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CEPA 2014-00007



COMMUNITY DEVELOPMENT

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: Via Coconut Urban Place

PROJECT SUMMARY:

Change the FLU designation of ±18.53 acres of land from Suburban (96%) and Public Facilities (4%) to a new designation of Via Coconut Urban Place, allowing for a maximum residential density of 18 units per acre and maximum commercial intensity of 30,000 square feet. Includes updates to Map 1, Table 1(a), Table 1(b) and addition of new Policy 1.1.12.

Plan Amendment Cycle: Normal Small Scale DRI

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

Date

Jeffrey A. Graef

Printed Name of Owner or Authorized Representative

9/24/14

I. APPLICANT/AGENT/OWNER INFORMATION (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

Applicant: Focus Development Group, LLC c/o Jeffrey A. Graef, Managing Member
Address: 3690 Airport Road, Suite 9
City, State, Zip: Boca Raton, FL 33431
Phone Number: (561) 755-7170 Email: jgreaf@focusdevelopmentgroup.com

Agent*: Pavese Law Firm, Steven C. Hartsell, Esq.
Address: PO Drawer 1507
City, State, Zip: Fort Myers, FL 33902
Phone Number: (239) 336-6244 Email: stevhartsell@paveselaw.com
Please see attached sheet entitled "Additional Agents"

Owner(s) of Record: *Please see attached sheet entitled "Multiple Property Owners List"*
Address: _____
City, State, Zip: _____
Phone Number: _____ Email: _____

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

II. REQUESTED CHANGE

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

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.

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

A. Property Location:

1. Site Address: Southwest corner of Corkscrew Road and Via Coconut Point

2. STRAP(s): See attachment entitled "STRAP Numbers"

B. Property Information:

Total Acreage of Property: ±18.53

Total Acreage included in Request: ±18.53

Total Uplands: ±18.53

Total Wetlands: 0

Current Zoning: AG-2 and CF-2

Suburban and Public Facilities with Mixed Use
Current Future Land Use Designation: Overlay

Area of each Existing Future Land Use Category: Suburban (17.75 ac) & Public Facilities (0.78 ac)

Existing Land Use: Agriculture

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:

Designate as Via Coconut Urban Place, allowing for 18 residential units per acre and 30,000 s. f. of commercial space

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 111 units / 6 units per acre

Commercial intensity 100,000 s.f. (Neighborhood Commercial)

Industrial intensity N/A

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 333 units / 18 units per acre

Commercial intensity 30,000 s.f.

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.

H. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- Not Applicable
- Alva Community Plan area [Lee Plan Objective 26.7]
- Buckingham Planning Community [Lee Plan Objective 17.7]
- Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- Captiva Planning Community [Lee Plan Policy 13.1.8]
- North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- Estero Planning Community [Lee Plan Objective 19.5]
- Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- Northeast Lee County Planning Community [Lee Plan Objective 34.5]
- North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- North Olga Community Plan area [Lee Plan Objective 35.10]
- Page Park Community Plan area [Lee Plan Policy 27.10.1]
- Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- Pine Island Planning Community [Lee Plan Objective 14.7]

AFFIDAVIT

I, Jeffrey A. Graef, 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

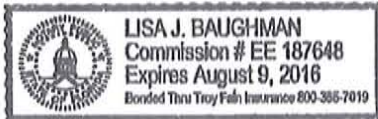
Date

Jeffrey A. Graef

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 9/24/14 (date) by Jeffrey A. Graef (name of person providing oath or affirmation), who is personally known to me or who has produced personally known (type of identification) as identification.



Signature of Notary Public

LISA J. BAUGHMAN
(Name typed, printed or stamped)

Focus Development Group
Via Coconut Urban Place
Comprehensive Plan Amendment

STRAP Numbers

Property: 33-46-25-00-00018.0090
21351 HAPPY HOLLOW LN ESTERO FL 33928

Property: 33-46-25-00-00018.0000
8990 CORKSCREW RD ESTERO FL 33928

Property: 33-46-25-00-00019.0010
21650 VIA COCONUT POINT ESTERO FL 33928

Property: 33-46-25-00-00019.0020
ACCESS UNDETERMINED ESTERO FL

Property: 34-46-25-01-0000C.0170
21750 VIA COCONUT POINT ESTERO FL 33928

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COMMUNITY DEVELOPMENT

LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned does hereby swear or affirm that he is the fee simple title holder and owner of record or legally authorized representative of the fee simple title holders and owners of record of property commonly known as 21650 VIA COCONUT POINT ESTERO FL 33928 (STRAP #33-46-25-00-00019.0010).

The property described herein is the subject of an application for zoning and comprehensive plan amendment. I hereby designate Jeffrey A. Graef, Managing Member, Focus Development LLC to act as applicant and Steve Hartsell, Pavese Law Firm and Johnson Engineering, Inc to act as agents in the course of seeking the necessary approvals. This authority includes but is not limited to assisting in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and comprehensive plan amendment approval on the site.

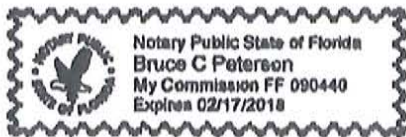
STEPHANIE MILLER, TRUSTEE FOR LAND TRUST DATED 1/9/04

Stephanie Miller
Owner (signature)

Stephanie Miller, Trustee
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 8/20/2014 (date) by Stephanie Miller, Trustee (name of person providing oath or affirmation), who is personally known to me or who has produced Known to Me (type of identification) as identification.



Bruce Peterson
Signature of Notary Public
Bruce C. Peterson

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COMMUNITY DEVELOPMENT

**LETTER OF AUTHORIZATION
TO LEE COUNTY COMMUNITY DEVELOPMENT**

The undersigned does hereby swear or affirm that he is the fee simple title holder and owner of record or legally authorized representative of the fee simple title holders and owners of record of property commonly known as 21351 HAPPY HOLLOW LN, ESTERO / STRAP# 33-46-25-00-00018.0090.

The property described herein is the subject of an application for zoning and comprehensive plan amendment. I hereby designate Jeffrey A. Graef, Managing Member, Focus Development LLC to act as applicant and Steve Hartsell, Pavese Law Firm and Johnson Engineering, Inc to act as agents in the course of seeking the necessary approvals. This authority includes but is not limited to assisting in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and comprehensive plan amendment approval on the site.

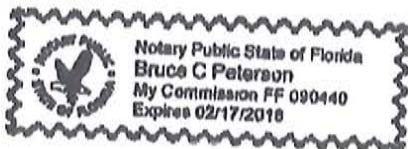
Wildcat Hollow LLP



Owner (Signature)

Stephanie Miller, General Partner
Printed Name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 8/20/2014 (date) by Stephanie Miller, General Partner (name of person providing oath or affirmation), who is personally known to me or who has produced KNOWLEDGE TO ME (type of identification) as identification.




Signature of Notary Public
Bruce C. Peterson

LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned does hereby swear or affirm that she is the fee simple title holder and owner of record or legally authorized representative of the fee simple title holders and owners of record of property commonly known as STRAP#s 33-46-25-00-00018.0000, 33-46-25-00-00019.0020, and 34-46-25-01-0000C.0170.

The property described herein is the subject of an application for zoning and comprehensive plan amendment. I hereby designate Jeffrey A. Graef, Managing Member, Focus Development LLC to act as applicant and Steve Hartsell, Pavese Law Firm and Johnson Engineering, Inc to act as agents in the course of seeking the necessary approvals. This authority includes but is not limited to assisting in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and comprehensive plan amendment approval on the site.

STEPHANIE MILLER, TRUSTEE FOR LAND TRUST DATED 3/21/97



Owner (signature)

Stephanie Miller, Trustee

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 8/20/2014 (date) by Stephanie Miller, Trustee (name of person providing oath or affirmation), who is personally known to me or who has produced Residence for me. (type of identification) as identification.


Signature of Notary Public

Benno C. Peterson

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ADDITIONAL AGENTS

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Company Name:	Johnson Engineering, Inc.		
Contact Person:	Laura DeJohn, AICP		
Address:	2122 Johnson Street		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-334-0046	Email:	ldjohn@johnsoneng.com

Company Name:	TR Transportation Consultants, Inc.		
Contact Person:	Ted B. Treesh		
Address:	2726 Oak Ridge Ct. Suite 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-278-3090 Ext 3	Email:	tbt@trtrans.net

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Focus Development Group
Via Coconut Urban Place
Comprehensive Plan Amendment

Multiple Property Owners List

Property: 33-46-25-00-00018.0090
21351 HAPPY HOLLOW LN ESTERO FL 33928
Owner: WILDCAT HOLLOW LLP

Property: 33-46-25-00-00018.0000
8990 CORKSCREW RD ESTERO FL 33928
Owner: MILLER STEPHANIE TR FOR LAND TRUST DATED 3/21/97

Property: 33-46-25-00-00019.0010
21650 VIA COCONUT POINT ESTERO FL 33928
Owner: MILLER STEPHANIE TR FOR LAND TRUST DATED 1/9/04

Property: 33-46-25-00-00019.0020
ACCESS UNDETERMINED ESTERO FL
Owner: MILLER STEPHANIE TR FOR LAND TRUST DATED 3/21/97

Property: 34-46-25-01-0000C.0170
21750 VIA COCONUT POINT ESTERO FL 33928
Owner: MILLER STEPHANIE TR FOR LAND TRUST DATED 3/21/97

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**Focus Development Group
Via Coconut Urban Place
Comprehensive Plan Amendment
Proposed Text Changes**

Proposed Future Land Use Category

The Lee County New Horizon 2035 Plan Amendments (CPA2011-00008) proposes a new category of Urban Land Use Categories to include Urban Core, Urban Places, and Urban Neighborhoods¹. These categories introduce higher densities in order to encourage more compact, urban conditions in rapidly urbanizing areas. According to the *Land Use Categories Table* of the 2035 Plan Amendments, Urban Places is proposed with a base density of 8 du/ac, a standard density of 18 du/ac, and an incentive density of 25 du/ac. New Horizon 2035 proposed *Policy 1.1.2b* provides that projects within the proposed Urban Places Future Land Use Category shall incorporate higher densities to promote transit, walkability, complete streets, and mixed uses².

The proposed future land use category for the subject site is a place based category to be known as **Via Coconut Urban Place**. The following language is proposed to be incorporated in the Lee Plan Future Land Use Element to identify the Via Coconut Urban Place Future Land Use Category:

Policy 1.1.12 Via Coconut Urban Place applies to approximately 18.53 acres of property at the southwest corner of the intersection of Corkscrew Road and Via Coconut Point (STRAP #s 33-46-25-00-00018.0090, 33-46-25-00-00018.0000, 33-46-25-00-00019.0010, 33-46-25-00-00019.0020, 34-46-25-01-0000C.0170). This location is intended to develop consistently and compatibly with the surrounding emerging major workplaces, centralized medical facilities, community resources and other mixed use development in the vicinity. This category is intended to accommodate a mix of uses to include mid- to high density housing opportunities and neighborhood scale commercial space in the heart of Estero, where a Town Center is envisioned for this rapidly growing community. The Via Coconut Urban Place Future Land Use category has a maximum density of 18 du/ac, and maximum commercial square footage of 30,000 square feet. Commercial and residential development shall be mixed horizontally or vertically. Vehicle paths and pedestrian/bicycle paths will interconnect within the site and opportunities shall be provided for walking to both internal and external destinations.

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¹ Proposed EAR Based Amendment Policy 1.1.1 a 1.

² Proposed EAR Based Amendment Policy 1.1.2 b.

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**TABLE 1(a)
SUMMARY OF RESIDENTIAL DENSITIES ¹**

FUTURE LAND USE CATEGORY	STANDARD OR BASE DENSITY RANGE		BONUS DENSITY
	MINIMUM ² (Dwelling Units per Gross Acre)	MAXIMUM (Dwelling Units per Gross Acre)	MAXIMUM TOTAL DENSITY ³ (Dwelling Units per Gross Acre)
Intensive Development	8	14	22
Central Urban	4	10	15
Urban Community ^{4,5}	1	6	10
Suburban	1	6	No Bonus
Outlying Suburban	1	3	No Bonus
Sub-Outlying Suburban	1	2	No Bonus
Rural ¹⁰	No Minimum	1	No Bonus
Outer Islands	No Minimum	1	No Bonus
Rural Community Preserve ⁶	No Minimum	1	No Bonus
Open Lands ⁷	No Minimum	1 du/5 acres	No Bonus
Density Reduction/Groundwater Resource	No Minimum	1 du/10 acres	No Bonus
Wetlands ⁸	No Minimum	1 du/20 acres	No Bonus
New Community	1	6	No Bonus
University Community ⁹	1	2.5	No Bonus
Destination Resort Mixed Use Water Dependent ¹¹	6	9.36	No Bonus
Burnt Store Marina Village ¹²	No Minimum	160 Dwelling Units; 145 Hotel Units	No Bonus

Via Coconut Urban Place

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No Bonus

CLARIFICATIONS AND EXCEPTIONS

- ¹ See the glossary in Chapter XII for the full definition of "density."
- ² Adherence to minimum densities is not mandatory but is recommended to promote compact development.
- ³ These maximum densities may be permitted by transferring density from non-contiguous land through the provisions of the Housing Density Bonus Ordinance (No. 89-45, as amended or replaced) and the Transfer of Development Rights Ordinance (No. 86-18, as amended or replaced).
- ⁴ Within the Future Urban Areas of Pine Island Center, rezonings that will allow in excess of 3 dwelling units per gross acre must "acquire" the density above 3 dwelling units per gross acre utilizing TDRs that were created from Greater Pine Island Coastal Rural or Greater Pine Island Urban Categories.
- ⁵ In all cases on Gasparilla Island, the maximum density must not exceed 3 du/acre.
- ⁶ Within the Buckingham area, new residential lots must have a minimum of 43,560 square feet.
- ⁷ The maximum density of 1 unit per 5 acres can only be approved through the planned development process (see Policy 1.4.4), except in the approximately 135 acres of land lying east of US41 and north of Alico Road in the northwest corner of Section 5, Township 46, Range 25.
- ⁸ Higher densities may be allowed under the following circumstances where wetlands are preserved on the subject site:
 - (a) If the dwelling units are relocated off-site through the provisions of the Transfer of Development Rights Ordinance (No. 86-18, as amended or replaced); or
 - (b) Dwelling units may be relocated to developable contiguous uplands designated Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, or Sub-Outlying Suburban from preserved freshwater wetlands at the same underlying density as is permitted for those uplands. Impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling unit per 20 acres. Planned Developments or Development Orders approved prior to October 20, 2010 are permitted the density approved prior to the adoption of CPA2008-18.
- ⁹ Overall average density for the University Village sub-district must not exceed 2.5 du/acre. Clustered densities within the area may reach 15 du/acre to accommodate university housing.
- ¹⁰ In the Rural category located in Section 24, Township 43 South, Range 23 East and south of Gator Slough, the maximum density is 1 du/2.25 acres.
- ¹¹ Overall number of residential dwelling units is limited to 271 units in the Destination Resort Mixed Use Water Dependent district.
- ¹² The residential dwelling units and hotel development portions of this redevelopment project must be located outside of the designated Coastal High Hazard Area in accordance with Lee Plan, Map 5.
- ¹³ See Policies 33.3.2, 33.3.3, and 33.3.4 for potential density adjustments resulting from concentration or transfer of development rights.

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CPA 2014-00007

COMMUNITY DEVELOPMENT

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
<i>Residential By Future Land Use Category</i>												
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

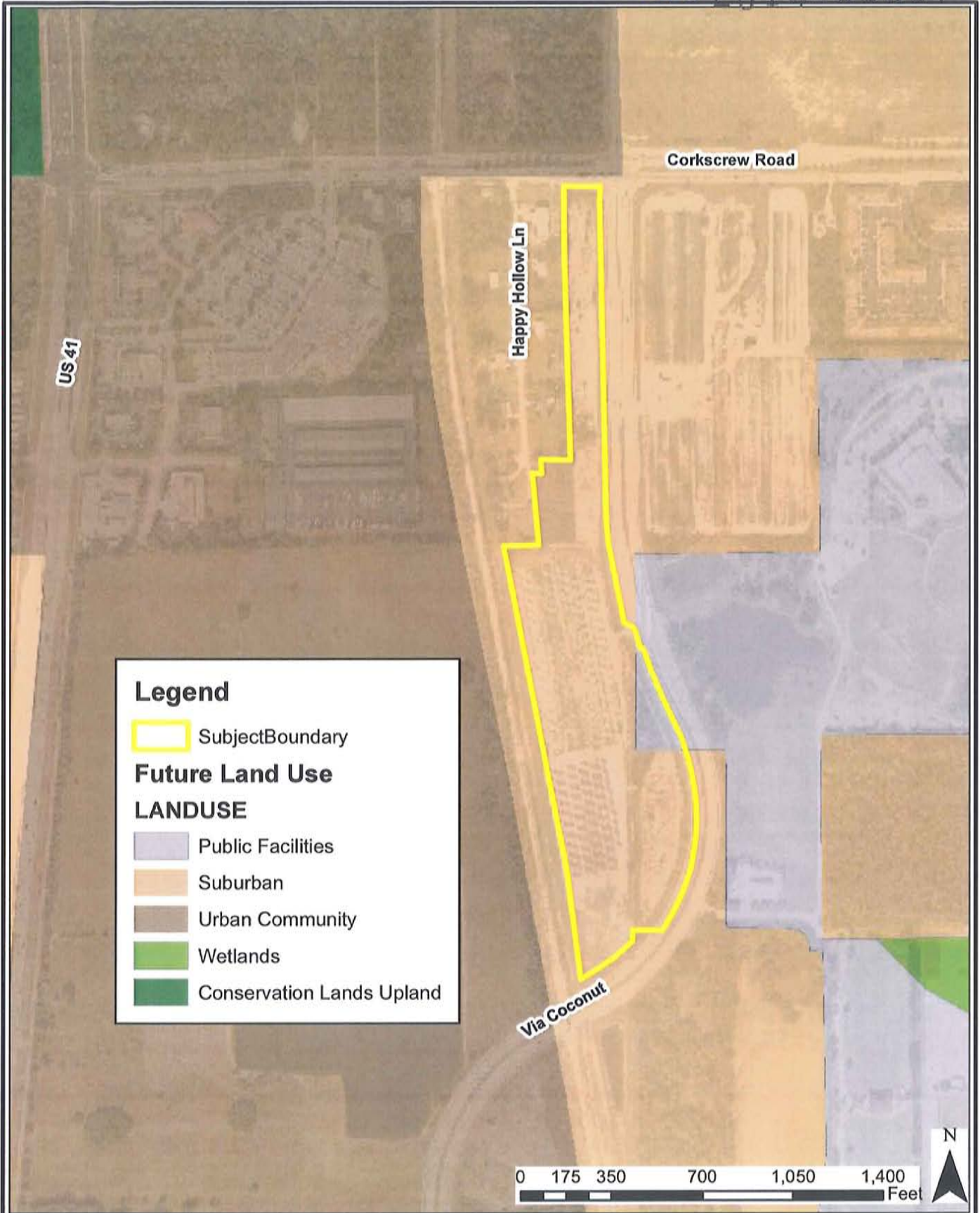
* Population for Unincorporated Area of Lee County

TABLE 1(b)
Year 2030 Allocations

		0	0	0	0	0	0	0	0	0	19	0
		Via Coconut Urban Place										
Future Land Use Classification		Ionol 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	9	0
	Central Urban	375	17	0	3,140	0	8,179	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	1,643 4,790	0
	Outlying Suburban	377	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	21,248	4,015	10,729	3,326	3,210 3,254	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	8,106	470	2,060	1,000	844 800	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	162,873	1,270	70,659	6,117	25,577	8,410

* Population for Unincorporated Area of Lee County

OCT 01 2014
COMMUNITY DEVELOPMENT



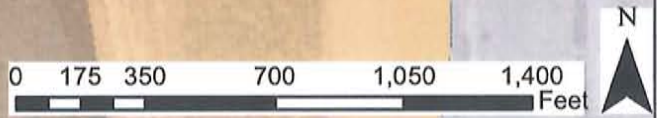
Legend

Subject Boundary

Future Land Use

LANDUSE

- Public Facilities
- Suburban
- Urban Community
- Wetlands
- Conservation Lands Upland



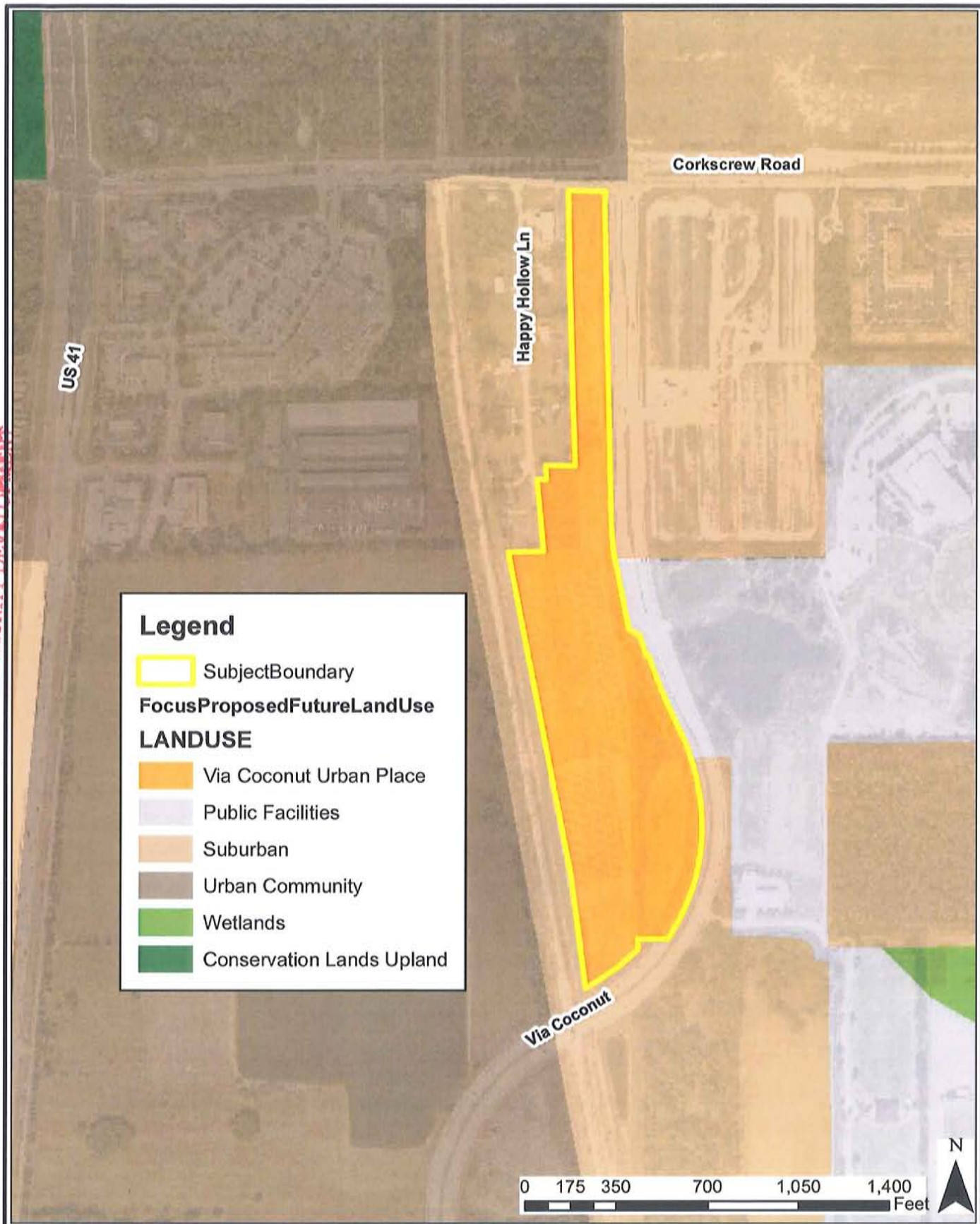
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JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

**Focus Development Group - Via Coconut
Future Land Use Map**

DATE	PROJECT	FILE NO.	SCALE	SHEET
07/11/2014	20149788-000	33-46-25 34-46-25	AS SHOWN	1



Legend

Subject Boundary

Focus Proposed Future Land Use

LAND USE

- Via Coconut Urban Place
- Public Facilities
- Suburban
- Urban Community
- Wetlands
- Conservation Lands Upland

COMMUNITY DEVELOPMENT

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OCT 01 2014

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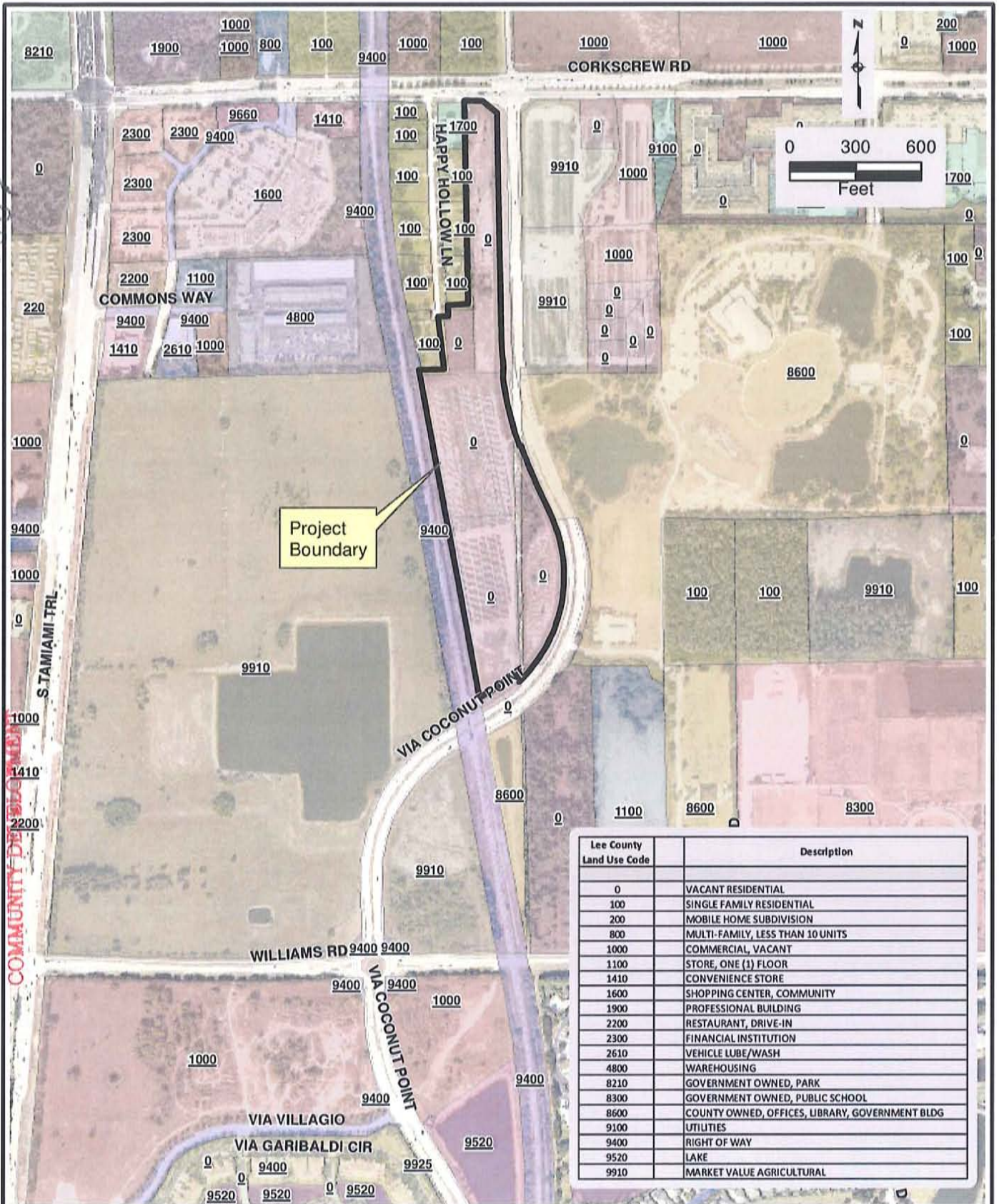
**Focus Development Group - Via Coconut
Proposed Future Land Use Map**

DATE	PROJECT	FILE NO.	SCALE	SHEET
07/11/2014	20149788-000	33-46-25 34-46-25	AS SHOWN	1

C9A 2014-0007

OCT 01 2014

O:\2014\2014-0007-ArcGIS\Land Use 8x11.mxd



NOTE: Aerial shown is from Lee County dated Jan 2014.
Land use data taken from Lee County Property Appraiser tax roll information dated Dec 2013.

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Focus Development Group - Via Coconut
Existing Land Use Map

DATE	PROJECT	FILE NO.	SCALE	SHEET
July 2014	20149788	00-00-00	As Shown	1

**Focus Development Group
Via Coconut Urban Place
Comprehensive Plan Amendment
Description of Existing Land Uses**

The subject property is designated as Lee County Land Use Code 0, Vacant Residential. Current use of the property is bona fide agricultural row crops, with an agricultural exemption per the Lee County Property Appraisers Office.

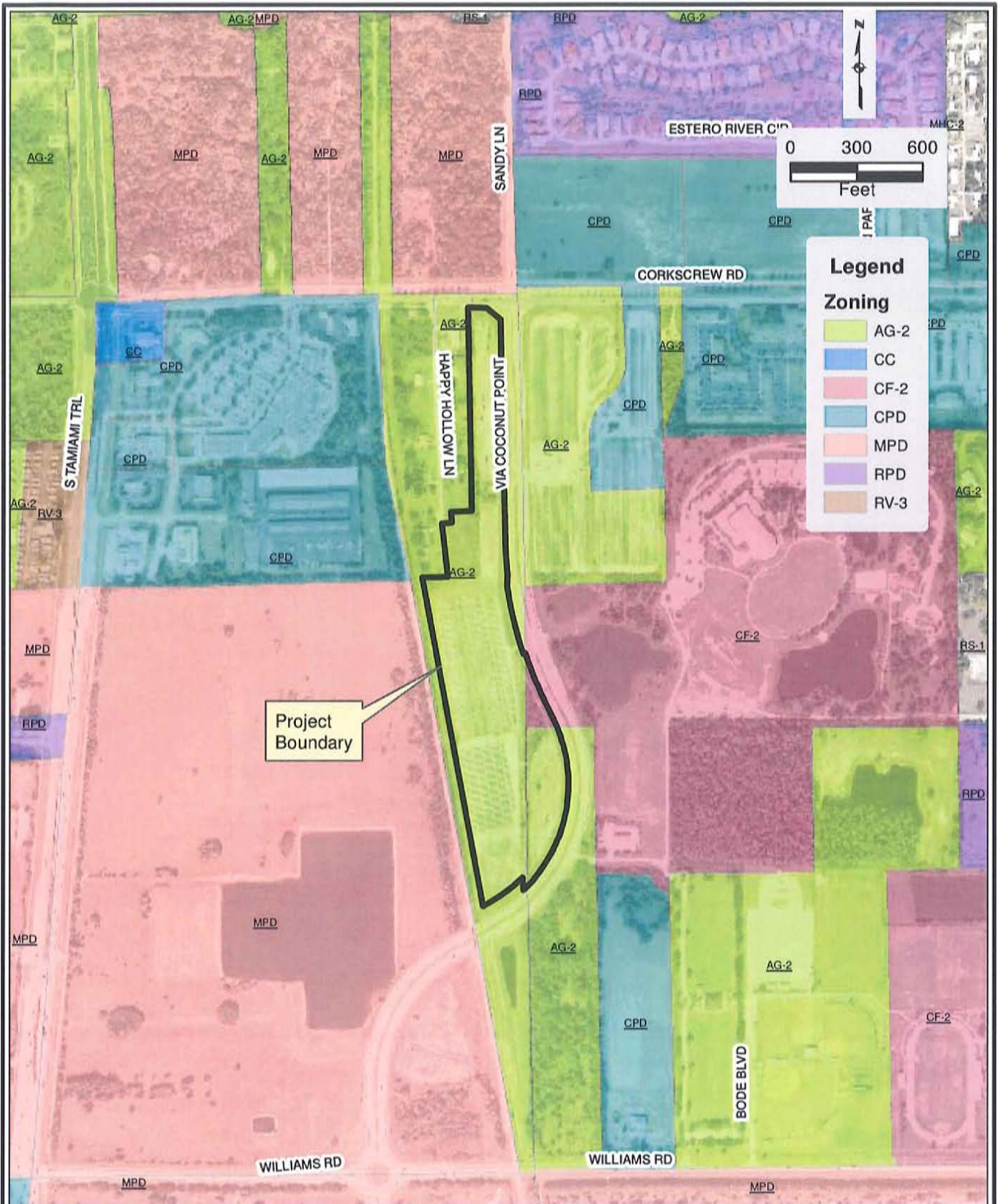
The majority of the subject site's frontage, approximately 2,705 feet, is along Via Coconut Point while 177 feet of frontage is along Corkscrew Road. The subject site also has approximately 80 feet of frontage along the cul-de-sac at the end of Happy Hollow Lane.

To the **north** of the site across Corkscrew Road is the currently undeveloped, proposed to be developed as the Estero on the River MPD, which was approved through Z-07-021 to allow 85 acres of mixed use development including 52,500 square feet of commercial office, 177,000 square feet of commercial retail, and 530 units of residential. To the **northeast** of the site across Corkscrew Road is land that is cleared and designated as Commercial, Vacant by the Lee County Property Appraiser. The site is proposed to develop as the Galleria at Corkscrew CPD, which was approved through Resolution Z-05-038 to allow 100,000 square feet of commercial retail.

To the **east** of the site across Via Coconut Point is vacant land zoned AG-2 that is used for row crops, and also to the east is part of the Estero Community Park.

Immediately to the **west** of the subject site to the northwest is a property used as a plant sales and landscaping related business. Also to the west are single-family home sites along Happy Hollow Lane and the Gulf Coast Rail Line. The land to the west of the Subject Site beyond the Gulf Coast Rail Line is the North Point DRI which is currently cleared and designated as Market Value Agriculture by the Lee County Property Appraiser. The North Point DRI was originally approved through DRI2003-00002 to include 670,000 square feet of commercial including 150 hotel rooms, 25.61 acres of Public lands, and 150 units of multifamily residential.

To the **south** of the site beyond Via Coconut Point is a County owned detention pond and undeveloped land zoned AG-2 owned by Christ Community Ministries.



NOTE: Aerial shown is from Lee County dated Jan 2014.
 Zoning data taken from Lee County GIS datasets dated Dec 2013.

\\FTMS01\Drawings\2014\20149788-000\ArcGIS\Zoning 8x11.mxd

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**Via Coconut
 Zoning Map**

DATE	PROJECT	FILE NO.	SCALE	SHEET
July 2014	20149788	00-00-00	As Shown	1

**Focus Development Group
Via Coconut Urban Place
Comprehensive Plan Amendment**

Description of Existing Zoning

The majority of the subject site is currently zoned AG-2. A small portion of the site is zoned CF-2 due to the land area for Estero Community Park formerly extending across Via Coconut Point before construction of the road.

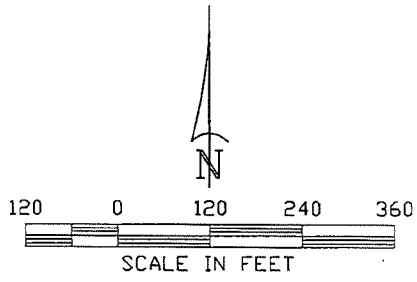
To the **north** of the site across Corkscrew Road is the currently undeveloped Estero on the River MPD which was approved through Z-07-021 to allow 85 acres of mixed use development including 52,500 square feet of commercial office, 177,000 square feet of commercial retail, and 530 units of residential. To the **northeast** of the site across Corkscrew Road is the undeveloped Galleria at Corkscrew CPD which was approved through Resolutions Z-05-038 to allow 100,000 square feet of commercial retail.

To the **east** of the site across Via Coconut Point is land zoned AG-2 that was formerly proposed and withdrawn Estero Town Center CPD. Also to the east is land zoned CF-2, occupied by Estero Community Park.

Immediately to the **west** of the subject site's northwest area are several properties zoned AG-2. One of these properties is used for a plant sales and landscaping related business; the others are single-family home sites along Happy Hollow Lane. The Gulf Coast Rail Line to the west of the site is also zoned AG-2. The land to the west of the subject site beyond the Gulf Coast Rail Line is the North Point DRI, zoned MPD. This site was originally approved through DRI2003-00002 / Z-04-038 to include 670,000 square feet of commercial including 150 hotel rooms, and 150 units of multifamily residential.

To the **south** of the site beyond Via Coconut Point is a County owned detention pond zoned AG-2 and undeveloped land zoned AG-2 owned by Christ Community Ministries.

SKETCH OF LEGAL DESCRIPTION
**A PARCEL OF LAND LYING
 IN SECTIONS 33 & 34**
 TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA



DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 33 AND 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N.01°10'17"W., ALONG THE WEST LINE OF SAID SECTION 34 AND THE EAST LINE OF SAID SECTION 33, FOR 2647.06 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34 AND THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE S.88°27'46"W., ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 33, FOR 42.66 FEET TO THE POINT OF BEGINNING AT AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF VIA COCONUT POINT (SANDY LANE EXTENSION); THENCE S.01°59'29"W., ALONG SAID RIGHT OF WAY LINE, FOR 50.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1730.50 FEET, DELTA ANGLE OF 10°28'04", CHORD BEARING S.13°27'10"E., CHORD DISTANCE OF 316.16 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 316.16 FEET; THENCE N.71°18'48"E., ALONG SAID RIGHT OF WAY LINE, FOR 8.50 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 190.13 FEET, DELTA ANGLE OF 6°19'46", CHORD BEARING S.21°51'05"E., CHORD DISTANCE OF 190.23 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 190.23 FEET; THENCE S.25°00'41"E., ALONG SAID RIGHT OF WAY LINE, FOR 149.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 666.00 FEET, DELTA ANGLE OF 71°08'35", CHORD BEARING S.10°33'37"W., CHORD DISTANCE OF 774.85 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 826.96 FEET; THENCE N.01°10'17"W., ALONG SAID SECTION LINE BETWEEN SAID SECTIONS 33 AND 34, FOR 59.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 656.00 FEET, DELTA ANGLE OF 15°32'32", CHORD BEARING S.51°55'36"W., CHORD DISTANCE OF 177.40 FEET; THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 177.95 FEET; THENCE S.59°41'52"W., FOR 46.37 FEET TO THE EAST RIGHT OF WAY LINE OF THE ATLANTIC COASTLINE RAILROAD; THENCE N.0°29'38"W., ALONG SAID RIGHT OF WAY LINE, FOR 1517.38 FEET; THENCE N.88°27'46"E., ALONG SAID EAST-WEST QUARTER SECTION LINE OF SAID SECTION 33, FOR 115.19 FEET; THENCE N.06°32'20"W., FOR 241.72 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HAPPY HOLLOW LANE (ROADWAY EASEMENT PER INSTRUMENT NUMBER 2006000268149); THENCE N.87°11'50"E., ALONG SAID RIGHT OF WAY LINE FOR 45.00 FEET; THENCE N.02°48'10"W., ALONG THE EAST LINE OF SAID RIGHT OF WAY FOR 50.00 FEET; THENCE N.87°11'50"E., FOR 94.03 FEET; THENCE N.01°10'57"W., FOR 923.88 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CORKSCREW ROAD; THENCE S.88°36'12"E., ALONG SAID RIGHT OF WAY LINE, FOR 84.25 FEET; THENCE S.51°10'56"E., ALONG SAID RIGHT OF WAY LINE, FOR 83.32 FEET TO THE WEST RIGHT OF WAY LINE OF VIA COCONUT POINT (SANDY LANE EXTENSION); THENCE S.01°10'57"E., ALONG SAID RIGHT OF WAY LINE, FOR 998.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1722.00 FEET, DELTA ANGLE OF 5°19'22", CHORD BEARING S.03°50'38"E., CHORD DISTANCE OF 159.98 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 159.98 FEET; THENCE S.01°59'29"W., ALONG SAID RIGHT OF WAY LINE, FOR 1.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 807,056.190 SQUARE FEET, OR 18.527 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 34 AS BEARING N.01°10'17"W.

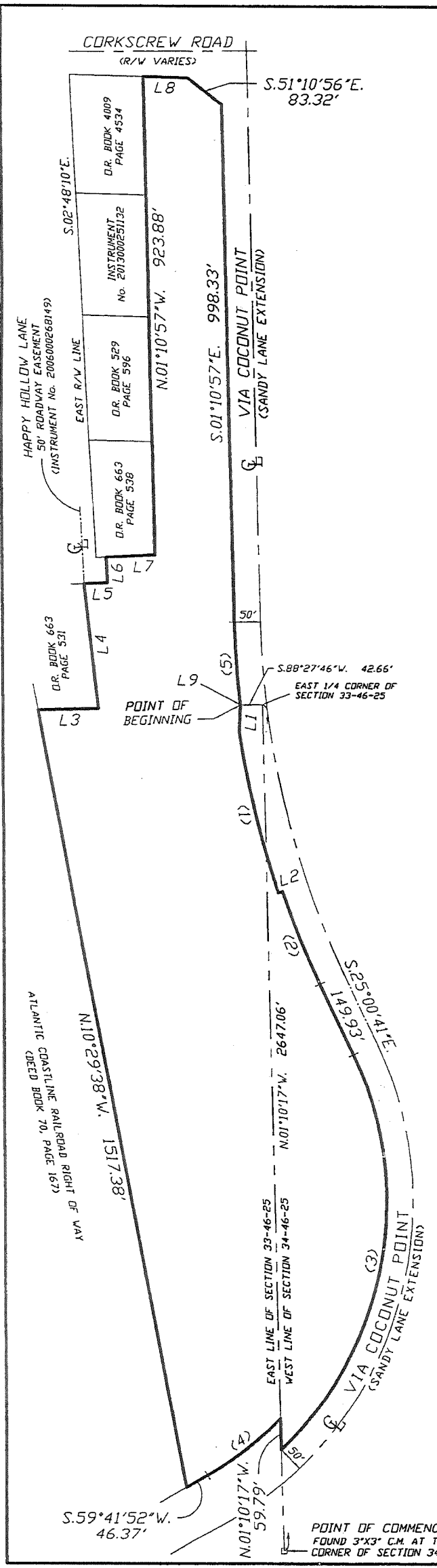
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1730.50'	10°28'04"	316.16'	315.72'	N.13°27'10"W.
2	1722.00'	06°19'46"	190.23'	190.13'	N.21°51'05"W.
3	666.00'	71°08'35"	826.96'	774.85'	S.10°33'37"W.
4	656.00'	15°32'32"	177.95'	177.40'	S.51°55'36"W.
5	1722.00'	05°19'22"	159.98'	159.92'	N.03°50'38"W.

LINE TABLE

Line	Bearing	Distance
L1	S.01°59'29"W.	50.95'
L2	N.71°18'48"E.	8.50'
L3	N.88°27'46"E.	115.19'
L4	N.06°32'20"W.	241.72'
L5	N.87°11'50"E.	45.00'
L6	N.02°48'10"W.	50.00'
L7	N.87°11'50"E.	94.03'
L8	S.88°36'12"E.	84.25'
L9	S.01°59'29"W.	1.37'

REVISED	DESCRIPTION	BY:	
		Phillip M. Mould	
		JULY 21, 2014	
DATE OF LAST FIELD WORK: N/A			
DRAWN: CHECK: SCALE: PROJ. #			
FBH	PMM	1"=240'	14G663 SLD
SURVEY DATE		FILE NO.	SHT. - 1
7/21/14		46-25-33	DF - 3
HARRIS-JORGENSEN, INC.			
3046 DEL PRADO BLVD. S. 3A			
CAPE CORAL, FLORIDA 33904			
PHONE: (239) 257-2624			
FAX: (239) 257-2921			



POINT OF COMMENCEMENT
 FOUND 3"X3" C.M. AT THE S.W.
 CORNER OF SECTION 34-46-25

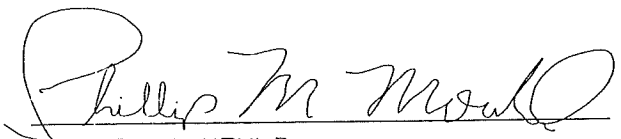
DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 33 AND 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N.01°10'17"W., ALONG THE WEST LINE OF SAID SECTION 34 AND THE EAST LINE OF SAID SECTION 33, FOR 2647.06 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34 AND THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE S.88°27'46"W., ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 33, FOR 42.66 FEET TO THE POINT OF BEGINNING AT AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF VIA COCONUT POINT (SANDY LANE EXTENSION); THENCE S.01°59'29"W., ALONG SAID RIGHT OF WAY LINE, FOR 50.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1730.50 FEET, DELTA ANGLE OF 10°28'04", CHORD BEARING S.13°27'10"E., CHORD DISTANCE OF 315.72 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 316.16 FEET; THENCE N.71°18'48"E., ALONG SAID RIGHT OF WAY LINE, FOR 8.50 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1722.00 FEET, DELTA ANGLE OF 6°19'46", CHORD BEARING S.21°51'05"E., CHORD DISTANCE OF 190.13 FEET, THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 190.23 FEET; THENCE S.25°00'41"E., ALONG SAID RIGHT OF WAY LINE, FOR 149.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 666.00 FEET, DELTA ANGLE OF 71°08'35", CHORD BEARING S.10°33'37"W., CHORD DISTANCE OF 774.85 FEET, THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 826.96 FEET; THENCE N.01°10'17"W., ALONG SAID SECTION LINE BETWEEN SAID SECTIONS 33 AND 34, FOR 59.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 656.00 FEET, DELTA ANGLE OF 15°32'32", CHORD BEARING S.51°55'36"W., CHORD DISTANCE OF 177.95 FEET; THENCE S.59°41'52"W. FOR 46.37 FEET TO THE EAST RIGHT OF WAY LINE OF THE ATLANTIC COASTLINE RAILROAD; THENCE N.10°29'38"W., ALONG SAID RIGHT OF WAY LINE, FOR 1517.38 FEET; THENCE N.88°27'46"E., ALONG SAID EAST-WEST QUARTER SECTION LINE OF SAID SECTION 33, FOR 115.19 FEET; THENCE N.06°32'20"W. FOR 241.72 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HAPPY HOLLOW LANE (ROADWAY EASEMENT PER INSTRUMENT NUMBER 2006000268149); THENCE N.87°11'50"E. ALONG SAID RIGHT OF WAY LINE FOR 45.00 FEET; THENCE N.02°48'10"W. ALONG THE EAST LINE OF SAID RIGHT OF WAY FOR 50.00 FEET; THENCE N.87°11'50"E. FOR 94.03 FEET; THENCE N.01°10'57"W. FOR 923.88 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CORKSCREW ROAD; THENCE S.88°36'12"E., ALONG SAID RIGHT OF WAY LINE, FOR 84.25 FEET; THENCE S.51°10'56"E., ALONG SAID RIGHT OF WAY LINE, FOR 83.32 FEET TO THE WEST RIGHT OF WAY LINE OF VIA COCONUT POINT (SANDY LANE EXTENSION); THENCE S.01°10'57"E., ALONG SAID RIGHT OF WAY LINE, FOR 998.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1722.00 FEET, DELTA ANGLE OF 5°19'22", CHORD BEARING S.03°50'38"E., CHORD DISTANCE OF 159.92 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 159.98 FEET; THENCE S.01°59'29"W., ALONG SAID RIGHT OF WAY LINE, FOR 1.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 807056.190 SQUARE FEET, OR 18.527 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 34 AS BEARING N.01°10'17"W.



PHILLIP M. MOULD
LS #6515
JULY 21, 2014

Deed 10.50

1 1991 01

INSTR # 5124379
OR BK 03405 PG 2759

RECORDED 05/02/01 05:06 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 10.50
DOC TAX PD (F.S. 201.02) 3,500.00
DEPUTY CLERK M Robinson

Prepared by and return to:
Truman J. Costello, P.A.
Costello, Sims & Royston
Post Office Drawer 60205
Fort Myers, Florida 33906
(941) 939-2222
Parcel Identification Number:34-46-25-01-0000C.035C

WARRANTY DEED

THIS INDENTURE, made this 19th day of March, 2001, between Zefir Hansen, having a mailing address of P.O. Box 8004, Spanga Sweden, herein called Grantor, and Stephanie Miller, trustee of the Land Trust Agreement dated March 21, 1997, granting to said Trustee and her successors in trust, the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein, having a mailing address of: 1700 Medical Lane, Fort Myers, Florida 33907, herein called Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, her successors and assigns forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to-wit:

See attached Exhibit "A"

The above described property does not constitute the homestead of the Grantor nor is such property contiguous to Grantor's homestead.

and the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has executed this deed on the date above stated.

Signed, sealed and delivered in the presence of:

Carina Nystrom
Witness
CARINA NYSTROM
Typed/Printed Name of Witness

Zefir Hansen
Zefir Hansen

Marita Niemi
Witness
MARITA NIEMI
Typed/Printed Name of Witness

SWEDEN
COUNTRY
STOCKHOLM
COUNTY OR PROVINCE

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the Country and County or Province aforesaid to take acknowledgments, personally appeared ZEFIR HANSEN, who is personally known to me and who executed the foregoing instrument and acknowledged before me that he executed same for the purposes therein expressed.

WITNESS my hand and official seal in the Country and County or Province last aforesaid this 20th day of April, 2001.

Per-Olof Lefwerth
Notary Public
Per-Olof Lefwerth
Typed/Printed name of notary
Commission No. _____
Commission Expires: 03/23/01

SEAL

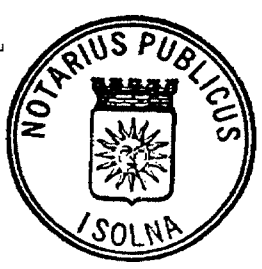


EXHIBIT "A"

LEGAL DESCRIPTION

That Lee County, Florida real property described as:

The East 198' of the East Half of the Southeast Quarter of the Northeast Quarter of Section 33, Township 46 South, Range 25 East, Lee County, Florida, less road right-of-way.

Excepting Therefrom:

That part of:

The East 198 feet of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 46 South, Range 25 East:

Lying within 40 feet of the Survey Line on State Road S-850, Section 12640, said Survey Line being described as follows:

Begin on the Westerly boundary of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 46 South, Range 25 East at a point 25 feet Southerly of the NW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 33, said corner being 656.30 feet Northerly of the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ said Section 33, run thence North 89° 34' 34" East 1318.30 feet to the Easterly boundary of said Section 33 at a point 46.64 feet Southerly of the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 33, said corner being 1308.09 feet Northerly of the SE corner of the NE $\frac{1}{4}$ of said Section 33.

INSTR # 2006000268149, Doc Type D, Pages 3, Recorded 07/06/2006 at 04:06 PM,
Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D \$1645.00 Rec. Fee
\$27.00 Deputy Clerk TBAER

Prepared by and return to:

Truman J. Costello, P.A.
12670 New Brittany Blvd.
Fort Myers, FL 33907
239-939-2222
File Number: 05-8421
Will Call No.:

Parcel Identification No. 33-46-25-00-00018.0090

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 6th day of July, 2006 between Michael Redburn and Audrey Redburn, husband and wife whose post office address is 21351 Happy Hollow Lane, Estero, FL 33928 of the County of Lee, State of Florida, grantor*, and Wildcat Hollow, LLP, a Florida limited liability partnership whose post office address is 9250 Corkscrew Road, Suite 8, Estero, FL 33928 of the County of Lee, State of Florida, grantee*,

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

See attached Exhibit "A"

This Deed is given pursuant to and in satisfaction of that Memorandum of Contract and Agreement Not to Further Encumber dated April 10, 2006 and recorded as Instrument Number 2006000150968 in the Public Records of Lee County, Florida.

Subject to taxes for 2006 and subsequent years, and easements, restrictions and reservations of record.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sidne Turnbull
Witness Name: SIDNE TURNBULL

Theresa L. Floyd
Witness Name: Theresa L. Floyd

Sidne Turnbull
Witness Name: SIDNE TURNBULL

Theresa L. Floyd
Witness Name: Theresa L. Floyd

Michael Redburn (Seal)
Michael Redburn

Audrey Redburn (Seal)
Audrey Redburn

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 6th day of July, 2006 by Michael Redburn and Audrey Redburn, husband and wife, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Sidne Turnbull
Notary Public

Printed Name: SIDNE TURNBULL

My Commission Expires: _____

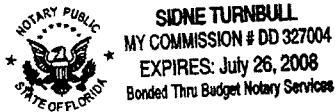


EXHIBIT "A"

A Lot or parcel of land lying in the East half of the Southeast Quarter of the Northeast Quarter of Section 33, Township 46 South, Range 25 East, which lot or parcel is described as follows:

From the Northeast Corner of the East Half of the Southeast Quarter of the Northeast Quarter of Section 33, Township 46 South, Range 25 East run South $01^{\circ}11'50''$ East along the Easterly line of said Section 33 for 71.58 feet to a point on the Southerly maintained right of way line (maintained right of way width 50.00 feet) of a County Road (Corkscrew Road); thence run South $89^{\circ}39'50''$ West along said southerly maintained right of way line for 338.64 feet; thence run South $02^{\circ}48'10''$ East along the Easterly line of a 50 feet wide roadway easement for 952.40 feet; thence run North $87^{\circ}11'50''$ East along the northerly line of a 50 feet wide roadway easement for 20.00 feet to the point of beginning of the herein described lot or parcel. From said point of beginning run South $02^{\circ}48'10''$ East along the Easterly end of said roadway easement for 50.00 feet; thence run south $87^{\circ}11'50''$ west along the southerly line of said roadway easement for 45.00 feet; thence run south $06^{\circ}32'20''$ East for 241.78 feet to the East-West one-quarter section line of said Section 33; thence run North $88^{\circ}26'30''$ East along said East-West one quarter section line for 114.99 feet, more or less, to a point bearing South $88^{\circ}26'30''$ West 198.00 feet from the East one quarter corner of said Section 33; thence run North $1^{\circ}11'50''$ West along a line parallel with the Easterly line of said Section 33 for 293.86 feet; thence run South $87^{\circ}11'50''$ West for 93.96 feet to the point of beginning; Subject to and together with the hereinabove mentioned 50 feet wide roadway easement.



INSTR # 6112840
OR BK 04174 Pgs 0775 - 777; (3pgs)
RECORDED 01/15/2004 04:44:03 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 15.00
DEED DOC 0.70
DEPUTY CLERK C Keller

Prepared by and return to:
Truman J. Costello, P.A.
Costello, Sims & Royston
Post Office Drawer 60205
Fort Myers, Florida 33906
(239) 939-2222

Parcel Identification Numbers: 34-46-25-01-0000C.0150

WARRANTY DEED

③ THIS INDENTURE, made this 9th day of January, 2004 between Stephanie Miller and Gregory F. Toth, husband and wife having a mailing address of 12651 McGregor Blvd. 4-403, Fort Myers, FL 33919, herein called Grantor, and Stephanie Miller, trustee under Land Trust Agreement dated January 9th, 2004, having a mailing address of: 12651 McGregor Blvd. 4-403, Fort Myers, FL 33919, herein called Grantee, granting to said Trustee and her successors in trust, the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, her successors and assigns forever, the following described land, situate, lying and being in the County of Lee, State of Florida, to-wit:

See attached Exhibit "A"

Subject to easements, restrictions and reservations of record, and taxes for the current and subsequent years;

and the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has executed this deed on the date above stated.

Signed, sealed and delivered in the presence of:

Gwen R. Messersmith
Witness
Gwen R. Messersmith
Typed/Printed Name of Witness

Stephanie Miller
Stephanie Miller

Cynthia L. McKinley
Witness
Cynthia L. McKinley
Typed/Printed Name of Witness

Gregory F. Toth
Gregory F. Toth

STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Stephanie Miller and Gregory F. Toth, who are personally known to me, or who produced a _____ as identification and who executed the foregoing instrument and acknowledged before me that they executed same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of January, 2004.

SEAL



GWEN R. MESSERSMITH
MY COMMISSION # DD 212108
EXPIRES: June 13, 2007
Bonded Thru Budget Notary Services

Gwen R. Messersmith

Notary Public State of Florida

Exhibit "A"

DESCRIPTION
OF A PARCEL
LYING IN
SECTION 33, T-46-S, R-25-E,
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEING FUTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 33 AND THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S.89°38'42"W., ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 A DISTANCE OF 428.16 FEET TO A POINT ON THE EASTERLY LINE OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY, AS PER THE RIGHT OF WAY MAP THEREOF, DATED DECEMBER 6, 1923; THENCE S.09°17'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 669.75 FEET; THENCE N.89°38'42"E., A DISTANCE OF 319.66 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE N.00°01'41"E., ALONG SAID EAST LINE A DISTANCE OF 661.63 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AS HAVING AN ASSUMED BEARING OF N.00°01'41"E.

PREPARED BY:
BCI ENGINEERS AND SCIENTISTS, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 6868

DENNIS A. MILLER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. LS 5626

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PAGE 1

Exhibit "A"

DESCRIPTION
OF A PARCEL
LYING IN
SECTION 33, T-46-S, R-25-E,
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 33 AND THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S.00°01'41"W., ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 A DISTANCE OF 661.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S.00°01'41"W., ALONG SAID EAST LINE A DISTANCE OF 1949.18 FEET TO A POINT ON THE EASTERLY LINE OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY, AS PER THE RIGHT OF WAY MAP THEREOF, DATED DECEMBER 6, 1923; THENCE N.09°17'43"W., ALONG SAID EASTERLY LINE A DISTANCE OF 1973.11 FEET; THENCE N.89°38'42"E., A DISTANCE OF 319.66 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AS HAVING AN ASSUMED BEARING OF N.00°01'41"E.

PREPARED BY:
BCI ENGINEERS AND SCIENTISTS, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 6868

DENNIS A. MILLER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. LS 5626

C:\My Documents\Dennis\Misc BCI\8652SLEG.doc

This Instrument Prepared by:
DIVISION OF COUNTY LANDS
Post Office Box 398
Fort Myers, Florida 33902-0398

STRAP No. 34-46-25-01-0000C.017A



INSTR # 6652151
OR BK 04595 Pgs 2269 - 2271; (3pgs)
RECORDED 02/17/2005 08:36:19 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 27.00
DEED DOC 0.70
DEPUTY CLERK T Baer

**COUNTY DEED
(Statutory)**

THIS DEED, executed this 25th day of January, 2005, by **LEE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**, whose address is Post Office Box 398, Fort Myers, Florida 33902-0398, COUNTY, to Stephanie Miller, Trustee of the Land Trust dated March 21, 1997, whose address is 12651 McGregor Blvd. 4-403, Fort Myers, FL 33919, Grantee.

WITNESSETH: The COUNTY, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs and assigns forever, the following described land, lying and being in Lee County, Florida:

SEE ATTACHED EXHIBIT "A"

3

In accordance with Florida Statutes s. 270.11, the COUNTY hereby reserves an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the subject land and an undivided one-half interest in all the petroleum that is or may be in, on, or under the subject land with the privilege to mine and develop each interest. Provided, however, the right of entry with respect to any interest in phosphate, minerals, metals or petroleum reserved in favor of the County is hereby released if the subject parcel being conveyed is or has always been a contiguous tract of less than 20 acres in the aggregate under the same ownership.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described, and does not warrant the title or represent any state of facts concerning the title.

IN WITNESS WHEREOF the COUNTY has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, the day and year above.

(OFFICIAL SEAL)

ATTEST:
CHARLIE GREEN, CLERK

By: Tom Pearce
Deputy Clerk



LEE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By: [Signature]
Chairman

APPROVED AS TO LEGAL FORM:

[Signature]
Office of County Attorney

C6a
1-25-05

HM PROJECT #1997079
9/23/2004
REF. DWG. #B-4971

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTH HALF OF LOT 17, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.01°09'58"W., ALONG THE WEST LINE OF SAID LOT 16 AND LOT 17, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FOR A DISTANCE OF 1,985.32 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 17, AND TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.01°09'58"W., ALONG THE WEST LINE OF SAID LOT 17, FOR A DISTANCE OF 410.96 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS N.74°59'12"E., A DISTANCE OF 1,722.00 FEET THEREFROM; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,722.00 FEET, THROUGH A CENTRAL ANGLE OF 09°59'52", SUBTENDED BY A CHORD OF 300.10 FEET AT A BEARING OF S.20°00'43"E., FOR A DISTANCE OF 300.48 FEET TO THE END OF SAID CURVE; THENCE RUN S.25°00'39"E., FOR A DISTANCE OF 141.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 17; THENCE RUN S.89°54'18"W., ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 17, FOR A DISTANCE OF 154.35 FEET, TO THE POINT OF BEGINNING; CONTAINING 0.655 ACRES, MORE OR LESS.

THIS PROPERTY SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

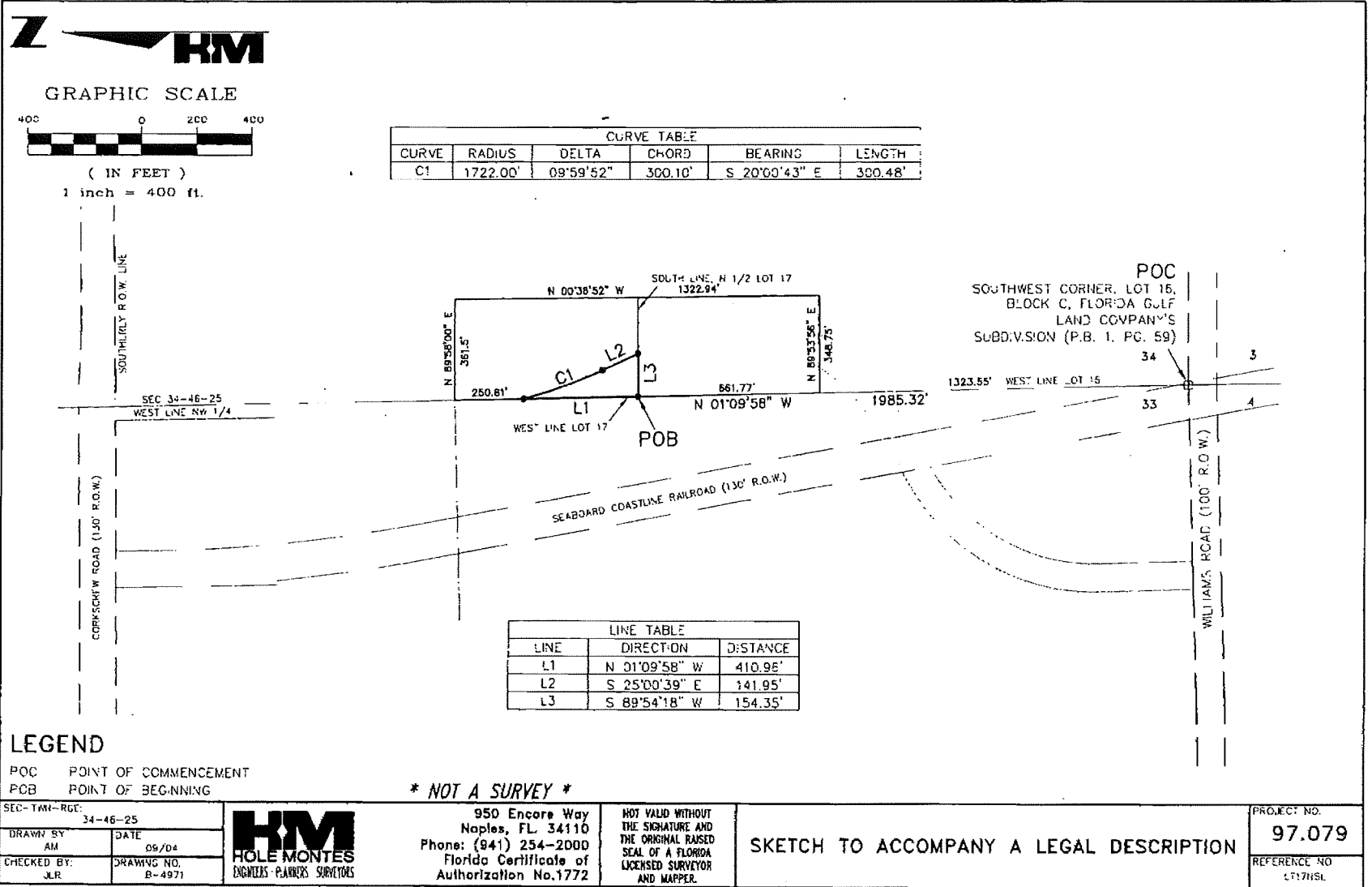
BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF LOT 16, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING N.01°09'58"W.

EXHIBIT -

A

Page 1 of 2

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33-46-25-00-00010.0000
VILLAGE PARTNERS LLC
9130 CORSEA DEL FONTANA WAY
NAPLES, FL 34109

33-46-25-00-00018.0120
LOZADA DAMARIS L
PO BOX 184
ESTERO, FL 33928

33-46-25-00-00013.0000
VILLAGE PARTNERS LLC
9130 CORSEA DEL FONTANA WAY
NAPLES, FL 34109

33-46-25-00-00018.0130
LOPEZ OTILA
PO BOX 33
ESTERO, FL 33928

33-46-25-00-00018.0030
MONTGOMERY PHYLLIS J
21271 HAPPY HOLLOW LN
ESTERO, FL 33928

33-46-25-00-00019.0000
ESTERO NORTH POINT LTD
4200 GULF SHORE BLVD N
NAPLES, FL 34103

33-46-25-00-00018.0040
MY SAMANTHA LLC
700 INDIAN BEACH CIRCLE
SARASOTA, FL 34234

33-46-25-00-00020.0000
CSX TRANSPORTATION INC
500 WATER ST
JACKSONVILLE, FL 32202

33-46-25-00-00018.004A
CORDERO NELSON SR +
18624 EVERGREEN RD
FORT MYERS, FL 33967

34-46-25-00-00005.0000
MILLER STEPHANIE TR
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-00-00018.0050
LENGER CHARLENE J
700 INDIAN BEACH CIR
SARASOTA, FL 34234

34-46-25-00-00005.0010
MILLER STEPHANIE TR
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-00-00018.0060
CRUZ RAMONA PITRE
21301 HAPPY HOLLOW LN
ESTERO, FL 33928

34-46-25-00-00005.0020
MILLER STEPHANIE TR
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-00-00018.0070
LOZADA FELIX JR
21270 HAPPY HOLLOW LN
ESTERO, FL 33928

34-46-25-01-0000C.035A
MILLER STEPHANIE TR
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-00-00018.0100
GARCIA ANDY G +
PO BOX 207
BONITA SPRINGS, FL 34133

34-46-25-01-0000C.0350
MILLER STEPHANIE TR
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-00-00018.0110
VILLARREAL ALICIA
PO BOX 621
BONITA SPRINGS, FL 34133

34-46-25-01-0000C.017A
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

34-46-25-01-0000C.035E
MILLER STEPHANIE TR
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-02-00000.0050
US BANK NA TR
PROPERTY TAX DEPT
PO BOX 790830
SAN ANTONIO, TX 78279

34-46-25-01-0000C.035C
MILLER STEPHANIE TR
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-01-00000.006A
CORKSCREW VILLAGE SELF STORAGE
HENNELLS + CORIFE WIEBEL
PO BOX 1658
BONITA SPRINGS, FL 34133

34-46-25-01-0000C.035D
MILLER STEPHANIE TR
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-00-00019.0070
DMM DEVELOPMENT LTD PNTSHP
24880 BURNT PINE DR STE 8
BONITA SPRINGS, FL 34134

34-46-25-01-0000C.0140
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

33-46-25-00-00019.007A
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

34-46-25-01-0000C.0150
GESS FAMILY PARTNERSHIP 45%+
9000 WILLIAMS RD
ESTERO, FL 33928

34-46-25-00-00002.0020
RD INVESTMENT PROPERTIES LLC
5621 STRAND BLVD STE 209
NAPLES, FL 34110

34-46-25-01-0000C.0190
LEE COUNTY DIST SCHOOL BOARD
2855 COLONIAL BLVD
FORT MYERS, FL 33966

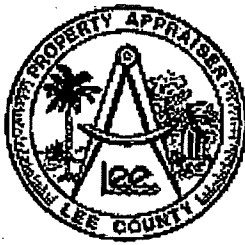
33-46-25-00-00023.0000
CSX TRANSPORTATION INC
500 WATER ST
JACKSONVILLE, FL 32202

34-46-25-01-0000C.0160
CHRIST COMMUNITY MINISTRIES
PO BOX 1080
ESTERO, FL 33929

34-46-25-01-0000C.035B
MILLER STEPHANIE TR
9250 CORKSCREW RD STE 8
ESTERO, FL 33928

33-46-25-00-00015.0010
US BANK NA TR
PROPERTY TAX DEPT
PO BOX 790830
SAN ANTONIO, TX 78279

33-46-25-02-00000.0040
CORKSCREW ENERGY LLC
1093 SHOTGUN RD
SUNRISE, FL 33326



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: 7/31/2014 2:06:03 PM
Buffer Distance: 500 ft
Parcels Affected: 36
Subject Parcels: 33-46-25-00-00018.0000, 33-46-25-00-00018.0090,
 33-46-25-00-00019.0010, 33-46-25-00-00019.0020,
 34-46-25-01-0000C.0170

<u>OWNER NAME AND ADDRESS</u>	<u>STRAP AND LOCATION</u>	<u>LEGAL DESCRIPTION</u>	<u>MAP INDEX</u>
VILLAGE PARTNERS LLC 9130 CORSEA DEL FONTANA WAY NAPLES, FL 34109	33-46-25-00-00010.0000 8901 CORKSCREW RD ESTERO FL 33928	W 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 S OF CRK LESS CORKSCREW RD	6
VILLAGE PARTNERS LLC 9130 CORSEA DEL FONTANA WAY NAPLES, FL 34109	33-46-25-00-00013.0000 8991 CORKSCREW RD ESTERO FL 33928	PARL IN NE 1/4 OF NE 1/4 S OF ESTERO R 1V LESS CORKSCREW RD	7
MONTGOMERY PHYLLIS J 21271 HAPPY HOLLOW LN ESTERO, FL 33928	33-46-25-00-00018.0030 21271 HAPPY HOLLOW LN ESTERO FL 33928	FR NE COR OF SE 1/4 OF NE 1/4 GO S ALG E LI OF SEC 71 FT TH GO W ALG CTY RD	8
MY SAMANTHA LLC 700 INDIAN BEACH CIRCLE SARASOTA, FL 34234	33-46-25-00-00018.0040 21250 HAPPY HOLLOW LN ESTERO FL 33928	PARL IN SE 1/4 OF NE 1/4 AS DESC OR 529 PG 601 LESS S 130 FT	9
CORDERO NELSON SR + 18624 EVERGREEN RD FORT MYERS, FL 33967	33-46-25-00-00018.004A 21256 HAPPY HOLLOW LN ESTERO FL 33928	PARL IN SE 1/4 OF NE 1/4 AS DESC IN OR 1953 PG 1294	10
LENGER CHARLENE J 700 INDIAN BEACH CIR SARASOTA, FL 34234	33-46-25-00-00018.0050 8980 CORKSCREW RD ESTERO FL 33928	BEG NE COR OF SE 1/4 OF NE 1/4 TH GO S ALG ELY LI OF SEC 71 FT TH W ALG CTY RD	11
CRUZ RAMONA PITRE 21301 HAPPY HOLLOW LN ESTERO, FL 33928	33-46-25-00-00018.0060 21301 HAPPY HOLLOW LN ESTERO FL 33928	PARL IN NE 1/4 AS DESC IN OR 1729 PG 0561	12
LOZADA FELIX JR 21270 HAPPY HOLLOW LN ESTERO, FL 33928	33-46-25-00-00018.0070 21270 HAPPY HOLLOW LN ESTERO FL 33928	BEG AT NE COR OF SE 1/4 OF NE 1/4 + RU S ALG E LI OF SEC 71 FT TH W ALG CTY RD	13
GARCIA ANDY G + PO BOX 207 BONITA SPRINGS, FL 34133	33-46-25-00-00018.0100 21350 HAPPY HOLLOW LN ESTERO FL 33928	FR NE COR OF SE 1/4 OF NE 1/4 RUN S 1 DEG 11 MIN 50 SEC E 71.58 FT TH S 89 DEG	14
VILLARREAL ALICIA PO BOX 621 BONITA SPRINGS, FL 34133	33-46-25-00-00018.0110 21330 HAPPY HOLLOW LN ESTERO FL 33928	FR NE COR OF E 1/2 OF SE 1/4 OF NE 1/4 RUN S 1 DEG 11 MIN 50 SEC E 71.58 FT	15
LOZADA DAMARIS L PO BOX 184 ESTERO, FL 33928	33-46-25-00-00018.0120 21300 HAPPY HOLLOW LN ESTERO FL 33928	FR NE COR OF E 1/2 OF SE 1/4 OF NE 1/4 RUN S 1 DEG 11 MIN 50 SEC E 71.58 FT	16
LOPEZ OTILA PO BOX 33 ESTERO, FL 33928	33-46-25-00-00018.0130 21331 HAPPY HOLLOW LN ESTERO FL 33928	FR NE COR OF E 1/2 OF SE 1/4 OF NE 1/4 RUN S 1 DEG 11 MIN 50 SEC E 71.58 FT	17
ESTERO NORTH POINT LTD 4200 GULF SHORE BLVD N NAPLES, FL 34103	33-46-25-00-00019.0000 ACCESS UNDETERMINED ESTERO FL	PARCEL LOC IN E 1/2 OF SECTION DESC IN INST 2006-65380	18
CSX TRANSPORTATION INC. 500 WATER ST. JACKSONVILLE, FL 32202	33-46-25-00-00020.0000 RAILROAD R/W ESTERO FL 33928	A STRIP OF LAND RR R/W RUNNING SELY ACROSS E 1/2 OF SEC LYING N OF CORKSCREW RD	19
MILLER STEPHANIE TR 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-00-00005.0000 9100 CORKSCREW RD ESTERO FL 33928	W 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 LESS PAR 5.001 + 5.002	20

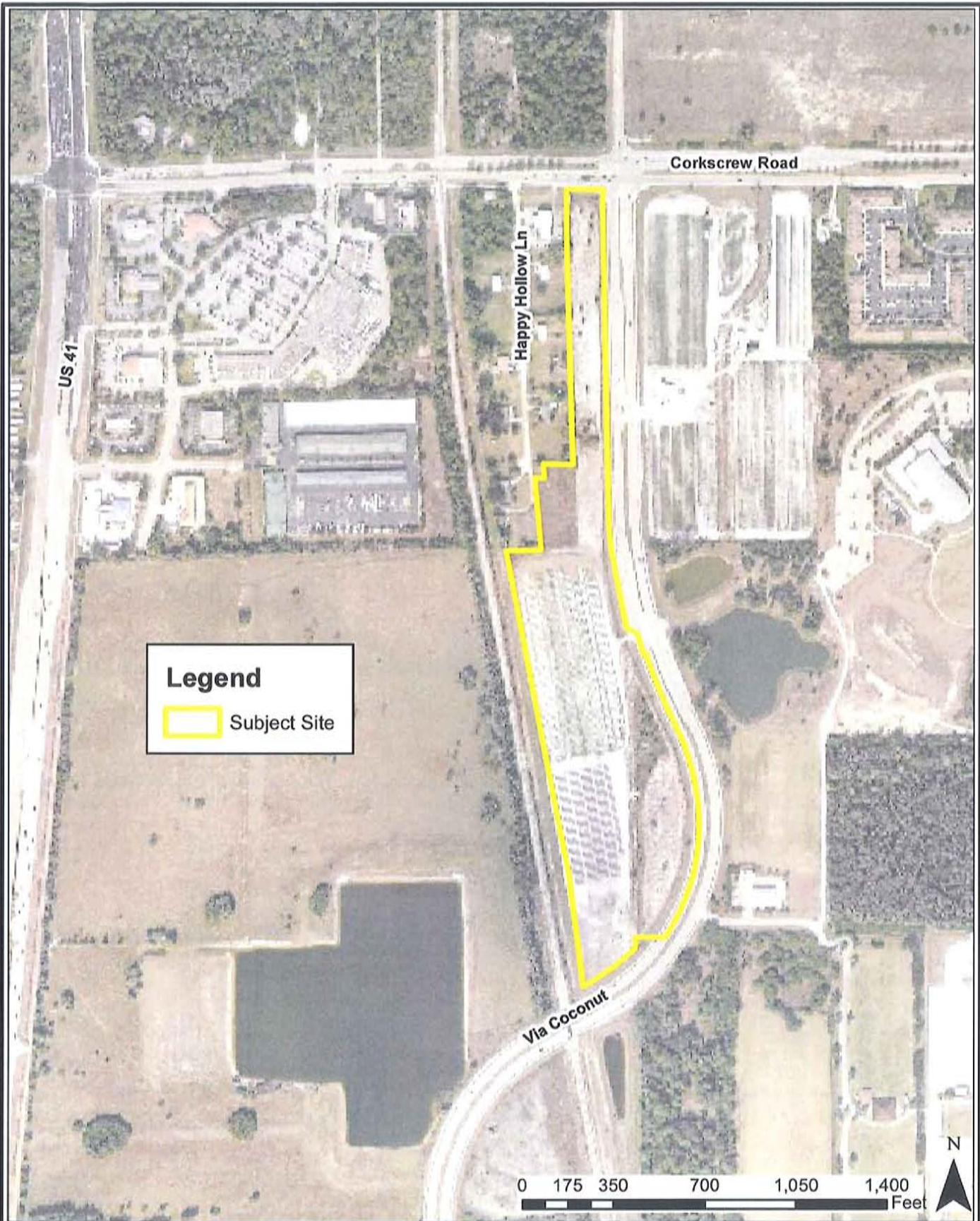
All data is current at time of printing and subject to change without notice.
 THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
MILLER STEPHANIE TR 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-00-00005.0010 9150 CORKSCREW RD ESTERO FL 33928	PARL IN W 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 LESS PARL 5.0+5.002+CORKSCREW RD	21
MILLER STEPHANIE TR 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-00-00005.0020 9050 CORKSCREW RD ESTERO FL 33928	PARL IN W 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 LESS PAR 5.0+5.002+CORKSCREW RD LESS ROW OR 4558/4802 + INST# 2007-177427	22
MILLER STEPHANIE TR 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-01-0000C.035A ACCESS UNDETERMINED ESTERO FL	FLA GULF LAND CO SUB BLK C PB 1 PG 59 TH E 326 FT OF TH N 240 FT	23
MILLER STEPHANIE TR 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-01-0000C.0350 21451 VIA COCONUT POINT ESTERO FL 33928	FLA GULF LAND CO SUBD BLK C PB 1 PG 59 PT LOT C35 TH WLY 335 FT LESS ROW OR 4558/4802	24
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	34-46-25-01-0000C.017A 9190-9398 CORKSCREW PALMS BLVD ESTERO FL 33928	FLA GULF LAND CO SUBD BLK C PB 1 PG 59 PT LOT C17 THE WLY 335 FT + LT 18 + OR 3028 PG 3722 +N 1/2 OF LTS 19 + 20 + PT LTS 21 + 22 + OR 1739 PG 2317 + R/W OR 2816 PG 551+ 4595/2265LESS OR 4595/2269	25
MILLER STEPHANIE TR 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-01-0000C.035E ACCESS UNDETERMINED ESTERO FL	FLA GULF LAND CO SUBD BLK C PB 1 PG 59 PT OF LOT 35	26
MILLER STEPHANIE TR 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-01-0000C.035C ACCESS UNDETERMINED ESTERO FL	FLA GULF LAND CO SUBD BLK C PB 1 PG 59 PT LOT 35 FR W 1/4 COR SEC	27
MILLER STEPHANIE TR 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-01-0000C.035D ACCESS UNDETERMINED ESTERO FL	FLA GULF LAND CO SUBD BLK C PB 1 PG 59 PT LOT 35 FR W 1/4 COR SEC	28
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	34-46-25-01-0000C.0140 9100 WILLIAMS RD ESTERO FL 33928	FLA.GULF LAND CO.SUBD. BLK.C PB 1 PG 59 LOT 14	29
GESS FAMILY PARTNERSHIP 45%+ 9000 WILLIAMS RD ESTERO, FL 33928	34-46-25-01-0000C.0150 9000 WILLIAMS RD ESTERO FL 33928	FLA.GULF LAND CO.SUBD. BLK.C PB 1 PG 59 LOT 15 LES 3028/3722	30
LEE COUNTY DIST SCHOOL BOARD 2855 COLONIAL BLVD FORT MYERS, FL 33966	34-46-25-01-0000C.0190 ACCESS UNDETERMINED ESTERO FL	FLA.GULF LAND CO.SUBD. BLK.C PB 1 PG 59 OR 399 P 801 S 1/2 LT 19	31
CHRIST COMMUNITY MINISTRIES PO BOX 1080 ESTERO, FL 33929	34-46-25-01-0000C.0160 ACCESS UNDETERMINED ESTERO FL	FLORIDA GULF LAND CO.SUB. BLK.C PB 1 PG 59 LOT 16 LESS OR 4477/2118 +LESS ROW OR 4565/495	32
MILLER STEPHANIE TR 9250 CORKSCREW RD STE 8 ESTERO, FL 33928	34-46-25-01-0000C.035B ACCESS UNDETERMINED ESTERO FL	FLA GULF LAND CO SUBD BLK C PB 1 PG 59 PART OF LOT 35 AKA LT 1 PARCEL 4 TOLOMEO FARMS UNREC	33
US BANK NA TR PROPERTY TAX DEPT PO BOX 790830 SAN ANTONIO, TX 78279	33-46-25-00-00015.0010 RIGHT OF WAY ESTERO FL	PAR IN S1/2 OF NE1/4 LYING W OF SEMINOLE GULF RAILWAY PER PB 60 PG 35	34
CORKSCREW ENERGY LLC 1093 SHOTGUN RD SUNRISE, FL 33326	33-46-25-02-00000.0040 8800 CORKSCREW RD ESTERO FL 33928	CORKSCREW VILLAGE PB 60 PGS 34 + 35 LOT 4	35
US BANK NA TR PROPERTY TAX DEPT PO BOX 790830 SAN ANTONIO, TX 78279	33-46-25-02-00000.0050 21301 S TAMIAMI TRL ESTERO FL 33928	CORKSCREW VILLAGE PB 60 PGS 34 + 35 LOT 5	36
CORKSCREW VILLAGE SELF STORAGE HENNELLS + CORIFE WIEBEL PO BOX 1658 BONITA SPRINGS, FL 34133	33-46-25-01-00000.006A 8900/8901 COMMONS WAY ESTERO FL 33928	SOUTH ESTERO COMMERCIAL CENTER PB 60 PG 23 LOT 6 + VACATE PER OR 3285 PG 2616	37
DMM DEVELOPMENT LTD PNTSHP 24880 BURNT PINE DR STE 8 BONITA SPRINGS, FL 34134	33-46-25-00-00019.0070 ACCESS UNDETERMINED ESTERO FL	PARL LOC IN SE 1/4 LYING E OF ACL RR DESC IN OR 3824/225 LESS ROW OR 4565 PG 828 + LESS INST# 2008000026181	38

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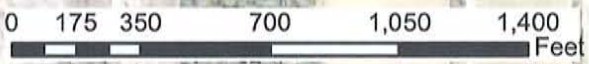
OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	33-46-25-00-00019.007A 21901 VIA COCONUT POINT ESTERO FL 33928	PARL LOC IN SE 1/4 LYING E OF ACL RR DESC IN INST# 2008000026181	39
RD INVESTMENT PROPERTIES LLC 5621 STRAND BLVD STE 209 NAPLES, FL 34110	34-46-25-00-00002.0020 9201 CORKSCREW RD ESTERO FL 33928	PARL LOC IN THE NW 1/4 OF OF THE NW 1/4 AS DESC IN OR 3649 PG 3766 LESS OR 4357 PG 1316	40
CSX TRANSPORTATION INC 500 WATER ST JACKSONVILLE, FL 32202	33-46-25-00-00023.0000 RAILROAD RIGHT OF WAY ESTERO FL	A STRIP OF LAND RR R/W RUNNING SELY ACROSS E 1/2 OF SEC LYING S OF CORKSCREW RD	41

L:\2014\000020149788-000 - Focus Dev Group (Coconut Apts - CPA & Rezoning)\Permitting\PD Application\GIS\LandUseMap.mxd



Legend

Subject Site



JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

**Focus Development Group - Via Coconut
Aerial Map**

DATE	PROJECT	FILE NO.	SCALE	SHEET
07/11/2014	20149788-000	33-46-25 34-46-25	AS SHOWN	1

**Focus Development Group
Via Coconut Urban Place
Comprehensive Plan Amendment
Existing and Future Conditions Analysis**

WATER

Existing Conditions

Presently, there are no existing utilities along the Via Coconut frontage of the subject site. There is an existing Lee County Utilities 12-inch water main at the southwestern corner of the intersection of Corkscrew Road and Via Coconut.

Plant Capacity

The Corkscrew Water Treatment Plant services the water main to the north of the project site. Presently this plant is designed for 15 Million Gallons per Day (MGD) of production. Per the Lee County Concurrency Report (2013), the projected Peak Month Daily usage is approximately 13.3MGD for 2014. Therefore, there is an estimated surplus capacity of 1.7 MGD.

The existing South Florida Water Management District (SFWMD) consumptive water use permit #36-00003-W (which covers the Olga, Green Meadows and Corkscrew plants) states that the permitted allocation is 30.37 MGD of raw water during a maximum month. Per the Lee County Concurrency Report, a total of 21.3 MGD of finished water was actually produced by the three water treatment plants during 2012.

Future Conditions

For this project, the ideal scenario to provide potable water to the project site would be to install a water main that ties into the existing Lee County Utilities' 12-inch water main at the southwestern corner of the intersection of Corkscrew Road and Via Coconut.

The Factors shown within Table 1 are provided from Lee County Utilities Operations Manual.

Table 1: Proposed Water and Wastewater Flows

Unit Type	Units or Square Feet	Factor	Average Daily Flow (GPD)	Average Daily Flow (GPM)	Peak Factor	Peak Day Flow (GPM)
Multi-family	333 units	200 GPD/Unit	66,600	46.25	3	139
Commercial	30,000 S.F.	15 GPD/100 S.F.	4,500	3.13	3.5	11
TOTALS			71,100	49	7	150

Minimum Level of Service

As stated within Lee Plan Policy 95.1.3:

Minimum Acceptable Level of Service (LOS):

Within certificated, franchised, or designated service areas only: supply and treatment capacity of 250 gallons per day per Equivalent Residential Connection (ERC) for the peak month, except that facilities serving only mobile home residential structures must have

**Focus Development Group
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Comprehensive Plan Amendment**

Existing and Future Conditions Analysis

a capacity of 187.5 gallons per day, and facilities serving only travel trailer residential structures must have a capacity of 150 gallons per day. Where a private water utility has provided an alternate standard for application within its certificated or franchised area, and that standard has been adopted into this comprehensive plan, that will be the standard to be used for concurrency management in the respective certificated or franchised area.

Currently, the County meets the minimum LOS for the Green Meadows Water Treatment Plant. There is a surplus of 6,800 ERC's of additional flow based on 1.7 MGD of available capacity. Per the Bureau of Economic Business Research, Lee County is projected to grow by approximately 50% by 2030 in population.

The anticipated demand of 71,100 GPD for this project adds approximately 285 ERC's to the treatment facility. It appears that the present plant capacity should be able to accommodate this project.

SANITARY SEWER

Existing Conditions

Presently, there are no sanitary sewer utilities along the Via Coconut frontage of the subject site. There is an existing Lee County Utilities force main located along Corkscrew Road.

Future Conditions

An internal sanitary sewer system and lift station will be installed on site to collect all the wastewater. A force main will connect to the existing Lee County Utilities 12-inch force main at the northwestern corner of the intersection of Sandy Lane (Via Coconut transitions into Sandy Lane north of Corkscrew Road) and Corkscrew Road.

Minimum Level of Service

As stated within Lee Plan Policy 95.1.3:

Minimum Acceptable Level of Service:

Within certificated, franchised, or designated service areas only: average treatment and disposal capacity of 200 gallons per day per Equivalent Residential Connection (ERC) for the peak month, except that facilities serving only mobile home residential structures must have a capacity of 150 gallons per day, and facilities serving only travel trailer residential structures must have a capacity of 120 gallons per day. Where a private sewer utility has provided an alternate standard for application within its certificated or franchised area, and that standard has been adopted into this comprehensive plan, that will be the standard to be used for concurrency management in the respective certificated or franchised area.

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Currently, the County meets the minimum LOS for the Three Oaks WWTP; there is a surplus of 13,755 ERC's (2.75 MGD) of additional flow based on 6.0 MGD minus 3.25 MGD (per projections in Lee County Concurrency Report 2013) of available capacity.

The anticipated 71,100 GPD for this project adds approximately 356 ERC to the treatment facility. It appears that the present plant capacity should be able to accommodate this project.

RECLAIMED WATER

Existing Conditions

Presently, there is no recorded Agreement for the Delivery and Use of Reclaimed Effluent Water to this subject property. The Three Oaks WWTP is currently at maximum capacity for reclaimed water demands.

SURFACE WATER/DRAINAGE BASINS

The proposed project's surface water management system will be designed to South Florida Water Management District (SFWMD) standards set forth in the Environmental Resource Permit Applicant's Handbook Volume I and Volume II (AH Vol. I and AH Vol. II), Rule 40E-4 and Chapter 62-330 F.A.C.

A search of the SFWMD ePermitting database showed no existing Environmental Resource Permits (ERPs) on the property, however, ERPs have been issued for adjacent properties. The adjacent property permits will provide surface water management design criteria and data that will provide information for the design of the proposed development. The proposed project will need to obtain a new Individual ERP from the SFWMD. Additionally, water use permit applications to SFWMD will be required for any proposed consumptive water uses for the project or dewatering activities during construction and may require concurrent review with the ERP application.

Allowable Discharge and Flood Stages

The project site is located within the Estero Bay watershed. The Lee County Surface Water Master Plan established an allowable discharge rate of 42 csm (cfs/sq. mile) for projects within the Estero Bay watershed for the 25 year - 3 day storm event. The allowable discharge for a 18.53 acre site within the Estero Bay watershed is 1.122 cfs during the 25 year - 3 day storm event. A minimum perimeter elevation (or perimeter berm) and water control structure will be used to attenuate storm water runoff from the developed site for the 25 year - 3 day storm event. The proposed minimum road and parking are elevations will be established based on the 5 year - 1 day storm event stage simulated in a hydraulic model of the project and/or Lee County requirements. The site is located in a FEMA Flood Zone X (area of minimal flood hazard). Minimum finished floor elevations will be established above the 100 year - 3 day storm event stage as predicted by the hydraulic model.

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Water Quality

Water quality treatment will be provided as required by the SFWMD Applicant's Handbook Volume II and F.A.C. 62-330. Volumetric water quality requirements will be provided through wet and/or dry detention systems. The volume provided will meet SFWMD criteria as required in section 4.2.1 of the Applicant's Handbook Volume II. Wet detention, if used, "shall be provided for the first inch of runoff from the developed project, or the total runoff of 2.5 inches times the percentage of imperviousness, whichever is greater" [AH Vol. II 4.2.1(a)1]. Dry detention, if used, "shall be provided equal to 75 percent of the above computed for wet detention" [AH Vol. II 4.2.1(a)2]. The commercial zoned portion of the project will provide at least one-half inch of dry detention or pretreatment as part of the required detention system as required in AH. Vol. II 4.2.2(a). SFWMD requires projects having greater than 40% impervious area and which discharge directly to receiving waters listed in AH Vol. II 4.2.2(b), including OFWs as defined in Chapter 62-302 F.A.C., to provide at least one half inch of dry detention pretreatment as part of the required detention. The proposed project will discharge directly to the railroad drainage canal upstream of the Estero River, an OFW. The dry detention pretreatment for the residential portion of the project, if required, will be determined by the SFWMD during the permit application process or a pre-application meeting with SFWMD may be sought to determine this requirement prior to application submittal.

Additional Water Quality

SFWMD requires that systems which have a direct discharge to an OFW, must provide an additional fifty percent of the required treatment. The additional treatment, if required, will also be determined by the SFWMD during the permit application process or a pre-application meeting with SFWMD may be sought to determine this requirement prior to application submittal. In southwest Florida, particularly Lee County, when this additional treatment volume is required for projects that also attenuate the 25 year - 3 day storm event in the same system, the additional volume can be provided through a reconfiguration of the proposed control structure without needing additional land area for the additional treatment volume. The additional treatment volume will be provided if required by SFWMD.

PARKS, RECREATION AND OPEN SPACE

Existing Condition – Regional Parks

The surrounding community has adequate levels of service related to parks and recreation. Specific community facilities available and adequate to serve the project exist within close proximity, including: Estero Community Park is within walking distance, and schools that provide opportunity for recreation including Pinewoods Elementary School within 3.2 miles, Bonita Springs Charter School within 9 miles, and Estero High School within 1.5 miles.

Policy 95.1.3 of the Lee Plan establishes minimum acceptable level of service standards for regional parks at 6 acres of developed regional park land open for public use per 1,000 total seasonal county population. The 2013 estimated functional population of

**Focus Development Group
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Existing and Future Conditions Analysis

Lee County was 759,173 based on BEBR Estimates. At that functional population estimate, the need for regional park acreage to meet minimum level of service standards calculates to 4,555.04 acres.

According to the Lee County 2013 Concurrency Report, there are 7,220 acres of existing Regional Parks currently operated by the County, City, State and Federal governments.

Minimum level of service standards are currently met and exceeded for Regional Parks.

Future Condition – Regional Parks

The proposed addition of 333 dwelling units with up to 2.34 persons per household (*source*: BEBR estimated persons per household for Lee County, 2013) is equivalent to a need of 4.68 acres of Regional Park.

The proposed Via Coconut project calculates to a regional park need of 4.68 acres, so the existing facilities are more than adequate to satisfy the level of service needed for the proposed development. The existing supply shall meet the minimum level of service standard as well as the “Desired Future Level of Service Standard” for the population through 2018, as stated in the 2013 Lee County Concurrency Report.

Existing Condition – Community Parks and Recreation Centers

Policy 95.1.3 of the Lee Plan establishes minimum acceptable level of service standard for community parks at 0.8 acres of developed standard community parks open for public use per 1,000 permanent population, unincorporated county only. The subject site is within the Estero/San Carlos/Three Oaks Community Park Benefit District. The 2013 Lee County Concurrency Report lists Estero Community Park and Recreation Center, Karl Drews Community Center and Park, San Carlos Pool, and Three Oaks Community Park, totaling 113 acres within this Benefit District. Also listed are two existing community parks jointly used with the School District: Estero High School and San Carlos Elementary School, totaling 19 acres. The cumulative total of 132 acres is approximately triple the minimum level of service requirement for the Benefit District.

The Estero Community Park located within 0.4 miles of the subject site encompasses 65 acres. At 65 acres, Estero Community Park is adequate to serve a population of up to 81,250 permanent residents according to the minimum level of service standard.

Within the Census-designated boundary for Estero, the 2010 permanent population was 22,612, which generated a minimum community park demand equivalent to 18.09 acres based on LOS of 0.8 acres per 1,000 permanent population.

The Estero Community Park contains a 40,000 square foot community recreation center. Objective 83.2 of the Lee Plan states that Lee County will provide four Community Recreation Centers of 25,000 square feet or more to provide for the need of unincorporated Lee County residents. The recreation center at Estero Community Park is an adequate facility, well exceeding the minimum size by 15,000 square feet.

**Focus Development Group
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Comprehensive Plan Amendment**

Existing and Future Conditions Analysis

Future Condition – Community Parks and Recreation Centers

The Estero Planning Community population distribution per Table 1(b) Year 2030 Allocations is 25,577 (Ordinance 14-14), which generates a minimum community park demand of 20.46 acres (at 0.8 acres of community parks per 1,000 permanent population). The proposed addition of 333 dwelling units with up to 2.34 persons per household (*source*: BEBR estimated persons per household for Lee County, 2013) is equivalent to a need of 0.63 acres of Community Park.

Given a 2030 allocation of 25,577 resulting in a Community Parks requirement of 20.46 acres, the Estero Community Park exceeds minimum level of service standards for community parks for the Planning Community of Estero by over 40 acres. The proposed Via Coconut project calculates to a community park need of 0.63 acres, so the existing facilities are more than adequate to satisfy the level of service needed for the proposed development.

The recreation center at Estero Community Park satisfies the community's need for a recreation center and exceeds the minimum size by 15,000 square feet, therefore it should appropriately provide for the recreation center needs generated by the proposed 333 multifamily units.

The 2013 Lee County Concurrency Report reflects that the Estero/San Carlos/Three Oaks Community Park Benefit District has resources to meet the minimum level of service standards, as well as the "Desired Future Level of Service Standard" for Community Parks through 2018, and those resources will accommodate the proposed additional population associated with the proposed project well into the future.

PUBLIC SCHOOLS

A letter dated August 8, 2014 from the Lee County School District indicated that there are sufficient school seats available for the anticipated student generation associated with 333 multi-family units.



Estero Fire Rescue
21500 Three Oaks Parkway
Estero, Florida 33928
(239) 390.8000
(239) 390.8020 (Fax)
www.esterofire.org

August 7, 2014

Mr. Robert Modys, Planner
Johnson Engineering
6941 SW 196th Avenue
Pembroke Pines, Florida

Mr. Modys,

Please accept this letter as proof of Service Availability for the following location 21650 Via Coconut Point Estero Florida. This parcel is within the boundaries of the Estero Fire Rescue District.

Estero Fire Rescue is capable of providing both Fire Protection and Advanced Life Support – Non Transport services for these parcels.

Should you require any additional information please feel free to contact me at 239-390-8000.

Respectfully,

A handwritten signature in black ink, appearing to read 'Phillip Green', written over a horizontal line.

Phillip Green
Division Chief of Prevention
Estero Fire Rescue



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
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Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

August 15, 2014

Robert Modys
Johnson Engineering
6941 SW 196th Ave, Suite 32
Pembroke Pines, FL 33332

Re: Letter of Service Availability

Mr. Modys,

I am in receipt of your email dated August 7, 2014, requesting a Letter of Service Availability for the development of property at 21650 Via Coconut Point 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 21; 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 current response times in that area are compliant with this ordinance. 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, 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

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

August 12, 2014

Robert Modys
Johnson Engineering
6941 SW 196th Avenue, Suite 32
Pembroke Pines, Florida 33332

Mr. Modys,

The proposed development at 21650 Via Coconut Point in Estero, Florida, does not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

As such, this agency does not object to a Comprehensive Plan Amendment application for this location that would allow development of 333 multifamily residential units and 30,000 square feet of commercial retail on behalf of Focus Development Group, LLC. We will provide law enforcement services primarily from our South District office in Bonita Springs.

At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments.

Please contact Crime Prevention Practitioner Trisha Bissler at 477-1801 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in black ink, appearing to read "Kathryn Rairden".

Kathryn Rairden,
Major, Patrol Bureau





August 7, 2014

Johnson Engineering
Post Office Box 1550
Fort Myers, Florida 33902

RE: Trash Service
Estero Planning Community Comprehensive Plan Amendment – 21650 Via Coconut
Point, Estero

Dear Sir:

Please be advised that Waste Pro provides weekly trash and recycling service to 21650 Via Coconut Point, Estero, Florida. In addition, please be advised that Lee County Solid Waste Incinerator has sufficient capacity to dispose of solid waste.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Paul Flores", is written over a light blue horizontal line.

Paul Flores
Division Manager
Waste Pro USA



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

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District One

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District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

August 11, 2014

Mr. Robert E. Modys
Johnson Engineering, Inc.
6941 SW 196th Ave, Suite 32
Pembroke Pines, FL 33332

Dear Mr Modys:

I received your e-mail request regarding the availability of transit services near the property located at 21650 Via Coconut Point, Estero, FL 33928. After reviewing the aerial of the site, the strap number and comparing the location with our existing route locations and planned route locations according to the Board of County Commissioners adopted Transit Development Plan, I have confirmed the following:

- Currently, the closest route to the identified parcel is Route 240. This route travels along US41 from Coconut Pointe Mall to Bell Tower Shops.
- The identified parcel does not lie within the ¼ mile service area of our fixed routes.
- The parcel does lie within the ¾ mile boundary for Paratransit service.
- The Transit Development Plan recognizes the need for services adjacent to this property during the 10 year planning horizon. However, the identified service is listed as unfunded.

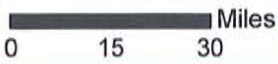
Please see the attached map for our route and bus stop locations, as well as the boundaries for fixed route and paratransit services. Should you need any additional documentation or have any further questions, please do not hesitate to contact me via e-mail at slayman@leegov.com or by telephone at 533-0393.

Sincerely,

Sarah Layman
Planner
LeeTran

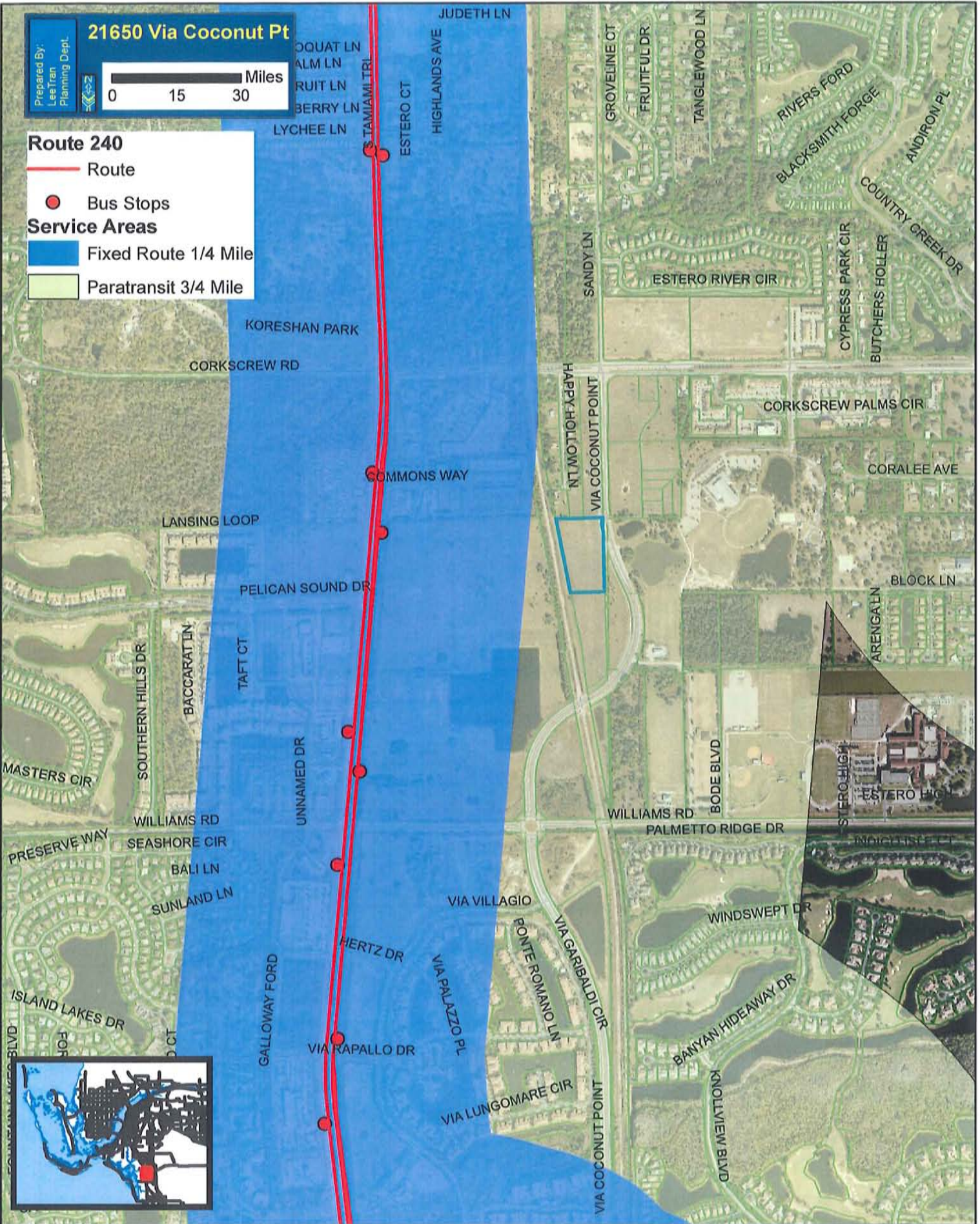
21650 Via Coconut Pt

Prepared By:
Lee Tran
Planning Dept.



Route 240

- Route
- Bus Stops
- Service Areas
 - Fixed Route 1/4 Mile
 - Paratransit 3/4 Mile



JUDETH LN
HIGHLANDS AVE
ESTERO CT

QUAT LN
ALM LN
FRUIT LN
BERRY LN
LYCHEE LN

KORESHAN PARK
CORKSCREW RD

COMMONS WAY

LANSING LOOP

PELICAN SOUND DR

TAFT CT

UNNAMED DR

WILLIAMS RD

SEASHORE CIR

BALI LN

SUNLAND LN

GALLOWAY FORD
VIA RAPALLO DR

HERTZ DR

VIA PALAZZO

VIA VILLAGIO

MONTE ROMANO LN

VIA LUNGOMARE CIR

ESTERO CT
HIGHLANDS AVE

QUAT LN
ALM LN
FRUIT LN
BERRY LN
LYCHEE LN

KORESHAN PARK
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COMMONS WAY

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UNNAMED DR

WILLIAMS RD

SEASHORE CIR

BALI LN

SUNLAND LN

GALLOWAY FORD
VIA RAPALLO DR

HERTZ DR

VIA PALAZZO

VIA VILLAGIO

MONTE ROMANO LN

VIA LUNGOMARE CIR

GROVELINE CT
FRUITFUL DR
TANGLEWOOD LN

SANDY LN

ESTERO RIVER CIR

HAPPY HOLLOW LN
VIA COCONUT POINT

WILLIAMS RD
BODE BLVD

WILLIAMS RD
PALMETTO RIDGE DR

VIA GARIBOLDI CIR

VIA PALAZZO

VIA LUNGOMARE CIR

VIA COCONUT POINT

RIVERS FORD
BLACKSMITH FORGE
ANDIRON PL

COUNTRY CREEK DR

CYPRESS PARK CIR
BUTCHERS HOLLER

CORKSCREW PALMS CIR

CORALEE AVE

BLOCK LN

ARENGAL LN

ESTERO HIGH
ESTERO HIGH

INDIAN LANE CT

WINDSWEEP DR

BANYAN HIDEAWAY DR

KNOLLVIEW BLVD





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

August 8, 2014

Robert Modys, Planner I
Johnson Engineering
6941 SW 196th Ave, Suite 32
Pembroke Pines, FL 33332

RE: Estero Planning Community Comprehensive Plan Amendment

Dear Mr. Modys:

This letter is in response to your request dated July 29, 2014 for the Estero Planning Community Comprehensive Plan Amendment for sufficiency comments in reference to the educational impact. This Comp Plan Amendment is located in the South Choice Zone, Sub Zone S-3.

The Comp Plan Amendment would allow for 333 multi-family units and 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 multi-family the generation rate is .091 with the following break-down, .046 for elementary, .022 for middle and .023 for high. A total of 30 additional 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 Estero Planning Community Comprehensive Plan Amandment
OWNER/AGENT Stephanie Miller TR for Land Trust
ITEM DESCRIPTION All impacts in South CSA, sub area 53

LOCATION S of Corkscrew Rd and East of S. Tamiami Trl
ACRES 5.24
CURRENT FLU Suburban
CURRENT ZONING Agricultural (AG2)

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	333	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.046		15.32
Middle School	0.022		7.33
High School	0.023		7.66

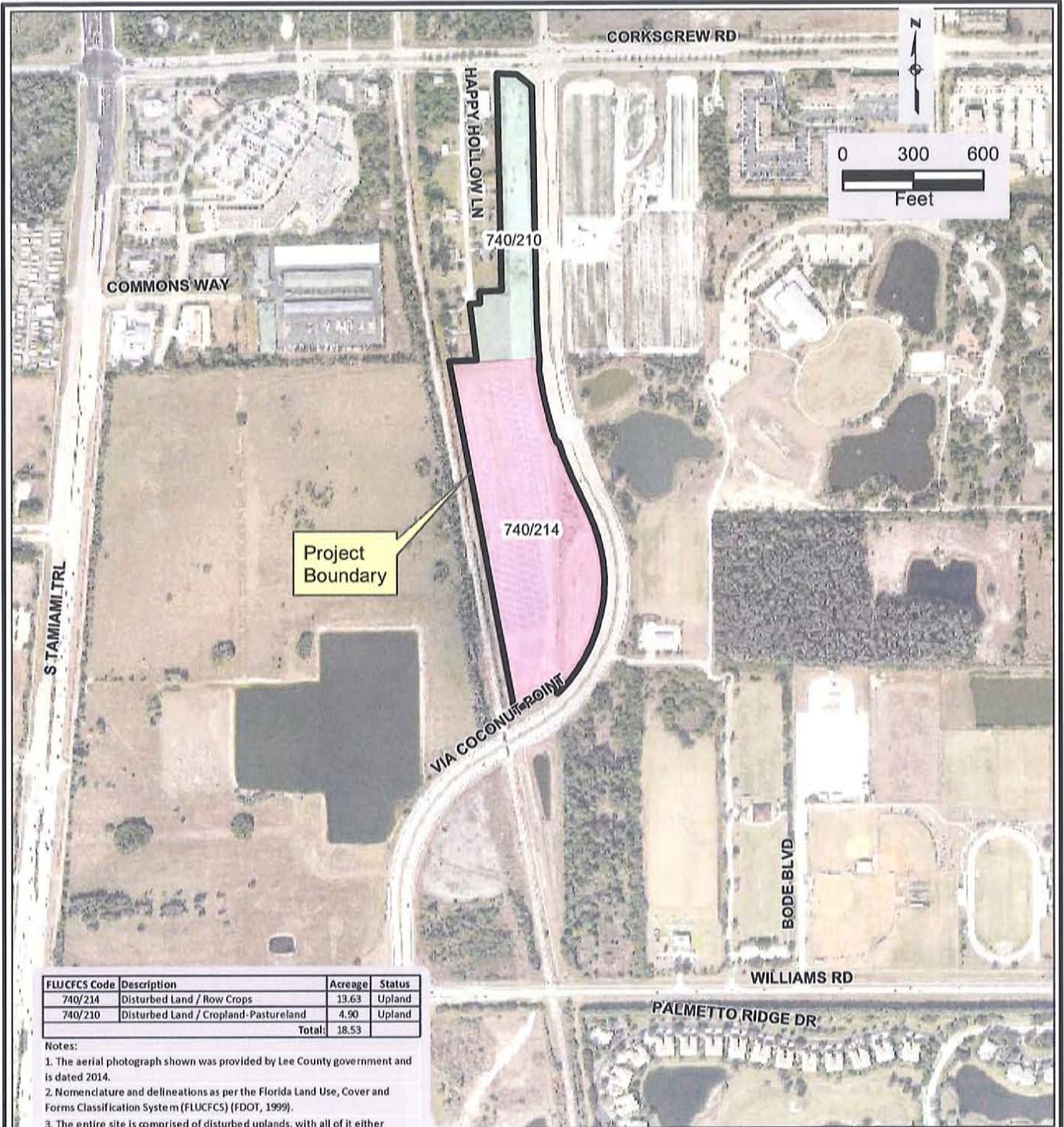
Source: Lee County School District, August 8, 2014 letter

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	15	1029	92%
South CSA, Middle	5,621	5,156	465	7	458	92%
South CSA, High	8,021	8,294	-273	8	-281	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



FLUCFCS Code	Description	Acreage	Status
740/214	Disturbed Land / Row Crops	13.63	Upland
740/210	Disturbed Land / Cropland-Pastureland	4.90	Upland
Total:		18.53	

Notes:

1. The aerial photograph shown was provided by Lee County government and is dated 2014.
2. Nomenclature and delineations as per the Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT, 1999).
3. The entire site is comprised of disturbed uplands, with all of it either previously or actively used for agricultural purposes. While there is an isolated agricultural ditch internal to the property, it does not convey water to and/or from the site. There are no jurisdictional wetlands on the property.
4. There are no areas of aquifer recharge identified on the property.
5. The property does not contain any "rare and unique" upland habitats, as defined by the Lee Plan.
6. Preliminary site inspection by a qualified ecologist on July 17, 2014 revealed no utilization by federal, state, or locally listed species on the property. The lack of native vegetative communities and disturbed nature/continued use of the property for row crops and/or pastureland does not provide quality habitat for listed species.

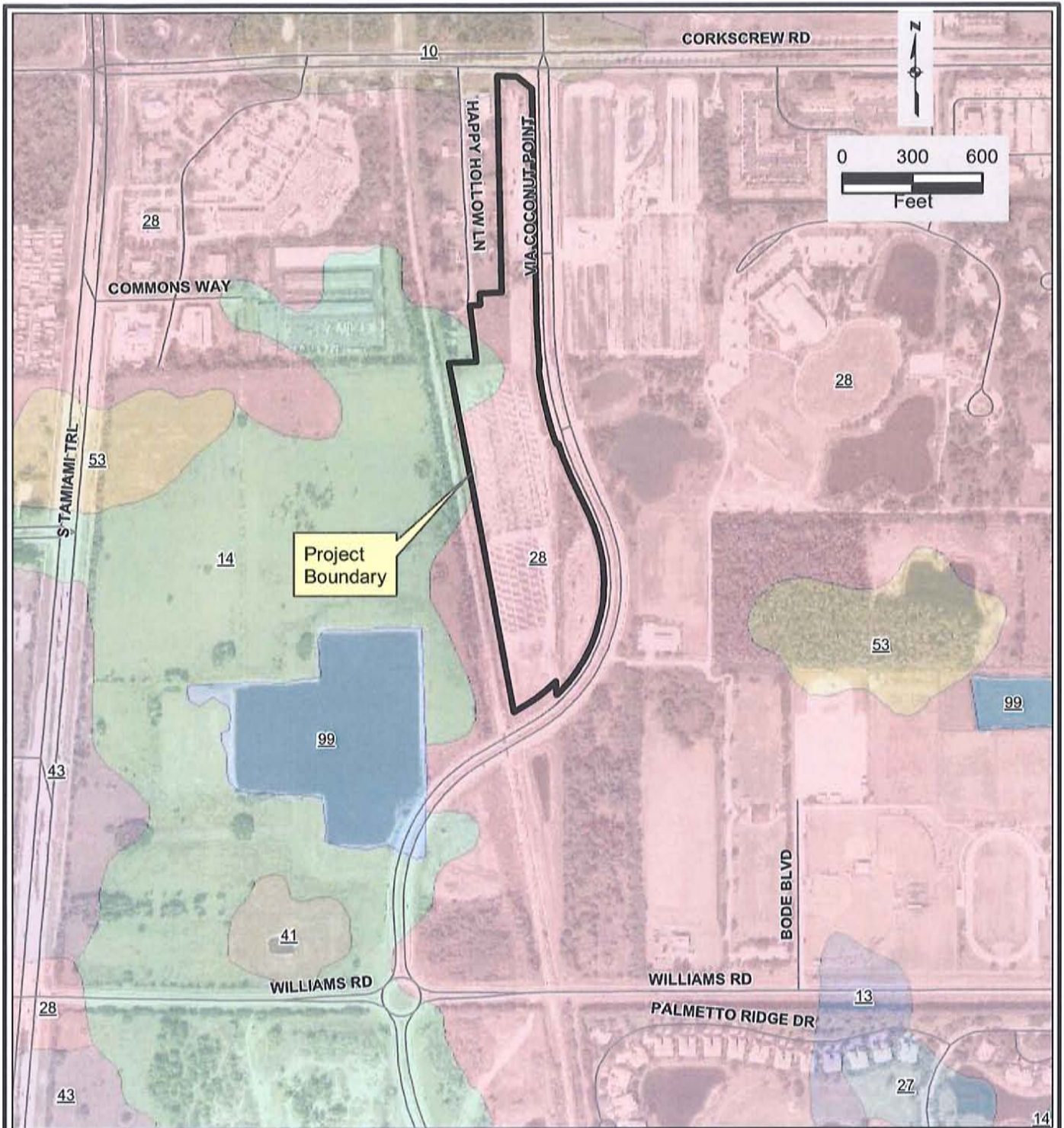
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2122 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #642 & L.B. #642

Focus Development Group - Via Coconut
FLUCFCS Map
Wetlands/Aquifer Recharge/Rare & Unique Uplands Map

DATE	PROJECT	FILE NO.	SCALE	SHEET
July 2014	20149788	00-00-00	As Shown	1



Soil ID	Soil Description	Hydric
10	POMPANO FINE SAND	YES
13	BOCA FINE SAND	NO
14	VALKARIA FINE SAND	YES
27	POMPANO FINE SAND, DEPRESSIONAL	YES
28	IMMOKALEE SAND	NO
41	VALKARIA FINE SAND, DEPRESSIONAL	YES
43	SMYRNA FINE SAND	NO
53	MYAKKA FINE SAND, DEPRESSIONAL	YES
99	WATER	-

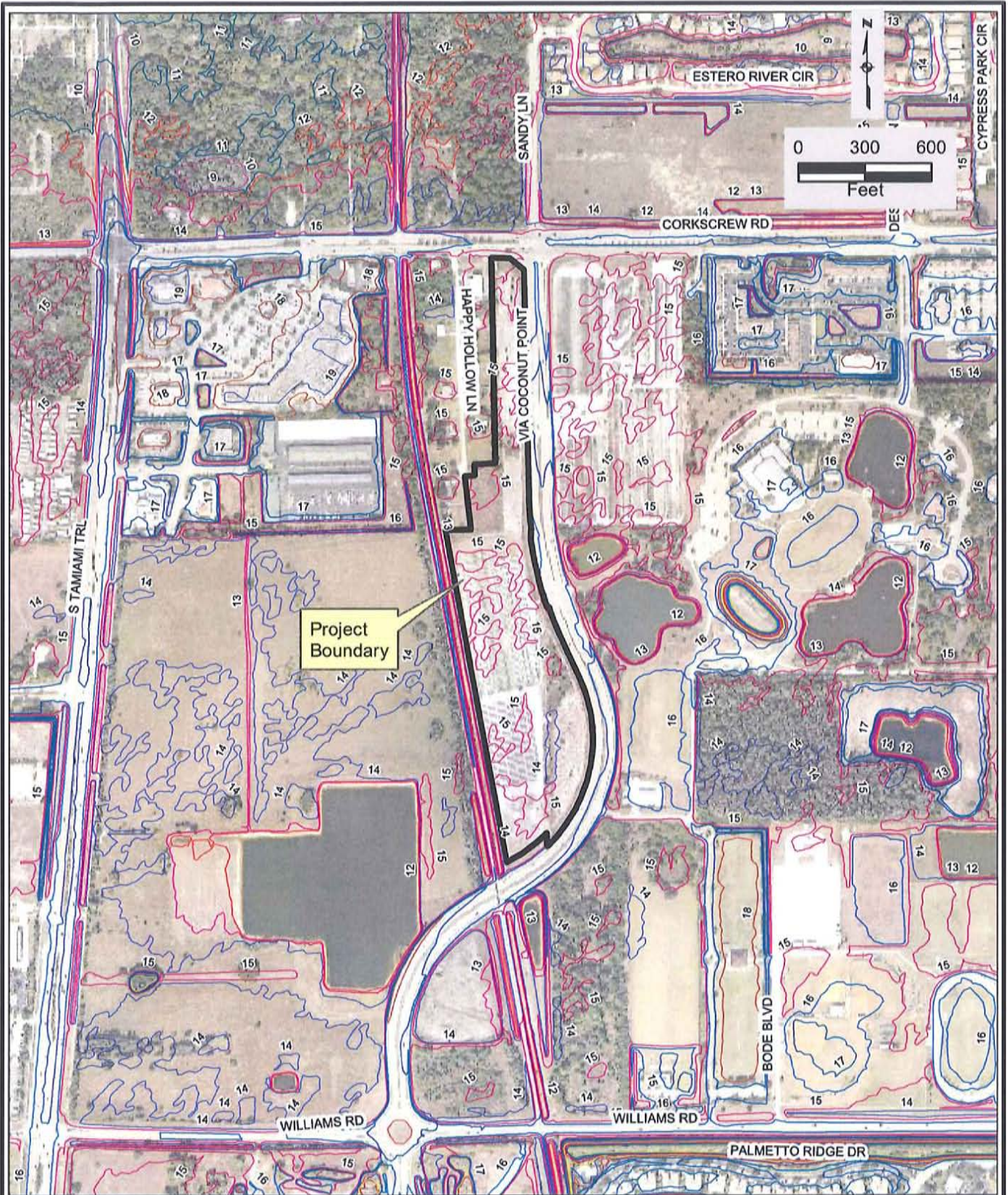
NOTE: Aerial shown is from Lee County dated 2014
 Soil information from the NRCS Soil Survey Digital Library



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 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #642 & L.B. #642

Focus Development Group - Via Coconut NRCS Soils Map

DATE	PROJECT	FILE NO.	SCALE	SHEET
July 2014	20149788	00-00-00	As Shown	1



NOTE: Aerial shown is from Lee County dated 2014
 Contours shown taken from Lee County 2007 LIDAR
 and represent NAVD 1988 values.

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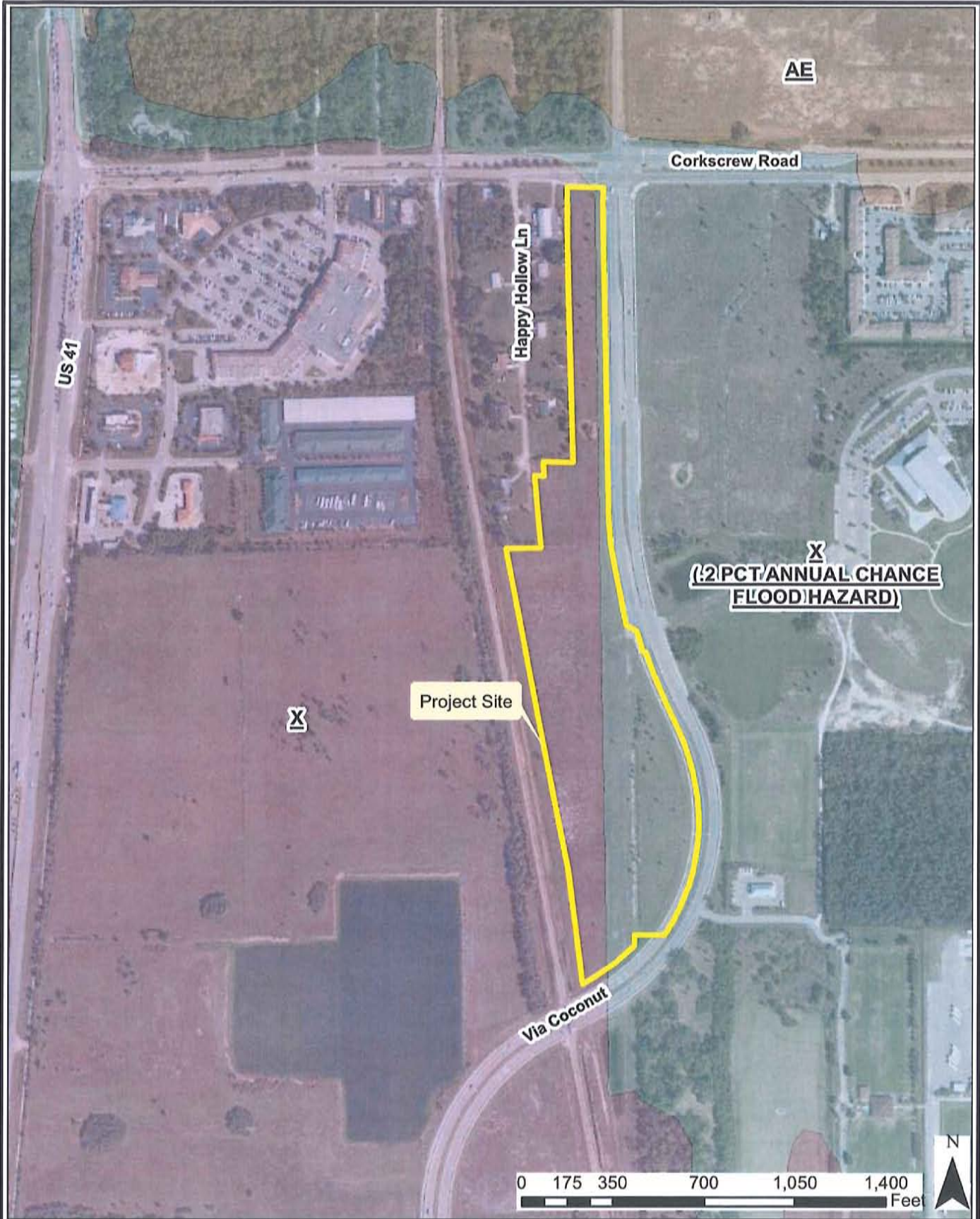


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 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #642 & L.B. #042

Focus Development Group - Via Coconut Existing Topographic Map

DATE	PROJECT	FILE NO.	SCALE	SHEET
July 2014	20149788	00-00-00	As Shown	1

L:\2014\0000\20149788-000 - Focus Dev Group (Coconut - CPA & Rezon)\Permitting\PD Application\GIS\FEMA map.mxd



JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

**Focus Development (Via Coconut)
FEMA Map**

DATE	PROJECT	FILE NO.	SCALE	SHEET
07/11/2014	20149788-000	33-46-25 34-46-25	AS SHOWN	1



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.

July 16, 2014



Robert E. Modys, Planner I
Johnson Engineering, Inc.
(954) 626-0123 office
E-mail: rmodys@johnsoneng.com
6941 SW 196th Ave, Suite 32 | Pembroke Pines, FL 33332
1031 Ives Dairy Road, Suite 228 | Miami, FL 33179

In response to your inquiry of July 15, the Florida Master Site File lists eight archeological sites, two standing structures, two resource groups and no other cultural resources found in the following parcels of Lee County

The portion of T46S R25E Sections 33-34 based on the project area submitted with search request.

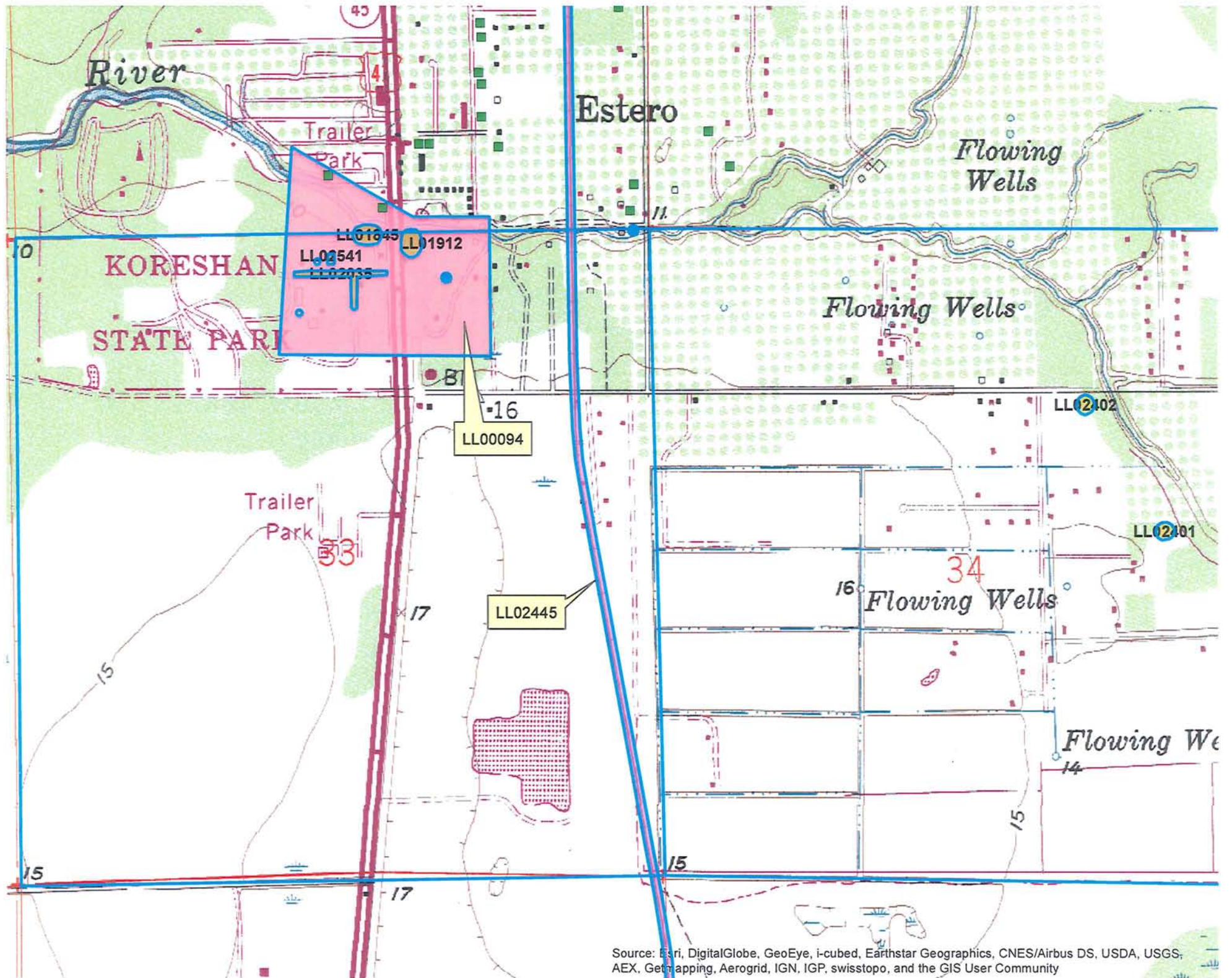
When interpreting the results of our search, please consider the following information:

- **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,

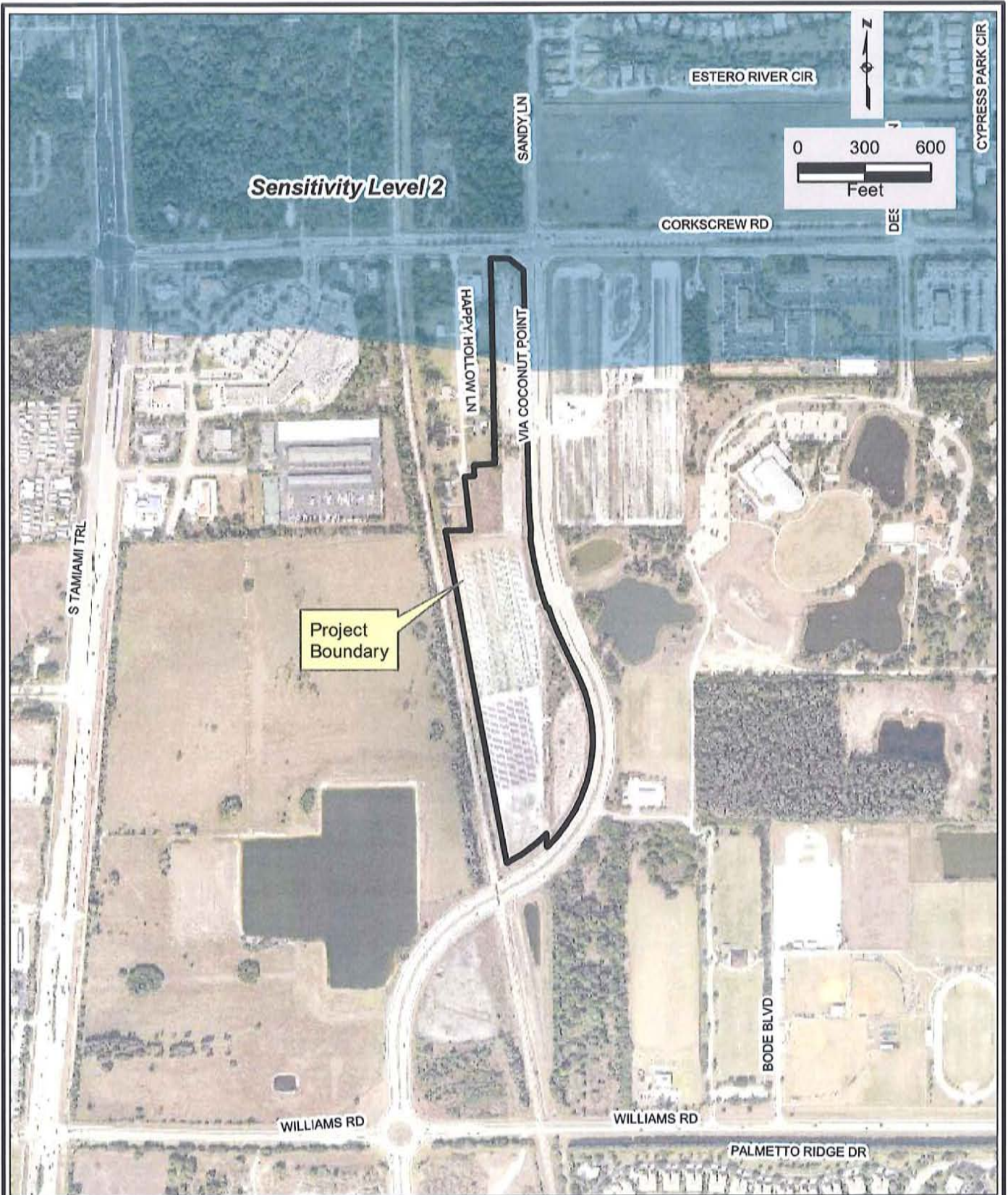
Eman M. Vovsi
Historical Data Analyst, FMSF
EMVovsi@DOS.MyFlorida.com





Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
LL00094	RG	KORESHAN UNITY SETTLEMENT HISTORIC DIST	ESTERO	Historical District - 20 Contrib Resources		NR Listed - May 04, 1976
LL01081	SS	CORKSCREW RD	CORKSCREW RD, ESTERO			
LL01114	SS	LEWIS HOME	TAMIAMI TRAIL, ESTERO	-RESOURCE DESTROYED-		
LL01845	AR	FOUNDER'S HOUSE	UNSPECIFIED		Eligible	
LL01912	AR	ESTERO RIVERBANK	ESTERO		Not Eligible	
LL02035	AR	KORESHAN WATERLINE FOR PLANETARY COURT	ESTERO			
LL02064	AR	Membership Cottage	Estero			
LL02065	AR	Small Machine Shop	Esterp			
LL02401	AR	Critter Site	Estero		Eligible	
LL02402	AR	Cactus Site	Estero		Eligible	
LL02445	RG	CSX Railroad	Fort Myers	Linear Resource - 1 Contrib Resources	Not Eligible	
LL02541	AR	Koreshan Bakery	Estero			



NOTE: Aerial shown is from Lee County dated Jan 2014.
Sensitivity data taken from Lee County Planning GIS dataset dated 2006.

JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1650
FORT MYERS, FLORIDA 33902-1650
PHONE (239) 334-0048
FAX (239) 334-3661
E.B. #642 & L.B. #642

**Focus Development Group - Via Coconut
Lee County Archeological Sensitivity Map**

DATE	PROJECT	FILE NO.	SCALE	SHEET
July 2014	20149788	00-00-00	As Shown	1

**Focus Development Group
Via Coconut Urban Place**

Request Statement and Compliance Narrative

Request Statement

The applicant seeks a comprehensive plan amendment to change Future Land Use Category for property consisting of 18.53 acres from "Suburban" and "Public Facilities" to a new category of Via Coconut Urban Place. The Via Coconut Urban Place category allows for a mix of uses including a maximum density of 18 units per acre and maximum commercial intensity of 30,000 square feet.

Lee Plan Compliance Narrative

Objective 2.1 of the Lee Plan provides that development should be located in contiguous and compact development patterns to contain urban sprawl, minimize energy costs, conserve land, water and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. The subject site is within the designated Future Urban Area of the Future Land Use Map and is situated in the Estero Community where a concentration of residential and commercial development exists. The subject site is located in an area envisioned by Estero Council of Community Leaders as a "Town Center" for Estero due to its proximity to a concentration of activities, development, and community resources. The proposed uses of commercial and multifamily are consistent with the pattern of development in the surrounding area. The centralized location within Estero will help minimize travel distances, cost of services and natural resource impacts that are associated with sprawl. Consistent with Policy 2.1.1, the subject site is within the designated Future Urban Area of the Future Land Use Map, where most residential, commercial, industrial, and public development is expected to occur per the Lee Plan. Policy 2.1.2 states that new land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies and standards of the Lee Plan. By virtue of the amendment designating the subject site with the Via Coconut Urban Place Future Land Use category, the intended uses on the site will be consistent with the Future Land Use Map. Consistency with all other goals, objectives, policies and standards is demonstrated within this narrative.

Objective 2.2 of the Lee Plan provides for new growth to locate where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Policy 2.2.1 states that rezonings will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land

**Focus Development Group
Via Coconut Urban Place**

Request Statement and Compliance Narrative

uses; and any other relevant facts affecting the public health, safety, and welfare. The following aspects of the project are provided to address Objective 2.2 and Policy 2.2.1:

- The proposed project will not place an undue burden on the existing or planned infrastructure in the surrounding area. Urban services are available in the vicinity. The surrounding road network has adequate capacity for the expected trip generation created by the project as demonstrated in the Traffic Analysis accompanying this request.
- Community facilities available and adequate to serve the project exist within proximity, including: Pinewoods Elementary School, Bonita Springs Charter Middle School, Estero High School, Estero Community Park, Estero Fire Rescue and EMS Emergency Services Station, and South County Regional Library.
- Central sewer and water lines are available to serve the site. A water and wastewater analysis is provided with this application, and a Lee County Utilities Letter of Potable Water and Wastewater Availability is provided with this application.
- Emergency Medical Services, fire, and police protection are available and adequate for the site, as demonstrated by letters of availability provided with this application.
- An existing and future conditions analysis for public services, including parks recreation and open space is provided with this application. The analysis included parks, recreation and open space analysis, which demonstrated adequate facilities are available for the anticipated development.
- Public transportation is available as the site is within the 0.5 mile service area of LeeTran Route 240 and within the 0.75 mile service area for Paratransit Service.
- The proposed Via Coconut Urban Place Future Land Use Category is compatible with the surrounding properties. Existing and permitted uses in the vicinity include commercial, single family and multifamily residential, and community facilities. The Estero Council of Community Leaders envision a Town Center consisting of a similar mix of uses in this location.

The subject site is located within the Mixed Use Overlay as established by Objective 4.2. The request is consistent with this objective and supporting policies in that it provides a mix of multifamily residential and commercial uses. The request is also compliant with Policy 4.2.1 in that it will incorporate internal trip capture and reduced travel distance to nearby shopping and work destinations located in the Estero community.

**Focus Development Group
Via Coconut Urban Place**

Request Statement and Compliance Narrative

Goal 5 of the Lee Plan is to provide sufficient land in appropriate locations to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types. The proposed Via Coconut Urban Plan Future Land Use category fulfills this goal in that the proposed multifamily density allows for housing types that are in high demand with limited availability in the Estero area. The Estero Community Market Assessment (Market Assessment) commissioned by Estero Council Community Leaders and prepared by Richard F. Hunt of Peloton Research Partners found that the Estero market has a limited amount of land available for multifamily housing. The Market Assessment also provides that multifamily housing is an important housing choice for accommodating the workforce and new residents. The proposed project will help to fill this void, thereby supporting the area's growing workforce and helping to attract new residents to the area and sustain the existing and anticipated commercial uses in Estero. Employment opportunities are also in close proximity, including the Hertz Headquarters located within 0.5 miles, which is within a reasonable distance to reach conveniently by car, bicycle or foot.

Policy 5.1.3 states that high-density residential development should be directed to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities. The subject site is well situated to meet all these locational criteria in that:

- The site is within 0.5 miles of the Hertz employment center and 2 miles of the future Lee Memorial Health System medical center along Via Coconut Point and Coconut Road
- The site is within 1 mile of the Coconut Point Mall regional shopping center
- The site is across Via Coconut Point from the Estero Community Park and within 2 miles of Estero High School
- The site is served by sidewalks along its frontage and is within 0.5 miles of mass transit services and 0.75 miles of the paratransit service area
- Bicycle facilities are provided along the site's frontage with bike lanes along Via Coconut Point

Policy 6.1.2 of the Lee Plan provides that commercial development is to be located so that minor commercial uses are established on or near an intersection of collector and arterial or arterial and arterial roads on two acres or less with less than 30,000 square feet, provided that when developed as part of a mixed use planned development, and meeting the use limitations, modified setback standards, signage limitation and landscaping provisions, retail uses may deviate from the locational requirements and maximum square footage limitations, subject to conformance with the Estero Community Plan as outlined in Polices 19.2.3 and 19.2.4, and

**Focus Development Group
Via Coconut Urban Place**

Request Statement and Compliance Narrative

through approval by the Board of County Commissioners. The Via Coconut Urban Place Future Land Use category conforms to this policy in that the site is located at the intersection of an arterial and a collector. While the maximum proposed square footage of 30,000 s.f. is not *less than* 30,000 s.f., deviation from the maximum square footage limitation is allowable because the commercial development will contain commercial uses that are subject to conformance with Policies 19.2.3 and 19.2.4 of the Estero Community Plan.

Policy 6.1.7 states that commercial development is prohibited in locations that open new areas to premature, scattered or strip development; and that commercial development is permitted as infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable. The subject site is configured in a way that limits the type of development that may occur on the narrowest portion of the site which extends southward from the intersection of Corkscrew Road and Via Coconut Point. The property immediately west of this narrow portion along Corkscrew Road is currently operated as a commercial establishment for plant sales. Therefore, the request is consistent with Policy 6.1.7 in that the use of this narrow portion of the site is small, and is configured in a way that renders residential use clearly unreasonable.

The subject site is within the Estero Planning Community and is subject to Goal 19 and supporting objectives and policies (as updated by Ordinance 14-16), described further below.

The application is compliant with Objective 19.1 and supporting policies which are related to the character and quality of life of Estero Community. The Via Coconut Urban Place Future Land Use category executes the establishment of higher density mixed use development within areas targeted on the Mixed Use Overlay per Policy 19.1.1.c. Policy 19.1.2 is addressed in that Estero community review has been and will continue to be conducted in the course of this Comprehensive Plan Amendment application process. The request is consistent with Policy 19.1.3 in that the request accommodates new development and promotes urban integrated forms of development in targeted areas identified on the Mixed Use Overlay. The request is also consistent with this policy as it seeks to encourage residential development at higher density within an urban designated area.

The request is consistent with Objective 19.2 and supporting policies in that it promotes Estero's quality of life and diverse local economy by allowing development of mixed-use centers and targeted economic areas, as a preference over the development of strip commercial centers. Policy 19.2.1 elaborates on the walkable, mixed use town center concept that is

**Focus Development Group
Via Coconut Urban Place**

Request Statement and Compliance Narrative

envisioned in the general area of the subject site. The Via Coconut Urban Place Future Land Use category generates the opportunity for commercial and residential development in the heart of the emerging center of Estero. Creating the opportunity to live in a location with walking and bicycling infrastructure that affords access to commercial services, recreational facilities (Estero Community Park), and workplaces (Hertz Headquarters) is consistent with this vision. Policy 19.2.3 provides for encouragement of economic and employment needs of the Estero Community by facilitating mixed-use centers along Corkscrew Road and Via Coconut Point. The proposed Via Coconut Urban Place category is consistent with this policy in that it allows for mixed use development that supports the economy and housing needs associated with employment centers in the prescribed location.

Policy 19.2.5 identifies detrimental uses within Estero. The proposed minor commercial uses within the Via Coconut Urban Place category will be consistent with this Policy.

Policy 19.2.7 of the Estero Community Plan encourages commercial developments within the Estero Planning Community to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including but not limited to bike paths and pedestrian access ways. The request will allow for an interconnect opportunity if possible with the existing commercial property to the west, and will allow for internal connections of commercial and residential areas with shared access ways.

Objective 19.3 and supporting policies seek the development of diverse, well-designed, well-connected residential neighborhoods, and a variety of housing types and neighborhood development forms. The proposed residential density will allow for multifamily housing types along the Via Coconut corridor where overlay design standards apply to result in a urban scale neighborhood in proximity to commercial uses, workplaces, shopping, and recreational facilities, which is consistent with this Objective and supporting policies.

The applicant provided an informal presentation to the Estero Community Planning Panel at their meeting July 21, 2014. The Panel was receptive to the project, especially as it relates to the Estero Community Market Assessment (Market Assessment) recently commissioned by Estero Council Community Leaders and prepared by Richard F. Hunt of Peloton Research Partners. The Market Assessment found that the Estero market has a limited amount of land available for multi-family housing (p. 15). The Market Assessment also provides that multi-family housing is an important housing choice for accommodating the workforce and new

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residents (p. 15). The proposed project will help to fill this void, thereby supporting the area's growing workforce and helping to attract new residents to the area and sustain the existing and anticipated commercial uses in Estero. Employment opportunities are also in close proximity, including the Hertz Global Headquarters under construction within a quarter mile of the site, which affords convenient car, bicycle, or pedestrian access.

The application is consistent with Objective 19.4 and supporting Policy 19.4.3 seeking to facilitate an integrated transportation and mobility system in that interconnection is provided for within the Via Coconut Urban Place category description, to include pedestrian ways, cross walks and traffic calming mechanisms.

The application is consistent with Objective 19.6 and supporting Policy 19.6.3 which promotes Estero Community Park as a hub for the entire community, and Policy 19.6.4 which encourages the use of park areas to link neighborhoods, commercial and mixed use centers. The proposed Via Coconut Urban Place introduces a mix of residents and commercial activity in close, walkable proximity to Estero Community Park.

Consistent with Policy 19.7.3, a meeting was conducted on July 21, 2014 in which the applicant preliminarily presented the proposed comprehensive plan application (Meeting Minutes are provided accompanying this application). The applicant will continue coordination with the Estero Community Planning Panel in compliance with Policy 19.7.3.

Lee Plan Goal 39, and policies 39.1.4 and 39.1.6 refer to appropriate locations for higher density multifamily developments to be where the project's traffic will not travel through less intense areas such as single family areas. Higher density uses are also to be directed where transit corridors are available. The subject site is consistent with these policies.

Existing and Future Conditions Analysis submitted with this application demonstrate that stormwater management system will be consistent with Objective 61.3 and supporting policies related to Surface Water Management Standards.

The proposed multifamily density is consistent with Housing Policy 135.1.9 which calls for a mix of residential types and designs by providing for a wide variety of allowable housing densities and types through a sufficiently flexible Future Land Use Map, in that the Via Coconut Urban Place category contributes to a mix of housing densities and types in the community.

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Policy 135.9.7 states that the county will coordinate residential development within urban areas to coincide with existing or planned and programmed services and facilities so as to avoid premature or non-contiguous urbanization. The application is consistent with Policy 135.9.7 in that the proposed residential development is in an urban area targeted for a concentration of people, services, and activity within Estero.

The proposed amendment is consistent with the Economic Element of the Lee Plan, specifically Policy 158.1.9, which states that Lee County will encourage a mix of housing types by maintaining mixed land uses categories in the Future Land Use Element. The proposed Via Coconut Urban Place future land use category is a mixed land use category, allowing for the envisioned mix of housing types in Estero that is internally connected to commercial uses.

As part of the Evaluation and Appraisal Report a new Future Land Use Map is being proposed, and the subject site is proposed within the "Urban Place" future land use category on that Map, which has been endorsed by leaders of the Estero Community during the EAR-based amendments public hearing process. The proposed "Urban Place" future land use category allows a mix of uses with up to 18 units per acre as the normal maximum and up to 25 units per acre under the bonus density process. Therefore, the proposed Via Coconut Urban Place category for the subject site conforms to the intent of the proposed Future Land Use Map, if adopted.

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Comprehensive Plan Amendment**

Adjacent Local Government, State, and Regional Policy Plan Consistency

The proposed amendment is consistent with the development patterns and trends in the surrounding community and will not have significant impacts on the adjacent local government of Bonita Springs or on its comprehensive plan. The Bonita Springs Comprehensive Plan Intergovernmental Coordination Element provides for a coordination system that is maintained between the city and Lee County on planning and land use matters.

The State Comprehensive Plan (Florida Statute 187.201) Land Use Policy 1 is to enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping and recreation activities. The proposed change to allow a mix of multifamily and commercial development supports the intent of this Policy by allowing for residents to living in proximity to workplaces and shopping opportunities in an appropriate location where urban services are available and adequate. Environmental and structural quality has been assured through the permitting process for defining the potable water, sanitary sewer, and stormwater systems in order to reduce the impact of the proposed land use on water quality and quantity as well as to prevent flooding.

The State Comprehensive Plan Public Facilities Policy 1 provides for incentives for developing land in a way that maximizes the uses of existing public facilities. The proposed project furthers this policy as it is within an urban area with existing public facilities.

The Southwest Florida Strategic Regional Policy Plan Affordable Livability Goal 3 states that new private and public developments should be built away from flood-prone areas. The request is located in flood zone "X" and is unlikely to encounter a flooding event due to severe weather events including hurricanes. Livability Goal 5 calls for the creation of livable communities with an implementation strategy of promoting a good environment for driving, walking, bicycling, and public transit through a highly-connected network. Transportation Goal 1 calls for the construction of a multimodal transportation system in order to support community goals, increase mobility, and enhance Southwest Florida's regional competitiveness. The proposed project furthers these goals in that it provides compact, mixed-use development that encourages walkability and bicycling due to its close proximity to services as outlined in the Request Statement accompanying this submittal.

ESTERO COMMUNITY PLANNING PANEL

Minutes of Public Meeting #163 – July 21, 2014 Estero Community Park, Estero, Florida

CALL TO ORDER:

The Meeting was called to order at 5:00 p.m. by ECPP Chairman Lienesch.

Panel Members present: Jack Lienesch, Chairman; Estero Community Association, Roger Strelow, ECCL; John Goodrich, ECCL; Ned Dewhirst, Estero Development Community; Paul Roberts, Estero Development Community, Greg Toth, Founding member, Neal Noethlich, Emeritus Chairman; Howard Levitan, Secretary, and Bev MacNellis, Treasurer. Absent for tonight's meeting was Jeff Maas, Estero Chamber of Commerce.

Also present were Don Eslick, Chairman Emeritus, ECCL; Bill Prysi, EDRC Chairman, and several members of the public, including Marilyn Edwards, Al O'Donnell and Ryan Binkowski from the EDRC, Jonathan Franz from the Conservancy. Finally, Sharon Jenkins-Owen from the Lee County DCD Planning Staff was also present at this meeting.

Public Notice: Secretary Levitan reported that the meeting notice was posted on the ECPP website. The Agenda has been posted for over a week on the website. He noted that a quorum of the ECPP was present for this meeting.

Minutes of the Prior Meetings. Chairman Lienesch reported that the minutes of the June 16, 2014 Meeting of the Panel were prepared by Secretary Levitan, had been vetted by Chairman Lienesch and the Panel, and had been posted on our ECPP website. Motion was made, seconded and unanimously passed to accept the June minutes as posted.

Treasurer's Report: Treasurer MacNellis presented her Treasurer's Report, and reported a balance of \$1,119.42. Some or all of this money is owed to the ECCL for liability insurance premiums, which have been advanced by ECCL on behalf of the ECPP. Motion made, seconded and unanimously passed to accept the Treasurer's Report as made.

PRESENTATIONS:

1. Veterinary Hospital Usage.

Materials presented for review: Business Plan for Florida Veterinary Referral Center ("FVRC"), Legal Description for 21700 S. Tamiami Trail, Estero, FL, Draft Application for Planned Development prepared by Ed Boeder, Sperry Van Ness Real Estate, Site Plan for Paradise Shoppes of Estero prepared by Bararco and Associates, and copy of original Zoning Resolution Z-04-068.

Ed Boeder of Sperry Van Ness Real Estate presented the plans for a new business location on behalf of the two veterinary doctors who own FVRC presently located in Estero Commons. Drs. Joshua Parra and Laura Brounig, DVM, want to build a 10,000 s.f. veterinary hospital on Parcel

1 in the Paradise Shoppes of Estero which is an out-lot fronting US 41 and located near the center's main entrance on the north side of the existing commercial strip center where Jimmy Johns sandwich shop is located. The parcel contains approximately 1.42 acres in total. Under the existing Zoning Resolution, they are not able to do a veterinary hospital at this location. This hospital would be somewhat different from a normal veterinary location, since it will only involve emergency care services on a 24/7 basis either a referral basis from a veterinarian or in an emergency. They have 39 staff members now at the present Estero location. Under the current MPD, such services are not listed as a permitted use. They have stated that no outside kennels or runs would be included in the plans. Overnight boarding would only be for surgical patients. Under the provisions of the Lee County LDC, the term for this usage would be *animal clinic*, which is not on the list of permitted uses in the Zoning Resolution. They stated that they are really a collection of specialists for animals as opposed to providing the same basic care that most veterinaries handle. This would include specialists in emergency medicine and surgery.

Comments from Panel. John Goodrich stated that he is uncomfortable with the definition of the services to be provided, and that in the future he would not want this parcel to become an animal hospital which might later on have outside kennels, runs etc. Paul Roberts had the same comments about the external uses. Neal Noethlich asked about ingress and egress, which they responded would be the same as currently exists. Greg Toth stated that they would have to meet Estero's architectural standards before the EDRC for their sign. Toth feels that adding this use would be acceptable to him, but he wants such use limited in the future to make sure that outside kennels or runs would not be allowed. Roger Strelow pointed out that this requirement is already in the zoning for this site. He went on to ask about mobile services to get the pets there, and the Doctors stated that while they do not provide this service, they have relationships with others for emergency transportation. Ned Dewhirst discussed the two existing direct points of access to this parcel, which the applicant confirmed that they will be using. In addition, they stated that their required parking will be within their site boundary and it is large enough for their use. Dewhirst concluded that this request would be the classic case for an Administrative Amendment.

Jack Lienesch summarized the conclusion that the Panel was in favor of the proposal. The Panel agreed that this should be handled by Lee County DCD Staff as an administrative amendment with the conditions set forth above concerning no outdoor kennels, runs or animal walking.

2. Coconut Trace ALF.

Materials Presented for Review: Draft Application to Amend PUD of Coconut Trace Subdivision (Owner Tulip Associates, LLP), Letter from Ilde Robles, The LaSalle Group, to Lee County DCD dated July 9, 2104, Plans showing existing Block A of this Subdivision, including Out-Parcel C-D, E, and F. Site Plan showing proposed Assisted Living Facility located on new Lot C (3.47 acres). Existing zoning MCP. All presented via PowerPoint presentation.

Ilde Robles, LaSalle Group, gave the presentation for the owners. The property is located on the north side of this subdivision immediately adjacent on the north to Marsh Landing Boulevard. They are planning to build a 36,000 s.f. assisted living facility (54 units). They need to re-subdivide the currently platted Lots C-D and E to create three new lots: Lot C containing 3.47

acres, Lot D containing 1.34 acres, and Lot E containing 1.20 acres. Existing Lot F would remain the same. The plan would be to build the ALF building on Lot C. There currently is a buffer along US 41 and a drainage easement and buffers along the north and west sides of the property. They need to amend the zoning MCP of Coconut Trace to create the new Lot C from the old Lot C-D. This would leave two smaller out lots for other commercial uses. Parcel E would be mainly for office uses, and the easterly Parcel E would be retail or mixed use. The current zoning MCP shows the internal access road continuing to the north property line which is also Marsh Landing Blvd ROW. They are seeking an administrative amendment to the MCP for Coconut Trace to accomplish the lot reconfiguration and removal of the internal roadway to the north property line.

Comments from the Panel:

Greg Toth asked about the approved zoning road interconnect with Marsh Landing Boulevard. Robles stated that at the time of the project DO, the Marsh Landing HOA in 2008 declined the roadway interconnect with their entrance (Marsh Landing Blvd). Therefore the applicant has none planned for this development. Toth noted that this change in the MCP would preclude any road interconnect in the future. As this area becomes more developed this is a clear issue.

Ned Dewhirst agrees that this is the central zoning issue for this proposed application. He feels that the Marsh Landing residents should be asked to look at this issue again, since it is a public safety issue and such road interconnect would give Marsh Landing residents safer access to a traffic light for northbound US 41 turning movements. In fact, he stated that with the current road interconnect system to the south, they could ultimately get to Coconut Road over the various reverse frontage roads. He went on to state that one of Estero's goals in the Community Plan is to promote vehicular / pedestrian interconnects wherever possible for all properties. This may be a crucial issue, since they may not be able to design the ALF to accommodate this request. Dewhirst also felt strongly that this zoning amendment application should not be considered for an administrative amendment.

Bev MacNellis, a resident of Marsh Landing, will bring this to the Marsh Landing HOA Board, and advise Chairman Lienesch of their desires. She stated that the current access for Marsh Landing is dangerous when trying to leave northbound. If Marsh Landing wants such a road interconnect then perhaps the developer could design one into their plan. Robles stated that this current design is one that the proposed ALF developer uses in other locations, and it may not be able to be changed to accommodate a dedicated road interconnect, separate from the parking areas.

Greg Toth also mentioned that the design of the building would not meet our requirements with respect to the parking on the US 41 side. Bill Prys, EDRC Chair, who disclosed that he is working for the developer on this project, mentioned that they would only have 20% of the parking on the US 41 side which would comply with our requirements. He went on to state that this is a large building for approximately 54 residents, and the developer may not be able to change the current plan to put in an interconnect. Dewhirst stated that he recalled in the Zoning Ordinance for the overall commercial project that there is a condition that requires the internal road to be ultimately built to the Marsh Land Blvd ROW which would then allow Marsh

Landing (if so desired) the ability to connect to the access road shown on the zoning MCP. This particular design might then preclude the developer's ability to build this building on the site as planned. Dewhirst believes that the Zoning MCP underlies the approved DO for Coconut Trace and the requirement for a road interconnect, if Marsh Landing wanted one, may still apply. Dewhirst also stated that he was present with the developer when turned down by Marsh Landing reps at the time of the Coconut Trace DO; therefore the developer has done as much as he can at the present time re a road interconnection. Since they are asking for a change to the MCP, Dewhirst thinks that this should at the very least go through a full public hearing due to the exterior impacts to the Marsh Landing Community, and should not be treated as an administrative amendment. He concluded that the Panel should strongly urge that the county not treat this as an administrative amendment.

With respect to the plans for this facility, it was noted that drainage is particularly important to Marsh Landing, and the developer needs to look carefully at this. Prysi responded that they will be conveying water drainage to the original system which then goes to Halfway Creek. The problem is that Halfway Creek seems to have been blocked in the past.

Prysi also stated that the buffering and landscaping is intended to hide the main bulk of the facility from US 41. The design would be compatible with the Estero design standards, and the height is 25' at the peaks. Dewhirst stated that he believes that they will need deviations for both the US 41 parking issue and the fact that there are not two forms of emergency access and egress.

The Panel concluded that the main **issue** with this proposal involves the potential loss of a previously approved (zoning) road/vehicular interconnect with Marsh Landing Boulevard. Chairman Lienesch summarized that the Panel supports the ALF usage and the rearrangement of the lots for the larger usage. However, since this design may eliminate any possible road interconnect with the Marsh Landing community, it is an external impact which precludes dealing with this as an administrative amendment. We would ask that the ALF developer and Coconut Trace ownership contact the Marsh Landing HOA and determine whether or not they have changed their previous position of not wanting a road interconnect. If Marsh Landing wants a road interconnect, then this should not be dealt with as an administrative amendment, and should go through a public hearing process. If Marsh Landing signs off again (in writing) as to a road interconnect, then the developer should come back to the Panel to discuss the overall plans. Dewhirst suggested that if this is the case, an administrative process may be warranted. Marsh Landing would be given sufficient time to resolve this issue, and report back to the Panel prior to the next meeting on August 18th. The panel also offered to meet with the developer and Marsh Landing before the next meeting, as long as the final decision as to whether or not the Panel is in favor of the overall development would be made at the public meeting on the 18th. It was important that the developer not be delayed as to the community's position.

3. Via Coconut MPD Comp. Plan Amendment (Southwest Corner CS and Via Coconut).

Materials Presented for Review: Draft Application for Planned Development Public Hearing for Focus Development Group, LLC prepared by Johnson Engineering dated July 21, 2014,

including Summary of Parts 1-4 and 6, List of Major Issues, Plan entitled Via Coconut MPD, and Concept Site Plan.

Laura DeJohn from Johnson Engineering started the presentation on behalf of the Focus Development Group. This is a courtesy, pre-application discussion and would be followed by a full public meeting discussion before the Panel at a later date. Steven Hartsell with Pavese Law Firm continued the discussion on behalf of Jeffrey Graef, Managing Member of the Focus Development Group. They do not have an application or a site plan yet. Hartsell described the boundaries of the site along Via Coconut northerly from the railroad crossing up to Corkscrew Road. The site (18.5 ac) would mostly be developed for multi-family residential of a high density. The site is currently designated Suburban on the Lee Plan FLUM and currently zoned as AG-2 and CF-2. The property is currently shown on the Lee Plan Mixed Use Map as well. The applicant is thinking of rezoning to MPD containing approximately 333 MF units and 30,000 sf of commercial uses. The northern portion of the development south of Corkscrew would be designated for the commercial use component (\pm 2.9 ac). On this northerly part, the property abuts eight SF homes/lots on Happy Hollow Drive, and this is a shallow part of the site upon which only commercial uses may work. It has roughly 150' frontage on Corkscrew and the commercial parcel would carry that depth as it tracks southward. A commercial use of this part of the property might cause compatibility issues for these abutting homes. Hartsell went on to state that to his knowledge a number of these homes are rental properties, and that residential use may ultimately not be the highest and best use for these homes in the future. There will likely be more pressure with respect to this small subdivision to increase the use to a higher density in the future. The balance of the property would be designated for the multi-family residential component (\pm 15.6 ac) at a density of about 21 units per acre (over just the residential acreage) or 18 units / ac (calculated over the entire site acreage). The County shows this 18 units / ac density on the proposed (not approved) FLUM for the Urban Places land use category, and would be the maximum standard range for this category without considering bonus density. They are proposing this project as a so-called "super" mixed-use development to count their density over all of the development thus allowing the 330 units overall. Per the Lee Plan, in order to qualify for the density calculation over the entire project acreage, one has to meet certain mixed use criteria (Lee Plan Goal 4). Hartsell stated that there is a pedestrian/bike sidewalk access along the entire Via Coconut side of the property. The most unusual feature of the site is the Seminole Gulf Railroad to the west which might be useable in the future for a rails-to-trail linear park or some form of rail passenger service north or south, or a combination of both uses. They would be seeking a Lee Plan Amendment to change the current Suburban land use category to a similar-type Urban Place category in order to do the proposed mixed-use development. They would have to propose a special category change to the Lee Plan FLUM and text since the Urban Place category does not yet exist.

Comments of the Panel. Chairman Lienesch started off by discussing the fact that there is no perceived tie in between the commercial and the residential uses. Ned Dewhirst agreed and said that they will have a real challenge convincing the Panel that they have a true "super" mixed use development to qualify for the higher density calculation over the entire site. At 21 units per acre over 15 acres, Dewhirst commented that we are likely talking about 5-6 stories of height. Dewhirst feels that the appropriateness of the higher density residential project may not be the issue since this is a very challenged site dimensionally and generally isolated by the railroad

ROW and Via Coconut Road; therefore the proposed residential use is likely appropriate for this property. The Lee Plan FLUM and Land Use amendments are supposedly going to the LPA this month, but it is not clear when or if these new provisions of the Comp Plan will be completed. Greg Toth disclosed that he is currently an owner of this property. He had originally participated in the Seth Harry Study to study whether this property might be useable to create a walkable, compact neighborhood in Estero.

Hartsell then asked the Panel as to whether or not we really want to see higher densities in this area, and if so, this would be a good opportunity as to how we could get there. He went on to state that the Developer is still only talking about garden-type apartments which would not need a deviation from the 45' foot height limitation. The issue boils down to whether or not the density uses the higher counting method of the mixed-use developments. e.g. 330 vs. 280 depending on whether it qualifies for the super calculation of the mixed-use categories. They have to do a text amendment to create a special Urban Places category (rather than use the current Intensive Development category of the FLUM). They would also be doing the re-zoning at the same time. Ned Dewhirst stated that we have not even discussed compatibility with the Happy Hollow homes. He also commented that the southern access on the plan would be a right out right in, and may only be used on an emergency basis. The railroad was and is a barrier which will have to be dealt with. The existing railroad crossing on Via Coconut cost the developers of Coconut Point over \$1.5 MM including the insurance for the location. Dewhirst suggested that since the proposed commercial area is dimensionally challenged in addition to possible compatibility issues with the adjacent SF, the applicant should consider making this area OS/SWM and would then qualify as part of the residential area which would contribute towards the desired density calculation. If the neighboring SF land use were to change in the future, then this part of the project could be reevaluated at that time.

No conclusions were reached by the Panel concerning this potential development, since this was intended to be just a preliminary discussion.

Don Eslick then gave us a summary of the next phase of the Seth Harry Study this Summer to plan for the Town Center Area and how to get public support for the conclusions reached in the Study, particularly about the density and intensity of mixed-use development in this part of Estero. This is a process that will go ahead this summer including public meetings initially about the Town Center area but later on about the Medical District as soon as LMHS's consultant gets its report done.

ECCP ISSUES:

1. Meeting on Monte Christo. Chairman Lienesch reported on the recent meeting with the new developer for this property along with attorney Neale Montgomery. They are now proposing reducing the density from 740 homes to 600 single family units. Several issues were discussed, including whether or not there will be interconnects with adjacent communities, whether they would be lining up their entrance with the proposed Wild Blue project to the north, and the impact on proposed CR 951. Finally, it was recognized that there are a multitude of environmental issues, which need to be addressed, including panther crossing on Corkscrew

Road. Lienesch stated that the conclusion of those present was that there are still many issues, both environmental and land use, that need to be addressed.

2. Sidewalk for Bella Largo. This action by the Panel was done by an email to the Panel with no objection from the members.

3. Honda Application. This will need a lot of work for the EDRC due to modern design. Lienesch reported that it appears nothing will be requested from the Panel since the use is already provided for in the current zoning resolution provided that the developer complies with our Estero prohibition for more than one acre of outdoor display area.

4. Update of the LDC Rewrite. Bill Prysi reported on this issue as consultant to the ECPP. He believes that we are close to having a final product to be given to Staff for formal review. There was a long discussion about whether this draft is sufficiently ready for final staff review. The original schedule in April sets out that the last day for final staff review was to be July 21st when everyone would be in agreement, including all Staff in order to get this through the advisory committees. Prysi says that they have now reflected all of the Staff's comments except for keeping in the provision for community review of LDOs, so long as such reviews are limited to situations impacting landscaping, building appearance, or interconnectivity.

John Goodrich agrees with Prysi, and thinks that the opportunity for Community input was present and we should move forward. Chairman Lienesch feels that we should either approve going forward or stop the process now. Dewhirst and Levitan both opined that the changes had not been fully vetted by the community at-large nor by the development community; therefore neither felt the latest document was ready for county review process. Strelow questioned the need for the rush. Toth asked what the harm was even if the document is not ready; Dewhirst responded that there could be unintended consequences by the design rule changes that the community and developers will have to live with. Both Lienesch and Prysi feel that the Panel can still take the time to look at this draft in current form, and make final comments over the next few days before it is submitted to the County. Sharon Jenkins-Owen from County DCD was asked what the very latest time we could submit to the County. While she stated that today was that date, we probably have a few days, say 48 hours to give Prysi final drafting comments. Lienesch then asked for all comments to be provided to Prysi in time for the changes to be made and the document filed with DCD Staff by Thursday night close of business. Prysi also pointed out that the Advisory Committee reviews will take into consideration the changes from the developers' point of view as well. Finally, he asked that we also comment on the tree preservation standards which he has marked up.

5. Member Issues: None

6. Public Comments: None

Next Meeting is August 18th.

Meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Howard Levitan, Secretary

MEMORANDUM

TO: Ms. Laura DeJohn, AICP
Johnson Engineering, Inc.

FROM: Ted B. Treesh
President

DATE: September 3, 2014

RE: Via Coconut Urban Place
Zoning & Comprehensive Plan Amendment
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Zoning and Comprehensive Plan Amendment pursuant to the requirements of Lee County. This analysis will determine the impacts of the requested land use change from Suburban to a new land use category titled Via Coconut Urban Place and a zoning request to permit the development of both commercial retail uses and multi-family residential dwelling units within the overall 18.53 acres that is subject to this analysis. The subject site is located on the south side of Corkscrew Road and west of Via Coconut Road currently zoned AG-2 within the Estero area of Lee County, Florida.

The transportation related impacts of the proposed Comprehensive Plan Amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range impact (5-year horizon) the proposed amendment would have on the existing and future roadway infrastructure.

The proposed Map Amendment would change the future land use designation on the subject site from Suburban (a very small portion of the site is in the Public Facilities Land Use Category) to Via Coconut Urban Place, which would then permit the 18.53 acre site to include the maximum density of multi-family residential units as an option for development within this parcel. Based on the existing land use designation (Suburban) the subject site could be developed with a maximum residential density of 6 units per acre. With the requested land use change, the maximum density would increase to 18 units per acre. Commercial retail uses are permitted in both the Suburban and Via Coconut Urban Place Land Use categories and would be capped at 30,000 square feet. **Table 1** identifies the maximum intensities that would be permitted under the existing

Land Use Category and the maximum land uses that would be permitted if the Land Use Amendment is adopted by the Board of County Commissioners.

Table 1
Land Uses
Via Coconut Urban Place

Land Use Category	Intensity
Existing Land Use Category (Suburban)	30,000 sq. ft. of Retail 111 Residential Dwelling Units (6 DU/Acre)
Proposed Land Use Category (Via Coconut Urban Place)	30,000 sq. ft. of Retail 333 Residential Dwelling Units (18 DU/Acre)

The trip generation for the site was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 9th Edition. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the retail use and Land Use Code 230 (Residential Condominium/Townhouse) was utilized for the trip generation purposes of the residential use. **Table 2** indicates the trip generation of the subject site based on the maximum permitted densities under the current Land Use Category and the maximum permitted densities under the proposed Land Use Category.

Table 2
Trip Generation
Via Coconut Urban Place

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Current Land Use Designation (Suburban)							
Shopping Center (30,000 sq. ft.)	46	29	75	128	139	267	3,105
Residential (111 Units)	9	47	56	44	21	65	704
Total Trips	55	76	131	172	160	482	3,809
Proposed Land Use Designation (Via Coconut Urban Place)							
Shopping Center (30,000 sq. ft.)	46	29	75	128	139	267	3,105
Residential (333 Units)	23	112	135	108	53	161	1,831
Total Trips	69	141	210	236	192	428	4,936
Resultant Trip Increase	+14	+65	+79	+64	+32	+96	+1,127

The positive number in Table 2 reflects a minor increase in peak hour and daily trips due to the proposed land use change.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization’s (MPO) 2035 Long Range Transportation Plan was reviewed to determine if any future roadway improvements were planned in the vicinity of the subject site. Based on the review, the only major roadway improvement on the 2035 Financially Feasible Plan is the improvement to the I-75 interchange with Corkscrew Road. In addition, there are improvements currently identified on the 2035 Long Range Transportation Plan in the vicinity of the subject site that are designated as “Contingent” based upon additional funding. These improvements include the widening of Corkscrew Road between Three Oaks Parkway and Ben Hill Griffin Parkway to a six-lane facility and the widening of Three Oaks Parkway north of Corkscrew Road to a six-lane facility and the extension of Sandy Lane (Via Coconut) north to Estero Parkway as a two-lane facility.

The Lee County Metropolitan Planning Organization’s (MPO) long range transportation travel model was also reviewed in order to determine the impacts the amendment would have on the surrounding area. The subject site lies within Traffic Analysis Zone (TAZ) 1624. The model has both productions and attractions included in this zone. The productions include single-family dwelling units, multi-family dwelling units and hotel rooms. The attractions include industrial employment, commercial employment, service employment and the Estero High School. **Table 3** identifies the land uses currently contained in the long range travel model utilized by the MPO and Lee County for the Long Range Transportation Analysis.

**Table 3
TAZ 1624
Land Uses in Existing Travel Model (2035)**

Land Use Category	Intensity
Single Family Dwelling Units	56 units
Multi-Family Dwelling Units	922 units
Hotel/Motel Rooms	150 rooms
Industrial Employment	14 employees
Commercial Employment	114 employees
Service Employment	1,326 employees
School Population	1,527 students

The proposed change in land use designation on the subject site from Suburban to Via Coconut Urban Place would not have a substantial impact on the trip generation characteristics of the TAZ as included in the adopted 2035 travel model. The proposed 30,000 square feet of retail commercial floor area would have approximately 90 employees. There is very little existing retail uses within this TAZ whereas the model has over 1,300 retail service employees modeled in the TAZ. The additional 90 employees will not impact the overall roadway network. In addition, there are no multi-family residential dwelling units currently within this TAZ. Therefore, the 333 units proposed would also not impact the productions being generated from this TAZ in the model files.

A Level of Service analysis for the 2035 Existing plus Committed roadway network is attached to this report for reference. The adopted 2035 Long Range Transportation Model was referenced to determine the projected 2035 traffic volumes and Level of Service on the roadways within a three-mile radius of the subject site. The resultant land use change will not impact the results of the Level of Service analysis as reported in the adopted 2035 travel model.

Short Range Impacts (5-year horizon)

The 2013/2014-2017/2018 Lee County Transportation Capital Improvement Plan and the 2014-2018 Florida Department of Transportation Adopted Work Program were reviewed to determine the short term impacts the proposed land use change would have on the surrounding roadways. Based on this review there are no programmed improvements in the vicinity of the subject site.

The proposed map amendment will increase the overall trip generation of the subject site to approximately 428 vehicles during the P.M. peak hour. **Table 1A** and **Table 2A** attached to this report indicate the projected 5-year planning Level of Service on Corkscrew Road, Via Coconut Road and U.S. 41 based on the uses that would be permitted under the proposed land use designation. From Table 2A, all of these roadways are anticipated to operate within their recommended Level of Service standards as identified in the Lee County Comprehensive Plan. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement program.

Zoning Analysis

An analysis was also conducted to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking zoning approval. Approval of the proposed re-zoning request would allow the subject site to be developed with up to approximately 297 multi-family residential dwelling units and up to 30,000 square feet of commercial retail floor area. Access to the subject site is proposed to be provided to Via Coconut.

The subject site is currently vacant. Corkscrew Road borders the subject site to the north, Via Coconut borders the site to the east and south and the railroad right-of-way and single family homes border the site to the west.

The proposed schedule of uses accompanying the Master Concept Plan, prepared by Johnson Engineering, indicates the site will be zoned as a mixed use development with commercial and retail uses along with residential uses. The MCP will request a total of 30,000 square feet of commercial uses and up to 297 multi-family residential dwelling units.

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled Trip Generation, 9th Edition. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the retail uses and Land Use Code 230 (Residential Condominium/Townhouse) was utilized for the residential portion of the development. The equations for these land uses are contained in the Appendix of this report for reference.

**Table 4
Trip Generation
Via Coconut MPD**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (30,000 sq. ft.)	46	29	75	128	139	267	3,105
Residential (297 Units)	21	102	123	98	49	147	1,658
Total Trips	67	131	198	226	160	414	4,763

The trips shown for the retail uses in Table 4 will not all be new trips to the adjacent roadway system. ITE estimates that retail uses such as shopping centers may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called “pass-by” traffic, reduces the development’s overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. The ITE Trip Generation User’s Guide and Handbook, 9th Edition, suggests that the relationship between the percent pass-by and the size of the development for the Shopping Center land use (LUC 820) is:

$$\begin{aligned} \ln(T) &= -0.29 \ln(X) + 5.00 \\ T &= \text{Percent pass-by traffic} \\ X &= 1,000\text{'s of square feet GLA of the retail portion of the development} \end{aligned}$$

Therefore, the percent pass-by for this development was calculated as follows:

$$\begin{aligned} \ln(T) &= -0.29 \ln(30.00) + 5.00 \\ T &= 55.3 \% \end{aligned}$$

However, Lee County only permits a maximum reduction in trips due to “pass-by” traffic for shopping centers of thirty percent (30%). Therefore, thirty percent (30%) pass-by reduction was utilized for the proposed retail uses.

For this analysis, the “pass-by” traffic was accounted for to determine the number of “new” trips the development will add to the surrounding roadways. **Table 5** summarizes the “pass-by” percentage utilized for the proposed development. **Table 6** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the “pass-by” trips the development is anticipated to attract. It

should be noted that the driveway volumes are not reduced as a result of the “pass-by” reduction, only the traffic added to the surrounding streets and intersections.

Table 4
Pass-by Trip Reduction Factors
Via Coconut MPD

Land Use	Percentage Trip Reduction
Shopping Center (LUC 820)	30%

Table 5
Trip Generation – New Trips
Via Coconut MPD

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	67	131	198	226	160	414	4,763
Less 30% Retail Pass-By	-14	-9	-23	-38	-42	-80	-932
Net New Trips	53	122	175	188	118	334	3,831

The new trips shown in Table 5 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Current and projected population in the area and other existing or planned competing/complementary uses in the area were utilized to assist in determining a distribution of the site traffic. Based on this information, the anticipated trip distribution of the development traffic is illustrated on **Figure 1**.

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines for rezonings, Table 5A, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service “C” volumes, as defined by the Lee County Generalized Service Volumes, as provided by the Lee County Department of Transportation. From Table 5A, the rezoning of the subject site is not anticipated to significantly impact any of the roadway links analyzed.

It was assumed that the project would be completed by the year 2019. Therefore, the surrounding roadway network was analyzed under 2020 projected traffic conditions. Based on this projected build-out, a growth rate was applied to the existing traffic conditions for all roadway links and intersections that could be significantly impacted by the proposed development. The growth rates were calculated from historical traffic count data as contained in the 2013 Lee County Traffic Count Report.

Based on the project distribution illustrated on Figure 1, the link data was analyzed for the existing conditions, year 2020 without the development and year 2020 with the development. The 2012 peak hour traffic volumes were obtained from the 2013 Lee

County Concurrency Report. Table 6A, contained in the Appendix of the report, outlines the methodology used in determining the growth rate utilized for each roadway segment.

Figure 2 indicates the year 2020 peak hour traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 2 is the peak hour volume and Level of Service of each link should no development occur on the subject site and the Peak Hour volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. These values are derived from Table 2A contained in the Appendix.

From Table 5A, none of the roadway links analyzed are shown to experience a significant impact as a result of the proposed development. From Table 6A, all roadway links analyzed were shown to operate at an acceptable Level of Service condition in 2020 both with and without the proposed re-zoning request. In addition, all roadway links analyzed were shown to operate at or above a Level of Service "C" in 2020 both with and without the proposed development. Therefore, no roadway capacity improvements are required in order to support the proposed re-zoning request.

Conclusion

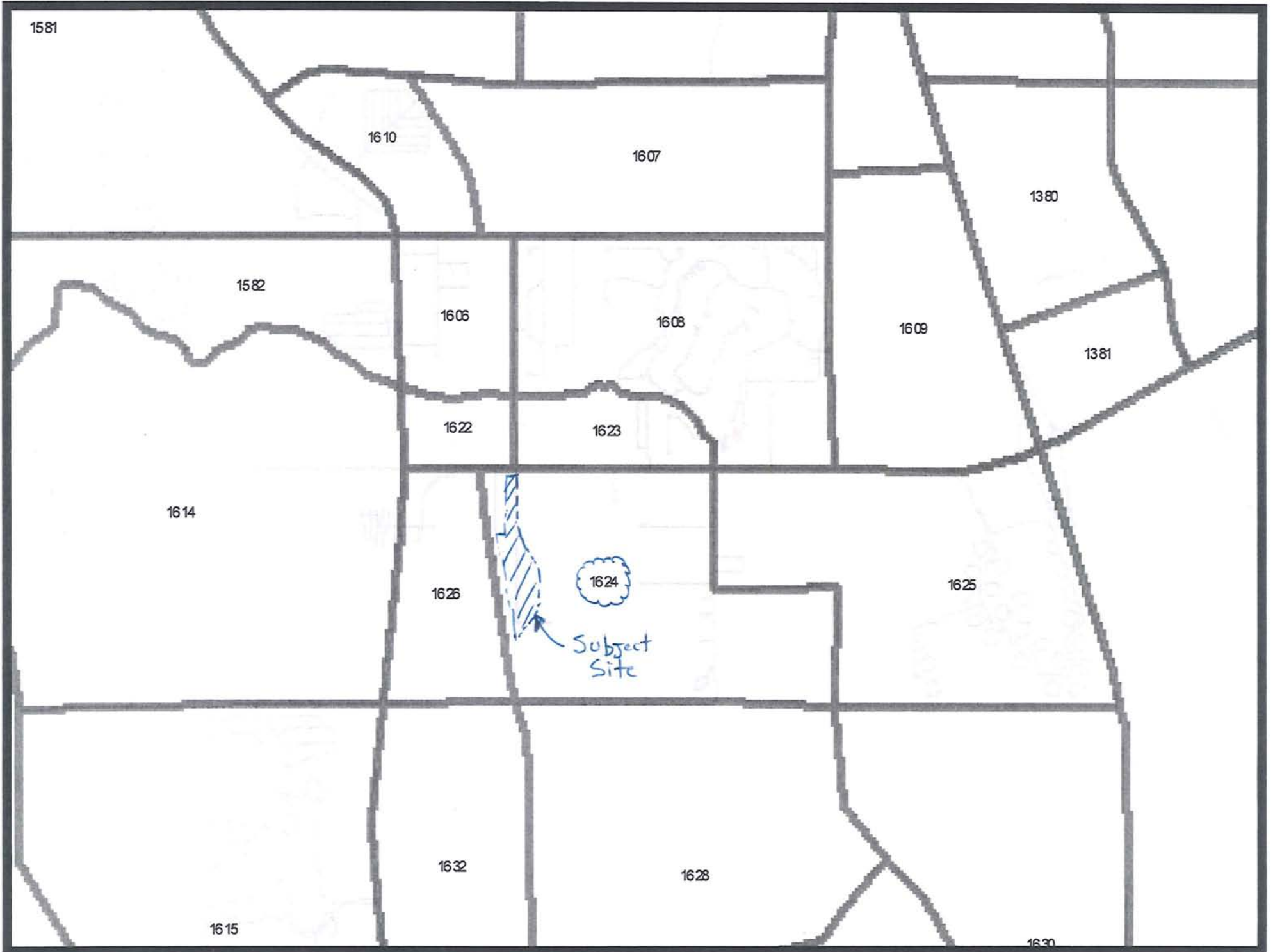
The proposed Comprehensive Plan Amendment is to modify the future land use designation on the subject site from Suburban to Via Coconut Urban Place. The approximately 18.53-acre site is located on the west side of Via Coconut just south of Corkscrew Road in the Estero area of Lee County, Florida. Based on the analysis, no modifications are necessary to the Short Term or the Long Range Transportation plan to support the proposed Comprehensive Plan Amendment. In addition, the modifications to land use will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan.

The proposed re-zoning of the subject site will not have an adverse impact on the surrounding roadway system. The existing roadway network can accommodate the additional new vehicle trips the development is anticipated to generate.

Attachments

APPENDIX

TAZ 1624



TABLES 1A & 2A
VIA COCONUT URBAN PLACE FLUM
2035 LOS ANALYSIS

**TABLE 1A
LEVEL OF SERVICE THRESHOLDS
VIA COCONUT URBAN PLACE FLUM**

ROADWAY SEGMENT		EXISTING CONDITIONS			LOS A	LOS B	LOS C	LOS D	LOS E
ROADWAY	FROM	TO	# Lanes	Roadway Designation	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Ben Hill Griffin Pkwy.	Estero Pkwy.	Corkscrew Rd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
Coconut Rd.	U.S. 41	Three Oaks Pkwy.	4LD	Major Collector	0	0	7,780	1,530	1,530
Corkscrew Rd.	U.S. 41	Via Coconut Point	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
		River Ranch Rd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
		Three Oaks Pkwy.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
		I-75	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
		Ben Hill Griffin Pkwy.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
		Wildcat Run Dr.	2LN	Uninterrupted Flow - Arterial	120	420	840	1,190	1,640
Estero Pkwy.	U.S. 41	Three Oaks Pkwy.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
		Ben Hill Griffin Pkwy.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
I-75	Alico Rd.	Corkscrew Rd.	6LD	Freeway	0	3,360	4,580	5,500	6,080
		Bonita Beach Rd.	6LD	Freeway	0	3,360	4,580	5,500	6,080
Three Oaks Pkwy./ Imperial Pkwy.	San Carlos Blvd.	Estero Pkwy.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
	Estero Pkwy.	Corkscrew Rd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
	Corkscrew Rd.	Williams Rd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
U.S. 41	Michael G. Rippe Pkwy.	Sanibel Blvd.	6LD	Class 1 - Arterial	0	410	2,840	2,940	2,940
	San Carlos Blvd.	Estero Pkwy.	6LD	Class 1 - Arterial	0	410	2,840	2,940	2,940
	Estero Pkwy.	Corkscrew Rd.	6LD	Class 1 - Arterial	0	410	2,840	2,940	2,940
	Corkscrew Rd.	Williams Rd.	6LD	Class 1 - Arterial	0	410	2,840	2,940	2,940
	Williams Rd.	Coconut Rd.	6LD	Class 1 - Arterial	0	410	2,840	2,940	2,940
	Coconut Rd.	Old 41	6LD	Class 1 - Arterial	0	410	2,840	2,940	2,940
Via Coconut Point/ Sandy Ln.	Broadway	Corkscrew Rd.	2LU	Minor Collector	0	0	310	670	740
	Corkscrew Rd.	Williams Rd.	4LD	Local	0	0	780	1,530	1,530
	Williams Rd.	Coconut Rd.	4LD	Local	0	0	780	1,530	1,530
Williams Rd.	U.S. 41	Three Oaks Pkwy.	2LU	Major Collector	0	0	310	670	740

☐ - Denotes the LOS Standard for each roadway segment

**TABLE 2A
ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
VIA COCONUT URBAN PLACE FLUM**

ROADWAY	ROADWAY SEGMENT		2035 FSUTMS PSWDT	LCDOT PCS OR FDOT SITE #	PEAKSEASON FACTOR	AADT TRAFFIC	K-100 FACTOR	100TH HIGHEST HOUR PK DIR 2-WAY VOLUME	DIRECTIONAL FACTOR	PM PK HR PEAK DIRECTION	2035 BACKGROUND PEAK DIRECTION TRAFFIC VOLUMES			
	FROM	TO									NORTH/EAST VOLUME	LOS	SOUTH/WEST VOLUME	LOS
Ben Hill Griffin Pkwy	Estero Pkwy.	Corkscrew Rd.	36,588	71/15	1.170	31,272	0.1110	3,471	0.52	EAST	1805	C	1,666	C
Coconut Rd.	U.S. 41	Three Oaks Pkwy.	19,976	15	1.170	17,074	0.1110	1,895	0.51	EAST	966	C	929	C
Corkscrew Rd.	U.S. 41	Via Coconut Point	34,699	15	1.170	29,657	0.1010	2,995	0.51	EAST	1527	C	1,468	C
	Via Coconut Point	River Ranch Rd.	40,938	15	1.170	34,990	0.1010	3,534	0.51	EAST	1802	C	1,732	C
	River Ranch Rd.	Three Oaks Pkwy.	52,664	15	1.170	45,012	0.1010	4,546	0.51	EAST	2318	F	2,228	F
	Three Oaks Pkwy.	I-75	50,489	15	1.170	43,153	0.1010	4,358	0.51	EAST	2223	F	2,135	F
	I-75	Ben Hill Griffin Pkwy.	49,721	15	1.170	42,497	0.1010	4,292	0.51	EAST	2189	F	2,103	F
Estero Pkwy.	Ben Hill Griffin Pkwy.	Wildcat Run Dr.	24,460	15	1.170	20,906	0.1010	2,112	0.51	EAST	1077	D	1,035	D
	U.S. 41	Three Oaks Pkwy.	19,704	15	1.170	16,841	0.1010	1,701	0.51	EAST	868	C	833	C
I-75	Three Oaks Pkwy.	Ben Hill Griffin Pkwy.	38,266	15	1.170	32,706	0.1010	3,303	0.51	EAST	1685	C	1,618	C
	Alico Rd.	Corkscrew Rd.	167,697	120184	0.906	151,933	0.0900	13,674	0.57	NORTH	7794	F	5,880	E
Three Oaks Pkwy./ Imperial Pkwy.	Corkscrew Rd.	Bonita Beach Rd.	175,809	120184	0.906	159,283	0.0900	14,335	0.57	NORTH	8171	F	6,164	F
	San Carlos Blvd.	Estero Pkwy.	36,483	72	1.170	31,182	0.1010	3,149	0.58	NORTH	1826	C	1,323	C
	Estero Pkwy.	Corkscrew Rd.	44,604	72	1.170	38,123	0.1010	3,850	0.58	NORTH	2233	F	1,617	C
U.S. 41	Corkscrew Rd.	Williams Rd.	27,578	72	1.170	23,571	0.1010	2,381	0.58	NORTH	1381	C	1,000	C
	Michael G. Rippe Pkwy.	Sanibel Blvd.	61,663	25	1.149	53,667	0.0900	4,830	0.54	NORTH	2608	C	2,222	C
	San Carlos Blvd.	Estero Pkwy.	73,445	25	1.149	63,921	0.0900	5,753	0.54	NORTH	3107	F	2,646	C
	Estero Pkwy.	Corkscrew Rd.	65,473	25	1.149	56,983	0.0900	5,128	0.54	NORTH	2769	C	2,359	C
	Corkscrew Rd.	Williams Rd.	68,649	25	1.149	59,747	0.0900	5,377	0.54	NORTH	2904	D	2,473	C
Via Coconut Point/ Sandy Ln.	Williams Rd.	Coconut Rd.	62,895	25	1.149	54,739	0.0900	4,927	0.54	NORTH	2661	C	2,266	C
	Coconut Rd.	Old 41	67,553	25	1.149	58,793	0.0900	5,291	0.54	NORTH	2857	D	2,434	C
Williams Rd.	Broadway	Corkscrew Rd.	9,468	25	1.149	8,240	0.0900	742	0.54	NORTH	401	D	341	D
	Corkscrew Rd.	Williams Rd.	28,421	25	1.149	24,735	0.0900	2,226	0.54	NORTH	1202	D	1,024	D
	Williams Rd.	Coconut Rd.	34,279	25	1.197	28,637	0.0900	2,577	0.54	NORTH	1392	D	1,185	D
Williams Rd.	U.S. 41	Three Oaks Pkwy.	12,691	15	1.170	10,847	0.1010	1,096	0.51	NORTH	559	D	537	D

TABLES 3A & 4A
VIA COCONUT URBAN PLACE FLUM
5-YEAR LOS ANALYSIS

**TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. LOS C LINK VOLUMES
VIA COCONUT URBAN PLACE FLUM**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 210 VPH IN= 69 OUT= 141
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 428 VPH IN= 236 OUT= 192

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PROJECT			PROJ/ LOS C
								TRAFFIC DISTRIBUTION	NEW PROJ TRAFFIC AM PEAK	PM PEAK	
Corkscrew Rd	E. of US 41	4LD	0	260	1,840	1,960	1,960	40%	56	94	5.13%
	E. of Via Coconut	4LD	0	260	1,840	1,960	1,960	30%	42	71	3.85%
	E. of Three Oaks Pkwy	4LD	0	260	1,840	1,960	1,960	25%	35	59	3.21%
	E. of I-75	4LD	0	260	1,840	1,960	1,960	10%	14	24	1.28%
Via Cocount	S. of Corkscrew Rd.	4LD	0	0	780	1,530	1,530	30%	42	71	9.08%
	S. of Williams Rd.	4LD	0	0	780	1,530	1,530	25%	35	59	7.56%
U.S. 41	N. of Corkscrew Rd.	6LD	0	410	2,840	2,940	2,940	25%	35	59	2.08%
	S. of Corkscrew Rd.	6LD	0	410	2,840	2,940	2,940	15%	21	35	1.25%

The Level of Service thresholds for all roadways were obtained from the Lee County Generalized Service Volume Table

- Denotes a Significantly Impacted roadway segment

**TABLE 4A
VIA COCONUT URBAN PLACE FLUM
5-YEAR LEVEL OF SERVICE ANALYSIS**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 230 VPH IN= 142 OUT= 88
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 499 VPH IN= 237 OUT= 262

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>SITE/ STATION</u>	<u>BASE YR</u>	<u>2013 ADT</u>	<u>YRS OF GROWTH</u>	<u>ANNUAL RATE</u>	2012	2019	<u>PROJECT TRAFFIC</u>	<u>AM PROJ TRAFFIC</u>	<u>PM PROJ TRAFFIC</u>	2019		2019		
							<u>PK HR</u>	<u>PK HR</u>				<u>PK SEASON</u>	<u>PK SEASON</u>	<u>PK SEASON</u>	<u>PK SEASON</u>	<u>PK SEASON</u>
Corkscrew Rd	E. of US 41	247	13,200	14,300	9	1.00%	834	894	C	40%	57	105	951	C	999	C
	E. of Via Coconut	247	13,200	14,300	9	1.00%	834	894	C	30%	43	79	937	C	973	C
	E. of Three Oaks Pkwy	15	26,100	28,800	9	1.10%	1,670	1,803	C	25%	36	66	1,838	C	1,868	D
	E. of I-75	249	13,300	13,000	9	1.00%	466	500	C	10%	14	26	514	C	526	C
Via Cocount	S. of Corkscrew Rd.	454	5,100	5,400	3	1.92%	290	331	C	30%	43	79	374	C	410	C
	S. of Williams Rd.	454	5,100	5,400	3	1.92%	290	331	C	25%	36	66	367	C	397	C
U.S. 41	N. of Corkscrew Rd.	25	40,800	36,600	9	1.00%	2,070	2,219	C	25%	36	66	2,255	C	2,285	C
	S. of Corkscrew Rd.	436	45,300	42,000	5	1.00%	2,211	2,370	C	15%	21	39	2,392	C	2,410	C

¹The 2012 peak hour, peak season, peak direction traffic volumes were taken from the 2013 Lee County Concurrency Report.

TABLES 5A & 6A
VIA COCONUT MPD
2020 LOS ANALYSIS

**TABLE 5A
PEAK DIRECTION PROJECT TRAFFIC VS. LOS C LINK VOLUMES
VIA COCONUT MPD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 175 VPH IN= 53 OUT= 122
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 306 VPH IN= 188 OUT= 118

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PROJECT</u>			<u>PROJ/ LOS C</u>
								<u>TRAFFIC DISTRIBUTION</u>	<u>NEW PROJ TRAFFIC AM PEAK</u>	<u>PM PEAK</u>	
Corkscrew Rd	E. of US 41	4LD	0	260	1,840	1,960	1,960	40%	49	75	4.09%
	E. of Via Coconut	4LD	0	260	1,840	1,960	1,960	30%	37	56	3.07%
	E. of Three Oaks Pkwy	4LD	0	260	1,840	1,960	1,960	25%	31	47	2.55%
	E. of I-75	4LD	0	260	1,840	1,960	1,960	10%	12	19	1.02%
Via Cocount	S. of Corkscrew Rd.	4LD	0	0	780	1,530	1,530	30%	37	56	7.23%
	S. of Williams Rd.	4LD	0	0	780	1,530	1,530	25%	31	47	6.03%
U.S. 41	N. of Corkscrew Rd.	6LD	0	410	2,840	2,940	2,940	25%	31	47	1.65%
	S. of Corkscrew Rd.	6LD	0	410	2,840	2,940	2,940	15%	18	28	0.99%

The Level of Service thresholds for all roadways were obtained from the Lee County Generalized Service Volume Table

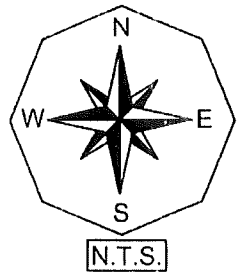
- Denotes a Significantly Impacted roadway segment

**TABLE 6A
VIA COCONUT MPD
5-YEAR LEVEL OF SERVICE ANALYSIS**

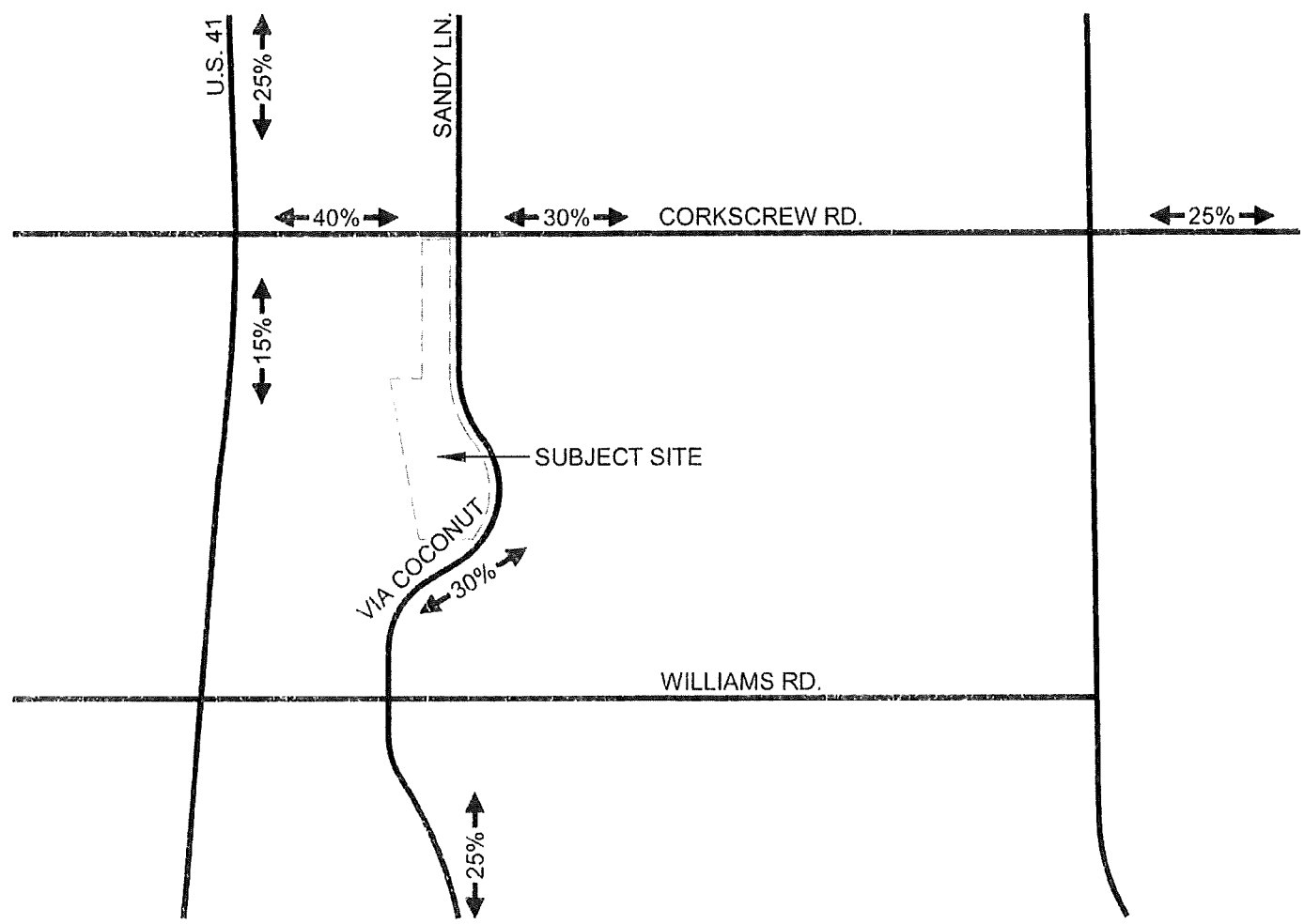
TOTAL AM PEAK HOUR PROJECT TRAFFIC = 175 VPH IN= 53 OUT= 122
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 306 VPH IN= 188 OUT= 118

ROADWAY	SEGMENT	SITE/ STATION	BASE YR ADT	2013 ADT	YRS OF GROWTH	ANNUAL RATE	2012	2020		PROJECT TRAFFIC DISTRIBUTION	2020		2020			
							PK HR	PK HR	PK SEASON		BCKGRND	BCKGRND				
							PK SEASON	PEAK DIRECTION		AM PROJ TRAFFIC	PM PROJ TRAFFIC	+ AM PROJ VOLUME	LOS	+ PM PROJ VOLUME	LOS	
Corkscrew Rd	E. of US 41	247	13,200	14,300	9	1.00%	834	903	C	40%	49	75	952	C	978	C
	E. of Via Coconut	247	13,200	14,300	9	1.00%	834	903	C	30%	37	56	940	C	960	C
Via Cocount	S. of Corkscrew Rd.	454	5,100	5,400	3	1.92%	249	290	C	30%	37	56	327	C	346	C
	S. of Williams Rd.	454	5,100	5,400	3	1.92%	249	290	C	25%	31	47	320	C	337	C
U.S. 41	N. of Corkscrew Rd.	25	40,800	36,600	9	1.00%	2,070	2,242	C	25%	31	47	2,272	C	2,289	C
	S. of Corkscrew Rd.	436	45,300	42,000	5	1.00%	2,211	2,394	C	15%	18	28	2,412	C	2,422	C

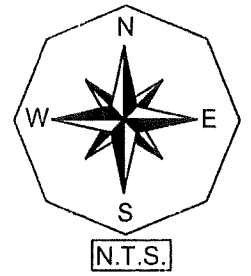
¹The 2012 peak hour, peak season, peak direction traffic volumes were taken from the 2013 Lee County Concurrency Report.



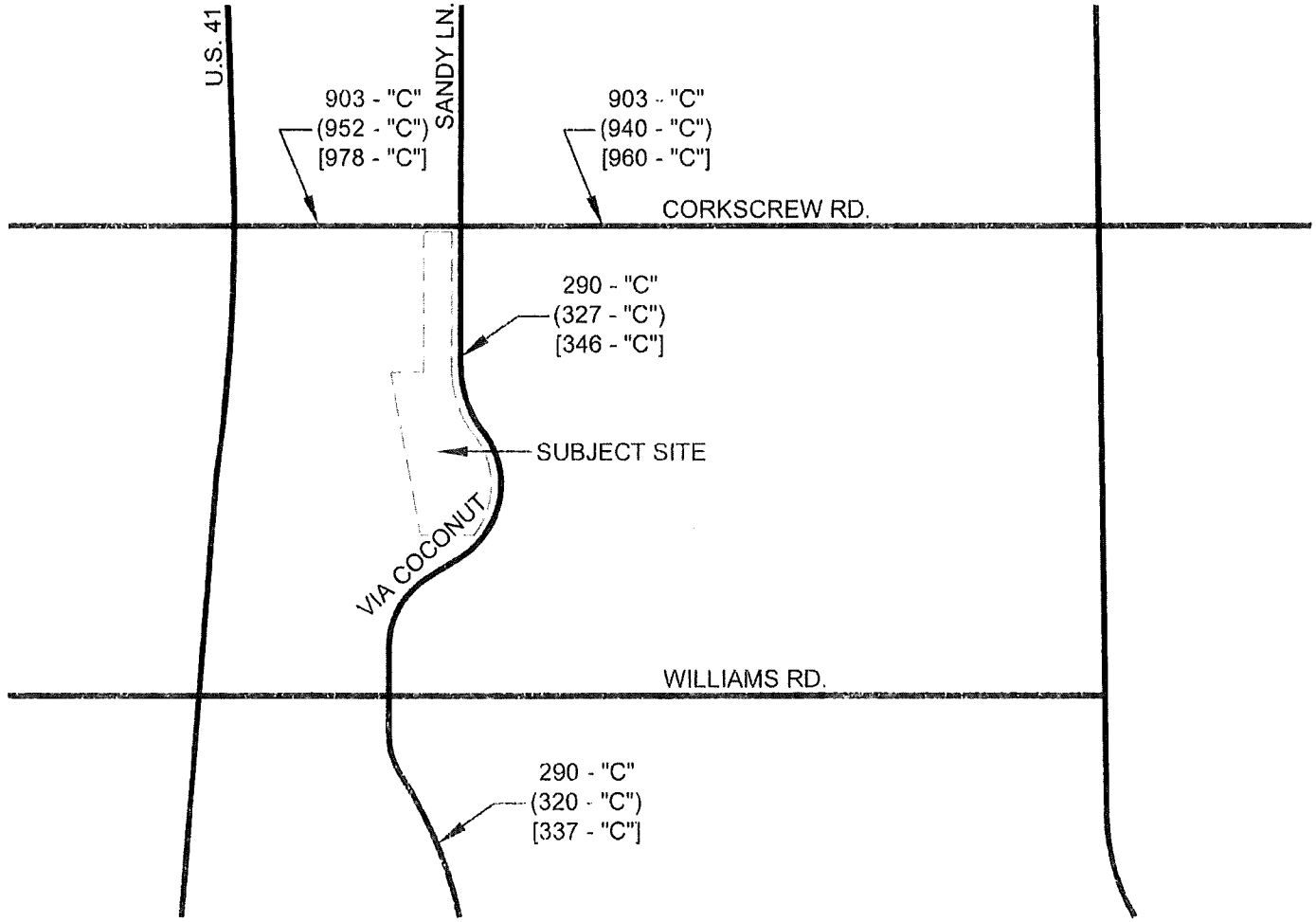
F1407.04



←20%→ PERCENT TRIP DISTRIBUTION



F1407.04



LEGEND

- XXX - "C" 2020 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND TRAFFIC
AND LEVEL OF SERVICE DESIGNATION
- (XXX -"C") 2020 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND
TRAFFIC PLUS AM PROJECT TRAFFIC
AND LEVEL OF SERVICE DESIGNATION
- [XXX -"C"] 2020 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND
TRAFFIC PLUS PM PROJECT TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

**TRAFFIC DATA FROM THE LEE
COUNTY DOT TRAFFIC COUNT
REPORT**

PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	M A P	Daily Traffic Volume (AADT)										Area		
				2004	2005	2006	2007	2008	2009	2010	2011	2012	2013		2014	
COLLEGE PKWY	E OF MCGREGOR BLVD	236	G	38000	39400	38000	36200	32500	31100	32900					43	3
	E OF WINKLER RD	43	G	39500	40000	40500	37900	31400	32700	31600	30400	30400	31700			3
	W OF SUMMERLIN RD	238	G	51300	48900	50000	47500	42600							43	3
	E OF KENWOOD LN	237	G	36100	36900	36500	33200	25500	29700	28700					43	3
COLONIAL BLVD	E OF MCGREGOR BLVD	243	B	60000	63200	61400	58800	57400	49300	49600					14	3
	E OF SUMMERLIN RD	14	B	58600	59800	60400	57600	53800	51600	51600	51500	51500	52500			3
	E OF US 41	245	B	52000	55500	53600	51000	47900	48400	45300					14	3
	E OF FOWLER ST	244	B	58000	59900	62300	59600	61800	50200	46000					14	3
	E OF METRO PKWY	240	B	49600	53300	54200	58600	48100	46000	45000					14	3
	W OF SIX MILE PKWY	241	E	60500	62000	66700	64600	53400	52300	55800					14	3
	W OF I - 75	242	E	59000	65700	71500	70500	64500	61100	61600					14	3
	W OF IMMOKALEE RD	246	E	30700	34900	35400	39500	31700	35300					35400	22	5
CORBETT RD	N OF PINE ISLAND RD	508	C	600	600	900	500	600	500						49	2
CORKSCREW RD	E OF US 41	247	H	13200	13900	17700	19200	15400	13800	13700	18600			14300	15	6
	E OF VIA COCONUT POINTE	260	H							16900					15	6
	W OF I - 75	15	H	26100	29400	U/C	U/C	32700	27300	23600	27200	29500	28800			6
	E OF I - 75	249	H	13300	10100	13500	14900	12900	10900	10400				13000	15	6
	E OF I-75	70												21900		
	W OF ALICO RD	248	H											3800		6
	E OF ALICO RD	250	H	4200	3900	4600	4500	3700	2900	2900					15	6
CORTEZ BLVD	W OF US 41	614	B	2600		2400	2700	2200	1700						29	3

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	M A P	Daily Traffic Volume (AADT)										2013	2014	Area
				2004	2005	2006	2007	2008	2009	2010	2011	2012				
TICE ST	W OF ORTIZ AV	417	A	3700	4200	3500	3400	2900	2500	2600					20	3
	W OF I 75	416	E	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	8200	8900			3
	N OF DANIELS PKWY	454				7200	5100	5600	4500	5400					61	3
	S OF DANIELS PKWY	502	E		10400	28700	27600	23500	25900	22100					61	4
	N OF AIRPORT TERMINAL	61	E		16200	27100	27700	25500	25100	24000	23600	23800	24500			4
12 ST W	E OF GUNNERY RD	472	F	3000	4100	5500	5100	3100	3200	3400					22	5
23RD ST SW	E OF GUNNERY RD	469	F	7800	8400	U/C	10000	8700	9400	10100				10200	22	5
US 41 (SR 45)	N OF COLLIER CO LINE	23	H	U/C	U/C	U/C	36400	35100	34400	33900	32000	32700	33000			6
	N OF BONITA BEACH RD	437	H	U/C	U/C	42400	47400	49000	40400	40800					23	6
	N OF WEST TERRY ST	433	H	U/C	U/C	U/C	42400	36500	35900	34200					23	6
	N OF OLD 41	436	H	U/C	45300	53300	53600	50100	46100	42000					25	6
	S OF HICKORY DR	25	H	40800	41500	43300	41300	41200	40200	38600	42000			36600		
	N OF SANIBEL BLVD	424	H	42500	42600	45300	41700	37000	37200	33400					25	4
	N OF ALICO RD	420	G	58700	56100	57900	55700	57800	54600	53400					25	4
	N OF ISLAND PARK RD	434	G	55900	56500	56200	57200	58200	51000	44000					25	4
	N OF JAMAICA BAY WEST	435	G	66800	66900	65300	63400	58800	54700	51200					25	4
	N OF SIX MILE CYPRESS PKWY	418	G	47100	47500	52400	49400	43100	38100	42200					9	4
	N OF CYPRESS LAKE DR	426	G	60100	58800	61200	56000	53200	54600	49400					9	3
	N OF BRANTLEY RD	9	B	62100	62400	61000	58000	50400	53300	53800	52400	50700	49100			3
	N OF SOUTH RD	422	B	61200	60700	60800	52500	52100	49800	49900					9	3

PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	M A P	Daily Traffic Volume (AADT)										%	Area			
				2004	2005	2006	2007	2008	2009	2010	2011	2012	2013					
US 41 (SR 45)	N OF BOY SCOUT DR	430	B	45900	44100	45700	42700	38400	36200	32400						9	3	
	N OF N AIRPORT RD	427	B	52900	45000	50500	49600	43500	38100							9	3	
	N OF COLONIAL BLVD	432	B	49200	50300	52000	51600	46800	35500	38800						9	3	
	N OF WINKLER AVE	429	B	48200	38500	50600	53000	52100	42000							9	3	
	N OF HANSON ST	428	B	47400	45600	46600	46400	43200	40400							9	3	
	N OF NORTH KEY DR	1	C	49900	52100	51900	U/C	42600	41800	41200	39700	36700	36400					2
	N OF HANCOCK BR. PWY	421	C	31600	34400	39500	32700	29900	32700							1	2	
	N OF PONDELLA RD	431	C	28900	27800	32100	26300	24900	26800							1	2	
	N OF PINE ISLAND RD	419	C	24700	25700	30800	25100	26100	21600							1	2	
	N OF LITTLETON RD	425	C	20000	20400	23000	18300	17700	15700							1	2	
	S OF CHARLOTTE CO.	449	I	18000	18700	18400	15500	20700	13900						1	2		
VANDERBILT RD	S OF BONITA BEACH RD	491	H	9000	9600	7800	6100	5700	5100							23	6	
VETERANS PKWY	S OF PINE ISLAND RD	527	I	10600	12100	13600	14100	12900	13300	12000	12600	12400	12800			50	1	
	E OF SURFSIDE BLVD	526	I	13800	16400	18500	20100	19500	18700							50	1	
	E OF CHIQUITA BLVD	523	C	23900	25700	27500	29500	28200	26800	24400						50	1	
	E OF SKYLINE BLVD	522	C	32500	35300	40200	40000	36800	38400							50	1	
	E OF SANTA BARBARA BLVD	50	C	48000	50700	53100	49600	47200	46900	44500	45200	45100	45800				1	
	E OF COUNTRY CLUB BLVD	513	C	50800	51400	58200	57400	49800	50800							50	1	
	AT TOLL PLAZA	67	C	47600	49600	50100	48100				43000	47300	43300			50	1	
VIA COCONUT	S OF WILLIAMS RD	454					5100	5600	4500	5400						25	6	
	N OF WILLIAMS	457								2800						25	6	
WEST TERRY ST	E OF US 41	440	H	12000	11400	12200	12200	11600	11500							42	6	
WESTGATE BLVD	S OF LEE BLVD	470	F	7300	6700	12000	8800	6400	6700	8000	8600	10800	9600			22	5	

**LEE COUNTY GENERALIZED
SERVICE VOLUME TABLE**

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

Sept. 2013

c:\input4

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	120	420	840	1,190	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	260	1,840	1,960	1,960
3	Divided	*	410	2,840	2,940	2,940
4	Divided	*	550	3,840	3,940	3,940
Class II (35 mph or slower posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340
Controlled Access Facilities						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	670	740
1	Divided	*	*	330	710	780
2	Undivided	*	*	740	1,460	1,460
2	Divided	*	*	780	1,530	1,530
Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.						

FDOT GENERALIZED LOS VOLUME

TABLE 7

TABLE 7

Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas¹

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Freeway Adjustments					
Lanes	Median	B	C	D	E	Auxiliary Lane		Ramp Metering			
1	Undivided	*	830	880	**	+ 1,000		+ 5%			
2	Divided	*	1,910	2,000	**						
3	Divided	*	2,940	3,020	**						
4	Divided	*	3,970	4,040	**						
Class II (35 mph or slower posted speed limit)											
Lanes	Median	B	C	D	E						
1	Undivided	*	370	750	800						
2	Divided	*	730	1,630	1,700						
3	Divided	*	1,170	2,520	2,560						
4	Divided	*	1,610	3,390	3,420						
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)											
Non-State Signalized Roadways - 10%											
Median & Turn Lane Adjustments											
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors							
1	Divided	Yes	No	+5%							
1	Undivided	No	No	-20%							
Multi	Undivided	Yes	No	-5%							
Multi	Undivided	No	No	-25%							
-	-	-	Yes	+ 5%							
One-Way Facility Adjustment Multiply the corresponding directional volumes in this table by 1.2											
BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Paved Shoulder/Bicycle Lane Coverage											
		B	C	D	E						
	0-49%	*	150	390	1,000						
	50-84%	110	340	1,000	>1,000						
	85-100%	470	1,000	>1,000	**						
PEDESTRIAN MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage											
		B	C	D	E						
	0-49%	*	*	140	480						
	50-84%	*	80	440	800						
	85-100%	200	540	880	>1,000						
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)											
Sidewalk Coverage											
		B	C	D	E						
	0-84%	> 5	≥ 4	≥ 3	≥ 2						
	85-100%	> 4	≥ 3	≥ 2	≥ 1						
						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	B	C	D	E						
1	Undivided	420	840	1,190	1,640						
2	Divided	1,810	2,560	3,240	3,590						
3	Divided	2,720	3,840	4,860	5,380						
						Uninterrupted Flow Highway Adjustments					
Lanes	Median	Exclusive left lanes		Adjustment factors							
1	Divided	Yes		+5%							
Multi	Undivided	Yes		-5%							
Multi	Undivided	No		-25%							
						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.					
						² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicycles or pedestrians using the facility.					
						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
						* Cannot be achieved using table input value defaults.					
						** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
						Source: Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/smplcs/default.shtm					

**TRAFFIC DATA FROM THE 2013 LEE
COUNTY CONCURRENCY REPORT**

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		
COLUMBUS BL*	SR 82	MILWAUKEE BL	2LU	E	860	B	84	B	87	B	90		06300
CONSTITUTION BL*	US 41	CONSTITUTION CIR	2LU	E	860	B	216	B	217	B	228		06400
CORBETT RD*	PINE ISLAND RD	LITTLETON RD	2LU	E	860	B	22	B	22	B	22		06500
CORKSCREW RD*	US 41	THREE OAKS PKWY	4LD	E	1,920	C	834	C	834	D	1,099		06600
CORKSCREW RD	THREE OAKS PKWY	I-75	4LD	E	1,920	D	1,670	D	1,670	F	2,505		06700
CORKSCREW RD*	I-75	BEN HILL GRIFFIN BL	4LD	E	1,920	C	466	C	466	C	531		06800
CORKSCREW RD*	BEN HILL GRIFFIN BL	WILDCAT RUN DR	2LD	E	1,060	A	130	A	131	B	178	2LD construction completed in 2012	06900
CORKSCREW RD*	WILDCAT RUN DR	COLLIER COUNTY LINE	2LN	E	1,060	A	130	B	168	C	390		07000
COUNTRY LAKES	LUCKETT RD	TICE ST	2LU	E	860	B	143	B	143	B	246		07100
CRYSTAL DR	US 41	METRO PKWY	2LU	E	860	C	584	C	584	C	650		07200
CRYSTAL DR	METRO PKWY	PLANTATION RD	2LU	E	860	B	313	B	313	B	323		07300
CYPRESS LAKE DR*	McGREGOR B	SO POINTE BL	4LD	E	2,010	D	890	D	890	D	945		07400
CYPRESS LAKE DR	SOUTH POINTE BL	WINKLER RD	4LD	E	2,010	D	1,329	D	1,329	D	1,332		07500
CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	2,010	D	1,342	D	1,342	D	1,342		07600
CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	3,040	D	1,525	D	1,528	D	1,623		07700
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	E	2,086	E	2,086	E	2,121		07800
DANIELS PKWY	METRO PKWY	SIX MILE CYPRESS PKWY	6LD	E	2,680	E	2,459	E	2,459	F	2,801	Constrained v/c = 0.92	07900
DANIELS PKWY	SIX MILE CYPRESS PKWY	PALOMINO RD	6LD	E	3,200	C	2,728	C	2,728	C	2,991	Constrained v/c = 0.85	08000
DANIELS PKWY	PALOMINO RD	I-75	6LD	E	3,200	C	2,972	C	2,975	C	3,009	Constrained v/c = 0.93	08100
DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,300	B	2,717	B	2,717	B	2,750	I-75 Connector construction 2012/13	08200
DANIELS PKWY*	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,300	B	2,355	B	2,356	B	2,364		08300
DANIELS PKWY*	CHAMBERLIN PKWY	GATEWAY BL	6LD	E	3,300	B	1,875	B	1,883	B	1,895		08400
DANIELS PKWY	GATEWAY BL	IMMOKALEE RD (SR82)	4LD	E	2,180	B	1,528	B	1,531	B	1,637		08500
DANLEY RD*	US 41	METRO PKWY	2LU	E	860	B	266	B	287	B	310		08600
DAVIS RD*	McGREGOR BL	IONA RD	2LU	E	860	B	113	B	113	B	139		08700
DEL PRADO BL*	CAPE CORAL PKWY	SE 46th ST	6LD	E	2,820	D	1,304	D	1,304	D	1,304		08800
DEL PRADO BL*	SE 46th ST	CORONADO PKWY	6LD	E	2,820	D	1,392	D	1,392	D	1,392		08900
DEL PRADO BL	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,820	D	1,785	D	1,785	D	1,785		09000
DEL PRADO BL*	CORNWALLIS PKWY	VETERANS MEM PKWY	6LD	E	2,820	E	2,381	E	2,381	E	2,381		09100
DEL PRADO BL*	VETERANS MEM PKWY	CORAL POINT DR	6LD	E	2,840	D	2,396	D	2,396	D	2,396		09150
DEL PRADO BL	CORAL POINT DR	HANCOCK BR PKWY	6LD	E	2,840	D	1,951	D	1,951	D	1,951		09200
DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	E	2,780	D	1,717	D	1,717	D	1,717		09300
DEL PRADO BL	US 41	SLATER RD	2LU	E	920	C	281	C	284	D	782		09400
DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,920	C	1,672	C	1,672	C	1,672		09470
DR ML KING BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,920	C	1,672	C	1,672	C	1,672		09480
DR ML KINK BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	4LD	D	1,920	C	1,672	C	1,672	C	1,672		09490

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		
SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	2,060	B	1,147	B	1,147	B	1,230		24900
SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	2,060	B	1,055	B	1,055	B	1,055		25000
SUMMERLIN RD*	SAN CARLOS BL	PINE RIDGE RD	6LD	E	3,100	A	1,000	A	1,000	A	1,115		25100
SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,100	B	1,504	B	1,504	B	1,792		25200
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,100	B	1,504	B	1,504	B	1,629		25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	2,060	B	1,295	B	1,299	B	1,424		25400
SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	3,080	B	1,190	B	1,190	B	1,190		25500
SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	3,080	B	1,497	B	1,497	B	1,516		25600
SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	3,080	B	1,497	B	1,497	B	1,497		25700
SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	906	D	906	D	906		25800
SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,760	D	906	D	906	D	906		25900
SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	B	42	B	44	B	63		26000
SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,030	B	319	B	326	B	334		26100
SUNSHINE BL	SW 23rd ST	LEE BL	2LN	E	1,030	B	319	B	320	B	320		26150
SUNSHINE BL	LEE BL	W 12th ST	2LN	E	1,030	C	543	C	547	C	572		26200
SUNSHINE BL*	W 12th ST	W 75th ST	2LN	E	1,030	B	248	B	250	B	344		26300
SW 23rd ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	C	538	C	542	C	749		26400
TERMINAL ACCESS RD	TREELINE AVE	AIRPORT ENT	4LD	E	1,830	C	1,501	C	1,501	C	1,501	I-75 Connector construction 2012/13	26450
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,940	B	861	B	861	B	1,035		26500
THREE OAKS PKWY	CORKSCREW RD	SAN CARLOS BL	4LD	E	1,940	B	930	B	932	B	1,228		26600
THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,940	B	585	B	585	B	757		26700
TICE ST*	PALM BEACH BL (SR 80)	ORTIZ AVE	2LU	E	860	B	83	B	83	B	88		26800
TICE ST*	ORTIZ AVE	STALEY RD	2LU	E	860	B	130	B	130	C	611		26900
TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	2,020	B	1,284	B	1,293	B	1,473	I-75 Connector construction 2012/13	27000
TREELINE AVE	DANIELS PKWY	ARBORWOOD RD	4LD	E	2,020	A	487	A	487	A	490		27030
TREELINE AVE	ARBORWOOD RD	COLONIAL BL	4LD	E	2,020	A	442	A	442	A	442		27070
VETERANS MEM PKWY	SR78	SURFSIDE BL	4LD	D	2,140	A	664	A	664	A	664		27200
VETERANS MEM PKWY	SURFSIDE BL	CHIQUITA BL	4LD	E	2,140	A	664	A	664	A	664		27250
VETERANS MEM PKWY*	CHIQUITA BL	SKYLINE DR	4LD	D	2,140	B	1,810	B	1,810	B	1,810		27300
VETERANS MEM PKWY	SKYLINE DR	SANTA BARBARA BL	6LD	D	3,220	B	1,726	B	1,726	B	1,756		27400
VETERANS MEM PKWY	SANTA BARBARA	COUNTRY CLUB BL	6LD	D	3,220	B	2,586	B	2,586	B	2,586		27500
VETERANS MEM PKWY	COUNTRY CLUB BL	MIDPOINT BR TOLL PLAZA	6LD	D	3,610	C	2,583	C	2,583	C	2,583		27600
VETERANS MEM PKWY	MIDPOINT BR TOLL PLAZA	McGREGOR BL	4LB	D	3,610	C	2,712	C	2,712	C	2,712		27700
VIA COCONUT PT*	SOUTH END	CORKSCREW RD	4LD	E	1,830	B	249	B	249	B	249		27720
WHISKEY CREEK	COLLEGE PKWY	SAUTERN DR	2LD	E	910	B	320	B	320	B	333		27900
WHISKEY CREEK	SAUTERN DR	McGREGOR BL	2LD	E	910	B	320	B	320	B	320		28000

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		
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

TRIP GENERATION EQUATIONS

**TRIP GENERATION EQUATIONS
VIA COCONUT MPD
ITE TRIP GENERATION REPORT, 9th EDITION**

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday
Shopping Center (LUC 820)	$\ln(T) = 0.61 \ln(X) + 2.24$ (62% In/38% Out)	$\ln(T) = 0.67 \ln(X) + 3.31$ (48% In/52% Out)	$\ln(T) = 0.65 \ln(X) + 5.83$
T = Trips, X = 1,000's of square feet GLA			
Residential Condominium/Townhouse (LUC 230)	$\ln(T) = 0.80 \ln(X) + 0.26$ (17% In/83% Out)	$\ln(T) = 0.82 \ln(X) + 0.32$ (67% In/33% Out)	$\ln(T) = 0.87 \ln(X) + 2.46$
T = Trips, X = Dwelling Units			



SEGMENTATION ANALYSIS
FINANCIAL MODELING
FEASIBILITY STUDIES
MARKET RESEARCH
DESIGN TESTING

ESTERO COMMUNITY MARKET ASSESSMENT Prospects for Future Commercial Development and Economic Development Opportunities

Prepared for:

Mr. Nick Batos
Chairman
Estero Council of Community Leaders (ECCL)
Box 424
Estero, Florida 33929

Prepared by:

Richard F. Hunt
PELTON RESEARCH PARTNERS

September 16, 2013

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COMMUNITY OF ESTERO
MARKET OPPORTUNITY ASSESSMENT
LEE COUNTY, FLORIDA
SEPTEMBER 2013

September 16, 2013

Mr. Nick Batos
Chairman
Estero Council of Community Leaders (ECCL)
Box 424
Estero, Florida 33929

Dear Mr. Batos,

Per your request and on behalf of your client, the Estero Council of Community Leaders (ECCL), PELTON RESEARCH PARTNERS (*PELTON RESEARCH*) and Seth Harry & Associates (SHA) have conducted a market study to assess the potential market demand for new retail, office, and residential uses to help determine the land needed to support these uses within Estero in the future. This study has been undertaken to provide ECCL relevant data and findings to further support their current and future long-range planning efforts for the community of Estero in conjunction with comprehensive planning efforts in Lee County.

The information provided in this study is built on previous research and planning work conducted by SHA and PELTON RESEARCH to assess larger-scale economic and market opportunities within Lee County. Findings from the earlier Lee County assessment have helped guide a more detailed examination of the unincorporated community of Estero. Key market and community characteristics were analyzed including: local resident demographics, household income levels, retail sales, consumer buying power, local employment, residential neighborhoods, retail centers, office spaces, and real estate market conditions, among others. Many of these characteristics are compared with those of other Lee County communities, including Bonita Springs and Fort Myers, as well as with Lee County overall. Additional comparisons are made with the City of Naples and Collier County to the south.

The following report summarizes the findings of the market investigation conducted by PELTON RESEARCH and SHA during the months of May, June, and July of 2013. The market investigation included a review of historical development trends in Estero and greater Lee County prior to 2000. Special consideration has been given to the impacts of local economic conditions stemming from the national recession during 2008 through 2009.

MARKET RESEARCH
SEGMENTATION ANALYSIS
FINANCIAL MODELING
FEASIBILITY STUDIES
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This report is separated into five (5) primary sections summarized as follows:

Main Report

- *Section A - Introduction* – this section provides an overview of the study process used by PELOTON RESEARCH;
- *Section B - Executive Summary* – this section provides a summary of key findings from the Estero market study with an assessment of the Strengths, Constraints, and Opportunities discovered for the community. The section additionally includes a summary of national, state, and regional trends that will influence the future growth and development in Estero;
- *Section C – Demographics, Employment, & Future Growth* – this section provides historical, current, and projected statistics on demographics, employment, and job growth for Lee County, Estero, and select geographic areas;
- *Section D – Commercial Real Estate Markets, Retail Demand, and Land Use* - this section provides an assessment of current commercial and retail real market conditions, current and projected retail demand, and implications of future demand for space by type on future land use needs in the community of Estero; and
- *Section E – Prospects for Multi-District Downtown Estero* – based on the findings from the previous sections and a review of vacant mixed-use properties along US-41, the prospects for a multi-district town center for Estero is reviewed. The potential opportunity is reviewed as a comprehensive development program to capitalize on the changing demographic and economic characteristics within the local market that would strategically position the community for greater economic stability and resilience in the future.

Appendices

- *Estero Community Overview* – this section highlights the history of Estero and an overview of some of Estero’s 38 neighborhoods and community features;
- *Estero’s Schools* and their performance indicators are highlighted and summarized;
- *Demographic & Economic Characteristics* – this section of the report provides a summary overview of current and historical demographic and economic

activity in Southwest Florida with special emphasis on trends in the community of Estero. Current and projected demographic characteristics for Lee County and Estero are provided with comparative data provided for the City of Bonita Springs, City of Fort Myers, Collier County, and the City of Naples. Local employment activity and Lee County's largest employers are summarized;

- *Building Industry Activity* - this section provides an overview of building and permit activity in the Greater Estero market area and includes historical and current building trend information for communities in Lee and Collier Counties as well as the counties overall;
- *Real Estate Markets* – this section provides an overview of activity in the residential, office, and retail markets of Estero and selected surrounding market areas. Local sales and listing statistics, prices, and trends are provided across the residential market sector. A survey of available spaces and vacancy rates are provided for the commercial sector in the community of Estero; and
- *Commercial Property Listing Survey* – this section provides a comprehensive list of commercial properties listed for-sale and for-lease in the Estero market area.

This report summarizes the findings from our market assessment of the Greater Estero economy and local real estate market sectors. Based on our findings, the prospects for new development in the Estero market are positive for most residential market sectors in mid-year 2013 with continuing improvement expected through 2014. The retail and office market sectors are not expected to see substantial improvements until after 2014, though select opportunities still exist in underserved market segments.

Seth Harry & Associates will use the information provided in this study to conduct an additional evaluation of the potential building capacity and design implications for a centralized Estero community development, in addition to their assessment of the changes in development patterns that will occur with transitioning land uses in Estero.

Thank you for the opportunity to assist you with an Estero market assessment.

Sincerely,

Richard F. Hunt | Principal
PELTON RESEARCH PARTNERS

Seth Harry, AIA | President
SETH HARRY & ASSOCIATES

A. INTRODUCTION

STUDY OVERVIEW

The following study provides market research findings to support the comprehensive planning efforts of the community of Estero being led by the Estero Community Planning Panel (ECP) and the Estero Council of Community Leaders (ECL). The primary focus of this market study is the prospects for future real estate development in Estero based on local economic performance, demographic characteristics, and projections for growth within Estero and surrounding communities within both Lee and Collier Counties. Future population and job growth in Estero will have the greatest impacts on the demand for land use. This study provides findings on the expected shift in the amount of zoned land needed by future use.

The following main sources were used as part of this market investigation:

- National migration data into Lee County was gathered from the U.S. Census, the Internal Revenue Service, and the University of Florida Bureau of Economic and Business Research (BEBR).
- Geo-demographic data and population estimates were gathered from the U.S. Census, Environmental Systems Research Institute (ESRI), Claritas, BEBR, and the State of Florida Office of Economic & Demographic Research.
- Retail Sales and consumer spending data for Lee and Collier Counties for the time period 2003 to 2013 was gathered from ESRI, the State of Florida Department of Revenue, and the Bureau of Economic Analysis.
- Local business data was provided by the national firm Dun & Bradstreet along with data provided by local business owners.
- Local and regional economic data was gathered from the Regional Economic Research Institute at Florida Gulf Coast University and the Fort Myers Regional Partnership.
- Residential, retail, and office space listings were provided by numerous local and regional associations, individual real estate brokerage firms, and homebuilders including but not limited to: the Realtors Association of Fort

Myers and The Beach, Downing-Frye Realty, John R Wood Realtors, Pulte, Lennar, Toll Brothers, Premier Commercial, Cushman & Wakefield, CRE Consultants, Colliers International, Lee & Associates, and Avison Young.

- Previous planning studies were obtained and reviewed from the Lee County Planning Department and the Estero Community Planning Panel (ECPP) website.
- Background data and research support was provided by Ruth Landsman, Partner, Seth Harry & Associates.
- PELOTON RESEARCH additionally relied on 26-years of professional experience working in real estate market analysis and economic development to conduct the market assessment for the community of Estero.

By utilizing the data gathered from these various sources, PELOTON RESEARCH and SHA were able to analyze the current economic conditions in the Estero market along with the market context for various real estate uses in the community. This information has been applied to long-range planning efforts to determine whether currently proposed land uses are in-sync with current and projected market demand.

The following section provides an executive summary of findings including an analysis of strengths, constraints, and opportunities relevant to future development in the Estero Planning Area.

B. EXECUTIVE FINDINGS

Strengths, Constraints, and Opportunities

The Estero community has benefitted greatly from careful planning over the past decade. Because of this the community has weathered a major national recession with a minimal amount of negative economic impact when compared to other markets in the State of Florida. Estero has significant strengths and opportunities moving forward that need to be considered. Equally important are some of the constraints the community needs to overcome to reach more sustainable growth and development.

The following is a summary of the strengths, constraints, and opportunities identified in Estero during this market study.

STRENGTHS

Strong population growth – *Estero has experienced rapid population growth since 1990, and is expected to continue to grow at a higher than average rate versus Lee County overall.* The Estero Fire District grew 144% from 2000 to 2010, from a population of 9,261 to 22,612, or a net increase of 13,351 new residents. This population growth exceeded that of Bonita Springs which added 11,117 residents during the same time period.

Based on an analysis of residential permit activity from 2000 through 2012, PELOTON RESEARCH has determined that substantially higher growth occurred in Estero than that reported by the U.S. Census during 2010. The analysis reveals real population growth in Estero from 2000 to 2010 was 5,597 more than that reported by the Census. A total of 26,723 part-time and year-round residents were added to Estero from 2000 to 2010. This puts the “in-season” population of Estero in 2010 at 40,301. These figures are very important when assessing the economic potential of the community in the future.

Excellent roadway network and highway access – *Estero benefits greatly from a location along an interstate and highway corridor. Interstate 75 and Highway 41 provide strong economic benefits for local businesses, drawing customers from North Lee County and Collier County.* Residents benefit from easy, convenient access to employment and shopping. Future development between Highway 41 and I-75 will benefit from visibility along the corridors. Improvements over the past decade include the addition of twelve (12) north/south lanes due to the addition of roadways and the widening of existing roadways. Some key roadway improvements are noted as follows:

- I-75 widened from 4 lanes to 6 lanes, and Hwy. 41 widening to 6 lanes to be completed by September 2013.
- The 4-lane Via Coconut Point roadway completed prior to Coconut Point opening in 2005 from Corkscrew Road to Pelican Colony Boulevard.
- Estero Parkway was extended with 4 lanes from Three Oaks Parkway to Ben Hill Griffin Parkway.
- Three Oaks Parkway was constructed as a 4 lane road south of Corkscrew Road to the Bointa Springs boundary in 2003 and widened to 4 lanes north of Corkscrew a couple of years later.

Close proximity to growing international airport – *The proximity to Southwest Florida International Airport is important for both business and tourism success.* The airport continues to show increasing traffic and usage levels. During July of 2013, a total of 467,946 passengers traveled through the airport. Traffic through July of 2013 is 5.9% higher than that of the same period in 2012. The airport served a total of 7.3 million passengers in 2012. The airport is served by major airlines including Delta, U.S. Airways, JetBlue, and Southwest Airlines. Alico Road and Daniels Parkway provide access to the airport from either Hwy. 41 or I-75. Three Oaks Parkway and Ben Hill Griffin Parkway also provides access north to the airport from Estero.

Centralized location – *The Estero community is well-located in a centralized location in Southwest Florida between the cities of Fort Myers and Naples.* The community is also centrally located in South Florida near equidistance from the major cities of Tampa to the north and Miami to the southeast. Both cities are an approximate 2-hour drive from Estero by automobile.

Highly desirable recreational opportunities and natural resources - *Coastal access, beaches, Koreshan State Park, and the attractive Estero River make for a highly-desirable recreational environment in Estero.* The state park and Estero River are located in the center of the community and provide opportunities to further enhance the surrounding public spaces. The Estero community is well-known as a highly-attractive lifestyle community.

Ability to attract a Fortune 300 corporation – *Estero will soon be home to the Fortune 300 Hertz Company (ranked 292 in 2013).* The new headquarters will be located on a 34-acre parcel on the southeast corner of Williams Road and Hwy. 41. The implications of this relocation will be highly-positive for economic development efforts in both the

short-term and long-run. The company is expected have 700 employees with average annual incomes above \$100,000 with some existing workers relocating into Estero. Hertz is additionally expected to hire new employees from within the surrounding market area. The company is planning to build a total of 450,000 square feet in two buildings. The first phase of the facility, the 300,000 square foot headquarters building, is expected to be completed in 2015. The total economic impact of the Hertz relocation into Estero is estimated at \$68 million.

Well-planned communities and neighborhoods – *Estero has a reported 38 identifiable communities, most with organized associations.* An estimated 35 of these communities are part of the ECCL which, along with the ECPP, guides planning, community development and growth management in the Estero area. So much of Estero's new development occurred over the last fifteen years, and the majority of housing stock is newer than that of surrounding market areas.

Development review process and standards – *Estero has a reputation as a highly-organized and active community with engaged leadership to guide the development review process within the community.* The result of this active involvement and guidance has been higher-quality development standards that have resulted in higher-quality developments and higher property values.

As noted on the Esterofl.org website, Estero is the only community in Southwest Florida where residents have so many opportunities to influence the use and appearance of each of its development projects. The first opportunity is at property zoning before the filing of a zoning application. The Estero Community Planning Panel (ECCP), created in 2002, holds public meetings to allow residents to support or oppose features of a developer's plans. The other opportunity for public participation is arranged prior to an application for a Development Order (DO) by the developer. The Estero Design Review Committee (EDRC) holds public meetings to review design, site planning, architecture, parking, access, and other issues, with all of the findings submitted in a report to the county to help guide the approval process. All of this oversight has led to the approval of more attractive and better planned projects that reflect the influence and support of local residents.

Proximity to major university – *Estero benefits from very close proximity to the Florida Gulf Coast University (FGCU), a fast growing institution of higher-education that brings positive direct and indirect economic impacts to the surrounding market area along with life-long learning opportunities to enrich the lives of local residents.* With a growing

student body of over 12,000 students and projected enrollment of 24,000 in the future, FGCU is a major economic asset for the community. Estero's immediate proximity will permit it to benefit from FGCU's growth.

Estero resident demographics – *The individuals that comprise the Estero population have higher than average levels of education when compared with those in the State of Florida and Lee County overall.* The community also has significantly higher median household incomes, even with household sizes that are significantly smaller than average. Lee County's average household income was \$65,205 in 2012 versus \$86,923 for Estero. A total of 24.7% of Lee County residents have a Bachelor's degree or higher-level degree, while 39.8% of Estero's residents have a Bachelor's degree or higher. Estero's part-time residents and those recently moving to the area have even higher overall percentages of Bachelor's degrees or higher.

Local pool of talent – *Along with higher education levels, the local resident population is comprised of many members who have successful business, professional and organizational experience.* This pool of talent has been tapped for the oversight of local community development and could be further tapped for local business development.

Large regional retail centers – *One of the strongest components of Estero's local economy is the presence of larger retail centers that qualify as regional centers serving a broad market area.* Miromar Outlets and Coconut Point Mall aided substantially in the creation of a retail-based economic engine in Estero. Total retail sales in Estero approached \$810 million in 2012, with these two centers contributing 76% of total Estero retail sales during the year. These retail centers are considered major community assets that greatly enhance the community for residents and visitors. A new 185,000 square foot Wal-Mart is set to be built at the northeast corner of Hwy. 41 and Estero Parkway. The project is due to begin after the completion of the Hwy. 41 road widening to 6 lanes late this year or early in 2014.

Proximity to the Research and Enterprise Diamond – *Nearby land is available for companies seeking industrial lands, especially those companies operating in research and development industries.* The Research and Enterprise Diamond is an economic development zone established in Lee County over an approximately 40 square mile area. The zone includes Southwest Florida International Airport, JetBlue Park and Florida Gulf Coast University and stretches south to the Miromar Outlets. The focus of the zone is the attraction of high-quality, clean-industry businesses, along with the attraction of complementary residential and retail uses to support residents, employees, and

students. The following map shows the boundary lines of the 1,100-acre Research and Enterprise Diamond.



CONSTRAINTS

Over 30% of Estero's population is comprised of part-timer households – *With 30% of the population not present for more than six months per year, Estero does not operate at full economic capacity.* That said, the annual retail sales at major retail centers in Estero don't show significant negative impacts from this less than year-round population. This is in large part due to the ability of these centers to draw retail sales from surrounding market areas. Nonetheless, future major retailers will want to see a higher-percentage of year-round residents to help offset the increasingly competitive retail environments of Lee and Collier Counties.

Limited employed local labor force – *The demographics of Estero, with a high percentage of residents aged 65 and over, limits the number of residents considered in the labor force.* According to the Census Department, over 50% of households in Estero reported no workers present. These factors are combined with the limited number of industries currently operating in Estero. The presence of Hertz in the community will help create a higher number of desirable local jobs with good annual wages.

Over-reliance on construction industry employment – *Like many Florida communities, Estero relies heavily on the success of the construction industry to support a substantial percentage of local industry employment.* The pace of construction may reach pre-recession levels again over the next few years, but the cyclical nature of the construction industry makes the increased diversity of industries in Estero more important. As the community reaches build-out over the next two decades, there will be less demand for construction employment.

Lack of a central downtown – *Estero has 38 communities, but lacks a centralized downtown.* Currently, the areas surrounding Miromar Outlets and Coconut Point Mall represent primary local business districts. And though Coconut Point Mall was originally referred to as the *Town Center at Coconut Point*, neither of these community centers is considered the core of Estero. The establishment of a central downtown in Estero would help the community create a distinct identity and would provide another draw for both local residents and visitors to the area.

Limited rental housing – *Aside from a few older rental housing complexes in the market, Estero relies primarily on individual owners to provide rental housing in the market.* This is partly due to the conversion of for-rent projects into for-sale properties during the

boom years prior to 2008. Some homes offered for-sale were temporarily converted to rentals over the past five (5) years. As the market improves these units could convert back to for-sale. A significant amount of rental housing should be offered in the community to provide housing for working couples, singles, and retirees. The availability of quality rental housing is important for a community looking to provide workforce housing. This is an important factor for businesses looking to relocate or establish a presence in local markets.

Limited housing available to ageing seniors – *Estero has no shortage of high-quality, amenity-rich neighborhoods offering housing for active seniors, though the community appears to have limited housing available for those who are less active or in need of assisted-living.* Given the substantial population aged 65 and over, future planning for housing in Estero should include more emphasis on continuing care, assisted-living, and Alzheimer’s facilities. Additional emphasis should be placed on housing for older single residents, especially housing for older single females. All of these factors are important for a community looking to promote ageing in place.

School choice and teacher pay – *Market perceptions indicate Lee County has limited school choice when compared with Collier County.* This has resulted in younger families with children choosing to purchase in Collier County for the option of school choice, even if there is no guarantee their children will get to attend their school of first choice. Recent media reports have also indicated that Lee County is having a hard time holding on to teachers due to higher pay being offered in Collier County. These issues need to be investigated more fully and mitigated where possible. The attraction of family households is of importance to help balance future growth in Estero.

Lack of an acute care hospital – *The Estero population relies heavily on hospital facilities that are not located within the community.* These facilities, located in Fort Myers and Naples, are in excess of 10 miles away. Given the expected population growth of Estero and the percentage of the population aged 55 and over, the community is at a disadvantage without a local hospital facility. The presence of quality medical facilities is important to attract the Baby Boomer and young family market segments, and is equally important to attract new business development. Aside from school quality, the existence and quality of medical facilities is a key consideration by business owners with employees.

Limited control over community boundaries – *Aside from the local planning and development guidance provided by the ECCL and the ECPP, Estero has limited control over community boundaries.* Recent threats by neighboring Bonita Springs to annex unincorporated areas within the Estero planning area demonstrate the need for more control. Estero’s review of incorporation options is a major step to gain control of community boundaries and future fiscal management.

Large inventory of available office space – *Estero has a substantial amount of vacant office space available for-lease with vacancies in excess of 20% in some market segments.* Though this would appear good from the standpoint of attracting new businesses, much of this space is oversized relative to smaller business demand. Ample sites do exist for new office development on a build-to-suit basis.

Land over-zoned for retail uses – *Based on an assessment of current and future demand for new retail uses in the Estero market, the community has been determined to have an over-abundance of land zoned for retail uses.* Future population growth and increased tourism is expected to provide future demand for less than 1 million square feet of new retail/commercial space over the next 20 years. Using an average ratio of 4-to-1 for the amount of land needed to support future retail buildings, all future retail development would result in the need for approximately 92 acres of future retail-zoned land demand. The amount of land needed would be lower if future retail was built more densely or as part of mixed-use development.

Potential shortage of residential land to support future growth – *The return of a strong growth rate in Estero over the next decade could lead to a shortage of available residential land for new development.* If Estero was to grow by another 8,000 to 10,000 year-round and part-time residents over the next 10 years, there would be a need for at least 800 to 1,000 residential acres. At an average household size of two persons per residence, a minimum of 4,000 new units would be needed to support population growth of 8,000 residents. At a residential density of 4 units per acre, a minimum of 1,000 acres would be needed. A housing demand analysis conducted by PELOTON RESEARCH PARTNERS as part of this report reveals that 832 acres of residential land may be needed by 2020, if new residential development is provided at 4 units per acre.

OPPORTUNITIES

Ample commercial land available for rezone – *Estero has land zoned for approximately 6.5 million square feet of retail and commercial space. Approximately 3.5 million square feet of retail space currently exists in Estero and over 3 million additional square feet are zoned. Projected demand is for less than 1 million square feet of retail and commercial space, including 185,000 square feet to be attributed to a new Wal-Mart in 2014.* A portion of this excess retail land can be converted to residential uses to support projected future household growth in Estero. (See Estero Future Retail Demand for further information).

Properties are available to accommodate a Downtown – *A current review of land available for-sale in Estero revealed significant property listings along the Highway 41 and Interstate 75 corridors. Several properties, located between Estero Parkway and Coconut Road, are currently approved for larger-scale mixed-use developments. One property located along South Tamiami Trail and Broadway is being marketed as “Downtown Estero”. The 35-acre site is planned for a combination of retail, restaurant, office, residential uses (310 units in a 4-story format), and a senior-housing component (90 to 160 beds). Other notable listed properties in various stages of planning include the following:*

- Estero Greens – 10.2 acres
- Coconut Trace – 24 acres
- Estero on the River – 88 acres
- North Point – 102 acres
- Estero Town Center (Via Coconut Point) – 34.5 acres
- Galleria at Corkscrew East & West – 9.9 and 11.4 acres
- Coconut Crossing – 46 acres (not currently listed)
- Halfway Creek – 10 acres (approximate)
- Camargo (North Parcel) – 11 acres

These properties, collectively comprising nearly 350 acres, provide a potential opportunity for a comprehensive planning effort to develop a centralized Downtown area.

Land available for a new hospital – *In 2004 Lee Memorial Hospital System (LMHS) purchased 30 acres of land in the south Village of Coconut Point just south of the Dillard’s department store. This site is in close proximity to the Coconut Point Mall and the new*

Hertz headquarters. The medical facility has the opportunity to be incorporated into a Downtown Estero plan as the catalyst of a new medical district in the community.

Land available for a continuing care facility – *Based on reviews of land availability in Estero, there is significant land available for the creation of continuing care facilities.* These facilities can span the range of care from limited assisted-living to year-round care. An existing facility includes the Life Care Center of Estero located on Williams Road. The facility includes 155 certified beds and 144 year-round residents receiving various stages of care.

The demographics of Estero clearly support the inclusion of these facilities in the community. By 2017, 14.5% of the population is expected to be 75 years of age or older, and a substantial 46.3% will be 65 years or older. Over 26% of the population lives alone in Estero and the figure is much higher for the elderly, especially within the female population.

Land is available for multi-family rental housing – *The Estero market has a limited amount of land available for multi-family rental housing, an important housing choice for accommodating the workforce and new residents.* There is land available in Estero for new multi-family housing in appropriate locations. The proposed corridor of an Estero Downtown has several major properties with the ability to support new multi-family housing both for-rent and for-sale.

Hertz relocation to Estero – *The establishment of the Fortune 300 Hertz headquarters in Estero could be a major catalyst for future business development in the community.* The economic development community should continue efforts to capitalize on the future presence of this facility, highlighting the reasons this major corporation chose the high-quality community of Estero for their homebase. Estero should seek to fill in the open lands around the Hertz facility with activity centers that attract new high-quality development to increase the desirability of the area and benefit future employees and residents.

Potential opportunity for executive offices and corporate apartments – *Estero continues to establish itself as a friendly place to conduct business in a lifestyle community.* There is an opportunity to provide executive office suites for business owners seeking temporary office spaces for employees, visitors, and subcontractors. Regus International is a potential choice as an operator. They have over 1,500 locations worldwide in 100 countries with a growing membership. The closest Regus executive office location is in Sarasota, over 70 miles away. An independent operator in Estero

may be able to provide very similar services in an existing office building. An additional opportunity exists for corporate apartment facilities that provide extended stay options for visiting employees. Extended stay facilities continue to be the fastest growing segment in the hotel industry, but corporate apartments are often overlooked as a complementary option.

Baby boomer retirement growing – *The leading edge of Baby Boomers turned 65 in the depths of a national recession, forcing many to delay retirement.* An increase in retirees is expected over the next decade as the largest demographic group continues to reach retirement age. The tail end of the Baby Boomer population will reach 65 years of age in 2030. Estero should continue to see strong growth in new part-time and year-round residents from this market segment.

Economic growth to drive family growth – *Southwest Florida is experiencing stronger economic growth and the potential for continued job growth.* Both Lee and Collier Counties were recently ranked two of the three fastest growing counties in the State of Florida. For younger couples, singles, and families, new job growth drives the demand for new housing. Estero can capitalize on the economic growth by capturing housing demand deriving from these important market segments. Bella Terra, a 1,900 home community located in East Estero and developed by Lennar Corporation, has demonstrated strong market support for housing catering to families. This housing development has also demonstrated the feasibility of providing more limited amenities such as a 7,000 square foot pool, playground, fitness center, and 7,000 square foot clubhouse.

KEY CONCLUSIONS – THE FUTURE OF ESTERO

Though this study included a comprehensive review of economic activity in Southwest Florida and Lee County, the key findings of this study are being used to support the future planning and development of the Estero community.

The Estero community is fortunate to have so many community members who care about the community's future and who play an active role in planning the community's future. The results are a very attractive and desirable community to live. Growth trends over the past decade reveal the success of the community stemming from careful and thoughtful planning.

The following is the summary of the most important findings and recommendations for Estero moving forward.

- 1) **Future Land Use Changes** – Moving forward, Estero has some key land use issues that need careful attention in the near future. Estero appears over-zoned for retail and commercial uses given the projected future population growth, business growth, and potential demand.
- 2) **Business and Job Growth** – By 2015, Estero will be home to the Hertz Corporation and an associated 700 new jobs in the community. The economic impacts of Hertz’s relocation to the community will have an estimated \$68 million economic impact. As importantly, the presence of Hertz will allow the community to capitalize on the presence of a Fortune 300 corporation. This will be an important catalyst for future economic development efforts. Estero has a substantial amount of existing vacant office space that needs to be filled by the presence of new or expanding local businesses.
- 3) **Adequate Medical Services** – Estero is currently lacking an adequate level of medical services to support the year-round and part-time population of the community. This inadequate level of service will become an even more significant issue with the growing population, especially those aged 55 and over, projected to arrive to the community over the next decade. Additionally, the lack of adequate acute medical care will place Estero at a competitive disadvantage when new residents and businesses evaluate Estero for relocation relative to surrounding communities.
- 4) **Downtown Estero** - A long-term planning strategy for Estero should include the identification and development of a centralized community core. This community core should be easily identifiable as “Downtown” Estero. As part of the recommendations at the end of this study, PELOTON RESEARCH has identified geographic areas within the Estero community that provide potential locations to support a centralized community development. These prospective areas provide positive attributes and locational characteristics to support a range of uses needed to comprise a multiple block Downtown development.

C. DEMOGRAPHICS, EMPLOYMENT, AND FUTURE GROWTH

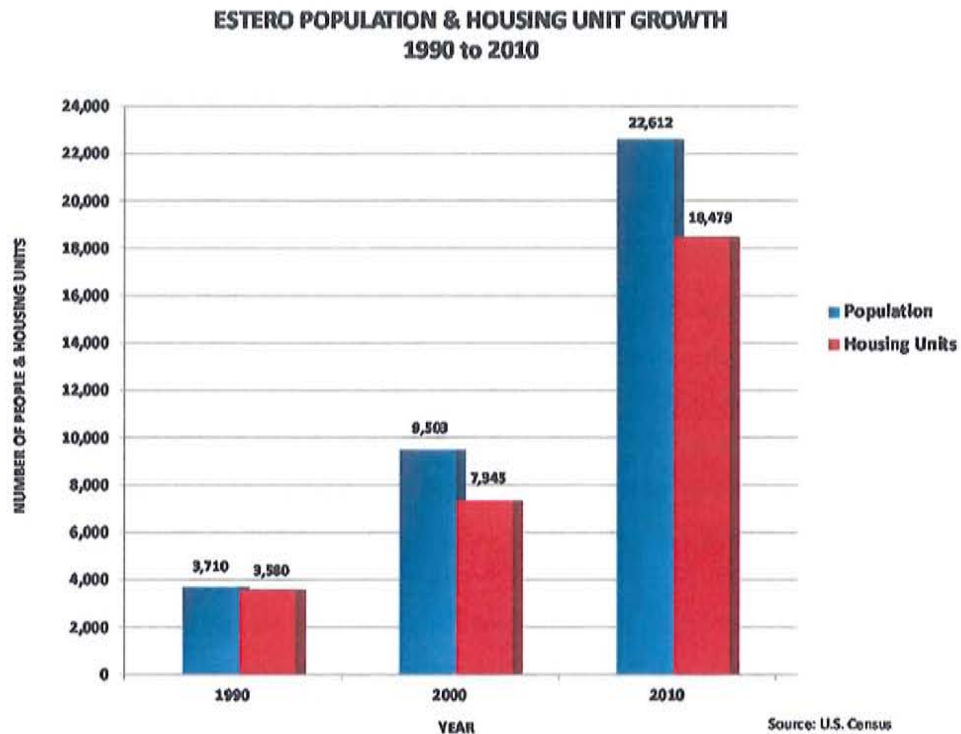
This section covers a broad range of topics including local demographics, future household growth, employment and job growth in Lee County, Estero, and other selected geographic areas.

ESTERO POPULATION & AGE GROUPS

Over the past two decades the Estero community has become known for its rapid growth and a high concentration of residents aged 55 and above. Estero experienced astounding growth from 1990 to 2010, increasing population in its Census designated boundaries from 3,710 to 22,612 for a net permanent population gain of 18,902 based on Census estimates. Along with the rapid population growth came the strong growth in new housing units.

Estero had 3,580 housing units in 1990 with nearly 53% considered vacant or seasonal, and 63.2% of all housing units comprised of mobile homes. By 2010, Estero had 18,479 housing units with 7,213 units less than full-time occupied. The total increase in housing units over the 20-year period was a minimum of 14,899 units, or a total unit increase of 316% in just two decades.

The year-round population of Estero grew 156% from 1990 to 2000 and another 138% from 2000 to 2010. By comparison, Lee County grew 31.6% from 1990 to 2000 and 40.3% from 2000 to 2010. Both Lee County and Estero grew at a more rapid pace than the State of Florida overall. The following chart show the population and housing unit growth of Estero from 1990 to 2010. These are Census-based figures only. These figures most likely underestimate the real population growth in Estero (*see Estero Population and Housing Growth*).



Estero's population growth has been primarily driven by new residents aged 65 and older since 1990. Most often, new households include retirees from other market areas, such as the Midwestern portion of the U.S. Every year a number of part-time residents who already keep a residence in Estero convert to year-round residents, thereby adding themselves to the population count for the community. Estimates from previous Census years showed that between 30% and 37% of Estero housing units are occupied on a part-time basis. There is a tendency to underestimate the impacts of part-time residents on the need for services in the area. At the same time, there is a tendency to underestimate the positive economic impacts the part-timers have on the local economy. (See Estero Estero Retail Demand for more on this topic.)

The year-round 65 and older household segments in Estero are projected to continue to be the most dominant age groups in Estero for the foreseeable future. The following charts show the 2012 breakdown of age groups in Estero compared with the age group breakdown in the Cities of Fort Myers and Bonita Springs and Lee County overall.

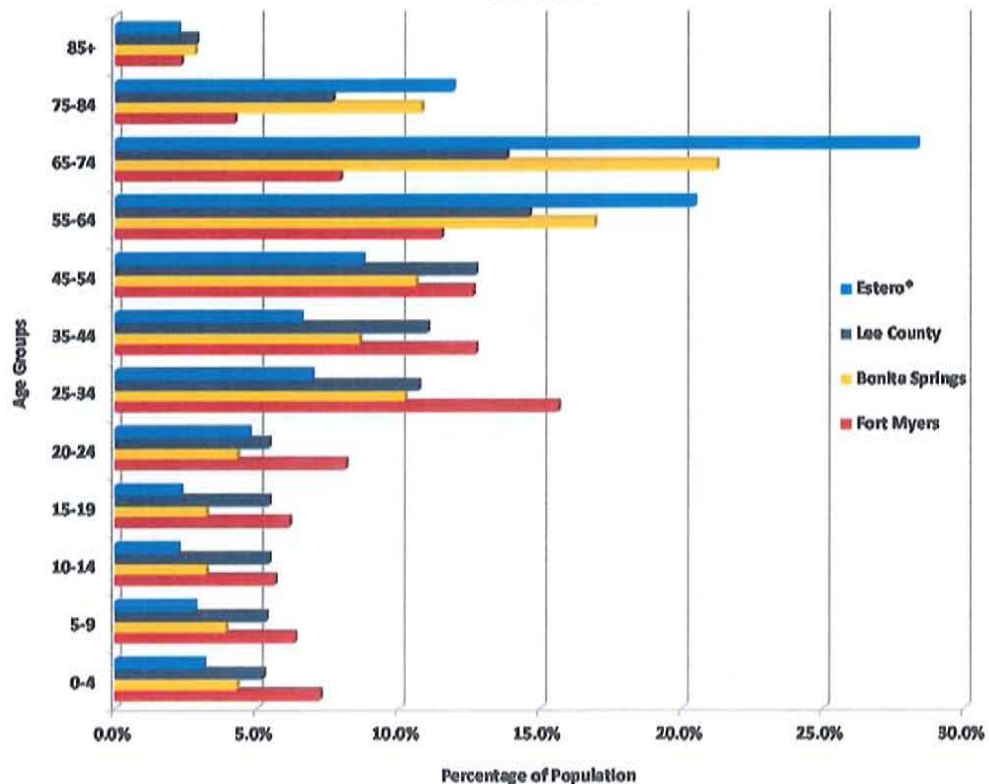
POPULATION BY AGE GROUP 2012
For Selected Geographic Areas

Age Groups	GEOGRAPHIC AREA			
	Estero CDP*	City of Fort Myers	City of Bonita Springs	Lee County
0-4	3.1%	7.2%	4.3%	5.2%
5-9	2.8%	6.3%	3.9%	5.3%
10-14	2.2%	5.6%	3.2%	5.4%
15-19	2.3%	6.1%	3.2%	5.4%
20-24	4.7%	8.1%	4.3%	5.4%
25-34	6.9%	15.6%	10.2%	10.7%
35-44	6.5%	12.7%	8.6%	11.0%
45-54	8.7%	12.6%	10.6%	12.7%
55-64	20.4%	11.5%	16.9%	14.6%
65-74	28.3%	7.9%	21.2%	13.8%
75-84	11.9%	4.2%	10.8%	7.6%
85+	2.2%	2.3%	2.8%	2.8%
Total =	100%	100%	100%	100%

* Estero Census Designated Place Only. Does not include part-time population or greater Estero Planning Area.

Source: U.S. Census; InfoGroup; Claritas; and Peloton Research Partners

AGE GROUP DISTRIBUTION BY GEOGRAPHIC AREA
Estero, Lee County, & the Cities of Fort Myers & Bonita Springs
Year 2012



The light blue bar in the previous chart shows how dominant the 55 to 74 year old age group is in Estero, and how much more dominant this group is in Estero versus the other geographic areas. The impacts of this population distribution leads to a higher overall median age for the Estero community compared with the other areas.

Year	Estero	Fort Myers	Bonita Springs	Lee County
2012	62.1	35.9	56.2	46.3
2017	63.7	36.9	58.8	48.1

The following table shows the distribution of population by age group in 2012 and the forecast for 2017. Based on these figures, the Estero population will see the largest increase in the 55 and above age groups, with a total increase of 42.8% by 2017. The groups aged 55 and above all see positive growth to 2017, while various age groups aged 54 and under see negative growth. The largest decline will occur with the population aged 20 to 24. This trend may be reversed if Estero develops new housing that can accommodate some of the students attending FGCU, along with some of the young professionals associated with the Hertz Corporation headquarters.

ESTERO* POPULATION BY AGE GROUP
 Year 2012 Estimates and 2017 Forecast

Age Groups	YEAR		Percentage Change 2012 to 2017
	2012	2017	
	% Total	% Total	
0-4	3.1%	2.8%	-4.4%
5-9	2.8%	2.6%	-1.7%
10-14	2.2%	2.1%	1.0%
15-19	2.3%	2.1%	-3.4%
20-24	4.7%	4.1%	-7.7%
25-34	6.9%	6.3%	-3.4%
35-44	6.5%	5.9%	-4.0%
45-54	8.7%	7.5%	-8.8%
55-64	20.4%	20.0%	3.7%
65-74	28.3%	32.1%	20.0%
75-84	11.9%	12.2%	8.5%
85+	2.2%	2.3%	10.6%
Total =	100.0%	100.0%	

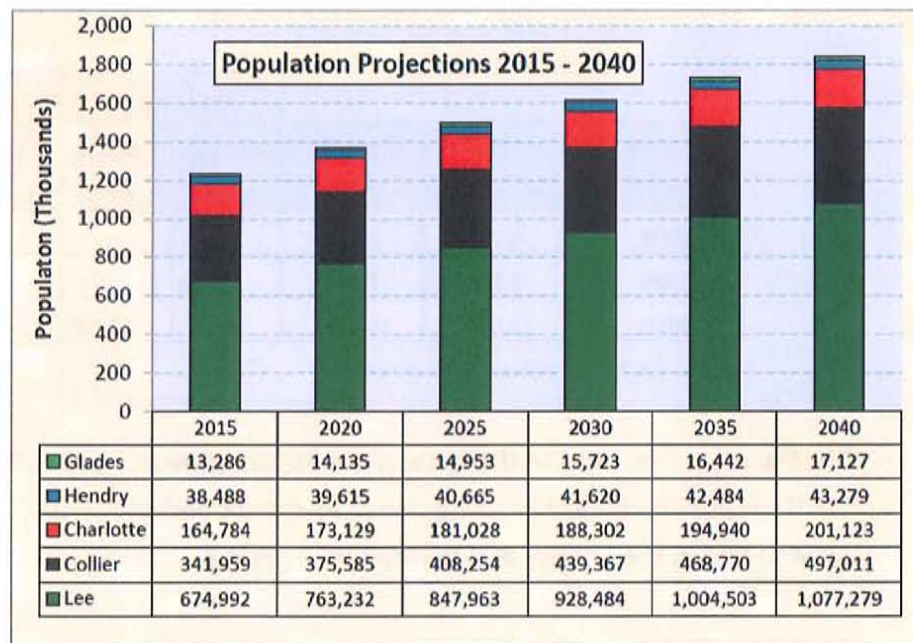
* Estero Census Designated Place Only. Does not include part-time population or greater Estero Planning Area.

Source: U.S. Census; InfoGroup; Claritas; and Peloton Research Partners

ESTERO HOUSING GROWTH & POPULATION FORECASTS

Lee County was the 3rd fastest growing county in Florida from October 2012 to September 2013, growing 10% over the 12-month period. This growth rate only slightly lagged the 11% growth in Collier County during the same time period. Broward County was the fastest growing county over the previous year, due in large part to continued international migration.

The Bureau of Economic and Business Research at the University of Florida in Gainesville projects that the estimated 2012 population of 330,000 in Collier County will grow about 51 percent, to 497,700, by 2040. Lee County’s 2012 population of about 630,000 is expected to expand nearly 68 percent to 1,070,200 during the same period.



Source: Florida EDR: Florida Demographic Estimating Conference, February 2013 and BEBR Florida Population Studies, March 2013.

Lee County is forecast to add 402,287 to its population during the 25-years from 2015 to 2040, for an annual increase of 16,091 people. The added population to Lee County would be in excess of the total population of Collier County in 2020.

Estero comprised 3.6% of Lee County’s population in 2010. Based on continued growth trends in Estero, the community should see an increasing share of the county’s

population total as it continues to outpace the growth of the county and the other communities in the county.

Based on a historical and recent review of development activity and population growth in the Estero community, PELOTON RESEARCH PARTNERS has come to the conclusion that recent Census figures did not accurately account for real population growth in the area. There are a number of reasons for the discrepancy, the most important being the limited household sampling that occurred with the 2010 Census. The Census Department has often struggled with small area population estimates and projections, but the 2010 Census brought changes that made it even harder for the agency to accurately count housing units and population growth.

The following is a review of the Census statistics for the Estero CDP from 1990 to 2010.

CENSUS YEAR	TOTAL POPULATION	HOUSING UNITS	POPULATION		HOUSING UNITS	
			Change 90-00	Change 00-10	Change 90-00	Change 00-10
1990	3,710	3,580				
2000	9,503	7,345	5,793		3,765	
2010	22,612	18,479		13,109		11,134

Source: U.S. Census; Peloton Research Partners

The figures to the right of the table show the net growth from 1990 to 2000 and 2000 to 2010 for population and housing units. As mentioned previously, Estero saw the largest growth rate in Lee County during these time periods.

As fast as these growth rates were, there appears to have been more growth than that indicated in the Census figures above. Population growth in the market has been highly correlated with housing unit growth in the area. Even though an estimated 30% of Estero’s housing units are purchased by part-time residents, the remaining 70% are purchased and occupied by year-round residents who would count in a physical door-to-door Census count.

The following table shows the residential construction permits issued since 2000 along with projected permits for 2013 and 2014 and forecasted estimates for permits for 2015 through 2020.

Estero Planning Area Permit and Population Estimates and Forecasts

Year	Housing Units Permitted	Occupancy Factor	Occupied Units	Average Household Size	Total Population	Population Percent Full-Time	Pop Number Full-Time	Population Percent Part-Time	Pop Number Part-Time
2000	2,008	95%	1,908	2.10	4,006	70%	2,804	30%	1,202
2001	2,104	95%	1,999	2.10	4,197	70%	2,938	30%	1,259
2002	1,500	95%	1,425	2.10	2,993	70%	2,095	30%	898
2003	1,425	95%	1,354	2.05	2,775	70%	1,943	30%	833
2004	1,646	95%	1,564	2.05	3,206	70%	2,244	30%	962
2005	2,833	95%	2,691	2.05	5,517	70%	3,862	30%	1,655
2006	1,310	95%	1,245	2.05	2,551	70%	1,786	30%	765
2007	432	95%	410	2.05	841	70%	589	30%	252
2008	167	95%	159	2.05	325	70%	228	30%	98
2009	164	95%	156	2.00	312	70%	218	30%	93
2010	194	95%	184	2.00	369	70%	258	30%	111
2011	181	95%	172	2.00	344	70%	241	30%	103
2012	341	95%	324	2.00	648	70%	454	30%	194
2013	421	95%	400	2.00	800	70%	560	30%	240
2014	392	95%	372	2.00	745	70%	521	30%	223
2015	431	95%	410	2.00	819	70%	573	30%	246
2016	474	95%	451	2.00	901	70%	631	30%	270
2017	522	95%	496	2.00	991	70%	694	30%	297
2018	574	95%	545	2.00	1,090	70%	763	30%	327
2019	631	95%	600	2.00	1,200	70%	840	30%	360
2020	694	95%	660	2.00	1,319	70%	924	30%	396

Source: Lee County Building Department.; Esteroff.org; Peloton Research Partners, 2013

The occupancy factor show the percentage of homes that would be considered occupied either year-round or part-time after purchase, either by the homeowner or a renter. The average household size is based on Census statistics. This is the average number of people in each residence. The total population column shows the number of people that occupy these units, both part-time and full-time. The full-time population column breaks-out only the portion of the total population that will reside in Estero more than 6 months per year. The part-time population is the other 30% that are considered to have the primary residence somewhere else. These figures give a better indication of actual population growth based on residential development.

Some of the key statistics derived from the previous population/permit table for the time period 2000 to 2010 are shown as follows:

Estero Population and Housing Growth 2000 to 2010		
Full-Time Pop Growth	Part-Time Pop Growth	TOTAL Pop Growth
18,706	8,017	26,723
Full-Time Housing Units	Part-Time Housing Units	TOTAL New Occupied Units*
9,037	3,873	12,910

* Note: this is the number of new units occupied by either part-time or full-time residents during the year.

Based on a correlation of permit activity with population in Estero, the community added 18,706 new full-time residents from 2000 to 2010. During this same time period the U.S. Census reported full-time population growth of 13,109. The permit figures indicate a difference of 5,597 residents versus the Census. The Census would have additionally under-counted the part-time population by a substantial amount. When looking at the total population change (part-time and full-time) in Estero from 2000 to 2010, the permit activity indicates a population change of 26,723 or 2,672 per year. When adding the 26,723 total population growth from 2000 to 2010 to the estimated Year 2000 full-time population figure of 13,578, the “in-season” population of Estero would be an estimated 40,301 in 2010. (See page 27 for a note on Estero population calculations.)

There are many implications of these higher population figures, including the appropriate level of planning for public services and resources. The influx of 30% of the total population during high season can place significant demand on public resources, such as public safety and medical services. The Estero community needs to be aware of the real impacts the larger population will place on the need for localized medical services in close proximity to the community. Based on the historical growth rate and larger the reported population figures of the community, Estero may have already outgrown the capacity of locally available medical services.

POPULATION & HOUSING FORECASTS TO 2020

The rows for the years 2013 and 2014 shown in the previous *Estero Planning Area Permit and Population Estimates and Forecasts* table are the estimates for new residential permit activity based on a survey of planned building activity of local builders for those years. Current estimates show 823 new units planned for 2013 and 2014. This equates to an additional 1,081 new year-round residents in the 2-year period. The figures for 2014 could be higher if local market conditions continue at their current pace.

The rows for the years 2015 through 2020 are forecasted permit activity by PELOTON RESEARCH PARTNERS based on a 10% annual increase of permit activity expected during the time period. This would result in an increase of 3,327 new residential units over the 6-year period and a full-time population increase of 4,425 or 737 new residents annually.

Based on the figures from the permit activity table, total part-time and year-round population in Estero is expected to grow by 8,858 for the time period 2011 through 2020. This would include the new growth that has occurred since the last Census. Given the previous 2010 estimate of Estero's in-season population of 40,301, the 2020 in-season population would be expected to reach 49,159 (40,301 + 8,858).

New housing demand in Estero would include demand from both year-round and seasonal residents. PELOTON RESEARCH PARTNERS has forecasted future demand of 3,327 new housing units in Estero from 2015 through 2020. Estero has been averaging approximately 3 units per acre for recent residential developments. This figure should be closer to 4 units per acre or higher, on average, for future developments. If 3,327 units were built at 4 units per acre, approximately 832 residential acres would be needed. The amount of land needed could be reduced through higher densities and the use of mixed-use lands to incorporate residential units.

The historical average annual permit activity in Estero for the time period 2000 through 2010 was 1,253 permits per year. Though it is unlikely Estero will see the large spikes in activity experienced in 2000, 2001, and 2005, the community has many attributes that will make it a draw for more development and more residents. Estero is maturing as a community, and the years of thoughtful planning and infrastructure improvements have enhanced the community's character and appeal. As long as affordable to moderately

priced residential land is available for future development, the community should see continued growth in annual permit activity. The new Hertz headquarters should bring an influx of new employees and residents to Estero, aiding the initial spike in permit activity starting in 2015.

The following are important clarifications regarding the population and permit figures. The Census estimated Estero as a Census Designated Place based on boundaries that did not include the larger Estero Planning Area. Communities that have developed in the Planning Area that were not included in the Census include: The Vines, Osprey Cove, Belle Lago, and The Reserve at Estero. These communities will contain approximately 1,700 units when they are completed. During the 2000 to 2014 time period shown in the previous *Estero Planning Area Permit and Population Estimates and Forecasts* table, these projects contributed approximately 1,250 units to the permit totals shown in the table. Based on a 95% vacancy factor and an average household size of 2.0, these four communities made up approximately 1,662 new year-round residents in the totals shown up to 2012. If an apples-to-apples comparison of the 2000 to 2010 Census figures was made with that of the population growth figures based on permits for the same time period, the 1,662 new year-round residents would need to be removed from the calculation due to differences in the Census boundaries of Estero versus that of the Planning Area. Even with the removal of the population attributed to these communities, the Estero CDP population far outgrew the population figures indicated by the Census during the periods examined.

LEE COUNTY & ESTERO EMPLOYMENT & JOB GROWTH

Lee County has continued to see job growth during 2013 and is outgrowing the overall recovery being seen for the State of Florida and the U.S. overall. Over the last two years, Florida's private-sector has created over 294,000 new jobs, for an average of 12,250 new jobs every month. Lee County unemployment declined from a rate of 9.7% in July 2012 to 7.6% in July 2013. Collier County declined from 9.8% to 7.5% over the same time period.

Collier, Lee, and Palm Counties led the way in job growth for the State over the past two years. Collier County's 2012 growth rate was 3.4% while both Lee and Palm County's annual job growth rate was 2.5%. The strongest sectors of positive job growth for Lee

County were in the following industries: leisure and hospitality (+3.9%); trade transportation and utilities (+3.7%); information (+3.4%); and construction (+3.1%). Meanwhile, Collier County's positive growth rate was primarily driven by the following industries: professional and business services (+12.4%); construction (+4.4%); leisure and hospitality (+4.4%); and manufacturing (+4.0%).

Given the continued recovery being experienced in the Southwest Florida residential real estate markets, construction employment is expected to see significant increases in both Lee and Collier Counties over the next year. Collier County's growth in the professional and business services and manufacturing sectors demonstrates strength in sectors with higher average wages than those typically seen in the leisure and hospitality sectors. Lee County's recent job growth is a positive indicator, though the County should focus on growth in sectors with higher wage and salary prospects. Growth in the County's information industry provides insight into a sector with increasing prospects for future growth. This sector, along with science, biotechnology, healthcare, education, and research and development, are sectors the County is targeting in an effort to attract higher-wage, clean-industry jobs.

Growing a Lee County Workforce That Will Fit the Needs of Local Companies

The following are excerpts from an assessment and findings provided by PELOTON RESEARCH PARTNERS in March 2013 in regards to Lee County employment prospects and the ULI Report on the Research & Enterprise Diamond.

Lee County can continue to grow in strong industries that are not as competitive for land consumption as the mining industry, and that can also provide jobs to the local population. The County and the community of Estero have ample commercial and industrial lands to support future clean-industry growth. If only half of the 1,100-acre Research & Enterprise Diamond were developed at a minimum of 20 employees per acre, the area could support a minimum of 11,000 new jobs.

A lack of local qualification for local jobs

The Lee County Business Climate Survey Report from the first quarter of 2013 reveals current weaknesses in the local job market as well as an opportunity for businesses to partner with educational institutions to create programs that will produce the kind of workforce needed.

Most business executives surveyed are optimistic about their companies' growth, which suggests that an investment in training workers to fill the needs of those companies would be worthwhile for the future employment of Lee County residents. Furthermore, programs should be molded for both younger and older members of the population, as both of these age groups will continue to grow and play a substantial role in the economic future of Lee County.

Needed skills

The following points are from the business climate survey that suggests the kind of workforce development needed.

Executives need employees with the following skills: analytical, critical thinking, computer and programming, customer service, interpersonal/communication, leadership, listening, machine operator skills, multi-tasking, networking, problem solving, reading comprehension, time management, sales, web design, and writing.

Critical positions and occupations the executives indicated to have trouble filling included account representatives, CNC robotic technicians and programmers, customer service, electricians, IT professionals (including computer support, programming, application software, networks, and web design), sales, marketing, and skilled trades.

Investment in a university business cluster, the Research and Enterprise Diamond

The Technical Assistance Panel (TAP) from the Urban Land Institute together with local expertise assessed a 40-square mile area in Southern Lee County, called the "Research and Enterprise Diamond" to advise the county on market potential; planning and design; and implementation strategies. The overall vision is a cluster or hub of high tech/clean/green/sustainable economic development, where universities and businesses can develop new ventures from the co-location of mutual resources and shared knowledge. A take-away from the TAP report where Lee County can take immediate action is the "keys to sustainable development," which include the availability of improved land, predictability of cost and time for development, and a qualified workforce. The Lee County government with its Fort Myers Regional Partnership and Horizon Council can provide guidance and model legislation and programming to help with the need for improved land and the predictability of cost and time for development.

Appropriately gathering data on available space and marketing that space for new businesses or business expansion is a habit practiced elsewhere in the country to encourage businesses to fill vacant spaces. Incentives can also be provided to help businesses transition into existing, vacant spaces similar to existing programs that help expedite that process.

D. REAL ESTATE MARKETS, LOCAL DEVELOPMENT, & LAND USE

This section provides an overview of real estate markets in Estero with an emphasis on residential, office, commercial, and retail market sectors. The current market conditions and recent activity levels are assessed for various property types. Vacant parcels and the prospects for a central Estero town center are reviewed and analyzed.

ESTERO OFFICE & RETAIL DEVELOPMENT ACTIVITY

The Estero market for commercial space has been improving over the previous three consecutive quarters according to the regional office of Cushman & Wakefield real estate brokerage. This is good news for a market that has experienced an accumulation of vacant commercial buildings and commercially-zoned land over the past five years. The office market has been the hardest hit with vacant space exceeding 20% in 2013.

From 2000 through 2008, Estero experienced over \$750 million in commercial development activity. The community added many new retail and office assets including: the Miromar Outlets, the Hyatt Coconut Point Resort, and the Coconut Point Mall, along with many smaller neighborhood retail centers and office developments. There is approximately 4.7 million square feet of retail and office space in Estero at this time, with approximately 3.5 million square feet represented by retail space alone. New commercial development activity has been very limited over the past five years due to the considerable inventory of vacant space currently on the market.

In a recent media report, Gary Tasman, founder and executive director of Cushman & Wakefield Commercial Property Southwest Florida, said commercial real estate will continue to improve. He doesn't think there will be new office construction, but there will be a decrease in vacancies with rents stabilizing and possibly increasing. However, there may be some new construction in retail spaces and Southwest Florida may see a few new grocery stores. Yet, Tasman said there will definitely be speculative construction of industrial spaces along the I-75 corridor. There is hardly any inventory in

that category, and he said a hint of demand is percolating. “I think the real booming commercial real estate is going to happen in 2014, 2015,” he said.

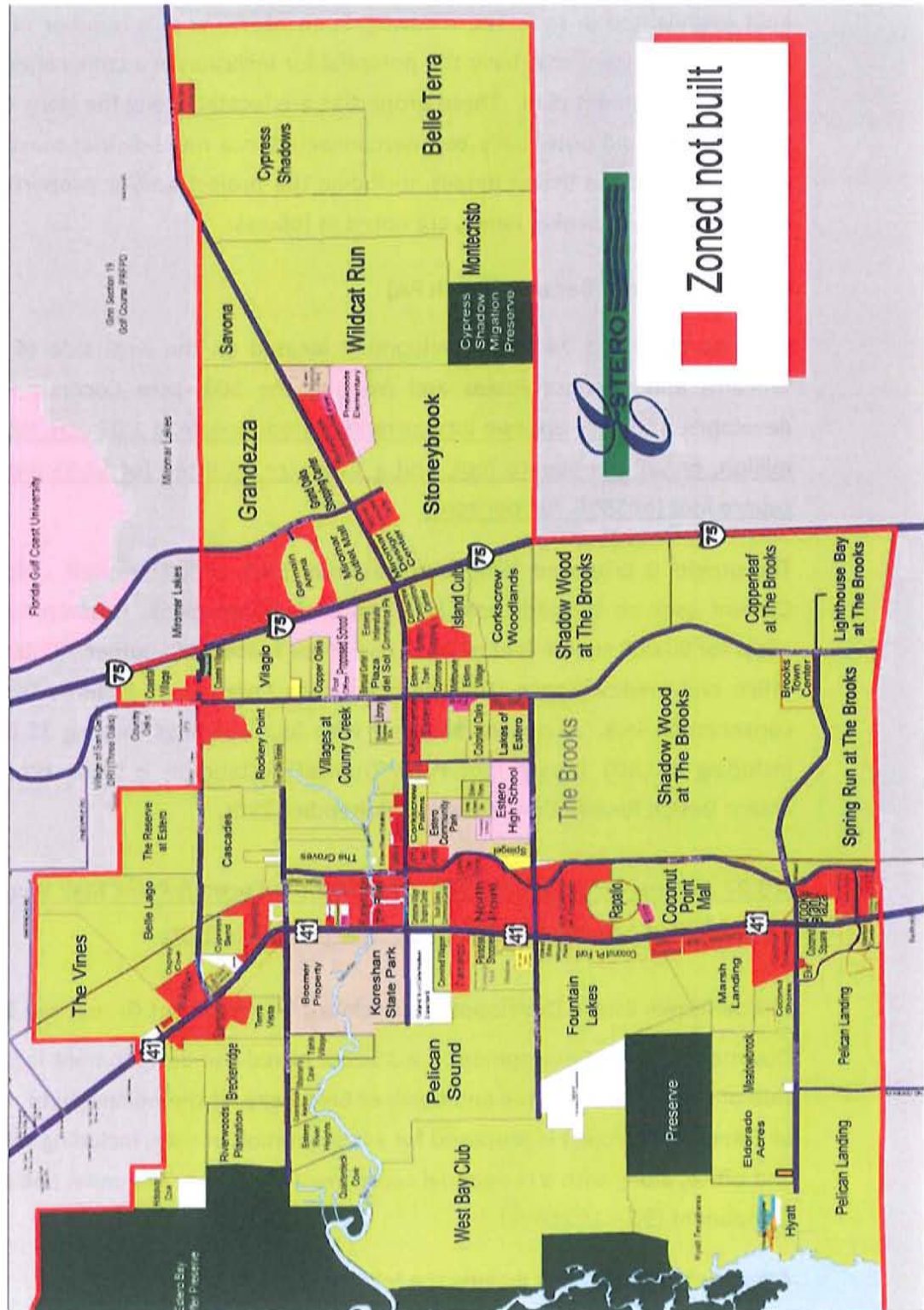
As noted, Estero currently has no shortage of available office space. PELOTON RESEARCH PARTNERS conducted a survey of listed properties being offered for-sale or for-lease in the market (a list and summary of these properties is available in the Appendix of this report). Based on a small sampling of office properties located along Corkscrew Road and US-41 there was approximately 50,000 square feet found to be vacant, not including office space proposed to be built on vacant land.

Estero does not typically experience a high-rate of absorption of office space on an annual basis. Based on the sampling of properties along US-41 and Corkscrew Road, and the extended list provided in the Appendix of this report, there appears to be anywhere from 2 to 3 years of existing office inventory in place (depending on annual absorption rates). What was also noticed was the type of space being offered for-sale and for-lease versus what potential owners or tenants may need in the market. Potential tenants may require different space configurations than that currently being offered by existing buildings. The general demand trend is for smaller office spaces or larger spaces that can be easily configured into smaller, more flexible spaces. Building owners and office space developers need to evaluate potential smaller space needs and the divisibility of existing spaces.

Estero has a number of office spaces and condominiums for sale that are listed as retail/service spaces. These spaces are often targeting medical services, insurance, financial services, retail showrooms, and personal service operators. A survey of these spaces showed a wide-range of asking prices ranging from \$75 to \$175 per square foot for units built primarily since 2005. Many of the properties listed for-sale listed at prices that would not appear to cover the costs of their development (especially when factoring in land value). This is a serious concern when looking at the potential for new retail and office development opportunities in the Estero market. A high vacancy factor combined with properties listed at less than their replacement value would indicate the some sectors of the commercial market are not in equilibrium.

Company relocations, expansions, and new business start-ups will be the drivers of office space demand in Estero over the next decade. The community should seek to accelerate business attraction and economic gardening prior to creating any additional speculative office inventory.

The following map shows the currently zoned, but vacant properties within the Estero community. The areas highlighted in red represent the vacant parcels.



DOWNTOWN ESTERO DEVELOPMENT OPPORTUNITIES

The map on the previous page identifies the properties that are currently zoned but not built (highlighted in red). The following is an overview of a number of currently listed properties in Estero that have the potential for inclusion in a comprehensive Downtown Estero development plan. These properties are located along the Hwy. 41 corridor west of I-75 and could potentially be interconnected in a multi-district master development plan. Some of the listing details, including the project and/or property name and the developer and/or broker name, are noted as follows:

1) Coconut Trace (Dennis J. Lynch PA)

Coconut Trace is a 24-acre development located on the west side of US-41 between Williams and Coconut Roads and fronting the 500+-acre Coconut Point mixed-use development. There are two lots currently listed for-sale, a 1.92 acre lot listed for \$1.82 million, or \$22 per square foot, and a 1.62 acre lot listed for \$1.55 million, or \$22 per square foot (or \$956,790 per acre).

The project is proposed for a combination of uses, including retail, office, and medical. Current uses on formerly sold lots include SunTrust Bank. Development entitlements allow for 90,000 square feet of retail and office space and another 135,000 square feet of office and medical space. The site is within a Commercial Planned District and fronts conservation lots. A current proposal with four buildings totaling 15,601 square feet, including a 3,401 square foot Pollo Tropical Restaurant, is being brought before the Estero Design Review Committee on September 25th.

A 3.37 acre parcel across the street fronting the Coconut Point Mall is currently listed at \$3,669,930 or \$25 per square foot (or \$1,089,000 per acre).

2) Downtown Estero Development (Rockford Development Group, Lee & Associates)

Downtown Estero Development is a 35-acre mixed-use development located on the east side of South Tamiami Trail and north of Broadway, at the north end of the historic area of Estero. The project is proposed for a combination of uses, including retail, restaurants, and office, along with a residential component (4 stories, 310 units) and a senior housing component (90 – 160 beds).

Amenities of the project include the following:

- parkway ramp
- clubhouse
- pool
- lake features amenities with walkway paths
- natural preservation area
- pedestrian civic areas

3) Estero Greens (Fischler Property Co)

Estero Greens is a 10.16-acre property located along South Tamiami Trail, on the west side of US-41 and south of Williams Road. It is approximately a ½ mile north of Coconut Point Mall and opposite Hertz 300,000 SF World HQ (located on the former Art District of Rapallo site). The price for the entire property is listed at \$5.5 million, or \$12.42 per square foot. The price for outparcel lots is listed at \$21.50 - \$23.50 per square foot.

The project is proposed for a combination of uses, including hotel, retail, restaurants, financial, and auto. Utilities currently available at the property boundary include County water, gravity sewer, telephone, and electricity. The site is zoned as a Commercial Planned Development. The following is a former conceptual mixed-use site plan.



4) Estero on the River (Kevin Fitzgerald, CSE of NAI Southwest Florida, Inc.)

Estero on the River is an 88-acre property located at the intersection of US-41 and Corkscrew Rd. Development entitlements allow for 530 residential units (single and multi-family) and +/- 300,000 square feet of commercial uses, with density bonuses available. The following is a conceptual site plan used in the marketing of the development site.



Note: According to the development plan, the commercial space is allocated as follows: 177,000 square feet of retail space, restaurants, and a boutique hotel; 87,000 square feet of general and medical office space; and 36,000 square feet for civic use. It also notes that landings and decks will provide public access to the riverbanks, and a 75-foot greenway spine connects all residential areas to the river buffer. Note: the property is listed with an asking price of \$30 million or \$340,909 per acre.

5) Northpoint (Lutgert Companies)

Northpoint is a 102-acre property located on the east side of US-41 just north of Williams Road and is zoned for 550,000 square feet of commercial retail space, 120,000 square feet of office space, a 150-unit hotel and 150 residential units. Lutgert purchased this property in February of 2006 for \$34.4 million. The plans were to build-out a mixed-use development in a joint venture. The developer has sought a reduction in commercial

square footage to make room for more residential units. Just to the north is Corkscrew Village which has a Publix anchor and other stores. The property would be well-suited for residential in a mixed-use environment. Given the size of this site, it is one of the more important properties to consider when reviewing the prospects for a multi-district Estero Downtown development.

6) Estero Town Center (Via Coconut Point)

Property is located ¼ mile east of US-41 on the south side of Corkscrew Road, 1.25 miles from I-75 Exit 123. The property includes two (2) parcels. The parcel on the westside of Via Coconut Point comprises 17.6 acres with approximately 100 linear feet of frontage on Corkscrew Road and approximately 3,000 linear feet of frontage on Via Coconut Point. The parcel on the eastside of Via Coconut Point comprises 16.92 acres with approximately 600 linear feet of frontage on Corkscrew Rd. and approximately 1,250 linear feet of frontage on Via Coconut Point.

The combined 34.52 acre site includes a mixed-use overlay. An illustrative site plan is shown below.



The site is located adjacent the 75-acre Estero community park and is north of the Coconut Point Mall. The current asking price is \$14,660,989 for all 34.52 acres, or \$424,710 per acre (\$9.75 per square foot).

7) Galleria at Corkscrew East & West

The Galleria at Corkscrew comprises two parcels of 9.9 acres and 11.4 acres located on the north side of Corkscrew Road just east of Sandy Lane. The following is a conceptual plan and description provided from the property listing:



Design Parc & Galleria at Corkscrew Conceptual Site Plan

The project features a prime location in an established market with excellent demographics. The entitlements and improvements are in place positioning the property to competitively meet the needs of developers looking to immediately enter the market. The Galleria at Corkscrew is located in the center of Estero in close proximity to I-75, the Southwest Florida Regional Airport, Germain Arena, public schools, libraries, medical centers and close to great shopping at the Coconut Point Mall, Gulfcoast Town Center and Miromar Outlets. There are roughly 15 golf courses within a 3-mile radius.

- On-site improvements include a buffer wall acting as a barrier to the residential community to the North.
- 50% of the capacity infrastructure reservations have been paid.
- Impact fees run with the land and are considered to be a site improvement.
- Off-site improvements pertaining to Corkscrew Rd include paving, concrete curb, gutters, storm sewers, sidewalks, lighting and utility lines (water, sewer, elec, tele).
- 9.94± acres on Corkscrew Rd., one mile from Coconut Point Mall
- Convenient access to US-41 and I-75
- Zoned for 30,000 SF retail/restaurant space and 70,000 SF medical/office space

- DO with architectural plans for 4 one-story buildings and 2 two-story buildings includes adjacent parcel

The combined parcels were recently listed for \$6.2 million or \$291,079 per acre. The 9.94-acre parcel is listed by itself for \$3.2 million or \$321,931 per acre.

8) Coconut Crossing

This property is located at the northwest corner of US-41 and Coconut Road across from Coconut Point Mall. The following is a former conceptual site plan.



The original project was to be located on approximately 46 acres and was to be developed by The D’Jamoos Group as mixed-use commercial. Another company was due to develop the residential component on an adjacent 14.4-acre parcel. Also planned on the site was a 150-room Marriott SpringHill Suites Hotel (LEED Certified). The major retail planned for the project included an 87,000 square foot Kohl’s department store and approximately 14,000 square feet of inline retail. In a press release back in 2008 the developer explained that Kohl’s was chosen due to its popularity in the Midwest and Northeast, and its demographic fit with this area. In addition to these developments, the site included eight out-parcels. In 2008, only four of the parcels were reportedly available for sale or lease. The purchased lots were reportedly bought by Orion Bank, Florida Community Bank and CVS Pharmacy (which had two lots). The site was cleared and infrastructure put in place (including Lyden Road).

The original developer of Coconut Crossing purchased the 46-acre site for \$18.5 million in August of 2005, or \$402,173 per acre. That same month, the 14.4-acre residential parcel appears to have immediately sold for \$9.23 million, or \$640,972 per acre. In 2012, a 1.2 acre parcel of the commercial site was sold by the FDIC for \$250,000 or \$4.78 per square foot. This parcel originally sold in 2007 for \$1.65 million. Another 1.05 acre parcel was

sold to Iberia Bank in September 2010 for \$700,000 after originally being sold for \$1,097,000 in 2007. During April 2013, 27.85 acres of Coconut Crossing were sold at auction for \$3 million, or \$107,720 per acre. No new development plans have been submitted for this project as of September 2013.

Additional smaller properties would include the approximately 10-acre Halfway Creek site located long US-41 north of Marsh Landing and the 11-acre Camargo North parcel located on US-41 north of Pelican Sound Boulevard and south of Covered Wagon. A portion of the Halfway Creek site was planned at one time for a commercial office building, but no updates are available. Neither property was identified as being for-sale at this time.

Potential University District Properties

There are two additional properties of interest near I-75 that may contribute to the establishment of a University District near the Florida Gulf Coast University. Both the University Center and University Highlands development sites have previous development plans attached to them, and portions of both projects are currently listed for-sale. Though these properties would not be attached directly to a potential Downtown Estero development, a community plan that connects the Downtown to a University District would be advantageous to the community overall and would help support the economic vitality of the community. The following is a summary of both the University Center and University Highlands development sites.

University Center

University Center (formerly known as Tuscany Park) is a 36-acre commercial-planned development located at the northwest corner of Three Oaks Parkway and Estero Parkway; it is less than 2 miles east of US-41 and approximately ¼ mile west of I-75. The project includes an anchor-tenant parcel (13.6 acres) and eight out-parcels ranging in size from 1.3 acres to 2.6 acres. The project is fully entitled with 90% complete onsite backbone improvements, including roads, accesses/turn lanes, surface water management, and utilities. The project is zoned as a Commercial Planned Development and approved for a maximum of 250,000 square feet of retail commercial use and 50,000 square feet of office use.

Note: Due to the proximity to Florida Gulf Coast University, the Seller suggests this would be an excellent site for an apartment/student housing development. The Seller is willing to allow time to modify the zoning (if needed) to maximize the residential and/or commercial component of the project. As of July 2013, 18-acres of this site have been sold to accommodate a new apartment development.

University Highlands

University Highlands is a 208-acre project situated between Interstate 75 and Ben Hill Griffin Parkway. It is the remaining portion of the 795-acre multi-use Development of Regional Impact known as Timberland and Tiburon. The project is approved for a maximum of 1,300 dwelling units, 150,000 square feet of office (including a maximum of 50,000 square feet of medical, 99,382 square feet of retail, and 200 hotel units). The dwelling units can include uses such as Assisted Living and Continuing Care facility units (with up to 200 units with cooking facilities or 800 units without), 555 single-family units, 800 duplex units, 800 two-family units, 1,300 townhouse units, or 555 zero lot line units. Dormitory and fraternity uses are also permissible on this site, with an intensity of 1,300 units with cooking facilities and a maximum of 5,200 units without cooking facilities. (Note: A combination of the approved residential types will be allowed based on the following conversion rates: 2.3 multi-family/townhouse units per single family unit; 1.6 multi-family/townhouse units per duplex/two-family unit.) Note: this property is listed with an asking price at \$47.5 million or \$228,365 per acre.

The diversity in listing prices and sales prices for the larger mixed-use development land in the Estero market reveals some of the uncertainty property owners and developers are experiencing when trying to determine the prospects for future commercial development. The properties previously listed are only a portion of a substantial number of potential development sites within the community. Given the depth of retail options already present in Estero, and the coming addition of a 185,000 square foot Super Wal-Mart store to the community, the properties previously highlighted will be hard-pressed to bring individual retail operators to the market that will occupy a significant portion of the 340+ acres of potential mixed-use development.

Estero already has an abundance of smaller, stand-alone retail centers as part of its 4.7 million in commercial/retail space. Total retail space is estimated to be 3.5 million square feet in 2013, including the Coconut Point Mall and Miromar Outlets. Additional population and job growth will be needed to attract additional retailers to any newly

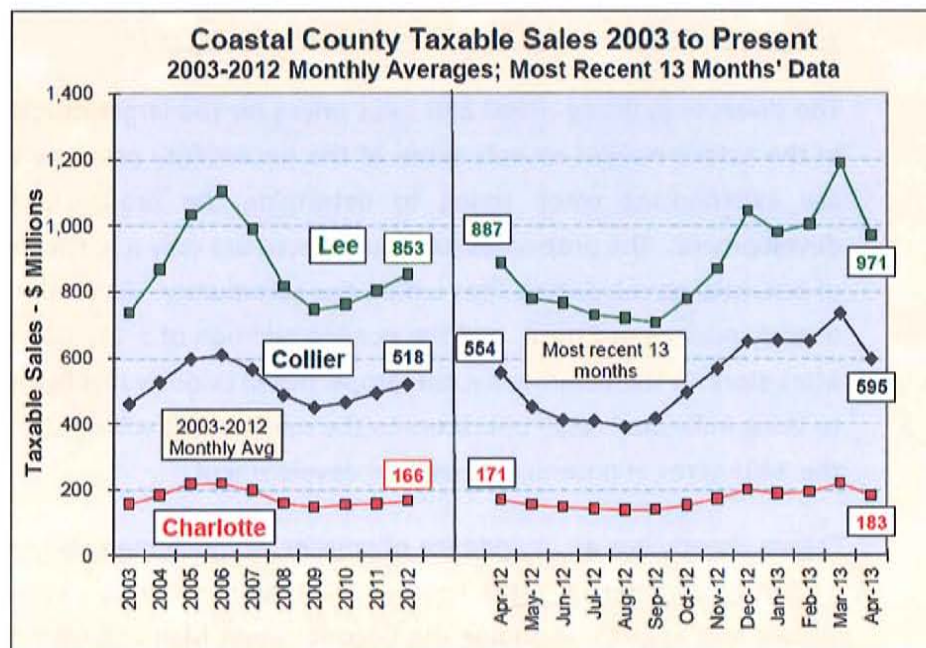
developed space. Another option is to draw more consumers from outside the immediate community, as Coconut Point Mall and Miromar Outlets have both done successfully. The establishment of a true Town Center in Estero, complete with multiple districts, would create the appropriate destination necessary to support more retail development along with other key commercial uses.

RETAIL MARKET OVERVIEW

This section provides an overview of retail activity within Lee County and the Estero community. Retail spending per household in Estero is examined in an effort to evaluate the prospects for future retail demand and retail development.

Lee County

Lee County has experienced a return in retail sales activity following declines that started in 2006 and continued until the 3rd Quarter of 2009. Sales in this market tend to be seasonal, and the county experienced some temporary declines following December of 2012 and then again following March of 2013. Nevertheless, the county saw average monthly taxable sales increase from \$887 million on average in April 2012 to \$971 million per month average in April 2013. The county is expected to see increasing sales activity over the next four quarters as consumer confidence continues to improve.



Source: Florida Department of Revenue, Office of Tax Research

Estero Retail Market Context

The Estero retail market lies within a relatively low-density, modestly upscale community situated between two more densely populated areas -- Naples and Bonita Springs to the South and Ft. Myers/Cape Coral area to the north. All of these communities lie along a north-south axis defined by the two primary arterial corridors of I-75 toward the eastern edge of the currently developed area, and US-41 (Tamiami Trail), which tends to form the primary central spine of the region. The larger metropolitan area is constrained from further development to the west by Estero Bay and the Gulf of Mexico, while development to the east is discouraged by protected natural areas, competing agricultural and mineral-excitation industries, as well as growth management initiatives intended to limit development in these areas.

The existing retail in Estero and nearby communities primarily consists of a combination of grocery anchored, locally serving shopping centers, even located at about two mile intervals throughout the area, and more regionally focused centers in a range of formats including life-style centers, outlet centers, power centers, traditional malls, or a combination of all of the above, in addition to large-format club and warehouse stores. The regional consumer market as a whole is quite robust, with a largely affluent year-round population of close to 300,000 people within a 20-minute drive of Estero, making Estero's strategic location between Naples and Fort Myers, with good access from both I-75 and US-41, an attractive location for large regional centers drawing from the entire metropolitan market.

Most of the newest and most ambitious shopping centers in the area, including Coconut Point Mall in Estero and the Mercato in Naples, were developed during a period of unprecedented residential and income growth, which took place in the middle of the last decade, and reflect the optimistic assumptions of an ever growing consumer market prevailing at the time. A little worse for the wear -- for the most part -- they managed to weather the recent downturn relatively intact, in spite of the stagnation in both the housing and consumer markets, post-bubble, and with currently low vacancy rates, seem well poised to benefit from the ongoing market recovery.

However, the amount of retail GLA (gross leasable area) represented by all of these projects, including that contained in the grocery-anchored neighborhood centers, were pushing the margins of saturation even before the market collapse. Absent a major increase in consumer demand, either in the form of new housing and/or new jobs, it is

unlikely the market can sustain significant increases in the current amount of retail supply, without diluting or cannibalizing sales from existing centers, and opportunities for obvious market niches will be very limited. This reality contrasts sharply with the amount of retail square footage entitled at the peak of the market, and yet to be developed, which is still waiting for a recovery which might look quite different from the inflated market that subsided in late 2006.

The large visitor market, proximity to I-75, and convenient access to area tourist destinations made outlet retail an obvious and attractive opportunity, which the Miromar Outlets has effectively captured. The large, affluent, regional consumer market, blessed with significant disposable income, is also tempered somewhat by the seasonality of that market, and the year-round local population is of more modest means, limiting the opportunities to grow the market for more upscale, regional centers. The supply-driven momentum which produced the surge in retail GLA during the pre-bust era will more than suffice to service the existing market well into the future. Developing housing markets elsewhere in the region, such as the Ave Marie master-planned development in Naples, will work even harder to capture and protect what new household consumer spending emerges as the market recovers, thereby limiting opportunities for the kind of preemptive retail market grabs that were typical of the area, pre-2007.

Given that, everything from this point forward is going to require more strategic planning and development to maintain equilibrium, it will be necessary to balance new retail growth with consumer demand in a new type of format, build on the enviable reputation Estero proudly enjoys, which consciously targets household and employment growth through a more fully integrated approach to new development which anticipates new market and demographic trends, and allows for a more sustainable model of development.

Estero Current Retail Supply and Sales

As previously noted the rapid population growth of the community brought rapid growth in both residential and retail development over the past decade. Residential development absorbed considerably more land than that of retail or commercial uses over the decade, though retail development far outpaced the capacity of the local

population to support the end uses. This was due, in large part, to the establishment of Estero as a regional retail destination.

Coconut Point Mall and Miromar Outlets were the two largest retail centers built in Estero over the decade, and both of these retail centers targeted households well beyond the Estero community boundaries. The following is a site plan for the 166-acre, \$225 million Coconut Point Mall.



This Coconut Point has 140 retail tenants in 1.2 million square feet of retail space while Miromar Outlets has 130 retailers occupying approximately 700,000 square feet of retail space.

Overall, retail and commercial development added 4.7 million square feet of new space in Estero over the past decade. More than half of this space is comprised of neighborhood retail centers, small strip centers, and the two larger regional retail centers. There is an estimated 3.5 million square feet of retail alone in Estero in 2013. This is a considerable amount of retail square footage for a community of less than 12,000 year-round households during 2012 (using Census figures as a basis), revealing, in large part, the financial influence of part-time residents and visiting consumers.

Retail sales activity in Estero during 2012 was estimated by PELOTON RESEARCH as just under \$810 million. The following major retail categories are included in this figure: automobile sales and parts; furniture and home furnishings; building materials; lawn and

garden supplies; electronics; health and personal care; clothing and accessories; gas stations; shoes; jewelry; luggage; books, music, and periodicals; sporting goods; general merchandise; florists; grocery, beer, and wine; restaurants and bars; among other categories.

Using an approximate figure of 12,000 year-round households in Estero as a basis, the retail \$810 million in retail sales in 2012 equated to \$67,500 per year-round household (\$810 million/12,000 = \$67,500). Given that the entire disposable income per household in Estero was \$51,645 in 2012, and approximately 32% of this was spent on average on local retail, the actual contribution of local year-round residents to total retail sales was approximately \$15,493 per household for the year. The calculation for the average annual retail contribution of year-round households is shown as follows:

$$\$51,645 \times 0.32 = \mathbf{\$16,526 \text{ per year-round household annually}}$$

If we assume that the approximate 6,000 part-time Estero households in 2012 had an average median disposable income that was 20% above year-round household median disposable income, but these households only spent 16% of this disposable income locally (due to half-time residency), the following calculation would show their annual retail spending per household:

$$(\$51,645 \times 1.20) \times 0.16 = \mathbf{\$9,915 \text{ per part-time household annually}}$$

Adding the impacts of the year-round household retail spending with that of the part-time household spending reveals the dollar impacts of the local “in-season” household spending on total retail sales in Estero during the 2012. The calculation is shown as follows:

$$\begin{aligned} (12,000 \text{ HH} \times \$16,526) + (6,000 \text{ HH} \times \$9,915) &= \\ \$198,312,000 + \$59,490,000 &= \\ \mathbf{\$257,802,000} & \\ \mathbf{\underline{\text{Total retail spending by local residents}}} & \end{aligned}$$

Given the previous figure of \$810 million in retail sales in Estero in 2012 the following can be concluded:

$$\$810,000,000 - \$257,802,000 =$$

\$552,198,000

Total retail spending from other households

The calculations reveal that the overwhelming majority of retail spending in Estero is coming from households other than those estimated as part-time and year-round residents within the community. Over \$550 million, or 68%, of retail spending is coming from households in surrounding communities within Lee and Collier Counties, from tourists visiting Estero, and any households within Estero that are not counted as part of the year-round or part-time population. These numbers are important to consider when analyzing the potential for new retail operations in Estero. Though the future growth of the Estero population is important to the future demand for retail in the community, the growth and demand from the surrounding market areas and from visitors and tourists to Estero is even more important.

Just two retail centers, the Coconut Point Mall and Miromar Outlets, contribute the highest overall percentage of retail sales to the Estero economy. The total retail sales revenue at these two centers was a combined \$612 million in 2012. This is average revenue of approximately \$322 per square foot over the combined 1.9 million square feet of these two centers (adjusted for vacancies). This is well above the average retail sales rate of \$136 per square foot reported by CoStar Group for Southwest Florida retailers in 2012. More importantly, this leaves approximately \$198 million in retail sales deriving from the remaining retailers located in Estero during 2012.

The trade area required for retail centers such as Coconut Point Mall and Miromar Outlets typically ranges a minimum of 75,000 to 100,000 households within a 20-minute drive. In 2012, Coconut Point Mall had just over 129,000 year-round households within a 20-minute drive. When combined with the part-time household population, there is substantial market support identified for both retail centers. The Mercato in Naples has overlapping, upper-income, target households that it competes with Coconut Point to attract. Gulf Coast Town Center, located directly north of Estero in Fort Myers, competes directly with Coconut Point for both upper-income and moderate-income households.

There is considerable overlap between the markets of these two centers, especially in the sectors that include bigger-box power-center retailers. CBL, Group, the owners of Gulf Coast Town Center, have reported that this center averages retail sales of \$310 per square foot, or in excess of \$360 million total annual sales. The following information provided by CBL describes the Gulf Coast Town Center and its trade areas (trade areas that also overlap with the trade areas of both Coconut Point and Miromar Outlets):

Gulf Coast Town Center is located in Ft. Myers, in the high-growth corridor along busy I-75 between Ft. Myers and Naples.

Lee County is in the heart of one of Florida's most popular and affluent tourist areas hosting more than 6.5 million visitors each year. Local draws include the beautiful beaches, a vibrant downtown and numerous champion golf courses. Only six miles from Gulf Coast Town Center, the new Boston Red Sox spring training facility hosts training games in a 9,999-seat Fenway replica ballpark.

Gulf Coast Town Center is poised to capture the upscale growth occurring within the primary trade area. Housing has been trending upwards each year for the past five years. The majority of growth has occurred in the exclusive subdivisions such as Miromar Lakes, Grandezza, Bella Terra and Pelican Landing with prices ranging from \$300,000 to more than \$4 million.

There are more than 24,000 students attending six colleges and universities within the trade area, including the new Florida Gulf Coast University adjacent to Gulf Coast Town Center with an enrollment exceeding 13,000 students and projected to be 15,000 in the next five years.

As communities surrounding Estero continue to add retail centers in their markets within close proximity to Estero's existing trade area, the more impact this will have on the sales potential for existing and future retailers within Estero.

Estero Future Retail Demand

Existing retailers in Estero, and any new retailers considering locating in Estero over the next decade, will require significant new population and job growth within the community as well as new growth in the surrounding trade area. Estero is currently over-zoned for retail uses relative to future demand, and steps need to be taken to avoid retail duplication and saturation that harms successful local retailers, or worse, sets them up for failure. Vacant retail space in a location that would typically be considered prime

based on traffic counts, number of households, and household incomes, sends a clear signal to potential retailers that a market may be saturated.

There is an estimated 3 million square feet of additional future retail zoned on Estero lands. Over the past two decades approximately 3.5 million square feet of retail has been built, at a pace that could not be replicated in the future. Assuming 3 million square feet of retail space were to be built at a land-to-building ratio of 4-to-1 would suggest the need for 12 million square feet of land to support the built space, or approximately 275 acres to support 3 million square feet of retail uses.

Based on the review of existing retail sales in Estero, it was discovered that 68% of retail sales comes from outside the community. This is due in larger part to the influence of larger regional retailers in Estero that rely heavily on larger trade areas. Future retailers may be less interested in competing in the larger regional market, and may attempt to fill certain niches not currently present in the Estero, in an attempt to capture market segments that area currently underserved.

If future retailers require an average of \$200 per square foot in annual sales, and 1 million square feet of new retail is built in Estero, then \$200 million in annual retail sales would be needed to support this space. If a minimum of 32% of those sales come from within Estero, then \$64 million in spending will need to come from Estero residents, both part-time and year-round. To put this in perspective, each household in Estero contributes enough annual spending to support approximately 80 square feet of retail space (across all retail types). One million new square feet would require new household growth of 12,500 in Estero to be supported, or population growth of approximately 25,000 in households that average two people per residence. Estero is not projected to grow at this level over the next 20 years, so more retail demand would need to come from the surrounding market areas to support 1 million new square feet of retail space.

Given the 3 million square feet of retail currently planned for Estero, it becomes apparent the community is in danger of serious retail saturation. To combat this, the planners and developers within the community need to be very careful in the selection of future retail operators and the execution of future retail developments. In such a competitive market as that of Lee County, the quality and mix of retail will become more important with each new addition of space. Destination retail and dining will be the

largest opportunities moving forward, and based on a survey of Estero parcels with retail development potential, the community has more than enough land to fill this need in a cohesive fashion that connects with other complimentary uses that further feeds retail demand. This would additionally support the community's desire to create a multi-district centralized core that functions as Downtown Estero.

MULTI-DISTRICT DOWNTOWN PLAN

Enough vacant land, over 340 acres, is potentially available to develop a multi-district town center in Estero. These districts could include, a mixed-use business district focused on corporate offices (with Hertz new headquarters as the catalyst), a medical/wellness district incorporating an acute hospital facility and ancillary medical services, including an adjacent senior care facility, and an entertainment and recreation district, including connectivity between the Estero Community Recreation Center and Koreshan State Park.

The plan for a multi-district town center would most likely require the cooperation of individual landowners to properly execute. A distinct area plan with a unique district overlay could be created to cover these various properties, with the goal of implementing an overall vision for the area. Collectively, these properties under a combined plan would be expected to achieve considerably higher overall values than if developed independently of each other. An overall master plan could include separate plans for each district, though the goal should remain to create connectivity and a clear identity of this area as the core of Estero. A successful town center would include several destinations, walkable blocks, interconnected streets, attractive development, and public greens.

Previous proposals to develop a Downtown Estero or an Estero Town Center were not planned at a large enough scale to provide a comprehensive planning area with multiple mixed-use districts. These proposed developments were additionally brought forward during unfavorable economic conditions.

The \$225-million Coconut Point open-air mall, located on 116 acres of the 500-acre Coconut Point Master Planned Development, currently acts as the Main Street for the Estero community with its pedestrian-friendly design and mix of entertainment, shopping, and dining options designed around 18 acres of lakes. Though built a year prior

to the global financial crisis, the development and its associated retail has been successful overall.



Current economic trends and future market prospects in Estero make the feasibility of town-centric development more likely in the near future. Based on a review of historical and forecasted growth trends, Estero is expected to see an increasing annual growth rate from 2014 to 2020. Constraints on this growth could come from a limited future supply of residential land and an above average increase in median home prices. The availability of future land and the option to provide a mix of residential building types will be essential for developers to meet the market demand for both workforce and retirement housing options.

As part of the central business district, the entertainment district would be established to focus primarily on dining and small boutique shopping venues in a walkable environment. The Town Center design would include connectivity between all the districts to allow more synergy to increase the overall economic viability of the Downtown. Residential units could be carefully integrated in the wellness and entertainment districts to provide a carefree, urban-living option for those seeking to live in immediate proximity to goods and services, in a low-maintenance, lock-and-leave lifestyle. The following is an example of a well-designed senior housing development with building types that could be integrated into a residential and/or health and wellness district in Estero.



This national award-winning project, located in Southern California, has a very impressive density of 46 units per acre.



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The size and scale of the buildings within the various districts will depend on their use, the amount of total land available within the districts, and the timing and phasing of development. The Hertz headquarters and a potential hospital facility would create larger-scale buildings early in the creation of a multi-district Downtown. Retail, commercial, and residential uses may be phased more slowly based on market conditions. An appropriate scale for mixed-use development in Downtown Estero may be the scale of Worth Avenue in West Palm Beach (picture follows).

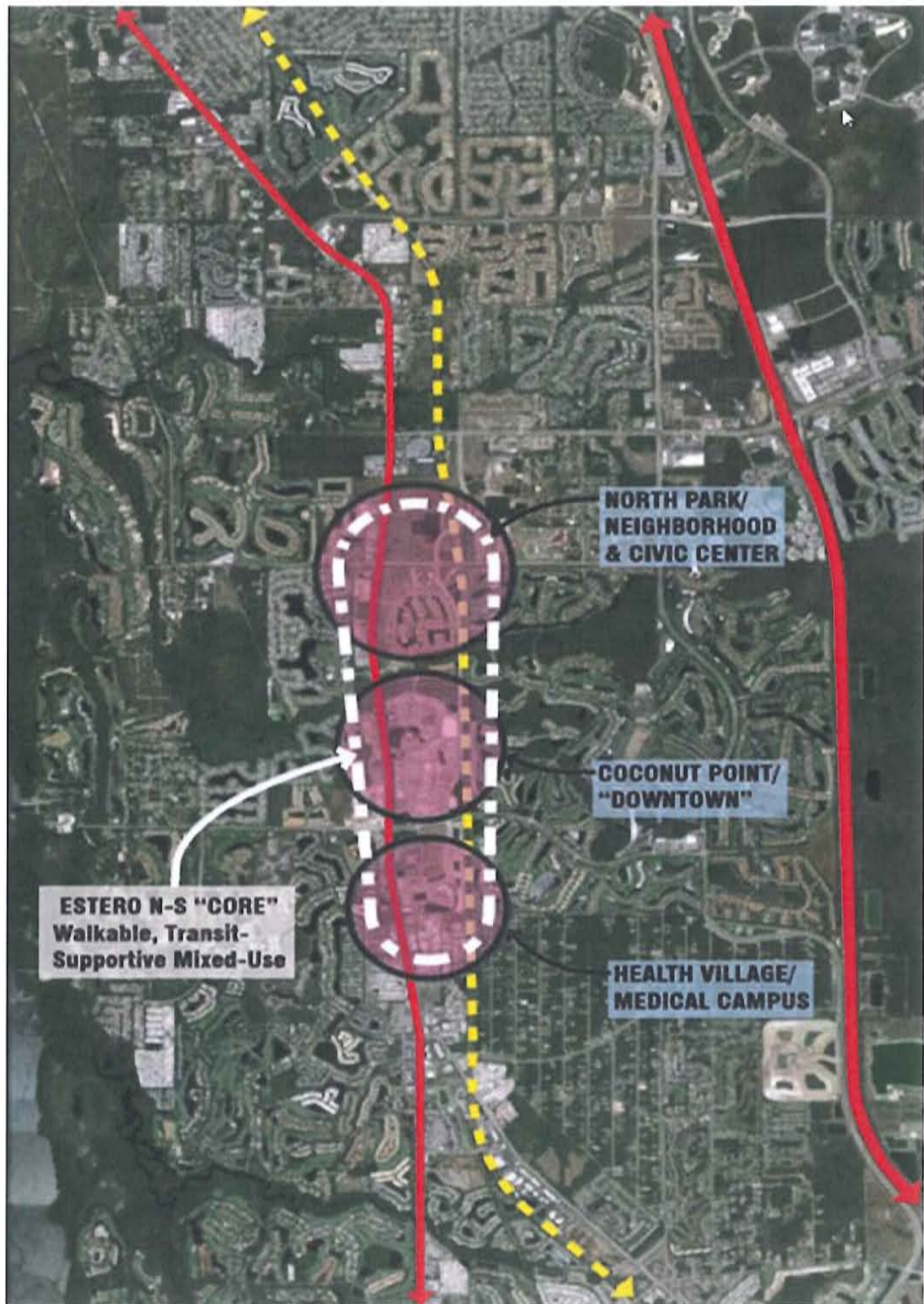


Low-rise to mid-rise building types can be integrated at this scale very attractively, creating an enjoyable pedestrian environment for all age groups.

The map on the following page shows the potential activity centers located along US-41 in a proposed multi-district plan for a Downtown Estero.

The south district would include a medical/health district anchored by an acute hospital facility and surrounded by complementary uses such as medical offices, rehabilitation centers, and assisted care facilities. This district would transition to the north into primary business district which includes Coconut Point Mall and the future Hertz headquarters. This central business district would be a walkable, transit-supportive district capable of supporting an array of mixed-uses including corporate offices, select retail, dining, and housing. Connectivity with existing uses will be essential to create a vibrant commercial core. This connectivity will transition from the business district to the neighborhood and civic center district to the north.

This district will combine the recreational opportunities provided by the Estero Community Center and Koreshan Park with that of new residential units and future civic uses. The creation of a town-centric plan would facilitate the future development of vacant mixed-use parcels located along US-41 in Estero. More importantly, these properties could be developed at potentially higher values than would be achieved by individual, insular projects. The community would further benefit from an identifiable central corridor offering shopping, dining, entertainment, recreation, wellness, lifestyle, and economic opportunities within Estero.



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The data sources utilized in the creation of this report are considered both credible and reliable. No guarantees are made by the author as to the accuracy of secondary data resources.

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