

Treeline 200

Application for Small-Scale Comprehensive Plan Amendment

ORIGINAL

July 8, 2015

Submitted To:

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



RECEIVED
JUL 08 2015

COMMUNITY DEVELOPMENT
CPA 2015-00006

Table of Contents

Comprehensive Plan Amendment Application & Affidavit

Additional Agents

EXHIBITS

II.A.1 – Variance Report & Mailing Labels

IV.A.1 – Proposed Text Amendment [Lee Plan Table 1(b) – Year 2030 Allocations]

IV.A.2 – Current Future Land Use Map

IV.A.3 – Proposed Future Land Use Map

IV.A.4 – Existing Land Use Map

IV.A.5 – Existing Zoning Map

IV.A.6 – Boundary Survey, Legal Description & Sketch of Description

IV.A.7 – Warranty Deed

IV.A.8 – Aerial Location Map

IV. B.1 – Traffic Circulation Analysis

IV.B.2 – Infrastructure Analysis

IV. B.3 – Agency Letters

IV.C .1– IV.C.6 Environmental Requirements Waiver (PRE2015-00132)

IV.D.1 – Master Site File Letter

IV.D.2 – Archaeological Sensitivity Map

IV.E.4 – Lee Plan Consistency Narrative



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: Treeline 200

PROJECT SUMMARY:

Amend the Future Land Use Map designation for a 10-acre property located west of Treeline Avenue and north of Daniels Parkway from "General Interchange" to "Central Urban" to allow for the development of multi-family residential uses; AND amend Lee Plan Table 1(a) to allocate 10 acres for residential development in the Central Urban designation.

Plan Amendment Cycle: [] Normal [X] 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: 94

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]
Signature of Owner or Authorized Representative

6/15/2015
Date

Alexis Crespo, AICP
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: John Gnagey
Address: 12801 Renaissance Way
City, State, Zip: Fort Myers, FL 33912
Phone Number: (239) 561-4170 Email: jgnagey@theclubatrenaissance.com

Agent*: Alexis V. Crespo, AICP; Waldrop Engineering, P.A.
Address: 28100 Bonita Grande Dr., Suite 305
City, State, Zip: Bonita Springs, FL 34135
Phone Number: (239) 405-7777, Ext. 207 Email: alexis.crespo@waldropengineering.com

Owner(s) of Record: Treeline 200, LLC
Address: 12801 Renaissance Way
City, State, Zip: Fort Myers, FL 33912
Phone Number: (239) 561-4170 Email: jgnagey@theclubatrenaissance.com

* 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 of 8 (Future Land Use Map)

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: Access Undetermined; west of Treeline Ave. & 1/4 mile north of Daniels Pkwy
2. STRAP(s): 23-45-25-00-00001.0000

B. Property Information:

Total Acreage of Property: 10 acres
Total Acreage included in Request: 10 acres
Total Uplands: 10 acres
Total Wetlands: 0 acres
Current Zoning: Commercial Planned Development (CPD)
Current Future Land Use Designation: General Interchange
Area of each Existing Future Land Use Category: 10 acres - General Interchange
Existing Land Use: Vacant

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

Lehigh Acres Commercial Overlay: N/A
Airport Noise Zone 2 or 3: N/A
Acquisition Area: N/A
Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A
Community Redevelopment Area: N/A

D. Proposed change for the subject property:

Amend the underlying Future Land Use Category to Central Urban to allow for residential uses; AND Amend Lee Plan Table 1(a) to allocate 10 acres of residential to Central Urban category.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	<u>N/A</u>
Commercial intensity	<u>30,000 sq. ft. - Office; & 80,000 sq.ft. Retail</u>
Industrial intensity	<u>N/A</u>

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	<u>10 ac. X 10 du/ac = 100 dwellings</u>
Commercial intensity	<u>30,000 sq.ft Office; & 80,000 sq. ft. Retail</u>
Industrial intensity	<u>N/A</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

I, John Gnagey, 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]
Signature of Applicant

4-13-15
Date

John Gnagey
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 4/13/15 (date) by John Gnagey (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.



[Signature]
Signature of Notary Public

REBECCA NEWBERRY
(Name typed, printed or stamped)

ADDITIONAL AGENTS

Company Name:	Henderson, Franklin, Starnes & Holt, P.A.		
Contact Person:	Russell Schropp		
Address:	1715 Monroe Street		
City, State, Zip:	Fort Myers, FL 33902		
Phone Number:	239-344-1280	Email:	Russell.Schropp@henlaw.com

Company Name:	TR Transportation Consultants, Inc.		
Contact Person:	Ted Treesh		
Address:	2726 Oak Ridge Ct. STE 503		
City, State, Zip:	Fort Myers, FL 33901		
Phone Number:	239-278-3090	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:	

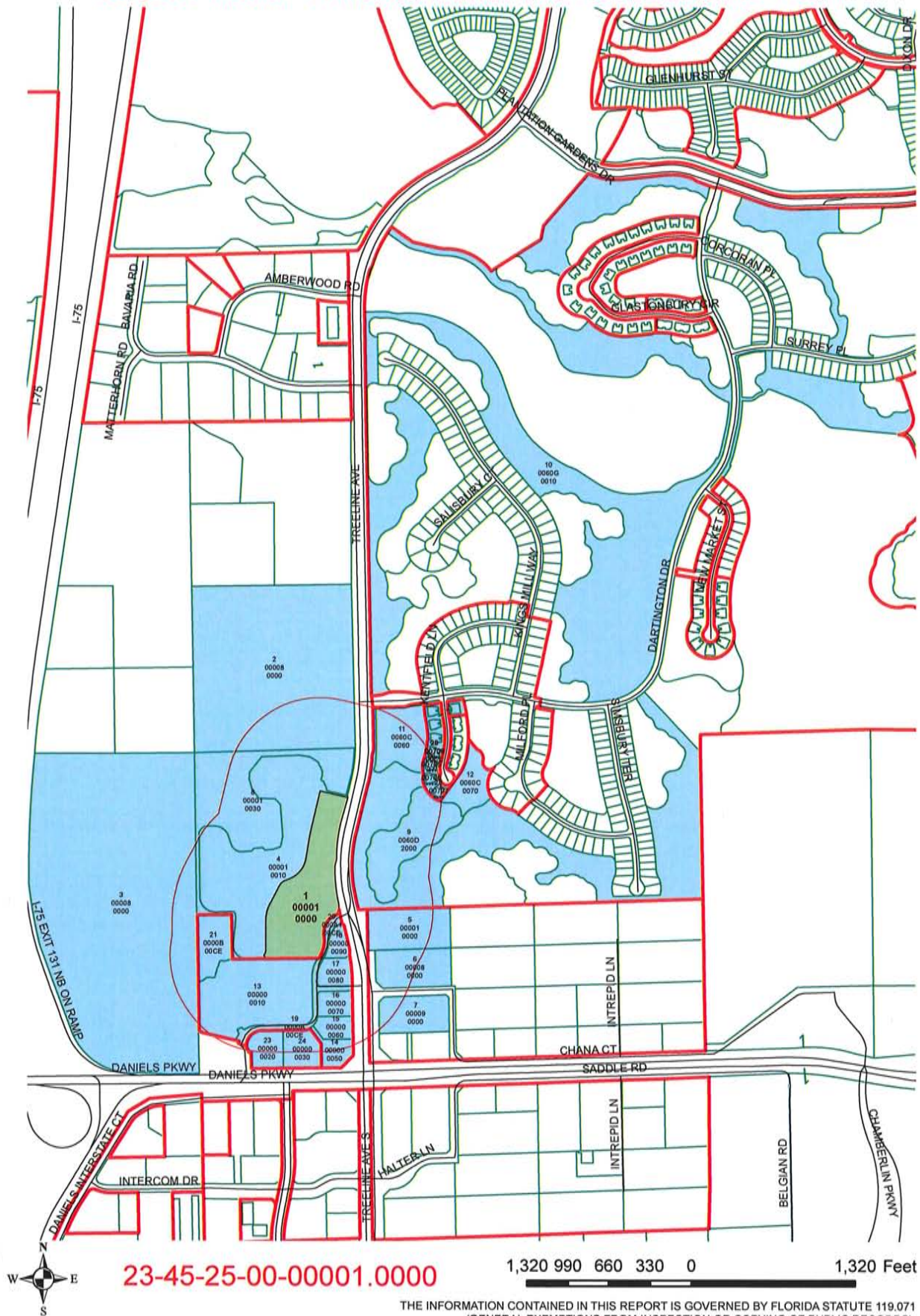
Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

EXHIBIT II.A.1
VARIANCE REPORT &
MAILING LABELS

VARIANCE REPORT

4/10/2015

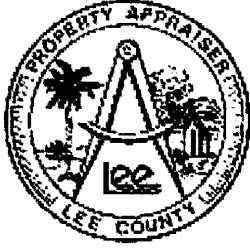
Subject Parcels: 1 Affected Parcels: 39 Buffer Distance: 750 ft



23-45-25-00-00001.0000

1,320 990 660 330 0 1,320 Feet

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



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

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

VARIANCE REPORT

Date of Report: 4/10/2015 10:42:26 AM
Buffer Distance: 750 ft
Parcels Affected: 39
Subject Parcels: 23-45-25-00-00001.0000

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
BJ HOLDINGS OF FORT MYERS LLC 4245 FOWLER ST FORT MYERS, FL 33901	14-45-25-00-00008.0000 12850 TREELINE AVE FORT MYERS FL 33913	SW 1/4 OF SW 1/4 LESS E 60 FT	2
STATE OF FL DOT PO BOX 1249 BARTOW, FL 33831	22-45-25-00-00008.0000 10041 DANIELS PKWY FORT MYERS FL 33913	REMAINDER PARCEL SEC 22 LESS I-75 DESC OR 1056/360 (I-75@ DANIELS REST AREA)	3
ARBORWOOD CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	23-45-25-00-00001.0010 ACCESS UNDETERMINED FORT MYERS FL	PARCEL IN NW 1/4 OF SECTION AS DESC IN OR 4846 PG 4109	4
D + K INVESTMENT HOLDINGS LLC 18870 SERENOA CT ALVA, FL 33920	23-45-25-01-00001.0000 13279/281 TREELINE AVE FORT MYERS FL 33913	SABAL RIDGE UNREC OR 966 PG 452 TRACT 1	5
BJ HOLDINGS OF FORT MYERS LLC 4245 FOWLER ST FORT MYERS, FL 33901	23-45-25-01-00008.0000 10290 VISION LN FORT MYERS FL 33913	SABAL RIDGE UNREC OR 966 PG 452 TRACT 8 LESS R/W OR 2224/0450 + LESS ROW OR 3787/3854	6
BJ HOLDINGS OF FORT MYERS LLC 4245 FOWLER ST FORT MYERS, FL 33901	23-45-25-01-00009.0000 13380 CHANA CT FORT MYERS FL 33913	SABAL RIDGE UNREC OR 966 PG 452 TRACT 9 LESS R/W OR 2224/0455 + LESS ROW OR 3787/3854	7
ARBORWOOD CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	23-45-25-00-00001.0030 ACCESS UNDETERMINED FORT MYERS FL	PARCEL IN NW 1/4 OF SECTION AS DESC IN OR 4846 PG 4109	8
ARBORWOOD CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	23-45-25-P1-0060D.2000 SUBMERGED FORT MYERS FL	SOMERSET AT THE PLANTATION PARCEL TWO DESC IN INST#2006-277981 TRACT D-20	9
CENTEX HOMES 10500 DARTINGTON DR FORT MYERS, FL 33913	14-45-25-P1-0060G.0010 12623 TREELINE AVE/10500 DARTINGTON DR FORT MYERS FL 33913	SOMERSET AT THE PLANTATION PARCEL TWO DESC IN INST#2006- 277981 TRACTS G-1 THRU G-8 LESS PT OF TR G-1 AS DESC IN INST #2011000056589	10
ARBORWOOD CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	14-45-25-P1-0060C.0060 SOMERSET @ PLANTATION TRACT C6 FORT MYERS FL	SOMERSET AT THE PLANTATION PARCEL TWO DESC IN INST#2006-277981 TRACT C-6	11
ARBORWOOD CDD RICK WOODVILLE STE 340 1060 MAITLAND CENTER COMMONS MAITLAND, FL 32751	23-45-25-P1-0060C.0070 RESERVED FORT MYERS FL	SOMERSET AT THE PLANTATION PARCEL TWO DESC IN INST#2006-277981 TRACT C-7	12
DP-TA ASSOCIATES LTD 703 WATERFORD WAY STE 800 MIAMI, FL 33126	23-45-25-06-00000.0010 13600 GOLDENWOOD DR FORT MYERS FL 33913	ARBORWOOD VILLAGE DESC IN INST#2007-19462 LOT 1	13

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
FIFTH THIRD BANK MD 10ATA1 CORP FAC 38 FOUNTAIN SQUARE PLZ CINCINNATI, OH 45263	23-45-25-06-00000.0050 13581 GOLDENWOOD DR FORT MYERS FL 33913	ARBORWOOD VILLAGE DESC IN INST#2007-19462 LOT 5	14
DP-TA ASSOCIATES LTD 703 WATERFORD WAY STE 800 MIAMI, FL 33126	23-45-25-06-00000.0060 13561 GOLDENWOOD DR FORT MYERS FL 33913	ARBORWOOD VILLAGE DESC IN INST#2007-19462 LOT 6	15
WACHOVIA BANK NA THOMSON REUTERS PO BOX 2609 CARLSBAD, CA 92018	23-45-25-06-00000.0070 13541 GOLDENWOOD DR FORT MYERS FL 33913	ARBORWOOD VILLAGE DESC IN INST#2007-19462 LOT 7	16
DP-TA ASSOCIATES LTD 703 WATERFORD WAY STE 800 MIAMI, FL 33126	23-45-25-06-00000.0080 13521 GOLDENWOOD DR FORT MYERS FL 33913	ARBORWOOD VILLAGE DESC IN INST#2007-19462 LOT 8	17
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	23-45-25-06-00000.0090 13501 GOLDENWOOD DR FORT MYERS FL 33913	ARBORWOOD VILLAGE DESC IN INST#2007-19462 LOT 9	18
ARBORWOOD VILLAGE COMMERCIAL 703 WATERFORD WAY STE 800 MIAMI, FL 33126	23-45-25-06-0000A.00CE RIGHT OF WAY FORT MYERS FL	ARBORWOOD VILLAGE DESC IN INST#2007-19462 TRACT A	19
ARBORWOOD VILLAGE COMMERCIAL 703 WATERFORD WAY STE 800 MIAMI, FL 33126	23-45-25-06-000A1.00CE RIGHT OF WAY FORT MYERS FL	ARBORWOOD VILLAGE DESC IN INST#2007-19462 TRACT A-1	20
ARBORWOOD VILLAGE COMMERCIAL 703 WATERFORD WAY STE 800 MIAMI, FL 33126	23-45-25-06-0000B.00CE HDR: ARBORWOOD VILLAGE TRACT B FORT MYERS FL	ARBORWOOD VILLAGE DESC IN INST#2007-19462 TRACT B	21
ISLANDS I AT SOMERSET 5801 PELICAN BAY BLVD STE 600 NAPLES, FL 34108	14-45-25-P4-00700.00CE ISLANDS I @ SOMERSET C/E FORT MYERS FL	ISLANDS I AT SOMERSET DESC IN INST#2007-82396 COMMON ELEMENT	22
RACETRAC PETROLEUM INC PO BOX 56607 ATLANTA, GA 30343	23-45-25-08-00000.0020 13631 GOLDENWOOD DR FORT MYERS FL 33913	ARBORWOOD VILLAGE II AS DESC IN INST#2009000100646 LOT 2	23
DP-TA ASSOCIATES LTD 703 WATERFORD WAY STE 800 MIAMI, FL 33126	23-45-25-08-00000.0030 13601 GOLDENWOOD DR FORT MYERS FL 33913	ARBORWOOD VILLAGE II AS DESC IN INST#2009000100646 LOT 3	24
FRYZEL BRIAN M + CHRISTINA L 915 ELM ST WESTERN SPRINGS, IL 60558	23-45-25-P1-00704.0101 13018 PENNINGTON PL #101 FORT MYERS FL 33913	ISLANDS I AT SOMERSET DESC IN INST#2007-82396 PH 1004 BLDG 1004 UNIT 101	25
MACDONALD YOON H TR 13018 PENNINGTON PL #102 FORT MYERS, FL 33913	23-45-25-P1-00704.0102 13018 PENNINGTON PL #102 FORT MYERS FL 33913	ISLANDS I AT SOMERSET DESC IN INST#2007-82396 PH 1004 BLDG 1004 UNIT 102	25
PIAZZA VINCENT A + 13018 PENNINGTON PL #201 FORT MYERS, FL 33913	23-45-25-P1-00704.0201 13018 PENNINGTON PL #201 FORT MYERS FL 33913	ISLANDS I AT SOMERSET DESC IN INST#2007-82396 PH 1004 BLDG 1004 UNIT 201	25
MACDONALD YOON HI TR 13018 PENNINGTON PL 102 FORT MYERS, FL 33913	23-45-25-P1-00704.0202 13018 PENNINGTON PL #202 FORT MYERS FL 33913	ISLANDS I AT SOMERSET DESC IN INST#2007-82396 PH 1004 BLDG 1004 UNIT 202	25
KIRK ROBERT O + PO BOX 552 SOUTH EASTON, MA 02375	23-45-25-P1-00705.0101 13034 PENNINGTON PL #101 FORT MYERS FL 33913	ISLANDS I AT SOMERSET DESC IN INST#2007-82396 PH 1005 BLDG 1005 UNIT 101	26
PICKHOVER GUY B + KIM 13034 PENNINGTON PL #102 FORT MYERS, FL 33913	23-45-25-P1-00705.0102 13034 PENNINGTON PL #102 FORT MYERS FL 33913	ISLANDS I AT SOMERSET DESC IN INST#2007-82396 PH 1005 BLDG 1005 UNIT 102	26
SANGUINE LEN + ILETA 13491 SABAL POINTE DR FORT MYERS, FL 33905	23-45-25-P1-00705.0201 13034 PENNINGTON PL #201 FORT MYERS FL 33913	ISLANDS I AT SOMERSET DESC IN INST#2007-82396 PH 1005 BLDG 1005 UNIT 201	26
MYERS RONALD + 2579W TOWNE ST ANN ARBOR, MI 48103	23-45-25-P1-00705.0202 13034 PENNINGTON PL #202 FORT MYERS FL 33913	ISLANDS I AT SOMERSET DESC IN INST#2007-82396 PH 1005 BLDG 1005 UNIT 202	26
HORNUNG MICHAEL F + CAROLYN B 16061 BENTWOOD PALMS DR FORT MYERS, FL 33908	23-45-25-P1-00706.0101 13050 PENNINGTON PL #101 FORT MYERS FL 33913	ISLANDS I AT SOMERSET DESC IN INST# 2007000134887 PH 1006 BLDG 1006 UNIT 101	27

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
RIVARD ROGER G + JULIE A 518 DORSET PARK TECUMSEH, ON N8N 3J1 CANADA	23-45-25-P1-00706.0102 13050 PENNINGTON PL #102 FORT MYERS FL 33913	ISLANDS I AT SOMERSET DESC IN INST# 2007000134887 PH 1006 BLDG 1006 UNIT 102	27
DAVIS MARY ANN 11522 WATERHAVEN CT RESTON, VA 20190	23-45-25-P1-00706.0201 13050 PENNINGTON PL #201 FORT MYERS FL 33913	ISLANDS I AT SOMERSET DESC IN INST# 2007000134887 PH 1006 BLDG 1006 UNIT 201	27
WORRALL STEVE K + WENDY S 240 TAYLOR JAMES BLVD WADSWORTH, OH 44281	23-45-25-P1-00706.0202 13050 PENNINGTON PL #202 FORT MYERS FL 33913	ISLANDS I AT SOMERSET DESC IN INST# 2007000134887 PH 1006 BLDG 1006 UNIT 202	27
FIGURELLI KENNETH E 13064 PENNINGTON PL # 101 FORT MYERS, FL 33913	14-45-25-P4-00707.0101 13064 PENNINGTON PL #101 FORT MYERS FL 33913	THE ISLANDS I AT SOMERSET AS DESC IN INST# 2007000354710 PH 1007 BLDG 1007 UNIT 101	28
WILKINS CINDY 2405 DOUGLASS GLEN LN FRANKLIN, TN 37064	14-45-25-P4-00707.0102 13064 PENNINGTON PL #102 FORT MYERS FL 33913	THE ISLANDS I AT SOMERSET AS DESC IN INST# 2007000354710 PH 1007 BLDG 1007 UNIT 102	28
ASKIN BEVERLY J 13064 PENNINGTON PL APT 201 FORT MYERS, FL 33913	14-45-25-P4-00707.0201 13064 PENNINGTON PL #201 FORT MYERS FL 33913	THE ISLANDS I AT SOMERSET AS DESC IN INST# 2007000354710 PH 1007 BLDG 1007 UNIT 201	28
SMITH DAVID S 13064 PENNINGTON PL #202 FORT MYERS, FL 33913	14-45-25-P4-00707.0202 13064 PENNINGTON PL #202 FORT MYERS FL 33913	THE ISLANDS I AT SOMERSET AS DESC IN INST# 2007000354710 PH 1007 BLDG 1007 UNIT 202	28

14-45-25-00-00008.0000

BJ HOLDINGS OF FORT MYERS LLC
4245 FOWLER ST
FORT MYERS, FL 33901

23-45-25-P1-0060C.0070

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

22-45-25-00-00008.0000

STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

23-45-25-06-00000.0010

DP-TA ASSOCIATES LTD
703 WATERFORD WAY STE 800
MIAMI, FL 33126

23-45-25-00-00001.0010

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

23-45-25-06-00000.0050

FIFTH THIRD BANK
MD 10ATA1 CORP FAC
38 FOUNTAIN SQUARE PLZ
CINCINNATI, OH 45263

23-45-25-01-00001.0000

D + K INVESTMENT HOLDINGS LLC
18870 SERENOA CT
ALVA, FL 33920

23-45-25-06-00000.0060

DP-TA ASSOCIATES LTD
703 WATERFORD WAY STE 800
MIAMI, FL 33126

23-45-25-01-00008.0000

BJ HOLDINGS OF FORT MYERS LLC
4245 FOWLER ST
FORT MYERS, FL 33901

23-45-25-06-00000.0070

WACHOVIA BANK NA
THOMSON REUTERS
PO BOX 2609
CARLSBAD, CA 92018

23-45-25-01-00009.0000

BJ HOLDINGS OF FORT MYERS LLC
4245 FOWLER ST
FORT MYERS, FL 33901

23-45-25-06-00000.0080

DP-TA ASSOCIATES LTD
703 WATERFORD WAY STE 800
MIAMI, FL 33126

23-45-25-00-00001.0030

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

23-45-25-06-00000.0090

LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

23-45-25-P1-0060D.2000

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

23-45-25-06-0000A.00CE

ARBORWOOD VILLAGE COMMERCIAL
703 WATERFORD WAY STE 800
MIAMI, FL 33126

14-45-25-P1-0060G.0010

CENTEX HOMES
10500 DARTINGTON DR
FORT MYERS, FL 33913

23-45-25-06-000A1.00CE

ARBORWOOD VILLAGE COMMERCIAL
703 WATERFORD WAY STE 800
MIAMI, FL 33126

14-45-25-P1-0060C.0060

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

23-45-25-06-0000B.00CE

ARBORWOOD VILLAGE COMMERCIAL
703 WATERFORD WAY STE 800
MIAMI, FL 33126

14-45-25-P4-00700.00CE
ISLANDS I AT SOMERSET
5801 PELICAN BAY BLVD STE 600
NAPLES, FL 34108

23-45-25-P1-00705.0202
MYERS RONALD +
2579W TOWNE ST
ANN ARBOR, MI 48103

23-45-25-08-00000.0020
RACETRAC PETROLEUM INC
PO BOX 56607
ATLANTA, GA 30343

23-45-25-P1-00706.0101
HORNUNG MICHAEL F + CAROLYN B
16061 BENTWOOD PALMS DR
FORT MYERS, FL 33908

23-45-25-08-00000.0030
DP-TA ASSOCIATES LTD
703 WATERFORD WAY STE 800
MIAMI, FL 33126

23-45-25-P1-00706.0102
RIVARD ROGER G + JULIE A
518 DORSET PARK
TECUMSEH, ON N8N 3J1
CANADA

23-45-25-P1-00704.0101
FRYZEL BRIAN M + CHRISTINA L
915 ELM ST
WESTERN SPRINGS, IL 60558

23-45-25-P1-00706.0201
DAVIS MARY ANN
11522 WATERHAVEN CT
RESTON, VA 20190

23-45-25-P1-00704.0102
MACDONALD YOON H TR
13018 PENNINGTON PL #102
FORT MYERS, FL 33913

23-45-25-P1-00706.0202
WORRALL STEVE K + WENDY S
240 TAYLOR JAMES BLVD
WADSWORTH, OH 44281

23-45-25-P1-00704.0201
PIAZZA VINCENT A +
13018 PENNINGTON PL #201
FORT MYERS, FL 33913

14-45-25-P4-00707.0101
FIGURELLI KENNETH E
13064 PENNINGTON PL # 101
FORT MYERS, FL 33913

23-45-25-P1-00704.0202
MACDONALD YOON HI TR
13018 PENNINGTON PL 102
FORT MYERS, FL 33913

14-45-25-P4-00707.0102
WILKINS CINDY
2405 DOUGLASS GLEN LN
FRANKLIN, TN 37064

23-45-25-P1-00705.0101
KIRK ROBERT O +
PO BOX 552
SOUTH EASTON, MA 02375

14-45-25-P4-00707.0201
ASKIN BEVERLY J
13064 PENNINGTON PL APT 201
FORT MYERS, FL 33913

23-45-25-P1-00705.0102
PICKHOVER GUY B + KIM
13034 PENNINGTON PL #102
FORT MYERS, FL 33913

14-45-25-P4-00707.0202
SMITH DAVID S
13064 PENNINGTON PL #202
FORT MYERS, FL 33913

23-45-25-P1-00705.0201
SANGUINE LEN + ILETA
13491 SABAL POINTE DR
FORT MYERS, FL 33905

14-45-25-00-00008.0000

BJ HOLDINGS OF FORT MYERS LLC
4245 FOWLER ST
FORT MYERS, FL 33901

22-45-25-00-00008.0000

STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

23-45-25-00-00001.0010

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

23-45-25-01-00001.0000

D + K INVESTMENT HOLDINGS LLC
18870 SERENOA CT
ALVA, FL 33920

23-45-25-01-00008.0000

BJ HOLDINGS OF FORT MYERS LLC
4245 FOWLER ST
FORT MYERS, FL 33901

23-45-25-01-00009.0000

BJ HOLDINGS OF FORT MYERS LLC
4245 FOWLER ST
FORT MYERS, FL 33901

23-45-25-00-00001.0030

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

23-45-25-P1-0060D.2000

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

14-45-25-P1-0060G.0010

CENTEX HOMES
10500 DARTINGTON DR
FORT MYERS, FL 33913

14-45-25-P1-0060C.0060

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

23-45-25-P1-0060C.0070

ARBORWOOD CDD
RICK WOODVILLE
STE 340
1060 MAITLAND CENTER COMMONS
MAITLAND, FL 32751

23-45-25-06-00000.0010

DP-TA ASSOCIATES LTD
703 WATERFORD WAY STE 800
MIAMI, FL 33126

23-45-25-06-00000.0050

FIFTH THIRD BANK
MD 10ATA1 CORP FAC
38 FOUNTAIN SQUARE PLZ
CINCINNATI, OH 45263

23-45-25-06-00000.0060

DP-TA ASSOCIATES LTD
703 WATERFORD WAY STE 800
MIAMI, FL 33126

23-45-25-06-00000.0070

WACHOVIA BANK NA
THOMSON REUTERS
PO BOX 2609
CARLSBAD, CA 92018

23-45-25-06-00000.0080

DP-TA ASSOCIATES LTD
703 WATERFORD WAY STE 800
MIAMI, FL 33126

23-45-25-06-00000.0090

LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

23-45-25-06-0000A.00CE

ARBORWOOD VILLAGE COMMERCIAL
703 WATERFORD WAY STE 800
MIAMI, FL 33126

23-45-25-06-000A1.00CE

ARBORWOOD VILLAGE COMMERCIAL
703 WATERFORD WAY STE 800
MIAMI, FL 33126

23-45-25-06-0000B.00CE

ARBORWOOD VILLAGE COMMERCIAL
703 WATERFORD WAY STE 800
MIAMI, FL 33126

14-45-25-P4-00700.00CE
ISLANDS I AT SOMERSET
5801 PELICAN BAY BLVD STE 600
NAPLES, FL 34108

23-45-25-P1-00705.0202
MYERS RONALD +
2579W TOWNE ST
ANN ARBOR, MI 48103

23-45-25-08-00000.0020
RACETRAC PETROLEUM INC
PO BOX 56607
ATLANTA, GA 30343

23-45-25-P1-00706.0101
HORNUNG MICHAEL F + CAROLYN B
16061 BENTWOOD PALMS DR
FORT MYERS, FL 33908

23-45-25-08-00000.0030
DP-TA ASSOCIATES LTD
703 WATERFORD WAY STE 800
MIAMI, FL 33126

23-45-25-P1-00706.0102
RIVARD ROGER G + JULIE A
518 DORSET PARK
TECUMSEH, ON N8N 3J1
CANADA

23-45-25-P1-00704.0101
FRYZEL BRIAN M + CHRISTINA L
915 ELM ST
WESTERN SPRINGS, IL 60558

23-45-25-P1-00706.0201
DAVIS MARY ANN
11522 WATERHAVEN CT
RESTON, VA 20190

23-45-25-P1-00704.0102
MACDONALD YOON H TR
13018 PENNINGTON PL #102
FORT MYERS, FL 33913

23-45-25-P1-00706.0202
WORRALL STEVE K + WENDY S
240 TAYLOR JAMES BLVD
WADSWORTH, OH 44281

23-45-25-P1-00704.0201
PIAZZA VINCENT A +
13018 PENNINGTON PL #201
FORT MYERS, FL 33913

14-45-25-P4-00707.0101
FIGURELLI KENNETH E
13064 PENNINGTON PL # 101
FORT MYERS, FL 33913

23-45-25-P1-00704.0202
MACDONALD YOON HI TR
13018 PENNINGTON PL 102
FORT MYERS, FL 33913

14-45-25-P4-00707.0102
WILKINS CINDY
2405 DOUGLASS GLEN LN
FRANKLIN, TN 37064

23-45-25-P1-00705.0101
KIRK ROBERT O +
PO BOX 552
SOUTH EASTON, MA 02375

14-45-25-P4-00707.0201
ASKIN BEVERLY J
13064 PENNINGTON PL APT 201
FORT MYERS, FL 33913

23-45-25-P1-00705.0102
PICKHOVER GUY B + KIM
13034 PENNINGTON PL #102
FORT MYERS, FL 33913

14-45-25-P4-00707.0202
SMITH DAVID S
13064 PENNINGTON PL #202
FORT MYERS, FL 33913

23-45-25-P1-00705.0201
SANGUINE LEN + ILETA
13491 SABAL POINTE DR
FORT MYERS, FL 33905

Treeline 200
Small-Scale Comprehensive Plan Amendment
1st Submittal

EXHIBIT IV.A.1

PROPOSED TEXT AMENDMENT

**TABLE 1(b)
Year 2030 Allocations**

[Proposed Amendment in ~~Strike Through~~/Underline Format]

Future Land Use Classification		Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/Airport	Daniels Parkway
Residential By Future Land Use Category	Intensive Development	1,376	0	0	0	20	0	27	0	250	0	0	0
	Central Urban	14,766	0	0	0	225	0	0	0	230	0	10 <u>0</u>	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	81,361	3,464	485	0	4,500	1,250	29	651	604	0	1,033 <u>4,023</u>	3,322	
Commercial	12,793	57	52	0	400	50	17	125	150	0	1,090 <u>4,100</u>	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	22,134	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 <u>16,488</u>	16,488	

* Population for Unincorporated Area of Lee County

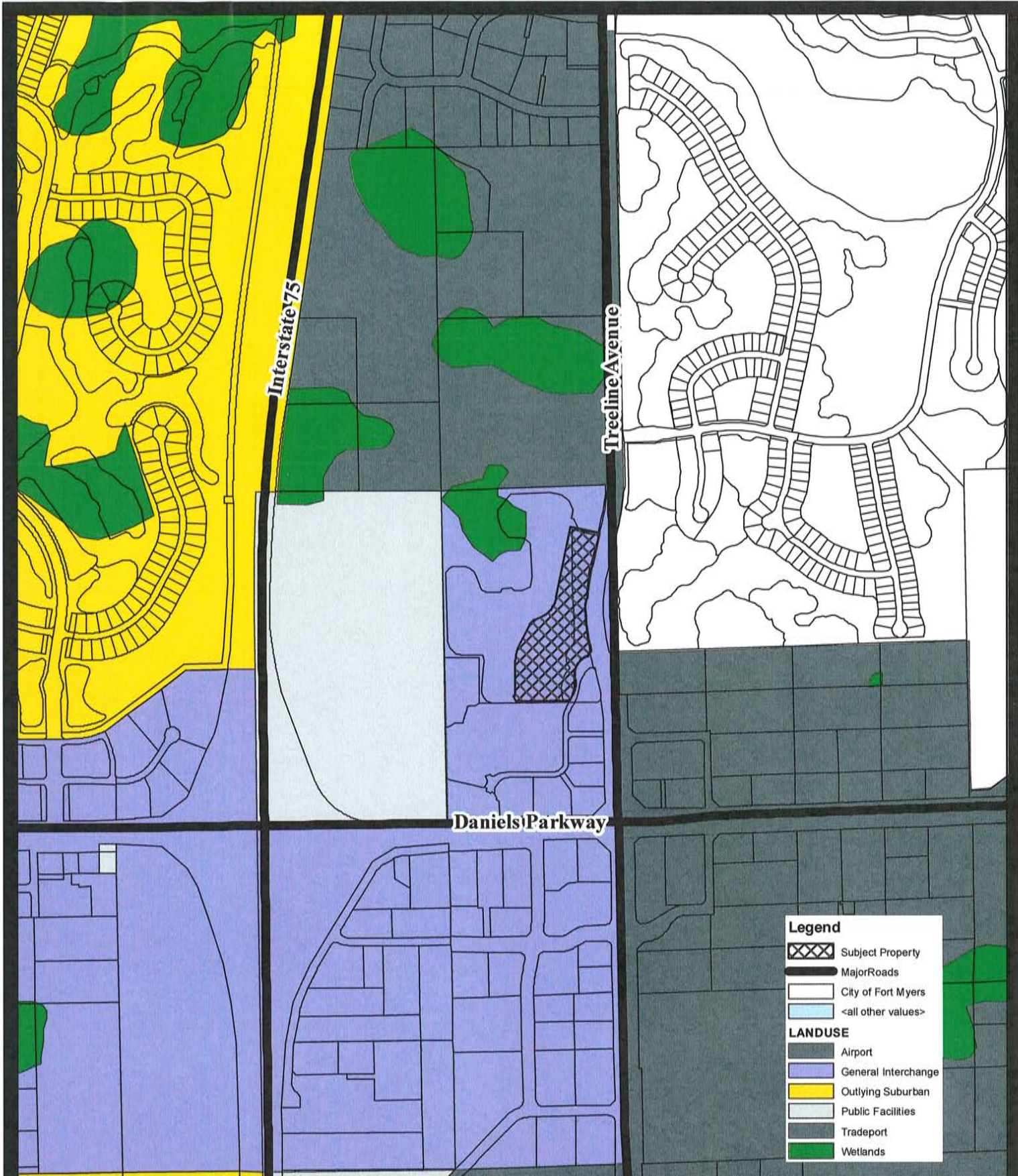
**TABLE 1(b)
Year 2030 Allocations**

Future Land Use Classification		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category	Intensive Development	0	0	0	660	3	42	0	365	0	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	1,700	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	3,254	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	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	164,517	1,270	70,659	6,117	25,577	8,410

* Population for Unincorporated Area of Lee County

Treeline 200
Small-Scale Comprehensive Plan Amendment
1st Submittal

EXHIBIT IV.A.2
CURRENT FUTURE LAND USE
MAP



Legend	
	Subject Property
	Major Roads
	City of Fort Myers
	<all other values>
LANDUSE	
	Airport
	General Interchange
	Outlying Suburban
	Public Facilities
	Tradeport
	Wetlands



EXHIBIT IV.A.2
CURRENT FUTURE LAND USE MAP

Treeline 200
Small-Scale Comprehensive Plan Amendment
1st Submittal

EXHIBIT IV.A.3
PROPOSED FUTURE LAND USE
MAP

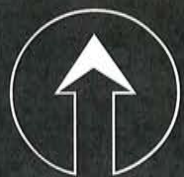
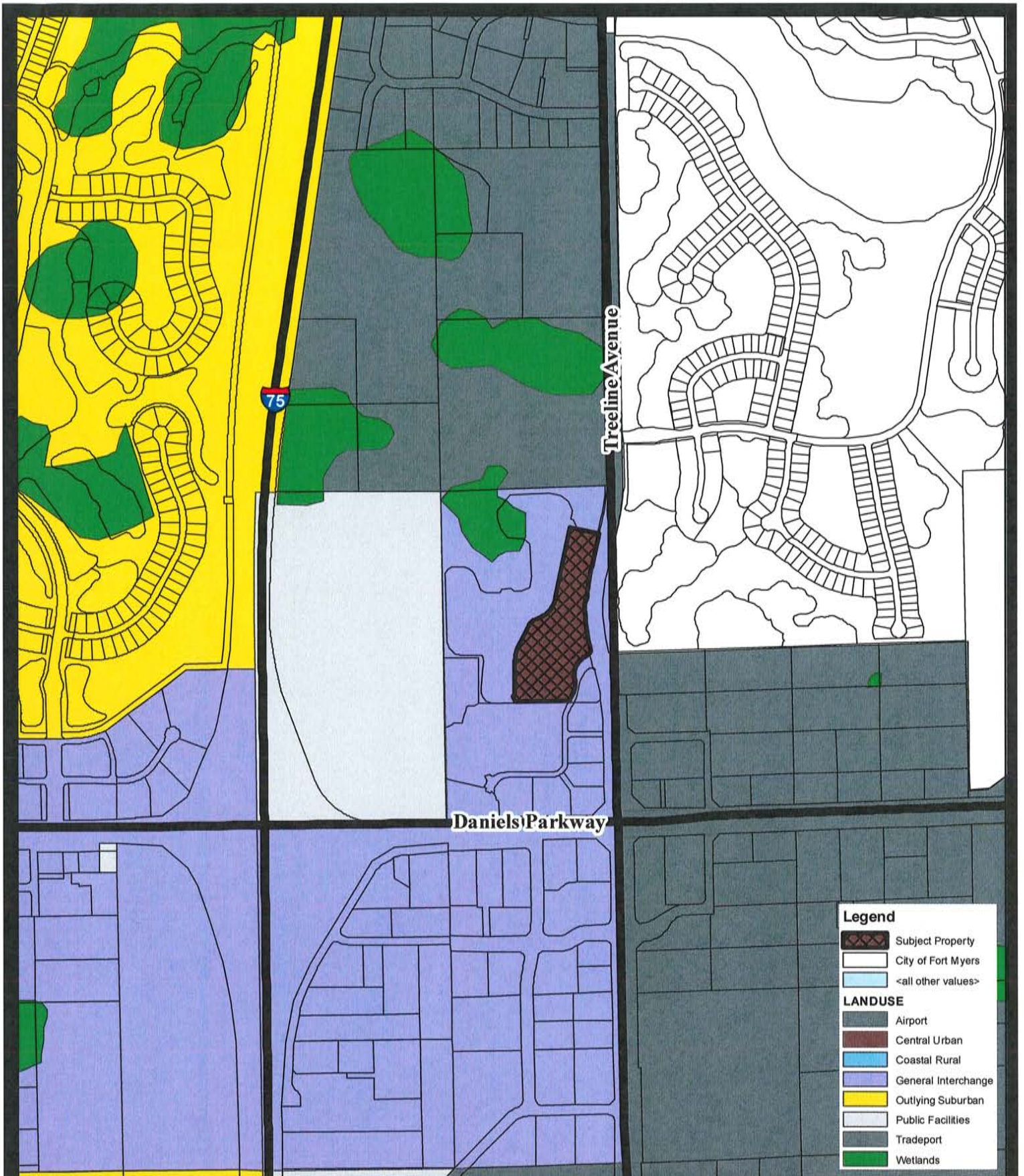


EXHIBIT IV.A.3 PROPOSED FUTURE LAND USE MAP

Treeline 200
Small-Scale Comprehensive Plan Amendment
1st Submittal

EXHIBIT IV.A.4
EXISTING LAND USE
MAP

COMMERCIAL

VACANT

RESIDENTIAL
(Single Family and Golf Course)



FDOT
(Rest Area)



COMMERCIAL

Daniels Parkway

COMMERCIAL

Legend
 Subject Property



EXHIBIT IV.A.4 EXISTING LAND USE MAP

Treeline 200
Small-Scale Comprehensive Plan Amendment
1st Submittal

EXHIBIT IV.A.5

EXISTING ZONING MAP

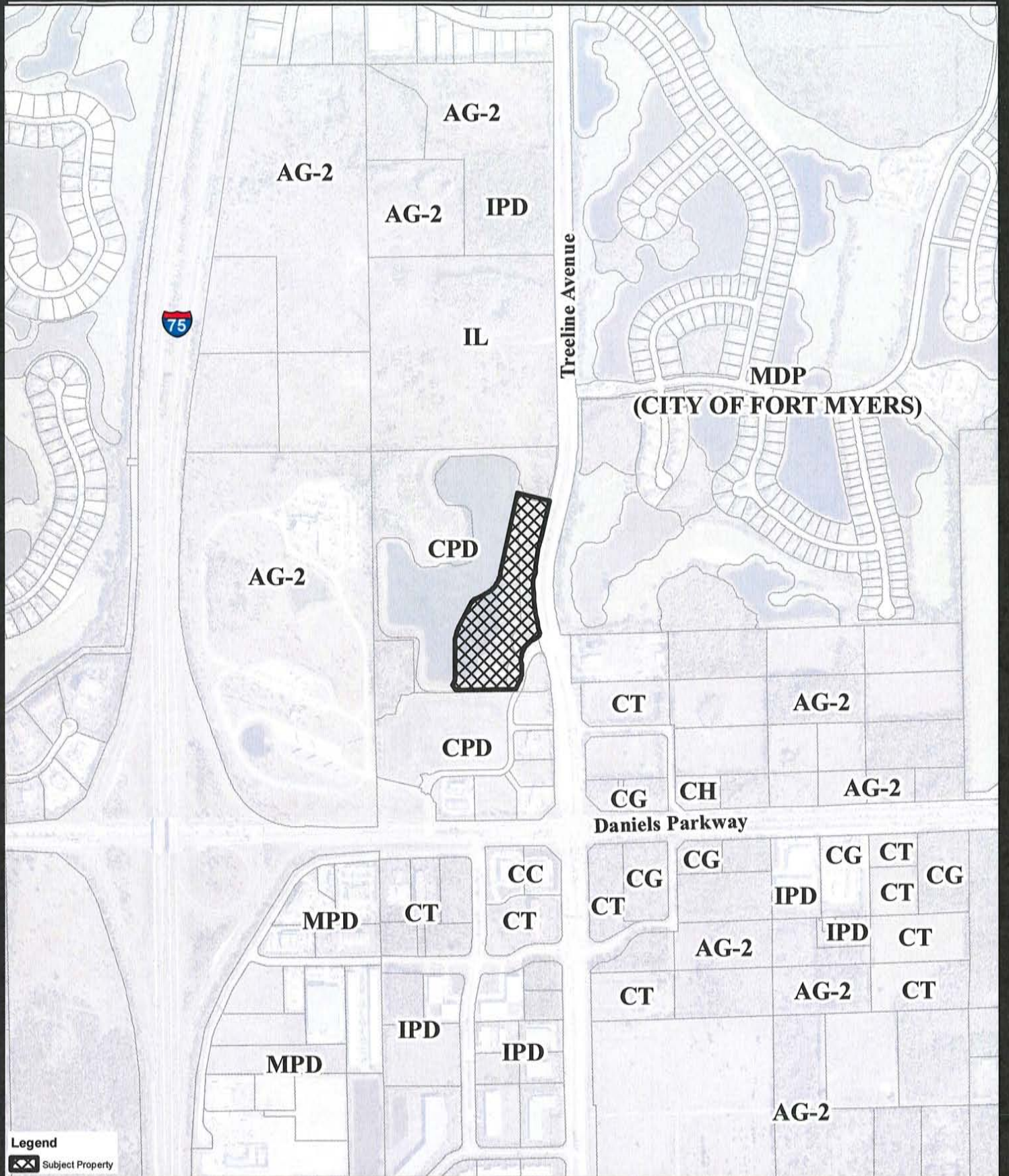


EXHIBIT IV.A.5 EXISTING ZONING MAP

IV.A.6

BOUNDARY SURVEY, LEGAL DESCRIPTION & SKETCH OF DESCRIPTION

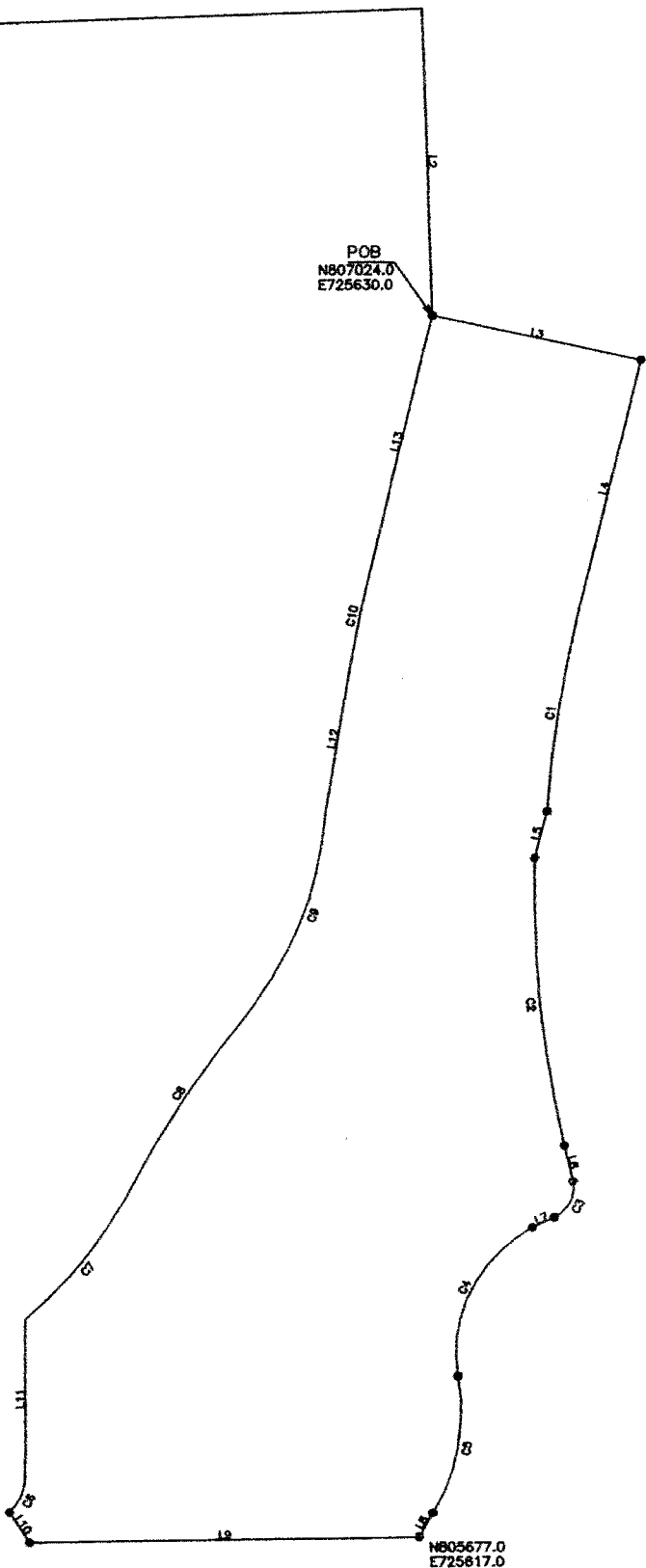


SKETCH
OF A PARCEL LYING IN
SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

POC
N807328.0
E724619.0

POB
N807024.0
E725630.0

N805677.0
E725617.0




CERTIFIED TO:
TREELINE 200 LLC


*** THIS IS NOT A SURVEY ***

REVISIONS:

SHEET 1 OF 3

PROJECT NO: TREELINE
SCALE: 1"=200'
DRAWN BY: GSY
CHECKED BY: NDM
DATE DRAWN: 03/10/14
FIELD BOOK PAGE: _____

**community engineering services, inc.**
civil engineering . surveying . project management
EB-0006613 - LB-6572
13650 Fiddlesticks Boulevard, PMB 202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

MARK D. MCCLEARY, P.S.M.
FLORIDA REGISTRATION NO. 2287
FOR THE FORM LB-6572
DATE SIGNED: 7/1/15

SKETCH
OF A PARCEL LYING IN
SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

LINE	BEARING	DISTANCE
L1	N 88°10'10" E	1000.86'
L2	S 01°49'50" E	335.79'
L3	S 77°12'50" E	230.02'
L4	S 13°29'05" W	293.55'
L5	S 14°33'39" W	53.27'
L6	S 12°55'07" E	40.55'
L7	S 65°03'09" W	25.93'
L8	S 29°25'05" W	29.59'
L9	S 89°26'26" W	420.08'
L10	N 33°24'44" W	38.85'
L11	N 00°00'00" W	176.48'
L12	N 09°27'06" E	163.93'
L13	N 13°28'58" E	290.74'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1262.50'	212.84'	212.59'	S 08°39'18" W	9°39'34"
C2	1273.50'	319.81'	318.97'	S 05°43'28" E	14°23'18"
C3	35.00'	47.63'	44.04'	S 26°04'00" W	77°58'15"
C4	158.00'	195.90'	183.59'	S 26°00'55" W	71°02'16"
C5	230.00'	156.24'	153.25'	S 09°57'26" W	38°55'18"
C6	50.00'	41.71'	40.51'	N 23°53'49" E	47°47'37"
C7	481.22'	171.96'	171.04'	N 38°51'57" E	20°28'26"
C8	1292.87'	258.60'	258.17'	N 32°53'04" E	11°27'37"
C9	390.90'	224.16'	221.10'	N 19°49'54" E	32°51'24"
C10	1492.50'	105.06'	105.04'	N 11°28'06" E	4°01'59"

REVISIONS:

SHEET 2 OF 3

PROJECT NO: TREELINE
 SCALE: 1"=200'
 DRAWN BY: CEV
 CHECKED BY: MDM
 DATE DRAWN: 03/10/14
 FIELD BOOK PAGE: _____



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

EB-0006613 - LB-6572

13650 Fiddlesticks Boulevard, PMB 202-389
 Fort Myers, Florida 33912
 Telephone (239) 936-9777

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

MARK D. MCCREARY, P.S.M.
 FLORIDA REGISTRATION NO. 6587
 FOR THE FIRM LB-6572
 DATE SIGNED: 7/1/15

**DESCRIPTION
OF A PARCEL LYING IN
SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA**

DESCRIPTION OF A PARCEL OF LAND LYING IN
SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA
(TREELINE 200 LLC)

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE N 88°10'10" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 23, A DISTANCE OF 1000.86 FEET; THENCE S 01°49'50" E A DISTANCE OF 335.79 FEET TO THE POINT OF BEGINNING;

THENCE S 77°12'50" E A DISTANCE OF 230.02'; THENCE S 13°29'05" W A DISTANCE OF 293.55'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 212.84', WITH A RADIUS OF 1262.50', WITH A DELTA ANGLE OF 09°39'34", WITH A CHORD BEARING OF S 08°39'18" W, WITH A CHORD LENGTH OF 212.59'; THENCE S 14°33'39" W A DISTANCE OF 53.27'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 319.81', WITH A RADIUS OF 1273.50', WITH A DELTA ANGLE OF 14°23'18", WITH A CHORD BEARING OF S 05°43'28" E, WITH A CHORD LENGTH OF 318.97'; THENCE S 12°55'07" E A DISTANCE OF 40.55'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 47.63', WITH A RADIUS OF 35.00', WITH A DELTA ANGLE OF 77°58'15", WITH A CHORD BEARING OF S 26°04'00" W, WITH A CHORD LENGTH OF 44.04'; THENCE S 65°03'09" W A DISTANCE OF 25.93'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 195.90', WITH A RADIUS OF 158.00', WITH A DELTA ANGLE OF 71°02'16", WITH A CHORD BEARING OF S 26°00'55" W, WITH A CHORD LENGTH OF 183.59'; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 156.24', WITH A RADIUS OF 230.00', WITH A DELTA ANGLE OF 38°55'18", WITH A CHORD BEARING OF S 09°57'26" W, WITH A CHORD LENGTH OF 153.25'; THENCE S 29°25'05" W A DISTANCE OF 29.59'; THENCE S 89°26'26" W A DISTANCE OF 420.08'; THENCE N 33°24'44" W A DISTANCE OF 38.85'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 41.71', WITH A RADIUS OF 50.00', WITH A DELTA ANGLE OF 47°47'37", WITH A CHORD BEARING OF N 23°53'49" E, WITH A CHORD LENGTH OF 40.51'; THENCE N 00°00'00" W A DISTANCE OF 176.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 171.96', WITH A RADIUS OF 481.22', WITH A DELTA ANGLE OF 20°28'26", WITH A CHORD BEARING OF N 38°51'57" E, WITH A CHORD LENGTH OF 171.04'; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 258.60', WITH A RADIUS OF 1292.87', WITH A DELTA ANGLE OF 11°27'37", WITH A CHORD BEARING OF N 32°53'04" E, WITH A CHORD LENGTH OF 258.17'; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 224.16', WITH A RADIUS OF 390.90', WITH A DELTA ANGLE OF 32°51'24", WITH A CHORD BEARING OF N 19°49'54" E, WITH A CHORD LENGTH OF 221.10'; THENCE N 09°27'06" E A DISTANCE OF 163.93'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 105.06', WITH A RADIUS OF 1492.50', WITH A DELTA ANGLE OF 04°01'59", WITH A CHORD BEARING OF N 11°28'06" E, WITH A CHORD LENGTH OF 105.04'; THENCE N 13°28'58" E A DISTANCE OF 290.74' TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AS BEARING N 88°10'10" E.

REVISIONS:

SHEET 3 OF 3

PROJECT NO: TREELINE
SCALE: 1"=200'
DRAWN BY: OSY
CHECKED BY: MDM
DATE DRAWN: 03/10/14
FIELD BOOK/PAGE:



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

EB-0006613 - LB-6572

13650 Fiddlesticks Boulevard, PMB 202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RASSED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

MARK D. McCLEARY, P.S.M.
FLORIDA REGISTRATION NO. 6887
FOR THE FIRM LB-6572
DATE SIGNED: 7/1/15

Treeline 200
Small-Scale Comprehensive Plan Amendment
1st Submittal

EXHIBIT IV.A.7

WARRANTY DEED

Prepared without review or opinion of title
and return to:

Leo J. Salvatori
Attorney at Law
Salvatori, Wood, Buckel, Carmichael & Lottes
9132 Strada Place Fourth Floor
Naples, FL 34108
239-552-4100

Parcel Identification Number:

[Space Above This Line For Recording Data]

CORRECTIVE Special Warranty Deed

This Warranty Deed made this 15TH day of SEPTEMBER, 2014 between Robert Paul Hardy, a married man, whose post office address is 6040 Autumn Oaks Lane, Naples, FL 34119, grantor, and TREELINE 200, LLC, a Florida limited liability company, whose post office address is 12801 Renaissance Way, Fort Myers, Florida 33912, grantee:

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

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

SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION.

Subject to real estate taxes for the year 2014, and all subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 6040 Autumn Oaks Lane, Naples, Florida 34119.

THIS CORRECTIVE DEED IS BEING RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE NAME OF THE GRANTEE IN THAT CERTAIN SEPCIAL WARRANTY DEED RECORDED ON AUGUST 18, 2014 UNDER CLERK'S INSTRUMENT NUMBER 2014000170362.

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

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

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

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:

[Signature]
Witness Name: Henry M. Avila

[Signature]
Witness Name: JESSICA RUSCO

[Signature] (Seal)
Robert Paul Hardy

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 15th day of SEPTEMBER, 2014 by Robert Paul Hardy, who [X] is personally known or [] has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: KERRI TYLER

My Commission Expires: 4.17.17

EXHIBIT A

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE N 88°10'10" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 23, A DISTANCE OF 1000.86 FEET; THENCE S 01°49'50" E A DISTANCE OF 335.79 FEET TO THE POINT OF BEGINNING ;

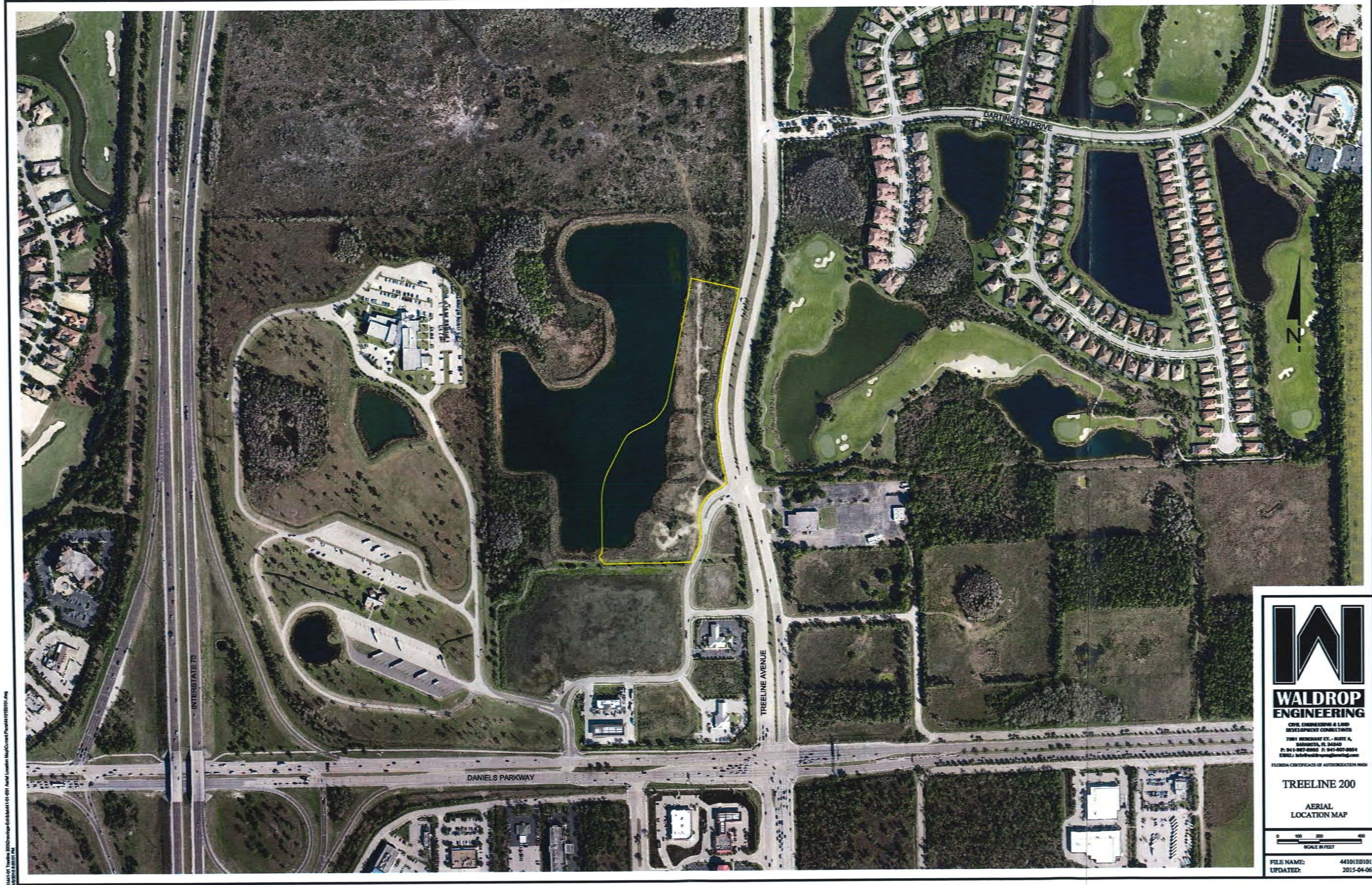
THENCE S 77°13'06" E A DISTANCE OF 17.49 FEET; THENCE S 03°27'27" E A DISTANCE OF 98.06 FEET; THENCE S 00°00'00" E A DISTANCE OF 42.53 FEET; THENCE S 00°43'00" W A DISTANCE OF 49.70 FEET; THENCE S 01°04'20" W A DISTANCE OF 98.74 FEET; THENCE S 00°50'13" E A DISTANCE OF 84.87 FEET; THENCE S 00°00'00" E A DISTANCE OF 62.58 FEET; THENCE S 02°15'49" E A DISTANCE OF 146.20 FEET; THENCE S 02°29'29" E A DISTANCE OF 112.04 FEET; THENCE S 00°53'46" E A DISTANCE OF 157.52 FEET; THENCE S 00°00'00" E A DISTANCE OF 18.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°00'17" FOR 52.36 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 114.00 FEET AND A CENTRAL ANGLE OF 84°14'28"; THENCE SOUTHERLY ALONG THE ARC FOR 167.61 FEET; THENCE S 34°14'11" E A DISTANCE OF 16.90 FEET TO THE POINT OF CURVE ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S 44°31'51" E, A RADIAL DISTANCE OF 220.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 46°29'33" FOR 178.52 FEET; THENCE S 01°01'24" E A DISTANCE OF 54.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°08'51" FOR 58.16 FEET; THENCE S 89°26'26" W A DISTANCE OF 379.04 FEET; THENCE N 33°24'44" W A DISTANCE OF 38.85 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N 42°12'23" W, A RADIAL DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 47°47'37" FOR 41.71 FEET; THENCE N 00°00'00" E A DISTANCE OF 236.22 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°00'50" FOR 146.68 FEET; THENCE N 28°00'50" E A DISTANCE OF 161.60 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°57'32" FOR 68.00 FEET; THENCE N 66°58'22" E A DISTANCE OF 46.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°31'16" FOR 200.79 FEET; THENCE N 09°27'06" E A DISTANCE OF 163.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1492.50 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°01'59" FOR 105.06 FEET; THENCE N 13°29'05" E A DISTANCE OF 290.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.54 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AS BEARING N 88°10'10" E.

EXHIBIT IV.A.8
AERIAL LOCATION MAP



J:\4101\TreeLine 200\Map\Aerial\Map4101E0101.dwg
4/20/15 8:50:07 PM

W
WALDROP
ENGINEERING
CIVIL ENGINEERING & LAND
DEVELOPMENT CONSULTANTS
7081 MENCHAY CT., SUITE A,
SARASOTA, FL 34240
P: 941-567-8800 F: 941-567-8804
EMAIL: info@waldrop.com
FLORIDA CERTIFICATE OF AUTHORIZATION NO.

TREELINE 200
AERIAL
LOCATION MAP

0 100 200 400
SCALE IN FEET

FILE NAME: 44101E0101
UPDATED: 2015-04-06

EXHIBIT IV.B.1

TRAFFIC CIRCULATION ANALYSIS

MEMORANDUM

TO: Ms. Alexis Crespo, AICP
Waldrop Engineering, Inc.

FROM: Ted B. Treesh
President

DATE: June 17, 2015

RE: Arborwood Crossing CPD
Zoning Amendment & Small Scale Comprehensive Plan Amendment
Lee County, Florida

TR Transportation Consultants, Inc. has completed a traffic circulation analysis for the proposed Small Scale Comprehensive Plan Amendment for property within the Arborwood Village CPD pursuant to the requirements outlined within the application document for Comprehensive Plan Amendment requests as well as the analysis required to support the requested amendment to the existing CPD zoning. This analysis will determine the impacts of the requested land use change from General Interchange to Central Urban and a zoning amendment to permit the development of a multi-family residential development option for the subject ten (10) acres within the overall CPD. The CPD is located at the northwest corner of Daniels Parkway and Treeline Avenue in Lee County, Florida. The parcel subject to the requested amendment is located within what is identified as the "Worthington Parcel" on the approved Master Concept Plan of the Arborwood Village CPD. It is Tract #1 of the Worthington Parcel.

The overall CPD was approved under Zoning Resolution Z-06-061 by the Board of County Commissioners. The overall CPD is approved for the development of up to 302,000 square feet of office and/or retail uses and up to 120 hotel rooms. Tract #1 within the Worthington Parcel was approved for up to 80,000 square feet of retail uses and 30,000 square feet of office uses. The proposed amendment would permit the development of up to 100 multi-family residential units or a 400 bed Assisted Living Facility or a 100 unit Independent Living facility on Tract #1 within the Worthington Parcel.

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 General Interchange to Central Urban, which would then permit the 10 acre site to include multi-family residential units as an option for development within this parcel. Based on the existing land use designation (General Interchange) the subject site could be developed with a mix of commercial office, retail and industrial type uses. The Arborwood Village CPD is approved for development based on Zoning Resolution Z-06-061. Several uses have been constructed within the CPD, including banks and a gas/convenience store. **Table 1** compares the uses as currently approved on the MCP and the uses being requested as part of the Small Scale Comprehensive Plan Amendment and zoning amendment application. The density of residential units is based on the base density of 10 units per acre.

**Table 1
 Land Uses
 Arborwood Crossing CPD – Tract #1**

Land Use Category	Intensity
Existing Zoning	80,000 sq. ft. of Retail 30,000 sq. ft. of Office
Proposed Land Uses	100 Multi-Family Dwelling Units Or 400 Assisted Living Units Or 100 Independent Living Units

The trip generation for Tract #1 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 710 (General Office) was utilized for the trip generation purposes of the office uses as currently approved on the subject site. This is consistent with the traffic study submitted with the original Zoning approval application. **Table 2** indicates the trip generation of the subject site as approved under the current zoning.

**Table 2
 Trip Generation
 Based on Approved Zoning
 Arborwood Crossing CPD – Tract #1**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (80,000 sq. ft.)	84	52	136	248	268	516	5,874
Office (30,000 sq. ft.)	64	9	73	8	37	45	526
Total Trips	148	61	209	256	305	561	6,400

Table 3 indicates the potential trip generation of the subject 10 acre site based on the proposed land use designation to allow multi-family residential units, an ALF facility or Independent Living units on the site. The trip generation for the multi-family units were based on ITE Land Use Code 230 (Residential Condominium/ Townhouse), for the ALF facility, Land Use Code 254 (Assisted Living) was used and for the Independent Living units, Land Use Code 252 (Senior Adult Housing – Attached) was used. The land use that resulted in the greatest number of P.M. peak hour trips was utilized in the Level of Service analysis.

**Table 3
 Trip Generation
 Proposed Land Use Designation
 Arborwood Crossing CPD**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Residential Condominium /Townhouse (100 Units)	9	43	52	40	20	60	643
Assisted Living (400 Units)	36	20	56	39	49	88	617
Independent Living (100 Units)	7	13	20	14	12	26	319

Table 4 indicates the trip generation difference between the proposed and existing land use designations.

**Table 4
 Trip Generation
 Arborwood Crossing CPD**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation (400 ALF Units)	36	20	56	39	49	88	617
Existing Land Use Designation (80,000 sq. ft of Retail and 30,000 sq. ft. Office)	-148	-61	-209	-256	-305	-561	-6,400
Resultant Trip Change	-112	-41	-153	-217	-256	-473	-5,783

The negative number shown as the resultant change in Table 4 indicates that the trip generation will be decreased as a result of this land use change and zoning amendment action.

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 in the immediate area is the extension of Three Oaks Parkway north from Alico Road to Daniels Parkway. 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 I-75 to include Express Lanes, widening Treeline Avenue south of Daniels Parkway to a 6-lane roadway and improving the I-75/Daniels Parkway interchange.

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) 2394. The model has both productions and attractions included in this zone. The productions include both single-family homes and hotel rooms. The attractions include industrial employment, commercial employment, and service employment. **Table 5** 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 5
TAZ 2394
Land Uses in Existing Travel Model (2035)**

Land Use Category	Intensity
Single Family Homes	72 dwelling units
Industrial Employment	673 employees
Commercial Employment	72 employees
Service Employment	444 employees

The proposed change in land use designation on the subject site from General Interchange to Central Urban would not have a substantial impact on the trip generation characteristics of the TAZ as included in the adopted 2035 travel model.

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. **Table 1A** and **Table 2A** attached to this report indicate the projected 2035 Level of Service on Treeline Avenue and Daniels Parkway. 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 2014/2015-2018/2019 Lee County Transportation Capital Improvement Plan and the 2015-2020 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 decrease the overall trip generation of the subject site by approximately 473 vehicles during the P.M. peak hour. **Table 3A** and **Table 4A** attached to this report indicate the projected 5-year planning Level of Service on Treeline Avenue and Daniels Parkway based on the uses that would be permitted under the proposed land use designation. From Table 2A, Both Treeline Avenue and Daniels Parkway are both anticipated to operate at a Level of Service "C" in 2020 both with and without the trips from the proposed development. Therefore, based on this analysis no modifications will be necessary to the Lee County or FDOT short term capital improvement program.

Zoning Analysis

A Level of Service analysis was also completed on the surrounding roadways based on the proposed rezoning of the Arborwood Village CPD to modify the proposed uses within Tract 1 of the Worthington Parcel. As previously noted, the entire CPD is currently approved for the development of up to 302,000 square feet of commercial office and retail uses along with a 120 unit hotel use. With the zoning amendment, Tract 1 would have the option to be developed with up to 100 multi-family dwelling units, or 400 assisted living units or 100 independent living units. This development would replace the approved commercial uses on Tract 1, which were identified in the approved MCP as up to 80,000 square feet of retail uses and 30,000 square feet of office uses. Therefore, if the option of the residential uses is selected by the ultimate Developer of the site, the remaining CPD would be permitted to develop the remaining uses, which would equate to up to 192,000 square feet of office and retail uses and 120 hotel rooms.

Per the approved MCP, the uses on the remaining tracts are broken down into the hotel use, 170,000 square feet of retail uses and 12,000 square feet of office uses. The remaining 10,000 square feet of uses was allocated to Tract #2 and was designated as a future Lee County EMS site (Essential Services).

To date, two banks and a gas/convenience store have been developed within the CPD, which account for approximately 14,800 square feet of commercial retail uses, leaving approximately 177,200 square feet of commercial retail uses, the 120 room hotel and the 12,000 square feet of office uses to be developed.

Table 6 below identifies the trip generation of the remaining undeveloped uses within the CPD that would be remaining should Tract #1 be developed with the residential use option. As noted previously, the ALF generates the greatest number of peak hour trips, therefore, this use was utilized for the trip generation of the residential option for Tract #1.

**Table 6
Raw Trip Generation
Arborwood Crossing CPD**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily 2-way
	In	Out	Total	In	Out	Total	
Shopping Center (177,200 square feet)	137	84	221	422	457	879	9,850
Office (12,000 square feet)	31	4	35	3	15	18	262
Assisted Living (400 Beds)	36	20	56	39	49	88	617
Hotel (120 Rooms)	38	26	64	37	35	72	701
Total Trips	242	134	376	501	556	1,057	11,430

Table 7 indicates the net new trips that would be anticipated to impact the surrounding roadway network at build-out of the CPD as currently requested should Parcel #1 be developed with the residential uses. The trips shown for the retail uses in Table 6 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. However, Lee County only permits a maximum reduction in trips due to “pass-by” traffic for shopping centers of thirty percent (30%). Table 7 reflects the reduction in retail shopping center trips due to pass-by trips.

**Table 7
Net New Trip Generation
Coconut Crossing**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	242	134	376	501	556	1,057	11,430
Less LUC 820 Pass-By Trips	-41	-25	-66	-127	-137	-264	-2,955
Net New Trips	201	109	310	374	419	793	8,475

The net new trips shown in Table 7 were then used to determine the Level of Service on the surrounding roadways at build-out of the project. Table 3A and Table 4A are attached that reflect the zoning level of service analysis.

From Table 3A, none of the roadway links analyzed, beyond Treeline Avenue adjacent to the subject site, are shown to experience a significant impact as a result of the proposed development. From Table 4A, all roadway links analyzed were shown to operate at an acceptable Level of Service condition in 2020 both with and without the proposed rezoning 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 General Interchange to Central Urban. The approximately 10-acre site is located on the north side of Daniels Parkway just east of I-75 in 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 the land uses will not significantly alter the socio-economic data forecasts that were utilized in the development of the Long Range Transportation Plan. The request is to actually develop less intensity than what is currently approved under the current zoning.

The trip generation analysis indicates that as part of the zoning amendment of the subject site, the intensity of uses on the 10 acres will actually be reduced as a result of the residential component replacing the commercial uses that are currently approved. Therefore, the “worst case” analysis in terms of trip generation has already been completed when the site was originally rezoned (under Z-06-061). The rezoning of the subject site will not have any adverse impact on the surrounding roadways or intersection. The site is currently accessed through the internal roadway network within the Arborwood Village CPD. These roadways connect to the public road network via a full and access and a right-in/right-out access to Treeline Avenue and a directional median opening on Daniels Parkway. No modifications to these access drives are necessary as a result of the amendment to the CPD to allow residential dwelling units on the subject site.

Attachments

APPENDIX

TABLES 1A & 2A
ARBORWOOD CROSSING CPD FLUM
2035 LOS ANALYSIS

**TABLE 1A
LEVEL OF SERVICE THRESHOLDS
ARBORWOOD VILLAGE CPD FLUM**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>		<u>EXISTING CONDITIONS</u>		<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
	<u>FROM</u>	<u>TO</u>	<u># Lanes</u>	<u>Roadway Designation</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
Daniels Pkwy	Palomino Rd.	I-75	6LD	Controlled Access	0	430	3,050	3,180	3,180
	I-75	Treeline Ave.	6LD	Controlled Access	0	430	3,050	3,180	3,180
	Treeline Ave.	Chamberlin Pkwy	6LD	Controlled Access	0	430	3,050	3,180	3,180
Treeline Ave.	Daniels Pwky	Colonial Blvd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
	Daniels Pwky	Airport Connector	4LD	Controlled Access	0	270	1,970	2,100	2,100

- Denotes the LOS Standard for each roadway segment

**TABLE 2A
ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
ARBORWOOD VILLAGE CPD FLUM**

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>		<u>2035</u>		<u>AADT</u>		<u>100TH HIGHEST</u>		<u>PM PK HR</u>	<u>2035 BACKGROUND PEAK DIRECTION TRAFFIC VOLUMES</u>				
	<u>FROM</u>	<u>TO</u>	<u>FSUTMS</u>	<u>LCDOT PCS OR</u>	<u>PEAKSEASON</u>	<u>BACKGROUND</u>	<u>K-100</u>	<u>HOUR PK DIR</u>		<u>DIRECTIONAL</u>	<u>PEAK</u>	<u>NORTH/EAST</u>		<u>SOUTH/WEST</u>
			<u>PSWDT</u>	<u>FDOT SITE #</u>	<u>FACTOR</u>	<u>TRAFFIC</u>	<u>FACTOR</u>	<u>2-WAY VOLUME</u>	<u>FACTOR</u>	<u>DIRECTION</u>	<u>VOLUME</u>	<u>LOS</u>	<u>VOLUME</u>	<u>LOS</u>
Daniels Pkwy	Palomino Rd.	I-75	78,660	31	1.124	69,982	0.0960	6,718	0.56	EAST	3762	F	2,956	C
	I-75	Treeline Ave.	76,502	52	1.190	64,287	0.0950	6,107	0.56	EAST	3420	F	2,687	C
	Treeline Ave.	Chamberlin Pkwy	71,604	52	1.190	60,171	0.0950	5,716	0.56	EAST	3201	F	2,515	C
Treeline Ave.	Daniels Pwky	Colonial Blvd.	25,503	61	1.270	20,081	0.0930	1,868	0.57	NORTH	1065	C	803	C
	Daniels Pwky	Airport Connector	37,836	61	1.270	29,792	0.0930	2,771	0.57	NORTH	1579	C	1,192	C

TABLES 3A & 4A
ARBORWOOD CROSSING CPD FLUM
5-YEAR LOS ANALYSIS

**TABLE 3A
PEAK DIRECTION PROJECT TRAFFIC VS. LOS C LINK VOLUMES
ARBORWOOD CROSSING CPD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 310 VPH IN= 201 OUT= 109
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 793 VPH IN= 374 OUT= 419

<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 TRAFFIC DISTRIBUTION</u>		<u>PROJ/ LOS C</u>	
								<u>AM PEAK</u>	<u>PM PEAK</u>		
Daniels Pkwy	E. of Palomino	6LD	0	430	3,050	3,180	3,180	25%	50	105	3.43%
	E. of I-75	6LD	0	430	3,050	3,180	3,180	30%	60	126	4.12%
	E. of Treeline Ave.	6LD	0	430	3,050	3,180	3,180	30%	60	126	4.12%
	E. of Chamberlin Pkwy	6LD	0	430	3,050	3,180	3,180	30%	60	126	4.12%
Treeline Ave.	N. of Site	4LD	0	260	1,840	1,960	1,960	25%	50	105	5.69%
	N. of Daniels Pkwy	4LD	0	260	1,840	1,960	1,960	55%	111	230	12.52%
	S. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	15%	30	63	3.19%

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

- Denotes a Significantly Impacted roadway segment

Daniels Pkwy & Treeline Ave. south of Daniels are Controlled Access Facilities per Lee County BOCC

**TABLE 4A
ARBORWOOD CROSSING CPD
5-YEAR LEVEL OF SERVICE ANALYSIS**

TOTAL AM PEAK HOUR PROJECT TRAFFIC : 310 VPH IN= 201 OUT= 109
 TOTAL PM PEAK HOUR PROJECT TRAFFIC : 793 VPH IN= 374 OUT= 419

ROADWAY	SEGMENT	SITE/ STATION	BASE YR ADT	2014 ADT	YRS OF GROWTH	ANNUAL RATE	2013	2020	PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2020		2020		
							PK HR	PK HR				PK SEASON	DIRECTION	BCKGRND VOLUME	LOS	BCKGRND VOLUME
Daniels Pkwy	E. of Palomino	264	56,500	48,700	9	1.00%	2,309	2,476	C	25%	50	105	2,526	C	2,580	C
	E. of I-75	52	54,200	44,800	9	1.00%	1,932	2,071	C	30%	60	126	2,132	C	2,197	C
	E. of Treeline Ave.	48	31,800	38,100	9	2.03%	2,355	2,710	C	30%	60	126	2,771	C	2,836	C
	E. of Chamberlin Pkwy	48	31,800	38,100	9	2.03%	2,180	2,509	C	30%	60	126	2,569	C	2,635	C
Treeline Ave.	N. of Site	454	7,200	5,400	4	1.00%	563	604	C	25%	50	105	654	C	708	C
	N. of Daniels Pkwy	454	7,200	5,400	4	1.00%	563	604	C	55%	111	230	714	C	834	C
	S. of Daniels Pkwy	61	25,500	25,500	6	1.00%	1,299	1,393	C	15%	30	63	1,423	C	1,456	C

¹The 2013 peak hour, peak season, peak direction traffic volumes were taken from the 2014 Lee County Concurrency Report.

**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.						

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

Daily Traffic Volume (AADT)

STREET	LOCATION	Station #	Daily Traffic Volume (AADT)											2015
			2005	2006	2007	2008	2009	2010	2011	2012	2013	2014		
DANIELS PKWY	E OF SIX MILE PKWY	31	65000	65200	65300	58600	56100	55600	53600	52200	53200	51800		
DANIELS PKWY	W OF I - 75	264	56500	57300	59300	49300	52000	47900	58400	60900	48700	51500	31	
DANIELS PKWY	E OF J - 75	52	54200	U/C	45400	33400	48000	49000	48000	49500	44800	47100		
DANIELS PKWY	E OF CHAMBERLIN PKWY	48	31800	37200	38100	35100	34200	36100	35700		35800	38100	31	
DANIELS PKWY	S OF IMMOKALEE RD	524	17500	22300	22000	17400	23400	25800	24400	29800	20600	28200	48	
DANLEY RD	W OF METRO PKWY	518	5500	7700	6400	4300	4900	4500				4900	45	
DAVIS RD	N OF MCGREGOR BLVD	265	2100	2100	2300	1900	2200	2000					36	
DEL PRADO BLVD	S OF SE 46TH LN	266	29400	31100	29600	26400	28100						2	
DEL PRADO BLVD	S OF CORONADO PKWY	268	30900	30400	30100	32200	30000						2	
DEL PRADO BLVD	S OF CORNWALLIS PKWY	2	44900	44300	42800	39700	38600	37800	37400	36600	37100	37800		
DEL PRADO BLVD	S OF EVEREST PKWY	515	49800	49900	47700	46700	49000						2	
DEL PRADO BLVD	N OF VETERANS PKWY	516	51000	58400	56000	49600	51300						40	
DEL PRADO BLVD	S OF CORAL POINT DR													
DEL PRADO BLVD	AT FOUR MILE COVE RD	40	56700	55900	53000	50000	47100	48600	48300	45200	45800	46500		
DEL PRADO BLVD	S OF HANCOCK PKWY	270	40700	42200	42900	46500	42600						40	
DEL PRADO BLVD	S OF PINE ISLAND RD	267	27300	28700	30600	35500	29600	29000					40	
DEL PRADO BLVD	N OF PINE ISLAND RD	24	18100	22100	23200									
DEL PRADO BLVD	E OF US 41	443	4800	5800	5900	5000	4900				4700	5400	34	
E 21ST ST	E OF JOEL BLVD	475	600	600	800	500	500						22	
EAST TERRY ST	E OF OLD 41	271	13800	U/C	10000	13000	11900						42	
EDGEWOOD AVE	W OF SHOEMAKER BLVD	632	1600	2000	1500	1500	1100						11	

Daily Traffic Volume (AADT)

STREET	LOCATION	Station #	Daily Traffic Volume (AADT)												
			2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015		
SUNRISE BLVD	E OF BELL BLVD	480	600	800	900	800	700	900							6
SUNSHINE BLVD	N OF IMMOKALEE RD	413	3800	4200	3600	3600	2800	3000				3900	4000		22
SUNSHINE BLVD	S OF LEE BLVD	406		8100	6300	5300	5700	6500				6100	7100		22
SUNSHINE BLVD	N OF LEE BLVD (CR 884)	412	9300	11500	10200	9100	8600	9600				10300	8300		22
SUNSHINE BLVD	N OF W 12TH ST	479	7000	6400	6200	6200	5200								22
THREE OAKS PKWY	S OF CORKSCREW RD	525	11600	13400	14000	17700	15700	16700	16100	18700	18800				25
THREE OAKS PKWY	N OF CORKSCREW RD	415	12900	15100	18000	U/C	15100	13200	14700	20200	19900				25
THREE OAKS PKWY	S OF ESTERO PKWY	72										16000	16600		
THREE OAKS PKWY	S OF ALICO RD	414	7200	9400	9900	U/C		9500	9500	12700	13700	11800			25
TICE ST	W OF ORTIZ AV	417	4200	3500	3400	2900	2500	2600							20
TICE ST	W OF I 75	416	2800	3100	3400	2600	2200	2400					3000		20
TREELINE AVE	S OF COLONIAL BLVD	453		5800	7100			8800	7300						61
TREELINE AVE	S OF PELICAN COLONY BLVD	62					5600	6900	6600	7300	8200	8900	9700		
TREELINE AVE	N OF DANIELS PKWY	454		7200	5100	5600	4500	5400							61
TREELINE AVE	S OF DANIELS PKWY	502	10400	28700	27600	23500	25900	22100							61
TREELINE AVE	N OF AIRPORT TERMINAL	61	16200	27100	27700	25500	25100	24000	23600	23800	24500	25500			
12 ST W	E OF GUNNERY RD	472	4100	5500	5100	3100	3200	3400							22
23RD ST SW	E OF GUNNERY RD	469	8400	U/C	10000	8700	9400	10100				10200	11000		22

PCS 61 - Treeline Avenue North of Terminal Road

2014 AADT = 25,500 VPD

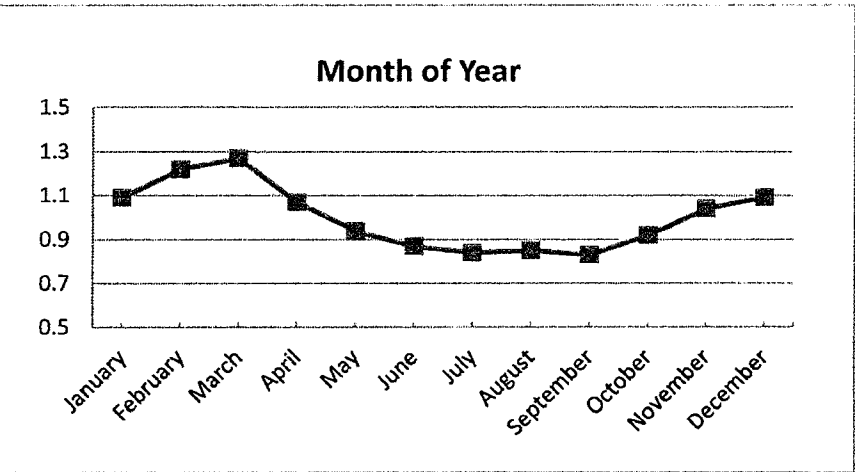
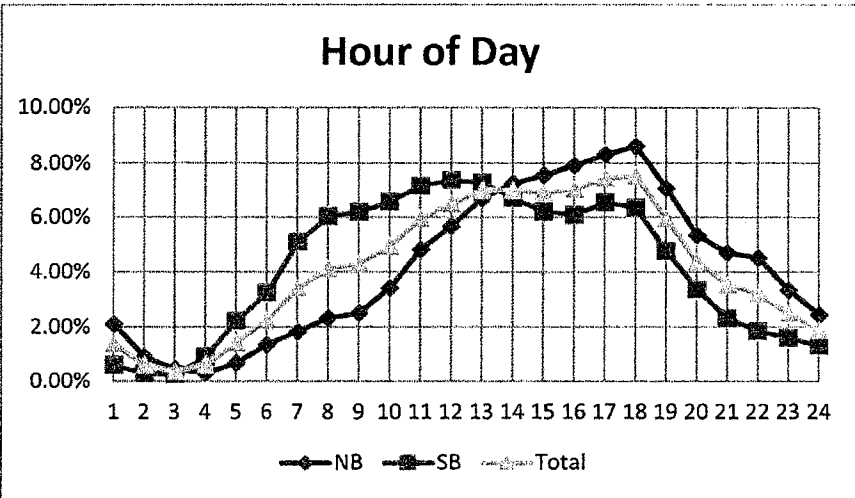
Hour	NB	SB	Total
0	2.11%	0.59%	1.37%
1	0.88%	0.28%	0.59%
2	0.46%	0.23%	0.35%
3	0.29%	0.89%	0.58%
4	0.67%	2.21%	1.42%
5	1.34%	3.24%	2.26%
6	1.82%	5.09%	3.41%
7	2.32%	6.03%	4.12%
8	2.50%	6.19%	4.29%
9	3.41%	6.56%	4.94%
10	4.82%	7.15%	5.95%
11	5.68%	7.37%	6.50%
12	6.68%	7.27%	6.97%
13	7.26%	6.69%	6.98%
14	7.56%	6.19%	6.90%
15	7.92%	6.08%	7.03%
16	8.32%	6.54%	7.45%
17	8.63%	6.34%	7.52%
18	7.06%	4.75%	5.94%
19	5.34%	3.34%	4.37%
20	4.69%	2.29%	3.52%
21	4.50%	1.82%	3.20%
22	3.32%	1.57%	2.47%
23	2.42%	1.28%	1.87%

Month of Year	Fraction
January	1.09
February	1.22
March	1.27
April	1.07
May	0.94
June	0.87
July	0.84
August	0.85
September	0.83
October	0.92
November	1.04
December	1.09

Directional Factor		
AM	0.74	SB
PM	0.57	NB

Day of Week	Fraction
Sunday	0.84
Monday	0.99
Tuesday	1.05
Wednesday	1.02
Thursday	1.04
Friday	1.07
Saturday	0.99

Design Hour Volume		
#	Volume	Factor
5	2724	0.107
10	2686	0.105
20	2617	0.103
30	2553	0.100
50	2478	0.097
100	2381	0.093
150	2314	0.091
200	2275	0.089



PCS 31 - Daniels Pkwy east of Six Mile Cypress Pkwy

2014 AADT = 52,100 VPD

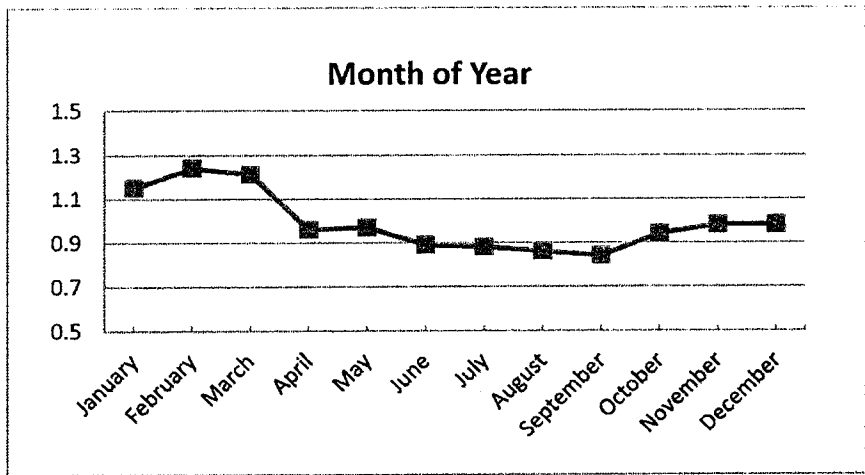
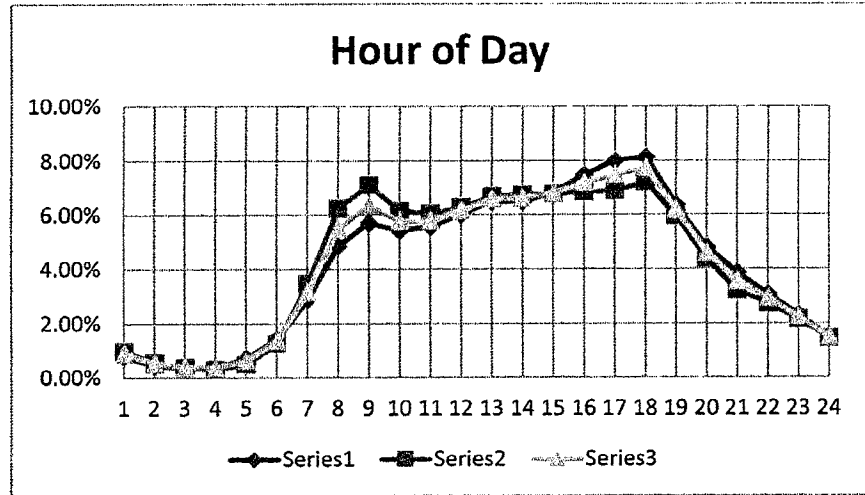
Hour	EB	WB	Total
0	0.80%	0.96%	0.88%
1	0.45%	0.56%	0.51%
2	0.37%	0.37%	0.37%
3	0.39%	0.30%	0.35%
4	0.72%	0.49%	0.61%
5	1.44%	1.26%	1.34%
6	2.90%	3.49%	3.16%
7	4.86%	6.24%	5.50%
8	5.71%	7.09%	6.36%
9	5.43%	6.15%	5.76%
10	5.57%	6.04%	5.78%
11	6.03%	6.28%	6.14%
12	6.48%	6.67%	6.56%
13	6.48%	6.73%	6.59%
14	6.83%	6.76%	6.79%
15	7.49%	6.83%	7.17%
16	8.01%	6.86%	7.48%
17	8.16%	7.19%	7.72%
18	6.36%	5.93%	6.17%
19	4.80%	4.33%	4.58%
20	3.85%	3.20%	3.55%
21	3.06%	2.71%	2.91%
22	2.30%	2.14%	2.23%
23	1.50%	1.44%	1.47%

Month of Year	Fraction
January	1.15
February	1.24
March	1.21
April	0.96
May	0.97
June	0.89
July	0.88
August	0.86
September	0.84
October	0.94
November	0.98
December	0.98

Directional Factor		
AM	0.56	WB
PM	0.54	EB

Day of Week	Fraction
Sunday	0.73
Monday	1.02
Tuesday	1.08
Wednesday	1.1
Thursday	1.07
Friday	1.12
Saturday	0.89

Design Hour Volume		
#	Volume	Factor
5	5614	0.108
10	5517	0.106
20	5462	0.105
30	5378	0.103
50	5249	0.101
100	5017	0.096
150	4895	0.094
200	4808	0.092



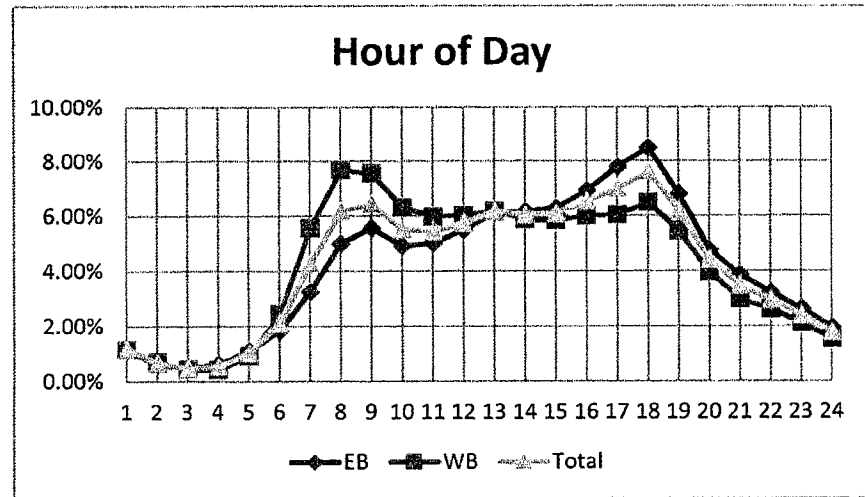
PCS 52 - Daniels Parkwy West of Treeline Avenue

2014 AADT = 47,100 VPD

Hour	EB	WB	Total
0	1.12%	1.14%	1.13%
1	0.60%	0.68%	0.63%
2	0.45%	0.43%	0.44%
3	0.61%	0.41%	0.52%
4	1.09%	0.89%	1.00%
5	1.84%	2.43%	2.10%
6	3.25%	5.56%	4.26%
7	5.02%	7.69%	6.19%
8	5.58%	7.55%	6.44%
9	4.93%	6.31%	5.53%
10	5.03%	5.98%	5.45%
11	5.51%	6.02%	5.74%
12	6.11%	6.19%	6.15%
13	6.17%	5.87%	6.04%
14	6.29%	5.84%	6.09%
15	6.93%	6.00%	6.52%
16	7.79%	6.04%	7.02%
17	8.50%	6.48%	7.61%
18	6.80%	5.44%	6.20%
19	4.77%	3.93%	4.40%
20	3.85%	2.95%	3.45%
21	3.21%	2.58%	2.93%
22	2.62%	2.08%	2.38%
23	1.94%	1.50%	1.75%

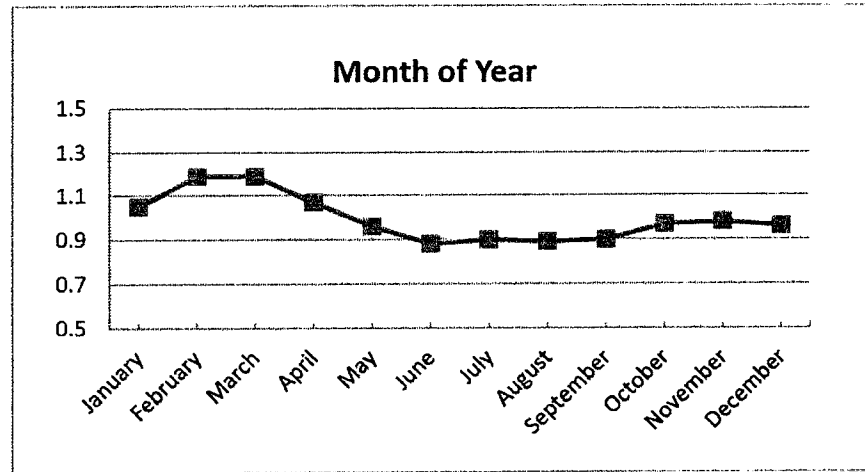
Month of Year	Fraction
January	1.05
February	1.19
March	1.19
April	1.07
May	0.96
June	0.88
July	0.9
August	0.89
September	0.9
October	0.97
November	0.98
December	0.96

Directional Factor		
AM	0.63	WB
PM	0.56	EB



Day of Week	Fraction
Sunday	0.7
Monday	1.04
Tuesday	1.09
Wednesday	1.09
Thursday	1.1
Friday	1.11
Saturday	0.87

Design Hour Volume		
#	Volume	Factor
5	5441	0.116
10	5265	0.112
20	4870	0.103
30	4758	0.101
50	4650	0.099
100	4482	0.095
150	4356	0.092
200	4273	0.091

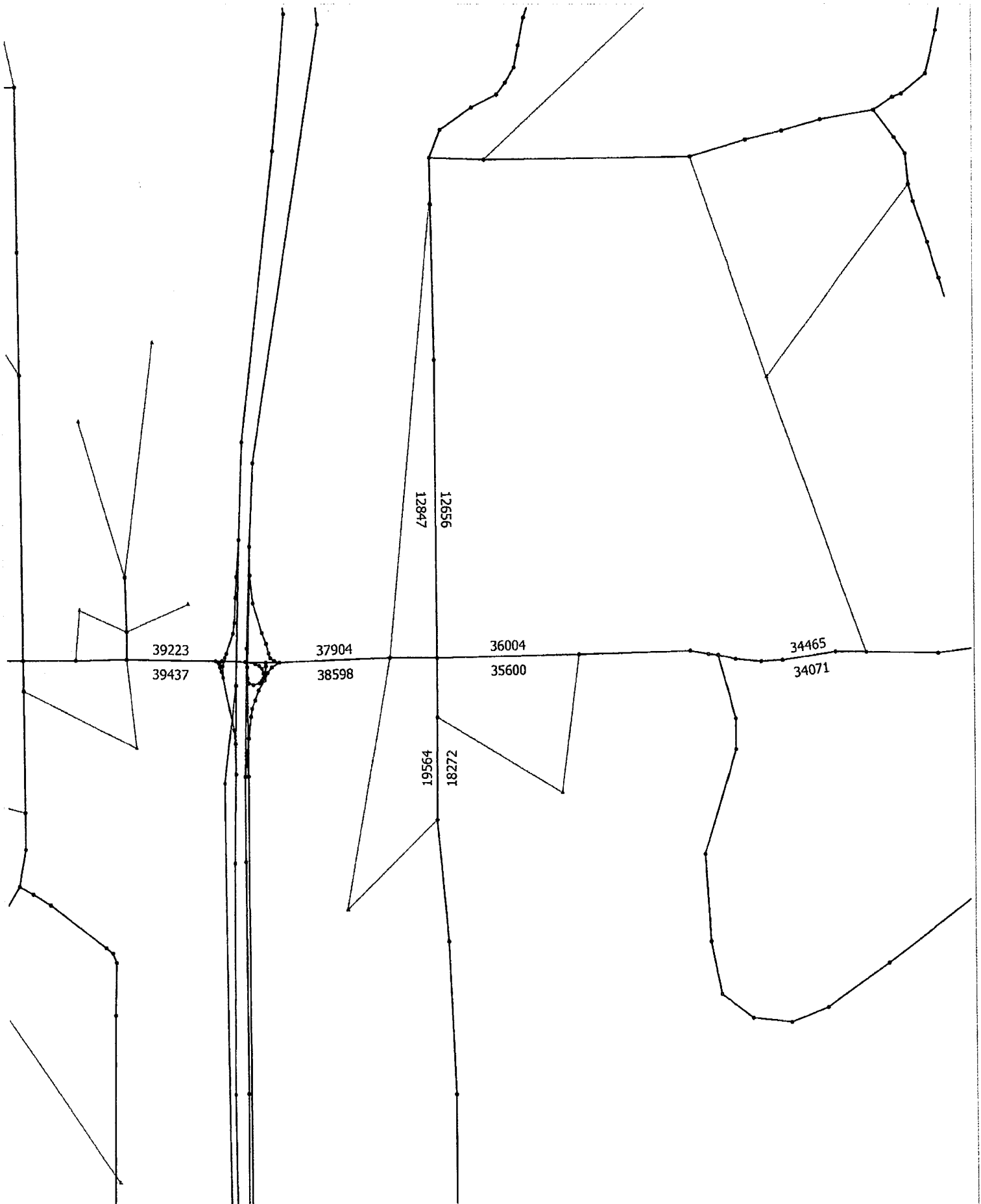


**TRAFFIC DATA FROM THE 2014 LEE
COUNTY CONCURRENCY REPORT**

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
CORKSCREW RD	I-75	BEN HILL GRIFFIN BL	4LD	E	1,900	C	1,128	C	1,128	C	1,128		06800
CORKSCREW RD	BEN HILL GRIFFIN BL	ALICO ROAD	2LD	E	1,130	D	625	D	654	E	1,055		06900
CORKSCREW RD	ALICO ROAD	COLLIER COUNTY LINE	2LN	E	1,080	B	183	B	183	B	206		07000
COUNTRY LAKES DR*	LUCKETT RD	TICE ST	2LU	E	860	C	143	C	143	C	240		07100
CRYSTAL DR	US 41	METRO PKWY	2LU	E	860	C	369	C	370	C	435	2LD design in FY 18/19	07200
CRYSTAL DR	METRO PKWY	PLANTATION RD	2LU	E	860	C	314	C	314	C	324		07300
CYPRESS LAKE DR*	McGREGOR B	SO POINTE BL	4LD	E	1,940	D	890	D	890	D	945		07400
CYPRESS LAKE DR	SOUTH POINTE BL	WINKLER RD	4LD	E	1,940	D	1,329	D	1,329	D	1,332		07500
CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,514	D	1,514	D	1,514		07600
CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	1,636	D	1,636	D	1,731		07700
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,066	D	2,066	D	2,101		07800
DANIELS PKWY	METRO PKWY	SIX MILE CYPRESS PKWY	6LD	E	2,680	E	2,648	E	2,648	F	2,930	Constrained v/c = 0.99	07900
DANIELS PKWY	SIX MILE CYPRESS PKWY	PALOMINO RD	6LD	E	3,000	C	2,700	C	2,702	C	2,962	Constrained v/c = 0.90	08000
DANIELS PKWY	PALOMINO RD	I-75	6LD	E	3,000	B	2,309	B	2,314	B	2,343	Constrained v/c = 0.77	08100
DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,180	A	1,932	A	1,932	A	2,089	I-75 Connector under construction	08200
DANIELS PKWY*	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,180	A	2,355	A	2,356	A	2,356		08300
DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BL	6LD	E	3,180	A	2,180	A	2,185	A	2,187		08400
DANIELS PKWY	GATEWAY BL	IMMOKALEE RD (SR82)	4LD	E	2,120	A	1,172	A	1,173	A	1,278		08500
DANLEY RD*	US 41	METRO PKWY	2LU	E	860	C	266	C	286	C	309		08600
DAVIS RD*	McGREGOR BL	JONA RD	2LU	E	860	C	113	C	115	C	139		08700
DEL PRADO BL*	CAPE CORAL PKWY	SE 46th ST	6LD	E	2,820	C	1,304	C	1,304	C	1,304		08800
DEL PRADO BL*	SE 46th ST	CORONADO PKWY	6LD	E	2,820	C	1,392	C	1,392	C	1,392		08900
DEL PRADO BL	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,820	D	1,809	D	1,809	D	1,809		09000
DEL PRADO BL	CORNWALLIS PKWY	VETERANS MEM PKWY	6LD	E	2,820	D	2,723	D	2,723	D	2,723		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	2,032	D	2,032	D	2,032		09200
DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	E	2,800	C	1,708	C	1,708	C	1,708		09300
DEL PRADO BL	US 41	SLATER RD	2LU	E	860	C	272	C	272	D	770		09400
DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,800	F	1,875	F	1,875	F	1,875		09470
DR ML KING BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,800	F	1,875	F	1,875	F	1,875		09480
DR ML KING BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	6LD	D	2,680	B	1,875	B	1,875	B	1,875		09490
DR ML KING BL (SR 82)	ORTIZ AVE	I-75	6LD	D	2,680	B	1,806	B	1,806	B	1,806		09500
EAST 21st ST*	JOEL BL	GRANT AVE	2LU	E	860	C	24	C	24	C	24		09700
ESTERO BL	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	A	420	A	420	A	420	Constrained v/c = 0.58; Design underway	09800
ESTERO BL*	AVENIDA PESCADORA	VOORHIS ST	2LN	E	726	A	555	A	555	A	555	Constrained v/c = 0.76; Design underway	09900

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL		
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
THREE OAKS PKWY	CORKSCREW RD	SAN CARLOS BL	4LD	E	1,940	B	916	B	935	B	1,156	26600
THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,940	A	631	A	631	B	803	26700
TICE ST*	PALM BEACH BL (SR 80)	ORTIZ AVE	2LU	E	860	C	83	C	83	C	88	26800
TICE ST*	ORTIZ AVE	STALEY RD	2LU	E	860	C	130	C	136	D	641	26900
TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,960	B	1,299	B	1,299	B	1,479	27000
TREELINE AVE	DANIELS PKWY	ARBORWOOD RD	4LD	E	1,960	A	563	A	563	A	618	27030
TREELINE AVE	ARBORWOOD RD	COLONIAL BL	4LD	E	1,960	A	563	A	563	A	563	27070
VETERANS MEM PKWY	SR78	SURFSIDE BL	4LD	D	2,080	A	660	A	660	A	660	27200
VETERANS MEM PKWY	SURFSIDE BL	CHIQUITA BL	4LD	E	2,080	A	664	A	664	A	664	27250
VETERANS MEM PKWY*	CHIQUITA BL	SKYLINE DR	4LD	D	2,080	A	1,810	A	1,810	A	1,810	27300
VETERANS MEM PKWY	SKYLINE DR	SANTA BARBARA BL	6LD	D	3,120	A	1,822	A	1,822	A	1,852	27400
VETERANS MEM PKWY	SANTA BARBARA	COUNTRY CLUB BL	6LD	D	3,120	A	2,528	A	2,528	A	2,528	27500
VETERANS MEM PKWY	COUNTRY CLUB BL	MIDPOINT BR TOLL PLAZA	6LD	D	3,120	A	2,776	A	2,776	A	2,776	27600
VETERANS MEM PKWY	MIDPOINT BR TOLL PLAZA	McGREGOR BL	4LB	D	3,440	C	2,390	C	2,390	C	2,390	27700
VIA COCONUT PT	SOUTH END	CORKSCREW RD	4LD	E	1,790	C	249	C	249	C	249	27720
WHISKEY CREEK DR*	COLLEGE PKWY	SAUTERN DR	2LD	E	860	C	320	C	320	C	333	27900
WHISKEY CREEK DR*	SAUTERN DR	McGREGOR BL	2LD	E	860	C	320	C	320	C	320	28000
WILLIAMS RD	US 41	RIVER RANCH RD	2LU	E	860	C	202	C	202	C	242	28100
WILLIAMS AVE	LEE BL	W 8th ST	2LN	E	860	C	436	C	440	C	492	28200
WINKLER RD*	STOCKBRIDGE	SUMMERLIN RD	2LN	E	860	C	444	C	461	D	625	28300
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	D	335	D	336	D	336	28400
WINKLER RD*	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	920	B	593	B	593	B	600	28500
WINKLER RD*	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	920	B	675	B	675	B	675	28600
WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,800	C	683	C	683	D	833	28700
WINKLER RD*	COLLEGE PKWY	McGREGOR BL	2LN	E	840	B	347	B	350	B	360	28800
WOODLAND BL*	US 41	AUSTIN ST	2LU	E	860	C	266	C	266	C	266	28900
W 6th ST	WILLIAMS AVE	JOEL BL	2LU	E	860	C	153	C	153	C	153	29000
W 12th ST*	GUNNERY RD	SUNSHINE BL	2LU	E	860	C	75	C	77	C	77	29100
W 12th ST*	SUNSHINE BL	WILLIAMS AVE	2LU	E	860	C	75	C	76	C	165	29200
W 12th ST*	WILLIAMS AVE	JOEL BL	2LU	E	860	C	91	C	92	C	92	29300
W 14th ST*	SUNSHINE BL	RICHMOND AVE	2LU	E	860	C	47	C	48	C	48	29400
US 41	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	E	2,740	B	1,959	B	1,959	B	1,959	29500
US 41	BONITA BEACH RD	WEST TERRY ST	6LD	E	3,020	B	2,250	B	2,250	B	2,250	29600
US 41	WEST TERRY ST	OLD 41	6LD	E	3,020	B	2,058	B	2,058	B	2,058	29700
US 41	OLD 41	CORKSCREW RD	6LD	E	3,020	B	2,473	B	2,509	B	2,833	29800
US 41	CORKSCREW RD	SANIBEL BL	6LD	E	3,000	B	1,804	B	1,817	B	1,988	29900
US 41	SANIBEL BL	ALICO RD	6LD	E	3,000	B	2,043	B	2,053	B	2,253	30000
US 41	ALICO RD	ISLAND PARK RD	6LD	E	3,000	B	2,587	B	2,588	B	2,769	30100

2035 E+C NETWORK VOLUMES



2035 E+C Network - Directional Volumes
 ARBORWOOD VILLAGE CPD AMENDMENT

TRIP GENERATION EQUATIONS

**TRIP GENERATION EQUATIONS
ARBORWOOD CROSSING CPD
ITE TRIP GENERATION REPORT, 9th EDITION**

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday
Shopping Center (LUC 820)	$\text{Ln}(T) = 0.61 \text{Ln}(X) + 2.24$ (62% In/38% Out)	$\text{Ln}(T) = 0.67 \text{Ln}(X) + 3.31$ (48% In/52% Out)	$\text{Ln}(T) = 0.65 \text{Ln}(X) + 5.83$
T = Trips, X = 1,000's of square feet GLA			
General Office (LUC 710)	$\text{Ln}(T) = 0.80 \text{Ln}(X) + 1.57$ (88% In/12% Out)	T = 1.49 (X) (17% In/83% Out)	$\text{Ln}(T) = 0.76 \text{Ln}(X) + 3.68$
T = Trips, X = 1,000's of square feet GFA			
Residential Condominium/Townhouse (LUC 230)	$\text{Ln}(T) = 0.80 \text{Ln}(X) + 0.26$ (17% In/83% Out)	$\text{Ln}(T) = 0.82 \text{Ln}(X) + 0.32$ (67% In/33% Out)	$\text{Ln}(T) = 0.87 \text{Ln}(X) + 2.46$
T = Trips, X = Dwelling Units			
Assisted Living (LUC 254)	T = 0.14 (X) (65% In/35% Out)	T = 0.22 (X) (44% In/56% Out)	$\text{Ln}(T) = 0.56 \text{Ln}(X) + 3.07$
T = Trips, X = Beds			
Hotel (LUC 310)	T = 0.53 (X) (59% In/41% Out)	T = 0.60 (X) (51% In/49% Out)	T = 8.95 (X) - 373.16
T = Trips, X = Rooms			

Treeline 200
Small-Scale Comprehensive Plan Amendment
1st Submittal

EXHIBIT IV.B.2

INFRASTRUCTURE ANALYSIS



Treeline 200 Small-Scale Comprehensive Plan Amendment

EXHIBIT IV.B.2 – Infrastructure Analysis

I. Sanitary Sewer

LOS Standard = 200 GPD

Existing Land Use – General Interchange

80,000 sq. ft. retail @ 0.1 GPD/1 sq. ft. = 8,000 GPD

30,000 sq. ft. office @ 15 GPD/100 sq. ft. = 4,500 GPD

Total GPD = 12,500 GPD

Proposed Land Use – Central Urban

100 multi-family du @ 200 GPD = 20,000 GPD

The proposed FLUM amendment results in an increased sanitary sewer demand of 7,500 GPD.

The Property is located in the Lee County Utilities Franchise area and will be served by the Gateway Services Wastewater Treatment Plant (GWY). The plant has a current capacity of 3.0 Million Gallons per Day (MGD) of production. According to the 2014 Lee County Concurrency Report, the estimated 2015 daily flow in peak months is 1.35 MGD. Therefore, adequate capacity is available to service the proposed density in accordance with Lee Plan Policy 95.1.3. Please also refer to the enclosed letter of availability provided by Lee County Utilities.

II. Potable Water

LOS Standard = 200 GPD

Existing Land Use – General Interchange

80,000 sq. ft. retail @ 0.1 GPD/1 sq. ft. = 8,000 GPD

30,000 sq. ft. office @ 15 GPD/100 sq. ft. = 4,500 GPD

Total GPD = 12,500 GPD

Proposed Land Use – Central Urban

100 multi-family du @ 200 GPD = 20,000 GPD

The proposed FLUM amendment results in an increased potable water demand of 7,500 GPD.

The Property is located in the Lee County Utilities Franchise and would be served by the Corkscrew Water Treatment Plant (CSW). Presently this plant is designed for 15 Million Gallons per Day (MGD) of production. According to the 2014 Lee County Concurrency Report, the projected 2015 daily flow in peak

months is 13,266,150 GPD. Therefore, adequate capacity is available to serve the proposed density in accordance with Lee Plan Policy 95.1.3. Please also refer to the enclosed letter of availability provided by Lee County Utilities.

III. Surface Water Management

The Property is located within the Six Mile Cypress Watershed and Drainage Basin.

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

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

IV. Public Schools – East Zone, E-2

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

Existing Land Use – General Interchange

80,000 sq. ft. retail

30,000 sq. ft. office

Proposed Land Use – Central Urban

100 multi-family du @ .091 students per household = 9 students

Elementary Schools

Projected 2014-2015 Permanent FISH Capacity= 7,117

Available Capacity = 506

Middle Schools

Projected 2014-2015 Permanent FISH Capacity = 3,721

Available Capacity = 543

High Schools

Projected 2014-2015 Permanent FISH Capacity = 4,050

Available Capacity = 426

The amendment results in the addition of 9 students. No breakdown is available for elementary, middle or high school ages. There is adequate capacity based on the 2014-2015 projections outlined in the 2014 Lee County Concurrency Report. Please also refer to the letter of availability provided by The Lee County School District.

V. Parks, Recreation and Open Space

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

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

Existing Land Use – General Interchange

80,000 sq. ft. retail

30,000 sq. ft. office

Regional Parks @ 6 acres/1,000 = 0 acres required

Community Parks @ 0.8 acres/1,000 = 0 acres required

Proposed Land Use – Central Urban

100 multi-family du @ 2.55 people per household = 255 people

Regional Parks @ 6 acres/1,000 = 1.53 acres required

Community Parks @ 0.8 acres/1,000 = .204 acres required

The Property is located in the Community Park Benefit District #44, South Fort Myers. According to the 2014 Concurrency Report, there are 211 acres of Community Park within the district, which far exceeds the acres required. No additional Community Parks are required as a result of this amendment.

There are currently 7,235 acres of existing Regional Parks currently operated by the County, City, State and Federal government. This acreage is sufficient to meet the “Regulatory Level of Service Standard” of six (6) acres per 1,000 total seasonal population in the County for the year 2014, and will continue to do so at least through the year 2019 as currently projected. As such, no additional Regional Parks are required as a result of this amendment.

Treeline 200
Small-Scale Comprehensive Plan Amendment
1st Submittal

EXHIBIT IV.B.2

AGENCY LETTERS



Writer's Direct Dial Number: (239) 533-8531

John E. Manning
District One

April 29, 2015

Cecil L. Pendergrass
District Two

Lindsay Rodriguez
Waldrop Engineering, P.A.
28100 Bonita Grande Dr., # 305
Bonita Springs, FL

Larry Kiker
District Three

Brian Hamman
District Four

RE: Potable Water and Wastewater Availability
Treeline 200, West of Treeline Ave & ¼ mile north of Daniels Parkway
STRAP # 23-45-25-00-00001.0000

Frank Mann
District Five

Roger Desjarlais
County Manager

Dear Ms. Rodriguez:

Richard Wm. Wesch
County Attorney

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

Donna Marie Collins
Hearing Examiner

Your firm has indicated that this project will consist of 100 multi-family residential units and 110,000 sq ft commercial with a total estimated flow demand of approximately 31,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer.

Upon completion and final acceptance of this project, potable water service will be provided through our Corkscrew Water Treatment Plant. Sanitary sewer service will be provided by our Gateway Wastewater Treatment Plant.

The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

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

Further, this letter of availability of Water and Wastewater service to be utilized for a Comp Plan Amendment purposes for this project Only. Individual letters of availability will be required to obtaining regulatory permits and/or building permits.

Sincerely,

LEE COUNTY UTILITIES

A handwritten signature in cursive script that reads "Mary McCormic".

Mary McCormic
Technician Senior
UTILITIES ENGINEERING

VIA EMAIL



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

3401 Metro Parkway
Fort Myers, FL 33901
Phone: 239-533-0319

John E. Manning
District One

Cecil I. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

April 22, 2015

Alexis Crespo, AICP, LEED AP
Director of Planning
Waldrop Engineering
28100 Bonita Grande Dr #305
Bonita Springs, FL 34135

RE: Treeline 200 – Small-Scale Comprehensive Plan Amendment

Dear Ms. Crespo,

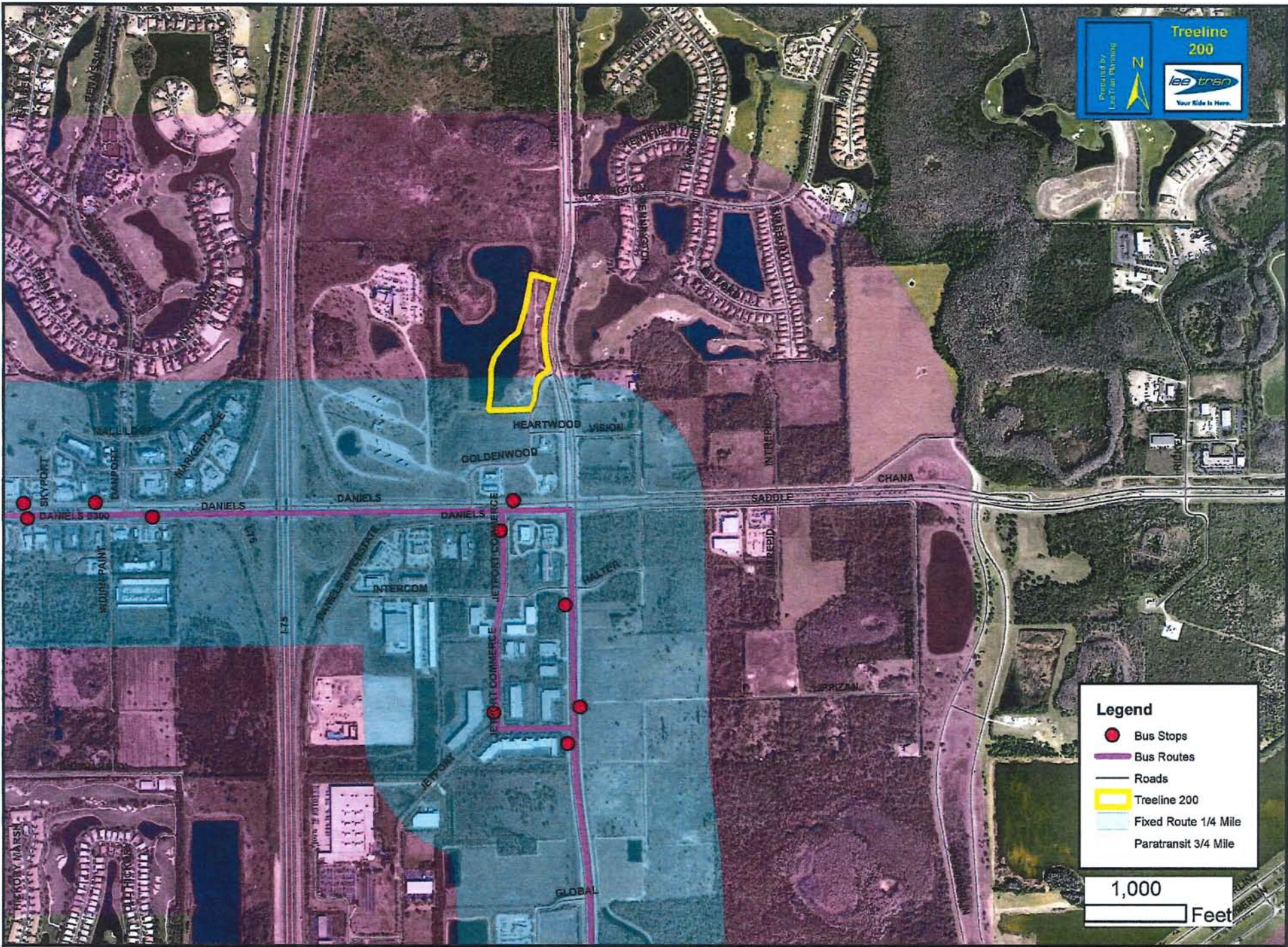
I have received your letter request for services availability concerning the Treeline 200 Small-scale Comprehensive Plan Amendment. After reviewing the aerial of the site and comparing the location with our existing route locations and planned route locations according to the Board of County Commissioners adopted Transit Development Plan, I have determined the following:

- The southern part of the identified site lies within the LeeTran $\frac{1}{4}$ mile fixed route service area.
- The identified site lies completely within the LeeTran $\frac{3}{4}$ mile paratransit services corridor.
- According to the LeeTran Transit Development, there are no planned service expansions adjacent to this proposed development.

I am attaching a map of our route services and bus stops in relation to the proposed development. If you have any questions or require further information, please feel free to contact me at (239) 533-0319 or at ABielawska@leegov.com.

Sincerely,

Anna Bielawska
Planner
Lee County Transit



Legend

- Bus Stops
- Bus Routes
- Roads
- Treeline 200
- Fixed Route 1/4 Mile
- Paratransit 3/4 Mile

1,000
Feet



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

CATHLEEN O'DANIEL MORGAN
CHAIRMAN, DISTRICT 3
STEVEN K. TEUBER
VICE CHAIRMAN, DISTRICT 4

MARY FISCHER
DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

PAMELA H. LARIVIERE
DISTRICT 5

NANCY J. GRAHAM, ED.D
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

April 28, 2015

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

RE: Treeline 200

Dear Ms. Crespo:

This letter is in response to your request for comments dated April 22, 2015 for the Treeline 200 in regard to educational impact. The project is located in the East Choice Zone, E2.

The developer's request states there is a possibility of 100 multi-family dwellings. With regard to the interlocal 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 and further broken down into the following, .046 for elementary, .022 for middle and .023 for high. A total of 9 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 me at 239-337-8142.

Sincerely,


Dawn Huff,
Long Range Planner



**SOUTH TRAIL
FIRE PROTECTION & RESCUE
SERVICE DISTRICT**

"Compassion, Commitment, Courage"

Business (239) 433-0080
FAX (239) 433-1941
Prevention Division (239) 482-8030
FAX (239) 433-2185

BOARD OF COMMISSIONERS

Richard O. Neville
Chairman

Edwin C. Sokel, Jr.
Vice-Chairman

John F. Anderson II
Secretary-Treasurer

Jean Flewelling
Commissioner

Larry Hirshman
Commissioner

ADMINISTRATION

William B. Lombardo
Chief

Benjamin A. Bengston
Assistant Chief

April 20, 2015

Alexis V. Crespo, Principal Planner
Waldrop Engineering
28100 Bonita Grande Dr. #305
Bonita Springs, FL 34135

Subject: Letter of Service Availability

Dear Alexis V. Crespo:

In your letter dated April 16, 2015 you indicated your firm is seeking a Small-scale Plan Amendment for property consisting of 10+/- acres located along the west of Treeline Ave. and ¼ mile north of Daniels Parkway. You further stated the Applicant is proposing to amend the Future Land Use Designation from "General Interchange" to "Central Urban". This amendment will allow for the option to develop 100 multi-family units or 110,000 sq. ft. of commercial uses per the approved Arborwood Village Commercial Planned Development.

Per your request, please accept this correspondence as documentation that our agency is capable of serving this future project. If there is any impact from this future project, the use of fire impact fees generated from the project will help assure our continued capability.

Please contact me should you have any questions or need anything further.

Yours in Service


William B. Lombardo
Fire Chief

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

April 29, 2015

Alexis V Crespo
28100 Bonita Grande Drive #305
Bonita Springs, FL 34155

Ms. Crespo,

The proposed Arborwood Village project located along the west side of Treeline Avenue and ¼ mile north of Daniels Parkway 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 Small Scale Comprehensive Plan Amendment application to change the 10 +- acre property's future land use designation from "General Interchange" to "Central Urban." This change would allow for the option to develop 100 multifamily dwelling units or 110,000 square feet of commercial uses. We will provide law enforcement services primarily from our Central District office in Fort Myers.

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



John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

April 16, 2015

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

Re: Letter of Service Availability

Ms. Crespo,

I am in receipt of your letter dated April 14, 2015, requesting a Letter of Service Availability for the development of property for the Treeline 200 project.

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 23, located 4.1 miles north; we also have plans to expand service within one mile of the prospective location. All of these locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

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

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

Sincerely,



Benjamin Abes
Deputy Chief, Operations
Division of Emergency Medical Services

Treeline 200
Small-Scale Comprehensive Plan Amendment
1st Submittal

EXHIBIT IV.C.3

ENVIRONMENTAL WAIVER



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- Public Hearing - General Requirements (34-202)
Public Hearing - Mining Excavation Planned Development (12-110)
[X] Public Hearing - Additional Requirements for:
Development of Regional Impact (34-203(a))
Planned Developments (34-203(b))
[X] Planned Development Amendment (34-203(b))
Rezoning Other than Planned Developments (34-203(c))
Special Exceptions (34-203(e))
Variances (34-203(f))
Limited Amendment to Existing Mine Zoning Approval [12-121(j)]
Compact Community Planned Development (32-502)
Private Recreational Facilities Planned Development (34-941(g))
Development Order - Submittal Requirements (10-152)
Application Form and Contents (10-153)
Additional Required Submittals (10-154)
Limited Review Development Order - Submittal Requirements (10-152)
Required Submittals (10-175)
Administrative Action Application Requirements [34-204(a)]
State the Type of Administrative Application:

RECEIVED APR 22 2015 COMMUNITY DEVELOPMENT PRE2015-00132

PLEASE PRINT OR TYPE:

STRAP Number: 23-45-25-00-00001.0000
Name of Project: Arborwood Village Commercial Planned Development
Name of Agent: Waldrop Engineering, P.A. c/o Alexis V. Crespo, AICP
Street Address: 28100 Bonita Grande Dr. #305
City, State, Zip: Bonita Springs, FL 34135
Phone Number: 239-405-7777 Email Address: alexis.crespo@waldropengineering.com
Name of Applicant*: Treeline 200, LLC c/o Mr. John Gnagey
Street Address: 12801 Renaissance Way
City, State, Zip: Fort Myers, FL, 33912
Phone Number: Email Address: jgnagey@theclubatrenaissance.com
*If applicant is not the owner, a letter of authorization from the owner must be submitted.

LEE COUNTY COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

Section Number	Requirement
#1 34-373(b)(2)	Environmental/Protected Species Survey
#2	
#3	
#4	
#5	
#6	
#7	
#8	
#9	

B. SCOPE OF PROJECT AND REASON(S) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)
 Please see attached Cover Letter/Request Narrative

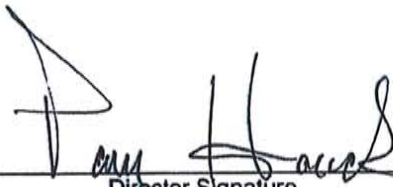
Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

 _____
 Signature of Applicant

_____ 4-13-15
 Date

.....
 FOR STAFF USE ONLY

DIRECTOR'S DECISION: Request Denied
 Request Approved
 Request Approved Per Attached Comments

 _____
 Director Signature

_____ 4-23-15
 Date

Case Activity Listing

Case #: PRE2015-00132

4/22/2015

3:01:55PM

Description	Activity Enter Date	Target Date	Activity Completed Date	Status	Assigned To	Done By	Notes
Submittal Waiver Request	4/22/2015		4/22/2015	DONE		AYH	
Development Services Comments	4/22/2015						
Final Document Imported	4/22/2015						
Environmental Review Comments	4/22/2015		4/22/2015	DONE	SMD	SMD	Approved #1-As long as no changes are proposed to required preserve areas the FLUCCS of the parcel where residential use is proposed does not warrant a survey.
Zoning Comments	4/22/2015						

Treeline 200
Small-Scale Comprehensive Plan Amendment
1st Submittal

EXHIBIT IV.D.1

MASTER SITE FILE LETTER



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.

April 23, 2015



Lindsay F. Rodriguez, MPA
Planning Technician
Waldrop Engineering
28100 Bonita Grande Dr. #305
Bonita Springs, FL 34135
E-mail: Lindsay.Rodriguez@waldropengineering.com

In response to your inquiry of April 23, 2015 the Florida Master Site File lists no archeological sites and no other cultural resources found at the following parcel of Lee County

Township 45S Range 25E Section 23 as submitted with search request.

When interpreting the results of this 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.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

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

Sincerely,

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

Treeline 200
Small-Scale Comprehensive Plan Amendment
1st Submittal

EXHIBIT IV.D.2
ARCHAEOLOGICAL SENSITIVITY
MAP



EXHIBIT IV.D.2 ARCHAEOLOGICAL SENSITIVITY MAP

Treeline 200
Small-Scale Comprehensive Plan Amendment
1st Submittal

EXHIBIT IV.E.4
LEE PLAN COMPLIANCE
NARRATIVE



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

26100 BONITA GRANDE DR. #305
BONITA SPRINGS, FL 34135
P: 239-405-7777
F: 239-405-7899

IV.E.4 – Lee Plan Consistency & Amendment Justification Narrative

I. Request

Treeline 200, LLC (“The Applicant”) is requesting approval of a Small-Scale Comprehensive Plan Amendment to change the future land use category of the 10-acre subject property from General Interchange to Central Urban. The amendment will allow for the development of the subject property with a maximum of 100 multi-family dwelling units. The Applicant is also requesting a text amendment to Lee Plan Table 1(b) to allocate 10 acres of residential uses to the Central Urban future land use category within the Gateway/Airport Planning Community.

II. Property Description & Entitlement History

The subject property is approximately 10 acres in size, and is located immediately west of Treeline Avenue, and north of Goldenwood Drive within the Gateway/Airport Planning Community. The property is zoned Commercial Planned Development (CPD), and is known as “Tract 1” within the Arborwood Village CPD, approved pursuant to Zoning Resolution Z-06-061, and subsequently amended per ADD2007-00199, ADD2008-00039; and ADD2008-00168.

The CPD is partially built-out with an automobile service station (RaceTrac), and two (2) banking institutions (Wachovia and Fifth Third Bank). The remaining outparcels and development tracts are approved for commercial retail, office, and hotel uses.

The surrounding land use pattern consists of Treeline Avenue to the east (a four-lane arterial roadway); Goldenwood Drive to the south (a two-lane local roadway); preserve areas to the north; and an existing stormwater management lake to the west. To the east of Treeline Avenue is the City of Fort Myers municipal limits, which are developed with golf course and residential uses as part of Somerset at The Plantation, a master-planned community. Major regional nodes, such as the Southwest Florida International Airport, JetBlue Stadium, and Florida Gulf Coast University are within 5 miles of the subject property. Table 1 below further defines the surrounding Future Land Use designations, zoning districts and existing land uses.

Table 1: Inventory of Surrounding Lands

DIRECTION	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
North	General Interchange	CPD	Preserve (Arborwood Village CPD);
South	General Interchange	CPD	Public Right-of-Way (Goldenwood Dr.) Vacant Commercial (Arborwood Village CPD)
East	Special Community (City Ft. Myers); General Interchange	MDP (City Ft. Myers); CG (Lee County)	Public Right-of-way (Treeline Ave.); Golf Course (Somerset at the Plantation); Office
West	General Interchange	CPD	Lake (Arborwood Village CPD)

As outlined in the enclosed application, the subject property is serviced by existing public infrastructure that can accommodate the proposed residential uses. Potable water and sanitary sewer services are available to the subject property pursuant to the letter of availability provided by Lee County Utilities. The surrounding roadway network has adequate capacity for the anticipated trip generation, as set forth in the accompanying Traffic Impact Statement prepared by TR Transportation Consultants. The subject property is also within the Lee Tran ¼ mile fixed route service area. There are adequate community facilities and services in the immediate vicinity of the project, including fire, EMS, schools, parks, and employment opportunities. Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibit IV.B.2) for a complete description of available infrastructure and services to support the amendment.

The underlying future land use category is General Interchange, which allows for a range of commercial and light industrial uses. However, this category does not permit the development of residential uses, thereby prohibiting the development of the Arborwood Village project under a unified mixed-use development plan. The proposed Future Land Use Map amendment to designate the property as “Central Urban” will allow for the build-out of the CPD zoning district with a mix of both commercial and residential uses, and support a compact, contiguous and diverse land use pattern in an urbanized portion of the county, where future residents can easily access goods, services, and employment.

Development of the subject property with residential uses will require a corresponding amendment to the Arborwood Village Commercial Planned Development to add “multi-family dwelling units” to the Schedule of Uses, and provide for associated site development regulations. This application has been filed concurrently with this small-scale comprehensive plan amendment.

The following is an analysis of how the proposed amendment is consistent with the goals, policies and objectives of the Lee Plan, State Comprehensive Plan (SCP), and the Southwest Florida Regional Policy Plan (SWFRPP).

III. Lee Plan Consistency

Policy 1.1.3: *The Central Urban areas can be best characterized as the “urban core” of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service—water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses will continue to predominate in the Central Urban area with future development in this category encouraged to be developed as a mixed-use, as described in Policy 2.12.3., where appropriate. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre).*

In compliance with this policy, the subject property is located in the stated urban core of Lee County as evidenced by the surrounding development pattern, urban-levels of public infrastructure, and close proximity to the Fort Myers city limits. The proposed multi-family development at a density of 10 du/acre is consistent with the uses and densities permitted by the Central Urban land future use category. The amendment will also allow for a mixed-use development pattern in direct compliance with the above policy.

Objective 2.2: *Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.*

The Applicant has provided letters of availability and a detailed explanation of the public facilities and services available to support future development of the property. The proposed amendment fully complies with the above policy's intent to direct new growth to appropriate Future Urban Areas of the county.

POLICY 2.12.1: *The County encourages and promotes clustered, mixed use development within certain Future Urban Area land use categories to spur cluster development and smart growth within those areas of Lee County where sufficient infrastructure exists to support development, as well as continue to improve the economic well-being of the County; provide for diversified land development; and provide for cohesive, viable, well-integrated, and pedestrian and transit oriented projects. This is intended to encourage development to be consistent with Smart Growth principles.*

As outlined in this application, the Applicant is seeking approval of this FLUM amendment to allow for the development of a multi-family residential community within a Commercial Planned Development. The diversified development program will allow for lower vehicle miles travelled (VMT) through the provision of local goods and services in close proximity to residential units, and within the same master-planned development. The project will also connect to onsite and offsite bicycle, pedestrian and transit facilities in accordance with Smart Growth principles.

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

The proposed FLUM amendment will support and protect the existing development pattern along Treeline Avenue in direct compliance with this policy. The multi-family residential uses will be separated from lower density residential and golf course uses within Somerset at The Plantation by a four-lane arterial roadway, in addition to appropriate and enhanced landscape buffers, as required by the CPD zoning resolution. There are no other residential uses to the south, west, or north that would result in compatibility issues upon approval of this amendment request. The proposed residential development program and design standards to ensure compatibility will be further evaluated via the companion CPD amendment.

POLICY 115.1.2: *New development and additions to existing development must not degrade surface and ground water quality.*

The proposed amendment will allow for the development of multi-family housing options in close proximity to employment opportunities, goods, and services.

Natural Resources Element

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

The proposed amendment will not impact any natural resources due to the site clearing activities permitted under previous approvals. The proposed amendment and corresponding CPD amendment will not impact the on-site native preserve areas within the Arborwood Village CPD.

Regional Transportation

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

As outlined above, the diversified development program requested by this petition will allow for lower vehicle miles travelled (VMT) through the provision of local goods and services in close proximity to residential units. The site is also well-connected to multi-modal infrastructure, including sidewalks, bike lanes and transit routes.

VII. Sprawl Analysis

The proposed amendment will allow for a higher density, compact residential development within an urbanized area of the county, and in proximity to goods, services, employment and public infrastructure. Approval of this petition will serve to mitigate sprawling land use patterns by directing new development to an appropriate location, thereby accommodating growth in areas intended by the Lee County Comprehensive Plan.