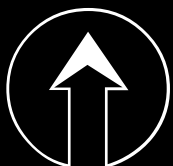


EXHIBIT IV.A.5 EXISTING ZONING MAP

RHODES & RHODES LAND SURVEYING, INC.

JOHN SCOTT RHODES, P.S. M.

28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135

PHONE (239) 405-8166 FAX (239) 405-8163

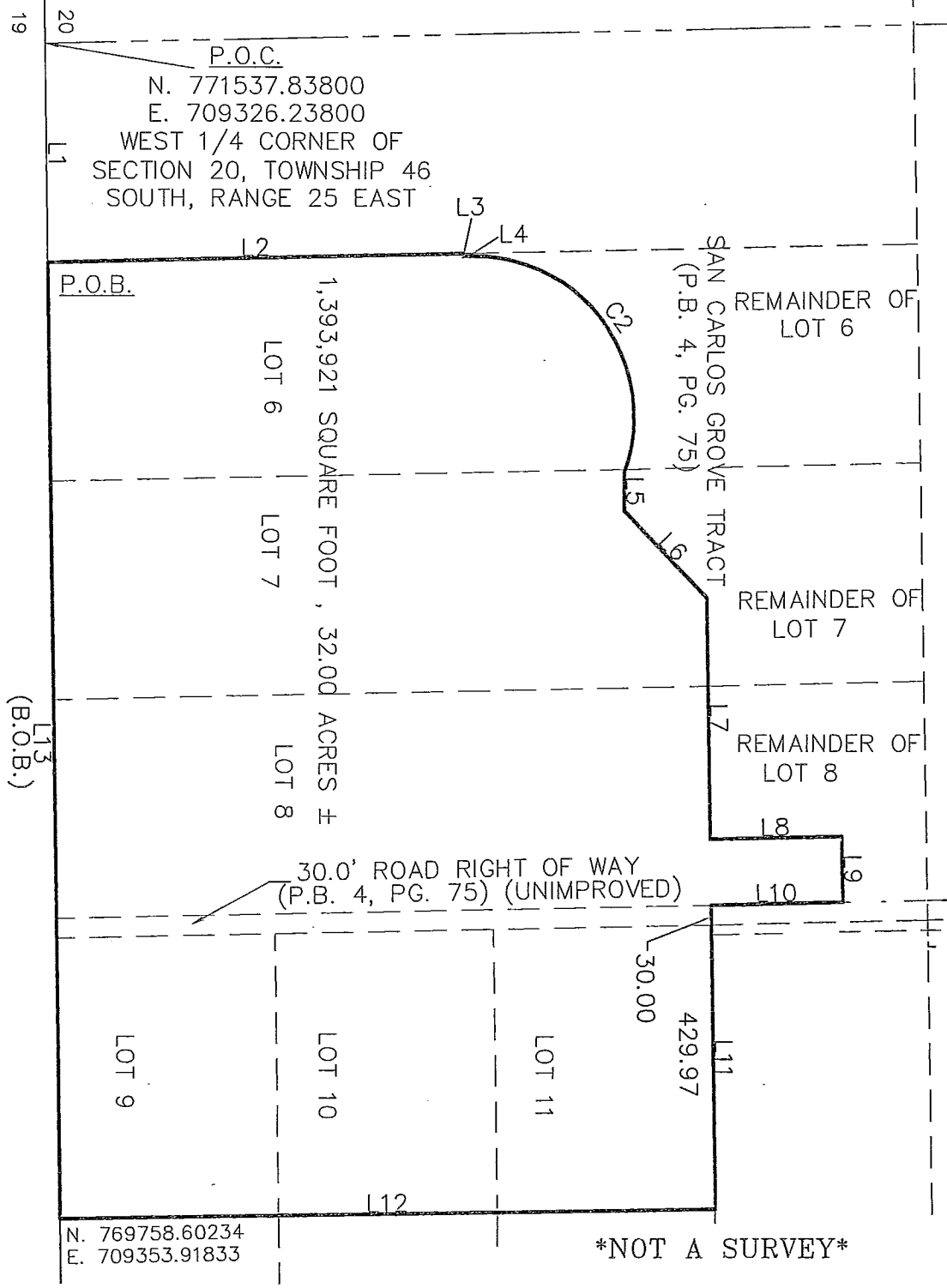
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SAN CARLOS GROVE TRACT AS RECORDED IN PLAT BOOK 4, AT PAGE 75 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE RUN SOUTH 00°27'05" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER SAID SECTION 20, FOR A DISTANCE OF 331.22 FEET, TO THE NORTHWEST CORNER OF LOT 6 OF SAN CARLOS GROVE TRACT AS RECORDED IN PLAT BOOK 4, PAGE 75 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN SOUTH 89°53'59" EAST, ALONG THE NORTH LINE OF SAID LOT 6, FOR A DISTANCE OF 629.65 FEET; THENCE RUN SOUTH 00°06'01" WEST FOR A DISTANCE OF 3.86 FEET; THENCE RUN SOUTH 89°32'55" EAST FOR A DISTANCE OF 14.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 242.50 FEET; THROUGH A CENTRAL ANGLE OF 111°06'55"; SUBTENDED BY A CHORD OF 399.98 FEET AT A BEARING OF SOUTH 33°59'28" EAST, FOR AN ARC LENGTH OF 470.29 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 00°36'11" WEST FOR A DISTANCE OF 59.03 FEET; THENCE RUN SOUTH 41°56'03" EAST FOR A DISTANCE OF 180.58 FEET; THENCE RUN SOUTH 00°28'43" WEST FOR A DISTANCE OF 365.86 FEET; THENCE RUN SOUTH 89°52'03" EAST FOR A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 00°07'57" WEST FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 8 OF THE AFOREMENTIONED SAN CARLOS GROVE TRACT; THENCE RUN NORTH 89°52'03" WEST, ALONG SAID SOUTH LINE OF LOT 8, FOR A DISTANCE OF 200.62 FEET; THENCE RUN SOUTH 00°29'08" WEST A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF LOT 11 OF THE AFOREMENTIONED SAN CARLOS GROVE TRACT; THENCE RUN SOUTH 00°29'08" WEST, ALONG THE EAST LINE OF SAID LOT 11, FOR A DISTANCE OF 429.97 FEET; THENCE RUN NORTH 89°32'55" WEST FOR A DISTANCE OF 991.14 FEET TO AN INTERSECTION ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED SECTION 20; THENCE RUN NORTH 00°27'05" EAST, ALONG SAID WEST LINE FOR A DISTANCE OF 1,448.11 FEET TO THE POINT OF BEGINNING.

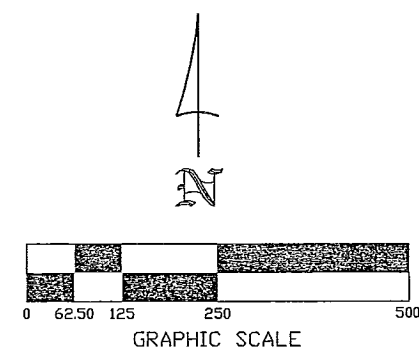
CONTAINING 1,393,921 SQUARE FOOT , 32.00 ACRES MORE OR LESS

BEARING ARE BASED OF THE WESTERLY PROPERTY LINE AS BEING N 00°27'05" E AS SHOWN.



LINE TABLE		
LINE	LENGTH	BEARING
L1	331.22	S 00°27'05" E
L2	629.65	S 89°53'59" E
L3	3.86	S 00°06'01" W
L4	14.19	S 89°32'55" E
L5	59.03	S 00°36'11" W
L6	180.58	S 41°56'03" E
L7	365.86	S 00°28'43" W
L8	200.00	S 89°52'03" E
L9	100.00	S 00°07'57" W
L10	200.62	N 89°52'03" W
L11	459.97	S 00°29'08" W
L12	991.14	N 89°32'55" W
L13	1448.11	N 00°27'05" E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C2	242.50	111°06'55"	470.29	399.98	S 33°59'28" E



ABBREVIATIONS
 BOB = BASIS OF BEARING
 C/L = CENTERLINE
 FPL = FLORIDA POWER AND LIGHT
 P = PLAT
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 PSM = PROFESSIONAL SURVEYOR AND MAPPER
 R/W = RIGHT OF WAY LINE

BY: *[Signature]* JOHN SCOTT RHODES PSM #5739

SKETCH AND DESCRIPTION

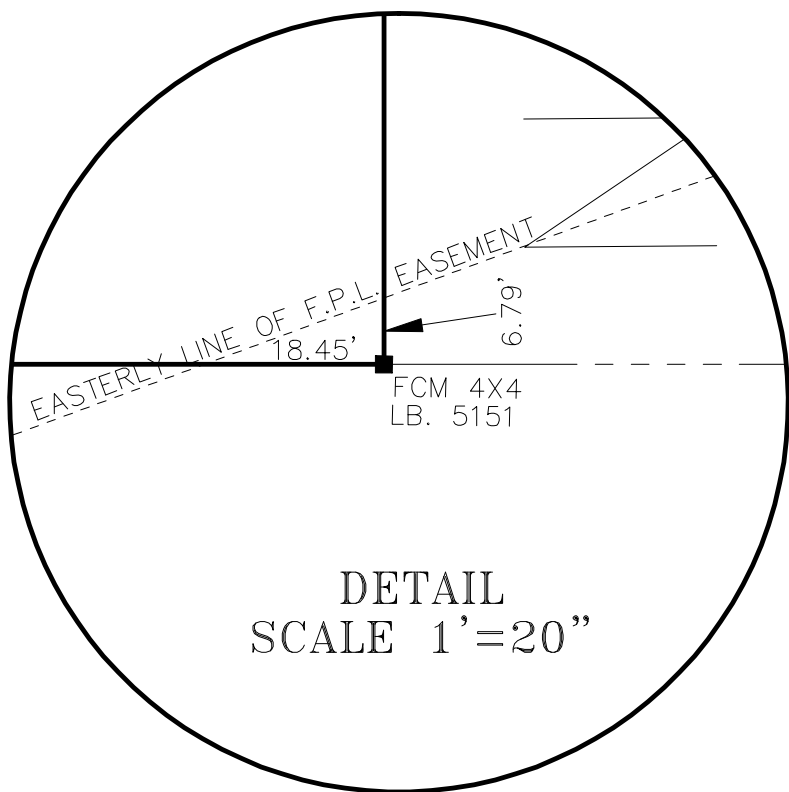
CERTIFIED TO:
TAYLOR MORISON OF FLORIDA INC.

RHODES & RHODES
 LAND SURVEYING, INC.
 LICENSE #LB 6897

bk:	pg:	date:
XX	XX	NOV. 21, 2012
		scale:
		1" = 250'
		cogo #:
		12-1102

28100 BONITA GRANDE DRIVE SUITE 107
 BONITA SPRINGS, FL 34135
 (239) 405-8166 (239) 405-8163 FAX

design:
 drawn: EFC
 checked: MMM
 acad #: 2012-1102
 view: PLOT
 project#: 2012-1102
 sheet #: 2 of 2
 file #: 2012-1102



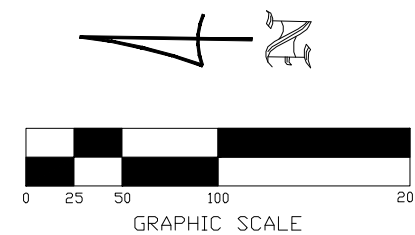
25.0'x30.0'
INGRESS/INGRESS, ROAD, UTILITY,
AND DRAINAGE EASEMENT PER
OR 2064, PG. 4500

ALLAIRE LANE S.W. (60')

15'X10' PROPOSED
SIGN EASEMENT

PROPOSED TEMPORARY
CONSTRUCTION EASEMENT

45.0' INGRESS/EGRESS AND
UTILITY EASEMENT
OR 3019, PG. 700-707 (LOT 13)
OR 3019, PG. 716-722 (LOT 12)
NORTH 35' VEHICULAR ROADWAY AND THE
SOUTH 10' FOR UTILITY EASEMENT



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SAN CARLOS GROVE TRACT AS
RECORDED IN PLAT BOOK 4, AT PAGE 75 OF THE PUBLIC
RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF THE SOUTHWEST
QUARTER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 25 EAST;
THENCE RUN SOUTH 00°27'05" WEST, ALONG THE WEST LINE OF
THE SOUTHWEST QUARTER SAID SECTION 20, FOR A DISTANCE
OF 331.22 FEET, TO THE NORTHWEST CORNER OF LOT 6 OF SAN
CARLOS GROVE TRACT AS RECORDED IN PLAT BOOK 4, PAGE 75
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING
THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN
DESCRIBED; THENCE RUN SOUTH 89°53'59" EAST, ALONG THE
NORTH LINE OF SAID LOT 6, FOR A DISTANCE OF 629.65 FEET;
THENCE RUN SOUTH 00°06'01" WEST FOR A DISTANCE OF 3.86
FEET; THENCE RUN SOUTH 89°32'55" EAST FOR A DISTANCE OF
14.19 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR
CURVE CONCAVE SOUTHWEST; THENCE RUN SOUTHEASTERLY
ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A
RADIUS OF 242.50 FEET; THROUGH A CENTRAL ANGLE OF
111°06'55"; SUBTENDED BY A CHORD OF 399.98 FEET AT A
BEARING OF SOUTH 33°59'28" EAST, FOR AN ARC LENGTH OF
470.29 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH
00°36'11" WEST FOR A DISTANCE OF 59.03 FEET; THENCE RUN
SOUTH 41°56'03" EAST FOR A DISTANCE OF 180.58 FEET;
THENCE RUN SOUTH 00°28'43" WEST FOR A DISTANCE OF 365.86
FEET; THENCE RUN SOUTH 89°52'03" EAST FOR A DISTANCE OF
200.00 FEET; THENCE RUN SOUTH 00°07'57" WEST FOR A
DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH LINE OF
LOT 8 OF THE AFOREMENTIONED SAN CARLOS GROVE TRACT;
THENCE RUN NORTH 89°52'03" WEST, ALONG SAID SOUTH LINE
OF LOT 8, FOR A DISTANCE OF 200.62 FEET; THENCE RUN
SOUTH 00°29'08" WEST A DISTANCE OF 30.00 FEET TO THE
NORTHEAST CORNER OF LOT 11 OF THE AFOREMENTIONED SAN
CARLOS GROVE TRACT; THENCE RUN SOUTH 00°29'08" WEST,
ALONG THE EAST LINE OF SAID LOT 11, FOR A DISTANCE OF
429.97 FEET; THENCE RUN NORTH 89°32'55" WEST FOR A
DISTANCE OF 991.14 FEET TO AN INTERSECTION ON THE WEST
LINE OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED
SECTION 20; THENCE RUN NORTH 00°27'05" EAST, ALONG SAID
WEST LINE FOR A DISTANCE OF 1,448.11 FEET TO THE POINT OF
BEGINNING.

CONTAINING 1,393,921 SQUARE FOOT 32.00 ACRES MORE OR
LESS.

ABBREVIATIONS

BOB = BASIS OF BEARING
C1 = CENTERLINE
CD = SANITARY CLEAN OUT
CIV = CABLE TV
EDP = EDGE OF PAVEMENT
ELEC. B. = ELECTRIC BOX
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND 5/8" IRON ROD
F.F. ELEV. = FINISHED FLOOR ELEVATION
FN = FOUND NAIL
FND = FOUND NAIL AND DISC
FPL = FLORIDA POWER AND LIGHT
M = MEASURED
MC = MAINTENANCE EASEMENT
NGVD = NATIONAL GEODETIC
P = PLAT
P = PLAT
CCR = CERTIFIED CORNER RECORD
PCP = PERMANENT CONTROL POINT
P.C. = POINT OF COMMENCEMENT
P.B. = POINT OF BEGINNING
PRM = PERMANENT REFERENCE
PSM = PROFESSIONAL SURVEYOR
AND MAPPER
PUKDE = PUBLIC UTILITY AND
DRIVEWAY EASEMENT
R/W = RIGHT-OF-WAY
SIR = SET 5/8" IRON ROD
TEL = TELEPHONE EASEMENT
UE = UTILITY EASEMENT
UEAPE = UTILITY EASEMENT AND
PERMANENT REFERENCE
VMB = VARIOUS MEASUREMENT
VPP = VARIOUS POWER POLE
SPC = STATE PLANE COORDINATE

NOTES

- BEARINGS ARE BASED ON THE WEST PROPERTY LINE AS BEING N 00°53'28" W AS SHOWN.
- ELEVATIONS ARE BASED ON NGVD, 1929 UNLESS NOTED.
- FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
- SUBJECT TO EASEMENTS OF RECORD.
- THIS SURVEY PERFORMED WITH BENEFIT OF TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, HAVING CUSTOMER REFERENCE 00919J2MSC HIDEAWAY COVE, WITH AN EFFECTIVE DATE OF NOVEMBER 09, 2012 AT 9:00 AM.
- SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
- NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- LEGAL DESCRIPTION HAS BEEN FURNISHED BY CLIENT.
- PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.
- COORDINATE AND BEARING ARE STATE PLANE COORDINATE, FLORIDA WEST ZONE, NAD83 (1983) AND TIED TO COORDINATE SHOWN ON RECR 06699 BEING NORTH 771537.83800, EAST 709326.23800.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.007, FLORIDA STATUTES.

BY:	JOHN SCOTT RHODES PSM #573
BOUNDARY SURVEY	
CERTIFIED TO:	design
TAYLOR MORRISON OF FLORIDA, INC.	drawn: EFC checked: MMM acad # 2012-11
RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897	
date: NOV. 19, 2012	view: PLOT
scale: 1" = 100'	projec 2012-11
cogo #: 12-1102	sheet 1 of File # 2012-11
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX	

CURVE TABLE DEED					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	242.50	111°06'55"	470.29	399.98	S 33°59'28" E

CURVE TABLE STATE PLANE COORDINATE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	242.50	111°06'55"	470.30	399.99	S 35°20'01" E

CURVE TABLE MEASURED					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	242.50	111°06'49"	470.28	399.97	S 35°21'31" E

P.O.C.
FCM 4X4
NO ID
N. 771537.83800
E. 709326.23800
WEST 1/4
CORNER OF
SECTION 20,
TOWNSHIP 46
SOUTH, RANGE
25 EAST

P.O.B.
FIR & CAP
GMA LB. 5151

N 00°53'38" W 1448.18' (M)
N 00°53'28" W 1448.11' (SPC)
(B.O.B.)
N 00°27'05" E (D)

FIR & CAP
BROWN 3655

FIR & CAP
SMT LB6627

FCM 4X4
LB. 5151
N. 769758.60234
E. 709353.91833

FCM 4X4
NO ID
N. 768888.63790
E. 709367.21050
SOUTHWEST
CORNER OF
SECTION 20,
TOWNSHIP 46
SOUTH, RANGE
25 EAST

The Instrument Prepared by and after Recording Return to:
(enclose self-addressed stamped envelope)

Mark F. Grant, Esq.
Ruden McClosky P.A.
5150 North Tamiami Trail, Suite 502
Naples, Florida 34103

Property Appraiser's Parcel
Identification No: 20-46-25-01-00009-1030

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

QUIT-CLAIM DEED

This Quit-Claim Deed, made this 1st day of March, 2011, between **TAYLOR MORRISON SERVICES, INC., a Delaware corporation, f/k/a MORRISON HOMES, INC.**, whose address is 4905 W. Laurel Street, Suite 100, Tampa, Florida 33607 ("GRANTOR"), and **TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, whose address is 501 North Cattlemen Road, Suite 100, Sarasota, FL 34232 ("GRANTEE").

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand and makes no warranties or representations as to its interest which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee, State of Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Subject to covenants, conditions, restrictions, reservations, limitations and easements of record, if any, which are not reimposed hereby, and taxes and assessments for the current and subsequent years.

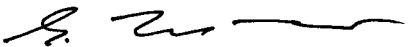
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anyways appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity to the only proper use, benefit and behoof of the Grantee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

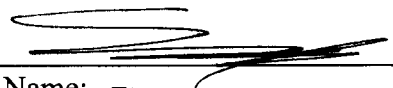
NOTICE TO RECORDER: This instrument conveys unencumbered real property to a business entity that is either wholly owned by or the sole owner of the grantor, not in exchange for any ownership interest in such business entity. Pursuant to the case of *Crescent Miami Center, LLC v. Florida Department of Revenue*, 903 So. 2d 913 (Fla. 2005), this instrument is subject to only nominal Florida documentary stamp tax in the amount of seventy cents.

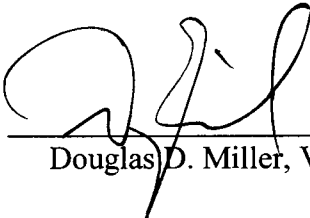
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day first above written.

Signed, sealed and delivered
in our presence:

**TAYLOR MORRISON SERVICES, INC.,
a Delaware corporation, f/k/a MORRISON
HOMES, INC.**


Print Name: S. Todd Merrill


Print Name: Elaine A. Stulic

By: 
Douglas D. Miller, Vice President

STATE OF FLORIDA)
)SS:
COUNTY OF HILLSBOROUGH)

I HEREBY CERTIFY that on this 1st day of March, 2011, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing Quit-Claim Deed was acknowledged before me by Douglas D. Miller, as Vice President of TAYLOR MORRISON SERVICES, INC., a Delaware corporation, f/k/a Morrison Homes, Inc., who is personally known to me.



NOTARY PUBLIC, State of Florida, at Large

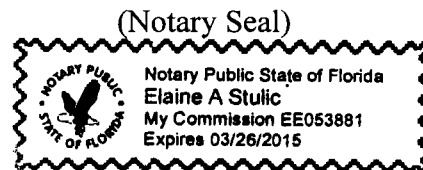
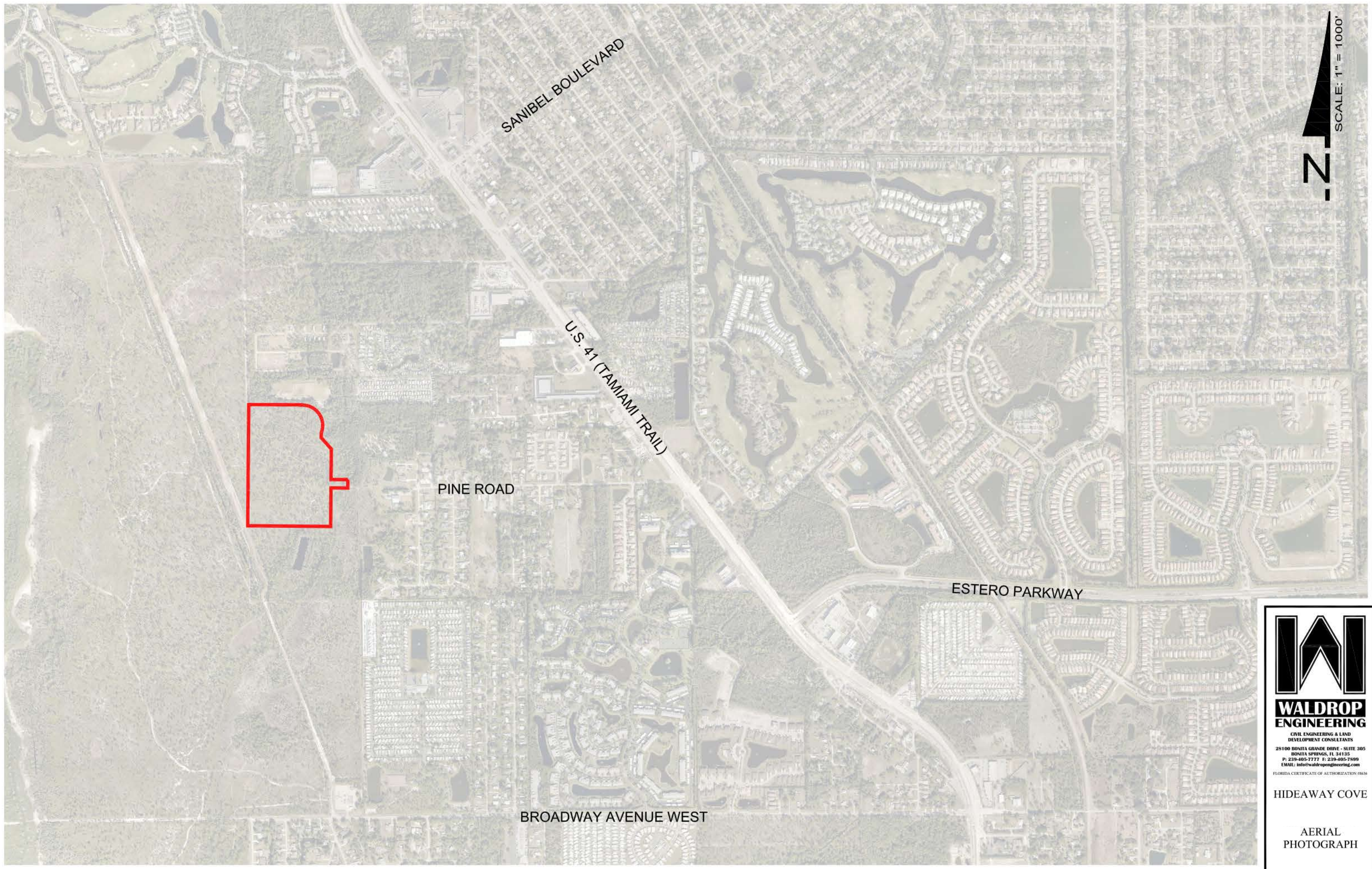


EXHIBIT "A"
LEGAL DESCRIPTION

The 30.00 feet roadway in SAN CARLOS GROVE TRACT, recorded in Plat Book 4, at Page 75, Public Records of Lee County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Lot 9 of said SAN CARLOS GROVE TRACT; thence run North 00°27'05" East, along the West line of said SAN CARLOS GROVE TRACT, for a distance of 30.00 feet to the Southwest corner of Lot 8 of the aforementioned SAN CARLOS GROVE TRACT; thence run South 89°52'03" East, along the South line of said Lot 8, for a distance of 991.43 feet; thence run South 00°29'08" West for a distance of 30.00 feet to the Northeast corner of Lot 11 of the aforementioned SAN CARLOS GROVE TRACT; thence run North 89°52'03" West, along the North line of Lots 11, 10 and 9 of said SAN CARLOS GROVE TRACT, for a distance of 991.41 feet to the Point of Beginning.



SANIBEL BOULEVARD

U.S. 41 (TAMIAMI TRAIL)

PINE ROAD

ESTERO PARKWAY

BROADWAY AVENUE WEST



**WALDROP
ENGINEERING**

CIVIL ENGINEERING & LAND
DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7599
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION 05636

HIDEAWAY COVE

AERIAL
PHOTOGRAPH

TRAFFIC IMPACT STATEMENT

For

HIDEAWAY COVE COMPREHENSIVE PLAN AMENDMENT (Lee County, Florida)

February 3, 2014

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
761 21ST STREET NW
NAPLES, FLORIDA 34120
(239) 919-2767
CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 121112)



JAMES M. BANKS, P.E.
FLORIDA REG. NO. 43860

2-3-2014
DATE

TABLE OF CONTENTS

Purpose of Report	2
Part I 5-year CIP Horizon Transportation Criteria	2
Part I Applicant's Response	2
Conclusions	2
Scope of Project	3
Table A - Proposed Site Development	3
Project Generated Traffic	3
Table B - Trip Computations Summary	4
Existing + Committed Road Network	4
Project Generated Traffic Distribution	4
Area of Significant Impact	4
2019/2020 Project Build-Out Conditions	5
Concurrency Review	5
Part II 20-year Horizon Transportation Criteria & Applicant's Response	6
Appendix	7

Purpose of Report

The following report has been prepared pursuant to the criteria set forth by the Traffic Impact Statement Guidelines as set forth by the Lee County Government for Comprehensive Plan Amendments. This report provides an in-depth evaluation of the potential transportation related impacts which may occur as a result of the proposed comp plan amendment for Hideaway Cove.

Part I

5-year CIP Horizon Transportation Criteria

1. Short Range – 5-year CIP horizon:
 - a. identify the existing roadways serving the site and within a 3-mile radius (indicate language, functional classification, current LOS, and LOS standard);
 - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
 - c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project.
 - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Evaluate the site's proposed access to ensure adequate capacity and LOS.
3. Prepare a report (i.e., Traffic Impact Statement) which will contain our findings and conclusions associated with completing Tasks 1 thru 5. The Traffic Impact Statement will be prepared pursuant to the criteria set forth by Lee County Government, as well as satisfy the Florida Department of Transportation's criteria for any driveway permit applications that may be required. 1.

Part I

Applicant's Response

Conclusions

Road Impact Mitigation Requirements

Based upon the findings and conclusions of this report, it was determined that the proposed Hideaway Cove Comp Plan Amendment will not have a significant impact upon the surrounding road network or negatively affect Lee County's 5-year Horizon Transportation Network . It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the development of the 96 single-family dwelling units and the network will continue to operate at acceptable levels of service for 2019/2020 traffic conditions.

Furthermore, the report concludes that the project will not create any transportation deficiencies that need to be mitigated.

Site-Related Roadway Improvements

Turn Lane - Based upon the site's ingress/egress configuration, turn lanes at the project's access are not necessary.

Concurrency Review

U.S. 41 is classified as a six-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,980 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, U.S. 41 will have a 2019/2020 project build-out traffic demand of 2,299 vphpd and a v/c ratio of 0.77. As such, this project will be consistent with the criteria of the Concurrency Management Policy.

Scope of Project

Hideaway Cove Comp Plan Amendment is a proposed residential community that will consist of no more than 96 single-family dwelling units at project completion. The site is approximately 32 acres in size and is located near the existing terminus of Pine Road in Lee County, Florida. The site will create access by extending Pine Road approximately one-sixth of a mile to its new terminus within the boundaries of Hideaway Cove. When complete, Pine Road will be approximately three-quarters of a mile in length.

TABLE A
Proposed Site Development

	Proposed Build-out
Single-Family Dwelling Units	96 dwelling units

Project Generated Traffic

Traffic which can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that Land Use Code "Single-Family Detached Housing" (LUC 210) was the most appropriate use in order to estimate the project traffic.

Table 1 of this report provides a detail of the trip generation computations, which are summarize below in Table B.

TABLE B
Trip Computations Summary
(Summation of Table 1)

	Total Daily Trips (ADT)	Total AM Trips (vph)	Total PM Trips (vph)
Single-Family LUC 210	1,012	77	101

The report finds that the project will generate less than 100 trip ends during the highest peak hour. As such, the Report investigated the traffic impacts associated with the project based upon the criteria set forth by the Lee County Traffic Impact Statement Guidelines for developments generating “Less Than 300 Trips”.

Existing + Committed Roadway Conditions

U.S. 41 is classified as a six-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,980 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. The posted speed limit along U.S. 41 is 45 MPH.

There are no funded 5-year CIP projects that are within 3 miles of the proposed project.

Project Generated Traffic Distribution

The project’s traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, current and future traffic patterns in the area, and proximity of supporting land uses, such as business, retail and medical uses. Table 2A and Figure 2A provide a detail of the resultant traffic distributions based on a percentage basis and traffic volume.

Area of Significant Impact

The area of significant impact was determined based upon Lee County’s 10% criteria (i.e., if the project’s traffic is 10% or more of a roadway’s adopted level of service LOS C capacity, then the project has a significant impact upon that link). Table 2A describes the project traffic distributions and the level of impact on the surrounding roadways. As shown, no roads will be impacted by 10% or greater than its adopted level of service. Therefore, U.S. 41 is the only road that is considered to be impacted by the project.

2019/2020 Project Build-Out Conditions

In order to establish project build-out traffic conditions, the project traffic was added to the background traffic volumes that were established by the Lee County Concurrency Report for the road links under review. Table 2B provides a detail of the background traffic conditions and the background plus project traffic conditions. Traffic volumes are based upon the 100th highest hour peak direction demand for U.S. 41, as well as the road's level of service. As determined, U.S. 41 will continue to operate at acceptable levels of service at 2020 project build-out conditions.

Concurrency Review

U.S. 41 is classified as a six-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service volume capacity of 2,980 vph for the 100th highest hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, U.S. 41 will have a 2019/2020 project build-out traffic demand of 2,299 vphpd and a v/c ratio of 0.77. As such, this project will be consistent with the criteria of the Concurrency Management Policy.

Part II

20-year Horizon Transportation Criteria & Applicant's Response

Long Range – 20-year Horizon:

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;

***Response:** The Applicant and Lee County Planning Division have completed this task.*

- 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.);

***Response:** If a modification to the socio-economic data forecasts for the host zone is warranted, Lee County Government will perform the modification to the socio-economic data forecasts for the host zone.*

- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff;

Response: *The information has been provided to LDOT staff.*

- 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;

Response: *The Applicant is awaiting results from LDOT.*

- 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;

Response: *The Applicant is awaiting results from LDOT.*

- 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.

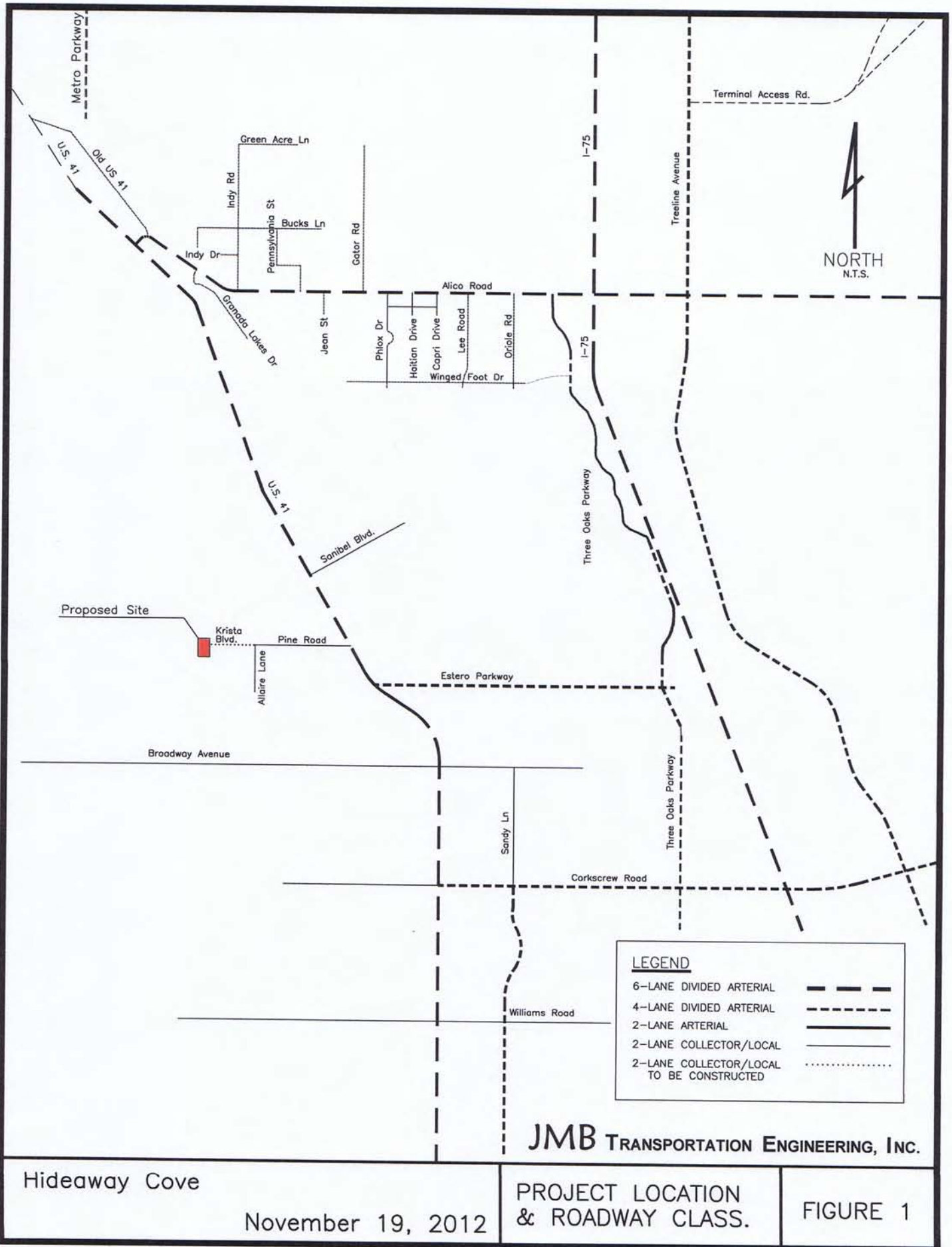
Response: *The proposal will not affect the adopted Financially Feasible Plan and/or the Official Trafficways Map. As such, there are no accommodations that are indicated on the site plan.*

APPENDIX

FIGURE 1

TABLES 1 thru 2B

SUPPORT DOCUMENTS



A-1

TABLE 1
TRIP GENERATION COMPUTATIONS
HIDEAWAY COVE

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
210	Single-Family Detached Housing	96 Units

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 210	Daily Traffic (ADT) =	$\ln(T) = 0.92\ln(X) + 2.72 =$	1012 ADT	
	AM Peak Hour (vph) =	$T = 0.70(X) + 9.74 =$ 25% Enter/ 75% Exit =	77 vph	19 / 58 vph
	PM Peak Hour (vph) =	$\ln(T) = 0.90\ln(X) + 0.51 =$ 63% Enter/ 37% Exit =	101 vph	64 / 37 vph

**TABLE 2A
PROJECT'S AREA OF IMPACT**

Project Traffic Peak Direction (vph) = **64**

		<u>Road Class</u>	<u>Project Traffic % Distribution</u>	<u>Project Traffic PK Direction Volume (vph)</u>	<u>LOS "C" Service Volume Pk Direction (vphpd)</u>	<u>Project's Percentage Impact</u>	<u>Significant Impact</u>	<u>Adopted Service Volume Pk Direction (vphpd)</u>
U.S. 41	Corkscrew Rd. to Pine Rd.	6LD	30%	19	2580	0.74%	NO	2980
	Pine Road to Sanibel Blvd.	6LD	70%	45	2580	1.74%	NO	2980

A-3

TABLE 2B
ROADWAY LINK VOLUME & CAPACITY ANALYSIS

		2013	2013	2020	2020	Project	2020	LOS E		2020
		Peak Hour	Peak Hour	Peak Hour	Peak Hour	Peak Hour	Build-Out	Service Vol.		Build-Out
		PK Direction	PK Direction	PK Direction	PK Direction	PK Direction	PK Direction	PK Direction	v/c	PK Direction
		<u>(vphpd)</u>	<u>LOS</u>	<u>(vphpd)</u>	<u>LOS</u>	<u>(vphpd)</u>	<u>(vphpd)</u>	<u>(vphpd)</u>	<u>Ratio</u>	<u>LOS</u>
U.S. 41	Corkscrew Rd. to Pine Rd.	2083	C	2254	D	19	2273	2980	0.76	D
	Pine Rd. to Sanibel Blvd.	2083	C	2254	D	45	2299	2980	0.77	D

A-4

INTERSECTION TURNING MOVEMENT COUNTS

Intersection: Pine Road @ U.S. 41

Date of Count: 11/13/2012 Tuesday

AM Period	Eastbound			Westbound			Northbound			Southbound			Total All Approch's
	L	T	R	L	T	R	L	T	R	L	T	R	
7:00 - 7:15	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 - 7:30	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 - 7:45	0	0	21	0	0	0	4	0	0	0	0	8	33
7:45 - 8:00	0	0	15	0	0	0	3	0	0	0	0	5	23
8:00 - 8:15	0	0	29	0	0	0	3	0	0	0	0	4	36
8:15 - 8:30	0	0	23	0	0	0	3	0	0	0	0	6	32
8:30 - 8:45	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0
AM Totals	0	0	88				13	0	0	0	0	23	124
Approach %	0.0%	0.0%	100.0%				100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	
% / Lane	0.0%	0.0%	71.0%				10.5%	0.0%	0.0%	0.0%	0.0%	18.5%	
% / Inter.		71.0%			0.0%			10.5%			18.5%		

PM Period	Eastbound			Westbound			Northbound			Southbound			
	L	T	R	L	T	R	L	T	R	L	T	R	
4:00 - 4:15	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 - 4:30	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 - 4:45	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 - 5:00	0	0	12	0	0	0	2	0	0	0	0	6	20
5:00 - 5:15	0	0	16	0	0	0	6	0	0	0	0	13	35
5:15 - 5:30	0	0	19	0	0	0	8	0	0	0	0	16	43
5:30 - 5:45	0	0	16	0	0	0	7	0	0	0	0	19	42
5:45 - 6:00	0	0	0	0	0	0	0	0	0	0	0	0	0
PM Totals	0	0	63	0	0	0	23	0	0	0	0	54	140
Approach %	0.0%	0.0%	100.0%				100.0%	0.0%	0.0%	0.0%	0.0%	100.0%	
% / Lane	0.0%	0.0%	45.0%	0.0%	0.0%	0.0%	16.4%	0.0%	0.0%	0.0%	0.0%	38.6%	
% / Inter.		45.0%			0.0%			16.4%			38.6%		

PEAK HOUR TURNING MOVEMENT VOLUMES

AM Period	Eastbound			Westbound			Northbound			Southbound			
	L	T	R	L	T	R	L	T	R	L	T	R	
7:30 - 8:30	0	0	88	0	0	0	13	0	0	0	0	23	124
PM Period	Eastbound			Westbound			Northbound			Southbound			
	L	T	R	L	T	R	L	T	R	L	T	R	
4:45 - 5:45	0	0	63	0	0	0	23	0	0	0	0	54	140

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
WILLIAMS RD*	US 41	RIVER RANCH RD	2LU	E	860	B	130	B	130	B	170		28100
WILLIAMS AVE	LEE BL	W 6th ST	2LN	E	860	C	581	C	586	C	670		28200
WINKLER RD*	STOCKBRIDGE	SUMMERLIN RD	2LN	E	860	B	444	B	458	C	655		28300
WINKLER RD*	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	D	284	D	284	D	300		28400
WINKLER RD*	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	940	B	593	B	593	C	600		28500
WINKLER RD*	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	940	C	675	C	675	C	675		28600
WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,800	D	683	D	683	D	833		28700
WINKLER RD*	COLLEGE PKWY	McGREGOR BL	2LN	E	820	C	347	C	347	C	371		28800
WOODLAND BL*	US 41	AUSTIN ST	2LU	E	860	B	266	B	266	B	266		28900
W 6th ST*	WILLIAMS AVE	JOEL BL	2LU	E	860	B	145	B	145	B	140		29000
W 12th ST*	GUNNERY RD	SUNSHINE BL	2LU	E	860	B	75	B	77	B	77		29100
W 12th ST*	SUNSHINE BL	WILLIAMS AVE	2LU	E	860	B	75	B	75	B	164		29200
W 12th ST*	WILLIAMS AVE	JOEL BL	2LU	E	860	B	91	B	92	B	92		29300
W 14th ST*	SUNSHINE BL	RICHMOND AVE	2LU	E	860	B	47	B	48	B	48		29400
US 41	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	E	2,860	C	1,923	C	1,923	C	1,923		29500
US 41	BONITA BEACH RD	WEST TERRY ST	6LD	E	3,140	C	2,016	C	2,016	C	2,016		29600
US 41	WEST TERRY ST	OLD 41	6LD	E	3,140	C	1,821	C	1,821	C	1,821		29700
US 41	OLD 41	CORKSCREW RD	6LD	E	3,140	C	2,211	C	2,318	C	2,597		29800
US 41	CORKSCREW RD	SANIBEL BL	6LD	E	2,980	C	2,070	C	2,083	C	2,254	6 Ln under construction	29900
US 41	SANIBEL BL	ALICO RD	6LD	E	2,980	C	1,925	C	1,929	C	2,156		30000
US 41	ALICO RD	ISLAND PARK RD	6LD	E	2,980	C	2,799	C	2,800	F	2,981		30100
US 41	ISLAND PARK RD	JAMAICA BAY WEST	6LD	E	2,980	C	2,814	C	2,815	F	3,027		30200
US 41	JAMAICA BAY WEST	SIX MILE CYPRESS PKWY	6LD	E	2,980	F	3,266	F	3,280	F	3,280		30300
US 41	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,740	E	2,590	E	2,636	F	2,858		30400
US 41	DANIELS PKWY	COLLEGE PKWY	6LD	E	2,740	F	3,155	F	3,155	F	3,167	Constrained v/c=1.15	30500
US 41	COLLEGE PKWY	SOUTH RD	6LD	E	2,740	D	2,307	D	2,307	D	2,333	Constrained v/c=0.84	30600
US 41	SOUTH DR	BOY SCOUT RD	6LD	E	2,740	F	2,953	F	2,953	F	2,955	Constrained v/c=1.08	30700
US 41	BOY SCOUT DR	NORTH AIRPORT RD	6LD	E	2,740	E	2,448	E	2,448	E	2,448	Constrained v/c=0.89	30800
US 41	NORTH AIRPORT RD	COLONIAL BL	6LD	E	2,740	E	2,519	E	2,519	E	2,519		30810
US 41	FOUNTAIN INTERCHANGE	NORTH KEY DR	4LD	E	2,280	F	2,358	F	2,358	F	2,358		30900
US 41	NORTH KEY DR	HANCOCK BRIDGE PKWY	4LD	E	2,280	F	2,358	F	2,358	F	2,391		31000
US 41	HANCOCK BRIDGE PKWY	PONDELLA RD	4LD	E	1,940	D	1,755	D	1,755	D	1,755		31100
US 41	PONDELLA RD	PINE ISLAND RD (SR 78)	4LD	E	1,940	D	1,372	D	1,372	D	1,372		31200
US 41	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	E	2,040	B	1,093	B	1,093	B	1,180		31300
US 41	LITTLETON RD	BUSINESS 41	4LD	E	2,040	B	856	B	856	B	1,221		31400
US 41	BUSINESS 41	DEL PRADO BL	4LD	E	2,040	B	1,191	B	1,207	B	1,221		31500
US 41	DEL PRADO BL	CHARLOTTE COUNTY LINE	4LD	E	2,040	B	1,191	B	1,193	B	1,283		31600

-67- A-6

PERIODIC COUNT STATION DATA

Daily Traffic Volume (AADT)

STREET	LOCATION	Station #	M A P	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	Area
ICE ST	W OF ORTIZ AV	417	A	4000	3300	3700	4200	3500	3400	2900	2500	2600		20	3
	W OF I75	416	E	2100	2600	2400	2800	3100	3400	2600	2200	2400		20	3
TREELINE AVE	S OF COLONIAL BLVD	453						5800	7100		8800	7300		61	3
	S OF PELICAN COLONY BLVD	62								5600	6900	6600	7300		3
	N OF DANIELS PKWY	454						7200	5100	5600	4500	5400		61	3
	S OF DANIELS PKWY	502	E	2700	2200		10400	28700	27600	23500	25900	22100		61	4
	N OF AIRPORT TERMINAL	61	E				16200	27100	27700	25500	25100	24000	23600		4
12 ST W	E OF GUNNERY RD	472	F	2500	2700	3000	4100	5500	5100	3100	3200	3400		22	5
23RD ST SW	E OF GUNNERY RD	469	F	4900	5100	7800	8400	U/C	10000	8700	9400	10100		22	5
US 41 (SR 45)	N OF COLLIER CO LINE	23	H	34000	35300	U/C	U/C	U/C	36400	35100	34400	33900	32000		6
	N OF BONITA BEACH RD	437	H	43900	42100	U/C	U/C	42400	47400	49000	40400	40800		23	6
	N OF WEST TERRY ST	433	H	38200	38000	U/C	U/C	U/C	42400	36500	35900	34200		23	6
	N OF OLD 41	436	H	43100	N/A	U/C	45300	53300	53600	50100	46100	42000		25	6
	S OF HICKORY DR	25	H	N/A	37700	40800	41500	43300	41300	41200	40200	38600	42000		4
	N OF SANIBEL BLVD	424	H	34700	40100	42500	42600	45300	41700	37000	37200	33400		25	4
	N OF ALICO RD	420	G	47800	52500	58700	56100	57900	55700	57800	54600	53400		25	4
	N OF ISLAND PARK RD	434	G	48600	54700	55900	56500	56200	57200	58200	51000	44000		25	4
	N OF JAMAICA BAY WEST	435	G	52700	63700	66800	66900	65300	63400	58800	54700	51200		25	4
	N OF SIX MILE CYPRESS PK	418	G	41100	43500	47100	47500	52400	49400	43100	38100	42200		9	4
	N OF CYPRESS LAKE DR	426	G	55400	54400	60100	58800	61200	56000	53200	54600	49400		9	3
	N OF BRANTLEY RD	9	B	55700	57100	62100	62400	61000	58000	50400	53300	53800	52400		3
	N OF SOUTH RD	422	B	50900	48400	61200	60700	60800	52500	52100	49800	49900		9	3

A-7

**PERMANENT COUNT STATION 23
US-41 (SR 45) N OF COLLIER CO LINE**

2011 AADT = 32000

K100 Factor - 0.102

Monthly ADT as a % of Annual ADT

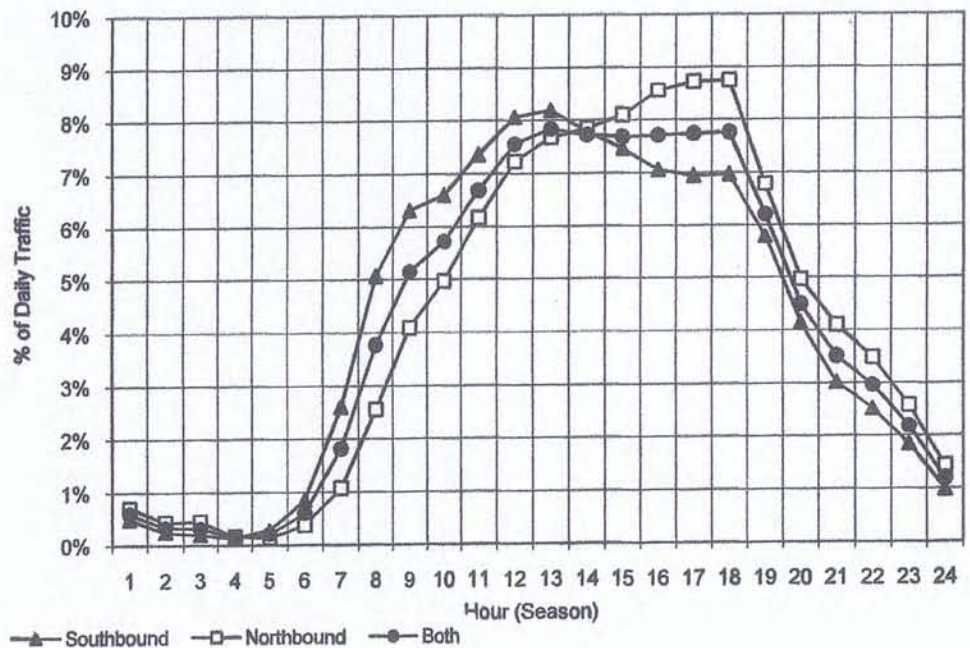
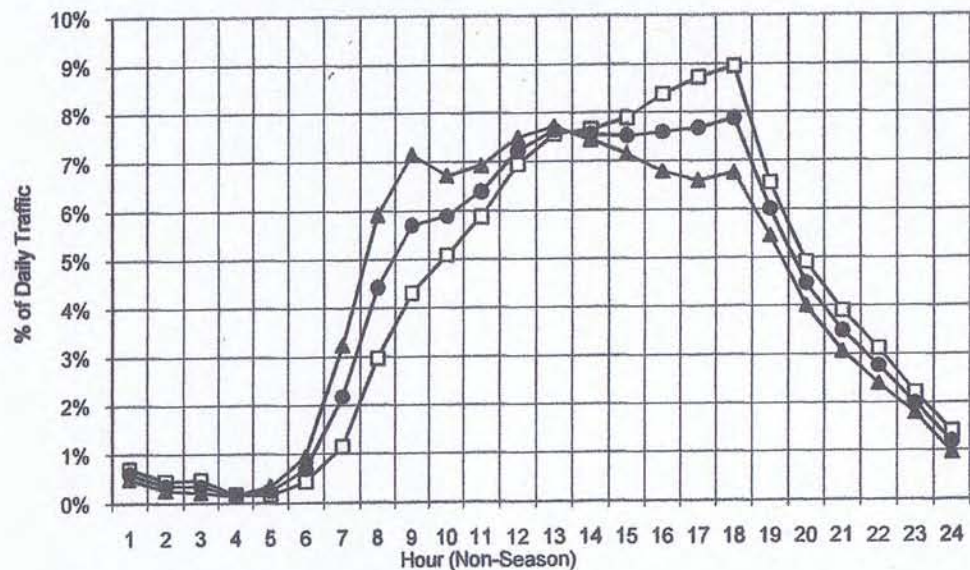
January	120%
February	131%
March	114%
April	114%
May	93%
June	85%
July	82%
August	76%
September	81%
October	90%
November	106%
December	106%

Day of Week as a % of Annual ADT

Monday	102%
Tuesday	108%
Wednesday	110%
Thursday	109%
Friday	113%
Saturday	89%
Sunday	70%

Weekday Peak Flow Characteristics	Non-Season	Season
Peak Flow between 7 a.m. and 9 a.m.		
1) as a % of weekday traffic	5.1%	4.5%
2) directional Split (peak direction)	64%	63%
	Southbound	Southbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.8%	7.8%
2) directional Split (peak direction)	57%	56%
	Northbound	Northbound

**PERMANENT COUNT STATION 23
US-41 (SR 45) N OF COLLIER CO LINE**



A-8



EXHIBIT IV.B.2 – Infrastructure Analysis

I. Sanitary Sewer

LOS Standard = 200 GPD/ERC

Existing Land Use – Sub-Outlying Suburban (Subject to Future Land Use Policy 1.1.11.1.a-b.
90 single family du @ 200 GPD = 18,000 GPD

Proposed Land Use – Outlying Suburban
96 single family du @ 200 GPD = 19,200 GPD

The proposed FLUM amendment results in an increased sanitary sewer demand of 1,200 GPD.

The Hideaway Cove (“Property”) is located in the Lee County Utilities Franchise area and will be served by the Three Oaks Wastewater Treatment Plant (WWTP). The plan has a current capacity of 6.0 MGD. According to the 2013 Lee County Concurrency Report, the estimated 2014 daily flow in peak months is 3.4 MGD. Therefore, adequate capacity is available to service the proposed increase in density. Please also refer to the letter of availability provided by Lee County Utilities.

II. Potable Water

LOS Standard = 250 GPD/ERC

Existing Land Use – Sub-Outlying Suburban (Subject to Future Land Use Policy 1.1.11.1.a-b.
90 single family du @ 250 GPD = 22,500 GPD

Proposed Land Use – Outlying Suburban
96 single family du @ 250 GPD = 24,000 GPD

The proposed FLUM amendment results in an increased potable water demand of 1,500 GPD.

The Property is located in the Lee County Utilities Franchise area and would be served by the Pinewoods Water Treatment Plant (WTP). The plant has a current capacity of 5.3 MGD. According to the 2013 Lee County Concurrency Report, the projected 2014 daily flow in peaks months is 4,115,250 GPD. Therefore, adequate capacity is available to service the proposed increase in density. Please also refer to the letter of availability provided by Lee County Utilities.

III. Surface Water Management

The Property is located within the Estero Bay Watershed and Drainage Basin.

LOS Standard = 25 year, 3-day storm event of 24 hours duration.

The Applicant will obtain an Environmental Resource Permit (ERP) from the South Florida Water Management District (SFWMD) prior to Development Order approval to be deemed concurrent.

IV. Public Schools – South Zone, S2

Current Public Schools LOS Standard = 100% of the Permanent Inventory of Public Schools (FISH) capacity.

Existing Land Use – Sub-Outlying Suburban (Subject to Future Land Use Policy 1.1.11.1.a-b.

90 single family du @ 0.299 students per household = 27 students

Proposed Land Use – Outlying Suburban

96 single family du @ 0.299 students per household = 29 students

Elementary Schools (Rayma Page, San Carlos, Three Oaks)

Projected 2013-2014 Permanent FISH Capacity = 2,523

Available Capacity = 25

Middle Schools (Lexington, Three Oaks)

Projected 2013-2014 Permanent FISH Capacity = 2,020

Available Capacity = 187

High Schools (South Fort Myers)

Projected 2013-14 Permanent FISH Capacity = 1,973

Available Capacity = 191

The amendment results in the addition of 2 students. No breakdown is available for elementary, middle or high school ages. There is adequate capacity based on the 2013-2014 projections. Please also refer to the letter of availability provided by The Lee County School District.

V. Parks, Recreation and Open Space

Current Regional Parks LOS Standard = 6 acres per 1,000 seasonal population

Current Community Parks LOS Standard = 0.8 acres per 1,000 permanent population

Existing Land Use – Sub-Outlying Suburban (Subject to Future Land Use Policy 1.1.11.1.a-b.

90 single family du @ 2.5 persons/unit = 225 persons

Regional Parks @ 6 acres/1,000 = 1.35 acres required
Community Parks @ 0.8 acres/1,000 = 0.18 acres required

Proposed Land Use – Outlying Suburban

96 single family du @ 2.5 persons/unit = 240 persons

Regional Parks @ 6 acres/1,000 = 1.44 acres required
Community Parks @ 0.8 acres/1,000 = .19 acres required

The Property is located in the Community Park Benefit District 48, Estero/San Carlos/Three Oaks. According to the 2013 Concurrency Report, there are 132 acres of Community Park within the district, which far exceeds the acres required. Additionally, the report specifies that the desired acreage of parks will be met through 2018. No additional Community Parks are required as a result of this amendment.

There are currently 7,220 acres of existing Regional Parks currently operated by the County, City, State and Federal government. This acreage is sufficient to meet the “Regulatory Level of Service Standard” of six (6) acres per 1,000 total seasonal population in the County for the year 2013, and will continue to do so at least through the year 2018 as currently projected. As such, no additional Regional Parks are required as a result of this amendment. Please also refer to the letter of availability provided by the Lee County Parks & Recreation Department.

VI. Solid Waste –Waste to Energy (WTE) Facility

Current LOS Standard = 7 lbs./day/capita

Current Facility Capacity = 1,836 tons/day (3,672,000 lbs./day)

Existing Land Use – Sub-Outlying Suburban (Subject to Future Land Use Policy 1.1.11.1.a-b.

90 single family du @ 2.5 persons/unit = 225 persons
225 persons @ 7lbs./day = 1,575 lbs./day (0.78 tons/day)

Proposed Land Use – Outlying Suburban

96 single family du @ 2.5 persons/unit = 240 persons
240 persons @ 7 lbs./day = 1,680 lbs./day (0.84 tons/day)

The amendment results in an increased solid waste generation of 105 lbs./day (0.05 tons/day), and there is adequate capacity to service the proposed density increase. Please also refer to the letter of availability provided by the Lee County Solid Waste Division.



San Carlos Park Fire Protection and Rescue Service District

19591 Ben Hill Griffin Parkway • Fort Myers, Florida 33913-8989

Emergency **911**
Office **239.267.7525**
Fax **239.267.7505**

January 27, 2014

Waldrop Engineering
28100 Bonita Grande Dr. # 305
Bonita Springs, FL 34135

Re: Hideaway Cove

To whom it may concern,

Thank you for this opportunity to inform you about our fire district. The San Carlos Park Fire Protection and Rescue Service District is one of 17 Special Fire Districts in Lee County. The Insurance Service Office (ISO) currently rates our department with a Property Protection Class (PPC) of 3/9. The district consists of a 52 square mile area with 3 stations staffed 24/7 with 45 full time firefighters, which also provide non-transport Advanced Life Support (ALS) services, and supported by an administrative staff.

The property's in question, Hideaway Cove, Ft. Myers, FL. are within the jurisdiction of the San Carlos Park Fire District, and is located approximately 2.1 miles from our station 53 located at 19591 Ben Hill Griffin Pkwy. With a response time of less than 3 minutes.

We are able to provide fire suppression and emergency medical services to the proposed development, as well as fire prevention, and public education services. If you require additional information, please do not hesitate to contact my office at (239) 267.7525. Trusting this meets with your approval, I remain,

Yours in Service,

A handwritten signature in black ink, appearing to read "David Cambareri", written over a horizontal line.

David Cambareri,
Fire Chief

LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

January 31, 2014

Alexis Crespo
Waldrop Engineering, P.A.
28100 Bonita Grande Dr. #305
Bonita Springs, FL 34135

Re: Letter of Service Availability

Ms. Crespo,

I am in receipt of your letter dated January 22, 2014, requesting a Letter of Service Availability for the development of property at the end of Pine Road in Estero.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 9, located 2.5 miles north; there are two other locations within 5 miles of the proposed development. All three of these locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, specifically the density, a new analysis of this impact would be required.

If you have any questions, please contact me at (239) 533-3961.

Sincerely,



Benjamin Abes
Deputy Chief, Operations
Division of Emergency Medical Services

LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 533-8532

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

February 11, 2014

Alexis Crespo
Waldrop Engineering
28100 Bonita Grande Drive
Bonita Springs, FL 34135

RE: Potable Water and Wastewater Availability
HIDEAWAY COVE
STRAP #20-46-25-01-00009.1020

Dear Ms. Crespo:

The subject is located within Lee County Utilities Future Service Area as depicted on Maps 6 and/or 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1 commercial unit with an estimated flow demand of approximately 24,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Pinewood Water Treatment Plant.

Sanitary sewer service will be provided by Three Oaks Wastewater Treatment Plant. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

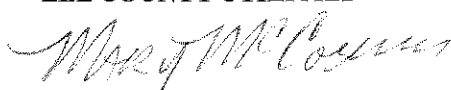
Prior to beginning design work on this project, please schedule a meeting with Thom Osterhout to determine the best point of connection and discuss requirements for construction.

This letter is not a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of Water and Wastewater service to be utilized for request for general purposes for this project Only. Individual letters of availability will be required to obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic
Technician Senior
UTILITIES ENGINEERING

VIA EMAIL
Original Mailed

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address <http://www.lee-county.com>
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER



LEE COUNTY
SOUTHWEST FLORIDA

LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: **FEBRUARY 10, 2014**

TO: Mary McCormic
Utilities' Senior Engineering Technician

FROM: ALEXIS CRESPO

FIRM: WALDROP ENGINEERING

ADDRESS: 28100 BONITA GRANDE DR.

ADDRESS: BONITA SPRINGS, FL 34135 -

PHONE#: (239)405-7777 FAX: (239)405-7988

E-MAIL ADDRESS:
ALEXISC@WALDROPENGINEERING.COM

PROJECT NAME: HIDEAWAY COVE

PROJECT ID (IF APPLICABLE): N/A

STRAP #: 20-46-25-01-00009.1020

LOCATION/SITE ADDRESS: THE TERMINUS OF PINE ROAD, 0.7+/- WEST OF S. TAMiami TRAIL

PURPOSE OF LETTER:

- ☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINANCING ☐ EFFLUENT REUSE
☐ PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
☒ OTHER: (PLEASE SPECIFY) COMPREHENSIVE PLAN AMENDMENT

PLANNED USE:

- ☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL - (☒ SINGLE-FAMILY ☐ MULTI-FAMILY)
☐ OTHER: (PLEASE SPECIFY) _____

PLANNED # OF UNITS/BUILDINGS: 96 SF UNITS

TOTAL SQUARE FOOTAGE (COMMERCIAL/INDUSTRIAL) 0

AVERAGE ESTIMATED DAILY FLOW (GPD): 24,000 GPD (☒ WATER ☒ WASTE-WATER ☐ REUSE)

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA
SET FORTH IN LEE COUNTY UTILITIES OPERATIONS MANUAL, SECTION 5.2: _____

100 Gpd X 96 Sf Units X 2.5 Persons Per Unit = 24,000 Gpd

Please e-mail the completed form at mccormmm@leegov.com . If you are unable to e-mail the completed form, please fax to (239) 485-8311. If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.

C:\Documents and Settings\mccormmm\Local Settings\Temporary Internet Files\Content.Outlook\N9T3Y7YI\Hideaway Cove

LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

January 27, 2014

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Ms. Alexis V. Crespo, AICP, LEED AP
Waldrop Engineering
28100 Bonita Grande Dr.
Unit No. 305
Bonita Springs, FL 34135

SUBJECT: Hideaway Cove – Letter of Availability

Dear Ms. Crespo:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the planned 96 residential units proposed for Hideaway Cove Residential Planned Development located at the western terminus of Pine Road in Estero through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Additionally, please review the Solid Waste Ordinance (11-27, Section 7) which defines those residential dwelling units that are eligible to receive curbside residential collection service. If you have any questions, please call me at (239) 533-8000.

Sincerely,



Brigitte Kantor
Operations Manager
Solid Waste Division

Cc: Dave Helmick, Environmental Specialist Sr.



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SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

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Mike Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

January 24, 2014

Miss Alexis Crespo
Waldrop Engineering
28100 Bonita Grande Drive - #305
Bonita Springs, FL 34135

RE: Letter of Parks Service Availability for Hideaway Cove Comprehensive Plan Amendment

Dear Miss Crespo:

As you may or may not be aware of, state concurrency requirements for parks and recreation facilities underwent significant changes back in 2011. Specifically, Florida Statutes were amended so that local governments are no longer required to maintain concurrency for these facilities. In light of these changes, we do not have the authority to deny your request to amend the Future Land Use Designation for Hideaway Cove based on parks service availability. While the Lee Plan does not yet reflect these changes, revisions that are consistent with these statutes are pending.

For informational purposes, please find attached some applicable pages from the 2013 Lee County Concurrency Report. The subject property is located in the Estero/San Carlos/Three Oaks Community Park Impact Fee Benefit District (#48).

Please feel free to contact me directly at (239) 533-7446 if you have further questions.

Sincerely,

Jason Lamey
Planner
Lee County Parks & Recreation
3410 Palm Beach Boulevard
Fort Myers, FL 33916



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DAWN HUFF
LONG RANGE PLANNER
239-337-8142
DAWNMHU@LEESCHOOLS.NET

THOMAS SCOTT
CHAIRMAN, DISTRICT 5
CATHLEEN O'DANIEL MORGAN
VICE CHAIRMAN, DISTRICT 3
MARY FISCHER
DISTRICT 1
JEANNE S. DOZIER
DISTRICT 2
DON H. ARMSTRONG
DISTRICT 4
NANCY J. GRAHAM, ED.D
SUPERINTENDENT
KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

January 29, 2014

Alexis Crespo, AICP, LEED AP
28100 Bonita Grande Dr # 305
Bonita Springs, FL 34135

RE: Hideaway Cove CPA

Dear Ms. Crespo:

This letter is in response to your request dated January 22, 2014 for the Hideaway Cove for sufficiency comments in reference to the educational impact. This proposed development is located in the South Choice Zone, Sub Zone S-1.

The request states there is a possibility of 96 single-family dwellings. With regard to the inter-local agreement for school concurrency, the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family the generation rate is .292 with the following break-down, .146 for elementary, .070 for middle and .076 for high. A total of 28 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development. Currently within the School District there are sufficient seats available to serve this need.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 337-8142.

Sincerely,

Dawn Huff, Long Range Planner
Planning Department

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee School District
NAME/CASE NUMBER Hideaway Cove CPA
OWNER/AGENT Taylor Morrison of Florida Inc.
ITEM DESCRIPTION All impacts in South CSA, sub area S1

LOCATION West of Tamiami Trl, North of Estero Pkwy
ACRES 32 acres
CURRENT FLU Sub-Outlying Suburban (SOS)
CURRENT ZONING Residential Planned Development (RPD)

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
96	0	0

STUDENT GENERATION

	Student Generation Rates			
	SF	MF	MH	Projected Students
Elementary School	0.146			14.02
Middle School	0.07			6.72
High School	0.076			7.30

Source: Lee County School District, January 29, 2014 letter

CSA SCHOOL NAME 2017/18

	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	12,229	11,185	1,044	14	1030	92%	
South CSA, Middle	5,621	5,156	465	7	458	92%	
South CSA, High	8,021	8,294	-273	7	-280	103%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan
 (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)
 (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Dawn Huff, Long Range Planner

Hideaway Cove Protected Species Assessment

Section 20, Township 46 South, Range 25 East
Lee County, Florida

June 2012

Prepared for:

**Taylor Morrison of Florida, Inc.
501 North Cattleman Road, Suite 101
Sarasota, FL 34232**

Prepared by:

**W. Dexter Bender & Associates, Inc.
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680**

INTRODUCTION

The 32± acre parcel is located within a portion of Section 20, Township 46 South, Range 25 East, Lee County, Florida. The lands to the north, east, and south of the site consist of privately owned undeveloped and partially cleared property. Lands that are part of the publically owned Estero Bay Buffer Preserve are located to the west and southeast.

SITE CONDITIONS

The majority of the site consists of upland pine flatwoods with varying densities of exotics. Four melaleuca dominated wetlands are also present. Portions of the site appear to have been burned in the past few years.

VEGETATIVE CLASSIFICATIONS

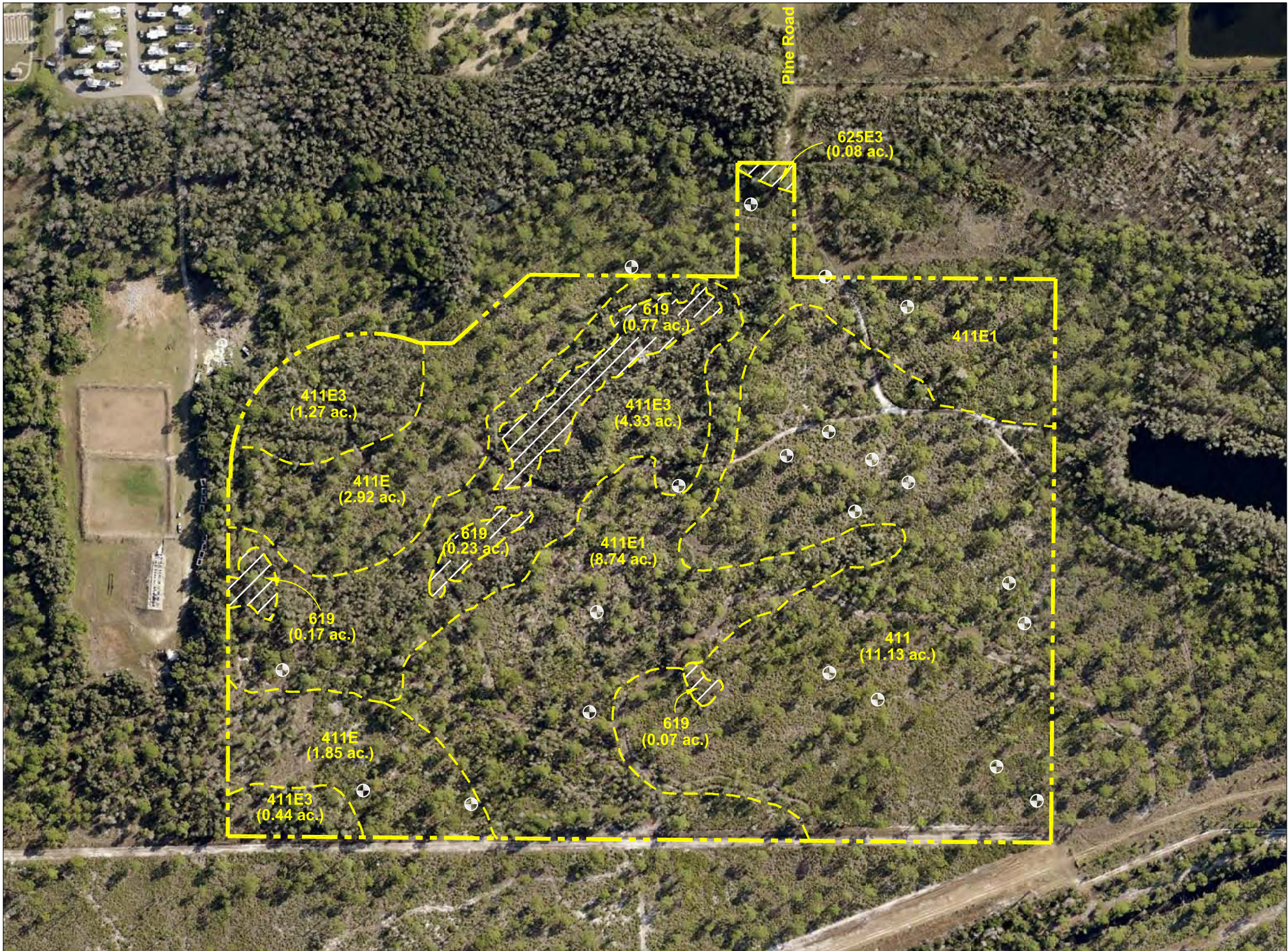
The predominant upland and wetland vegetation associations were mapped in the field on 2012 digital color 1" = 200' scale aerial photography. Six vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). Figure 1 depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is provided below.

Table 1. Acreage Summary by FLUCCS Code

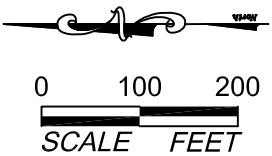
FLUCCS CODE	DESCRIPTION	ACREAGE
411	Pine Flatwoods	11.13
411E	Pine Flatwoods Invaded by Exotics (5 – 9%)	4.77
411E1	Pine Flatwoods Invaded by Exotics (10 – 25%)	8.74
411E3	Pine Flatwoods Invaded by Exotics (51 – 75%)	6.04
*619	Exotic Wetland Hardwoods	1.24
*625E3	Hydric Pine Flatwoods Invaded by Exotics (51 – 75%)	0.08
Upland Subtotal		30.68
Wetland Subtotal		1.32
Total		32.00

FLUCCS Code 411, Pine Flatwoods

The southwest portion of the site consists of upland pine flatwoods. This area has an open canopy of slash pine (*Pinus elliotii*). The midstory is also open and consists of shrubs such as tarflower (*Befaria racemosa*), stagger bush (*Lyonia* sp.), wax myrtle (*Myrica cerifera*), and gallberry (*Ilex glabra*). Low growing saw palmetto (*Serenoa repens*) is the dominant ground cover species. Additional species such as penny royal (*Piloblephis rigida*), hatpin (*Eriocaulon* sp.), threeawn grass (*Aristida* sp.), pawpaw (*Asimina* sp.), St. John's wort (*Hypericum* sp.), muhly grass (*Muhlenbergia* sp.), and



SECTION: 20
TOWNSHIP: 46 S
RANGE: 25 E



FLUCCS	Description	Acreage
411	Pine Flatwoods	11.13 ac.
411E	Pine Flatwoods Invaded by Exotics (5-9%)	4.77 ac.
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	8.74 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	6.04 ac.
* 619	Exotic Wetland Hardwoods	1.24 ac.
* 625E3	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	0.08 ac.
Total		32.00 ac.



* Potential Jurisdictional Wetlands (1.32 ac.)



Potentially Occupied Gopher Tortoise Burrow (21)

- Notes:
- Property boundary obtained from Q. Grady Minor and Associates, P.A.
 - Mapping based on photointerpretation of 2012 aerial photography and ground truthing in June 2012.
 - Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

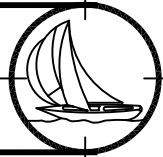
PERMIT USE ONLY, NOT FOR CONSTRUCTION

June 06, 2012 10:04:45 a.m.
Drawing: MORRISON2PLAN.DWG

Vegetation Map

Hideaway Cove

W. DEXTER BENDER
& ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



running oak (*Quercus pumila*) are also present in the numerous open areas between the saw palmetto clumps. A portion of this area appears to have been burned in the past few years.

FLUCCS Code 411E, Pine Flatwoods Invaded by Exotics (5 – 9%)

Several areas of upland pine flatwoods in the northern portion of the site contain widely scattered exotics; primarily melaleuca (*Melaleuca quinquenervia*) and downy rose-myrtle (*Rhodomyrtus tomentosa*). Other than these exotics, the vegetation is very similar to the pine flatwoods described above.

FLUCCS Code 411E1, Pine Flatwoods Invaded by Exotics (10 – 25%)

A significant portion of the uplands have been colonized by slightly higher density of melaleuca and downy rose-myrtle. In these areas the saw palmetto tends to be somewhat taller with less open spaces between the clumps.

FLUCCS Code 411E3, Pine Flatwoods Invaded by Exotics (51 – 75%)

The upland pine flatwoods that are adjacent to the wetlands on-site have the greatest density of exotics. In these areas the dense growth of melaleuca has substantially reduced the density and diversity of native plants in all strata.

FLUCCS Code 619, Exotic Wetland Hardwoods

Four melaleuca dominated wetlands are present on the property. In these areas the ground cover is typically sparse and consists of species such as bushy bluestem (*Andropogon glomeratus*), redroot (*Lachnanthes caroliniana*), yellow-eyed grass (*Xyris* sp.), and little blue maidencane (*Amphicarpum muhlenbergianum*). While no standing water was present at the time of our site inspection, based on the adventitious roots on the melaleuca it appears that these depressional areas are inundated by two to five inches of water during the summer wet season.

FLUCCS Code 625E3, Hydric Pine Flatwoods Invaded by Exotics (51 – 75%)

A small area of hydric pine flatwoods that has been invaded by exotics is present in the eastern portion of the property. Slash pine and melaleuca dominate the canopy. The mid story contains cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), saltbush (*Baccharis halimifolia*), and myrsine (*Rapanea punctata*). Species present within the ground cover include swamp fern (*Blechnum serrulatum*) and saw-grass (*Cladium jamaicense*). This wetland community extends off-site to the east.

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects.

This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 35 feet apart. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 200' scale aerial Protected Species Assessment Map (Figure 1) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning and mid-day hours of June 5, 2012. During the survey the weather was warm, humid and overcast.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, does not necessarily reflect existing conditions within or adjacent to the 32± acre property, and is provided for general informational purposes only.

Prior to conducting the protected species survey, a search of the FWC listed species database (updated in June 2012) was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the site.

Table 2. Listed Species That Could Potentially Occur On-site

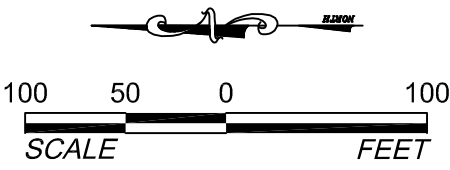
FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
411	80	Gopher Frog (<i>Rana areolata</i>)		√
411E	80	Eastern Indigo Snake (<i>Drymarchon corais</i>		√
411E1	80	<i>couperi</i>)		
411E3	80	Gopher Tortoise (<i>Gopherus polyphemus</i>)	√	
		Red-cockaded Woodpecker (<i>Picoides borealis</i>)		√
		Southeastern American Kestrel (<i>Falco sparverius paulus</i>)		√
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)		√
		Florida Black Bear (<i>Ursus americanus floridanus</i>)		√
		Florida Panther (<i>Felis concolor coryi</i>)		√
		Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>)		√
		Fakahatchee Burmannia (<i>Burmannia flava</i>)		√
		Florida Coontie (<i>Zamia floridana</i>)		√
		Satinleaf (<i>Chrysophyllum olivaeforme</i>)		√
619	80	None		

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
625E3	80	Gopher Frog (<i>Rana areolata</i>)		√
		Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)		√
		Arctic Peregrine Falcon (<i>Falco peregrinus tundrius</i>)		√
		Little Blue Heron (<i>Egretta caerulea</i>)		√
		Red-cockaded Woodpecker (<i>Picoides borealis</i>)		√
		Snowy Egret (<i>Egretta thula</i>)		√
		Tricolored Heron (<i>Egretta tricolor</i>)		√
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)		√
		Everglades Mink (<i>Mustela vison evergladensis</i>)		√
		Florida Black Bear (<i>Ursus americanus floridanus</i>)		√
		Florida Panther (<i>Felis concolor coryi</i>)		√

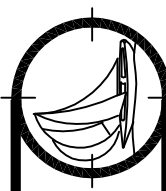
SURVEY RESULTS

A total of 21 potentially occupied gopher tortoise (*Gopherus polyphemus*) burrows were observed within the property. Gopher tortoises are listed as threatened by the FWC but not listed by the FWS. Based on the 80 percent survey coverage, it is estimated that 26± gopher tortoise burrows are present on-site. The FWC standard burrow occupancy correction factor is 0.5 gopher tortoise per burrow which equates to 13± gopher tortoises.

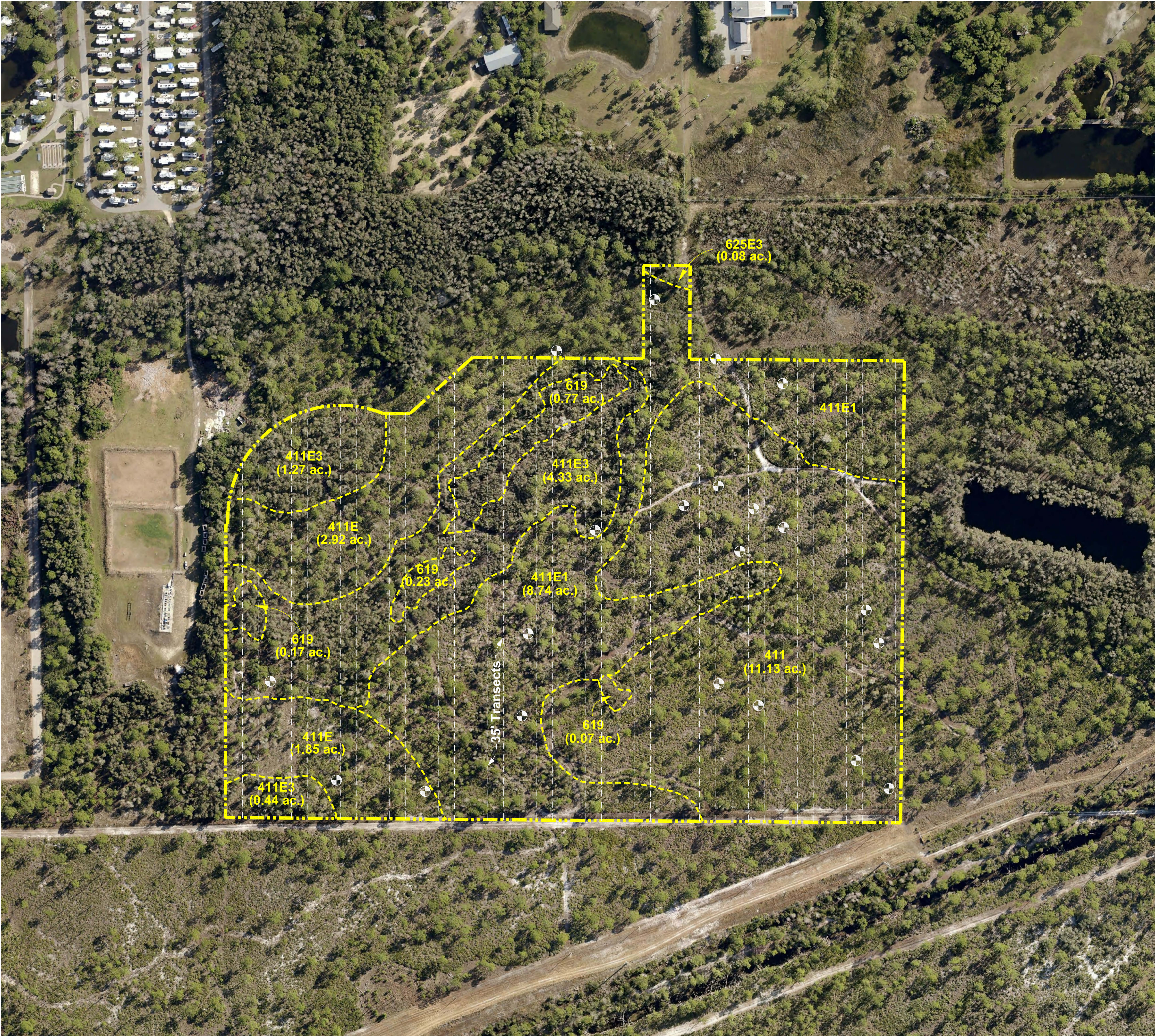
PROTECTED SPECIES ASSESSMENT MAP



November 08, 2012 3:05:23 p.m.
Drawing: MORRISON-PLAID



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ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



FLUCCS	Description	Acreage
411	Pine Flatwoods	11.13 ac.
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411E1	Pine Flatwoods Invaded by Exotics (10-25%)	8.74 ac.
411E3	Pine Flatwoods Invaded by Exotics (51-75%)	6.04 ac.
619	Exotic Wetland Hardwoods	1.24 ac.
625E3	Hydric Pine Flatwoods Invaded by Exotics (51-75%)	0.08 ac.
Total		32.00 ac.

☉ Potentially Occupied Gopher Tortoise Burrow (21)

Notes:
1. Property boundary obtained from Q. Grady Minor and Associates, P.A.
2. Mapping based on photointerpretation of 2012
aerial photography and ground truthing in June 2012.
3. Delineation of jurisdictional wetlands is preliminary and subject
to field review/approval by applicable regulatory agencies.

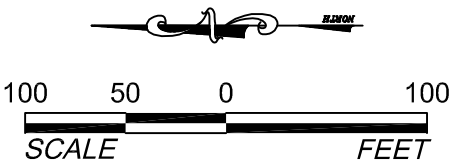
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HIDEAWAY COVE

SHEET

SECTION: 20
TOWNSHIP: 46 S
RANGE: 25 E

SOIL MAP

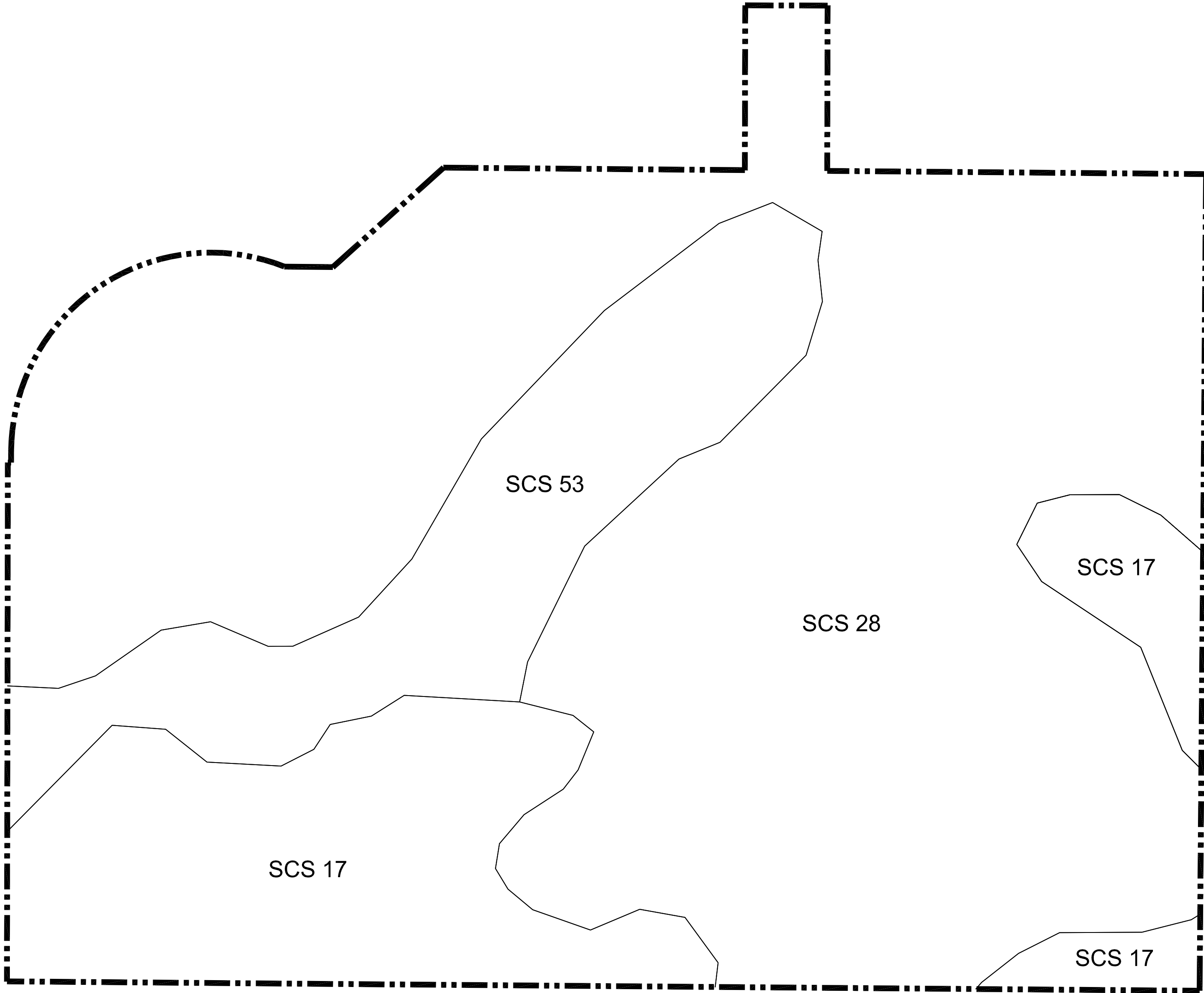


November 08, 2012 3:05:23 p.m.
Drawing: MORRISON PLADING

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ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680

HIDEAWAY COVE

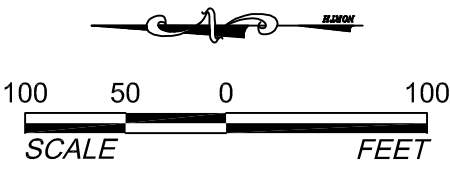
SHEET



Soil Legend
SCS 17 - Daytona sand
SCS 28 - Immokalee sand
SCS 53 - Myakka fine sand, depressional

Notes:
1. Property boundary obtained from G. Grady Minor and Associates, P.A.
2. Soil mapping obtained from the Florida Geographic Data Library.

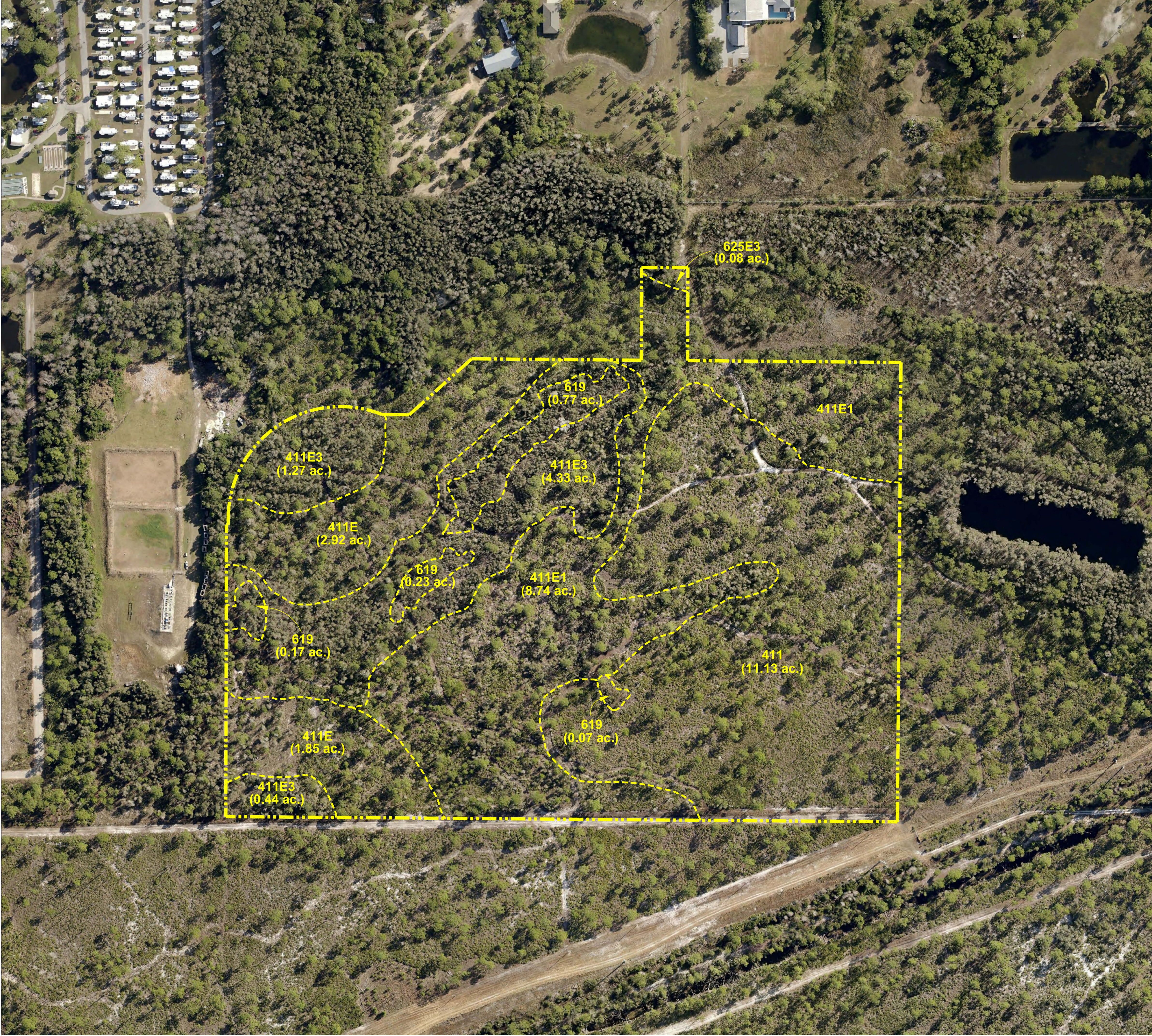
VEGETATION MAP



November 08, 2012 3:05:23 p.m.
Drawing: MORRISON PLADING



W. DEXTER BENDER & ASSOCIATES, INC.
ENVIRONMENTAL & MARINE CONSULTING
FORT MYERS 239-334-3680



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Total		32.00 ac.

Notes:
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2. Mapping based on photointerpretation of 2012
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3. Delineation of jurisdictional wetlands is preliminary and subject
to field review/approval by applicable regulatory agencies.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

HIDEAWAY COVE

SHEET



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

February 10, 2014

Alexis V. Crespo, AICP, LEED AP
Principal Planner
Waldrop Engineering
Direct: E: alexisc@waldropengineering.com
Office: P: (239) 405-7777 | F: (239) 405-7899
www.waldropengineering.com

In response to your inquiry of February 7, 2014 the Florida Master Site File lists two standing structures (LL 1797A and B) and one resource group found in the following parcel of Lee County:

Township 46S Range 25E Section 20 submitted with the search request

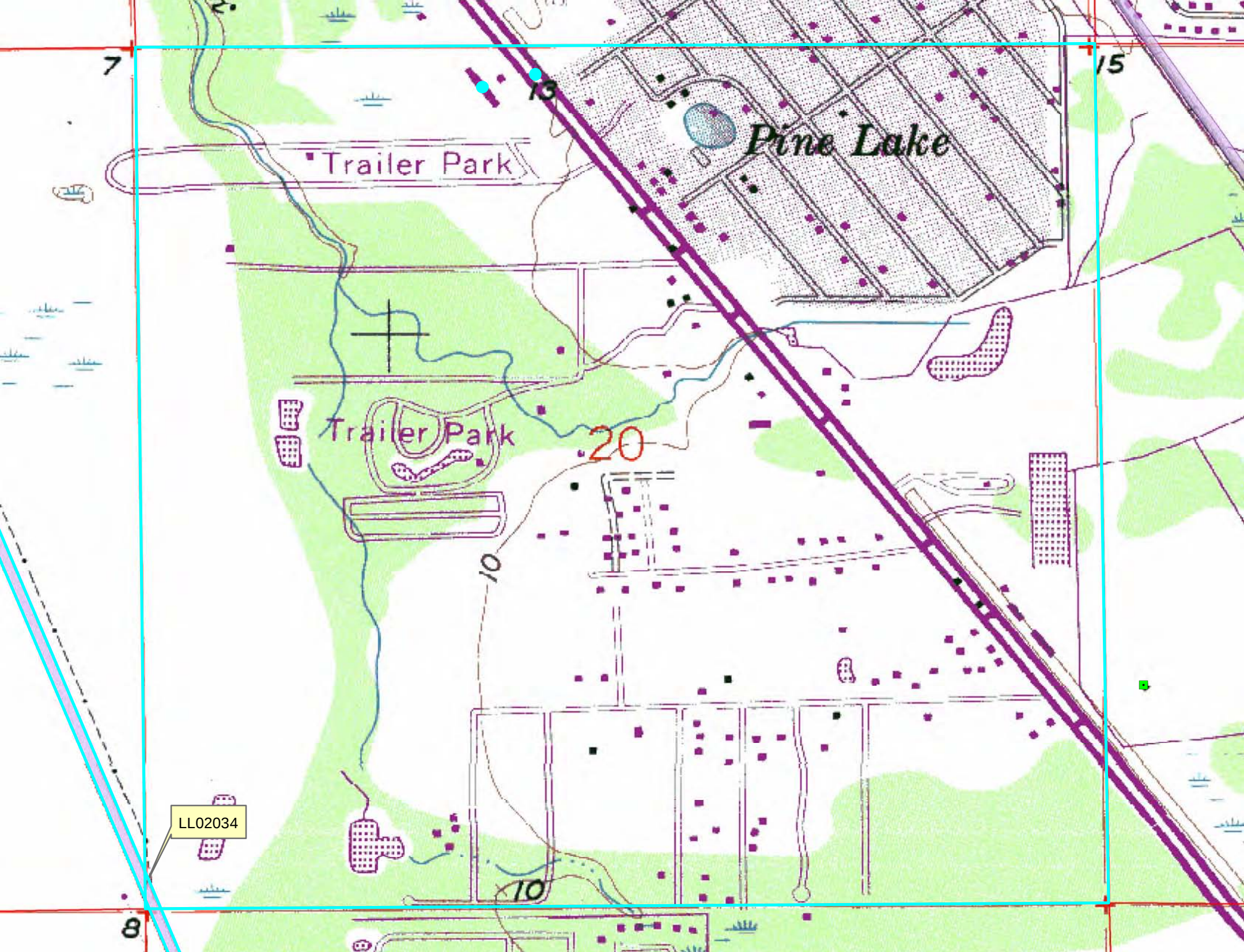
When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi
Historical Data Analyst
Florida Master Site File
EMVovsi@DOS.MyFlorida.com



Trailer Park

Pine Lake

Trailer Park

20

10

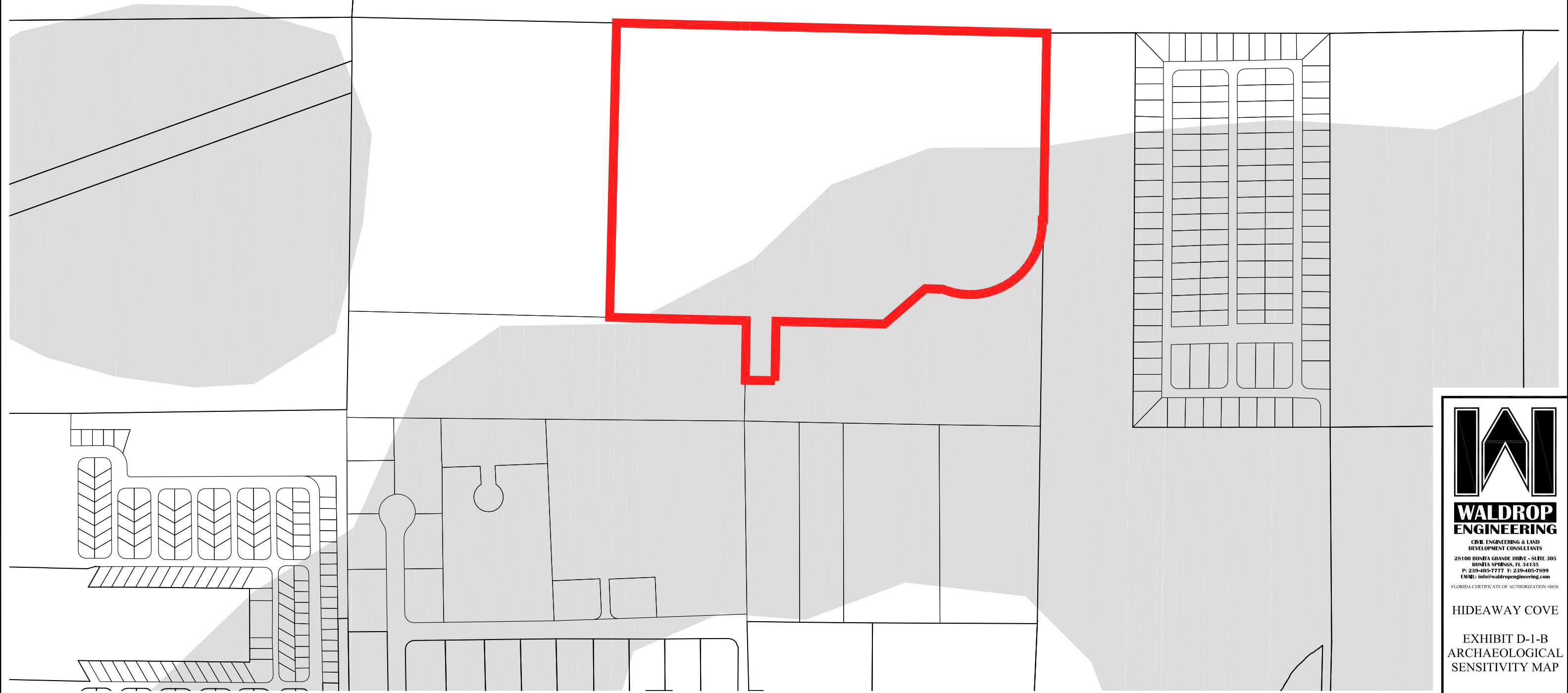
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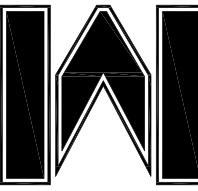
LL02034

LEGEND



ARCHAEOLOGICAL
SENSITIVITY ZONE 2





**WALDROP
ENGINEERING**

CIVIL ENGINEERING & LAND
DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com

FLORIDA CERTIFICATE OF AUTHORIZATION 08636

HIDEAWAY COVE

EXHIBIT D-1-B
ARCHAEOLOGICAL
SENSITIVITY MAP



EXHIBIT IV.E.4 – LEE PLAN CONSISTENCY & AMENDMENT JUSTIFICATION

Taylor Morrison of Florida, Inc. (“Applicant”) is requesting approval of a Comprehensive Plan Amendment to:

- 1) Amend the underlying Future Land Use Designation for the 32-acre subject property from Sub-Outlying Suburban to Outlying Suburban, allowing for a maximum of 96 dwelling units;
- 2) Remove site-specific text in Policy 1.1.11.1. a. and b. from the Future Land Use Element; and
- 3) Amend Lee Plan Table 1(b) “Planning Community Year 2030 Allocations” to add 32 acres of residential acreage to the Outlying Suburban Future Land Use Category in the San Carlos Planning Community.

Future Land Use Element (FLUE) Policy 1.1.11.1 a. and b. allocates 90 units for development on the subject property. Additional language in the policy ties development of the 32-acre subject property to the permanent conservation of the adjacent 28 acres owned by others. Since the Applicant does not have control of the adjacent 28 acres, and is unable to acquire conservation easements to preserve these lands in perpetuity, this application will allow for the appropriate development of the subject property as a stand-alone project, at a density consistent with the existing policy and with surrounding properties.

The proposed amendment will allow for the development of an infill community comprised of single-family uses approved per Z-05-041. The amendment will serve to direct new growth to an urbanized area of the county with adequate public infrastructure, while ensuring compatibility with the surrounding single-family neighborhood, places of worship, and mobile home parks.

As outlined in detail below, the requested Outlying Suburban Future Land Use Designation will allow for a logical transition from the lands designated Urban Community Category to the east, and the state-owned preserve lands to the west, which are designated as Conservation Lands. As further evidence of the request’s appropriateness, the subject property contains minimal wetlands (4% of the total acreage), and is further buffered to some extent by the presence of the 100’ wide FPL Power Line Right of Way angling from SE to NW along SW corner of the west side of the Subject Property.

As indicated in the enclosed Infrastructure Analysis, attached as Exhibit IV.B.2, the FLUM amendment will increase the allowable density on the property by 6 dwelling units, or 15 persons (6 du @ 2.5 persons/unit), a nominal increase that is supported by, and that will avoid the underutilization of, the existing adequate public infrastructure.

I. DEVELOPMENT LOCATION

The subject property comprises 32+/-acres and is located 3/4 miles west of the South Tamiami Trail/Pine Road intersection in unincorporated Lee County, Florida. The Property is designated within

the Sub-Outlying Suburban Future Land Use Category and is within the San Carlos Planning Community.

The property is located in an urbanized portion of Lee County as evidenced by the property's proximity to South Tamiami Trail/US, a six-lane arterial roadway, and by the Urban Community Future Land Use designation and development pattern immediately to the east, as well as the urban levels of public infrastructure available to service the project.

The subject property is also located in close proximity to existing Residential Planned Developments, conventionally zoned residential communities, places of worship, and mobile home parks. Intensive commercial and light industrial uses are also in close proximity along the US 41 frontage. Please refer to Table 1 below and Exhibits IV.A.4 and 5, which show the moderate intensity and density of those uses and describe the adjacent Future Land Use Categories, zoning districts, and existing land uses.

TABLE 1: INVENTORY OF SURROUNDING LANDS

DIRECTION	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
North	Rural	AG-2	Mobile Home Park (Shady Acres Travel Park)
South	Conservation Lands	RPD	Conservation (Estero Scrub Preserve)
East	Urban Community; Rural; Conservation Lands	AG-2	Single-Family Residential (San Carlos Grove); Conservation (Estero Bay Preserve)
West	Conservation Lands	RPD	Conservation (Estero Bay Preserve)

II. PROJECT HISTORY

In 2003, a Comprehensive Plan Amendment (CPA) was approved per Ordinance 03-20, which re-designated the subject property from Rural to Outlying Suburban. The Applicant agreed during the amendment process to restrict future development to a maximum of 120 dwelling units, of which 90 units could be developed on the 32-acre subject property, while the surrounding 28 acres would remain in conservation. The additional 30 dwelling units would be available for sale or transfer as Transfer of Development Rights (TDR) units. This agreement is clearly reflected in the approving ordinance and in Lee Plan Policy 1.1.11.1.

In 2005, the Applicant submitted an application to rezone the 60-acre property from Agricultural (AG-2) to Residential Planned Development (RPD) in order to implement the Outlying Suburban Future Land Use Designation. In compliance with the aforementioned CPA ordinance, the Applicant requested a total of 90 units clustered on the 32-acre parcel with the adjacent 28-acres remaining in preserve. The request also included permission to sell/transfer the 30 additional units for use in another development pursuant to the county's TDR program.

Although Staff recommended approval of the proposed 90-unit development due to its consistency with the Outlying Suburban Future Land Use Designation, availability of public infrastructure to serve the development, and compatibility with the surrounding development pattern, the application was ultimately approved for a maximum of 64 dwelling units plus 30 units available for transfer off-site.

In May 2007, the subject property was re-designated from Outlying Suburban to Sub-Outlying Suburban per a county-initiated amendment process. The resulting Lee Plan Policy 1.1.11 includes the following language to guide the future development of the subject property:

"1. For Lots 6 -11, San Carlos Groves Tract, Section 20, Township 46 S, Range 25 E of the San Carlos/Estero area:

a. The property may be developed at a gross density of one dwelling unit per acre; however, a gross density of up to two dwelling units per acre is permitted through the planned development zoning process, in which the residential development is clustered in a manner that provides for the protection of flowways, high quality native vegetation, and endangered, threatened or species of special concern. Clustered development must also connect to a central water and sanitary sewer system.

b. A maximum of one hundred and twenty (120) residential dwelling units, along with accessory, and accessory active recreation uses are permitted through the use of clustering and the planned development zoning process. The dwelling units and accessory uses must be clustered on an area not to exceed thirty two (± 32) acres, which must be located on the northwestern portion of the property. No development may occur in the flowway, with the exception of the improvement of the existing road access from the site to Pine Road. The remainder of the property will be designated as preserve/open space, which can be used for passive recreation, and environmental management and education. In addition, the developer will diligently pursue the sale or transfer of the preserve/open space area, along with development rights for thirty (30) of the maximum one hundred and twenty (120) residential dwelling units, to the State, County, or other conservation entity."

In November, 2005, Resolution Z-05-041 approved the Hideaway Cove RPD approving 64 single family units to be located on the 32 acre upland parcel in the NW corner of the 60 acre subject property. Only the 32 acres was allowed to be developed and the 28 acre balance of the property was designated as Preserve (consistent with Lee Plan Policy 1.1. 11) with 30 units of transferrable development rights assigned to the 28 acre preserve parcels. On December 5, 2005, the owner of the 32 acres upland parcel (Estero Preserve, LLC) paid \$100,000 for a signed and recorded Agreement with the owner of the 28 acres preserve parcel (Estero Commons, LLC) in which Estero Commons agreed that when the local DO required it, then Estero Commons would convey a Conservation Easement to Lee County over the 28 acres Preserve as required by the Zoning RPD. After that, Morrison Homes signed a contract in late December, 2005, and then bought the 32 developable acres from Estero Preserve in April, 2006, along with the right to rely upon the Conservation Easement Agreement which ran with the land. Morrison Homes paid \$6.8 million for the 32 acres with the Conservation Easement Agreement in place.

Later, [approximately 2007], Estero Commons filed for bankruptcy. The owner of the 28 acre Preserve parcel, Natoli/Peninsula Sailfish, filed a claim in the bankruptcy because they had a mortgage on the 28 acre Preserve parcel and asked the bankruptcy judge to convey the property to them free of the Conservation Easement Agreement which they had not signed. The judge agreed and removed the agreement from affecting the 28 acres (which were then conveyed by the Bankruptcy Trustee to Peninsula Sailfish in October, 2008.). We do not believe that the bankruptcy hearing had any effect on the 28 acres with regard to removing the zoning conditions already in place.

Taylor Morrison made a very significant investment in the 32 acres parcel with the reasonable expectation that the Conservation Easement confirming the Preserve condition would be conveyed when the DO was issued. Now they find that the post-bankruptcy owner of the 28 acre Preserve refuses to convey the easement (notwithstanding that they should have been required to sign off on the applications for the zoning and plan amendment that first established that the 28 acres was the Preserve area).

On the 32 acre Taylor Morrison parcel with 64 units, the \$6.8 million purchase price translates to \$106,250/unit for land costs before they even begin to develop the project. They can't afford to repurchase the 28 acre preserve area again. If the 32 acres/64 units can be increased to the 90 units originally anticipated, then the land cost drops to \$75,555/unit, which is still high but is certainly better than \$106,250. The surrounding areas (other than the Estero Bay Preserve) have largely developed at Suburban and Urban Community densities in the range of 5-10 units per acre. Artificially limiting this last infill parcel to a density of less than 3 units per acre doesn't make sense in this area nor from the standpoint of fighting urban sprawl. Regardless of what the present owner of the 28 acres chooses to do, this 32 acre parcel is appropriate for 90 units of density (still less than 3 units/acre in Outlying Suburban). If offsite mitigation is necessary in order to allow development of the 32 acres, then that should be evaluated on its own merits rather than requiring Taylor Morrison to somehow acquire the 28 acres on which it previously purchased a Conservation Easement Agreement (but lost due to the Bankruptcy Court ruling).

In 2012, the Applicant filed a RPD Amendment (DCI2012-00056) to increase the density to 90 units, as was intended by Ordinance 03-20, and remove conditions that required a conservation easement on the 28-acres controlled by others. The intent was to maintain the 28-acres as preserve on the RPD Master Concept Plan, thereby precluding their future development, but remove language requiring easements that the Application could not provide due to lack of ownership.

Per correspondence from the Lee County Planning Division, attached as Exhibit "A", the Applicant's only option to develop the property with the density intended by Ordinance 03-20 is to remove the above-referenced site-specific text that requires unified development with the adjacent 28-acres. This application is filed in direct response to Staff's directive.

III. LEE PLAN CONSISTENCY

The following is an analysis of the proposed Amendment's consistency with the goals, policies and objectives of the Lee Plan.

Policy 1.1.6: *The Outlying Suburban areas are characterized by their peripheral location in relation to established urban areas. In general, these areas are rural in nature or contain existing low-density development. Some, but not all, of the requisite infrastructure needed for higher density development is generally planned or in place. It is intended that these areas will develop at lower residential densities than other Future Urban Areas. As in the Suburban areas, higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.*

In compliance with this policy, the subject property is located on the periphery of the Urban Community Future Land Use Category, in close proximity to urban levels of development. The proposed amendment will allow for an appropriate transition from the Urban Community lands to the east and the Conservation Lands to the west, as was intended for the property through the entitlement history outlined above.

The surrounding land use pattern is a mix of intensive commercial uses along the US 41 frontage, large- and small-lot single-family residential uses, places of worship, and mid-rise multi-family uses in the nearby Breckinridge PUD, and built-out Recreational Vehicle (RV) parks.

Nearby RV parks include Shady Acres to the north and Riverwoods Plantation to the south. Riverwoods Plantation is zoned RV-3 and is built out with RV sites ranging in size from 2,000-3,000 square feet in area, resulting in densities in excess of 15 du/acre. Shady Acres is zoned MH-2, RV-3 and AG-2 and is built out with 250 RV sites, recreational amenities, campgrounds and RV storage on approximately 40 acres. The resulting density is 6 du/acre. These densities and uses demonstrate that the Subject Property is surrounded by a diverse land use pattern, which is not solely characterized by single-family uses.

The required Infrastructure to support the project is readily available for the 96 units permitted pursuant to the Outlying Suburban Future Land Use Category.

The corresponding RPD Amendment ensures the development of the subject property with single-family detached dwelling types that are compatible with the lower-density residential uses along Pine Road.

The amendment will serve to balance the County's objectives to ensure compatibility with established residential areas, and to direct new development to urbanized areas with available infrastructure.

Objective 2.2: *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.*

The proposed amendment to allow for the development of up to 96 units is in direct compliance with this policy. The property is west of the US 41/South Tamiami corridor in southern Lee County, which is an urbanized area where growth is not only intended, but is encouraged by the Lee Plan.

The subject property is located in Future Water and Sanitary Service Areas per Lee Plan Maps 6 and 7, respectively. Lee County Utilities has adequate capacity to service the proposed density as outlined in the letter of availability provided with this application. Moreover, the recent investment in public infrastructure widening and improving US 41, in immediate proximity to the subject property, is evidence of this property's ideal location for infill development.

Approval of this amendment will allow for development of the subject property at 3 units per acre as intended by the original plan amendment, instead of 1 unit per acre as outlined in Planning Staff's correspondence. The Applicant respectfully submits that unnecessarily restricting development of the Subject Property to one unit per acre will contribute to a sprawling land use pattern, and under-utilize the County's investment in public infrastructure in this area.

OBJECTIVE 2.7: *Historic resources will be identified and protected pursuant to the Historic Preservation element and the county's Historic Preservation Ordinance.*

In compliance with this policy, the Applicant has secured a letter from the Florida Master Site File indicating that no recorded historical or archaeological resources exist on the property.

POLICY 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.*

The proposed amendment will not negatively impact the residential character along Pine Road and in the vicinity of the subject property. The immediate area contains a diverse mix of uses, ranging from light industrial and intensive commercial uses along the US 41 corridor, to large- and small-lot single-family uses consistent with Two-Family (TFC-2), Single-Family (RS-3 & RS-1),

and Agricultural (AG-2) zoning, as well as mobile home parks, and places of worship. As outlined above, the Shady Acres and Riverwoods Plantation RV parks have densities ranging up to 15 du/acre, which demonstrate the broad range of land uses and densities/intensities in the immediate area.

While the Applicant is asking to remove unneeded restrictions on the allowable density in order to implement the Lee Plan policies guiding the development of this project, the proposed dwelling types will continue to be strictly limited to single-family detached units pursuant to the underlying RPD zoning.

Furthermore, the 32-acres of the Subject Property already approved for development are not directly adjacent to any existing single-family residences. The project will be still be entirely buffered from the San Carlos Groves subdivision via adjacent undeveloped lands, as well as by the Estero Bay Preserve to the southeast, south and west.

Based upon the approved single-family dwelling types, perimeter buffers, and adjacent preserve areas, the proposed amendment will continue to protect the existing residential development to the east, while allowing for the appropriate single family development density intended for this property.

POLICY 4.1.1: *Development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements.*

The proposed amendment will maintain the intent of Ordinance 03-02 and the RPD zoning district to direct development to the upland areas. The residential uses are oriented toward Pine Road where the project will be connected to the adjacent roadway network, as well as public utilities. The amendment does not include the adjacent 28-acres that the County has targeted as preserve abutting state-owned lands. As noted above and detailed in environmental report, the site contains 1.32 acres of lower quality isolated wetlands, and is suitable for the development of a residential community. Therefore, the proposed amendment is in direct compliance with this policy.

STANDARD 11.1: WATER

Potable water is available to service the allowable density within the Outlying Suburban Future Land Use Category, as outlined in the attached Availability Letter provided by Lee County Utilities. The property is also within the Lee County Utilities Future Service Area for Potable Water Service. The proposed amendment is in compliance with this standard.

STANDARD 11.2: SEWER

Sanitary sewer is available to service the allowable density within the Outlying Suburban Future Land Use Category, as outlined in the attached Availability Letter provided by Lee County Utilities. The property is also within the Lee County Utilities Future Service Area for Sanitary Sewer Service. The proposed amendment is in compliance with this standard.

STANDARD 11.3. TRANSPORTATION

JMB Transportation Engineering, Inc. has prepared the enclosed Traffic Impact Statement in accordance with the county requirements. Per this analysis, there is adequate capacity on the surrounding roadway network to support the proposed amendment and maintain the adopted Level of Service standards. Moreover, development of the property at 3 units per acre will ensure the efficient and effective utilization of the public investment in infrastructure in southern Lee County, such as the US 41 six-lane expansion project and the right turn lane onto Pine Road.

POLICY 107.2.10: Development adjacent to aquatic and other nature preserves, wildlife refuges, and recreation areas must protect the natural character and public benefit of these areas including, but not limited to, scenic values for the benefit of future generations.

The adjacent Estero Bay Preserve will be protected by the perimeter buffer requirements set forth in the Lee County Land Development Code.

IV. ADJACENT LOCAL GOVERNMENTAL

The subject property is located entirely within Lee County and does not abut any other jurisdictions. Therefore, the proposed amendment will not affect other local governments.

V. STATE COMPREHENSIVE PLAN

The following are goals and policies from the State Comprehensive Plan that are generally applicable to the subject property.

Water Resources. Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.

In compliance with this goal, this application will be reviewed by Lee County to ensure the availability of potable water for future residents, as well as the protection of surface water and groundwater in terms of both quality and quantity.

Natural Systems & Recreational Lands. *Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.*

The site contains minimal wetlands and is suitable for the development of a residential community. All required state and federal permits will be acquired prior to site development activities.

Land Use. *In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.*

As indicated above, the proposed amendment will allow for the development of a vacant property serviced by available public infrastructure and adjacent to existing suburban development patterns. Approval of this request will direct new development to an infill location as encouraged by this goal.

Transportation. *Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit and transportation.*

The project is serviced by an adequate roadway network, and is in close proximity to public transit, bicycle and pedestrian facilities.

VI. REGIONAL PLAN CONSISTENCY

The following are goals within the Strategic Regional Policy Plan (SRPP) that are generally applicable to the subject property.

Housing Element

Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

The proposed amendment will allow for the development of an infill residential community with single-family dwelling types that are compatible with the surrounding neighborhood. The subject property is in close proximity to goods, services, and major employment centers in the Estero community immediately to the south. The property provides an ideal location to accommodate the demand for new housing in Southwest Florida.

Natural Resources Element

Goal 4: Livable communities designed to improve quality of life and provide for the sustainability of our natural resources.

The proposed amendment and companion RPD Amendment will ensure protection of the site's natural resources. The site contains 1.32 acres of wetlands, or less than 4% of the total acreage. The vast majority of the site is comprised of uplands, ideal for new residential development.

The requisite buffers for the adjacent public lands will be provided as shown on the Master Concept Plan.

Regional Transportation

Goal 2: Livable communities designed to affect behavior, improve quality of life and responsive to community needs.

As outlined above, the Applicant is seeking approval of this FLUM amendment to allow for the development of a residential community. The property is in close proximity to the pedestrian and transit facilities along the US 41 corridor.

VII. Sprawl Analysis

The proposed amendment does not constitute sprawl. As outlined in detail above, the property is located in an urbanized area of the County that contains a diverse mix of residential and non-residential development, and is serviced by available public infrastructure.

The property is less than 1 mile from US 41/South Tamiami Trail, which was recently expanded to six lanes. Capacity is available in nearby water and wastewater treatment plants, as evidenced in the attached Infrastructure Analysis. Schools, parks and other public services are also readily available as evidenced in this application.

The Property is adjacent to existing residential development to the east, and will serve as an appropriate, low-density transition to the Estero Bay Buffer lands to the west.

Based on the available public infrastructure and the surrounding development pattern, this amendment does not constitute urban sprawl.



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

February 27, 2013

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Michael D. Hunt
County Attorney

Diana M. Parker
*County Hearing
Examiner*

Steven C. Hartsell
Pavese Law Firm
1833 Hendry Street
Fort Myers, FL, 33901

Re: Hideaway Cove DCI2012-00056

Dear Mr. Hartsell:

Planning staff has identified an issue with the above mentioned zoning amendment. In fact this issue was identified with you in a meeting prior to the application being submitted. In addition, this has been discussed with the applicant's representatives in several recent meetings.

It appears that the request is not consistent with Lee Plan Policy 1.1.11, the Sub-Outlying Suburban descriptor policy. This policy specifies that the property in question may be developed at a gross density of one dwelling unit per acre. The policy further specifies that a gross density of up to two dwelling units per acre is permitted through the planned development zoning process if residential development is clustered in a manner that provides for the protection of flowways, high quality native vegetation, and endangered, threatened or species of special concern.

The Lee Plan is very specific that development must be clustered on an area not to exceed thirty two acres and that the remainder of the property, twenty eight acres, will be designated as preserve/open space, which can be used for passive recreation, and environmental management and education. The applicant does not control these 28 acres and cannot assure that the 28 acres will be managed as a preserve and that the flowway be protected. Without a concurrent commitment to preserve the 28 acres, the exception in the policy is not being fully satisfied and, therefore, the density is limited to one dwelling unit per acre.

At this time, staff has identified the following options that could be pursued to address this issue:

- Obtain an easement or fee simple ownership of the other 28 acre parcel, and include it in the application;
- Obtain consent to join in this application from owner of the 28 acre parcel, and provide in next resubmittal;

- Pursue amendment of the RPD for 1 dwelling unit per acre on 32 acres (amend current PD request);
- Seek conventional zoning such as RS-4 on the 32 acre parcel; or,
- Seek Comp. Plan Text Amendment to remove language specific to the subject site.

We look forward to working with you to address this issue. We encourage you to identify additional options that could be considered for further discussion. If we can be of further assistance in this matter, do not hesitate to call me at (239) 533-8548.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT

A handwritten signature in black ink, appearing to read 'Matthew A. Noble', with a stylized, flowing script.

Matthew A. Noble, AICP
Principal Planner, Division of Planning

cc: Mary Gibbs, Community Development Director
Pam Houck, Zoning Director
Chip Block, Principal Planner
Donna Marie Collins, Chief Assistant County Attorney
Alexis Crespo, Applicant's Representative