

October 27, 2015

Sharon Jenkins-Owen, AICP  
Principal Planner  
Department of Community Development  
1500 Monroe Street  
Fort Myers, FL 33901

**RE: Kreinbrink CPA2015-00007**

**RECEIVED**  
OCT 29 2015

COMMUNITY DEVELOPMENT

**CPA 2015-00007**

Dear Ms. Jenkins-Owen:

The purpose of this letter is to provide a response to the County's review comments dated August 11, 2015 for the above referenced Comprehensive Plan Amendment application. We always appreciate interaction with Staff on matters related to this application and welcome additional calls and emails that will assist us to address all the concerns in the most efficient manner to the extent this request can be approved.

#### **II A. TYPE, Text Amendment**

*Comment/Condition:*

*Page 1 of 9 indicates that a text and map change are being requested. Please check both (text and map) boxes on Page 2 of 9.*

**Response:**

**Please see the attached revised Application form with both text and map boxes checked on Page 2 of 9.**

*Comment/Condition:*

*Please provide the required, "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 property. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map."*

**Response:**

**Please see the attached Variance Report Received from the Lee County Property Appraisers Website. An additional set of mailing labels is included for the Map Amendment.**

#### **II B. SUMMARY OF REQUEST**

*Comment/Condition:*

*Please revise to indicate the total Wetlands acreage shown on the Future Land Use Map.*

**Response:**

**Please see the attached revised Future Land Use Map, which retains the Wetlands FLU and includes acreages for each FLU category on the subject property.**

*Comment/Condition:*

*Please revise to show that the current Future Land Use Map designation on the subject property includes both Rural and Wetlands.*

**Response:**

**The previous Current Future Land Use Map included the Rural and Wetlands categories. Another copy is included in this package for reference and has been updated to include the acreages of each category.**

*Comment/Condition:*

*Please provide the number of acres in Rural and the number of acres in Wetlands Future Land Use Map categories.*

**Response:**

**The attached revised Future Land Use Maps include the acreage for each Category. For reference we have replicated them below.**

<b>Subject Property Total Acreage</b>	<b>39.96 acres</b>
<b>RURAL FLU Acreage</b>	<b>36.96 acres</b>
<b>WETLANDS FLU Acreage</b>	<b>3.00 acres</b>

**III D. Proposed changes for the Subject property**

*Comment/Condition:*

*The application indicates the request is to change the existing Future Land Use Map category from Rural to Suburban. The application exhibits indicate that the request is to change the Future Land Use Map from Rural to Outlying Suburban. Please clarify whether the request is to change the Future Land Use Map category to Suburban or Outlying Suburban and Wetlands.*

**Response:**

**The requested Comprehensive Plan Amendment is to change the FLU Category of the subject property from Rural to Outlying Suburban. Revised copies of the application and narrative are attached clarifying this request.**

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

*Comment/Condition:*

*Please recalculate the residential unit/density based on the number of acres of Rural and Wetlands located on the site.*

**Response:**

**Please see the attached revised Comprehensive Plan Amendment Application, page 3 of 9.**

**II E. 1. b. Potential development of the Subject Property, Calculation of maximum allowable development under existing FLUM, Commercial intensity**

**Comment/Condition:**

*Please add the allowable residential development under the proposed change to the Future Land Use Map. The item is blank. The narrative indicates a maximum of 120 dwelling units are allowed, the agency letters indicate a maximum of 180 dwelling units are allowed. Please note that in both cases, the calculation does not take into account the Wetland acreage density which would result in fewer units.*

**Response:**

**The application has been revised to reflect the proposed density allowed in Outlying Suburban and Wetlands on page 3 of 9 of the application form. The applicant notes that staff is correct in that the agency letters have 180 referenced. However, the applicant notes that each letter indicates the agency has capacity to services the previously proposed 180 units. Therefore the capacity remains for the reduced request of 110 units.**

**Comment/Condition:**

*Please clarify the maximum allowable commercial intensity square footage. The application indicates a maximum of 350,000 square feet of commercial, but the exhibits indicate 100,000 square feet of commercial.*

**Response:**

**The requested amendment to Outlying Suburban, limits the maximum commercial square footage to 100,000.**

**IV A. 1. General Information and Maps, Provide any proposed text changes**

**Comment/Condition:**

*The exhibit labeled "Kreinbrink Comprehensive Plan Amendment Proposed Text Amendment" indicates that 40 acres of Rural are being transferred to Outlying Suburban. Please adjust the Rural acreage to separate out the Wetlands acreage. Please revise the amended Table 1 (b) accordingly*

**Response:**

Your comment is acknowledged. The Proposed Text Amendment for Table 1(b) has been revised. Please see the attached Table 1(b).

**IV A. 3. General Information and Maps, Proposed Future Land Use Map**

*Comment/Condition:*

*Please clarify if the proposed change to the Proposed Current Future Land Use includes Wetlands. Also please confirm that the request is to change the Rural category to Outlying Suburban or Suburban.*

**Response:**

Your comment is acknowledged and addressed in response to comments 1, 2, 3 of II B. Summary of Request & 1 of III D. The Application, Proposed Future Land Use Map and narrative have been revised to clarify the request is to change the subject property from Rural to Outlying Suburban. The Wetlands Category will be retained for the time being, the applicant notes the Lee Plan provides the ability for an administrative interpretation to be completed at the time of planned development rezoning or Development Order when a jurisdictional determination is completed to remove the Wetlands category.

**IV A. 7. General information and Maps, A copy of the deed(s) for the property**

*Comment/Condition:*

*The application included the deed from 1995. The Property Appraiser records indicate two deeds were recorded since 1995, including one in 1999 and another in 2011. Please provide the current deeds.*

**Response:**

**Please see the attached deeds.**

*Comment/Condition:*

*Please revise the Owner of Record on Page 2 of 9. The Deed and the Property Appraiser's records indicate that the Owner of Record is Daniel W. Kreinbrink and Katherine Kreinbrink. The application indicates the Owner of Record is Katherine Kreinbrink TR. Please revise accordingly.*

**Response:**

**The owner of record on page 2 of 9 of the Comprehensive Plan Application has been changed. Please see the attached revised application.**

**IV b. 9. General Information and Maps, If applicant is not the owner, a letter authorizing the applicant to represent the owner.**



*Comment/Condition:*

*The authorization form 2.0 indicates that Morris-Depew Associates, Inc. is the authorized agent for the applicant. Please revise the Agent statement on page 2 of 9 on the Application to show that Tina Ekblad is signing on behalf of Morris-Depew Associates, Inc. Please also modify Page 1 of 9 to show that Tina Ekblad is signing on behalf of Morris-Depew Associates, Inc.*

**Response:**

**Please see the attached revised application.**

**IV B. 2. a. Public Facilities Impacts, Provide an Existing and Future Conditions Analysis for, Sanitary Sewer**

*Comment/Condition:*

*Franchise Area, Basin, or District in which the property is located:*

*The subject property is not located within the Lee County Future Sewer Service Area (Map 7). On page 10 of the Project Narrative & Lee Plan Consistency section, the application mentions the need for an amendment to Lee County Utilities Service Area and states that a map amendment is included in the application. A request to amend Map 7 with figures showing the proposed amendment to the map is not provided in the application.*

**Response:**

**This comment is acknowledged. The applicant has been informed a Letter of Availability from Lee County Utilities cannot be obtained until the proposed amendment is processed. Any assistance planning staff could provide in this matter – since the letter of availability appears to be an application requirement – would be appreciated. Please find a copy of the proposed amendments to Lee Plan Maps 6 and 7 attached.**

*Comment/Condition:*

*Existing infrastructure, if any, in the immediate area with the potential to serve the subject property:*

*Specific information regarding existing infrastructure in the immediate area with the potential to serve the subject property is not provided. The applicant is advised that there is a potential for extensive system enhancements to provide service to this parcel as the closest available sanitary sewer infrastructure with capacity to serve the development is not in close proximity to the project.*

**Response:**

**The applicant is aware that infrastructure improvements will be needed for the water and sewer services to be provided to the subject property.**

*Comment/Condition:*

*Provide a letter of service availability from the appropriate utility:*

*A letter of service availability from Lee County Utilities is not provided in the application.*

*Please provide a letter of sanitary sewer service availability from Lee County Utilities.*

**Response:**

**The applicant has been advised by Lee County Utilities that a Letter of Availability cannot be provided until the Comprehensive Plan Amendment is processed. Any assistance planning staff could provide in this matter – since the letter of availability appears to be an application requirement – would be appreciated.**

**IV B. 2. b. Public Facilities Impacts, Provide an Existing and Future Conditions Analysis for, Potable Water**

*Comment/Condition:*

*Franchise Area, Basin, or District in which the property is located:*

*The subject property is not located within the Lee County Future Water Service Area (Map 6).*

*On page 10 of the Project Narrative & Lee Plan Consistency section, the application mentions*

*the need for an amendment to Lee County Utilities Service Area and states that a map*

*amendment is included in the application. A request to amend Map 6 with figures showing the*

*proposed amendment to the map is not provided in the application.*

**Response:**

**This comment is again acknowledged. Please find a copy of the proposed amendments to Lee Plan Maps 6 and 7 attached.**

*Comment/Condition:*

*Existing infrastructure, if any, in the immediate are with the potential to serve the subject property:*

*The applicant does not provide specific information regarding existing infrastructure in the*

*immediate area with the potential to serve the subject property however, there is an existing*

*12" water main on Bayshore Road near the intersection of Old Bayshore Road.*

**Response:**

**So noted.**

*Comment/Condition:*

*Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements:*

*The application does not address programmed CIP projects for potable water capacity, however, there are none programmed for the treatment facility serving this area.*

**Response:**

**So noted.**

*Comment/Condition:*

*Provide a letter of service availability from the appropriate utility:*

*A letter of service availability from Lee County Utilities is not provided in the application.*

*Please provide a letter of potable water service availability from Lee County Utilities.*

**Response:**

**The applicant again notes this comment from the previous two notations. The applicant has been advised by Lee County Utilities that a Letter of Availability cannot be provided until the Comprehensive Plan Amendment is processed. Any assistance planning staff could provide in this matter – since the letter of availability appears to be an application requirement – would be appreciated.**

*Comment/Condition:*

*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:*

*The application does not address 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. However LCU has sufficient allocations included in Consumptive Use Permit from the SFWMD (permit number 36-00152-W) to provide potable water service to the subject development.*

**Response:**

**So noted.**

**IV 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.**

*Comment/Condition:*

*Please revise the subject property's Future Land Use Map to include the Wetlands Future Land Use category. Once a wetland determination has been made, consistent with F.S. 373.019(17) through the use of the unified state delineation methodology, an application for Administrative Interpretation of Land Use Map Boundaries may be filed.*

**Response:**

The applicant notes the response to this comment from the many previous. The Wetlands Category will be retained for the time being, the applicant notes the Lee Plan provides the ability for an administrative interpretation to be completed at the time of planned development rezoning or Development Order when a jurisdictional determination is completed to remove the Wetlands category.

**IV E. 1. Internal Consistency with the Lee Plan, Discuss how the proposal affects population projections, Table 1(b), and the population capacity of the Lee Plan Future Land Use Map.**

*Comment/Condition:*

*Please revise the narrative to indicate that the subject property is currently within the Rural and Wetlands Future Land Use Map Categories. As previously stated, once a wetland determination has been made, consistent with F.S. 373.019(17) through the use of the unified state delineation methodology, an application for Administrative Interpretation of Land Use Map Boundaries may be filed.*

**Response:**

The applicant notes the response to this comment from the many previous. The Wetlands Category will be retained for the time being, the applicant notes the Lee Plan provides the ability for an administrative interpretation to be completed at the time of planned development rezoning or Development Order when a jurisdictional determination is completed to remove the Wetlands category.

*Comment/Condition:*

*Please clarify the acreage associated with the Wetlands onsite and revise the allowable dwelling units and maximum population accordingly.*

**Response:**

The applicant reiterates the response from the same comment on page 3.

**“Please see the attached revised Comprehensive Plan Amendment Application, page 3 of 9.”**

*Comment/Condition:*

*Please clarify if the maximum commercial intensity is 100,000 square feet as provided in the narrative or is it 350,000 square feet as provided in the application.*

**Response:**

The applicant reiterates the response from the same comment on page 3.

**“The requested amendment to Outlying Suburban, limits the maximum commercial square footage to 100,000.”**

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

*Comment/Condition:*

*Please note that the subject property is within the Northeast Lee County Community Planning and North Olga Community Planning areas. (Goals 34 and 35).*

*Please revise the narrative to include consistency with Lee Plan Goal 34.*

**Response:**

**Please see the attached revised Project Narrative & Lee Plan Consistency**

*Comment/Condition:*

*The applicant is required to hold a Public Information meeting in both the North Olga community and Alva Community per Lee Plan Policies 35.10, 35.10.3, 35.10.4, 34.5.2. The narrative indicates that meetings were held with the North Olga Community on February 19, 2015 and March 11, 2015. I understand that you will be meeting with the North Olga community in October. Please provide minutes of the North Olga Planning Panel meetings. Also provide a copy of the meeting minutes after you meet with the Alva community.*

**Response:**

**A copy of the minutes are attached. It is not expected that final minutes from the October meeting will be provided until January. When released a copy of the official minutes will be provided.**

*Comment/Condition:*

*Please also check both boxes (Northeast Lee County Planning Community and the North Olga Community Plan areas) on Page 8 of 9.*

**Response:**

**Please see the attached revised application.**

*Comment/Condition:*

*H. Planning Communities. Please check the boxes indicating the subject property is within the Northeast Lee County Planning Community (Lee Plan Objective 34.5) and the North Olga Community Plan area (Lee Plan Objective 35.10)*

**Response:**

**The applicant reiterates the response from the same comment above.**

**“Please see the attached revised application.”**

**IV E. 4. Internal Consistency with the Lee Plan, List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment**

**Comment/Condition:**

*Please list the State Policy Plan and Regional Policy Plan goals and policies that are relevant to this request.*

**Response:**

**Please see the attached revised Project Narrative and Lee Plan Consistency.**

**IV F. 2. a. Additional Requirements for Specific Future Land Use Amendments, Requests moving lands from a Non-Urban Area to a Future Urban Area, Demonstrate why the proposed change does not constitute Urban Sprawl.**

**Comment/Condition:**

*As per Item 2.a. on Page 8 of 9, please demonstrate why the proposed change does not constitute urban sprawl.*

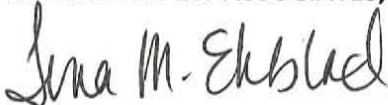
**Response:**

**Please see the attached revised Project Narrative and Lee Plan Consistency.**

We believe that we have adequately responded to all of the various comments for additional information. Should additional details be required, please contact 337-3993 or via e-mail [tekblad@m-da.com](mailto:tekblad@m-da.com).

Sincerely,

**MORRIS-DEPEW ASSOCIATES, INC.**



Tina M. Ekblad, MPA, AICP, LEED® AP  
Planning Director

Enclosure: Revised Application Materials and Supporting Documents

Cc: Dan & Katherine Kreinbrink



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: Kreinbrink

PROJECT SUMMARY:

Comprehensive Plan Amendment for 40 acres from Rural and Wetlands to Outlying
Suburban and Wetlands.

Plan Amendment Cycle: [X] Normal [ ] Small Scale [ ] DRI

APPLICANT - PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional
space is needed, number and attach additional sheets. The total number of sheets in your
application is: \_\_\_\_\_

Submit 6 copies of the complete application and amendment support documentation, including
maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for
Local Planning Agency, Board of County Commissioners hearings and the Department of
Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the
attached amendment support documentation. The information and documents provided are
complete and accurate to the best of my knowledge.

Tina M. Ekblad
Signature of Owner or Authorized Representative

10/28/15
Date

Tina M. Ekblad

Signing on behalf Morris-Depew Associates, Inc

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: Daniel W. Kreinbrink and Katherine G. Kreinbrink  
Address: 12100 N. River Road  
City, State, Zip: Alva, FL 33920  
Phone Number: 239-337-1669 Email: \_\_\_\_\_

Agent\*: Tina M. Ekblad, MPA, AICP, LEED AP  
Signing on behalf Morris-Depew Associates, Inc  
Address: 2891 Center Pointe Drive, Unit 100  
City, State, Zip: Fort Myers, FL 33916  
Phone Number: 239-337-3993 Email: tekblad@m-da.com

Owner(s) of Record: Daniel W. Kreinbrink and Katherine G. Krienbrink  
Address: 12100 N. River Road  
City, State, Zip: Alva, FL 33920  
Phone Number: 239-337-1669 Email: \_\_\_\_\_

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

**II. REQUESTED CHANGE**

A. TYPE: (Check appropriate type)

- Text Amendment
- Future Land Use Map Series Amendment (Maps 1 thru 24)  
List Number(s) of Map(s) to be amended: 1, 6 & 7

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: 12100 N. River Road Alva, FL 33920
2. STRAP(s): 18-43-26-00-00001.0040

B. Property Information:

Total Acreage of Property: 40±  
Total Acreage included in Request: 40±  
Total Uplands: 36.9 acres  
Total Wetlands: 3.0 acres  
Current Zoning: AG-2  
Current Future Land Use Designation: Rural, Wetlands  
Area of each Existing Future Land Use Category: 3.0 Wetlands & 36.9 Rural  
Existing Land Use: Single Family Residential

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:

Future Land Use Designation from Rural and Wetlands to Outlying Suburban and Wetlands.

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	36 dwelling units
Commercial intensity	NA
Industrial intensity	NA
  
2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	110 dwelling units
Commercial intensity	100,000- 400,000 sq. ft.
Industrial intensity	NA

#### 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.*

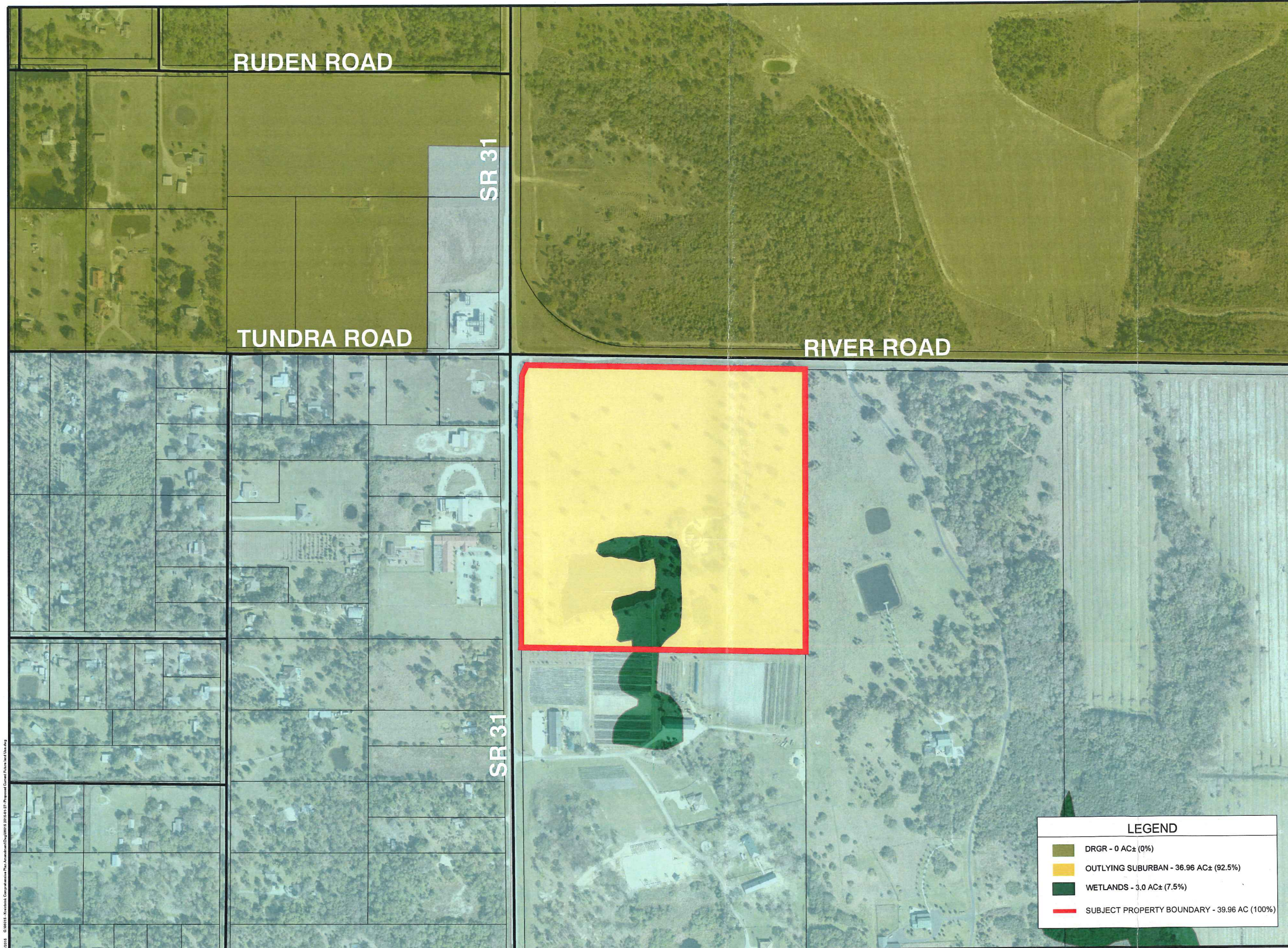
C. Environmental Impacts





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]





LEGEND	
	DRGR - 0 AC± (0%)
	OUTLYING SUBURBAN - 36.96 AC± (92.5%)
	WETLANDS - 3.0 AC± (7.5%)
	SUBJECT PROPERTY BOUNDARY - 39.96 AC (100%)

PROJECT:  
**Kreinbrink  
Comprehensive Plan  
Amendment**

ADDRESS:  
**12100 North River Road  
Alva, Florida**

DEVELOPER:

CONSULTANT:  
**MORRIS DEPEW**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT NO. LB6891 / LC28000330

<b>Fort Myers</b> 2891 Center Pointe Drive Unit 100 Fort Myers, Florida 33916 (239) 337-9993 Fax: (239) 337-9994 Toll free: 855-337-7341	<b>Tallahassee</b> 327 Office Plaza Suite 113 Tallahassee, Florida 32301 (850) 224-6698
<b>Gainesville</b> 414 SW 140th Terrace Suite 100 Newberry, FL 32669 (352) 378-3450	<b>Destin</b> 755 Grand Boulevard Suite 3105-152 Miramar Beach, FL 32550 Toll free: 866-337-7341

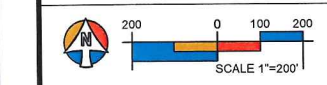
SEAL:

REVISIONS	DATE

PROJECT MANAGER: TME  
DRAWING BY: ALR  
JURISDICTION: Lee County  
DATE: 9/1/2015

TITLE:  
**Proposed Future  
Land Use Map**

SHEET NUMBER: **P-1**



JOB/FILE NUMBER: **06015**

M:\2015\ © 2015 MORRIS DEPEW ARCHITECTS, INC. ALL RIGHTS RESERVED



**MORRIS**

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

**DEPEW**

Phone (239) 337-3993 | Toll Free (866) 337-7341  
www.morris-depew.com

ENGINEERS · PLANNERS · SURVEYORS  
LANDSCAPE ARCHITECTS

**KREINBRINK**  
**Comprehensive Plan Amendment**  
**Proposed Text Amendment**

Property: 18-43-26-00-00001.0040  
Owner of Record: Kreinbrink Daniel W +  
Kreinbrink Katherine H/W L/E  
12100 N. River Road  
Alva, Florida 33920

The following proposed comprehensive plan amendment seeks to make alterations to Table 1(b) *Year 2030 Allocations* of the Lee Plan. The application request for Kreinbrink seeks to allocate ±37.13 acres of Rural lands on the Future Land Use Map to Outlying Suburban. An amendment to Table 1(b) is proposed to accommodate this change, as shown in the following pages.

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

Future Land Use Classification		Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway
Residential 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	0	0
	Urban Community	18,425	520	485	0	637	0	0	0	0	0	0	0
	Suburban	16,623	0	0	0	1,810	0	0	0	85	0	0	0
	Outlying Suburban	4,105 <u>4,142</u>	30 <u>67</u>	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 <u>8,276</u>	1,948 <u>1,911</u>	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 Resources	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
<b>Total Residential</b>	<b>81,361</b>	<b>3,464</b>	485	0	4,500	1,250	29	651	604	0	1,023	3,322	
<b>Commercial</b>	<b>12,793</b>	<b>57</b>	52	0	400	50	17	125	150	0	1,100	440	
<b>Industrial</b>	<b>13,801</b>	<b>26</b>	3	0	400	5	26	0	300	0	3,100	10	
<b>Non Regulatory Allocations</b>													
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	
<b>Total</b>	<b>357,175</b>	<b>33,463</b>	<b>1,572</b>	0	<b>11,718</b>	<b>12,731</b>	<b>259</b>	<b>4,340</b>	<b>2,197</b>	0	<b>17,323</b>	<b>7,967</b>	
Population Distribution*	495,000	5,090	1,531	0	30,861	3,270	225	530	5,744	0	11,582	16,488	

\* Population for Unincorporated Area of Lee County

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

Future Land Use Classification		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential 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 Resources	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	
<b>Total Residential</b>		4,104	3,962	0	5,870	3,313	21,248	4,015	10,729	3,326	3,254	6,212
<b>Commercial</b>		1,100	1,944	0	2,100	226	1,420	68	1,687	18	1,700	139
<b>Industrial</b>		320	450	0	900	64	300	7,246	554	5	87	5
<b>Non Regulatory Allocations</b>												
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
<b>Total</b>		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

NORTH OLGA COMMUNITY PLANNING PANEL MINUTES  
February 19, 2015

The North Olga Community Planning Panel (NOCPP) held a meeting at 6 p.m. on Thursday, February, 19 2015. The meeting was held at the Bayshore Fire Station at 17350 Nalle Road, North Fort Myers, Florida 33917.

**I. Introductions**

Dennis called the meeting to order at 6:00 p.m., noting there was a quorum with all panel members except Mike Greenwell present. Dennis asked Glenn Cary to lead the pledge.

**II. Minutes**

Mary Povia provided the October meeting minutes and they were accepted without changes.

**III. Old Business**

Dennis asked the panel to finalize the election of the 2015 panel in accordance with the NOCPP by-laws. The following motions were made by Glenn Cary, seconded by Nick Armeda, and accepted unanimously:

- Mike Greenwell and Nick Armeda were re-elected for the large landowner seats
- Tom Mulling, II and John Lovelace were re-elected for the small landowner seats
- Dennis Van Roekel, was appointed as President
- Tom Mulling, II, was appointed as Vice President
- Nick Armeda, was appointed as Treasurer
- Mary Povia, was appointed as Secretary

Alexis Crespo provided an update on the North Olga Land Development Code amendments, noting the Board approved the LDC amendments in October 2014. She noted the grant with Lee County was closed out and no further panel action was required. Alexis suggested setting a quarterly meeting schedule for the remainder of 2015. The following dates were selected, but subject to change based upon meeting room availability:

- Thursday, April 16<sup>th</sup>
- Thursday, August 20<sup>th</sup>
- Thursday, October 15<sup>th</sup>

**IV. New Business**

Dennis asked Dan Kreinbrink and Tina Ekblad to present the Kreinbrink Comprehensive Plan Amendment proposal. Ms. Ekblad presented the project location and explained the request to amend the Future Land Use Map from Rural to Suburban. She explained the maximum density

would be 6 DU/acre and the maximum commercial square footage would be 100,000 square feet. She noted the SR 31 arterial frontage and intent to expand the roadway. She explained the property would also have to be rezoned prior to development, and further information on the specifics of development would be presented to the North Olga community at a separate meeting, once those details were known. She also explained the process to amend the Comprehensive Plan, including the required advisory board and Board of County Commission hearings.

Following the Applicant's presentation, Dennis asked if there were any questions from the audience. The audience's comments and questions can be generally summarized as follows:

**What is the surrounding Future Land Use?**

**RESPONSE:** Predominantly Rural (1 DU/1 acre)

**How much density and intensity can be developed per this request?**

**RESPONSE:** 6 DU/acre and 100,000 square feet of commercial. This is the absolute maximum that could be developed under the request, and less density and commercial could be requested through the rezoning.

**Can a Publix or Wal-Mart fit on the property? Could that be developed under the Suburban Future Land Use Category?**

**RESPONSE:** Some Wal-Marts are larger than 100,000 SF. A Publix, Neighborhood Wal-Mart or CVS could fit on the Property.

**What does Outlying Suburban and Sub-Outlying Suburban permit for density?**

**RESPONSE:** Outlying Suburban allows 1 DU/3 acres and Sub-Outlying Suburban allows 1 DU/2 acres.

**Did you know Bayshore has a commercial node at SR 31 directly across from the Property? You should read the Bayshore plan.**

**RESPONSE:** N/A.

**There is not enough information. We want to know more about the development.**

**RESPONSE:** This is a Comprehensive Plan Amendment. This is the first step and we will come back with more details and a concept plan at the time of rezoning. It is too early to provide these details. Please keep in mind North Olga has LDCs to control development and make sure the rural character is maintained.

Please consider lower densities.

RESPONSE: Okay.

There were additional comments, but the above comments and responses generally outline the discussion points. Dennis asked the Panel for input. The Panel's comments can generally be summarized as follows:

It seems like a lot of density. Can you lower the density?

RESPONSE: We will look into it.

It seems like a lot of commercial. Can you reduce the commercial?

RESPONSE: The commercial square footage for both Outlying Suburban and Suburban is 100,000 square feet. This Property is located at the intersection of 2 arterial roads and is an appropriate location for commercial development per the Lee Plan.

There is not enough information to make a recommendation today.

RESPONSE: We will come back to the Panel for another presentation at the time of zoning, but we would like the Panel's support on the Future Land Use change tonight so we can move forward with this application.

Following the Panel discussion, Dan Kreinbrink offered to reduce the request from Suburban to Outlying Suburban, which allows for 3 DU/acre instead of 6 DU/acre, and 100,000 square feet of commercial.

Members of the audience and the Panel thanked Dan for lowering the density and agreed that was a significant improvement to the request.

The Panel said they would delay taking a vote on the item. Dan asked if a meeting could be set in March to bring the request back for further discussion and input. The Panel tentatively set a special meeting for March 11<sup>th</sup> to continue discussion on the project.

There was no additional discussion. The meeting concluded at approximately 7:30 p.m.

Mary Povia

Mary Povia  
Secretary

10-15-15  
Date



NORTH OLGA COMMUNITY PLANNING PANEL MINUTES

April 16, 2015

The North Olga Community Planning Panel (NOCPP) held a meeting at 6 p.m. on Thursday, April 16, 2015. The meeting was held at the Bayshore Fire Station at 17350 Nalle Road, North Fort Myers, Florida 33917.

**I. Introductions**

Dennis called the meeting to order at 6:00 p.m., noting there was not a quorum. Dennis asked Glenn Cary to lead the pledge.

**II. Minutes**

No meeting minutes were approved due to lack of quorum.

**III. Old Business**

There was no old business.

**IV. New Business**

Lee County Staff provided a presentation on the Alva LDC Updates.

There was no additional discussion. The meeting concluded at approximately 6:30 p.m.

Mary Povia

Mary Povia  
Secretary

10-15-15  
Date

**North Olga Community Panel Meeting Summary****March 11, 2015**

Following the applicant's agreement to reduce the Future Land Use request at the February meeting, a special meeting of the North Olga Community Planning Panel was held on March 11<sup>th</sup>. Tina Ekblad, representing Mr and Mrs Kreibrink, confirmed the reduction of the Comprehensive Plan Amendment from Suburban to Outlying Suburban. This would permit a maximum 3 DU/acre and the maximum commercial square footage would be 100,000 square feet. The property's location at the intersection of two arterial roadways (North River Road and SR 31) as well as the plans to expand SR 31 make an appropriate location for the neighborhood commercial permitted by the Outlying Suburban Future Land Use. Ms. Ekblad also explained the Amendment and rezoning process which included required meetings with the North Olga and Alva Community Planning Panel as well as public hearings with the Local Planning Agency, Hearing Examiner and Board of County Commissioners. A review of the North Olga Land Development Code regulations was also provided explaining the architectural, parking, setback, and landscape buffers implemented by the community to ensure Rural Character of all future development.

Many questions were asked by members of the community as well as members of the Bayshore and Alva Community in attendance. Many members of the audience asked questions related to what the development would look like and how intense it would be. Ms. Ekblad and Mr. David Depew, PhD, AICP, LEED AP explained to the attendees that the requested amendment would only permit 3 DU/acre and 100,000 square feet of commercial. It was likely that due to the configuration of the parcel, supporting infrastructure these maximums would not be constructed. For commercial development, general associations indicate that for every 10,000 SF of Commercial and 1 acre of land is needed. With the 100,000 SF limitation and the North Olga Land Development Code regulations, a single big box store could not be constructed on the property. It was more likely that a Publix or CVS with additional supporting neighborhood commercial would be located on the property.

Ms. Ekblad and Mr. Depew also explained that the residential likely would not be the full 3 units per acre, again due to the configuration of the property as well as market conditions. To realize 3 units per acre a multi-family product must be constructed on the property. It is more likely that the future residential development would be cluster single family residential with preserved open space and stormwater management. A design of this type would not support the maximum 120 units (40 acres X 3 DU).

The attendees did not feel there was enough information for the Community Panel to consider the proposed development. The members of the board did not want to vote on the proposed project without additional design considerations. They felt that the maximum development intensity was too high however recognized design considerations would limit the density and intensity constructed. The Panel said they would delay taking a vote on the item. Dan asked if a meeting could be set in October to bring the request back for further discussion and input. The Panel tentatively set a special meeting for October 15, 2015 to continue discussion on the project. There was no further discussion and the meeting concluded.



**North Olga Community Panel Meeting Summary****October 15, 2015**

Following the March 11<sup>th</sup> Special Meeting, the applicant agreed to return to the next regularly scheduled meeting of the North Olga Community Planning Panel to present potential development options. Tina Ekblad, representing Mr and Mrs Kreibrink, confirmed the Comprehensive Plan Amendment was a request to place the property within the Outlying Suburban Future Land Use. This would permit a maximum 3 DU/acre and the maximum commercial square footage would be 100,000 square feet. The property's location at the intersection of two arterial roadways (North River Road and SR 31) as well as the plans to expand SR 31 make an appropriate location for the neighborhood commercial permitted by the Outlying Suburban Future Land Use. Ms. Ekblad also explained the Amendment and rezoning process which included required meetings with the North Olga and Alva Community Planning Panel as well as public hearings with the Local Planning Agency, Hearing Examiner and Board of County Commissioners. A review of the North Olga Land Development Code regulations was also provided explaining the architectural, parking, setback, and landscape buffers implemented by the community to ensure Rural Character of all future development.

Ms. Ekblad then went on to explain the two potential development scenarios. Both has been developed to cluster the residential density to provide for contiguous and compact development as well as stormwater management and roadway infrastructure. The first scenario included a commercial pod, located at the corner of SR 31 and North River Road. The commercial area had been divided into 3 lot, each approximately 2 acres. Utilizing the general rule from the previous meeting that 1 acre could accommodate 10,000 SF of commercial uses, it is reasonable to assume the design could accommodate 60,000 SF of Commercial Uses. The remainder of the property would be dedicated toward residential uses. The development plan as designed was for single family residential and would accommodate 60 to 80 units depending on the lot width. The second scenario was strictly residential, again in a clustered and compact format with a stormwater management system, roadway infrastructure and amenities. This plan was also designed for single family residential and would accommodate 80 to 100 units depending on lot width.

Many questions were asked by members of the community as well as members of the Bayshore and Alva Community in attendance. Many members of the audience asked questions related to what the development would look like and how intense it would be. Ms. Ekblad explained to the attendees that the requested amendment would only permit 3 DU/acre and 100,000 square feet

of commercial. It was likely that due to the configuration of the parcel, supporting infrastructure these maximums would not be constructed. Rather the future development would likely be similar to one of the examples on display. Many residents questions what kind of commercial uses would develop on these parcels. Ms. Ekblad explained it was difficult to tell however, with the limited Commercial SF and the North Olga Land Development Code regulations, a single big box store could not be constructed on the property. It was more likely that a Publix or CVS with additional supporting neighborhood commercial would be located on the property. Some comments were heard about access problems and concerns about SR 31 however many of these issues would be adequately addressed through the zoning and development order process.

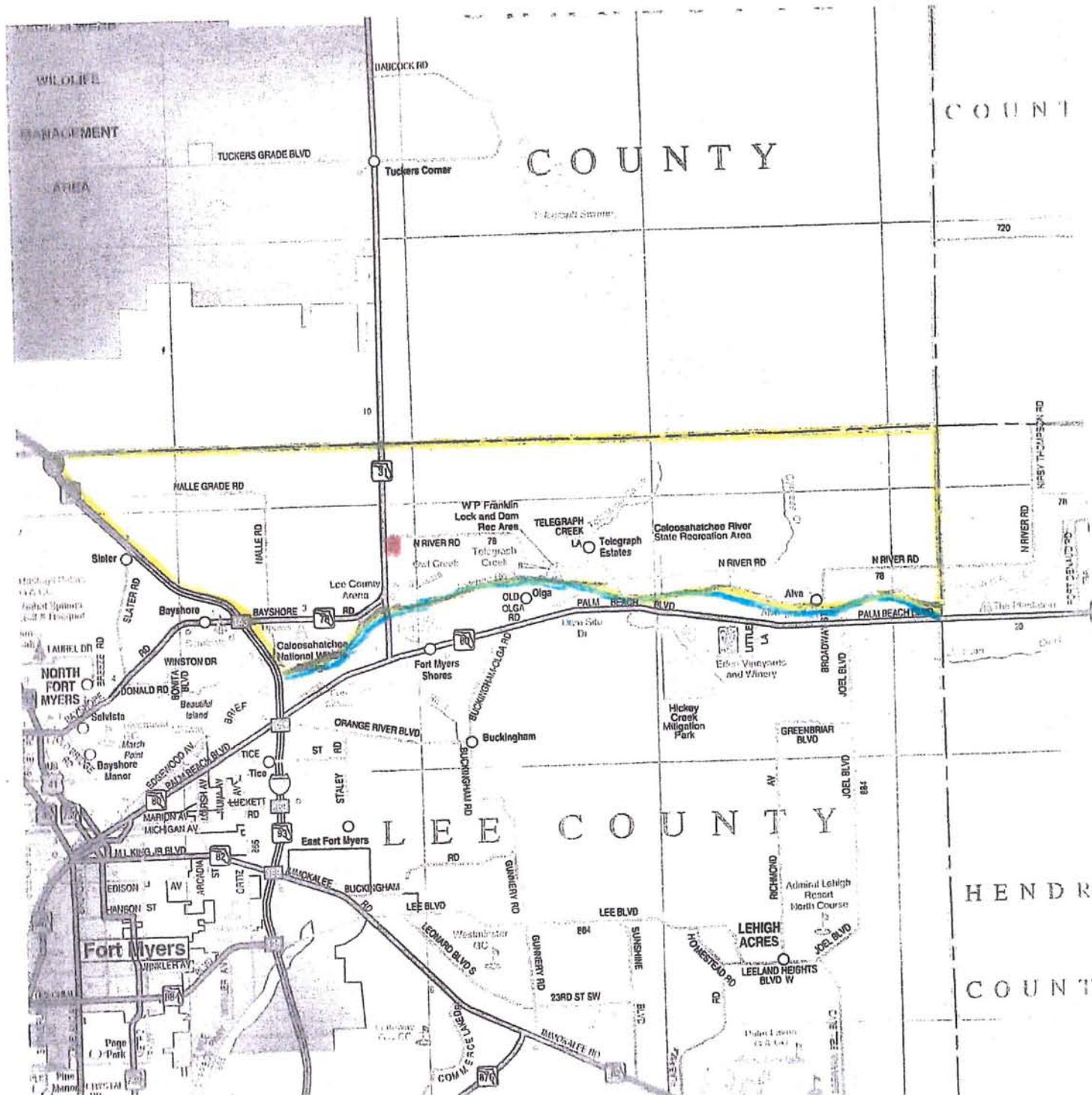
Many comments were heard regarding the residential design, with attendees concerned that the density was too high. Ms. Ekblad explained that while the maximum density was 3 dwelling units to the acre. The example designs would permit a maximum of 100 units on the 40 acres, or 2.5 units to the acre. This development scenario would call for narrow lots that are unlikely to develop in this location due to the existing conditions. It is more likely that a clustered residential planned development would accommodate 80 units or 2 dwelling units per acre. Again comments were heard about traffic and access which can be adequately addressed through the zoning and development order process.

The prospective of the attendees and board members was mixed. Many agreed that the corner of Sr 31 and North River Road was appropriate for commercial. In fact, when asked if the request was for commercial if they would support it, the attendees and board members indicated they would. However, they still had concerns about the residential density. Ms. Ekblad noted that acceptable commercial development could not be develop without the accompanying residential per the requirements of the Lee Plan and staff in attendance agreed. Ultimately, the Community Planning Panel decided not to vote on the proposal as they did not feel it was appropriate to tell someone else what to do with their property. During the discussion of the motion, it was acknowledged that the Olga Community does not have designated commercial nodes for this reason. The SR 31 and North River Road Intersection was an appropriate location for commercial. Finally, the Panel agreed to stay informed of the process but to allow the Board of County Commissioners to make the final decision.

From: Palermo, Anthony [mailto:APalermo@leegov.com]  
Sent: Friday, September 19, 2014 8:23 AM  
To: Alexis Crespo; Lindsay Rodriguez  
Subject: north olga. - what I said.

Under new business Mr. Dan Krienbrink spoke to the panel about amending the future land use for his property (below). It is 40 acres zoned AG and with a Rural FLU designation. He has asked planning staff (specifically Mr. O'Connor, Noble, Ms. Ebaugh, and Ms. Jenkins-Owen) about changing to Suburban-2 per the proposed Lee Plan. He said staff is generally supportive. He said four County Commissioners support the change. Commissioner Mann does not support it, he said. He is requesting the county, LPA and BCC approve it as part of the Lee Plan update – not as a separate plan amendment afterwards. He was asked what he plans to do with the property. He said it depends on the market, if Babcock develops, it may be more marketable in the future. He may develop it, or a future developer may do so. Suburban-2 would permit 2 units per acre (as opposed to 1) and more robust commercial uses (limited to a neighborhood center). He said he is not proposing a mixed use “Town Center” as was discussed by the LPA recently. He said it is a modest request and wants the community’s support as he takes the request to the LPA in October. The members of the panel expressed support for the land use change and expressed no objections. The matter was not an agenda item, and no formal motion was taken. Mr. Krienbrink thanked the panel for the words of support.







**From:** Burris, Richard <RBurris@leegov.com>  
**To:** fsic2109 <fsic2109@aol.com>  
**Subject:** North Lee County Existing Population  
**Date:** Tue, Mar 24, 2015 10:53 am

Mr. Krienbrink,

Below are the demographics you requested. As I stated on the phone, the dwelling unit information is generated from the Existing Land Use database maintained by the county and the dwelling unit occupancy characteristics and persons per household are generated from the 2010 US Census at the Census Tract level.

Total Units	3,204
Permanent Population	6,831
Seasonal Population	458
Functional Population	7,289

These estimates are for the area north of the Caloosahatchee River, east of I-75, within Lee County.

If you have any questions please feel free to contact me.

Rick

Richard R. Burris, AICP  
1500 Monroe St  
Fort Myers, Florida 33901

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

10.50 R  
1332 50

Return to:  
Smoot Adams Edwards & Green, P.A.  
Courthouse Box 69  
Fort Myers, FL

This Instrument Prepared by:  
Charles B. Edwards, Esq.  
Smoot Adams Edwards & Green, P.A.  
P.O. Box 60259  
Fort Myers, FL 33906-6259

Property Appraiser's Parcel Identification Number:  
Part of 18-43-26-00-00001.0000

Social Security Number: [REDACTED] (DWK)

3826204

DR2629 PG3121

RECORD VERIFIED - CHARLIE GREEN, CLERK  
BY: J. TENNIP, D.C.

Documentary Tax Pd \$ 1332.00  
Intangible Tax Pd.  
CHARLIE GREEN, CLERK, LEE COUNTY  
Deputy Clerk

FEE SIMPLE DEED

This Indenture Made the 26<sup>th</sup> day of July, A.D. 1995, by THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE, hereinafter called the grantor,

to DANIEL W. KREINBRINK and KATHERINE G. KREINBRINK, HUSBAND AND WIFE,, whose post office address is 2109 Cleveland Avenue, Fort Myers, Florida 33901, hereinafter called the grantee:

(Wherever 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.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and transfers unto the grantee, all that certain land situate in Lee County, State of Florida, viz:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

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.

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

Signed, sealed and delivered in the presence of:

THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE

Witness Signature  
Cindy L. Cooper

By: N. S. SIGNORETTA its VICE PRESIDENT

Printed Name  
Cindy L. Cooper

Witness Signature  
J. S. [Signature]

Corporate Trust Division, Towermarc Plaza  
10161 Centurion Parkway, 3rd Floor, Jacksonville, FL 32256  
Post Office Address

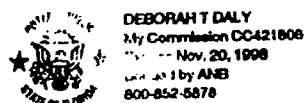
Printed Name  
J. S. [Signature]

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of July, A.D., 1995, by N. S. SIGNORETTA, VICE PRESIDENT of THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE, on behalf of the Bank. He is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY RUBBER STAMP SEAL

Deborah T. Daly  
Notary Signature  
DEBORAH T. DALY  
Printed Notary Signature



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, RUN S 88°52'38" E ALONG THE NORTH LINE OF SAID SECTION 18 FOR 1377.37 FEET; THENCE RUN S 00°16'25" W FOR 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 78, (100 FEET WIDE), AND THE POINT OF BEGINNING OF SAID PARCEL OF LAND; FROM SAID POINT OF BEGINNING RUN S 00°16'25" W FOR 1314.85 FEET; THENCE RUN N 88°51'56" W FOR 1322.57 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 31, (100 FEET WIDE); A NON-TANGENT POINT ON A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 68,704.96 FEET, A CENTRAL ANGLE OF 00°42'23", AND A CHORD OF 847.10 FEET THAT BEARS N 00°07'31" W; THENCE RUN NORTHERLY ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 847.11 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 N 00°24'05" E FOR 158.26 FEET; THENCE N 02°08'14" E ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 259.79 FEET; THENCE RUN N 24°26'09" E ALONG SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD 31 FOR 53.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROAD 78; THENCE RUN S 88°52'38" E ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 78 FOR 1297.58 FEET TO THE POINT OF BEGINNING.  
CONTAINING 40.00 ACRES MORE OR LESS.  
BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 18 AS BEARING S 88°52'38" E.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD.

DR2629 PG3122

CHARLIE GREEN LEE CITY FL  
95 AUG 25 PM 4: 18

15.00 Recording  
.70 Documentary Stamps

4651703

Prepared by:  
Stephen W. Buckley, Esquire  
GOLDSTEIN, BUCKLEY, CECHMAN,  
RICE & PURTZ, P.A.  
Post Office Box 2368  
Fort Myers, Florida 33902-2368  
98-1099

Property Appraiser's  
Parcel Identification No. 18-43-26-00-00001.0040

RECORDED BY  
KAREN CARTWRIGHT, D.C.

Documentary Tax Pd. \$ 1.70  
\$ \_\_\_\_\_ Intangible Tax Pd

CHARLIE GREEN, CLERK, LEE COUNTY  
By Karen Cartwright Deputy Clerk

[Space above this line for recording data.]

OR3129 PG2190

## WARRANTY DEED TO TRUSTEE UNDER LIVING TRUST

THIS WARRANTY DEED made this 8<sup>TH</sup> day of June, 1999, by DANIEL W. KREINBRINK and KATHERINE G. KREINBRINK, husband and wife, as GRANTOR\*, whose address is 12100 River Road, Alva, Florida 33920, and KATHERINE G. KREINBRINK, Trustee of the KATHERINE G. KREINBRINK TRUST dated October 27, 1998, (hereinafter referred to as "Trustee") with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described, and whose address is 12100 River Road, Alva, Florida 33920;

and with DANIEL W. KREINBRINK to be successor trustee of the KATHERINE G. KREINBRINK TRUST upon death, disability or resignation of KATHERINE G. KREINBRINK. The written acceptance by DANIEL W. KREINBRINK recorded among the public records in the county where the real property described below is located, together with evidence of KATHERINE G. KREINBRINK'S death, disability or resignation, shall be deemed conclusive proof that the successor trustee provisions of the aforesaid Living Trusts have been complied with. Evidence of KATHERINE G. KREINBRINK'S death shall consist of a certified copy of her death certificate. Evidence of her disability shall consist of a licensed physician's affidavit establishing that KATHERINE G. KREINBRINK is incapable of performing her duties as Trustee of the aforesaid Living Trust. Evidence of KATHERINE G. KREINBRINK'S resignation shall consist of a resignation, duly executed and acknowledged by her. The successor trustee shall have the same powers granted to the original Trustee as set forth above.

### WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100'S DOLLARS (\$10.00), and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Trustee, all that certain land situate in Lee County, Florida, to-wit:

See Exhibit A attached hereto and by reference incorporated herein.

### PREPARED WITHOUT EXAMINATION OF TITLE

TO HAVE AND TO HOLD the above-described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the Katherine G. Kreinbrink Trust dated October 27, 1998.

GRANTEE, as TRUSTEE, is hereby granted full power and authority, pursuant to the provisions of Florida Statute 689.071, to protect, conserve, sell, convey, lease, encumber and to otherwise manage and deal with the property herein conveyed. No person dealing with such Trustee(s) shall be privileged or required to inquire of the proceeds from any sale of the property. The interest of the beneficiaries under such Trust(s) is hereby declared to be personal property.

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]  
Signature of Witness  
Print Name LINDA R. MINTZ

[Signature]  
Signature of Witness  
Print Name GAIL B. STAGNER

[Signature]  
DANIEL W. KREINBRINK

[Signature]  
KATHERINE G. KREINBRINK

OKS 129 PG2191

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 24 day of June, 1999, by DANIEL W. KREINBRINK and KATHERINE G. KREINBRINK,

- who are personally known to me, or
- who produced \_\_\_\_\_ as identification.

My Commission Expires:

[Signature]  
NOTARY PUBLIC (Seal)

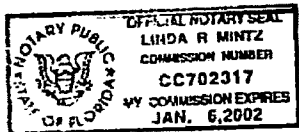


Exhibit A

A parcel of land lying in Section 18, Townshp 43 South, Range 26 East, Lee County, Florida, more particularly described as follows:

Commencing at the Northwest corner of said Section 18, run S.88°52'38"E. along the North line of said Section 18 for 1377.37 feet; thence run S.00°16'25"W. for 50.00 feet to the Southerly right-of-way of State Road 78 (100 feet wide) and the Point of Beginning of said parcel of land; from said Point of Beginning run S.00°16'25"W. for 1314.85 feet; thence run N.88°51'56"W. for 1322.57 feet to the Easterly right-of-way of State Road 31 (100 feet wide); a non-tangent point on a curve concave to the East with a radius of 68,704.96 feet, a central angle of 00°42'23", and a chord of 847.10 feet that bears N.00°07'31"W.; thence run Northerly along said curve and along said Easterly right-of-way of State Road 31 for 847.11 feet to a point of tangency; thence continue along said Easterly right-of-way of State Road 31 N.00°24'05"E. for 158.26 feet; thence N.02°08'14"E. along said Easterly right-of-way of State Road 31 for 259.79 feet; thence run N.24°26'09"E. along said Easterly right-of-way of State Road 31 for 53.94 feet to a point on the Southerly right-of-way of said State Road 78; thence run S.88°52'38"E. along said Southerly right-of-way of State Road 78 for 1297.58 feet to the Point of Beginning.

Bearings are based on the North line of Section 18 as bearing S.88°52'38"E.

Subject to easements, restrictions, reservations and right-of-ways of record.

OK3129 PG2192

CHARLIE GREEN, CLERK  
LEE COUNTY, FL  
1999 JUN 10 PM 3:26

3 Pages  
5 Names  
0 Consideration \*Trust  
27.00 Recording  
.70 Documentary Stamps  
1.00 Index  
28.70 Total

Property Appraiser's  
Tax Identification No: 18-43-26-00-00001.0040

Prepared by:  
STEPHEN W. BUCKLEY, ESQUIRE  
GOLDSTEIN, BUCKLEY, CECHMAN, RICE & PURTZ, P.A.  
P O BOX 2366  
FORT MYERS FL 33902-2366  
File: 110315

*[Space above this line for recording data]*

### Prepared Without Title Examination

**THIS QUIT-CLAIM DEED**, made this 28 day of April, 2011,  
Between KATHERINE G. KREINBRINK, individually, and as Trustee of the  
KATHERINE G. KREINBRINK TRUST dated October 27, 1998, and joined by her  
spouse, DANIEL W. KREINBRINK, as GRANTOR, and DANIEL W. KREINBRINK and  
KATHERINE G. KREINBRINK, Co-Trustees of the KREINBRINK TRUST DATED  
APRIL 28, 2011, with full power and authority either to protect, conserve and to sell, or to  
lease, or to encumber, or otherwise to manage or dispose of the real property described in  
this deed pursuant to Section 689.071, Florida Statutes, as GRANTEE, whose post office  
address is 12100 N River Road, Alva, FL 33920.

**WITNESSETH** that said Grantor, for and in consideration of the sum of TEN AND  
NO/100'S DOLLARS (\$10.00), in hand paid by the said Grantee, the receipt whereof is  
hereby acknowledged, does hereby remise, release and quit-claim unto the said  
Grantee forever, all the right, title, interest, claim and demand which the said Grantor  
has in and to the following described lot, piece or parcel of land, situate, lying and being  
in Lee County, Florida, to wit:

**RESERVING A LIFE ESTATE TO DANIEL W. KREINBRINK and KATHERINE G.  
KREINBRINK**

See Exhibit A attached hereto and by reference incorporated herein.

SUBJECT TO easements, restrictions and reservations of record, and property taxes for  
the current year.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances  
thereunto belonging or in anywise appertaining, and all the estate right, title, interest,

lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

"GRANTOR" and "GRANTEE" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Signature of Witness

Print Name: Steven L. Buckley

*Katherine G Kreinbrink*

KATHERINE G. KREINBRINK  
Trustee of the KATHERINE G.  
KREINBRINK TRUST

Dated October 27, 1998

*Daniel W. Kreinbrink*

DANIEL W. KREINBRINK

*Linda R. Mintz*

Signature of Witness

Print Name: LINDA R. MINTZ

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of April, 2010, by KATHERINE G KREINBRINK and DANIEL W. KREINBRINK who is <sup>one</sup> personally known to me or ✓ who has produced Both Florida Drivers Licenses as identification.

My Commission Expires:

*Barbara J. Boie*  
NOTARY PUBLIC

(seal)

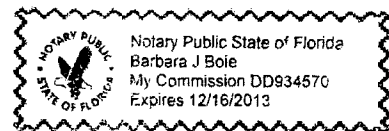




Exhibit A

A parcel of land lying in Section 18, Township 43 South, Range 26 East, Lee County, Florida, more particularly described as follows:

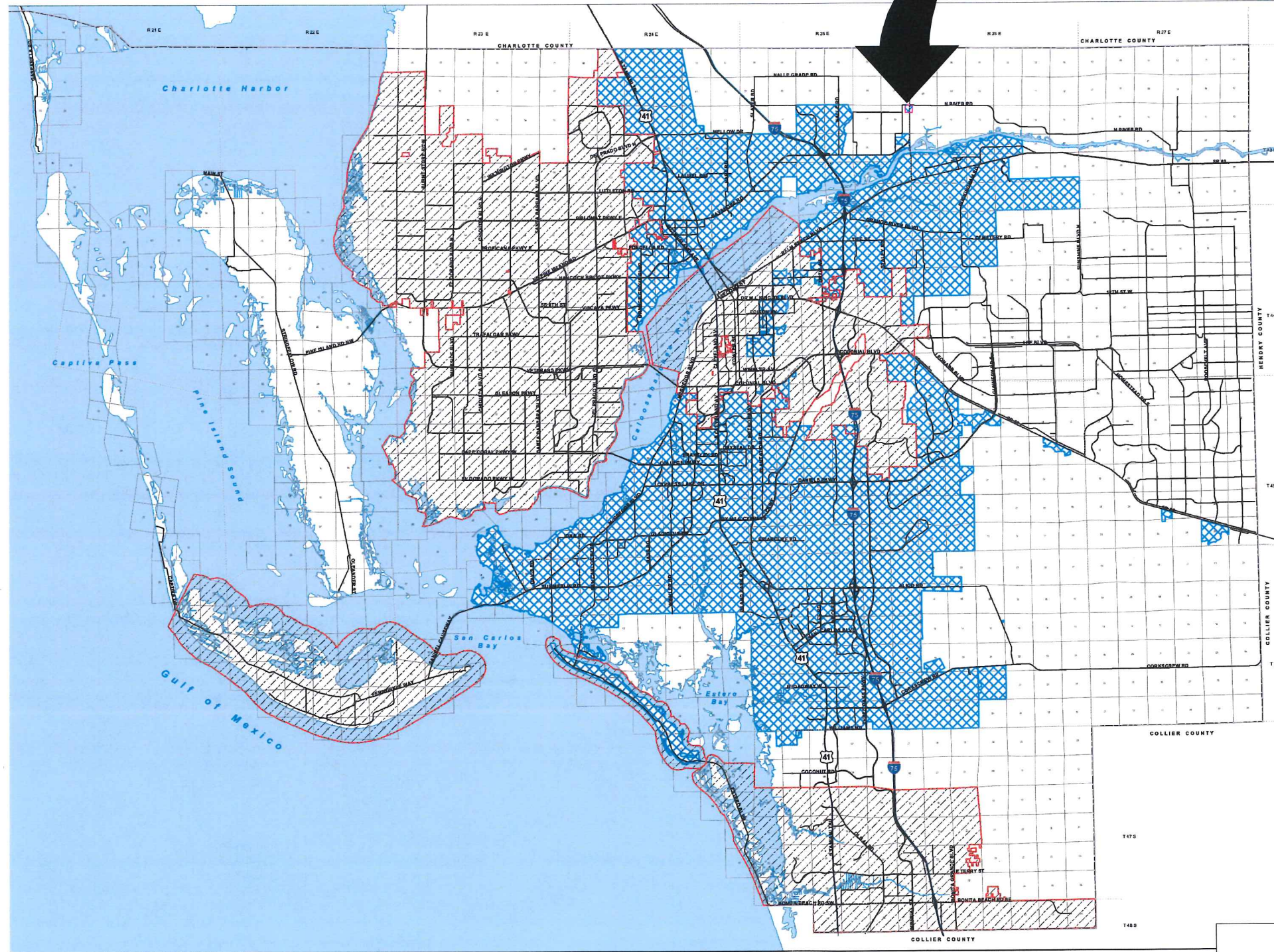
Commencing at the Northwest corner of said Section 18, run S.88°52'38"E. along the North line of said Section 18 for 1377.37 feet; thence run S.00°16'25"W. for 50.00 feet to the Southerly right-of-way of State Road 78 (100 feet wide) and the Point of Beginning of said parcel of land; from said Point of Beginning run S.00°16'25"W. for 1314.85 feet; thence run N.88°51'56"W. for 1322.57 feet to the Easterly right-of-way of State Road 31 (100 feet wide); a non-tangent point on a curve concave to the East with a radius of 68,704.96 feet, a central angle of 00°42'23", and a chord of 847.10 feet that bears N.00°07'31"W.; thence run Northerly along said curve and along said Easterly right-of-way of State Road 31 for 847.11 feet to a point of tangency; thence continue along said Easterly right-of-way of State Road 31 N.00°24'05"E. for 158.26 feet; thence N.02°08'14"E. along said Easterly right-of-way of State Road 31 for 259.79 feet; thence run N.24°26'09"E. along said Easterly right-of-way of State Road 31 for 53.94 feet to a point on the Southerly right-of-way of said State Road 78; thence run S.88°52'38"E. along said Southerly right-of-way of State Road 78 for 1297.58 feet to the Point of Beginning.

Bearings are based on the North line of Section 18 as bearing S.88°52'38"E.

Subject to easements, restrictions, reservations and right-of-ways of record.



# PROPOSED PROJECT



**Legend**

- City Limits
- Future Water Service Areas

PROJECT:  
  
**Kreinbrink  
 Comprehensive Plan  
 Amendment**

ADDRESS:  
  
**12100 North River Road  
 Alva, Florida**

DEVELOPER:

CONSULTANT:

ENGINEERS • PLANNERS • SURVEYORS  
 LANDSCAPE ARCHITECTS  
 FL CA NO. 6632 / FL CERT NO. LB0691 / LC26000330

**Fort Myers**  
 2891 Center Pointe Drive  
 Unit 100  
 Fort Myers, Florida 33916  
 (239) 337-3993  
 Fax: (239) 337-3994  
 Toll free: 888-337-7341

**Tallahassee**  
 327 Office Plaza  
 Suite 113  
 Tallahassee, Florida 32301  
 (850) 224-6668

**Gainesville**  
 414 SW 140th Terrace  
 Suite 100  
 Newberry, FL 32559  
 (352) 378-3450

**Destin**  
 755 Grand Boulevard  
 Suite B105-152  
 Miramar Beach, FL 32550  
 Toll free: 866-337-7341

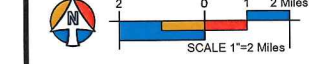
SEAL:

REVISIONS	DATE

PROJECT MANAGER: TME  
 DRAWING BY: ALR  
 JURISDICTION: Lee County  
 DATE: 03/19/2015

TITLE:  
**FUTURE WATER  
 SERVICE AREAS**

SHEET NUMBER: P-1



JOB/FILE NUMBER: 06015

3/19/2015 © 2015 Kreinbrink Comprehensive Plan Amendment/06015 031915-031915-LET PLAN MAP 614g

© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2015 ALL RIGHTS RESERVED







**MORRIS**

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916

**DEPEW**Phone (239) 337-3993 | Toll Free (866) 337-7341  
www.morris-depew.comENGINEERS · PLANNERS · SURVEYORS  
LANDSCAPE ARCHITECTS

## KREINBRINK

### Comprehensive Plan Amendment Project Narrative & Lee Plan Consistency

The Kreinbrink property is a single ±40-acre parcel located at the intersection of North River Road and S.R. 31 in the northeast Lee County. The property is currently designated Rural on the Future Land Use Map. The proposed Comprehensive Plan Amendment seeks to reclassify the subject property to Outlying Suburban to permit commercial and residential development. The maximum commercial intensity that could be permitted is 100,000 per Lee Plan Policies 1.1.6 and 6.1.2. The maximum residential density, if the entire property were developed as residential, would be 3 dwelling units per acre. The residential dwelling units would provide additional housing in an area of the county that will see a population increase over the next few years and the proposed neighborhood commercial will provide opportunities for the sale of convenience goods and services at the intersection of two arterial roadways, supporting the existing and proposed residential development and consistent with the Lee Plan.

#### Background

The location of the subject property at the southeast corner of the intersection of North River Road and S.R. 31 is an area with existing residential and commercial uses. From this location there is easy access to Interstate 75 to the west, Charlotte County to the north, and existing commercial and residential developments south along SR 31 and SR 80. The subject property has been cleared with the only development being an existing single family residence. An environmental review of the property was conducted and there are no known environmental resources of sensitive habitat located on the property.

The property is currently within the Rural Future Land Use Category, which is assigned to areas that are to remain predominately low density residential, agricultural, and minimally non-residential in nature, development and land uses are reserved for those needed to serve the rural community. The maximum density allowed for land with the FLU designation of Rural is one dwelling unit per acre (1 du/acre). The property is also within the Alva Planning Community and is specifically subject to the North Olga Planning Community Plan outline in Lee Plan Goal 35.





**Figure 1: Subject Property**

### **Surrounding Development**

The subject property is surrounded by various existing uses. The land immediately north of North River Road is included in the Babcock Ranch Community. To the east and west of the subject property are existing residential and commercial developments within the Rural Future Land Use. At the northwest corner of the S.R.31 and North River Road intersection is an existing gas station. Directly to the west across S.R. 31 are the existing commercial uses as well as a religious facility and a livestock feed store respectively.

The lands south of the subject property are also designated as Rural Future Land Use and zoned for agricultural uses. Immediately adjacent to the subject property along the south property boundary is an active agriculture operation, a “you-pick” style farm where residents are able to pick their own produce from the active crops. The property also operates a café that serves food during lunch time during the work week and a “precious gem and fossil mining operation” on site. In addition, educational tours and field trips for students are provided and event space can be secured for community and private events.

Table 1 provides a summary of the surrounding development adjacent to the subject property. Nearly all of the surrounding commercial uses are situated along S.R. 31 and North River Road. The adjacent commercial uses demonstrates the community's desire for commercial uses to be located along these arterial roadways.

<b>Table 1: Summary of Surrounding Development</b>			
	<b>Future Land Use</b>	<b>Zoning</b>	<b>Relevant Notes</b>
<b>North</b>	Density Reduction/ Groundwater Resource	AG-2	Vacant, Residential
<b>South</b>	Rural	AG-2	You-Pick Farm - active agriculture, commercial sales, café, and event space
<b>East</b>	Rural	AG-2	Vacant, Residential
<b>West</b>	Rural	CC, CG, C-1A, AG-2	Church, Commercial - feed store/ warehouse, gas station

A portion of the subject property will be proposed for the future development of neighborhood commercial uses as permitted within the Outlying Suburban FLU promoting a commercial node at the intersection of two arterial roads adjacent to existing commercial uses. The location is consistent with Policy 6.1.2 of the Lee Plan, supports the adjacent commercial node of the Bayshore Community referenced in Policy 20.1.1, and provides efficient access to current and future residents. The nearby commercial activities and planned commercial node demonstrate an on-going shift in this area away from solely residential and agricultural uses toward neighborhood commercial uses, often deemed compatible with residential. The change in land use would provide opportunities for neighborhood supporting commercial uses with convenient access for the surrounding existing residential development. The remaining uses in the vicinity are existing single family residential and agricultural activities. The proposed development would be consistent with the existing surrounding uses and would permit residential development as a contiguous and compact form adjacent to the proposed neighborhood commercial. Figure 2 identifies the subject property as well as the locations of adjacent existing commercial uses.





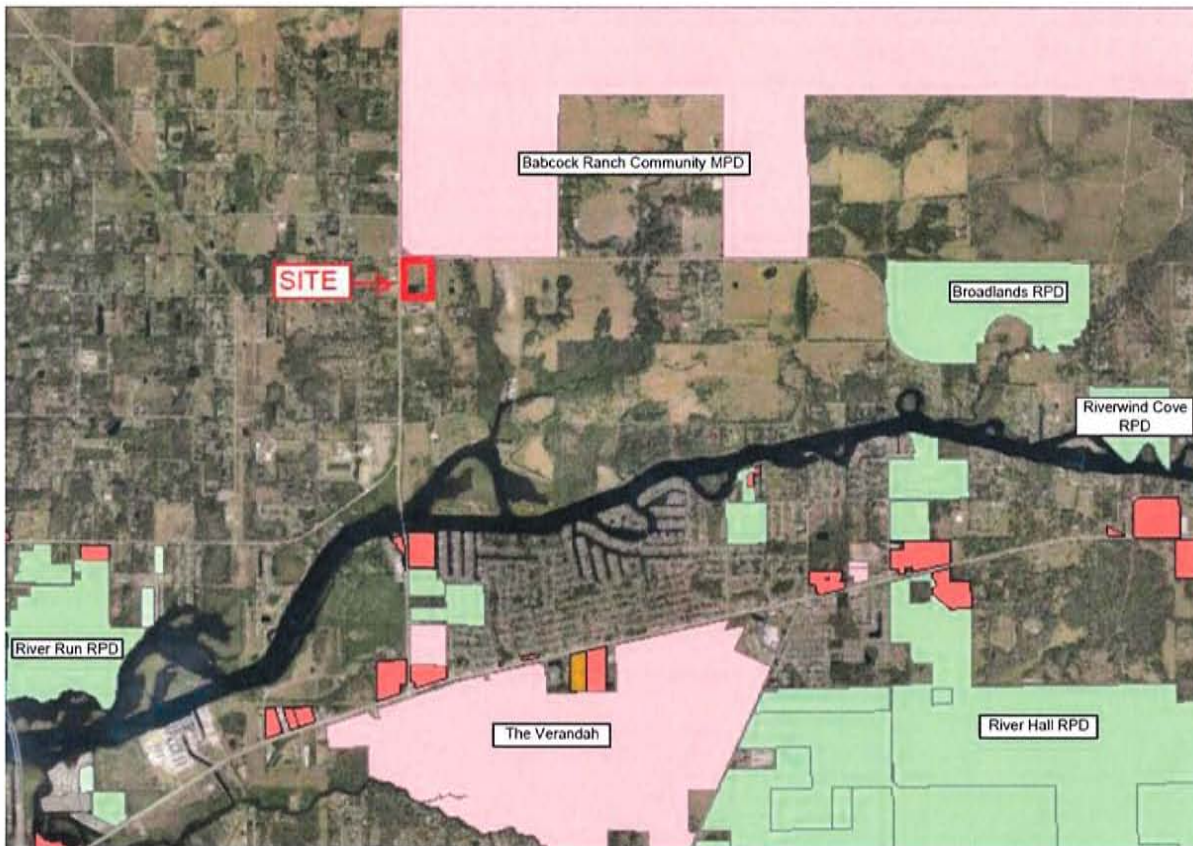
**Figure 2: Subject Property with Surrounding Existing Commercial and Institutional Uses Map**

### **Proposed Request**

The proposed Comprehensive Plan Amendment seeks to revise the Future Land Use Map to reclassify the ±40-acre subject property from Rural and Wetlands to Outlying Suburban and Wetlands to permit residential development and neighborhood commercial uses. The proposed Future Land Use designation will allow a residential density of three dwelling units per acre (3 du/acre) and a maximum of 100,000 sq. ft. of neighborhood commercial uses.

The proposed amendment will allow for the future use of the subject property to better serve the surrounding rural community through development of residential and commercial uses that are consistent and compatible with the existing surrounding development. The proposed development seeks to increase both intensity as well as density to offer future residential and commercial development opportunities in an area within the county that is anticipated to see continued growth through 2030, the time horizon of The Lee Plan.





**Figure 3: Subject Property with Surrounding Planned Developments Map**

The subject property is located at the intersection of two arterial roadways, the north/south State Road 31 and the east/west North River Road. State Road 31 is operated by the Florida Department of Transportation and provides a direct connection to the State Highway Network, State Intermodal System, as well as other existing facilities. North River Road is County Route, specifically CR 78 that provides a connection from Hendry County to SR 31 North of the Caloosahatchee River. The proposed amendment at the Southeast intersection of these two arterial roadways would be easily accessible by surrounding development in Charlotte County and along State Road 80 Lee County as well as the immediate vicinity of the subject property.

#### **Population Accommodation**

It is estimated that a maximum of 284 additional people (111.3 dwelling units x 2.55 people per household) would be accommodated by the proposed amendment a net increase of 181 people from the current population accommodation of the subject property. While this is a reasonable estimate for planning purposes it is not precise since future trends in persons per household and occupancy rates are unknown.

According to the US Census in 2010 Lee County had a population of 618,754. The University of Florida, Bureau of Economic and Business Research, projects a countywide population of 653,485 as of April 1, 2014 and projects a population of 1,188,900 in the year 2035. In the context of the existing and projected population the Kreinbrink population increase is di minimus. The most



recent growth management legislation suggests that establishment of minimum development intensity is appropriate methodology for local government planning efforts and this change is consistent with that directive.

Also to be considered is future Land Use Policy 1.7.6 which establishes the Planning Communities Map and Acreage Allocation Table (Table 1(b)). This mechanism directs itself toward Lee County's ability to issue development orders and serves to ensure that actual development approvals do not exceed that amount needed for the population forecasted through the planning timeframe. To be consistent with both the local government's adopted plan and the State's directive regarding the need to establish minimum development capacity, an amendment to Table 1(b) is required.

Therefore in the context of the di minimus increase, allocation table safeguards and the opportunity to improve the form of development, ensure central water and wastewater treatment, the slight increase in population capacity is not deemed to be detrimental to the proposed amendment. In any event, the proposed population increase is an estimated .02% increase beyond the BEBR project population for Lee County. This well within accepted error ranges and represents no real additional population increase for the Lee Plan's Future Land Use Map.

#### **Lee Plan Consistency**

The existing development in the area of the subject property and within the North East Lee County and North Olga Planning Community offers residents a limited number of commercial opportunities. Most commercial needs are satisfied by commuting to more urbanized areas to the West and South. These conditions of limited commercial access within North Olga are expected to remain throughout the duration of the Lee Plan while population and commercial activity are expected to continue to experience growth through the 2030 horizon. According to Lee Plan Policy 34, Northeast Lee County seeks to "maintain and enhance the viability of the existing and evolving commercial agricultural operations, preserve open space, and retain the rural character of Northeast Lee County". Lee Plan Policy 35.1.1, North Olga seeks to "protect the community's rural aesthetic qualities, preserve the natural and historic resources and support a diverse rural economy by promoting compact or clustered development areas that maintain large, contiguous tracts of open space, while supporting commercial agricultural businesses." The proposed amendment to the subject property's Future Land Use designation to Outlying Suburban would be consistent with Northeast Lee County and the North Olga Community's vision for this area. The amendment would allow commercial development that supports the surrounding community in a compact and contiguous form to potential future and existing surrounding residential.

As demonstrated by the provided Public Facilities Impact Assessment the proposed amendment would not place a burden or contribute to the overwhelming of existing public facilities. There is adequate capacity within the existing urban services to support the proposed development as required by Objective 2.2. Additionally, the subject property is situated in an area where residential and commercial development is currently occurring and anticipated to continue as

well as identified for commercial development per the Lee Plan. The subject property does not burden existing public facilities, is not located an excessive distance beyond existing development or public facilities, and does not result in any unreasonable development expectations due to acreage limitations therefore the proposed development is consistent with Lee Plan Policy 2.2.2.

The proposed amendment and related future development will be influenced by existing applicable regulations of the LDC as well as those implemented by the North Olga Community, including mandates for protection of natural systems such as setbacks, buffers, use restrictions, open space requirements, preservation and conservation provisions and design regulations. Therefore the proposal does not constitute urban sprawl nor does it negatively impact the surrounding existing development.

#### *Urban Sprawl*

The basis for whether or not a proposed amendment promotes urban sprawl is defined in Florida Statutes Chapter 163.3177(6)(a)9.b., which states that a “plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern that achieves four or more of the following [practices].” The proposed Comprehensive plan amendment accomplishes:

1. Directs growth to an area of the community that does not have an adverse impact and protects natural resources and ecosystems.
2. Promotes the efficient and cost effective extension of public infrastructure.
3. Promotes the conservation of water and energy
4. Balances land uses based upon the demands of the residential population and the nonresidential needs of the area.

In addition the proposed would create the opportunity for a residential and commercial development on the property to promote interconnectivity and multi-modal access.

The subject property has been reviewed for environmentally sensitive habitat and none were found. The Wetlands Future Land Use will be retained on the subject property until the Administrative Interpretation provision of the Lee Plan for a Wetlands Determination can be accomplished at the time of rezoning or development order. The proposed amendment would not negatively impact natural resources and ecosystems. In fact, due to the cleared nature of the subject property in this area of the county, directing development to this located would ensure the preservation of other natural areas from future development.

The applicant has proposed an amendment to Lee Plan Maps 6 and 7 to ensure that public infrastructure for the purpose of central water and sewer can be extended to the subject property in the future. This would eliminate the future development of individual water wells and septic systems on the subject property and the potential impacts that could occur from these systems. An analysis has been conducted and comments have been provided from Lee County Utilities that there is adequate capacity to service the proposed development once the infrastructure is extended. Per Lee Plan Policy 11.1 and 11.2 once the property is within the service area, infrastructure must be extended.

The proposed amendment would provide neighborhood serving commercial in an area that does not have convenient access and is expected to see increased growth and traffic movement. Information received from Lee County staff indicates, north of the river to the Charlotte County line there is a functional population of 7,289 people without access to neighborhood commercial uses. The subject property is approximately 3 miles from the nearest commercial center at the Verandah. However the subject property is located on a direct access route, south on SR 31. Most of the population within the Northeast Planning Community would have to travel farther, up to 10 miles to reach the existing commercial uses along SR 80 of the community. The access to SR 31 is limited to two points within the Northeast Planning Community, SR 31 in the western portion and Broadway Street in the eastern portion, creating additional logistic constraints to reach the existing commercial uses. In addition, it is important to note that the Babcock Ranch Community in Charlotte County will break ground for development in late 2015 and early 2016. This development will include the widening of SR 31 and increased vehicular traffic. Neighborhood serving commercial on the subject property could limit some vehicular trips from Charlotte County further into Lee.

Lee Plan Goal 5 pertains to Residential Land Uses and seeks to provide sufficient land in appropriate locations to accommodate the county's projected population through 2030. The proposed amendment would provide neighborhood serving commercial uses in an area with limited access as well as supporting residential development. To be developed in the future, a rezoning would have to be completed for the subject property. While the property does not meet the requirements for the DCI thresholds referenced in Policy 5.1.1 it is likely that a planned development would be the preferred option due to the available mix of uses and design flexibility needed for the property's square configuration and frontage on two arterial roadways. There are no flood, storm and/or hurricane constraints or hazards that would prohibit residential development on the site consistent with policy 5.1.2.

The subject property's location at the intersection of two arterial roadways and the requirements of Policy 6.1.2 will ensure the existing and future residential development in the vicinity is protected consistent with policy 5.1.5. In addition, the North Olga Planning Community has enacted Community Land Development Regulations that increase the requirements for setbacks, parking locations, and buffering along North River Road from the standards of Chapter 10 in the LDC. Specifically, Lee County Land Development Code Section 33-1673 requires new developments with frontage on North River Road to provide a 25-foot right-of-way buffer, planted with native canopy trees at minimum planting height of 14 feet, spaced approximately 25 feet center. Section 33-1668 requires buildings to be setback from arterial roadways a minimum of 50 feet and Section 33-1667 requires no more than 50 percent of the required parking spaces to be located between the street right-of-way and principal structure on the side of the building. The remaining spaces must be located in the rear of the building. The effect of these provisions is to ensure that any commercial use located on the subject property is appropriately setback, buffered and parking is screening to ensure compatibility with the surrounding residential community and an improved visual aesthetic to protect the residential community as required by Policy 5.1.5.

Goal 6 of the Lee Plan Future Land Use Element governs Commercial Land Uses and aims to permit commercial development at appropriate locations within the county. The proposed Neighborhood Commercial would permit a maximum gross floor area of 100,000 square feet, located at the intersection of two arterial roads, consistent Policy 6.1.2 of the Lee Plan. Neighborhood Commercial permits the sale of convenience goods and personal services such as food, drugs, sundries, and hardware items. The maximum range of gross floor area of 100,000 SF is adequate only for an average sized Publix (approx. 50 - 60,000 SF) and a few out parcels. Due to the parking requirements of the North Olga Land Development Regulations, this commercial center would have to be developed with less than 50% of the parking between the street right of way and principal structure, ensuring the facility and supporting parking are screened appropriately from the adjacent arterial roadways. This provision would have the effect of utilizing outparcels as liner buildings. Section 33-1668 requires buildings to be setback 50 from an arterial roadway, this provision has the effect of creating an area for open, pedestrian and/or multi-modal space along the arterial roadway further ensuring the proposed developments compatibility with the surrounding community. It should be noted that sub-note 13 to Policy 6.1.2 states "Freestanding single use commercial retail development of five (5) acres or more does not qualify as a Neighborhood Center as that term is used in the Suburban and Outlying Suburban future Land Use Categories." The effect of this provision is to ensure that free standing retail commercial does not overtake a Neighborhood Center but rather a commercial plaza is developed providing multiple commercial uses at one location. Establishing a commercial plaza with multiple commercial uses reduces dependence on the automobile, encourages joint parking, access and loading facilities, avoids negative impacts on surrounding land use and traffic circulation and promotes pedestrian movement within the development as consistent with Policies 6.1.3. and 6.1.5.

The applicant acknowledges at the time of development the application for commercial development will be reviewed for additional traffic and access impacts, landscaping and detailed site planning, screening and buffering, availability and adequacy of services and facilities, impacts on adjacent lands uses and surrounding facilities, proximity to other similar centers, and environmental considerations as required by Policy 6.1.1., when an full Master Concept Plan and Schedule of Uses is available for review.

The existing provisions in the Lee Plan and North Olga regulations adopted into Chapter 33 ensure that the commercial development will be compatible with the adjacent existing and proposed land uses consistent with Policy 6.1.4. The subject property is located in an area where existing residential and proposed residential development are located and development of the subject property would establish residential uses compatible with the existing residential development in the area and in close proximity to support the proposed commercial uses. Consistent with Policy 6.1.6 the commercial uses will be developed in a manner that enhances the appearance of the development to blend with the existing character of North Olga and Northeast Lee County. The Community regulations adopted into Chapter 33 require all buildings within North Olga to adhere to the "Old Florida Vernacular" architectural style, ensuring consistency with Policy 6.1.6. The location of the subject property does not open new areas to premature development as the existence of commercial uses along SR 31 at the intersection demonstrates the desire for

commercial in this area as consistent with Policy 6.1.7. The proposed development would establish a commercial node at the intersection of two arterial roadways by permitting commercial uses that provide for the sale of convenience goods and personal services within the Northeast Lee County and North Olga community, a commercial service that is currently not provided.

### **Northeast Lee County**

For purposes of community visioning and long range planning, the subject property is located in Northeast Lee County. This Planning Community is located generally in the northeast corner of the county, east of SR 31 and north of Lehigh Acres. The vision for this Planning Community is a safe and friendly community where people want to live, work and recreate. The citizens desire a healthy local economy, balanced with environmental stewardship, and maintenance and enhancement of the area's heritage and rural character. The Planning Community currently contains two identifiable areas: Alva and North Olga.

The proposed Comprehensive Plan Amendment and future proposed development is consistent with Objective 34.1 in promoting and preserving the **Rural Character** of the surrounding area. Rural Character is different than Rural Land Use. Character is defined in Policy 34.1 as "those characteristics that convey a sense of rural lifestyle such as large lots or clustered development, ample views of wooded areas, open spaces and river fronts, working farms and productive agricultural uses, and the protection of environmentally sensitive lands."

Future development of the subject property would have to abide by the land use regulations of the Chapter 33 for the North Olga Community as well as the general requirements of Chapter 34 and 10. The subject property has been cleared, therefore there would be no impact to existing views of wooded areas or river fronts. However, future development would have to provide the required open space and this would likely be accomplished by a clustered development pattern to ensure appropriate compatibility and buffering from existing adjacent residential uses.

In addition, the North Olga Community has adopted Land Development Regulations particular to this area, which require by LDC Sections 33-1670, 33-1671, and 33-1672 all new buildings in to be "Old Florida" vernacular style, and include the use of specific "traditional building materials," and building colors. The subject property would require a rezoning prior to any development occurring. Per Policy 34.5.2 public informational meetings would have to be conducted with Alva and North Olga to review the development and confirm adherence with the specific development regulations of the North Olga Community. Collectively, these Lee Plan Policies and land development requirements ensure that future development is consistent with the desired **rural character** and community vision outlined in Objective 34.1.

Consistent with Policy 34.5.2 a community meeting will be held with the Northeast Lee county Community. The meeting for North Olga community panel was held on February 19, 2015, March 11, 2015 and October 15, 2015. A meeting with the Alva Community Panel will be held on a future. The applicant acknowledges that the application cannot be deemed sufficient until the meeting with the Alva Community occurs.



### **North Olga Community Plan**

The subject property is within North Olga Community and also subject to the Objectives and Policies of Goal 35, which states that the desire of the community is to promote and support North Olga's unique **Rural Character**. Rural character is different than a Rural Future Land Use. The proposed amendment supports the rural character and the desired diverse rural economy as outlined in Policy 35.1.1 by providing commercial and residential opportunities at a strategic location within the county with adequate access to arterial roadways. The future development of the property will be consistent with the character desired by the North Olga Community due to the required rezoning needed prior to construction of any residential or commercial uses. LDC Section 33-1670 requires all new buildings in North Olga to be "Old Florida" vernacular style, Section 33-1671 requires the use to use specific "traditional building materials," and Section 33-1672 requires specific building colors. Collectively, these land development requirements for the North Olga community ensure that future development is consistent with the community's vision of **rural character** outlined in Policy 35.1.1.

Objective 35.2 outlines the community's vision for residential land uses, encouraging the protection and enhancement of rural character and lifestyle through clustered development, open spaces, and agricultural activities. Policy 35.2.1 supports this objective by encouraging future development to provide a mix of unit types and flexible lot sizes to allow for clustering, affordability, preservation of open space and diversity of choice. Future development of the subject property would require a rezoning that must provide the required open space that likely would be accomplished through a clustered development pattern to ensure appropriate compatibility and buffering from existing adjacent residential and commercial uses. Therefore the proposed amendment will support Policy 35.2.1 by enabling density to be clustered to provide a mix of unit types and lot sizes in a manner that preserves open space as well as providing supporting commercial opportunities. Clustering of the future development on the subject property will enable appropriate separation from the existing large lot residential as required by policy 35.2.2.

North Olga's Community Vision for future commercial land uses is outlined in Objective 35.3, which states that future commercial should support the rural community and a unified and attractive rural-oriented design theme. Future development of the subject property will be consistent with the character desired by the North Olga community in Objective 35.3 and Policy 35.3.3 and as required by LDC Sections 33-1670, 33-1671, and 33-1672 which requires all new buildings in North Olga to be "Old Florida" vernacular style, the use of specific "traditional building materials," and building colors. Collectively, these land development requirements for the North Olga community ensure that future development is consistent with the **rural character** of the community's vision outlined in Objective 35.3. The proposed development will provide support ancillary commercial as encouraged by Policy 35.3.2 by providing the existing community a location to access services and goods without traveling outside the North Olga Community.

Consistent with Objective 35.10 and policy 35.10.3, a community meeting was held with the North Olga Community Planning Panel on February 19, 2015, March 11, 2015 and October 15, 2015

### **Urban Services**

The subject property has access to existing public facilities that have adequate capacity to serve future development. A full analysis of the available urban services is provided in the Public Facilities Analysis attached to the application package.

Public Safety: The subject property is located within the Bayshore Fire District and will be serviced by the Fire Station #131 located in North Fort Myers. The property is also located within the service area for the Lee County Sherriff's Office and Emergency medical services are available to the subject property; however, the site is currently outside the core EMS response time of 10 minutes.

Public Schools: The subject property is within the Lee County School District. An analysis of the property's impact to the available seats within the appropriate school zone is provided in the attached Public Facilities Impact analysis.

Solid Waste: Lee County Solid Waste Division will provide service for the subject property. An analysis of the capacity available at the Waste to Energy Plant is available in the attached Public Facilities Impact Analysis.

Lee Tran: At this time, the proposed site is outside existing Lee County Transit (LeeTran) service.

Utilities: The subject property would require the expansion of existing wastewater and potable water services. A map amendment to the Lee County Utilities Service area is included in the application request.

The availability of Facilities and Services for the proposed development supporting Goals 53, 56, 59, 62, 65, and 67 of the Lee Plan is provided in greater detail in the Public Facilities Impact Analysis included in the application materials.

### **Regional Policy Plan Goals and Policies**

When the Florida Legislature enacted the Community Planning Act of 2011 (Chapter 2001-139, Laws of Florida) the consistency requirement between local comprehensive plans and the state comprehensive plan was eliminated. However, the following goals and strategies from the Southwest Florida Strategic Regional Policy Plan are relevant to the amendment.

*Goal 1: Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.*

The increase in residential density will provide additional options for housing types and thereby further this goal.

*Strategy: Maintain the physical infrastructure to meet growth demands.*

Establishment of Outlying Suburban Future Land Use Category and amendment to Lee Plan Maps 6 and 7 will allow central water and wastewater services for Kreinbrink property. Eliminating individual potable water wells and septic systems in this area of the County.

*Strategy: Maintain and improve the natural, historic, cultural and tourist- related resources as primary regional economic assets.*

*Strategy: Ensure sustainable volumes of natural resources for economic productivity.*

*Goal 2: The diversity and extent of the Region's protected natural systems will increase consistency beyond that existing in 2001.*

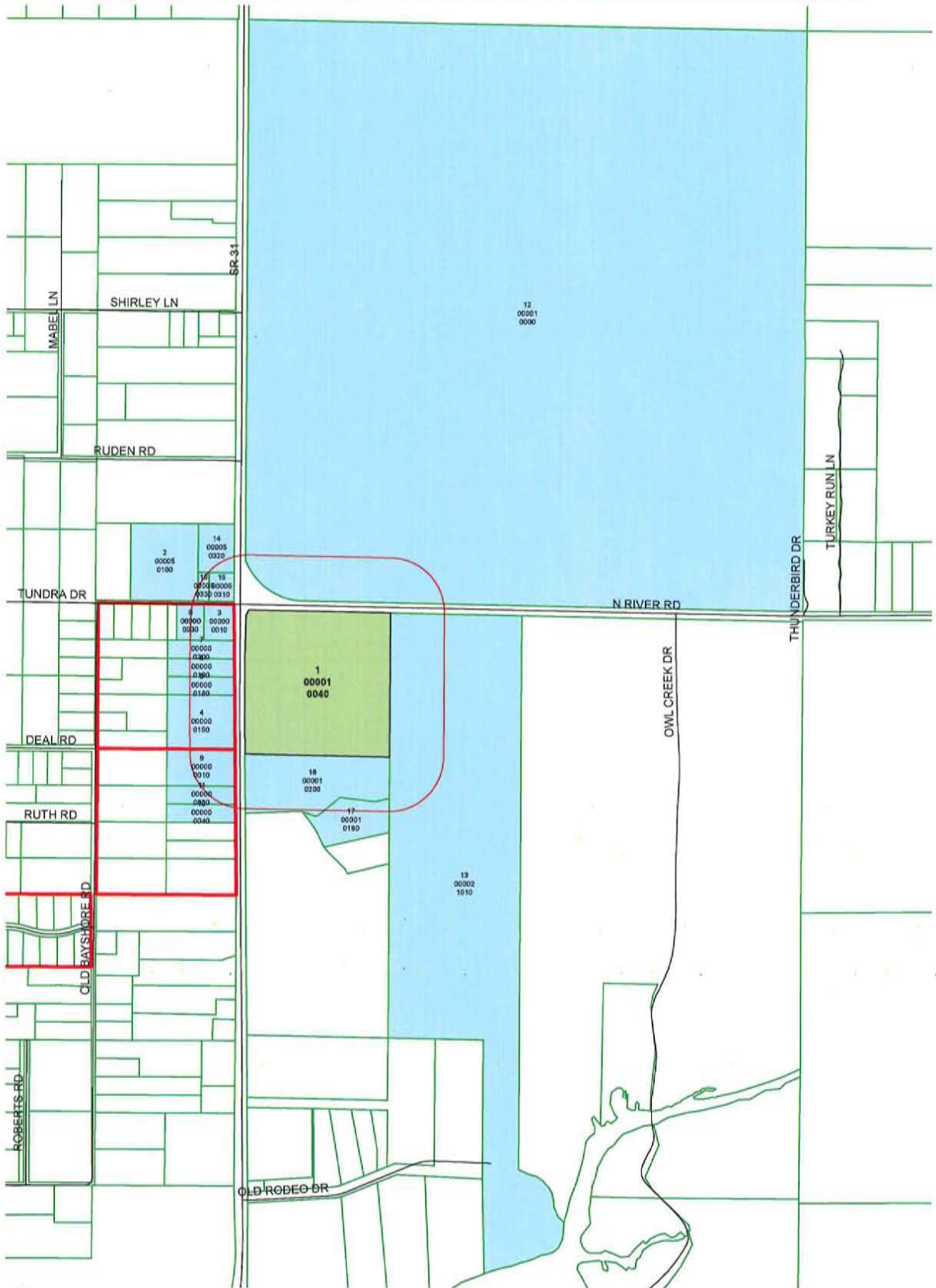
### **Conclusions**

The proposed amendment is consistent with applicable Lee Plan Goals, Objectives and Policies. The conversion of the subject property from Rural to Outlying Suburban with a Neighborhood Center will enable the future development of the property with higher densities and intensities in a clustered and compact form promoting open space and design flexibility. The future development will also provide options for commercial goods and services for the citizens of the Northeast Lee County and North Olga Planning Community in a manner that reduces the number of trips required to larger urban areas outside the community.

# VARIANCE REPORT

10/12/2015

Subject Parcels: 1 Affected Parcels: 17 Buffer Distance: 500 ft



18-43-26-00-00001.0040

1,5601,170 780 390 0

1,560 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:** 10/12/2015 8:56:26 AM  
**Buffer Distance:** 500 ft  
**Parcels Affected:** 17  
**Subject Parcels:** 18-43-26-00-00001.0040

<b>OWNER NAME AND ADDRESS</b>	<b>STRAP AND LOCATION</b>	<b>LEGAL DESCRIPTION</b>	<b>MAP INDEX</b>
VAN ROEKEL + VAN ROEKEL D V M 18321 N OLGA DR ALVA, FL 33920	12-43-25-00-00005.0100 18871 OLD BAYSHORE RD NORTH FORT MYERS FL 33917	E 308.94 FT OF W 936.83 FT OF S 705 FT OF SE 1/4 OF SE 1/4	2
SNOWLICK MOUNTAIN RANCH LLC 9200 BONITA BEACH RD #105 BONITA SPRINGS, FL 34135	13-43-25-02-00000.0010 18971 SR 31 NORTH FORT MYERS FL 33917	NE 1/4 OF NE 1/4 OF NE 1/4 OF NE 1/4 LESS RD R/W	3
TEMPLE BAPTIST CHURCH OF 18841 SR 31 NORTH FORT MYERS, FL 33917	13-43-25-02-00000.0150 18841 SR 31 NORTH FORT MYERS FL 33917	S 3/4 OF SE 1/4 OF NE 1/4 OF NE 1/4 AKA LTS 15-17 LAZY R RANCHETTES UNREC	4
GLENN O CARY LLC 1/2 + 18871 SR 31 NORTH FORT MYERS, FL 33917	13-43-25-02-00000.0180 18871 SR 31 NORTH FORT MYERS FL 33917	N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 LESS SR 31	5
GLENN O CARY LLC + 19440 ARMEDA RD ALVA, FL 33920	13-43-25-02-00000.0190 18901 SR 31 NORTH FORT MYERS FL 33917	S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 LESS SR31 LOT 19LAZY R RANCHEHETT	6
MUDGE JACOB L 11311 DEAL RD NORTH FORT MYERS, FL 33917	13-43-25-02-00000.0200 18931 SR 31 NORTH FORT MYERS FL 33917	N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 NE 1/4 LESS SR 31	7
VANROEKEL DENNIS + DEBRA K TR 18321 N OLGA DR ALVA, FL 33920	13-43-25-02-00000.0030 18930 OLD BAYSHORE RD NORTH FORT MYERS FL 33917	PARL IN N W 1/4 OF N E 1/4 OF N E 1/4 OF N E 1/4 DESC IN OR 1405 PG 0527	8
ACUFF JERRY + JANNIE + 18751 SR 31 NORTH FORT MYERS, FL 33917	13-43-25-03-00000.0010 18751 SR 31 NORTH FORT MYERS FL 33917	N 1/2 OF NE 1/4 OF SE 1/4 OF NE 1/4 LESS RD R/W AKA LOTS 1 + 2 PINECONE ACRES UNREC	9
TUTTLE KELLY 18151 LEETANA RD NORTH FORT MYERS, FL 33917	13-43-25-03-00000.0040 18671 SR 31 NORTH FORT MYERS FL 33917	S1/2 OF S1/2 OF NE1/4 OF SE1/4 OF NE1/4 LESS RD R/W AKA LOT 4 PINECONE ACRES UNREC	10
TOMLINSON DIANA R + WILLIAM M PO BOX 50824 FORT MYERS, FL 33994	13-43-25-03-00000.0030 18691 SR 31 NORTH FORT MYERS FL 33917	N 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4 OF NE 1/4 LESS RD R/W FOR SR 31 AKA LOT 3 PINECONE ACRES UNREC	11
BABCOCK PROPERTY HOLDINGS LLC KITSON AND PARTNERS 4500 PGA BLVD STE 400 PALM BEACH GARDENS, FL 33418	07-43-26-00-00001.0000 19100 SR 31 ALVA FL 33920	ALL SEC 7 LESS W 50 FT FOR RD R/W AS DESC IN OR 13 PG 575 + LESS SR 78 AS DESC IN OR 439 PG 715	12
ODIN ESTATES LLC SHUMAKER LOOP + KENDRICK LLP 240 S PINEAPPLE AVE SARASOTA, FL 34236	19-43-26-00-00002.1010 12350 OLD RODEO DR ALVA FL 33920	PAR IN NW1/4 OF NW1/4 OF NE1/4 OF SEC 19 + PORT IN SE 1/4 OF SW 1/4 OF SW 1/4 AS DESC IN INST#2006-467705 PAR IN E 1/2 OF W 1/2 N OF RIVER AS DESC IN INST#2006-467701	13
GG LC MERIT PETROLEUM CO PO BOX 816 LABELLE, FL 33975	12-43-25-00-00005.0320 19151 SR 31 NORTH FORT MYERS FL 33917	PARL LOC IN SE 1/4 OF THE SE 1/4 AS DESC IN OR 2904 PG 2314	14
MERIT PETROLEUM CO 77.10% + PO BOX 698 SARASOTA, FL 34230	12-43-25-00-00005.0310 18981 OLD BAYSHORE RD NORTH FORT MYERS FL 33917	PARL LOC IN SE 1/4 OF THE SE 1/4 DESC IN OR 2904 PG 2310	15



<b>OWNER NAME AND ADDRESS</b>	<b>STRAP AND LOCATION</b>	<b>LEGAL DESCRIPTION</b>	<b>MAP INDEX</b>
MERIT PETROLEUM CO INC 77.1% + PO BOX 698 SARASOTA, FL 34230	12-43-25-00-00005.0330 18951 OLD BAYSHORE RD NORTH FORT MYERS FL 33917	PARL LOC IN SE 1/4 OF THE SE 1/4 DESC IN OR 2904 PG 2323	16
GREENWELL BO 18500 STATE ROAD 31 ALVA, FL 33920	18-43-26-00-00001.0190 12201 LUCKY LN ALVA FL 33920	W 1/2 LESS RD R/W PARCL A AS DESC IN INST #2015000084227	17
GREENWELL MICHAEL L + TRACY C 18500 STATE ROAD 31 ALVA, FL 33920	18-43-26-00-00001.0200 18672 SR 31 ALVA FL 33920	W 1/2 LESS RD R/W PARCL D AS DESC IN INST #2014000084227	18

12-43-25-00-00005.0100  
VAN ROEKEL + VAN ROEKEL D V M  
18321 N OLGA DR  
ALVA, FL 33920

13-43-25-02-00000.0010  
SNOWLICK MOUNTAIN RANCH LLC  
9200 BONITA BEACH RD #105  
BONITA SPRINGS, FL 34135

13-43-25-02-00000.0150  
TEMPLE BAPTIST CHURCH OF  
18841 SR 31  
NORTH FORT MYERS, FL 33917

13-43-25-02-00000.0180  
GLENN O CARY LLC 1/2 +  
18871 SR 31  
NORTH FORT MYERS, FL 33917

13-43-25-02-00000.0190  
GLENN O CARY LLC +  
19440 ARMEDA RD  
ALVA, FL 33920

13-43-25-02-00000.0200  
MUDGE JACOB L  
11311 DEAL RD  
NORTH FORT MYERS, FL 33917

13-43-25-02-00000.0030  
VANROEKEL DENNIS + DEBRA K TR  
18321 N OLGA DR  
ALVA, FL 33920

13-43-25-03-00000.0010  
ACUFF JERRY + JANNIE +  
18751 SR 31  
NORTH FORT MYERS, FL 33917

13-43-25-03-00000.0040  
TUTTLE KELLY  
18151 LEETANA RD  
NORTH FORT MYERS, FL 33917

13-43-25-03-00000.0030  
TOMLINSON DIANA R + WILLIAM M  
PO BOX 50824  
FORT MYERS, FL 33994

07-43-26-00-00001.0000  
BABCOCK PROPERTY HOLDINGS LLC  
KITSON AND PARTNERS  
4500 PGA BLVD STE 400  
PALM BEACH GARDENS, FL 33418

19-43-26-00-00002.1010  
ODIN ESTATES LLC  
SHUMAKER LOOP + KENDRICK LLP  
240 S PINEAPPLE AVE  
SARASOTA, FL 34236

12-43-25-00-00005.0320  
GG LC  
MERIT PETROLEUM CO  
PO BOX 816  
LABELLE, FL 33975

12-43-25-00-00005.0310  
MERIT PETROLEUM CO 77.10% +  
PO BOX 698  
SARASOTA, FL 34230

12-43-25-00-00005.0330  
MERIT PETROLEUM CO INC 77.1% +  
PO BOX 698  
SARASOTA, FL 34230

18-43-26-00-00001.0190  
GREENWELL BO  
18500 STATE ROAD 31  
ALVA, FL 33920

18-43-26-00-00001.0200  
GREENWELL MICHAEL L + TRACY C  
18500 STATE ROAD 31  
ALVA, FL 33920

12-43-25-00-00005.0100  
VAN ROEKEL + VAN ROEKEL D V M  
18321 N OLGA DR  
ALVA, FL 33920

13-43-25-02-00000.0010  
SNOWLICK MOUNTAIN RANCH LLC  
9200 BONITA BEACH RD #105  
BONITA SPRINGS, FL 34135

13-43-25-02-00000.0150  
TEMPLE BAPTIST CHURCH OF  
18841 SR 31  
NORTH FORT MYERS, FL 33917

13-43-25-02-00000.0180  
GLENN O CARY LLC 1/2 +  
18871 SR 31  
NORTH FORT MYERS, FL 33917

13-43-25-02-00000.0190  
GLENN O CARY LLC +  
19440 ARMEDA RD  
ALVA, FL 33920

13-43-25-02-00000.0200  
MUDGE JACOB L  
11311 DEAL RD  
NORTH FORT MYERS, FL 33917

13-43-25-02-00000.0030  
VANROEKEL DENNIS + DEBRA K TR  
18321 N OLGA DR  
ALVA, FL 33920

13-43-25-03-00000.0010  
ACUFF JERRY + JANNIE +  
18751 SR 31  
NORTH FORT MYERS, FL 33917

13-43-25-03-00000.0040  
TUTTLE KELLY  
18151 LEETANA RD  
NORTH FORT MYERS, FL 33917

13-43-25-03-00000.0030  
TOMLINSON DIANA R + WILLIAM M  
PO BOX 50824  
FORT MYERS, FL 33994

07-43-26-00-00001.0000  
BABCOCK PROPERTY HOLDINGS LLC  
KITSON AND PARTNERS  
4500 PGA BLVD STE 400  
PALM BEACH GARDENS, FL 33418

19-43-26-00-00002.1010  
ODIN ESTATES LLC  
SHUMAKER LOOP + KENDRICK LLP  
240 S PINEAPPLE AVE  
SARASOTA, FL 34236

12-43-25-00-00005.0320  
GG LC  
MERIT PETROLEUM CO  
PO BOX 816  
LABELLE, FL 33975

12-43-25-00-00005.0310  
MERIT PETROLEUM CO 77.10% +  
PO BOX 698  
SARASOTA, FL 34230

12-43-25-00-00005.0330  
MERIT PETROLEUM CO INC 77.1% +  
PO BOX 698  
SARASOTA, FL 34230

18-43-26-00-00001.0190  
GREENWELL BO  
18500 STATE ROAD 31  
ALVA, FL 33920

18-43-26-00-00001.0200  
GREENWELL MICHAEL L + TRACY C  
18500 STATE ROAD 31  
ALVA, FL 33920

12-43-25-00-00005.0100  
VAN ROEKEL + VAN ROEKEL D V M  
18321 N OLGA DR  
ALVA, FL 33920

13-43-25-02-00000.0010  
SNOWLICK MOUNTAIN RANCH LLC  
9200 BONITA BEACH RD #105  
BONITA SPRINGS, FL 34135

13-43-25-02-00000.0150  
TEMPLE BAPTIST CHURCH OF  
18841 SR 31  
NORTH FORT MYERS, FL 33917

13-43-25-02-00000.0180  
GLENN O CARY LLC 1/2 +  
18871 SR 31  
NORTH FORT MYERS, FL 33917

13-43-25-02-00000.0190  
GLENN O CARY LLC +  
19440 ARMEDA RD  
ALVA, FL 33920

13-43-25-02-00000.0200  
MUDGE JACOB L  
11311 DEAL RD  
NORTH FORT MYERS, FL 33917

13-43-25-02-00000.0030  
VANROEKEL DENNIS + DEBRA K TR  
18321 N OLGA DR  
ALVA, FL 33920

13-43-25-03-00000.0010  
ACUFF JERRY + JANNIE +  
18751 SR 31  
NORTH FORT MYERS, FL 33917

13-43-25-03-00000.0040  
TUTTLE KELLY  
18151 LEETANA RD  
NORTH FORT MYERS, FL 33917

13-43-25-03-00000.0030  
TOMLINSON DIANA R + WILLIAM M  
PO BOX 50824  
FORT MYERS, FL 33994

07-43-26-00-00001.0000  
BABCOCK PROPERTY HOLDINGS LLC  
KITSON AND PARTNERS  
4500 PGA BLVD STE 400  
PALM BEACH GARDENS, FL 33418

19-43-26-00-00002.1010  
ODIN ESTATES LLC  
SHUMAKER LOOP + KENDRICK LLP  
240 S PINEAPPLE AVE  
SARASOTA, FL 34236

12-43-25-00-00005.0320  
GG LC  
MERIT PETROLEUM CO  
PO BOX 816  
LABELLE, FL 33975

12-43-25-00-00005.0310  
MERIT PETROLEUM CO 77.10% +  
PO BOX 698  
SARASOTA, FL 34230

12-43-25-00-00005.0330  
MERIT PETROLEUM CO INC 77.1% +  
PO BOX 698  
SARASOTA, FL 34230

18-43-26-00-00001.0190  
GREENWELL BO  
18500 STATE ROAD 31  
ALVA, FL 33920

18-43-26-00-00001.0200  
GREENWELL MICHAEL L + TRACY C  
18500 STATE ROAD 31  
ALVA, FL 33920