

Knott · Ebelini · Hart

Attorneys At Law

George H. Knott *+
Mark A. Ebelini
Thomas B. Hart □

1625 Hendry Street • Third Floor (33901)
P.O. Box 2449
Fort Myers, Florida 33902-2449

Telephone (239) 334-2722
Facsimile (239) 334-1446

Aaron A. Haak ◇+
David L. Ciccarello
Mary E. Briedé

* Board Certified Civil Trial Lawyer
□ Board Certified Real Estate Lawyer
+ Board Certified Business Litigation Lawyer
◇ Board Certified Construction Lawyer

Michael E. Roeder, AICP
Director of Zoning
and Land Use Planning

MEMORANDUM

TO: Kathy Ebaugh

FROM: Michael E. Roeder

RE: Daniels Road Land Use Amendment

DATE: April 1, 2014

RECEIVED
APR 01 2014

COMMUNITY DEVELOPMENT

Enclosed please find a copy of the exhibit was submitted to the LPA last May, and copies of our correspondence concerning this amendment.

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1625 Hendry Street • Third Floor (33901)
P.O. Box 2449
Fort Myers, Florida 33902-2449

Telephone (239) 334-2722
Facsimile (239) 334-2801

Natly Torres-Alvarado +
Andrew A. Bokan
David L. Ciccarello
Mary E. Briedé

Michael E. Roeder, AICP
Director of Zoning
and Land Use Planning

mroeder@knott-law.com

April 15, 2013

Mr. James Green, Chairman
Local Planning Agency
P.O. Box 398
Ft. Myers, FL 33902

RE: Future Land Use Map

Dear Jim:

We are assisting a group of landowners in the Daniels Parkway corridor, centered on Appaloosa Lane, whose properties are currently designated Outlying Suburban on the future land use map. The properties in question are depicted on the attached aerial photograph. The proposed new land use map would change this designation to "Suburban 4" which would represent an increase of one dwelling unit per acre over the existing Outlying Suburban category. However, the owners of these largely vacant properties do not believe that even this new designation will allow them to have any realistic use of their land.

You can see from the attached aerial that the properties with Daniels Parkway frontage have mostly been developed with fairly intense commercial uses, and this commercial intensity is permitted in the Outlying suburban land use category. In addition, several years ago the Pope John XXIII Catholic parish on the north end of Appaloosa amended their CFPD zoning to permit the construction of a 68 unit senior citizen apartment complex which has been completed. We understand that the church may possibly be interested in constructing another building, but they are at the limit of their allowed density at the present time. Meanwhile, the small five and ten acre parcels between Daniels Parkway and the church do not have the visibility for viable commercial uses, the residential density is too low for any reasonable multi-family use, and the parcels are too small for modern single family developments.

In addition to these negative factors confronting the landowners, the County is missing an opportunity to encourage some more intense infill development in an area that already has abundant commercial activity. When the land use map was first adopted in 1984, this whole area was designate "Rural" under the theory that the County was obligated to limit development as a condition of their federal airport funding. That obligation was never clearly promulgated, and when the

Mr. James Green, Chairman
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County changed the designation to Outlying Suburban in the first round of Plan amendments, it opened the door to the extensive commercial development and golf course communities that exist today.

This designation has left a legacy of five and ten acre parcels that are not suited for any obvious use, and by maintaining this designation the County is not encouraging the mixed use development that is one of the main priorities of the new plan and which this location, convenient to I-75 and the airport, would lend itself.

For all of these reasons, we believe that the new category of Urban Neighborhood, which would allow for a reasonable multi-family density, is the most appropriate designation of this strategic location. We would appreciate it if the LPA can recommend this revision of the proposed map to the Board of County Commissioners.

Thank you very much for your attention to this important issue. I will be out of town on the day of your next hearing on this matter, April 22, but I believe that some of the landowners will attend to support this request.

Very truly yours,

KNOTT EBELINI HART



Michael E. Roeder, AICP
Director of Zoning and Land Use Planning

cc: Noel Andress
Mitch Hutchcraft
Ann Pierce
Roger Strelow
Wayne Daltry
Steven Brodtkin
Mary Gibbs
Paul O'Connor
Matt Noble
Veronica Martin



PINTO ROAD

5 ACRES
DE LASALLE
ACADEMY
SCHOOL

5 ACRES
5 ACRES
5 ACRES
5 ACRES

APALOOSA LANE

70 UNIT
APARTMENT
BLDG

POPE JOHN
PAUL XXIII
39 ACRES

39,000 SF
OFFICE PARK

5 ACRES

10 ACRES

DANIEL'S PARKWAY

JOBE ROAD

PALMINO ROAD

FIDDLESTICKS ROAD

FRONTAGE ROAD
BUS STOP
SIDE WALK
WATER
SEWER

