

GENOVA COMPREHENSIVE PLAN AMENDMENT

Prepared for:

Genova Partners, LLC
3798 Cracker Way
Bonita Springs, Florida 34134

Prepared by:



3800 Colonial Boulevard, Suite 100
Fort Myers, Florida 33966

MAY 2015

RECEIVED
MAY 06 2015

COMMUNITY DEVELOPMENT
CPA2015-00004



Stantec

3800 Colonial Boulevard, Suite 100, Fort Myers FL 33966-1075

May 5, 2015
File: 215612546

Attention: Brandon Dunn, Principal Planner
Lee County Department of Community Development
Planning Division
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
MAY 06 2015
COMMUNITY DEVELOPMENT

Reference: Genova
CPA2015-00004
Sufficiency Response No. 1

Dear Mr. Dunn:

The following information is offered in response to the County's review comments and request for additional information. The County questions, comments, and concerns are provided below, followed by our response in **bold**.

II A. a. TYPE, Text Amendment

Please note this amendment will require an amendment to Table 1(b), this is considered to be a text amendment.

Response: The application has been revised to show the application as both a map change and text amendment.

III E.1.a. Potential development of the Subject Property, Calculation of maximum allowable development under existing FLUM, Residential Units/Density.

Please provide the total number of units that could be permitted with the current future land use category.

Response: The application has been revised to show the permitted density and intensity with the current future land use category.

III E. 2. a. Potential development of the Subject Property, Calculation of maximum allowable development under existing FLUM, Residential Units/Density.

Please provide the total number of units that could be permitted with the current future land use category.

Response: The application has been revised to show the permitted density and intensity with the proposed future land use category.

Design with community in mind



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IVA.9. General information and Maps, If applicant is not the owner, a letter authorizing the applicant to represent the owner.

Please provide a letter from the owner authorizing the applicant to represent the owner.

Response: An affidavit of Authorization from the Trustee for the property owner has been provided.

IV B. 1. Traffic Circulation Analysis

I-75 north and south Corkscrew Road is within the 3 mile radius from the project and they should be included in the traffic analysis.

Response: A revised Traffic Impact Statement is attached which includes the traffic impact along I-75.

IV B. 3. c. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of the existing/proposed support facilities, including, Law enforcement.

Please provide a letter from Lee County Sheriff's Office stating they are able to serve the proposed development.

Response: A letter of availability of service from the Lee County Sheriff's office is attached.

IV E. 2. Internal Consistency with the Lee Plan, List goals and objectives of the Lee Plan. Include an evaluation of all relevant policies under each goal and objective.

The applicant may wish to provide a more detailed narrative concerning consistency with Goal 19. Specifically, staff would recommend more detail relative to Objectives 19.1, 19.3, and 19.4; as well as Policies 19.1.1, 19.1.3, 19.2.1, 19.3.1, 19.6.3, and 19.6.4. There may be other provisions that the applicant also wishes to address.

Response: Additional Lee Plan Compliance Narrative is attached.

We trust that the above information and enclosed documents are sufficient for staff review and approval. If you should have any questions or require additional information, please do not hesitate to contact me.



May 5, 2015
Brandon Dunn, Principal Planner
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Regards,

STANTEC CONSULTING SERVICES INC.

Josh Philpott, AICP
Senior Planner
Phone: (239) 939-1020
Josh.Philpott@stantec.com

Attachment: See above

C.

REVISED APPLICATION



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: Genova

PROJECT SUMMARY:

A Comprehensive Plan Map Amendment to change the Future Land Use Category on a +/-17 acre parcel located on the southeast corner of Corkscrew Road and Via Coconut Point from Suburban to Intensive Development

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

MARCH 18, 2015

Date

JAMES WALLACE

Printed Name of Owner or Authorized Representative

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: Genova Partners, LLC c/o James Wallace, Managing Partner
Address: 3798 Cracker Way
City, State, Zip: Bonita Springs, FL 34134
Phone Number: 239-405-3208 Email: Wallacejm@earthlink.net

Agent*: Josh Philpott, AICP
Address: 3800 Colonial Boulevard, Suite 100
City, State, Zip: Fort Myers, FL 33966
Phone Number: (239)939-1020 Email: Josh.Philpott@stantec.com

See attached list of additional authorized agents

Owner(s) of Record: See attached 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 Page 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: See Attached List of Parcels
2. STRAP(s): See Attached List of Parcels

B. Property Information:

- Total Acreage of Property: 16.95+/- acres
Total Acreage included in Request: 16.95+/- acres
Total Uplands: 16.95+/- acres
Total Wetlands: 0.0+/- acres
Current Zoning: Agriculture (AG-2) and Commercial Planned Development (CPD)
Current Future Land Use Designation: Suburban
Area of each Existing Future Land Use Category: 16.95+/- Acres
Existing Land Use: Active Agricultural operation

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:

Request to change from Suburban FLU to Intensive Development FLU

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	<u>6 dwelling units per acre 6 x 16.95 = 101 DU</u>
Commercial intensity	<u>169,500 Square Feet</u>
Industrial intensity	<u>203,400 Square Feet</u>

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	<u>14x16.95DU = 237 DU Standard 22 x 16.95 = 372 DU</u>
Commercial intensity	<u>169,500 Square Feet</u>
Industrial intensity	<u>203,400 Square Feet</u>

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. General Information and Maps

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

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

1. Provide any proposed text changes.
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 OF AUTHORIZATION
FROM TRUSTEE**

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Stephanie Miller (name), as Trustee/Manager (owner/title) of List attached (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized 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 thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

"Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

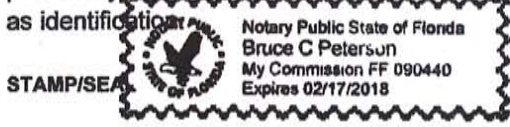
Stephanie Miller
Signature

5/1/15
Date

*******NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED**

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 5/1/2015 (date) by Stephanie Miller (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 C Peterson
Signature of Notary Public

GENOVA

Coconut Point

May 1, 2015

Stephanie Miller
Select Real Estate by Stephanie Miller Inc.
9250 Corkscrew Road #8
Estero, FL 33928

RE: Sale Agreement ("Agreement") between Stephanie Miller, Trustee of the Sandy Lane Partnership, S.E. Land Trust Agreement, dated February 14, 2000; Stephanie Miller, Trustee Under Land Trust Agreement dated August ____, 1999; and Stephanie Miller, Trustee of the Land Trust Agreement dated March 21, 1997 and Stephanie Miller, Trustee of the Corkscrew Palms Land Trust Agreement dated March 21, 1997 (being the same Land Trust) and Genova Partners, LLC. (effective date - February 4, 2015)

Dear Stephanie,

The County is requesting the Trustee of the Land provide a letter authorizing Genova Partners LLC (James Wallace) to submit an application for a Comprehensive Plan Amendment. In lieu of the letter they have also said the Trustee could sign the attached Affidavit. The Affidavit will need to be notarized.

Please sign and return to me by email. My email address has changed to:
debbiwallace@genova-florida.com

Thank you for your co-operation.

Sincerely



Debbi Wallace
Genova Partners, LLC

REVISED TRAFFIC ANALYSIS

**Genova
Comprehensive Plan Amendment
Traffic Circulation Analysis
215612546**

Prepared for
Genova Partners LLC
3798 Cracker Way
Bonita Springs, Florida 34134

Prepared by
Stantec Consulting Services Incorporated
Wilson Professional Center
3200 Bailey Lane, Suite 200
Naples, Florida 34105

March 9, 2015
April 30, 2015 – Revised



PURPOSE

The following traffic impact statement (TIS) is intended to satisfy the applicable requirements associated with a **Traffic Circulation Analysis** to support a Comprehensive Plan Amendment for the **Genova RPD** project (hereafter "PROJECT") located in the southeast quadrant of the intersection of Corkscrew Road and Via Coconut Point. The PROJECT has a current Future Land Use Map designation of **Suburban**, and is currently zoned **Corkscrew Road Square CPD** and **AG-2**.

The proposed Map Amendment will change the future land use designation from **Suburban** to **Intensive Development** which would then permit the 205 multi-family dwelling units proposed in the companion RPD application.

The purpose of this traffic circulation analysis is to determine the effect of the land use change on the Financially Feasible Transportation Plan (20-Year horizon) and on the Capital Improvement Element (5-Year horizon).

STUDY AREA

The +/- 17 acre site is located in the southeast quadrant of the intersection of Corkscrew Road and Via Coconut Point, approximately ¼ mile east of US 41. The site is located in TAZ # 1624 (Figure 1). The Study area includes those roadways located within 3-miles of the site as shown in Figure 2.

Figure 1: TAZ 1624



Figure 2: Site Location with 3-Mile Radius



20-YEAR HORIZON

The currently approved 2035 FSUTMS travel demand model was reviewed to determine the current land use distributed to TAZ 1624. **Table 1** indicates that the zonal data is a mix of residential, commercial and service employment, and school enrollment.

Table 1: TAZ #1624 Land Use Variables

LC 2035 Model (TAZ #1624) Variable	Value
Single Family Residential Units	56
Multi-Family Residential Units	922
Hotel/Motel Units	150
Employment – Industrial	14
Employment – Commercial	114
Employment – Service	1326
Employment Total	1454
School Enrollment	1527

The current **Suburban** land use designation could reasonably accommodate 170,000 square feet of retail development at 10,000 square feet per acre, or 255,000 square feet of multi-story medical/business office “service” development at 15,000 square feet per acre. The proposed land use allows for a similar amount of commercial develop, but would also allow for a high density level of residential development. The applicant is proposing a companion rezone petition to develop a residential planned development to include 205 multi-family dwelling units (resultant density is +/-12.1 DU/Ac.). **Table 2** provides a trip generation and model variable comparison of the different land use intensities. All trip generation data was developed using *ITE Trip Generation Manual (9th Ed.)* equations where available.

Table 2: Land Use Trip Generation Comparison

Land Use	LU#	Units of Measure	ADT	P.M. PkHr (2-way)	Emp./Sq Ft Conv. Rate	EMP
Retail Shopping	#820	170,000 Sq. Ft.	9588	1070	1/500 sq. ft.	340
Medical/Office (50/50)	#720/710	255,000 Sq. Ft.	6575	1121	1/350 sq. ft.	728
Residential Multi-Family	#230	205 DUs	1201	200	NA	NA

Absent regulating floor area ratios (FARs) in the two land use designations, under the current **Suburban** and proposed **Intensive Development** land use designations, the same level of commercial development could likely occur. The proposed level of residential density is only permitted under the proposed Intensive Development designation, and as can be seen in **Table 2**, the proposed residential land use is

far less intense than the most intense land uses allowed under the current and proposed designations. We therefore believe that while the type of land use will change within the TAZ from commercial employment to residential, no change to the TAZ socioeconomic data is required, and no further analysis of the 2035 horizon is required.

SHORT-RANGE 5-YEAR CIP HORIZON

A review of the current Lee County Capital Improvement Program and the FDOT 5-Year Work Program revealed no programmed improvements to the arterial network within 3-miles of the site.

TRIP GENERATION

Development of the site is proposed to include 205 multi-family dwelling units. Trip generation is depicted in **Table 3**. All trip generation data was developed using *ITE Trip Generation Manual (9th Ed.)* equations where available. During the p.m. peak hour, a total of 108 trips are expected to be generated by the project, with 72 entering and 36 exiting.

Table 3: Land Use Trip Generation

ITE Land Use (LU)	ITE LU#	Units	Unit of Measure	24-Hr Trips (2-Way)		Peak Hour Trips	Entering Rate	Exiting Rate	Driveway Volume	
									Entering Trips	Exiting Trips
Multi-family	230	205	DU	1,201	AM Pk Hr	92	17%	83%	16	76
					PM Pk Hr	108	67%	33%	72	36

TRIP DISTRIBUTION

The percent of p.m. peak hour directional project trips assigned to the network (trip distribution) is depicted below in **Figure 3**. Directional trips are noted on each segment, with the peak hour directional projects trips assigned to each segment in the p.m. peak hour shown in **red** (minor differences are due to rounding.)

Figure 3: Project Trips Directional Distribution



Project Trips in the P.M. Peak Direction

2020 5-YEAR HORIZON ANALYSIS

The major roadways within the 3-mile radius of the project were identified and are shown in **Table 4**. Roadway capacity (service volume) and 2014 peak direction volumes were obtained from the Lee County 2014 Concurrency Report. The Lee County 2014 Traffic Count Report was used to develop annual average growth rates (AAGR) in order to project traffic to the 5-year horizon (2020). In all but one case, the calculated AAGR derived from the available data seemed reasonable. One roadway segment in particular, Three Oaks Parkway, south of Corkscrew Road, reported an unusually high 2014 traffic volume of 35,100, an 86% increase over the 2013 volume of 18,800, which resulted in a 9-year AAGR of 13% (2005-2014). While such growth is conceivable in a single year, it is unreasonable to expect the facility to sustain that level of growth for any period. On Three Oaks Parkway north of Corkscrew Road, the AAGR was calculated at 5.6%, so for the purposes of this evaluation, a 6% AAGR increase was used for Three Oaks Parkway south of Corkscrew Road. The existing roadway conditions and the estimated annual average growth are shown in **Table 4**.

Table 4: Existing Conditions & Annual Average Traffic Growth

Facility	Limits	Type	LOS Std.	Pk. Hr. Dir. Serv. Vol. (1)	2014 Pk.Hr. Dir. Vol. (1)	2014 V/Std.	2014 LOS (1)	STAH	PCS	PM Pk. Dir (2)	Base Year AADT (2)	Last Year AADT (2)	AAGR	Years
Ben Hill Griffin Blvd.	Corkscrew Rd to FGCU	4LD	E	1,960	852	0.43	B	517	60	NB	17,200	19,500	1.40%	9 2005-2014
Coconut Rd.	US 41 to Three Oaks Pkwy	4LD	E	1,790	588	0.33	C	490	15	EB	12,100	12,200	0.10%	8 2005-2013
Corkscrew Rd.	US 41 to Three Oaks Pkwy	4LD	E	1,900	688	0.36	C	247	15	EB	13,900	14,300	0.36%	8 2005-2013
Corkscrew Rd.	Three Oaks Pkwy to I-75	4LD	E	1,900	1,520	0.80	C	15	15	EB	29,400	30,600	0.45%	9 2005-2014
Corkscrew Rd.	I-75 to Ben Hill Griffin Blvd.	4LD	E	1,900	1,128	0.59	C	249	15	EB	10,100	13,000	3.21%	8 2005-2013
I-75	North of Corkscrew Road	6LF	D	5,500	3,914	0.71	C	0055	NA	NB	71,000	81,500	2.80%	5 2008-2013
I-75	South of Corkscrew Road	6LF	D	5,500	3,777	0.69	C	0054	NA	NB	70,000	79,000	2.45%	5 2008-2013
Three Oaks Pkwy	Corkscrew Rd. to Coconut Road	4LD	E	1,940	865	0.45	B	525	25	NB	11,600	35,100	13.09%	9 2005-2014
Three Oaks Pkwy	Corkscrew Rd. to San Carlos Blvd.	4LD	E	1,940	935	0.48	B	415	25	NB	12,900	19,900	5.57%	8 2005-2013
Via Coconut Point	Corkscrew Rd. to South End	4LD	E	1,790	249	0.14	C	454	25	NB	5,100	5,400	1.92%	3 2007-2010
Williams Rd.	US41 to River Ranch Rd.	2LU	E	860	202	0.23	C	468	15	EB	2,000	4,200	9.72%	8 2005-2013
US41	Old 41 to Corkscrew Rd.	6LD	E	3,020	2,509	0.83	B	436	25	NB	45,300	42,000	-1.50%	5 2005-2010
US41	Corkscrew Rd. to Sanibel Blvd.	6LD	E	3,000	1,817	0.61	B	25	25	NB	41,500	37,700	-1.06%	9 2005-2014

(1) Source: 2014 Concurrency Report

(2) Source: 2014 Traffic County Report and FDOT 2013 Traffic Data

The AAGR was applied to the 2014 peak hour direction volumes reported in the 2014 Concurrency Report for each road within the 3-mile radius to generate a 2020 background traffic volume (without project trips). Peak direction project trips were then applied to the peak direction background volumes on each segment and are reported in **Table 5**.

Table 5: 2020 Conditions With and Without Project Trips

Facility	Limits	Type	LOS Std.	Pk. Hr. Dir. Serv. Vol. ⁽¹⁾	2014 Pk.Hr. Dir. Vol. ⁽¹⁾	2014 V/Std.	Growth Rate Used	2020 W/Out Project Trips		PM Pk.Dir.		2020 With Project Trips	
								PmPkDir	V/Std	Project Trips	Proj.Trips %SV	PmPkDir	V/Std
Ben Hill Griffin Blvd.	Corkscrew Rd to FGCU	4LD	E	1,960	852	0.43	1.40%	926	0.47	2	0.001	928	0.47
Coconut Rd.	US 41 to Three Oaks Pkwy	4LD	E	1,790	588	0.33	1%	624	0.35	4	0.002	628	0.35
Corkscrew Rd.	US 41 to Three Oaks Pkwy	4LD	E	1,900	688	0.36	1%	730	0.38	11	0.006	741	0.39
Corkscrew Rd.	Three Oaks Pkwy to I-75	4LD	E	1,900	1,520	0.80	1%	1,614	0.85	5	0.003	1,619	0.85
Corkscrew Rd.	I-75 to Ben Hill Griffen Blvd.	4LD	E	1,900	1,128	0.59	3.21%	1,363	0.72	2	0.001	1,365	0.72
I-75	North of Corkscrew Road	6LF	D	5,500	3,914	0.71	2.80%	4,618	0.84	2	0.0003	4,620	0.84
I-75	South of Corkscrew Road	6LF	D	5,500	3,777	0.69	2.45%	4,367	0.79	4	0.001	4,371	0.79
Three Oaks Pkwy	Corkscrew Rd. to Coconut Road	4LD	E	1,940	865	0.45	6.00%	1,227	0.63	7	0.004	1,234	0.64
Three Oaks Pkwy	Corkscrew Rd. to San Carlos Blvd.	4LD	E	1,940	935	0.48	5.57%	1,294	0.67	2	0.001	1,296	0.67
Via Coconut Point	Corkscrew Rd. to South End	4LD	E	1,790	249	0.14	1.92%	279	0.16	22	0.012	301	0.17
Williams Rd.	US41 to River Ranch Rd.	2LU	E	860	202	0.23	9.72%	352	0.41	4	0.004	356	0.41
US41	Old 41 to Corkscrew Rd.	6LD	E	3,020	2,509	0.83	1%	2,663	0.88	11	0.004	2,674	0.89
US41	Corkscrew Rd. to Sanibel Blvd.	6LD	E	3,000	1,817	0.61	1%	1,929	0.64	9	0.003	1,938	0.65

(1) Source: 2014 Concurrency Report

(2) Source: 2014 Traffic County Report and FDOT 2013 Traffic Data

As can be seen in **Table 5**, all roadway segments within the study area are expected to operate at an acceptable level of service in 2020, and project trips will not have a significant impact on the adjacent roadway network.

CONCLUSIONS

The proposed change in land use designation from *Suburban* to *Intensive Development* does not require the modification of the 2035 Long Range Transportation Plan model TAZ data. Additionally, the proposed residential use of the site associated with the companion RPD application, will generate substantially less traffic than would be otherwise generated by the highest intensity land use permitted by either the current or proposed land use designation.

Within the 5-year horizon, the proposed land use designation change has no significant impact on the adjacent roadways and does not require any modifications to the Lee County Capital Improvement Program.

**LETTER OF AVAILABILITY FROM
LEE COUNTY SHERIFF'S OFFICE**

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

May 4, 2015

Josh Philpott
Stantec Consulting Services Inc.
3200 Bailey Lane, Suite 200
Naples, Florida 34105

Mr. Philpott,

Genova Partners, LLC's proposed development at the corner of Via Coconut Point and Corkscrew Road in Estero 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 +/- 17 acre site that would allow development of 205 multi-family dwelling units constructed in six buildings with a maximum height of 45 feet and three stories over parking. 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,

Kathryn Rairden,
Major, Patrol Bureau



ADDITIONAL COMPREHENSIVE PLAN ANALYSIS

Internal Consistency with the Estero Comprehensive Plan Additional Analysis

GOAL 19: ESTERO. Promote the development of Estero as a community with a unique quality of life, distinct character, and diverse housing, economic, recreational, and social opportunities by:

- a. Protecting the natural resources, environment, and lifestyle;
 - b. Establishing minimum aesthetic and design requirements;
 - c. Managing the type, location, quality, design and intensity of future land uses;
 - d. Providing greater opportunities for public participation in the land development approval process; and
 - e. Promoting a true sense of place in Estero.
- (Added by Ordinance No. 14-16)

The proposed development will have no impacts on any significant natural resources, or environmental features. The site is currently used as an agricultural operation. Although the Village of Estero doesn't have any minimum architectural standards for residential buildings, the proposed residential development will exceed all the minimum architectural requirements for commercial developments outlined in LDC Sections 33-227 through 33-338. The proposed residential development provides for a needed high-quality multi-family dwelling type and is consistent with the quality and design standards the Village of Estero has been recognized for. The proposed density is consistent with the densities identified in the recently approved Community Planning Initiative Report. The development has been presented at several public meetings, which has provided for a significant amount of public involvement regarding the proposed application. The development will provide a signature development adjacent to a public space to allow the residents to interact with the surrounding park and commercial space.

The new ordinance adopted by the Village requires multi-family building permits to be reviewed by the Design Review Board. The Board will evaluate the building permit for a high standard of architecture, beauty and harmony as established in standards that are adopted by the Village Council. The architecture of the proposed residential buildings is closely based on the 13 noble-family palaces built on the Strata Nuova in Genova, Italy in the 16th century. Most notable is the resemblance of the buildings to design elements of Palazzo Podesta, Palazzo Tursi and Palazzo Bianco. These palaces were documented by Pietro Paolo Rubens in his 1622 book "Palazzi di Genova" which quickly became the authority for Modern Urban Architecture throughout Europe. The applicant, as an 8 year member of the Estero Design Review Committee, submits that the architecture meets and exceeds the architectural standards of the community.

OBJECTIVE 19.1: CHARACTER & LAND USE. Promote community character through the implementation of planning and development practices that create a visually attractive community, an enhanced quality of life, and foster a unique sense of place. (Added by Ordinance No. 14-16)

The applicant is proposing to develop a community that will create a visually attractive residential community which will meet or exceed the architectural design requirements. The unique development will provide an enhanced quality of life for the residents by being located next to commercial development and a large public area for active and passive recreation. The property is located approximately ¼ mile from a shopping center which includes a supermarket, banks, restaurants, and many personal services. The community has attention to detail and amenities to serve the needs of the residents with pedestrian interface to the adjacent park and rights of way.

POLICY 19.1.1: Support the unique character and quality of life within the Estero community by managing growth and development and by maintaining and executing Lee Plan policies, Land Development Code (LDC) regulations, and other planning tools that:

- a. Implement and maintain commercial development standards for architecture, landscaping, buffering, signage, lighting designs and visual appearance of developments, transportation facilities, and other community amenities;
- b. Promote the use of low impact design, sustainable energy, water, and other environmental features;
- c. Establish higher density, mixed-use development within areas targeted on the Mixed-Use Overlay;
- d. Encourage the redevelopment and infill of underutilized commercial and residential lands; and
- e. Increase public participation in the land development approval process to ensure future development efforts support the Estero community plan and adopted Lee Plan policies and LDC standards.

The subject property is a previously impacted parcel of land with an agricultural field that is located in the urban core of the newly established Village of Estero. The proposed Comprehensive Plan Amendment provides for a higher density development in an area where commercial retail and services are available in close proximity. The Seth Harry final report and the Peloton report recommend more residential at higher density. A small commercial center is located to the east of the property that contains a commercial retail and office uses. A larger commercial shopping center is located approximately ¼ mile to the west, at the intersection of Corkscrew Road and US-41. This center includes a large supermarket, several restaurants, and personal services. There are sidewalks and bike lanes along Corkscrew Road which will allow for residents to easily walk or bike to these commercial areas. Being located next to Estero Community Park allows for the unique opportunity for residents to walk or bike to the park to utilize

the significant public space. The use of the property for agricultural uses or low density residential development, as is currently permitted would be underutilization of the public services in this future urban area.

POLICY 19.1.3: Encourage new developments that achieve the Estero community's vision and planning goal and policies and are consistent with mixed-use design, architectural, location, connectivity and public access standards by establishing and implementing development incentives within the Lee Plan and Land Development Code that:

- a. Promote urban integrated forms of development in targeted areas identified on the Mixed-Use Overlay;
- b. Promote targeted industries in appropriate areas of Estero—e.g.: healthcare, arts and culture, technology, and research and development facilities;
- c. Promote the use of green design, sustainable energy, water, and other environmental features;
- d. Expedite development projects particularly in targeted incentive zones where the community has adopted mixed-use plans and LDC standards;
- e. Enable infill of underutilized commercial and residential lands; and
- f. Encourage residential developments to use the bonus density established through the Lee Plan Urban land use categories.

The proposed residential development is located in an area where commercial uses are in close proximity, allowing the future residents the option to walk or bike to purchase goods and services. In addition to the commercial development within a short walk to the property, a major regional center is located approximately 1.5 miles south along Via Coconut Point. Via Coconut Point is a collector roadway that has both sidewalks and bike lanes that will allow for safe bike and pedestrian access to the variety of commercial uses at Coconut Point. As additional lands in the area are developed, more commercial areas will allow for the residents an expanded opportunity for commercial services. The proposed development plan includes two pedestrian accesses to Estero Community Park to allow the residents the opportunity to utilize this area for recreation and relaxation. The subject rezoning enables infill residential development on an underutilized parcel of land.

POLICY 19.2.1: Where feasible, provide for the development of walkable mixed-use town centers and economic areas featuring diverse housing options; government offices and public facilities; medical facilities; employment centers; public gathering places, parks, outdoor plazas, and other public spaces; greenway trails and pathways; and public access to the community's natural resources through Lee Plan policies and LDC regulations that support Estero's distinct community character and the following community priorities:

- a. Support the development of a central town center to unify the community;
- b. Improve the connectivity between Estero's residential neighborhoods, economic areas, civic uses, and park and recreational facilities;
- c. Diversify the community's economic base and employment opportunities;
- d. Encourage the development of targeted industry clusters—particularly health industries, professional services and businesses, and technology, research, and development;
- e. Expand multi-modal transportation options through improved pedestrian access, bikeways, transit service, and rail opportunities;
- f. Improve access to the community's blueways—particularly the Estero river—, greenway trails, other open spaces;
- g. Promote the community's cultural and historic resources; public spaces, parks, and recreational facilities; and other community amenities;
- h. Commercial and mixed-use developments will maintain a unified and consistent aesthetic/visual quality in landscaping, architecture, lighting, and signage; and
- i. Promote and incentivize private investment within mixed-use centers and economic areas.

The development is designed to provide for a more diverse housing option that is an alternative to the numerous single-family, golf course communities that are spread throughout Estero. The development will provide a unique, high-quality multi-family development in an area with commercial and recreational opportunities nearby, allowing residents the opportunity to walk or bike to these facilities. The existing sidewalks and bike lanes along Corkscrew Road and Via Coconut Point allow the residents to access the nearby shops and public space without the need for driving. As the Village of Estero continues to grow, these opportunities will continue to expand. The proposed development will far exceed the architectural standards that the Village has expected from commercial developments.

OBJECTIVE 19.3: RESIDENTIAL NEIGHBORHOODS. Support Estero's quality of life, promote the community's unique character through the development of diverse, well-designed, and well-connected residential neighborhoods, and provide for the needs of multigenerational community by supporting a variety of housing types and neighborhood development forms. (Added by Ordinance No. 14-16)

The development will promote Estero's unique character utilizing a classic and timeless Mediterranean design that allows for more diversity in the housing market in that the community has been designed to provide an alternative to the suburban style, single-family neighborhood. The community is proposed as an upscale multi-family development that will provide the residents easy accesses to the nearby commercial

and recreational areas. Two commercial centers are located within a few minutes' walk from the property with a large regional retail center located a short bike ride away. The design incorporates the Mediterranean architectural themes that have been encouraged in the Village of Estero. Two pedestrian connections to the adjacent Estero Community Park are proposed. One connection will be located along the eastern boundary of the property, with the second located along the southern border of the property.

POLICY 19.3.1: Support and enhance Estero's residential character by establishing land development regulations that specifically address how the proposed residential neighborhoods:

- a. Are compatible with adjacent uses, public facilities, and infrastructure systems;
- b. Impact surrounding environmental and natural resources;
- c. Access, where applicable, nearby parks, public spaces, recreational facilities, and greenways, blueways, and natural open spaces;
- d. Connect to adjacent residential developments, mixed-use centers, economic areas, public facilities, natural resources, and other community facilities; and
- e. Contribute to the overall design, landscaping, and aesthetics that make up the community's character.

The subject property is located at the corner of Corkscrew Road, an arterial roadway, and Via Coconut Point, a collector roadway. Public services are adequate to serve the proposed development of the property. Letters from the public services and utility providers have been included in the application. Due to the current use of the site, there will be no impact on any significant environmental features or natural resources. Direct access from the property to Estero Community Park will be provided with two pedestrian access gates. Existing bike and pedestrian facilities allow for residents to easily access the current and future commercial uses along Corkscrew Road and Via Coconut Point.

OBJECTIVE 19.4: TRANSPORTATION CONNECTIVITY AND MOBILITY. Facilitate the development of an interconnected community that enables people to easily access Estero's neighborhoods, commercial and mixed-use centers as well as other areas within the county and region through an integrated transportation and mobility system. (Added by Ordinance No. 14-16)

The proposed Comprehensive Plan Amendment will allow a higher density residential development in a location with easy access to Estero Community Park and nearby commercial services. The existing network of sidewalks and bike lanes provide for safe and convenient access to the multiple commercial developments close to the site. The residents will have convenient access to goods and services, along with a pedestrian

access to Estero Community Park. Although no transit services are currently provided along Corkscrew Road or Via Coconut Point, Us-41 is approximately one-third miles away and is serviced by two routes.

The site design for the proposed development has been designed to encourage residents to utilize the neighboring community park, and the existing bike and pedestrian facilities around them. A total of 7 pedestrian access points have been integrated into the design of the site to allow residents to easily access these facilities. Each of the three liner buildings located along Via Coconut Point will have a common ingress/egress at both the garage level and second level of the 4-story buildings which will connect to a pedestrian gate on Via Coconut Point. There will also be a pedestrian entrance at the main entry gate, and the egress point on Corkscrew Road. To encourage residents to utilize Estero Community Park, two pedestrian connections will be provided between the development and the park. One of the pedestrian gates will be located to along the eastern border of the property, with the second located along the southern parcel boundary.

POLICY 19.4.2: Expand opportunities for Estero's transportation network of pedestrian and bicycle pathways, sidewalks, trails, and other facilities by working with the State of Florida and other local, state, and regional entities to:

- a. Construct multi-use pathways that feature shade trees, benches, bike racks, and other design elements to attract usage;
 - b. Identify targeted funding sources including development contributions, private donations, public funding sources (e.g.: MSBU), or other mechanisms;
 - c. Implement the greenways master plan within the Estero community by working with Lee County Parks Department;
 - d. Utilize the FP&L right of way within Estero State Buffer Preserve by working with FP&L and Lee County;
 - e. Establish a pedestrian-bike trail within or along the rail right of way for public recreation by working with the existing rail corridor and private developers; and
 - f. Encourage the development of an effective rail system by working with the existing rail corridor to improve and expand use of existing rail facilities.
- (Added by Ordinance No. 14-16)

The property is adjacent to the Corkscrew Road which is shown on the Greenways Master Plan (Map 22 of the Comprehensive Plan) as an area where the greenway has been completed. The Master Concept Plan for the zoning application has allowed for a large setback along the Corkscrew Road corridor along the northern portion of the side to allow for additional public space along Corkscrew Road. Additional landscaping and design elements will be provided at the time of development of the property to help provide shade and encourage usage of the area.



POLICY 19.6.3: Promote Estero Community Park as a hub for the entire community.

The proposed pedestrian connection to Estero Community Park will provide easy and efficient access to the park for active and passive recreational uses for the future residents of the proposed development. The applicant has coordinated and will continue to coordinate with Lee County on the interface with the park.

POLICY 19.6.4: Encourage the use of park areas to link neighborhoods, commercial and mixed use centers, and other open space and recreational facilities through an integrated system of bike, pedestrian, and roadways connections. (Added by Ordinance No. 14-16)

The proposed pedestrian connection to Estero Community Park will provide easy and efficient access to the park for active and passive recreational uses for the future residents of the proposed development.