



LEE COUNTY BOARD OF COUNTY COMMISSIONERS

LEE COUNTY COMPREHENSIVE PLAN

and

ZONING HEARING AGENDA

Wednesday, January 20, 2016

9:30AM

CPA2015-00013	PINE ISLAND COMM PLAN UPDATE - TRANSMITTAL
CPA2014-00001	WATER SUPPLY WORK PLAN – ADOPTION
CPA2015-00006	TREELINE 200 – ADOPTION
CPA2015-00008	CAPITAL IMPROVEMENT ELEMENT – ADOPTION
DCI2015-00018 <b>Z-15-037</b>	ARBORWOOD VILLAGE CPD
REZ2015-00012 <b>Z-15-033</b>	O'CONNELL REZONING
DCI2015-00012 <b>Z-15-030</b>	COCONUT COVE RPD

NOTICE  
OF PUBLIC HEARING

The Lee County Board of County Commissioners will hold public hearings on Wednesday, January 20, 2016 in the Board Chambers at 2120 Main Street, Ft. Myers, FL. Beginning at 9:30 a.m., the Board will consider proposed amendments to the Lee County Comprehensive Plan (Lee Plan) and zoning applications for the following cases.

Lee County Comprehensive Plan Amendments

Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. Contact Janet Miller of the Lee County Division of Planning at 239-533-8585 for further information on obtaining a record.

CPA2015-00013

PINE ISLAND COMM PLAN UPDATE

Amend the Lee Plan to incorporate updates to the Pine Island Community Plan. The amendments will include changes to the Future Land Use Element, the Transportation Element, the Conservation and Coastal Management Element, the Glossary and Tables 1(a), 2(a), and 2(b) of the Lee Plan.

CPA2014-00001

WATER SUPPLY WORK PLAN

Incorporate the Lee County Water Supply Facilities Work Plan into the Lee Plan as required by Florida Statute (F.S.) §163.3177(6)(c).

CPA2015-00006

TREELINE 200

Amend Lee Plan Policy 1.3.2 and Table 1(a) to allow for multi-family residential uses within the General Interchange future land use category. Amend Table 1(b), Year 2030 Allocations, to accommodate residential development within the General Interchange future land use category.

CPA2015-00008

CAPITAL IMPROVEMENT ELEMENT

Amend Lee Plan Capital Improvement Element Policies 95.1.1, 95.1.5, 95.1.6, 95.5.1 and 95.5.2 to allow future revisions to Lee Plan Tables 3, 3(a), and 4 by ordinance as permitted by Florida Statute §163.3177(3)(b).

Zoning Cases

**If you did not appear before the Hearing Examiner or otherwise become a participant for the following zoning cases in which you wish to testify, you may attend the hearing but, the law does not permit you to address the Board of County Commissioners.**

DCI2015-00018

ARBORWOOD VILLAGE CPD

Request to amend the Arborwood Village Commercial Planned Development (CPD) per Zoning Resolution Z-06-061 to allow for the development of Tract #1 with a maximum of 153 multi-family dwelling units or the equivalent of assisted living unit/beds.

Located West of Treeline Ave. & North of Goldenwood Dr., Gateway/Airport Planning Community, Lee County, FL

REZ2015-00012

O'CONNELL REZONING

Rezone 0.49± acres from Residential Two-family Conservation District(TFC-2) to General Commercial District (CG).

Located at 204 Danley Dr, South Fort Myers Planning Community, Lee County, FL.

DCI2015-00012

COCONUT COVE RPD

Rezone 17.7± acres from Agricultural (AG-2) to Residential Planned Development (RPD) to permit a maximum of 64 dwelling units (single-family/two-family attached) not to exceed 35 feet. No development blasting is proposed. Development will connect to public potable water and sanitary sewer service.

Located at 4251 and 4327 Pine Rd, San Carlos Planning Community, Lee County, FL.

Copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Division, 1500 Monroe St., Ft. Myers, FL. Telephone 533-8585 for additional information.

**Statements before the Board of County Commissioners regarding the zoning case will be strictly limited to testimony presented to the Hearing Examiner, testimony concerning the correctness of the findings of fact or conclusions of law contained in the record, or to allege the discovery of new, relevant information which was not available at the time of the hearing before the Hearing Examiner.**

**If a participant decides to appeal a decision made by the Board of County Commissioners with respect to any matter considered at this hearing, a verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.**

**Persons with disabilities who need an accommodation to participate in the hearing should contact Jamie Prancing at 1500 Monroe St., Ft. Myers, FL 33901 (239-533-8585 or at [prancing@leegov.com](mailto:prancing@leegov.com)). To ensure availability of services, please request accommodation as soon as possible, but preferably five or more business days prior to event. Persons using a TDD may contact Jamie Prancing through the Florida Relay Services, 711.**

# Summary Sheet

## Treeline 200, CPA2015-06

**Request:** Amend Lee Plan Policy 1.3.2 and Table 1(a) to allow for multi-family residential uses within the General Interchange future land use category. Amend Table 1(b), Year 2030 Allocations, to accommodate residential development within the General Interchange future land use category.

**BoCC Transmittal Motion:**

A motion was made to transmit the proposed amendment to the State Reviewing Agencies. The motion was called and passed 5-0.

**State Reviewing Agency Objections, Recommendations, and Comments:**

Comments were provided by the Florida Departments of Agriculture and Consumer Services, Environmental Protection, Economic Opportunity, Transportation; the Southwest Florida Regional Planning Council; and South Florida Water Management District.

There were no objections to the proposed amendments.

The Florida Department of Transportation (FDOT) raised concerns about locating residential uses near I-75, a Strategic Intermodal System (SIS) corridor. FDOT recommended that Lee County utilize best practices when locating multi-family uses in proximity to SIS facilities. FDOT provided access to technical guidance and research that the county can utilize to implement best practices.

**Changes to the Transmitted Amendment:**

No changes have been made to the proposed amendment since it was transmitted to the State Reviewing Agencies on November 18, 2015.

**Staff Recommendation:**

Staff recommends that the Board of County Commissioners *adopt* the amendments to the Lee Plan as transmitted.

Please note, application materials are available at the following link:

<http://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2015-00006> OR CPA2015-06



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**COMPREHENSIVE PLAN  
AMENDMENT**

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**CPA2015-06  
TREELINE 200**  
Privately Sponsored Amendment

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**Board of County Commissioners  
Adoption Hearing Staff Report**

**1/6/2016**

**LEE COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING SECTION**

**STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2015-06**

**Text Amendment**

**Map Amendment**

	<b>This Document Contains the Following Reviews</b>
✓	<b>Staff Review</b>
✓	<b>Local Planning Agency Review and Recommendation</b>
✓	<b>Board of County Commissioners Hearing for Transmittal</b>
✓	<b>Staff Response to Review Agencies' Comments</b>
	<b>Board of County Commissioners Hearing for Adoption</b>

Application submitted on: July 8, 2015

Application found sufficient on: September 23, 2015

Staff Report published on: October 16, 2015

**PART I  
APPLICATION SUMMARY**

**A. PROJECT NAME:** Treeline 200

**B. APPLICANT/REPRESENTATIVES:**

John Gnagey, Treeline 200, LLC  
Alexis V. Crespo, Waldrop Engineering, P.A.

**C. REQUEST:**

Amend Lee Plan Policy 1.3.2 and Table 1(a) to allow for multi-family residential uses within the General Interchange future land use category. Amend Table 1(b), Year 2030 Allocations, to accommodate residential development within the General Interchange future land use category.

## PART II PROJECT SUMMARY

### A. FUTURE LAND USE DESIGNATION AND BACKGROUND:

The proposed amendment will affect the uses allowed in the General Interchange future land use category. The General Interchange future land use category has been included in the Lee Plan since 1984 with the same language that exists today. However, between the years 1996 and 2000, the General Interchange future land use category was amended to allow residential uses. Ordinance 94-30, which became effective on July 25, 1996, not only amended the General Interchange category to allow residential uses but also provided criteria for approving the residential uses at time of zoning. The Policy, as it was amended in 1996, read as follows:

***POLICY 1.3.2:*** *The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial and light industrial/commercial.*

*Residential uses may be permitted in the General Interchange areas in a manner that will maximize internal trip capture through on-site shopping and job creation designed to achieve a compact, pedestrian-oriented mixed use project. It will be consistent with the following requirements:*

- 1. The zoning must be planned development zoning.*
- 2. All of the property contained within the Interchange area must be under unified ownership or control and must amount to no less than 160 acres.*
- 3. There will be a minimum commercial square footage of 500,000 s.f., which shall include a combination of retail and office uses.*
- 4. The minimum residential density will be 8 units per acre with 100 residential units permitted for every 100,000 s.f. of commercial use.*
- 5. The project shall demonstrate an internal capture rate of trips of not less than 10% of the residential trips generated for employment, shopping, and recreation.*
- 6. The commercial uses and square footage will provide on-site job opportunities equivalent to a minimum of 15% of the project's residents based on the following assumptions:*

- 1.5 job holders per dwelling unit;
- 2.0 jobs per 1,000 s.f. of retail; and
- 4.0 jobs per 1,000 s.f. of office.

7. *The residential uses will include an affordable housing component that demonstrates that not less than twenty-five percent (25%) of the residential uses would qualify as "affordable" housing pursuant to the income guidelines periodically updated by the U.S. Department of Housing and Urban Development.*

This language was removed from the General Interchange category by Ordinance 99-18 which became effective on January 19, 2000. The residential use and criteria were relocated to a newly created "Mixed-Use Interchange" future land use category. The Mixed-Use Interchange category was deleted from the Lee Plan in 2002 by Ordinance 02-02. Lee County has not allowed residential uses in any of the Interchange categories since that time.

The General Interchange future land use category is currently defined by Lee Plan Policy 1.3.2 and allows for uses such as service stations, hotels, restaurants, commercial retail, as well as tourist commercial. The Policy is reproduced below:

***POLICY 1.3.2:*** *The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial and light industrial/commercial. (Amended by Ordinance No. 94-30, 99-18)*

There are currently approximately 740 acres in the General Interchange future land use category within unincorporated Lee County located near the I-75 intersections at Daniels Road, Bonita Beach Road, and Bayshore Road (as shown on the Future Land Use Map, see Attachment 2).

## **B. CASE HISTORY:**

Although the applicant owns a specific property within the General Interchange future land use category, the proposed amendment will affect all lands within this category. The applicant's property is located within the Arborwood Village Commercial Planned Development (CPD) located at the northeast quadrant of the intersection of I-75 and Daniels Road. The CPD is currently approved for up to 302,000 square feet of commercial uses. The applicant is proposing to amend the existing CPD to allow residential uses on a 10.98 acre tract. The Lee County Land Development Code permits multi-family residential uses in CPD zoning districts; however, they are currently not permitted within the property's General Interchange future land use category.

The applicant originally applied for a Small Scale Future Land Use Map amendment for their property that requested to redesignate their property from the General Interchange future land use category to the Central Urban future land use category. Following subsequent meetings with staff to discuss the application, the applicant elected to revise the application to a text amendment and request residential uses within the General Interchange future land use category.

### **C. APPLICANT'S REQUESTED AMENDMENTS:**

The applicant's requested Lee Plan amendment contains three text amendments, which are summarized below:

- Amend Lee Plan Policy 1.3.2 to allow for multi-family residential uses within the General Interchange future land use category.
- Amend Lee Plan Table 1(a), Summary of Residential Densities, to assign a standard density range and a bonus density maximum to the General Interchange future land use category.
- Amend Table 1(b), Year 2030 Allocations, to accommodate residential development in the General Interchange future land use category located within the Gateway/Airport Planning District.

Attachment #1 identifies the staff recommended amendments, shown in strikethrough and underline format, as it relates to the existing Lee Plan.

**PART III  
STAFF DISCUSSION AND ANALYSIS**

**A. PLANNING STAFF DISCUSSION AND ANALYSIS:**

The proposed amendment to the Lee Plan will allow multi-family residential uses within the General Interchange future land use category. To achieve this, the applicant is proposing the following text amendments to Policy 1.3.2 that describes the General Interchange future land use category:

***POLICY 1.3.2:*** *The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, ~~and~~ light industrial/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).*

In the event that the Board of County Commissioners decides to adopt the proposed amendment to Policy 1.3.2, staff recommends that the following amendment should be made in order to remove a cross reference to a future land use category that no longer exists.

***OBJECTIVE 1.3: INTERSTATE HIGHWAY INTERCHANGE AREAS.*** *Designate on the Future Land Use Map specialized categories for land adjacent to the interchanges of Interstate 75. It is important to make maximum beneficial use of these critical access points and at the same time avoid irreconcilable conflicts between competing demands, such as through traffic vs. local traffic, conservation vs. development, commercial development vs. industrial development, and tourist commercial facilities vs. general shopping facilities. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual amenities, and safety measures. Each interchange area is designated for a specific primary role: General, General Commercial, Industrial Commercial, Industrial, and University Village, ~~and Mixed Use.~~ Residential uses are only permitted in these categories in accordance with Chapter XIII or as provided in Policy 1.3.2. These areas are also considered Future Urban Areas.*

The Mixed-Use Interchange future land use category was deleted in 2002; however, Objective 1.3 was never updated to reflect the change. This amendment is proposed for housekeeping purposes.

Recently there was an amendment to the Lee Plan (CPA2013-00008, Estero Apartments), which redesignated approximately 8.57 acres from the General Interchange to the Intensive Development future land use category in order to allow

multi-family dwelling units. The Intensive Development future land use category has a standard density range of 8 to 14 dwelling units per acre and a maximum bonus density of up to 22 dwelling units per acre. While this property is now within the incorporated Village of Estero, it is worth noting that the amendment was supported by Lee County staff and unanimously approved by the Lee County Board of County Commissioners on June 18, 2014 by Lee County Ordinance 14-14.

Also within the Village of Estero, is another application requesting to re-designate approximately 27 acres from the General Interchange and 12 acres from the Urban Community future land use category to the Intensive Development future land use category in order to allow multi-family residential uses. This application is supported by staff, but will be considered and decided by the Estero Village Council.

Based on the previously approved and requested amendments of the same nature, discussions with staff, and the fact that residential uses have previously been allowed in the General Interchange future land use category, a text amendment to allow multi-family residential uses is appropriate.

Planning staff agrees with the density proposed by the applicant which is a minimum density of 8 dwelling units per acre and a maximum, achieved with bonus density, of 22 dwelling units per acre. As previously stated, the General Interchange future land use category, between 1996 and 2000, allowed for residential development and had a minimum density requirement of 8 dwelling units per acre. There was not an upper limitation for density. The current proposed density range is consistent with that of the Intensive Development future land use category and is an appropriate range for the locations of the General Interchange designations and the allowed intensity of uses within the category.

In addition to the text amendment to Policy 1.3.2, the applicant is proposing amendments to Lee Plan Tables 1(a) and 1(b) that will allow for residential development and densities consistent with the proposed amendment to Policy 1.3.2. The proposed amendment to Table 1(a) is internally consistent with the Lee Plan, and the required minimum density (as specified in the amendment to Table 1(a), Note 2) will help assure efficient use of the General Interchange future land use category.

The applicant is also proposing an amendment to Table 1(b) so that sufficient acreage will be available to allow the build-out of the applicant's approximate 11 acre site should the proposed changes to the Policy 1.3.2 be adopted. The applicant's proposed changes to Table 1(b) are shown below:

(Portion of) Table 1(b)  
Gateway/Airport Planning Community

<b>Future Land Use Category</b>	<b>Existing</b>	<b>Proposed</b>
General Interchange	0	<u>11</u>

The applicant's amendment simply allocates 11 acres into the General Interchange for residential development which creates internal inconsistency within the Lee Plan. The population accommodation of the Lee Plan would be inconsistent with the Bureau of Economic and Business Research (BEBR) estimates of Lee County's population within the current 2030 planning horizon of the Lee Plan. Florida Statute §163.3177(1)(f)(3) requires that local comprehensive plans remain consistent with Office of Economic and Demographic Research projections which uses the BEBR projections. Therefore, staff recommends that the amendments to Table 1(b) be modified in order to maintain consistency with BEBR projections.

In addition, the amendment to Table 1(b), as proposed by the applicant, only allows for residential development on the 11 acres within the Gateway/Airport Planning Community. Since the General Interchange future land use category is also located within the Bayshore, Daniels Parkway, North Fort Myers and Southeast Lee County Planning Communities, staff finds it appropriate to amend Table 1(b) to accommodate additional residential acreage within these Planning Communities. Staff proposes that the allocation acreages in Table 1(b) be amended as shown in Attachment 1, which is based on an assumption that 5 to 30 percent of the General Interchange future land use category will be developed with multi-family uses. As modified by staff, there is consistency between the text and table amendments and internal consistency of the Lee Plan.

Consistency with the Lee Plan:

Planning staff has reviewed the proposed amendments and finds that, as modified, they are consistent with the intent of the Lee Plan when considered in its entirety. Discussion regarding consistency with specific Goals, Objectives and Policies of the Lee Plan is provided below:

Goal 2 of the Lee Plan is to *“provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.”*

Objective 2.12 and Policy 2.12.1 encourage the county to provide opportunities to create “Diversified Cluster Development,” specifically within certain Future Urban Areas. Objective 2.12 and Policy 2.12.1 are provided below:

**OBJECTIVE 2.12: DIVERSIFIED CLUSTER DEVELOPMENT** - *The County in several future land use categories allows the potential for a mixture of different land uses including: residential, commercial/office, research and development, and light industrial. (Added by Ordinance No. 09-06)*

**POLICY 2.12.1:** *The County encourages and promotes clustered, mixed use development within certain Future Urban Area land use categories to spur cluster development and smart growth within those areas of Lee County where sufficient*

*infrastructure exists to support development, as well as continue to improve the economic well-being of the County; provide for diversified land development; and provide for cohesive, viable, well-integrated, and pedestrian and transit oriented projects. This is intended to encourage development to be consistent with Smart Growth principles. (Added by Ordinance No. 09-06)*

The General Interchange future land use category is considered a Future Urban Area. As described by Policy 1.3.2, the category currently does not allow for residential uses, but does permit “a broad range of land uses that include tourist commercial, general commercial and light industrial/commercial.” The Lee Plan defines “mixed use” as development that contains both residential and other uses. The uses need not be in the same building if they are grouped together with limited separation and strong pedestrian interconnections. Allowing residential uses within the General Interchange future land use category provides for: diversified development; opportunities to create mixed use developments where residential and commercial uses are grouped together with limited separation; and development where sufficient infrastructure exists. The amendment promotes the benefits envisioned by Objective 2.12 and Policy 2.12.1. The proposed amendment is consistent with Lee Plan Goal 2, Objective 2.12 and Policy 2.12.1.

Goal 5 of the Lee Plan is “to provide sufficient land in appropriate locations on the Future Land Use Map...in attractive and safe neighborhoods with a variety of price ranges and housing types.” The proposed amendment will allow residential uses in existing Future Urban Areas without the need to convert non-urban, environmentally sensitive, or industrial lands for residential purposes. Therefore, the proposed amendment is consistent with Goal 5 of the Lee Plan.

Multi-family residential uses within the General Interchange future land use category will offer an opportunity to expand the mix of residential types, designs, densities, and prices in Lee County. This is consistent with Policy 135.1.9 of the Housing Element and Policy 158.1.9 of the Economic Element as reproduced below:

***POLICY 135.1.9:*** *The county will ensure a mix of residential types and designs on a countywide basis by providing for a wide variety of allowable housing densities and types through the planned development process and a sufficiently flexible Future Land Use Map. (Amended by Ordinance No. 00-22)*

***POLICY 158.1.9:*** *Lee County, in response to current and projected needs of Lee County residents, will encourage a diverse mix of housing types, sizes, prices, and rents by maintaining mixed use land use categories in the Future Land Use Element. (Amended by Ordinance No. 00- 22)*

## **B. ENVIRONMENTAL CONSIDERATIONS:**

Lee Plan Policy 5.1.2 prohibits residential developments in areas where environmental or other site characteristics may endanger the residential community:

***POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.***

While the environmental site characteristics identified in this policy will be reviewed at the time of rezoning, it should be noted that the property that is owned by the applicant is not within any of these areas.

### **C. INFRASTRUCTURE AND SERVICES:**

As previously stated, Objective 1.3 of the Lee Plan identifies the General Interchange future land use category as a Future Urban Area. Based on Objective 1.1, the Future Urban Area designation is *“based upon soil conditions, historic and developing growth patterns, and existing or future availability of public facilities and services.”* Since the General Interchange future land use category is already considered a Future Urban Area, multi-family residential uses will not significantly affect the adequacy of public facilities or services.

Lee County Department of Transportation provided a memo (Attachment 3) on September 29, 2015 addressing the proposed amendment. The memo, in part, states:

*“The uses of office and commercial are allowed within the General Interchange land use category, which have much higher trip generation rates than the multi-family residential use. Lee County DOT have no objection to the application since there are no additional traffic increase.”*

As required by Lee Plan Policy 2.2.1 the availability of necessary public infrastructure and services will be evaluated again at time of zoning and/or development order.

**PART IV**  
**CONCLUSIONS, FINDINGS OF FACT, AND RECOMMENDATION**

**A. CONCLUSIONS:**

Allowing multi-family residential uses within the General Interchange future land use category is consistent with the Lee Plan when considered in its entirety. The proposed amendment, as modified by staff, will:

- Locate residential uses within areas that, because of current allowable uses within the General Interchange future land use category, have typically been developed with commercial uses. Future development approval processes will require that the relatively compact multi-family residential developments be integrated with the existing and planned commercial developments located within the General Interchange future land use category. The Land Development Code specifically requires the construction of pedestrian connections between residential and commercial uses as well as to the mass transit network. These interconnections within and between the developments will help to reduce impacts on transportation facilities.
- Allow for efficient use of existing Future Urban Areas in Lee County that have access to available urban services without displacement of industrial, non-urban, or environmental lands. Public facilities and services such as utilities, law enforcement, fire and rescue services, and schools are available and continued availability will be reviewed on a case-by-case basis during the zoning and development order processes.
- Not increase the population accommodation of the Future Land Use Map or Table 1(b). The population accommodation of the Lee Plan will be consistent with the Bureau of Economic and Business Research (BEBR) estimates of Lee County's population within the current 2030 planning horizon.

**B. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- The applicant submitted an application to amend the Future Land Use Map on July 8, 2015 and revised the application to a text amendment on August 26, 2015.
- The subject property has been designated General Interchange since the Lee Plan was originally adopted in 1984.
- Multi-family residential uses are compatible with the uses currently allowed in the General Interchange future land use category.

- Approval and development of multi-family residential uses within the General Interchange future land use category will require additional review by Lee County through the rezoning and development order processes, including availability of public services and infrastructure.
- The proposed amendment will decrease traffic on the local transportation network.
- The residential densities proposed will have less impact on the transportation network than uses that are currently allowed within the General Interchange future land use category.
- The proposed amendment is specifically consistent with Lee Plan Goals 2 and 5, Objective 2.12, and Policies 2.12.1, 5.1.2, 135.1.9 and 158.1.9.
- The proposed amendment, as modified by staff, will not increase the population accommodation of the Future Land Use Map or Table 1(b).
- The applicant has also requested a rezoning to allow for residential uses on property near the Daniels and I-75 interchange (DCI2015-00018) located in the General Interchange.

### **C. RECOMMENDATION:**

Staff recommends that the Board of County Commissioners **adopt** the proposed amendment as identified in Attachment 1.

**PART V  
LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: October 26, 2015

**A. LOCAL PLANNING AGENCY REVIEW:**

Staff gave a brief presentation regarding the proposed amendment. Followed by presentations from the applicant's representatives. They discussed their specific property as well as compatibility with surrounding properties and the proposed text change to the General Interchange future land use category. No members of the public were present, therefore, no public comment was heard.

One member of the LPA asked for clarification about the location of the General Interchange future land use category within Lee County. Staff identified the locations. A member of the LPA asked if staff had vetted the proposed amendment through the planning panels of affected community planning areas. Staff replied that they had not, nor is there a requirement in the Lee Plan or Land Development Code to do so. The amendment had been properly noticed and the required public hearings provide opportunity for public comment.

However, members of the LPA continued to express concern that planning community groups had not been made specifically aware of the proposed amendment.

**A motion was made to recommend that the Board of County Commissioners transmit a LPA modified amendment that excludes Table 1(b) amendments in the General Interchange future land use category within the North Fort Myers and Bayshore planning communities. The motion was passed by a 4 to 1 vote.**

**B. SUMMARY OF LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT:**

**1. RECOMMENDATION:**

The LPA recommended that the Board of County Commissioners transmit an amendment that excludes Table 1(b) amendments in the General Interchange future land use category within the North Fort Myers and Bayshore planning communities.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

The LPA generally accepted the basis and recommended findings of fact as advanced by staff, but believed that the proposed amendment should be vetted through community panels.

**C. VOTE:**

<b>NOEL ANDRESS</b>	<b>AYE</b>
<b>TIMOTHY BROWN</b>	<b>AYE</b>
<b>DENNIS CHURCH</b>	<b>ABSENT</b>
<b>JIM GREEN</b>	<b>NAY</b>
<b>RICK JOYCE</b>	<b>AYE</b>
<b>DAVID MULICKA</b>	<b>AYE</b>
<b>GARY TASMAN</b>	<b>ABSENT</b>

**D. STAFF RESPONSE TO LPA RECOMMENDATION:**

Staff continues to support its initial staff recommendation, including the amendments to Table 1(b) in the North Fort Myers and Bayshore Planning Communities, for the following reasons:

- Staff finds that the residential densities proposed are less intense and will provide greater compatibility with adjacent residential uses, consistent with Policy 5.1.5, than uses that are currently allowed within the General Interchange future land use category.
- The proposed amendment will allow for efficient use of existing Future Urban Areas in Lee County that have access to available urban services without displacement of industrial, non-urban, or environmental lands.
- The proposed amendment will allow for the construction of affordable housing near existing transportation facilities that will allow for easy access to employment within Lee County or in adjacent counties.
- Public facilities and services such as transportation facilities, utilities, law enforcement, fire and rescue services, and schools are available and continued availability will be reviewed on a case-by-case basis during the zoning and development order processes.
- Approval and development of multi-family residential uses within the General Interchange future land use category will require additional review by Lee County through the rezoning and development order processes.

- Staff's recommendation would allow for uniform treatment of the General Interchange future land use category within Lee County.

**PART VI**  
**BOARD OF COUNTY COMMISSIONERS**  
**HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: November 18, 2015

**A. BOARD REVIEW:**

Staff gave a brief presentation and made a recommendation that the BoCC transmit the proposed amendment. Following staff's presentation one member of the BoCC asked for clarification about the difference between staff's and the Local Planning Agency's recommendation. Staff clarified that the only difference was in the text amendment to Table 1(b): Year 2030 Allocation.

This was followed by a presentation from the applicant's consultant.

No members of the public were present; therefore, no public comment was heard.

**A motion was made that the BOCC transmit staff's recommendation. The motion was called and passed 5-0.**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

The Board of County Commissioners *transmitted* the proposed amendment as recommended by staff.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

The Board of County Commissioners accepted the findings of fact as advanced by staff and the Local Planning Agency.

**C. VOTE:**

<b>BRIAN HAMMAN</b>	<u>AYE</u>
<b>LARRY KIKER</b>	<u>AYE</u>
<b>FRANK MANN</b>	<u>AYE</u>
<b>JOHN MANNING</b>	<u>AYE</u>
<b>CECIL PENDERGRASS</b>	<u>AYE</u>

**PART VII**  
**STATE REVIEWING AGENCIES OBJECTIONS,**  
**RECOMMENDATIONS AND COMMENTS**

DATE OF REVIEWING AGENCY COMMENTS: Comments from the State Reviewing Agencies were due to Lee County by December 30, 2015.

**A. OBJECTIONS, RECOMMENDATIONS AND COMMENTS:**

Lee County received responses from the following review agencies addressing the transmitted amendment: Florida Departments of Agriculture and Consumer Services, Environmental Protection, Economic Opportunity Transportation; the Southwest Florida Regional Planning Council; and South Florida Water Management District.

There were no objections to the proposed amendments.

Comments and recommendations were made by the Florida Department of Transportation (FDOT). FDOT acknowledged that the multi-family use proposed to be added to the General Interchange future land use category has a lower trip generation potential than the uses that are currently allowed within the category. However, FDOT stated that there were concerns about locating residential uses near I-75, a Strategic Intermodal System (SIS) corridor for freight and through traffic. FDOT provided Lee County with access to technical guidance and research that the county can utilize to implement best practices when locating multi-family uses in proximity to SIS facilities.

Lee County staff appreciates the technical guidance provided by Florida Department of Transportation and will work to minimize the impacts from multi-family uses on nearby SIS facilities using best practices in the zoning and development order processes.

All correspondence from the state reviewing agencies have been attached to this staff report.

**B. STAFF RECOMMENDATION**

Staff recommends that the Board of County Commissioners **adopt** the amendments to the Lee Plan as transmitted.

**PART VIII  
BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF PUBLIC HEARING: January 20, 2016

**A. BOARD REVIEW**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**BRIAN HAMMAN**

\_\_\_\_\_

**LARRY KIKER**

\_\_\_\_\_

**FRANK MANN**

\_\_\_\_\_

**JOHN MANNING**

\_\_\_\_\_

**CECIL L PENDERGRASS**

\_\_\_\_\_

**Text Amendments:**

**OBJECTIVE 1.3: INTERSTATE HIGHWAY INTERCHANGE AREAS.** *Designate on the Future Land Use Map specialized categories for land adjacent to the interchanges of Interstate 75. It is important to make maximum beneficial use of these critical access points and at the same time avoid irreconcilable conflicts between competing demands, such as through traffic vs. local traffic, conservation vs. development, commercial development vs. industrial development, and tourist commercial facilities vs. general shopping facilities. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual amenities, and safety measures. Each interchange area is designated for a specific primary role: General, General Commercial, Industrial Commercial, Industrial, and University Village, ~~and Mixed Use~~. Residential uses are only permitted in these categories in accordance with Chapter XIII or as provided in Policy 1.3.2. These areas are also considered Future Urban Areas.*

No amendments are proposed to policy 1.3.1.

**POLICY 1.3.2:** *The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, and light industrial/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).*

**Table Amendments:**

**Table 1(a): Summary of Residential Densities** (Attached)

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

**TABLE 1(a)**  
**SUMMARY OF RESIDENTIAL DENSITIES <sup>1</sup>**

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

**CLARIFICATIONS AND EXCEPTIONS**

<sup>1</sup> See the glossary in Chapter XII for the full definition of "density."

<sup>2</sup> Except in the General Interchange future land use category adherence to minimum densities is not mandatory but is recommended to promote compact development.

<sup>3</sup> These maximum densities may be permitted by transferring density from non-contiguous land through the provisions of the Housing Density Bonus Ordinance (No. 89-45, as amended or replaced) and the Transfer of Development Rights Ordinance (No. 86-18, as amended or replaced).

<sup>4</sup> Within the Future Urban Areas of Pine Island Center, rezonings that will allow in excess of 3 dwelling units per gross acre must "acquire" the density above 3 dwelling units per gross acre utilizing TDRs that were created from Greater Pine Island Coastal Rural or Greater Pine Island Urban Categories.

<sup>5</sup> In all cases on Gasparilla Island, the maximum density must not exceed 3 du/acre.

<sup>6</sup> Within the Buckingham area, new residential lots must have a minimum of 43,560 square feet.

<sup>7</sup> The maximum density of 1 unit per 5 acres can only be approved through the planned development process (see Policy 1.4.4), except in the approximately 135 acres of land lying east of US41 and north of Alico Road in the northwest corner of Section 5, Township 46, Range 25.

<sup>8</sup> Higher densities may be allowed under the following circumstances where wetlands are preserved on the subject site:

(a) If the dwelling units are relocated off-site through the provisions of the Transfer of Development Rights Ordinance (No. 86-18, as amended or replaced); or

(b) Dwelling units may be relocated to developable contiguous uplands designated Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, Outlying Suburban, or Sub-Outlying Suburban from preserved freshwater wetlands at the same underlying density as is permitted for those uplands. Impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling unit per 20 acres. Planned Developments or Development Orders approved prior to October 20, 2010 are permitted the density approved prior to the adoption of CPA2008-18.

<sup>9</sup> Overall average density for the University Village sub-district must not exceed 2.5 du/acre. Clustered densities within the area may reach 15 du/acre to accommodate university housing.

<sup>10</sup> In the Rural category located in Section 24, Township 43 South, Range 23 East and south of Gator Slough, the maximum density is 1du/2.25 acres.

<sup>11</sup> Overall number of residential dwelling units is limited to 271 units in the Destination Resort Mixed Use Water Dependent district.

<sup>12</sup> The residential dwelling units and hotel development portions of this redevelopment project must be located outside of the designated Coastal High Hazard Area in accordance with Lee Plan, Map 5.

<sup>13</sup> See Policies 33.3.2, 33.3.3, and 33.3.4 for potential density adjustments resulting from concentration or transfer of development rights.

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

[Proposed Amendment in Strike Through/Underline Format]

Future Land Use Category		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	
		Current	Proposed										Current	Proposed	Current	Proposed
<b>Residential By Future Land Use Category</b>	Intensive Development	1,376	1,376				20		27		250					
	Central Urban	14,766	14,766				225				230					
	Urban Community	18,425	18,285	520	485		637									
	Suburban	16,623	16,623				1,810				85					
	Outlying Suburban	4,105	3,957	30			40	20	2	500					1,700	<u>1,552</u>
	Sub-Outlying Suburban	1,548	1,548				367									
	Industrial	79	79								39		20	<u>20</u>		
	Public Facilities	1	1							1						
	University Community	850	850													
	Destination Resort Mixed Use Water Dependent	8	8													
	Burnt Store Marina Village	4	4					4								
	Industrial Interchange															
	General Interchange	60	143											11	2	<u>32</u>
	General Commercial Interchange															
	Industrial Commercial Interchange															
	University Village Interchange															
	New Community	900	900										900	<u>900</u>		
	Airport															
	Tradeport (Airport Commerce)	9	9										9	<u>9</u>		
	Rural	8,313	8,313	1,948			1,400	636							1,500	<u>1,500</u>
	Rural Community Preserve	3,100	3,100													
	Coastal Rural	1,300	1,300													
	Outer Island	202	202	5			1				150					
Open Lands	2,805	2,805	250				590							120	<u>120</u>	
Density Reduction/ Groundwater Resource	6,905	6,905	711									94	<u>94</u>			
Conservation Lands Upland																
Wetlands																
Conservation Lands Wetland																
<b>Unincorporated County Total Residential</b>	<b>81,379</b>	<b>81,174</b>	<b>3,464</b>	<b>485</b>			<b>4,500</b>	<b>1,250</b>	<b>29</b>	<b>651</b>	<b>604</b>		<b>1,023</b>	<b><u>1,034</u></b>	<b>3,322</b>	<b><u>3,204</u></b>
<b>Commercial</b>	<b>12,793</b>	<b>12,793</b>	<b>57</b>	<b>52</b>			<b>400</b>	<b>50</b>	<b>17</b>	<b>125</b>	<b>150</b>		<b>1,100</b>	<b><u>1,100</u></b>	<b>440</b>	<b><u>440</u></b>
<b>Industrial</b>	<b>13,801</b>	<b>13,801</b>	<b>26</b>	<b>3</b>			<b>400</b>	<b>5</b>	<b>26</b>		<b>300</b>		<b>3,100</b>	<b><u>3,100</u></b>	<b>10</b>	<b><u>10</u></b>
<b>Non Regulatory Allocations</b>																
<b>Public</b>	<b>82,252</b>	<b>82,313</b>	<b>7,100</b>	<b>421</b>			<b>2,000</b>	<b>7,000</b>	<b>20</b>	<b>1,961</b>	<b>350</b>		<b>7,500</b>	<b><u>7,500</u></b>	<b>2,416</b>	<b><u>2,477</u></b>
<b>Active AG</b>	<b>17,027</b>	<b>17,027</b>	<b>5,100</b>				<b>550</b>	<b>150</b>							<b>20</b>	<b><u>20</u></b>
<b>Passive AG</b>	<b>45,859</b>	<b>45,835</b>	<b>13,549</b>				<b>2,500</b>	<b>109</b>					<b>1,491</b>	<b><u>1,491</u></b>	<b>20</b>	<b><u>20</u></b>
<b>Conservation</b>	<b>81,948</b>	<b>81,933</b>	<b>2,214</b>	<b>611</b>			<b>1,142</b>	<b>3,236</b>	<b>133</b>	<b>1,603</b>	<b>748</b>		<b>2,809</b>	<b><u>2,798</u></b>	<b>1,719</b>	<b><u>1,733</u></b>
<b>Vacant</b>	<b>22,116</b>	<b>22,299</b>	<b>1,953</b>				<b>226</b>	<b>931</b>	<b>34</b>		<b>45</b>		<b>300</b>	<b><u>300</u></b>	<b>20</b>	<b><u>63</u></b>
<b>Total</b>	<b>357,175</b>	<b>357,175</b>	<b>33,463</b>	<b>1,572</b>			<b>11,718</b>	<b>12,731</b>	<b>259</b>	<b>4,340</b>	<b>2,197</b>		<b>17,323</b>	<b><u>17,323</u></b>	<b>7,967</b>	<b><u>7,967</u></b>
<b>Population Distribution*</b>	<b>495,000</b>	<b>495,000</b>	<b>5,090</b>	<b>1,531</b>			<b>30,861</b>	<b>3,270</b>	<b>225</b>	<b>530</b>	<b>5,744</b>		<b>11,582</b>	<b><u>11,977</u></b>	<b>16,488</b>	<b><u>16,375</u></b>

\*Population Distribution for Unincorporated area of Lee County

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

[Proposed Amendment in Strike Through/Underline Format]

Future Land Use Category		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres		Southeast Lee County	North Fort Myers		Buckingham	Estero	Bayshore		
							Current	Proposed		Current	Proposed			Current	Proposed	
<b>Residential By Future Land Use Category</b>	Intensive Development				660	3	42	42		365	365		9			
	Central Urban	375	17		3,140		8,179	8,179		2,600	2,600					
	Urban Community	850	1,000		860	500	13,013	12,873				110	450			
	Suburban	2,488	1,975		1,200	675				6,690	6,690		1,700			
	Outlying Suburban	377				600				382	382		454			
	Sub-Outlying Suburban		25							140	140	66		950	950	
	Industrial	5	5		10											
	Public Facilities															
	University Community		850													
	Destination Resort Mixed Use Water Dependent	8														
	Burnt Store Marina Village															
	Industrial Interchange															
	General Interchange									15	7	31		6	30	48
	General Commercial Interchange															
	Industrial Commercial Interchange															
	University Village Interchange	0														
	New Community															
	Airport															
	Tradeport (Aiport Commerce)															
	Rural		90			190	14	14		500	500	50	635	1,350	1,350	
	Rural Community Preserve											3,100				
	Coastal Rural					1,300										
	Outer Island	1				45										
Open Lands									45	45			1,800	1,800		
Density Reduction/ Groundwater Resource									4,000				2,100	2,100		
Conservation Lands Upland																
Wetlands																
Conservation Lands Wetland																
<b>Unincorporated County Total Residential</b>	4,104	3,962		5,870	3,313	21,248	21,108	4,015	10,729	10,753	3,326	3,254	6,230	6,248		
<b>Commercial</b>	1,100	1,944		2,100	226	1,420	1,420	68	1,687	1,687	18	1,700	139	139		
<b>Industrial</b>	320	450		900	64	300	300	7,246	554	554	5	87	5	5		
<b>Non Regulatory Allocations</b>																
<b>Public</b>	3,550	3,059		3,500	2,100	15,289	15,289	12,000	4,000	4,000	1,486	7,000	1,500	1,500		
<b>Active AG</b>					2,400			7,171	200	200	411	125	900	900		
<b>Passive AG</b>					815			18,000	1,556	1,532	3,619	200	4,000	4,000		
<b>Conservation</b>	9,306	2,969		188	14,767	1,541	1,541	31,359	1,317	1,317	336	5,068	882	864		
<b>Vacant</b>	975	594		309	3,781	8,106	8,246	470	2,060	2,060	1,000	800	512	512		
<b>Total</b>	19,355	12,978		12,867	27,466	47,904	47,904	80,329	22,103	22,103	10,201	18,234	14,168	14,168		
<b>Population Distribution*</b>	34,538	36,963		58,363	13,265	164,517	163,543	1,270	70,659	71,001	6,117	25,577	8,410	8,760		

\*Population Distribution for Unincorporated area of Lee Cour

# ATTACHMENT 2

## FUTURE LAND USE MAP

1. This map is a general representation of the Future Land Use Map as adopted by the Board of County Commissioners On: September 17, 1990

Revised By:

ADOPTING ORDINANCE	DATE OF ADOPTION	EFFECTIVE DATE
89-02	1/31/1989	3/1/1989
90-09	3/7/1990	3/14/1990
90-43	9/9/1990	9/17/1990
90-44	9/12/1990	9/17/1990
91-10	4/3/1991	4/10/1991
91-19	7/9/1991	7/18/1991
92-35	8/7/1992	8/18/1992
92-41	9/15/1992	9/21/1992
92-47	10/27/1992	11/9/1992
92-48	10/27/1992	11/9/1992
92-51	12/9/1992	12/21/1992
93-05	3/22/1993	3/28/1993
93-25	9/20/1993	1/24/1994
94-23	8/29/1994	1/14/1994
94-29	10/28/1994	1/9/1995
94-30	11/1/1994	7/25/1995
95-27	12/20/1995	1/20/1996
96-19	10/2/1996	11/2/1996
97-05	3/5/1997	4/2/1997
97-17	8/26/1997	9/30/1997
97-13	6/24/1997	7/25/1997
97-22	11/25/1997	12/28/1997
98-02	1/13/1998	2/13/1998
98-09	8/3/1998	7/30/1998
99-02	4/13/1999	2/4/2000
99-26	11/24/1998	12/25/1998
99-15	11/22/1999	1/19/2000
99-16	11/22/1999	1/19/2000
99-17	11/22/1999	1/19/2000
99-18	11/22/1999	1/19/2000
99-19	11/22/1999	1/23/1999
00-08	5/4/2000	6/26/2000
00-16	8/8/2000	9/9/2000
00-22	11/1/2000	12/28/2000
01-24	12/13/2001	1/13/2002
02-02, 03, 04, 05, 06	1/10/2002	3/27/2002
02-29	10/21/2002	1/9/2003
03-01, 02, 03, 04, 05, 06, 07	1/9/2003	4/1/2003
03-12	5/6/2003	6/9/2003
03-19, 03-20, 03-21	10/29/2003	12/1/2004
03-26	12/15/2003	3/12/2004
04-14	9/20/2004	12/7/2004
04-15	9/22/2004	10/22/2004
05-19, 05-21	10/12/2005	01/09/2006
05-20	10/12/2005	11/15/2006
07-07	4/24/2007	5/24/2007
07-06	4/24/2007	5/24/2007
07-09 thru 07-18	5/16/2007	8/13/2007
08-04	3/11/2008	4/11/2008
08-05	3/11/2008	4/11/2008
09-06 thru 09-17	2/25/2009	5/16/2009
10-10, 11, 12, 16	3/3/2010	8/4/2010
10-18	3/3/2010	10/19/2011 partial
10-27	6/16/2010	7/19/2010
10-34 thru 10-39	10/20/2010	1/5/2011
10-33	10/18/2010	1/11/2011
10-40	10/20/2010	3/14/2011
11-15, 11-17	9/28/2011	11/11/2011
14-14	6/16/2014	7/19/2014

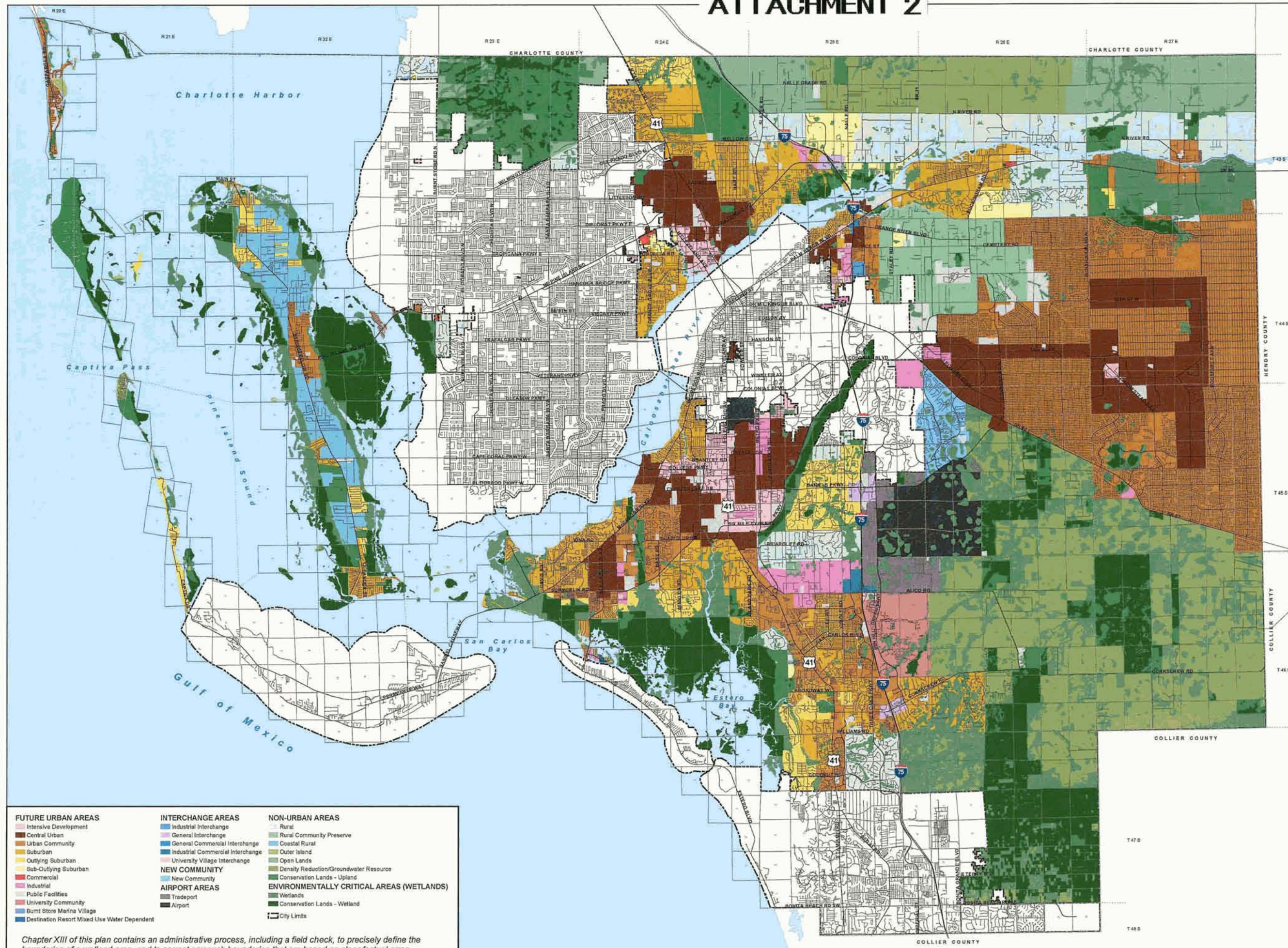
2. Please see the Lee Plan for additional information regarding special restrictions, overlays, or allowances in addition to the requirements of the land use categories.

3. The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County.



Map Generated: July 18, 2014

Lee Plan Map 1  
Page 1 of 8



<p><b>FUTURE URBAN AREAS</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #f08080; border: 1px solid black; margin-right: 5px;"></span> Intensive Development</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> Central Urban</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #a52a2a; border: 1px solid black; margin-right: 5px;"></span> Urban Community</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #d2691e; border: 1px solid black; margin-right: 5px;"></span> Suburban</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #ffd700; border: 1px solid black; margin-right: 5px;"></span> Outlying Suburban</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #ffa500; border: 1px solid black; margin-right: 5px;"></span> Sub-Outlying Suburban</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> Commercial</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> Industrial</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #c0c0c0; border: 1px solid black; margin-right: 5px;"></span> Public Facilities</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #e0e0e0; border: 1px solid black; margin-right: 5px;"></span> University Community</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #4682b4; border: 1px solid black; margin-right: 5px;"></span> Burnt Stone Marina Village</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #000080; border: 1px solid black; margin-right: 5px;"></span> Destination Resort Mixed Use Water Dependent</li> </ul>	<p><b>INTERCHANGE AREAS</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #6495ed; border: 1px solid black; margin-right: 5px;"></span> Industrial Interchange</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #4169e1; border: 1px solid black; margin-right: 5px;"></span> General Interchange</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #000080; border: 1px solid black; margin-right: 5px;"></span> General Commercial Interchange</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #000080; border: 1px solid black; margin-right: 5px;"></span> Industrial Commercial Interchange</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> University Village Interchange</li> </ul> <p><b>NEW COMMUNITY</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> New Community</li> </ul> <p><b>AIRPORT AREAS</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> Tradeport</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> Airport</li> </ul>	<p><b>NON-URBAN AREAS</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #d3d3d3; border: 1px solid black; margin-right: 5px;"></span> Rural</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Rural Community Preserve</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Coastal Rural</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Outer Island</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Open Lands</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Density Reduction/Groundwater Resource</li> </ul> <p><b>ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #3cb371; border: 1px solid black; margin-right: 5px;"></span> Wetlands</li> <li><span style="display: inline-block; 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Chapter XIII of this plan contains an administrative process, including a field check, to precisely define the boundaries of a wetland area, and to correct any such boundaries that are based on clear factual error.

# ATTACHMENT 3



## DEPARTMENT OF TRANSPORTATION

### Memo

To: Brandon Dunn, Principal Planner  
Planning Division

From: Lili Wu  
Sr. Transportation Planner

Date: Sept. 29, 2015

**Subject: Treeline 200 (CPA2015-00006)**

---

We have reviewed the above application which requests to allow for multi-family residential uses within the General Interchange land use category. The uses of office and commercial are allowed within General Interchange land use category which have much higher trip generation rates than the multi-family residential use. Lee County DOT have no objection to the application since there are no additional traffic increase.

cc: File

# Treeline 200

---

Application for a Comprehensive Plan Text Amendment

**RECEIVED**  
OCT 12 2015

COMMUNITY DEVELOPMENT

CPA 2015-00006

## Submitted To:

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



# Table of Contents

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Comprehensive Plan Amendment Application & Affidavit

Additional Agents

## **EXHIBITS**

II.A.1 – Variance Report & Mailing Labels

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

IV.A.2 – Current Future Land Use Map

IV.A.4 – Existing Land Use Map

IV.A.5 – Existing Zoning Map

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

IV.A.7 – Warranty Deed

IV.A.8 – Aerial Location Map

IV. B.1 – Traffic Circulation Analysis

IV.B.2 – Infrastructure Analysis

IV. B.3 – Agency Letters

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

IV.D.1 – Master Site File Letter

IV.D.2 – Archaeological Sensitivity Map

IV.E.4 – Lee Plan Consistency Narrative



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

APPLICATION FOR A
COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: Treeline 200

PROJECT SUMMARY:

Amend Policy 1.3.2 to allow for multi-family residential uses within the General Interchange land use category; amend Table 1(a) to include the density range for residential development in the General Interchange land use category; and amend Table 1(b) to allocate 11 acres for residential development in the General Interchange land use category in the Gateway/Airport Planning Community.

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.

[Handwritten Signature]
Signature of Owner or Authorized Representative

8/21/2015
Date

Alexis Crespo, AICP
Printed Name of Owner or Authorized Representative

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

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

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

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

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

II. **REQUESTED CHANGE**

A. TYPE: (Check appropriate type)

- Text Amendment  
 Future Land Use Map Series Amendment (Maps 1 thru 24)  
List Number(s) of Map(s) to be amended: \_\_\_\_\_

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

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

A. Property Location:

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

B. Property Information:

Total Acreage of Property: 10.98 acres  
Total Acreage included in Request: 10.98 acres  
Total Uplands: 10.98 acres  
Total Wetlands: 0 acres  
Current Zoning: Commercial Planned Development (CPD)  
Current Future Land Use Designation: General Interchange  
Area of each Existing Future Land Use Category: 10.98 acres - General Interchange  
Existing Land Use: Vacant

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

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

D. Proposed change for the subject property:

Amend Policy 1.3.2 to allow for multi-family residential uses in the General Interchange future land use category.

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1. Calculation of maximum allowable development under existing FLUM:

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

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	<u>10.98 ac. X 14 du/ac = 153 dwellings</u>
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Industrial intensity	<u>N/A</u>

#### IV. AMENDMENT SUPPORT DOCUMENTATION

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

##### A. General Information and Maps

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

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

1. Provide any proposed text changes.
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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]

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

Applicant: John Gnagey  
Address: 12801 Renaissance Way  
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- |                           |  |
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- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;  
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
  - a. Sanitary Sewer
  - b. Potable Water
  - c. Surface Water/Drainage Basins
  - d. Parks, Recreation, and Open Space
  - e. Public Schools.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
  - a. Fire protection with adequate response times;
  - b. Emergency medical service (EMS) provisions;
  - c. Law enforcement;
  - d. Solid Waste;
  - e. Mass Transit; and
  - f. Schools.

*In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.*

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
  - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
  - b. Provide data and analysis required by Policy 2.4.4,
  - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area
  - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles  
 Be sure to support all conclusions made in this justification with adequate data and analysis.

H. Planning Communities/Community Plan Area Requirements  
 If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

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

**AFFIDAVIT**

I, John Gnagey, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

[Signature]  
Signature of Applicant

4-13-15  
Date

John Gnagey  
Printed Name of Applicant

STATE OF FLORIDA  
COUNTY OF LEE

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



[Signature]  
Signature of Notary Public

REBECCA NEWBERRY  
(Name typed, printed or stamped)

## ADDITIONAL AGENTS

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

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

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

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

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

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

Treeline 200  
(CPA2015-00004)

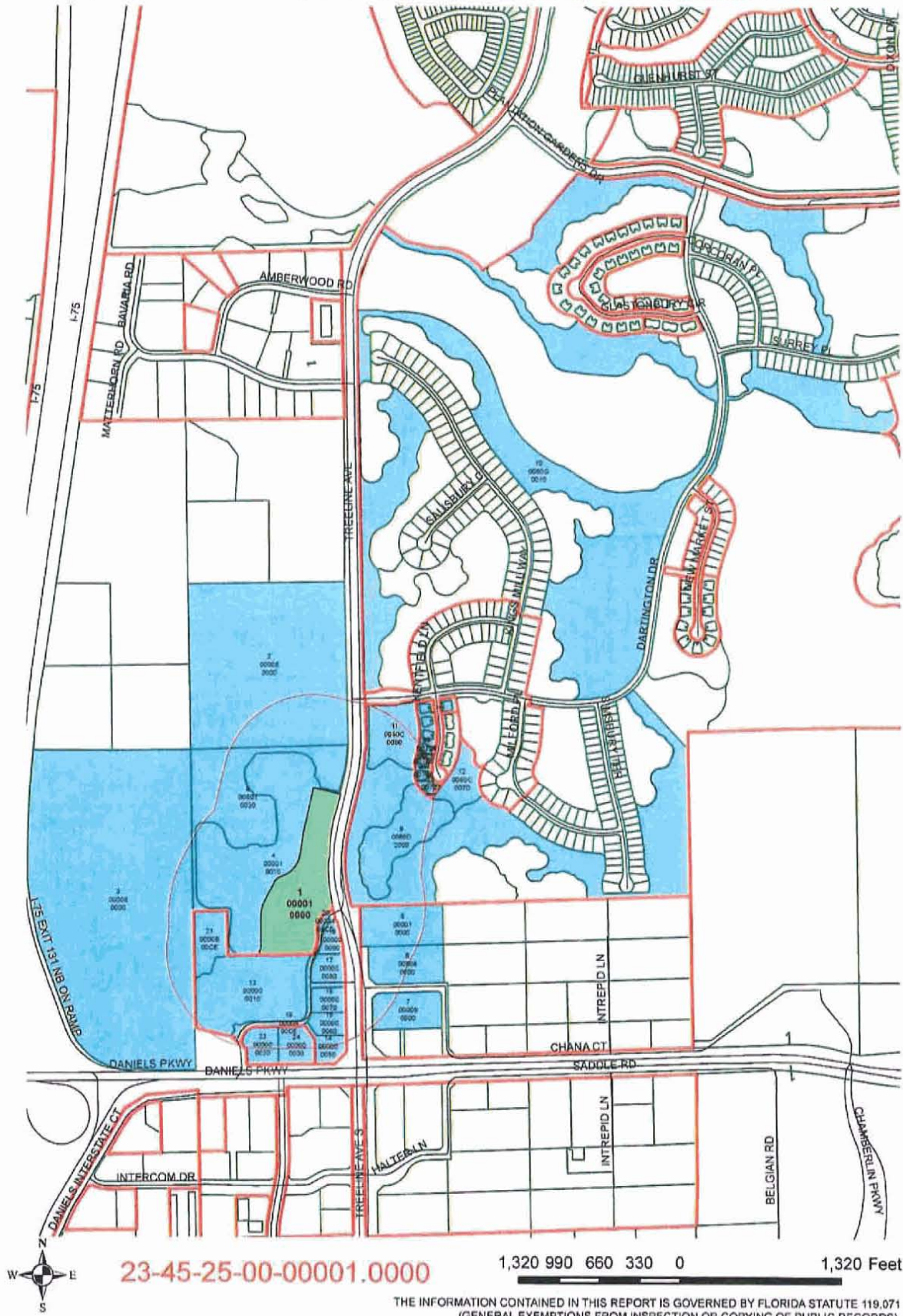
II.A.1

# **VARIANCE REPORT & MAILING LABELS**

# VARIANCE REPORT

4/10/2015

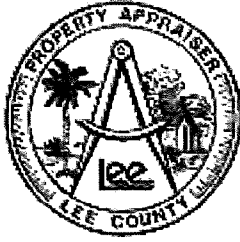
Subject Parcels: 1 Affected Parcels: 39 Buffer Distance: 750 ft



23-45-25-00-00001.0000

1,320 990 660 330 0 1,320 Feet

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



# Lee County Property Appraiser

**Kenneth M. Wilkinson, C.F.A.**

GIS Department / Map Room

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

## VARIANCE REPORT

**Date of Report:** 4/10/2015 10:42:26 AM

**Buffer Distance:** 750 ft

**Parcels Affected:** 39

**Subject Parcels:** 23-45-25-00-00001.0000

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

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

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

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

Treeline 200  
(CPA2015-00004)

IV.A.1

# **PROPOSED TEXT AMENDMENTS**



# WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305  
BONITA SPRINGS, FL 34135  
P: 239-405-7777  
F: 239-405-7889

## TREELINE 200 Comprehensive Plan Amendment Proposed Text Amendments

**OBJECTIVE 1.3: INTERSTATE HIGHWAY INTERCHANGE AREAS.** Designate on the Future Land Use Map specialized categories for land adjacent to the interchanges of Interstate 75. It is important to make maximum beneficial use of these critical access points and at the same time avoid irreconcilable conflicts between competing demands, such as through traffic vs. local traffic, conservation vs. development, commercial development vs. industrial development, and tourist commercial facilities vs. general shopping facilities. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual amenities, and safety measures. Each interchange area is designated for a specific primary role: General, General Commercial, Industrial Commercial, Industrial, University Village, and Mixed Use. Residential uses are only permitted in these categories in accordance with Chapter XIII or as provided in Policy 1.3.2. These areas are also considered Future Urban Areas.

**POLICY 1.3.2:** The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).

**TABLE 1(a)**  
**SUMMARY OF RESIDENTIAL DENSITIES<sup>1</sup>**

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

**CLARIFICATIONS AND EXCEPTIONS**

<sup>1</sup>See the glossary in Chapter XII for the full definition of “density”.

<sup>2</sup>Except in the General Interchange future land use category adherence to minimum densities is not mandatory but is recommended to promote compact development.

<sup>3</sup>These maximum densities may be permitted by transferring density from non-contiguous land through the provisions of the Housing Density Bonus Ordinance (No. 89-45, as amended or replaced) and the Transfer of Development Rights Ordinance (No. 86-18, as amended or replaced).

<sup>4</sup>Within the Future Urban Areas of Pine Island Center, rezonings that will allow in excess of 3 dwelling units per gross acre must “acquire” the density above 3 dwelling units per gross acre utilizing TDRs that were created from Greater Pine Island Coastal Rural or Greater Pine Island Urban Categories.

<sup>5</sup>In all cases on Gasparilla Island, the maximum density must not exceed 3 du/acre.

<sup>6</sup>Within the Buckingham area, new residential lots must have a minimum of 43,560 square feet.

<sup>7</sup>The maximum density of 1 unit per 5 acres can only be approved through the planned development process (see Policy 1.4.4), except in the approximately 135 acres of land lying east of US41 and north of Alico Road in the northwest corner of Section 5, Township 46, Range 25.

<sup>8</sup>Higher densities may be allowed under the following circumstances where wetlands are preserve on the subject site:

- (a) If the dwelling units are relocated off-site through the provision of Transfer of Development Rights Ordinance (86-18, as amended or replaced); or
- (b) Dwelling units may be relocated to developable contiguous uplands designated Intensive Development, Central Urban, Urban Community, Suburban, Sub-Outlying Suburban, from preserved freshwater wetlands at the same

underlying density as permitted for those uplands. Impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling units per 20 acres. Planned Developments or Development Orders approved prior to October 20, 2010 are permitted the density approved prior to the adoption of CPA2008-18.

<sup>9</sup>Overall average density for the University Village sub-district must not exceed 2.5 du/acre. Clustered densities within the area may reach 15 du/acre to accommodate university housing.

<sup>10</sup>In the Rural category located in Section 24, Township 43 South, Range 23 East and south of Gator Slough, the maximum density is 1 du/2.25 acres.

<sup>11</sup>Overall number of residential dwelling units is limited to 271 units in the Destination Resort Mixed Use Water Dependent district.

<sup>12</sup>The residential dwelling units and hotel development portions of this redevelopment project must be located outside of the designated Coastal High Hazard Area in accordance with Lee Plan, Map 5.

<sup>13</sup>See Policies 33.3.2, 33.3.3, and 33.3.4 for potential density adjustments resulting from concentration or transfer of development rights.

TABLE 1(b)  
Year 2030 Allocations

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

Future Land Use Classification		Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/Airport	Daniels Parkway
Residential By Future Land Use Category	Intensive Development	1,376	0	0	0	20	0	27	0	250	0	0	0
	Central Urban	14,766	0	0	0	225	0	0	0	230	0	0	0
	Urban Community	18,425	520	485	0	637	0	0	0	0	0	0	0
	Suburban	16,623	0	0	0	1,810	0	0	0	85	0	0	0
	Outlying Suburban	4,105	30	0	0	40	20	2	500	0	0	0	1,700
	Sub-Outlying Suburban	1,548	0	0	0	367	0	0	0	0	0	0	0
	Industrial Development	79	0	0	0	0	0	0	0	39	0	20	0
	Public Facilities	1	0	0	0	0	0	0	1	0	0	0	0
	University Community	850	0	0	0	0	0	0	0	0	0	0	0
	Destination Resort Mixed Use Water Dependent	8	0	0	0	0	0	0	0	0	0	0	0
	Burnt Store Marina Village	4	0	0	0	0	4	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	42	0	0	0	0	0	0	0	0	0	11	2
	General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0
	New Community	900	0	0	0	0	0	0	0	0	0	900	0
	Airport	0	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	9	0	0	0	0	0	0	0	0	0	9	0
	Rural	8,313	1,948	0	0	1,400	636	0	0	0	0	0	1,500
	Rural Community Preserve	3,100	0	0	0	0	0	0	0	0	0	0	0
	Coastal Rural	1,300	0	0	0	0	0	0	0	0	0	0	0
	Outer Islands	202	5	0	0	1	0	0	150	0	0	0	0
	Open Lands	2,805	250	0	0	0	590	0	0	0	0	0	120
	Density Reduction/Groundwater Resource	6,905	711	0	0	0	0	0	0	0	0	94	0
	Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0
Wetlands	0	0	0	0	0	0	0	0	0	0	0	0	
Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Residential</b>	81,361	3,464	485	0	4,500	1,250	29	651	604	0	1,034	<del>4,023</del>	3,322
<b>Commercial</b>	12,793	57	52	0	400	50	17	125	150	0	1,089	<del>4,166</del>	440
<b>Industrial</b>	13,801	26	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>	357,175	33,463	1,572	0	11,718	12,731	259	4,340	2,197	0	17,323		7,967
Population Distribution*	495,000	5,090	1,531	0	30,861	3,270	225	530	5,744	0	11,582		16,488

\* Population for Unincorporated Area of Lee County

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

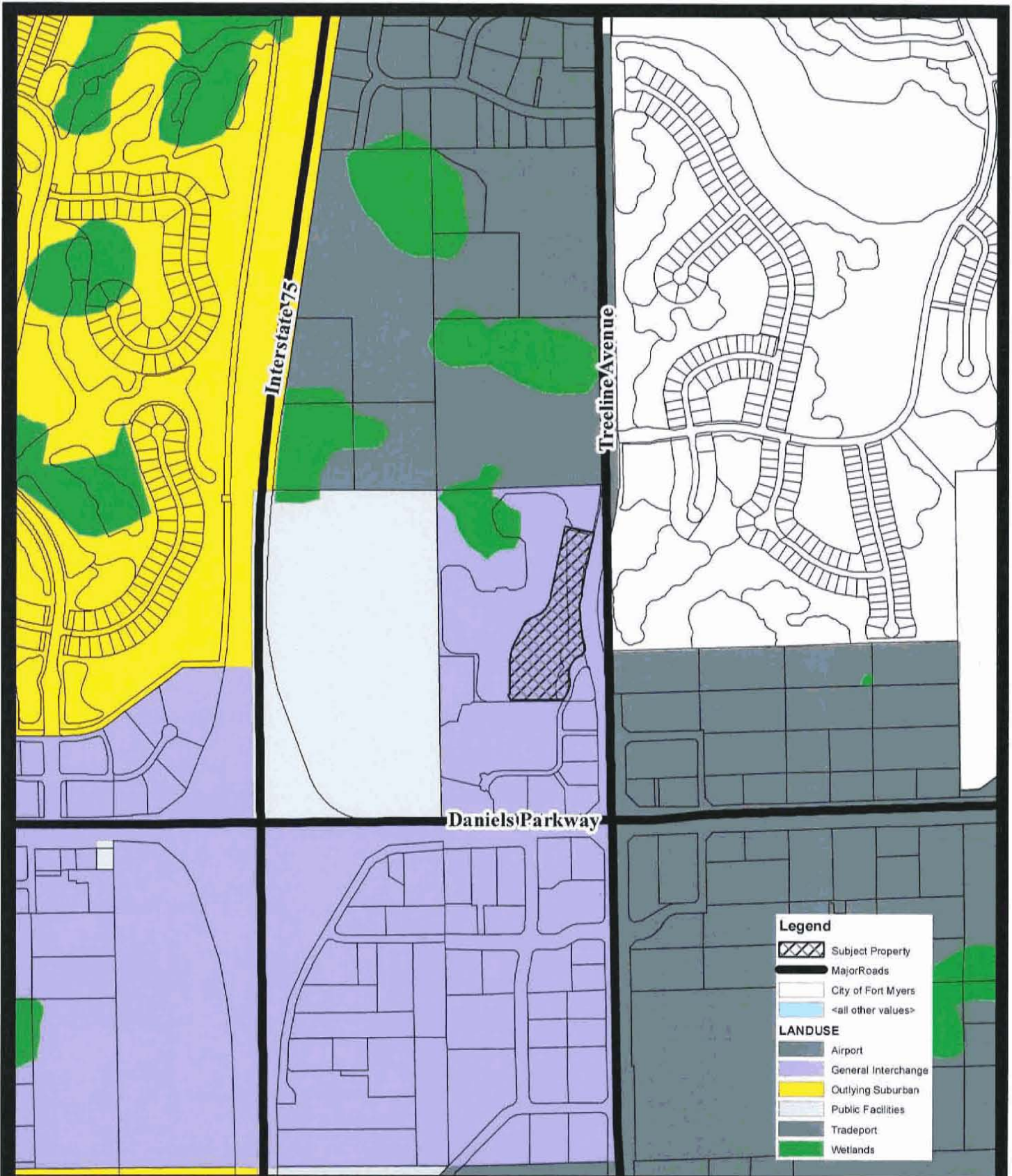
Future Land Use Classification		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
<b>Residential By Future Land Use Category</b>	Intensive Development	0	0	0	660	3	42	0	365	0	9	0
	Central Urban	375	17	0	3,140	0	8,179	0	2,600	0	0	0
	Urban Community	850	1,000	0	860	500	13,013	0	0	110	450	0
	Suburban	2,488	1,975	0	1,200	675	0	0	6,690	0	1,700	0
	Outlying Suburban	377	0	0	0	600	0	0	382	0	454	0
	Sub-Outlying Suburban	0	25	0	0	0	0	0	140	66	0	950
	Industrial Development	5	5	0	10	0	0	0	0	0	0	0
	Public Facilities	0	0	0	0	0	0	0	0	0	0	0
	University Community	0	850	0	0	0	0	0	0	0	0	0
	Destination Resort Mixed Use Water Dependent	8	0	0	0	0	0	0	0	0	0	0
	Burnt Store Marina Village	0	0	0	0	0	0	0	0	0	0	0
	Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0
	General Interchange	0	0	0	0	0	0	15	7	0	6	12
	General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0
	Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0
	University Village Interchange	0	0	0	0	0	0	0	0	0	0	0
	New Community	0	0	0	0	0	0	0	0	0	0	0
	Airport	0	0	0	0	0	0	0	0	0	0	0
	Tradeport	0	0	0	0	0	0	0	0	0	0	0
	Rural	0	90	0	0	190	14	0	500	50	635	1,350
	Rural Community Preserve	0	0	0	0	0	0	0	0	3,100	0	0
	Coastal Rural	0	0	0	0	1,300	0	0	0	0	0	0
	Outer Islands	1	0	0	0	45	0	0	0	0	0	0
Open Lands	0	0	0	0	0	0	0	45	0	0	1,800	
Density Reduction/Groundwater Resource	0	0	0	0	0	0	4,000	0	0	0	2,100	
Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	
Wetlands	0	0	0	0	0	0	0	0	0	0	0	
Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	
<b>Total Residential</b>	<b>4,104</b>	<b>3,962</b>	<b>0</b>	<b>5,870</b>	<b>3,313</b>	<b>21,248</b>	<b>4,015</b>	<b>10,729</b>	<b>3,326</b>	<b>3,254</b>	<b>6,212</b>	
<b>Commercial</b>	<b>1,100</b>	<b>1,944</b>	<b>0</b>	<b>2,100</b>	<b>226</b>	<b>1,420</b>	<b>68</b>	<b>1,687</b>	<b>18</b>	<b>1,700</b>	<b>139</b>	
<b>Industrial</b>	<b>320</b>	<b>450</b>	<b>0</b>	<b>900</b>	<b>64</b>	<b>300</b>	<b>7,246</b>	<b>554</b>	<b>5</b>	<b>87</b>	<b>5</b>	
<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>	<b>19,355</b>	<b>12,978</b>	<b>0</b>	<b>12,867</b>	<b>27,466</b>	<b>47,904</b>	<b>80,329</b>	<b>22,103</b>	<b>10,201</b>	<b>18,234</b>	<b>14,168</b>	
Population Distribution*	34,538	36,963	0	58,363	13,265	164,517	1,270	70,659	6,117	25,577	8,410	

\* Population for Unincorporated Area of Lee County

Treeline 200  
(CPA2015-00004)

IV.A.2

**CURRENT FUTURE  
LAND USE MAP**

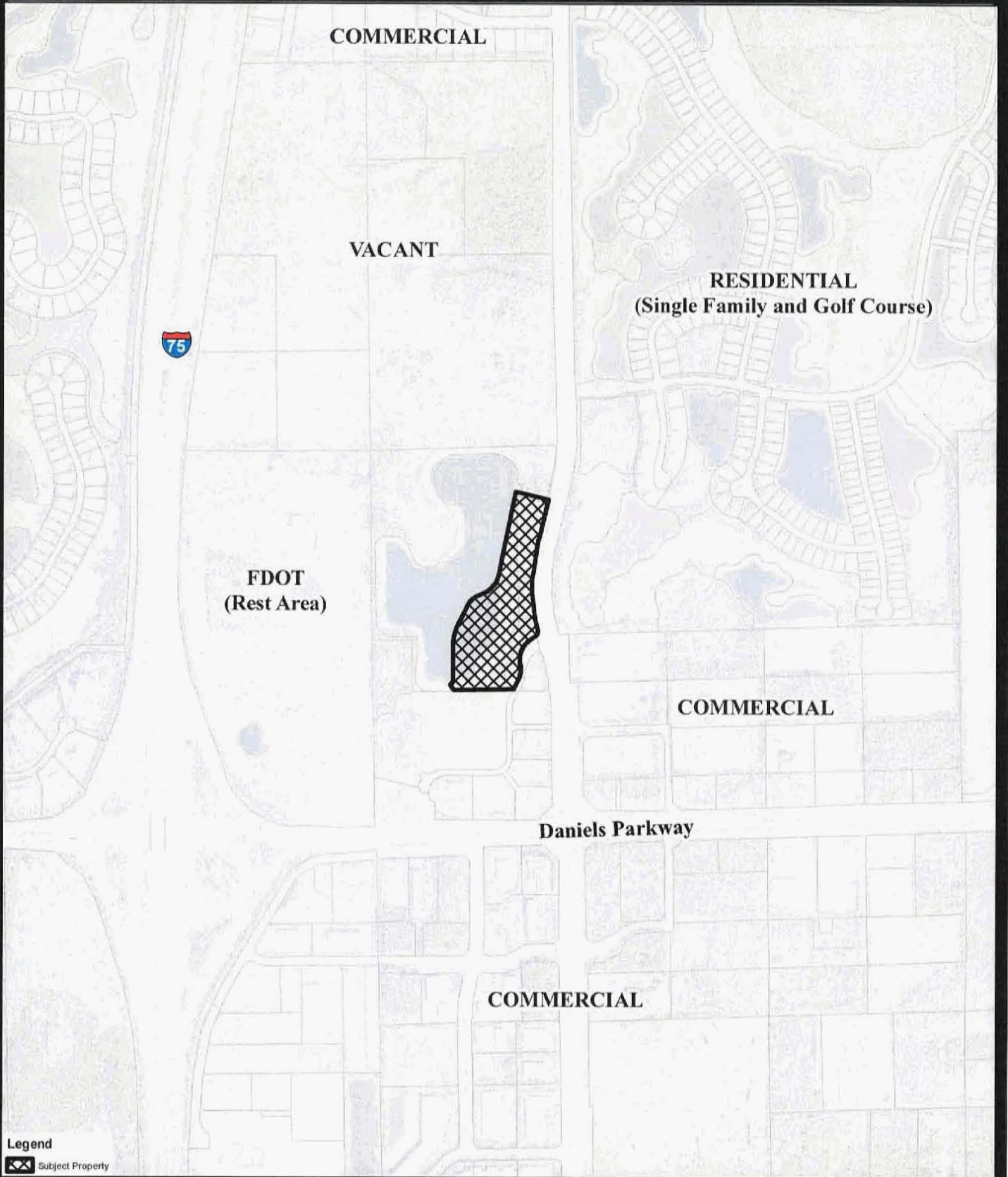


**EXHIBIT IV.A.2**  
**CURRENT FUTURE LAND USE MAP**

Treeline 200  
(CPA2015-00004)

## IV.A.4

# EXISTING LAND USE MAP



Legend  
☒ Subject Property

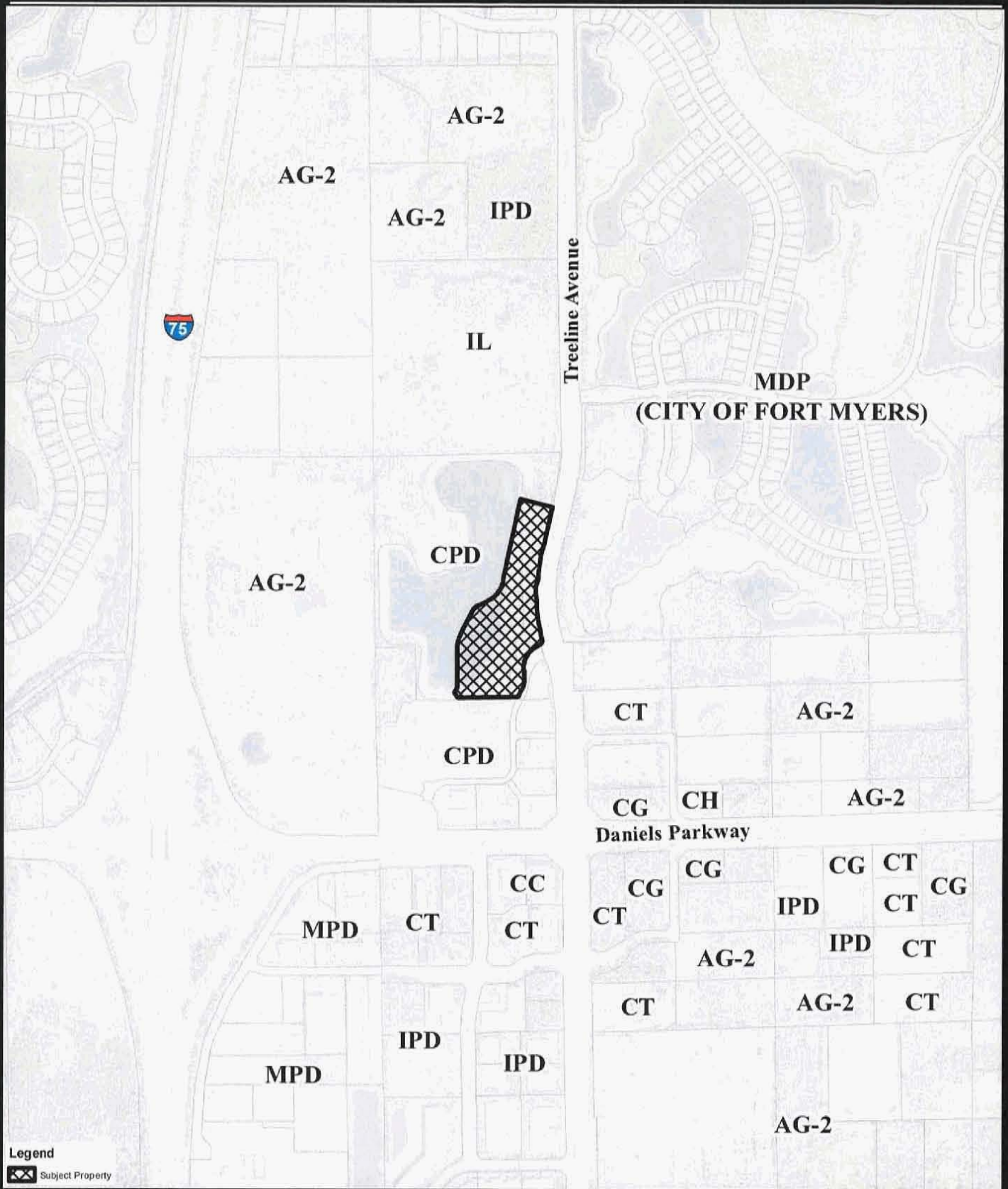


# EXHIBIT IV.A.4 EXISTING LAND USE MAP

Treeline 200  
(CPA2015-00004)

## IV.A.5

# EXISTING ZONING MAP



**Legend**  
 Subject Property



# EXHIBIT IV.A.5 EXISTING ZONING MAP

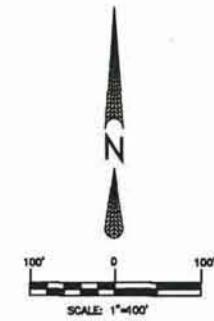
Treeline 200  
(CPA2015-00004)

## IV.A.6

# **BOUNDARY SURVEY, LEGAL DESCRIPTION & SKETCH OF DESCRIPTION**

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

LINE	BEARING	DISTANCE
L1	N 88°10'10" E	1000.86'
L2	S 01°49'50" E	335.79'
L3	S 77°12'50" E	230.02'
L4	S 13°29'05" W	293.55'
L5	S 14°33'39" W	53.27'
L6	S 12°55'07" E	40.55'
L7	S 65°03'09" W	25.93'
L8	S 29°25'05" W	29.59'
L9	S 89°26'26" W	420.08'
L10	N 33°24'44" W	38.85'
L11	N 00°00'00" W	236.22'
L12	N 28°00'50" E	161.60'
L13	N 66°58'22" E	46.99'
L14	N 09°27'06" E	163.93'
L15	N 13°28'58" E	290.74'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	212.84'	1262.50'	9°39'34"	S 08°39'18" W	212.59'
C2	319.81'	1273.50'	14°23'18"	S 05°43'28" E	318.97'
C3	47.63'	35.00'	77°58'15"	S 26°04'00" W	44.04'
C4	195.90'	158.00'	71°02'16"	S 26°00'55" W	183.59'
C5	156.24'	230.00'	38°55'18"	S 09°57'26" W	153.25'
C6	41.71'	50.00'	47°47'37"	N 23°53'49" E	40.51'
C7	146.68'	300.00'	28°00'50"	N 14°00'25" E	145.22'
C8	68.00'	100.00'	38°57'32"	N 47°29'36" E	66.69'
C9	200.79'	200.00'	57°31'16"	N 38°12'44" E	192.46'
C10	105.06'	1492.50'	4°01'59"	N 11°28'06" E	105.04'

DESCRIPTION OF A PARCEL OF LAND LYING IN  
SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA  
(TREELINE 200 LLC)

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE N 88°10'10" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 23, A DISTANCE OF 1000.86 FEET; THENCE S 01°49'50" E A DISTANCE OF 335.79 FEET TO THE POINT OF BEGINNING;

THENCE S 77°12'50" E A DISTANCE OF 230.02; THENCE S 13°29'05" W A DISTANCE OF 293.55; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 212.84, WITH A RADIUS OF 1262.50', WITH A DELTA ANGLE OF 9°39'34", WITH A CHORD BEARING OF S 08°39'18" W, WITH A CHORD LENGTH OF 212.59'; THENCE S 14°33'39" W A DISTANCE OF 53.27; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 319.81, WITH A RADIUS OF 1273.50', WITH A DELTA ANGLE OF 14°23'18", WITH A CHORD BEARING OF S 05°43'28" E, WITH A CHORD LENGTH OF 318.97'; THENCE S 12°55'07" E A DISTANCE OF 40.55; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 47.63, WITH A RADIUS OF 35.00', WITH A DELTA ANGLE OF 77°58'15", WITH A CHORD BEARING OF S 26°04'00" W, WITH A CHORD LENGTH OF 44.04'; THENCE S 65°03'09" W A DISTANCE OF 25.93; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 195.90, WITH A RADIUS OF 158.00', WITH A DELTA ANGLE OF 71°02'16", WITH A CHORD BEARING OF S 26°00'55" W, WITH A CHORD LENGTH OF 183.59'; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 156.24, WITH A RADIUS OF 230.00', WITH A DELTA ANGLE OF 38°55'18", WITH A CHORD BEARING OF S 09°57'26" W, WITH A CHORD LENGTH OF 153.25'; THENCE S 29°25'05" W A DISTANCE OF 29.59; THENCE S 89°26'26" W A DISTANCE OF 420.08; THENCE N 33°24'44" W A DISTANCE OF 38.85; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 41.71, WITH A RADIUS OF 50.00', WITH A DELTA ANGLE OF 47°47'37", WITH A CHORD BEARING OF N 23°53'49" E, WITH A CHORD LENGTH OF 40.51'; THENCE N 00°00'00" W A DISTANCE OF 236.22; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 146.68, WITH A RADIUS OF 300.00', WITH A DELTA ANGLE OF 28°00'50", WITH A CHORD BEARING OF N 14°00'25" E, WITH A CHORD LENGTH OF 145.22'; THENCE N 28°00'50" E A DISTANCE OF 161.60; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 68.00, WITH A RADIUS OF 100.00', WITH A DELTA ANGLE OF 38°57'32", WITH A CHORD BEARING OF N 47°29'36" E, WITH A CHORD LENGTH OF 66.69'; THENCE N 66°58'22" E A DISTANCE OF 46.99; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 200.79, WITH A RADIUS OF 200.00', WITH A DELTA ANGLE OF 57°31'16", WITH A CHORD BEARING OF N 38°12'44" E, WITH A CHORD LENGTH OF 192.46'; THENCE N 09°27'06" E A DISTANCE OF 163.93; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 105.06, WITH A RADIUS OF 1492.50', WITH A DELTA ANGLE OF 4°01'59", WITH A CHORD BEARING OF N 11°28'06" E, WITH A CHORD LENGTH OF 105.04'; THENCE N 13°28'58" E A DISTANCE OF 290.74 TO THE POINT OF BEGINNING;

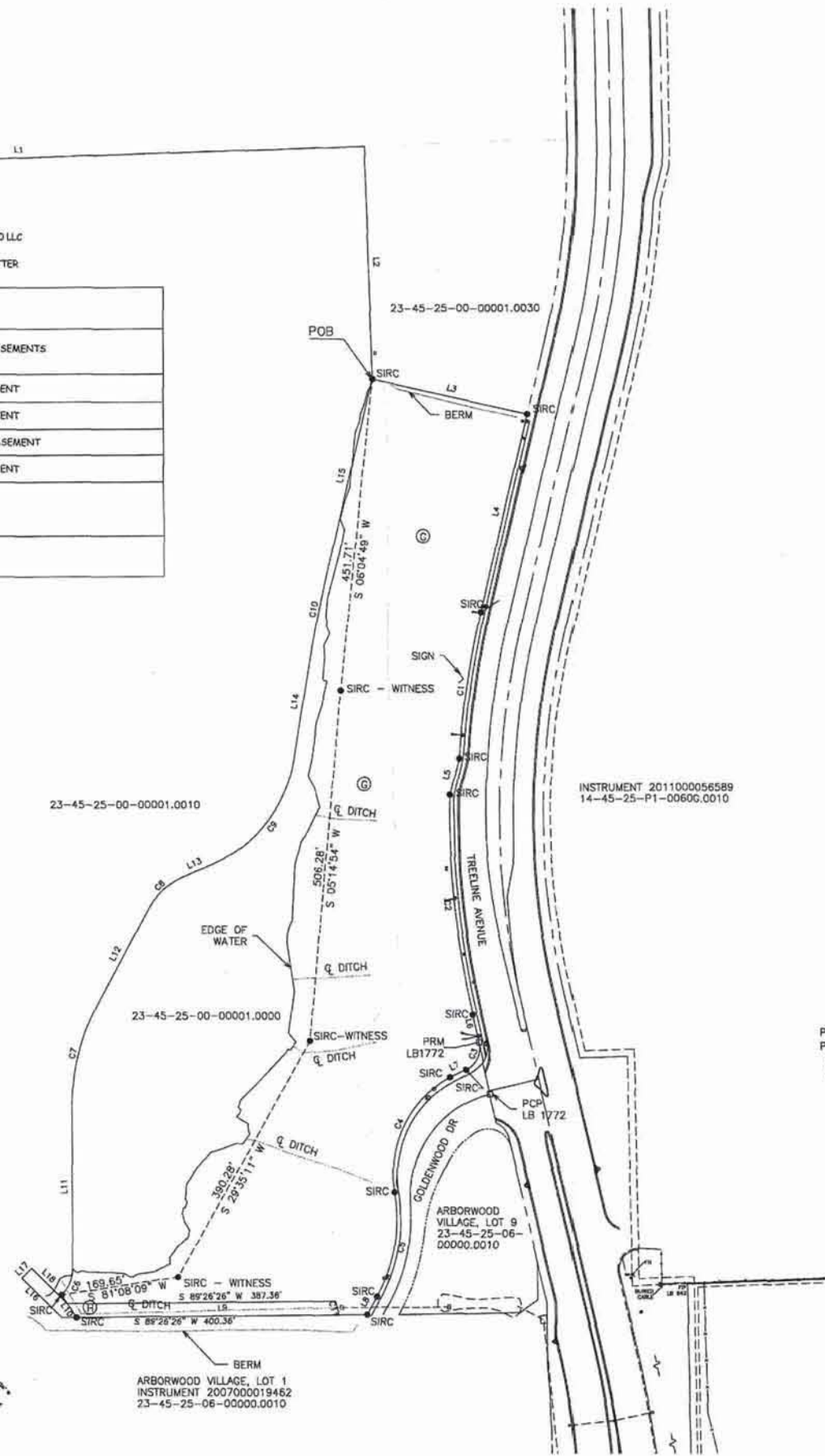
CONTAINING 16.98 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)  
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, AS BEARING N 88°10'10" E.

**NOTES:**

1. PREPARED AS A BOUNDARY SURVEY. DATE OF LAST FIELDWORK: 04-14-15
2. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
3. MAP BASED ON TITLE CERTIFICATION PREPARED BY SALVATORI, WOOD, BUCKEL, CARMICHAEL & LOTTES, DATED JUNE 9, 2015.
4. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
5. THIS PARCEL LIES IN ZONE "X". THIS INFORMATION WAS TAKEN FROM FEDERAL INSURANCE RATE MAP 12071C0445F, DATED AUG. 28, 2008.
6. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ALL ELEVATIONS ARE IN N.A.V.D. 88.

ALL THE FOLLOWING DOCUMENTS, LISTED IN TITLE CERTIFICATION, TREELINE 200 LLC SALVATORI, WOOD, BUCKEL, CARMICHAEL & LOTTES DATE EFFECTIVE JUNE 9, 2015. FURNISHED BY CLIENT TO THE UNDERSIGNED WERE REVIEWED TO SHOW ANY MATTER AFFECTING THE SUBJECT PROPERTY.

ITEM NO.	OFFICIAL RECORDS BOOK/PAGES	DESCRIPTION	COMMENTS
B	2189/3281 2189/3334	ORDINANCE ON GARBAGE AND SOLID WASTE DISPOSAL	ORDINANCE - NO EASEMENTS
C	4460/4240	ARBORWOOD CDD	NOTICE - NO EASEMENT
D	4500/2434	ARBORWOOD DRI	NOTICE - NO EASEMENT
E	4531/2398	COST SHARING AGREEMENT	AGREEMENT - NO EASEMENT
F	4652/466	ARBORWOOD CDD - SPECIAL ASSESSMENTS	NOTICE - NO EASEMENT
G	2008000274005 2008000309280	INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT AGREEMENT	SHOWN
H	2011000005339	PERPETUAL STORMWATER DRAINAGE EASEMENT	SHOWN



- LEGEND**
- = FOUND PRM/PCP
  - = SET IRON ROD AND CAP
  - ⊗ = ELECTRIC BOX
  - ⊕ = UTILITY POLE
  - = CLAY WIRE
  - ⊕ = WATER VALVE
  - ⊕ = FIRE HYDRANT
  - ☆ = STREET LIGHT
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - PRM = PERMANENT REFERENCE MARKER
  - PCP = PERMANENT CONTROL POINT

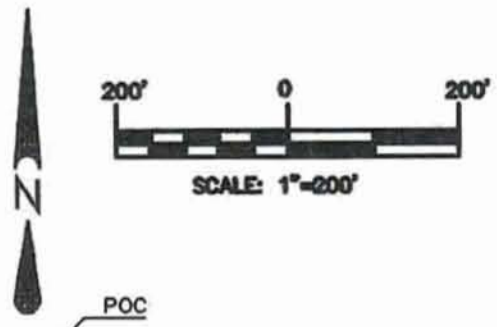
**community engineering services, inc.**  
 civil engineering • surveying • project management  
 13509 Piedmonts Boulevard, PMB 203, 389  
 Fort Myers, Florida 33912  
 Telephone: (813) 528-7177 Fax: (813) 538-0044  
 Email: info@ces-inc.com  
 License: EC-0006113 • LA-6574

PROJECT NO. TREELINE  
 SCALE: 1"=100'  
 DRAWN BY: GBT  
 CHECKED BY: ADM  
 DATE DRAWN: 04/15/2015  
 FIELD BOOK/PAGE:

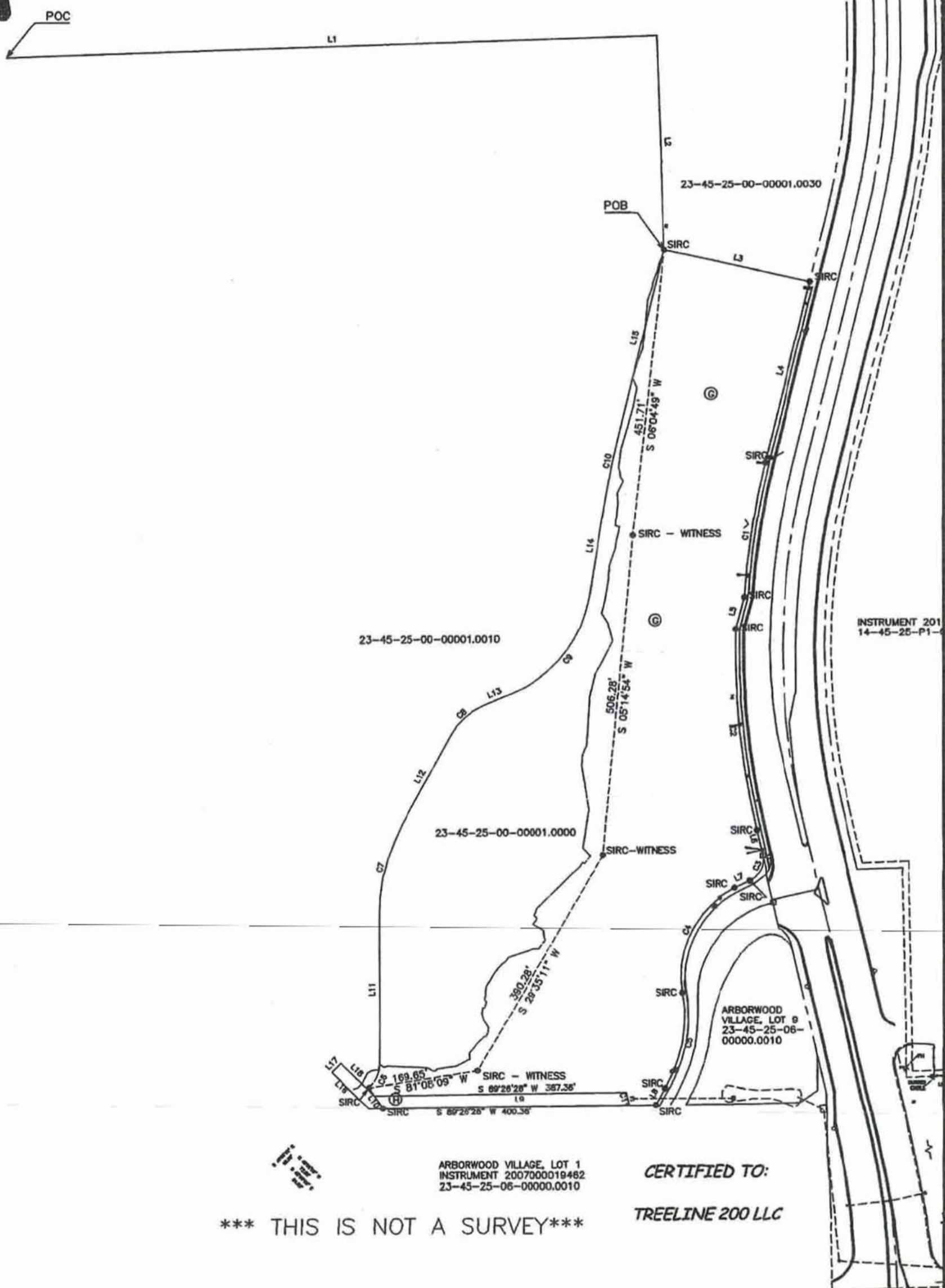
CERTIFIED TO:  
 TREELINE 200 LLC

DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

I CERTIFY THAT THIS ACTED AS A PROFESSIONAL SURVEYOR IN ACCORDANCE WITH THE FLORIDA STATUTES AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS IN CHAPTERS 473.000 THRU 473.100, FLORIDA STATUTES. I AM A LICENSED PROFESSIONAL SURVEYOR AND MAPPER. I AM NOT PROVIDING PROFESSIONAL SERVICES TO ANY OTHER PARTY. I AM NOT PROVIDING PROFESSIONAL SERVICES TO ANY OTHER PARTY. I AM NOT PROVIDING PROFESSIONAL SERVICES TO ANY OTHER PARTY.



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



23-45-25-00-00001.0010

23-45-25-00-00001.0030

23-45-25-00-00001.0000

ARBORWOOD VILLAGE, LOT 9  
23-45-25-06-00000.0010

INSTRUMENT 201  
14-45-25-P1-

ARBORWOOD VILLAGE, LOT 1  
INSTRUMENT 2007000019462  
23-45-25-06-00000.0010

**CERTIFIED TO:**  
**TREELINE 200 LLC**

\*\*\* THIS IS NOT A SURVEY \*\*\*

REVISIONS:

SHEET 1 OF 3

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

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

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.  
*Mark D. McCleary*  
MARK D. MCCLEARY, F.S.M.  
FLORIDA REGISTRATION NO. 6297  
FOR THE FIRM LB-6572  
DATE SIGNED: 03/18/2015

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

LINE	BEARING	DISTANCE
L1	N 88°10'10" E	1000.86'
L2	S 01°49'51" E	335.79'
L3	S 77°12'50" E	230.02'
L4	S 13°29'05" W	293.55'
L5	S 14°33'39" W	53.27'
L6	S 12°55'07" E	40.55'
L7	S 65°03'09" W	25.93'
L8	S 29°25'05" W	29.59'
L9	S 89°26'26" W	420.08'
L10	N 33°24'44" W	38.85'
L11	N 00°00'00" W	236.22'
L12	N 28°00'50" E	161.60'
L13	N 66°58'22" E	46.99'
L14	N 09°27'06" E	163.93'
L15	N 13°28'58" E	290.74'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	212.84'	1262.50'	9°39'34"	S 08°39'18" W	212.59'
C2	319.81'	1273.50'	14°23'18"	S 05°43'28" E	318.97'
C3	47.63'	35.00'	77°58'15"	S 26°04'01" W	44.04'
C4	195.90'	158.00'	71°02'16"	S 26°00'55" W	183.59'
C5	156.24'	230.00'	38°55'18"	S 09°57'26" W	153.25'
C6	41.71'	50.00'	47°47'37"	N 23°53'49" E	40.51'
C7	146.68'	300.00'	28°00'50"	N 14°00'25" E	145.22'
C8	68.00'	100.00'	38°57'32"	N 47°29'36" E	66.69'
C9	200.79'	200.00'	57°31'16"	N 38°12'44" E	192.46'
C10	105.06'	1492.50'	4°01'59"	N 11°28'06" E	105.04'

REVISIONS:

SHEET 2 OF 3

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



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

EB-0006613 - LB-6572

13650 Fiddlesticks Boulevard, PMB 202-389

Fort Myers, Florida 33912

Telephone (239) 936-9777

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

*Mark D. McCleary*

MARK D. McCLEARY, P.S.M.  
FLORIDA REGISTRATION NO. 6557  
FOR THE FIRM LB-6572

DATE SIGNED: 8/19/2015

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

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

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

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

THENCE S 77°12'50" E A DISTANCE OF 230.02'; THENCE S 13°29'05" W A DISTANCE OF 293.55'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 212.84', WITH A RADIUS OF 1262.50', WITH A DELTA ANGLE OF 09°39'34", WITH A CHORD BEARING OF S 08°39'18" W, WITH A CHORD LENGTH OF 212.59'; THENCE S 14°33'39" W A DISTANCE OF 53.27'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 319.81', WITH A RADIUS OF 1273.50', WITH A DELTA ANGLE OF 14°23'18", WITH A CHORD BEARING OF S 05°43'28" E, WITH A CHORD LENGTH OF 318.97'; THENCE S 12°55'07" E A DISTANCE OF 40.55'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 47.63', WITH A RADIUS OF 35.00', WITH A DELTA ANGLE OF 77°58'15", WITH A CHORD BEARING OF S 26°04'01" W, WITH A CHORD LENGTH OF 44.04'; THENCE S 65°03'09" W A DISTANCE OF 25.93'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 195.90', WITH A RADIUS OF 158.00', WITH A DELTA ANGLE OF 71°02'16", WITH A CHORD BEARING OF S 26°00'55" W, WITH A CHORD LENGTH OF 183.59'; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 156.24', WITH A RADIUS OF 230.00', WITH A DELTA ANGLE OF 38°55'18", WITH A CHORD BEARING OF S 09°57'26" W, WITH A CHORD LENGTH OF 153.25'; THENCE S 29°25'05" W A DISTANCE OF 29.59'; THENCE S 89°26'26" W A DISTANCE OF 420.08'; THENCE N 33°24'44" W A DISTANCE OF 38.85'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 41.71', WITH A RADIUS OF 50.00', WITH A DELTA ANGLE OF 47°47'37", WITH A CHORD BEARING OF N 23°53'49" E, WITH A CHORD LENGTH OF 40.51'; THENCE N 00°00'00" W A DISTANCE OF 236.22'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 146.68', WITH A RADIUS OF 300.00', WITH A DELTA ANGLE OF 28°00'50", WITH A CHORD BEARING OF N 14°00'25" E, WITH A CHORD LENGTH OF 145.22'; THENCE N 28°00'50" E A DISTANCE OF 161.60'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 68.00', WITH A RADIUS OF 100.00', WITH A DELTA ANGLE OF 38°57'32", WITH A CHORD BEARING OF N 47°29'36" E, WITH A CHORD LENGTH OF 66.69'; THENCE N 66°58'22" E A DISTANCE OF 46.99'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 200.79', WITH A RADIUS OF 200.00', WITH A DELTA ANGLE OF 57°31'16", WITH A CHORD BEARING OF N 38°12'44" E, WITH A CHORD LENGTH OF 192.46'; THENCE N 09°27'06" E A DISTANCE OF 163.93'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 105.06', WITH A RADIUS OF 1492.50', WITH A DELTA ANGLE OF 04°01'59", WITH A CHORD BEARING OF N 11°28'06" E, WITH A CHORD LENGTH OF 105.04'; THENCE N 13°28'58" E A DISTANCE OF 290.74' TO THE POINT OF BEGINNING;

CONTAINING 10.98 ACRES, MORE OR LESS.

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

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

REVISIONS:

SHEET 3 OF 3

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



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

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



MARK D. McLEARY, P.S.M.  
FLORIDA REGISTRATION NO. 6557  
FOR THE FIRM LB-6572  
DATE SIGNED: 8/19/24

Treeline 200  
(CPA2015-00004)

IV.A.7

# **WARRANTY DEED**

Prepared without review or opinion of title  
and return to:

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

Parcel Identification Number:

[Space Above This Line For Recording Data]

## CORRECTIVE Special Warranty Deed

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

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

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

**SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION.**

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Gregory M. Arick

[Signature]  
Witness Name: Jessica Russo

[Signature] (Seal)  
Robert Paul Hardy

State of Florida  
County of Collier

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

[Notary Seal]



[Signature]  
Notary Public

Printed Name: Kerri Tyler

My Commission Expires: 4.17.17

**EXHIBIT A**

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

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

THENCE S 77°13'06" E A DISTANCE OF 17.49 FEET; THENCE S 03°27'27" E A DISTANCE OF 98.06 FEET; THENCE S 00°00'00" E A DISTANCE OF 42.53 FEET; THENCE S 00°43'00" W A DISTANCE OF 49.70 FEET; THENCE S 01°04'20" W A DISTANCE OF 98.74 FEET; THENCE S 00°50'13" E A DISTANCE OF 84.87 FEET; THENCE S 00°00'00" E A DISTANCE OF 52.58 FEET; THENCE S 02°15'49" E A DISTANCE OF 146.20 FEET; THENCE S 02°29'29" E A DISTANCE OF 112.04 FEET; THENCE S 00°53'46" E A DISTANCE OF 157.52 FEET; THENCE S 00°00'00" E A DISTANCE OF 18.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°00'17" FOR 52.36 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 114.00 FEET AND A CENTRAL ANGLE OF 84°14'28"; THENCE SOUTHERLY ALONG THE ARC FOR 167.61 FEET; THENCE S 34°14'11" E A DISTANCE OF 16.90 FEET TO THE POINT OF CURVE ON A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S 44°31'51" E, A RADIAL DISTANCE OF 220.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 46°29'33" FOR 178.52 FEET; THENCE S 01°01'24" E A DISTANCE OF 54.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°08'51" FOR 58.16 FEET; THENCE S 89°26'26" W A DISTANCE OF 379.04 FEET; THENCE N 33°24'44" W A DISTANCE OF 38.85 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N 42°12'23" W, A RADIAL DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 47°47'37" FOR 41.71 FEET; THENCE N 00°00'00" E A DISTANCE OF 236.22 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°00'50" FOR 146.68 FEET; THENCE N 28°00'50" E A DISTANCE OF 161.60 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°57'32" FOR 68.00 FEET; THENCE N 66°58'22" E A DISTANCE OF 46.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°31'16" FOR 200.79 FEET; THENCE N 09°27'06" E A DISTANCE OF 163.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1492.50 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°01'59" FOR 105.06 FEET; THENCE N 13°29'05" E A DISTANCE OF 290.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.54 ACRES, MORE OR LESS.

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

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

Treeline 200  
(CPA2015-00004)

IV.A.8

# **AERIAL LOCATION MAP**



\\saw\apps\Projects\2015\Treeline 200\Drawings\Map\Aerial\Map\Aerial\Treeline 200 Map.dwg  
4/22/2015 10:07 AM



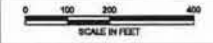
**WALDROP  
ENGINEERING**

CIVIL ENGINEERING & LAND  
DEVELOPMENT CONSULTANTS  
7301 MERCHANT CT., SUITE A,  
BOCA RATON, FL 33430  
PH 561-987-8800 FX 561-987-0884  
EMAIL: info@waldropengineering.com

FLORIDA CERTIFICATE OF AUTHORIZATION #0001

**TREELINE 200**

AERIAL  
LOCATION MAP



SCALE IN FEET  
FILE NAME: 44101E0101  
UPDATED: 2015-04-06

Treeline 200  
(CPA2015-00004)

IV.B.2

**REVISED**

**TRAFFIC ANALYSIS & RESPONSES**

August 25, 2015

Ms. Alexis Crespo, AICP  
Waldrop Engineering  
28100 Bonita Grande Drive  
Bonita Springs, FL 34135

RE: Treeline 200  
DCI2015-00018/CPA00006

Dear Ms. Crespo:

TR Transportation Consultants, Inc. has reviewed the Traffic Impact Statement (TIS) comments issued by the Lee County Department of Community Development for the proposed Arborwood Village CPD application. The comments and TR Transportation's response to those comments are listed below for reference.

***LC DOT Sufficiency Checklist***

1. *The traffic circulation analysis for this project has been found insufficient for review by Lee County DOT. Please include I-75 Traffic Circulation Analysis as it is within the 3-mile radius area that is required.*

**Table 1A** and **2A** have been revised to reflect the 2035 Level of Service on I-75 and are attached for reference.

***LC ZTIS PD Application Sufficiency Checklist***

2. *Why was medical office not used instead of general office? Medical office is permitted in the schedule of uses. Please revise.*

*Why was no internal capture reduction provided? Please revise.*

**Table 2** from the original analysis was revised to reflect the approved office uses as Medical Office uses. **Table 4** was then also revised to reflect the even larger reduction in trips that will be associated with the proposed rezoning. As in the previous report, a negative number in the resultant trip change shown in **Table 4** indicates a reduction in peak hour and daily trips that will occur as part of this rezoning.

An internal capture percentage was calculated consistent with NCHRP Report 684. The calculation sheets are attached for reference. **Table 6** below identifies the net new trips after the internal capture reduction for the remainder of the CPD. **Table 7** was then revised to reflect the total number of new trips the remainder of the CPD, as amended, would add to the roadway network.

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

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (80,000 sq. ft.)	84	52	136	248	268	516	5,874
Medical Office (30,000 sq. ft.)	57	15	72	27	72	99	1,012
<b>Total Trips</b>	<b>141</b>	<b>67</b>	<b>208</b>	<b>275</b>	<b>340</b>	<b>615</b>	<b>6,886</b>

**REVISED Table 4  
 Trip Generation  
 Arborwood Crossing CPD**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designation (612 ALF Units)	56	30	86	60	75	135	783
Existing Land Use Designation (80,000 sq. ft of Retail and 30,000 sq. ft. Office)	-141	-67	-208	-275	-340	-615	-6,886
<b>Resultant Trip Change</b>	<b>-85</b>	<b>-37</b>	<b>-122</b>	<b>-215</b>	<b>-265</b>	<b>-480</b>	<b>-6,103</b>

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

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily 2-way
	In	Out	Total	In	Out	Total	
Shopping Center (177,200 square feet)	137	84	221	422	457	879	9,850
Medical Office (12,000 square feet)	23	6	29	10	24	34	276
Assisted Living (612 Beds)	56	30	86	60	75	135	783
Hotel (120 Rooms)	38	26	64	37	35	72	701
<b>Total Trips</b>	<b>254</b>	<b>146</b>	<b>400</b>	<b>529</b>	<b>591</b>	<b>1,120</b>	<b>11,610</b>

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

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	254	146	400	529	591	1,120	11,610
Less Internal Capture	-36	-20	-56	-58	-65	-123	-1,277
Less LUC 820 Pass-By Trips	-35	-22	-57	-113	-122	-235	-2,630
<b>Net New Trips</b>	<b>183</b>	<b>104</b>	<b>287</b>	<b>358</b>	<b>404</b>	<b>762</b>	<b>7,703</b>

The volumes in the revised Table 7 were then utilized to update the Level of Service analysis on the surrounding roadway links.

- The growth rate on Treeline Avenue should be used based on the count to the south of Pelican Colony Boulevard. This will indicate positive growth on this link.*

**Table 4A** and **Table 5A** were revised to reflect the traffic data on Treeline Avenue south of Pelican Colony Boulevard. Both are attached for reference.

- No intersection analysis was provided as part of the proposed rezoning. The proposed CPD, even as proposed to be amended, will still generate over 300 peak hour, peak direction trips. Intersection analysis should be provided to ensure that no changes will be needed.*

The access drive connections and turn lanes serving the CPD have been constructed based on the currently approved zoning. As demonstrated in this analysis, the rezoning of Tract #1 will effectively down zone the subject site. The reduction in PM peak hour trips generated by Tract #1 as a result of this rezoning is approximately 480 two-way PM peak hour trips (see Revised Table 4). All of the site access drives serving the CPD have turn lanes constructed. The intersection of Daniels Parkway and Treeline Avenue is constructed to it's maximum cross section in terms of turn lanes. With the opening of the I-75 Direct Connect to Southwest Florida International Airport, the volumes on Treeline Avenue south of Daniels, and subsequently the volume of turns occurring at the Daniels Parkway intersection, have substantially decreased (approximately 25% to 30% in volumes on Treeline south of Daniels Parkway). In addition, intersection analysis at the site access drive intersections will be completed at the time of local Development Order application for any development remaining within the CPD. Therefore, we respectfully request that the requirement for the intersection analysis be waived at this time.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,



Ted B. Treesh, PTP  
President

Attachments

K:\2015\05 May\03 Treeline 200 Zoning Sufficiency 8-25-2015 Sufficiency Response Crespo.doc

# APPENDIX

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

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

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u>		<u>EXISTING CONDITIONS</u>		<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
	<u>FROM</u>	<u>TO</u>	<u># Lanes</u>	<u>Roadway Designation</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
Daniels Pkwy	Palomino Rd.	I-75	6LD	Controlled Access	0	430	3,050	3,180	3,180
	I-75	Treeline Ave.	6LD	Controlled Access	0	430	3,050	3,180	3,180
	Treeline Ave.	Chamberlin Pkwy	6LD	Controlled Access	0	430	3,050	3,180	3,180
Treeline Ave.	Daniels Pkwy	Colonial Blvd.	4LD	Class 1 - Arterial	0	260	1,840	1,960	1,960
	Daniels Pkwy	Airport Connector	4LD	Controlled Access	0	270	1,970	2,100	2,100
I-75	Daniels Pkwy	Colonial Blvd.	6LF	Freeway	0	3,360	4,580	5,500	6,080
	Daniels Pkwy	Alico Rd	6LF	Freeway	0	3,360	4,580	5,500	6,080

- Denotes the LOS Standard for each roadway segment

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

<u>ROADWAY</u>	<u>ROADWAY SEGMENT</u> <u>FROM</u> <u>TO</u>		<u>2035</u>		<u>AADT</u>		<u>100TH HIGHEST</u>		<u>DIRECTIONAL</u>	<u>PM PK HR</u>	<u>2035 BACKGROUND</u> <u>PEAK DIRECTION</u> <u>TRAFFIC VOLUMES</u>			
			<u>FSUTMS</u>	<u>LCDOT PCS OR</u>	<u>PEAKSEASON</u>	<u>BACKGROUND</u>	<u>K-100</u>	<u>HOUR PK DIR</u>			<u>FACTORS</u>	<u>PEAK</u>	<u>NORTH/EAST</u>	
			<u>PSWDI</u>	<u>FDOT SITE #</u>	<u>FACTOR</u>	<u>TRAFFIC</u>	<u>FACTOR</u>	<u>2-WAY VOLUME</u>	<u>FACTOR</u>	<u>DIRECTION</u>	<u>VOLUME</u>	<u>LOS</u>	<u>VOLUME</u>	<u>LOS</u>
Daniels Pkwy	Palomino Rd.	I-75	78,660	31	1.124	69,982	0.0960	6,718	0.56	EAST	3762	F	2,956	C
	I-75	Treeline Ave.	76,502	52	1.190	64,287	0.0950	6,107	0.56	EAST	3420	F	2,687	C
	Treeline Ave.	Chamberlin Pkwy	71,604	52	1.190	60,171	0.0950	5,716	0.56	EAST	3201	F	2,515	C
Treeline Ave.	Daniels Pwky	Colonial Blvd.	25,503	61	1.270	20,081	0.0930	1,868	0.57	NORTH	1065	C	803	C
	Daniels Pwky	Airport Connector	37,836	61	1.270	29,792	0.0930	2,771	0.57	NORTH	1579	C	1,192	C
I-75	Daniels Pkwy	Colonial Blvd.	167901	120184	1.11	151262	0.09	13,614	0.58	NORTH	7896	F	5718	E
	Daniels Pkwy	Alico Rd	126087	120184	1.11	113592	0.09	10,223	0.58	NORTH	5929	E	4294	C

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

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

Revised 8-25-2012

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 287 VPH      IN= 183      OUT= 104  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 762 VPH      IN= 358      OUT= 404

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	<u>PROJECT TRAFFIC</u>			<u>PROJ/ LOS C</u>
								<u>DISTRIBUTION</u>	<u>AM PEAK</u>	<u>PM PEAK</u>	
Daniels Pkwy	E. of Palomino	6LD	0	430	3,050	3,180	3,180	25%	46	101	3.31%
	E. of I-75	6LD	0	430	3,050	3,180	3,180	30%	55	121	3.97%
	E. of Treeline Ave.	6LD	0	430	3,050	3,180	3,180	30%	55	121	3.97%
	E. of Chamberlin Pkwy	6LD	0	430	3,050	3,180	3,180	30%	55	121	3.97%
Treeline Ave.	N. of Site	4LD	0	260	1,840	1,960	1,960	25%	46	101	5.49%
	N. of Daniels Pkwy	4LD	0	260	1,840	1,960	1,960	55%	101	222	12.08%
	S. of Daniels Pkwy	4LD	0	270	1,970	2,100	2,100	15%	27	61	3.08%

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

- Denotes a Significantly Impacted roadway segment

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

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

Revised 8/25/2015

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 287 VPH IN= 183 OUT= 104  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 762 VPH IN= 358 OUT= 404

ROADWAY	SEGMENT	SITE/ STATION	BASE YR	2014 ADT	YRS OF GROWTH	ANNUAL RATE	2013	2020		PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2020		2020	
							PK HR	PK HR	PK SEASON				BCKGRND VOLUME	LOS	BCKGRND VOLUME	LOS
Daniels Pkwy	E. of Palomino	264	56,500	48,700	9	1.00%	2,309	2,476	C	25%	46	101	2,521	C	2,577	C
	E. of I-75	52	54,200	44,800	9	1.00%	1,932	2,071	C	30%	55	121	2,126	C	2,193	C
	E. of Treeline Ave.	48	31,800	38,100	9	2.03%	2,355	2,710	C	30%	55	121	2,765	C	2,832	C
	E. of Chamberlin Pkwy	48	31,800	38,100	9	2.03%	2,180	2,509	C	30%	55	121	2,564	C	2,630	C
Treeline Ave.	N. of Site	62	5,600	9,700	6	9.59%	563	1,069	C	25%	46	101	1,114	C	1,170	C
	N. of Daniels Pkwy	62	5,600	9,700	6	9.59%	563	1,069	C	55%	101	222	1,169	C	1,291	C
	S. of Daniels Pkwy	61	25,500	25,500	6	1.00%	1,299	1,393	C	15%	27	61	1,420	C	1,453	C

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

# TREELINE AVENUE TRAFFIC DATA

Daily Traffic Volume (AADT)

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

# **INTERNAL CAPTURE WORKSHEETS**

### Land Use Intensity

Land Use	Land Use Code	Unit Count	Unit Type
Shopping Center	LUC 820	192,000	square feet
General Office	LUC 710	0	square feet
Medical Office	LUC 720	30,000	square feet
Single-Family	LUC 210	0	dwelling units
Multi-Family	LUC 230	153	dwelling units
Hotel	LUC 310	120	occupied rooms

### Total Trip Generation of the Proposed Development

Land Use	Land Use Code	AM Peak Hour		Total
		In	Out	
Shopping Center	LUC 820	144	88	232
General Office	LUC 710	0	0	0
Medical Office	LUC 720	57	15	72
Single-Family	LUC 210	0	0	0
Multi-Family	LUC 230	12	61	73
Hotel	LUC 310	37	27	64
<b>Total Trips</b>		<b>250</b>	<b>191</b>	<b>441</b>

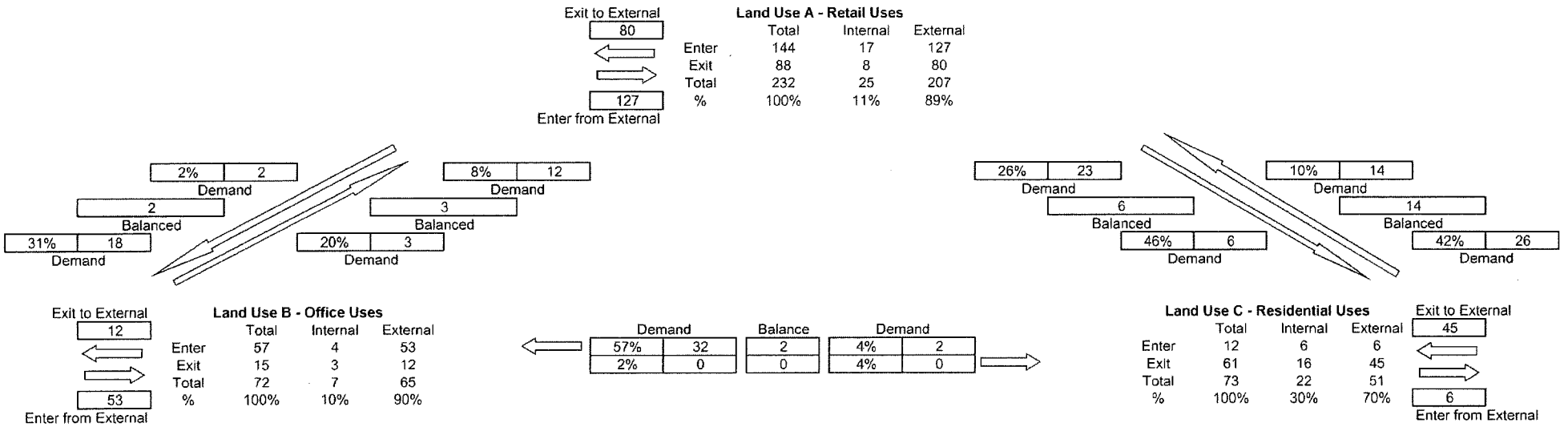
### Total Trips to the Surrounding Roadway Network

Trips	AM Peak Hour		
	In	Out	Total
Total Trips	250	191	441
Less 14% IC	-35	-27	-62
Total Trips	215	164	379

### New Trips to the Surrounding Roadway Network

Trips	AM Peak Hour		
	In	Out	Total
Total Trips	215	164	379
Total Retail Trips	124	76	200
Less 30% Pass-by	-37	-23	-60
Total Trips	178	141	319

### Internal Capture Calculation Summary Sheet



### Land Use Intensity

Land Use	Unit Count	Unit Type
Shopping Center	192,000	square feet
General Office	0	square feet
Medical Office	30,000	square feet
Single-Family	0	dwelling units
Multi-Family	153	dwelling units
Hotel	120	occupied rooms

### Total Trip Generation of the Proposed Development

Land Use	Land Use Code	PM Peak Hour			Daily (2-Way)
		In	Out	Total	
Shopping Center	LUC 820	445	483	928	10,377
General Office	LUC 710	0	0	0	0
Medical Office	LUC 720	39	60	99	1,012
Single-Family	LUC 210	0	0	0	0
Multi-Family	LUC 230	57	28	85	931
Hotel	LUC 310	32	34	66	1,070
<b>Total Trips</b>		<b>573</b>	<b>605</b>	<b>1,178</b>	<b>13,390</b>

### Total Trips to the Surrounding Roadway Network

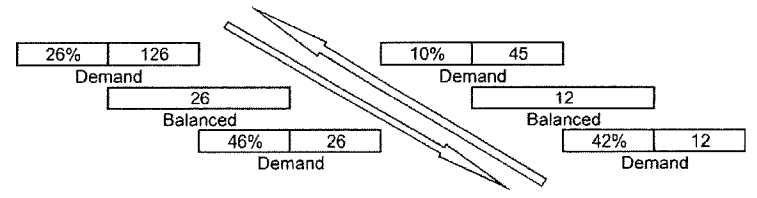
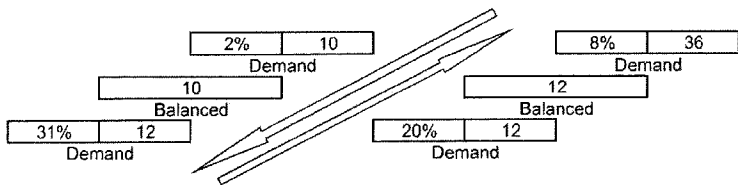
Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	573	605	1,178	13,390
Less 11% IC	-63	-67	-130	-1473
Total Trips	510	538	1,048	11,917

### New Trips to the Surrounding Roadway Network

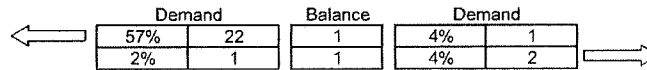
Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	510	538	1,048	11,917
Total Retail Trips	396	430	826	9,236
Less 30% Pass-by	-119	-129	-248	-2771
Total Trips	391	409	800	9,146

**Internal Capture Calculation Summary Sheet**  
WEEKDAY PM PEAK HOUR

Exit to External		Land Use A - Retail Uses			
←	447	Total	Internal	External	
←		Enter	445	24	421
→		Exit	483	36	447
→		Total	928	60	868
←	421	%	100%	6%	94%
Enter from External					



Exit to External		Land Use B - Office Uses			
←	47	Total	Internal	External	
←		Enter	39	11	28
→		Exit	60	13	47
→		Total	99	24	75
←	28	%	100%	24%	76%
Enter from External					



Exit to External		Land Use C - Residential Uses			
←	15	Total	Internal	External	
←		Enter	57	27	30
→		Exit	28	13	15
→		Total	85	40	45
←	30	%	100%	47%	53%
Enter from External					

**Net External Trips for Multi-Use Development**

	Land Use A	Land Use B	Land Use C	Total	
Enter	421	28	30	479	
Exit	447	47	15	509	
Total	868	75	45	988	
Single-Use Trip Gen. Est.	928	99	85	1,112	<b>Internal Capture Rate</b>
					11%

# FDOT I-75 TRAFFIC DATA

2014 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 1275 LEE I75

WEEK	DATES	SF	MOCF: 0.90 PSCF
1	01/01/2014 - 01/04/2014	0.98	1.09
2	01/05/2014 - 01/11/2014	0.98	1.09
3	01/12/2014 - 01/18/2014	0.99	1.10
* 4	01/19/2014 - 01/25/2014	0.96	1.07
* 5	01/26/2014 - 02/01/2014	0.94	1.04
* 6	02/02/2014 - 02/08/2014	0.92	1.02
* 7	02/09/2014 - 02/15/2014	0.90	1.00
* 8	02/16/2014 - 02/22/2014	0.88	0.98
* 9	02/23/2014 - 03/01/2014	0.88	0.98
*10	03/02/2014 - 03/08/2014	0.87	0.97
*11	03/09/2014 - 03/15/2014	0.87	0.97
*12	03/16/2014 - 03/22/2014	0.86	0.96
*13	03/23/2014 - 03/29/2014	0.88	0.98
*14	03/30/2014 - 04/05/2014	0.91	1.01
*15	04/06/2014 - 04/12/2014	0.93	1.03
*16	04/13/2014 - 04/19/2014	0.95	1.06
17	04/20/2014 - 04/26/2014	0.97	1.08
18	04/27/2014 - 05/03/2014	0.99	1.10
19	05/04/2014 - 05/10/2014	1.01	1.12
20	05/11/2014 - 05/17/2014	1.03	1.14
21	05/18/2014 - 05/24/2014	1.05	1.17
22	05/25/2014 - 05/31/2014	1.06	1.18
23	06/01/2014 - 06/07/2014	1.07	1.19
24	06/08/2014 - 06/14/2014	1.08	1.20
25	06/15/2014 - 06/21/2014	1.10	1.22
26	06/22/2014 - 06/28/2014	1.10	1.22
27	06/29/2014 - 07/05/2014	1.10	1.22
28	07/06/2014 - 07/12/2014	1.10	1.22
29	07/13/2014 - 07/19/2014	1.10	1.22
30	07/20/2014 - 07/26/2014	1.10	1.22
31	07/27/2014 - 08/02/2014	1.10	1.22
32	08/03/2014 - 08/09/2014	1.11	1.23
33	08/10/2014 - 08/16/2014	1.11	1.23
34	08/17/2014 - 08/23/2014	1.11	1.23
35	08/24/2014 - 08/30/2014	1.12	1.24
36	08/31/2014 - 09/06/2014	1.13	1.26
37	09/07/2014 - 09/13/2014	1.13	1.26
38	09/14/2014 - 09/20/2014	1.14	1.27
39	09/21/2014 - 09/27/2014	1.12	1.24
40	09/28/2014 - 10/04/2014	1.10	1.22
41	10/05/2014 - 10/11/2014	1.08	1.20
42	10/12/2014 - 10/18/2014	1.07	1.19
43	10/19/2014 - 10/25/2014	1.05	1.17
44	10/26/2014 - 11/01/2014	1.04	1.16
45	11/02/2014 - 11/08/2014	1.03	1.14
46	11/09/2014 - 11/15/2014	1.02	1.13
47	11/16/2014 - 11/22/2014	1.01	1.12
48	11/23/2014 - 11/29/2014	1.00	1.11
49	11/30/2014 - 12/06/2014	0.99	1.10
50	12/07/2014 - 12/13/2014	0.98	1.09
51	12/14/2014 - 12/20/2014	0.98	1.09
52	12/21/2014 - 12/27/2014	0.98	1.09
53	12/28/2014 - 12/31/2014	0.99	1.10

\* PEAK SEASON

09-MAR-2015 16:07:49

830UPD

1\_1275\_PKSEASON.TXT

FLORIDA DEPARTMENT OF TRANSPORTATION  
 2014 Annual Average Daily Traffic Report - Report Type: ALL

County: 12     LEE

Site	Site Type	Description	Direction 1	Direction 2	AADT Two-Way	"K" FCTR	"D" FCTR	"T" FCTR
0184	T	SR-93/I-75, 1.7 MI S OF DANIELS PKWY U/P, LEE CO	N 38722	S 38489	77211 C	9.0	58.4P	8.4P

Site Type : Blank= Portable; T= Telemetered  
 "K" Factor : Department adopted standard K factor beginning with count year 2011  
 AADT Flags : C= Computed; E= Manual Est; F= First Year Est; S= Second Year Est; T= Third Year Est; X= Unknown  
 "D/T" Flags : A= Actual; F= Factor Catg; D= Dist Funcl; P= Prior Year; S= Statewide Default; W= One-Way Road; X= Cross Ref

**FDOT GENERALIZED SERVICE  
VOLUME TABLE FOR I-75**

**TABLE 7**

**Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas<sup>1</sup>**

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES						
<b>STATE SIGNALIZED ARTERIALS</b>						<b>FREEWAYS</b>						
<b>Class I (40 mph or higher posted speed limit)</b>						Lanes	B	C	D	E		
Lanes	Median	B	C	D	E	2	2,260	3,020	3,660	3,940		
1	Undivided	*	830	880	**	3	3,360	4,580	5,500	6,080		
2	Divided	*	1,910	2,000	**	4	4,500	6,080	7,320	8,220		
3	Divided	*	2,940	3,020	**	5	5,660	7,680	9,220	10,360		
4	Divided	*	3,970	4,040	**	6	7,900	10,320	12,060	12,500		
<b>Class II (35 mph or slower posted speed limit)</b>						<b>Freeway Adjustments</b>						
Lanes	Median	B	C	D	E	Auxiliary Lane		Ramp Metering				
1	Undivided	*	370	750	800	+ 1,000		+ 5%				
2	Divided	*	730	1,630	1,700							
3	Divided	*	1,170	2,520	2,560							
4	Divided	*	1,610	3,390	3,420							
<b>Non-State Signalized Roadway Adjustments</b> (Alter corresponding state volumes by the indicated percent.)												
Non-State Signalized Roadways - 10%												
<b>Median &amp; Turn Lane Adjustments</b>												
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors								
1	Divided	Yes	No	+5%								
1	Undivided	No	No	-20%								
Multi	Undivided	Yes	No	-5%								
Multi	Undivided	No	No	-25%								
-	-	-	Yes	+ 5%								
<b>One-Way Facility Adjustment</b> Multiply the corresponding directional volumes in this table by 1.2												
<b>BICYCLE MODE<sup>2</sup></b> (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)												
Paved Shoulder/Bicycle Lane Coverage						B	C	D	E			
0-49%						*	150	390	1,000			
50-84%						110	340	1,000	>1,000			
85-100%						470	1,000	>1,000	**			
<b>PEDESTRIAN MODE<sup>2</sup></b> (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)												
Sidewalk Coverage						B	C	D	E			
0-49%						*	*	140	480			
50-84%						*	80	440	800			
85-100%						200	540	880	>1,000			
<b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b> (Buses in peak hour in peak direction)												
Sidewalk Coverage						B	C	D	E			
0-84%						> 5	≥ 4	≥ 3	≥ 2			
85-100%						> 4	≥ 3	≥ 2	≥ 1			
						<b>UNINTERRUPTED FLOW HIGHWAYS</b>						
						Lanes	Median	B	C	D	E	
						1	Undivided	420	840	1,190	1,640	
						2	Divided	1,810	2,560	3,240	3,590	
						3	Divided	2,720	3,840	4,860	5,380	
						<b>Uninterrupted Flow Highway Adjustments</b>						
						Lanes	Median	Exclusive left lanes	Adjustment factors			
						1	Divided	Yes	+5%			
						Multi	Undivided	Yes	-5%			
						Multi	Undivided	No	-25%			
						<sup>1</sup> Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.						
						<sup>2</sup> Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.						
						<sup>3</sup> Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.						
						* Cannot be achieved using table input value defaults.						
						** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.						
						Source: Florida Department of Transportation Systems Planning Office <a href="http://www.dot.state.fl.us/planning/svsystems/sm/los/default.shtml">www.dot.state.fl.us/planning/svsystems/sm/los/default.shtml</a>						

# TRIP GENERATION EQUATIONS

**TRIP GENERATION EQUATIONS  
ARBORWOOD CROSSING CPD  
ITE TRIP GENERATION REPORT, 9<sup>th</sup> EDITION**

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday
Shopping Center (LUC 820)	$\text{Ln}(T) = 0.61 \text{Ln}(X) + 2.24$ (62% In/38% Out)	$\text{Ln}(T) = 0.67 \text{Ln}(X) + 3.31$ (48% In/52% Out)	$\text{Ln}(T) = 0.65 \text{Ln}(X) + 5.83$
T = Trips, X = 1,000's of square feet GLA			
Medical Office (LUC 720)	$T = 2.39 (X)$ (79% In/21% Out)	$\text{Ln}(T) = 0.90 \text{Ln}(X) + 1.53$ (28% In/72% Out)	$T = 40.89 (X) - 214.97$
T = Trips, X = 1,000's of square feet GFA			
Residential Condominium/Townhouse (LUC 230)	$\text{Ln}(T) = 0.80 \text{Ln}(X) + 0.26$ (17% In/83% Out)	$\text{Ln}(T) = 0.82 \text{Ln}(X) + 0.32$ (67% In/33% Out)	$\text{Ln}(T) = 0.87 \text{Ln}(X) + 2.46$
T = Trips, X = Dwelling Units			
Assisted Living (LUC 254)	$T = 0.14 (X)$ (65% In/35% Out)	$T = 0.22 (X)$ (44% In/56% Out)	$\text{Ln}(T) = 0.56 \text{Ln}(X) + 3.07$
T = Trips, X = Beds			
Senior Adult Housing – Attached (Independent Living) (LUC 252)	$T = 0.20 (X) - 0.13$ (34% In/66% Out)	$T = 0.24 (X) + 1.64$ (54% In/46% Out)	$T = 2.98 (X) + 21.05$
T = Trips, X = Rooms			

Treeline 200  
(CPA2015-00004)

IV.B.2 & IV.B.3

**REVISED**

**INFRASTRUCTURE ANALYSIS &  
AGENCY LETTERS**



# WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

28100 BONITA GRANDE DR. #305  
BONITA SPRINGS, FL 34135  
P: 239-405-7777  
F: 239-405-7899

## Treeline 200 Comprehensive Plan Amendment EXHIBIT IV.B.2 – Infrastructure Analysis

*REVISED AUGUST 2015*

### I. Sanitary Sewer

LOS Standard = 200 GPD

#### Existing Land Use – General Interchange

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

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

Total GPD = 12,500 GPD

#### Proposed Land Use – General Interchange

153 multi-family du @ 200 GPD = 30,600 GPD

The proposed FLUM amendment results in an increased sanitary sewer demand of 18,100 GPD.

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

### II. Potable Water

LOS Standard = 200 GPD

#### Existing Land Use – General Interchange

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

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

Total GPD = 12,500 GPD

#### Proposed Land Use – General Interchange

153 multi-family du @ 200 GPD = 30,600 GPD

The proposed FLUM amendment results in an increased potable water demand of 18,100 GPD.

The Property is located in the Lee County Utilities Franchise and would be served by the Corkscrew Water Treatment Plant (CSW). Presently this plant is designed for 15 Million Gallons per Day (MGD) of

production. According to the 2014 Lee County Concurrency Report, the projected 2015 daily flow in peak months is 13,266,150 GPD. Therefore, adequate capacity is available to serve the proposed density in accordance with Lee Plan Policy 95.1.3. Please also refer to the enclosed letter of availability provided by Lee County Utilities.

### **III. Surface Water Management**

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

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

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

### **IV. Public Schools – East Zone, E-2**

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

#### Existing Land Use – General Interchange

80,000 sq. ft. retail

30,000 sq. ft. office

#### Proposed Land Use – General Interchange

153 multi-family du @ .091 students per household = 14 students

#### Elementary Schools

Projected 2014-2015 Permanent FISH Capacity= 7,117

Available Capacity = 506

#### Middle Schools

Projected 2014-2015 Permanent FISH Capacity = 3,721

Available Capacity = 543

#### High Schools

Projected 2014-2015 Permanent FISH Capacity = 4,050

Available Capacity = 426

The amendment results in the addition of 14 students. No breakdown is available for elementary, middle or high school ages. There is adequate capacity based on the 2014-2015 projections outlined in the 2014 Lee County Concurrency Report. Please also refer to the letter of availability provided by The Lee County School District.

## V. Parks, Recreation and Open Space

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

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

### Existing Land Use – General Interchange

80,000 sq. ft. retail

30,000 sq. ft. office

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

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

### Proposed Land Use – General Interchange

153 multi-family du @ 2.55 people per household = 390 people

Regional Parks @ 6 acres/1,000 = 2.34 acres required

Community Parks @ 0.8 acres/1,000 = .312 acres required

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

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



**SOUTH TRAIL  
FIRE PROTECTION & RESCUE  
SERVICE DISTRICT**  
*"Compassion, Commitment, Courage"*

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

**BOARD OF COMMISSIONERS**

Richard O. Neville  
*Chairman*

Edwin C. Sokel, Jr.  
*Vice-Chairman*

John F. Anderson II  
*Secretary-Treasurer*

Jean Flewelling  
*Commissioner*

Larry Hirshman  
*Commissioner*

**ADMINISTRATION**

William B. Lombardo  
*Chief*

Benjamin A. Bengston  
*Assistant Chief*

August 13, 2015

Lindsay Rodriguez, Planning Technician  
Waldrop Engineering  
28100 Bonita Grande Dr. #305  
Bonita Springs, FL 34135

**Subject: Letter of Service Availability**

Dear Lindsay F. Rodriguez:

In your letter dated August 12, 2015 you indicated your firm is seeking a Comprehensive Plan Amendment for a project known as **Treeline 200** consisting of 10.98+/- acres located along the west of Treeline Ave. and ¼ mile north of Daniels Parkway. You further stated the Applicant is proposing to amend the Comprehensive Plan Amendment to allow for multi-family residential uses in the General Interchange Future Land Use category, with a maximum density of 14 du/acre. This amendment will allow for the option to develop 153 multi-family dwelling units or a 612 bed Assisted Living Facility.

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

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

Yours in Service,



William B. Lombardo  
Fire Chief



**LEE COUNTY**  
SOUTHWEST FLORIDA  
BOARD OF COUNTY COMMISSIONERS

John E. Manning  
*District One*

Cecil L. Pendergrass  
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Brian Hamman  
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Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm. Wesch  
*County Attorney*

Donna Marie Collins  
*Hearing Examiner*

Ms. Lindsay Rodriguez  
Waldrop Engineering  
28100 Bonita Grande Dr. # 305  
Bonita Springs, FL 34135

August 12, 2015

**SUBJECT: Treeline 200 – Comprehensive Plan Amendment  
Strap No. 23-45-25-00-00001.0000  
Letter of Availability**

Dear Ms. Rodriguez:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the planned 153 multi-family dwelling units and optional 612 bed Assisted Living Facility as well as commercial/industrial establishments proposed for the Treeline 200 Development located near the northwest intersection of Treeline Avenue and Daniels Boulevard through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Solid Waste Ordinance (11-27) defines those residential dwelling units that are eligible to receive curbside residential collection service and requirements for those as multi-family and/or commercial dwellings. It further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

Brigitte Kantor  
Operations Manager  
Lee County Solid Waste Division

**Mike Scott**  
Office of the Sheriff



State of Florida  
County of Lee

August 13, 2015

Lindsay F. Rodriguez  
Waldrop Engineering  
28100 Bonita Grande Dr. #305  
Bonita Springs, Florida 34135

Ms. Rodriguez,

The proposed development of 10.98 +/- acres on the west side of Treeline Avenue ¼ mile north of Daniels Parkway in unincorporated Lee County does not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

As such, this agency does not object to a Comprehensive Plan Amendment application to allow for multi-family residential uses in the General Interchange Future Land Use category, with the maximum density of 14 du/acre, and allow for the option to develop 153 multi-family dwelling units or a 612 bed assisted living facility. We also recognize that the applicant has the option to develop approximately 110,000 square feet of commercial uses within the project.

We will provide law enforcement services primarily from our Echo District office in Fort Myers. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at 258-3287 with any questions regarding the CPTED study.

Respectfully,

Stan Nelson,  
Director, Planning and Research





# THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DAWN HUFF  
LONG RANGE PLANNER  
239-337-8142  
DAWNMHU@LEESCHOOLS.NET

CATHLEEN O'DANIEL MORGAN  
CHAIRMAN, DISTRICT 3

STEVEN K. TEUBER  
VICE CHAIRMAN, DISTRICT 4

MARY FISCHER  
DISTRICT 1

JEANNE S. DOZIER  
DISTRICT 2

PAMELA H. LARIVIERE  
DISTRICT 5

NANCY J. GRAHAM, Ed.D  
SUPERINTENDENT

KEITH B. MARTIN, ESQ.  
BOARD ATTORNEY

August 19, 2015

Lindsay Rodriguez, MPA  
28100 Bonita Grande Dr #305  
Bonita Springs, FL 34135

RE: Treeline 200

Dear Ms. Crespo:

This letter is in response to your request for comments dated August 12, 2015 for the Treeline 200 in regard to educational impact. The project is located in the East Choice Zone, E2.

The developer's request has been revised and there is now a possibility of 153 multi-family dwellings. With regard to the interlocal agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family, the generation rate is .088 and further broken down into the following, .044 for elementary, .021 for middle and .023 for high. A total of 14 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development. Currently within the School District there are sufficient seats available to serve this need.

Thank you for your attention to this issue. If I may be of further assistance, please me at 239-337-8142.

Sincerely,

*Dawn Huff*

Dawn Huff,  
Long Range Planner

**LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS**

**REVIEWING AUTHORITY** Lee School District  
**NAME/CASE NUMBER** Treeline 200/CPA2015-00006  
**OWNER/AGENT** Treeline 200 LLC  
**ITEM DESCRIPTION** various amendments; all impacts in East CSA, sub area E2

**LOCATION** North of Daniels Rd, West of Treeline Ave  
**ACRES** 10  
**CURRENT FLU** General Interchange (GI)  
**CURRENT ZONING** Commercial Planned Development (CPD)

**PROPOSED DWELLING UNITS BY TYPE**

Single Family	Multi Family	Mobile Home
	153	

**STUDENT GENERATION**

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.044		6.73
Middle School	0.021		3.21
High School	0.023		3.52

Source: Lee County School District, August 19, 2015 letter

**CSA SCHOOL NAME 2018/19**

CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
14,959	13,619	1,340	7	1333	91%	
6,464	6,439	25	3	22	100%	
7,702	7,496	206	4	202	97%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan  
 (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity )  
 (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Dawn Huff, Long Range Planner



John Manning  
District One

Cecil L. Pendergrass  
District Two

Larry Kiker  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
Hearing Examiner

August 20, 2015

Ms. Lindsay F. Rodriguez, MPA  
Waldrop Engineering  
28100 Bonita Grande Dr # 305  
Bonita Springs, FL, 34135

Re: Treeline 200 – CPA2015-00006 / Letter of Service Availability

Ms. Rodriguez:

LeeTran has received your request for a Letter of Service Availability regarding the Small Scale Comprehensive Plan Amendment for the project, Treeline 200. LeeTran understands this project has been amended from its original submittal and an increase in density/intensity is being requested.

After reviewing the aerial of the site and comparing the location with our existing route locations and planned route locations according to the current Transit Development Plan, please be advised of the following:

- The southern part of the identified sites lies within the LeeTran ¼ mile fixed route service area.
- Bus stop locations are present along Daniels Parkway.
- The identified site lies completely within the LeeTran ¼ mile paratransit service corridor. (Service eligibility requirements exist)
- The current LeeTran Transit Development Plan has not planned service expansions adjacent to the identified site that would impact the service areas identified above.

As always, please consider that LeeTran's service centers around the movement of patrons who are pedestrians or who utilized alternative modes of transportation. Infrastructure and amenities allowing access to your site and within your site should also be a contemplated when reviewing access to transit.

Attached you will find a map of our routes and bus stops in relation to the proposed development site. If you have any questions or require further information, please feel free to contact me at (239) 533-0344 or at [wgaither@leegov.com](mailto:wgaither@leegov.com).

Sincerely,

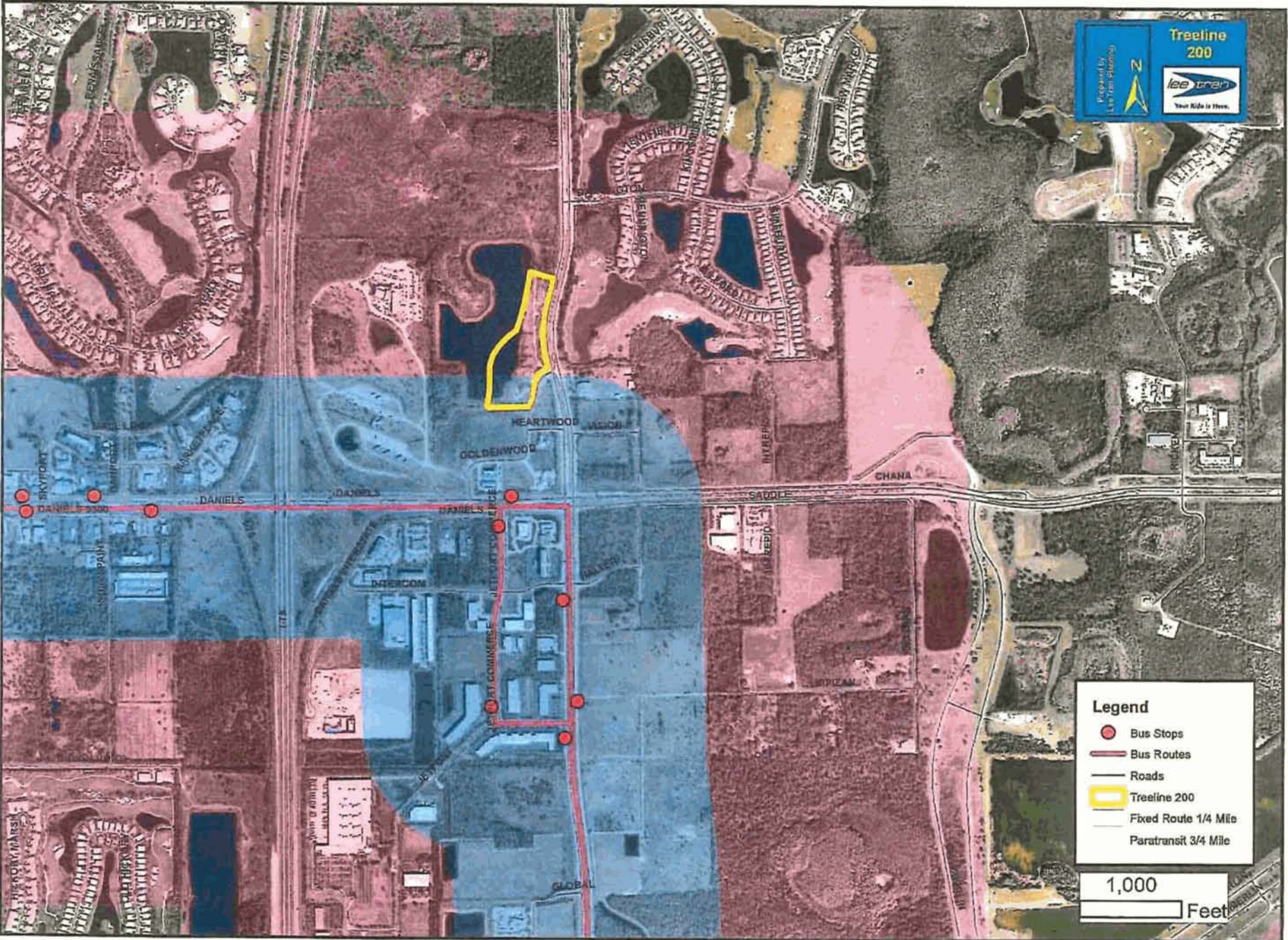
A handwritten signature in black ink that reads "H. Wayne Gaither".

H. Wayne Gaither  
LeeTran, Planning Department

Cc: File  
DCD

Prepared by  
Lee Tran Planning

**Treeline  
200**



**Legend**

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

1,000  
Feet



Writer's Direct Dial Number: (239) 533-8532

August 19, 2015

John E. Manning  
*District One*

Cecil L. Pendergrass  
*District Two*

Larry Kiker  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm. Wesch  
*County Attorney*

Donna Marie Collins  
*Hearing Examiner*

Lindsey Rodriguez  
Waldrop Engineering, P.A.  
28100 Bonita Grande Drive, Suite 305  
Bonita Springs, FL 34135

**RE: Potable Water and Wastewater Availability  
Treeline 200  
STRAP # 23-45-25-00-00001.0000**

Dear Ms. Rodriguez:

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

Your firm has indicated that this project will consist of 153 multi-family residential units **OR** 110,000 sq ft commercial with a maximum estimated flow demand of approximately 30,600 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Corkscrew Water Treatment Plant.

Sanitary sewer service will be provided by Gateway Wastewater Treatment Plant. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please schedule a meeting with Thom Osterhout to determine the best point of connection and discuss requirements for construction.

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

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for a comprehensive plan amendment. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

**LEE COUNTY UTILITIES**

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

Mary McCormic  
Technician Senior  
UTILITIES ENGINEERING

VIA EMAIL

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111  
Internet address <http://www.lee-county.com>  
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

Treeline 200  
(CPA2015-00004)

IV.C.1 - IV.C.6  
**ENVIRONMENTAL  
REQUIREMENTS WAIVER  
(PRE2015-00132)**



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

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

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

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

State the Type of Administrative Application:

RECEIVED APR 22 2015 COMMUNITY DEVELOPMENT PRE2015-00132

PLEASE PRINT OR TYPE:

STRAP Number: 23-45-25-00-00001.0000
Name of Project: Arborwood Village Commercial Planned Development
Name of Agent: Waldrop Engineering, P.A. c/o Alexis V. Crespo, AICP
Street Address: 28100 Bonita Grande Dr. #305
City, State, Zip: Bonita Springs, FL 34135
Phone Number: 239-405-7777 Email Address: alexis.crespo@waldropengineering.com
Name of Applicant\*: Treeline 200, LLC c/o Mr. John Gnagey
Street Address: 12801 Renaissance Way
City, State, Zip: Fort Myers, FL, 33912
Phone Number: Email Address: jgnagey@theclubatrenaissance.com

\*If applicant is not the owner, a letter of authorization from the owner must be submitted.

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

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

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

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

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

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

 \_\_\_\_\_  
 Signature of Applicant

4-13-15 \_\_\_\_\_  
 Date

.....  
**FOR STAFF USE ONLY**  
 .....

**DIRECTOR'S DECISION:**

Request Denied  
 Request Approved  
 Request Approved Per Attached Comments

 \_\_\_\_\_  
 Director Signature

4-23-15 \_\_\_\_\_  
 Date



## Case Activity Listing

Case #: PRE2015-00132

4/22/2015

3:01:55PM

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

Treeline 200  
(CPA2015-00004)

IV.D.1

**MASTER SITE FILE  
LETTER**



**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

April 23, 2015



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

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

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

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

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

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

Sincerely,

Eman M. Vovsi  
Historical Data Analyst  
Florida Master Site File  
[EMVovsi@DOS.MyFlorida.com](mailto:EMVovsi@DOS.MyFlorida.com)

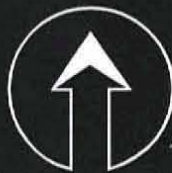


the subject property

Treeline 200  
(CPA2015-00004)

IV.D.2

**ARCHAEOLOGICAL  
SENSITIVITY MAP**



# EXHIBIT IV.D.2 ARCHAEOLOGICAL SENSITIVITY MAP

Treeline 200  
(CPA2015-00004)

IV.E.4

**LEE PLAN COMPLIANCE  
NARRATIVE**



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

*REVISED AUGUST 2015*

##### **I. Request**

Treeline 200, LLC (“The Applicant”) is requesting approval to amend Lee Plan Policy 1.3.2 to allow for multi-family residential uses within the General Interchange land use category; to amend Table 1(a) to establish the density range for the General Interchange land use category; and to amend Table 1(b) to allocate 11 acres of residential uses to the General Interchange land use category within the Gateway/Airport Planning Community.

The proposed text amendment to Policy 1.3.2 is not site-specific, in that all lands designated as General Interchange will be impacted by the petition. However, the proposed amendment to Table 1(b) only allocates those lands owned by the Applicant for residential uses. Therefore, the following analysis and supportive application materials describe the site-specific impact of the proposed text amendments on the 10.98-acre subject property, as well as the impacts across the land use category.

##### **II. Property Description & Entitlement History**

The subject property is 10.98 acres in size, and is located immediately west of Treeline Avenue, and north of Goldenwood Drive within the Gateway/Airport Planning Community. The property is zoned Commercial Planned Development (CPD), and is known as “Tract 1” within the Arborwood Village CPD, approved pursuant to Zoning Resolution Z-06-061, and subsequently amended per ADD2007-00199, ADD2008-00039; and ADD2008-00168.

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

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

**Table 1: Inventory of Surrounding Lands**

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

As outlined in the enclosed application, the subject property is serviced by existing public infrastructure that can accommodate the proposed residential uses. Potable water and sanitary sewer services are available to the subject property pursuant to the letter of availability provided by Lee County Utilities. The surrounding roadway network has adequate capacity for the trips generated by the existing commercial entitlements or the proposed residential uses, as set forth in the accompanying Traffic Analysis prepared by TR Transportation Consultants.

The subject property is also within the Lee Tran ¼ mile fixed route service area. There are adequate community facilities and services in the immediate vicinity of the project, including fire, EMS, schools, parks, and employment opportunities. Please refer to the enclosed infrastructure analysis and agency availability letters (Exhibit IV.B.2) for a complete description of available infrastructure and services to support the amendment.

The underlying future land use category is General Interchange, which allows for a range of commercial and light industrial uses. However, this category does not permit the development of residential uses, thereby prohibiting the development of the Arborwood Village project under a unified mixed-use development plan. The proposed text amendment to allow for high-density, multi-family residential uses within this land use category will allow for the build-out of the CPD zoning district with a mix of both commercial and residential uses, and support a compact, contiguous and diverse land use pattern in an urbanized portion of the county, where future residents can easily access goods, services, and employment. The amendment will also permit mixed-use development patterns in other General Interchange lands throughout the county, thereby supporting sound planning principles and addressing the growing market demand for mixed-use interchanges.

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

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

### III. Lee Plan Consistency

**Policy 1.3.2:** *The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial and light industrial/commercial.*

The proposed text amendment will further support the intent of this policy to permit a broad range of land uses within the General Interchange land use category. The proposed minimum density of 8 du/acre will ensure residential development occurs in a form that is dense, compact and compatible with other forms of development in the category, including employment centers, commercial retail, and other non-residential land uses that locate in these areas due to urban services and transportation infrastructure.

Also, in compliance with this policy, the subject property is located in the stated urban core of Lee County as evidenced by the surrounding development pattern, urban-levels of public infrastructure, and close proximity to the Fort Myers city limits. The companion CPD Amendment requests the maximum density of 14 du/acre, and is in compliance with the proposed minimum density.

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

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

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

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

**POLICY 5.1.5:** *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for*

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

The addition of multi-family residential uses within the General Interchange land use category will not negatively impact existing and future residential areas. This land use category is solely designated along arterial roadways at I-75 interchanges, which are generally not in close proximity to residential land uses. Due to the incorporation of the City of Bonita Springs and the Village of Estero, the County's remaining General Interchange lands are limited to the Daniels Parkway/I-75 and Bayshore/I-75 interchanges.

It is important to note that all other lands designated as General Interchange and that request residential uses in accordance with this amendment will require approval of an amendment to Lee Plan Table 1(b), thereby allowing for staff review of the request, and a detailed evaluation of the merits of that individual application. Rezoning approval will also be required, allowing for a more detailed review of the proposed development's compatibility with any adjacent residential land uses.

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

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

Prior to future development activities on the Property, the Applicant will obtain the requisite Environmental Resource Permit (ERP) from the South Florida Water Management District, and all other applicable state agencies.

#### **IV. Adjacent Local Governments**

The subject property is located entirely within Lee County and abuts the City of Fort Myers municipal boundary to the east of Treeline Avenue. The amendment will not impact the City's adopted comprehensive plan or existing and planned land use patterns in proximity to the subject property.

## V. State Comprehensive Plan

The proposed amendment is consistent with the State Comprehensive Land Use Plan's intent to direct new development to urban areas with adequate public infrastructure and provide for a functional mix of housing, good and services, recreation and employment opportunities. Specifically, the amendment is consistent with the following guiding policies:

***Land Use. In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.***

As indicated above, the proposed amendment will allow for high density, infill residential development in urban designated areas with adequate infrastructure and services.

***Transportation. Florida shall direct future transportation improvements to aid in the management of growth and shall have a state transportation system that integrates highway, air, mass transit and transportation.***

The project will connect to the onsite and offsite bicycle, pedestrian, and transit systems, and provide a mix of residential and commercial uses in walking distance of each other, thereby reducing dependence on automobile travel and overall energy demands. The project is also in a location with adequate roadway capacity to serve the proposed residential uses.

***Natural Systems & Recreational Lands. Florida shall protect and acquire unique natural habitats and ecological systems, such as wetlands, tropical hardwood hammocks, palm hammocks, and virgin longleaf pine forests, and restore degraded natural systems to a functional condition.***

The site is cleared for development based upon previous approvals. Due to the absence of wetland or unique native habitat, the site is an ideal location for new residential development.

## VI. Regional Policy Plan Consistency

The proposed amendment is consistent with the Southwest Florida Regional Policy Plan (SWFRPP) as follows:

### ***Housing Element***

***Goal 2: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.***

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

## **Natural Resources Element**

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

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

## **Regional Transportation**

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

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

## **VII. Sprawl Analysis**

The proposed amendment will allow for a higher density, compact residential development within General Interchange areas, which are designated in urbanized areas in proximity to goods, services, employment and public infrastructure. The amendment directly supports the Lee Plan's intent to allow for a broad range of land uses in urban land use categories. Approval of this petition will also serve to mitigate sprawling land use patterns by directing new residential development to appropriate, infill locations.

Rick Scott  
GOVERNOR



Jesse Panuccio  
EXECUTIVE DIRECTOR

RECEIVED  
DEC 28 2015

COMMUNITY DEVELOPMENT

December 22, 2015

The Honorable Frank Mann, Chairman  
Lee County Board of County Commissioners  
Post Office Box 398  
Fort Myers, Florida 33902-0398

Dear Chairman Turner:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for Lee County (Amendment No. 15-4ESR), which was received on November 30, 2015. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

The County is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendment after adoption.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Scott Rogers, Planning Analyst, at (850) 717-8510, or by email at [scott.rogers@deo.myflorida.com](mailto:scott.rogers@deo.myflorida.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'J.A. Dennis', with a large, stylized flourish at the end.

Julie A. Dennis, Interim Director  
Division of Community Development

JD/sr

Enclosure: Procedures for Adoption

cc: Mikki Rozdolski, Planning Manager, Lee County Department of Community Development  
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**

**FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ Department of Economic Opportunity identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the Department of Economic Opportunity notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the Department of Economic Opportunity or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

\_\_\_\_\_ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity in response to the comment letter from the Department of Economic Opportunity.

**Miller, Janet**

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**From:** Dunn, Brandon  
**Sent:** Monday, December 28, 2015 4:25 PM  
**To:** Miller, Janet  
**Cc:** Sweigert, Rebecca; Wegis, Howard  
**Subject:** FW: Lee County, DEO # 15-4ESR Comments on Proposed Comprehensive Plan Amendment Package

Here is correspondence from SFWMD about the proposed Water Supply Facilities Work Plan amendment (CPA2014-01)

*Brandon D. Dunn*, Principal Planner

Lee County Department of Community Development  
Planning Section  
[bdunn@leegov.com](mailto:bdunn@leegov.com)  
239.533.8585

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**From:** Oblaczynski, Deborah [<mailto:doblaczy@sfwmd.gov>]  
**Sent:** Monday, December 28, 2015 3:19 PM  
**To:** Rozdolski, Mikki  
**Cc:** Dunn, Brandon; Ray Eubanks ([DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)); Scott Rogers ([scott.rogers@deo.myflorida.com](mailto:scott.rogers@deo.myflorida.com)); Brenda Winningham ([brenda.winningham@deo.myflorida.com](mailto:brenda.winningham@deo.myflorida.com)); ext-Wuerstle, Margaret (swfrpc.org)  
**Subject:** Lee County, DEO # 15-4ESR Comments on Proposed Comprehensive Plan Amendment Package

Dear Ms. Rozdolski:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Lee County (County). The amendment package updates to the Water Supply Facilities Work Plan, General Interchange land use category uses, and policies in the Capital Improvements Element. The District offers the following technical assistance comment that we request the County consider prior to adopting the amendment:

- Include a policy in the Comprehensive Plan adopting the Town's updated Work Plan by reference (Section 163.3177(1)(b) F.S.). The Statute states: "The reference must identify the title and author of the document and indicate clearly what provisions and edition of the document is being adopted." The District has drafted the following example draft policy for use by local governments in adopting Work Plans by reference:
- "[The Local Government] hereby adopts by reference the Water Supply Facilities Work Plan (Work Plan), dated xxxx, for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the [Local Government's] water service area. [The Local Government] shall review and update the Work Plan at least every five (5) years within 18 months after the governing board of the water management district approves an updated regional water supply plan. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between the Work Plan and the Capital Improvements Element."

The District offers its technical assistance to the County and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of adopted amendments to the District. For assistance or additional information, please contact Deborah Oblaczynski, Policy and Planning Analyst, at (561) 682-2544 or [doblaczy@sfwmd.gov](mailto:doblaczy@sfwmd.gov).

Sincerely,

Deb Oblaczynski  
Policy & Planning Analyst  
Water Supply Implementation Unit  
South Florida Water Management District  
3301 Gun Club Road  
West Palm Beach, FL 33406  
(561) 682-2544 or [doblaczy@sfwmd.gov](mailto:doblaczy@sfwmd.gov)

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking on this [link](#).

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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.

## Miller, Janet

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**From:** Dunn, Brandon  
**Sent:** Tuesday, December 22, 2015 1:26 PM  
**To:** Miller, Janet  
**Cc:** Rozdolski, Mikki; Sweigert, Rebecca; Wegis, Howard; Blackwell, Peter  
**Subject:** FW: Lee County 15-4ESR Proposed

Please find below for correspondence from Florida DEP concerning the following plan amendments.

CPA2014-00001  
CPA2015-00006  
CPA2015-00008

*Brandon D. Dunn*, Principal Planner  
Lee County Department of Community Development  
Planning Section  
[bdunn@leegov.com](mailto:bdunn@leegov.com)  
239.533.8585

---

**From:** Ray, Suzanne E. [<mailto:Suzanne.E.Ray@dep.state.fl.us>]  
**Sent:** Tuesday, December 22, 2015 1:21 PM  
**To:** Dunn, Brandon; [DCPexternalagencycomments@DEO.myflorida.com](mailto:DCPexternalagencycomments@DEO.myflorida.com)  
**Subject:** Lee County 15-4ESR Proposed

To: Brandon Dunn, Principal Planner

Re: Lee County 15-4ESR – Expedited Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Feel free to contact me at [Suzanne.e.ray@dep.state.fl.us](mailto:Suzanne.e.ray@dep.state.fl.us) or (850) 245-2172 for assistance or additional information. Please send all amendments, both proposed and adopted, to [plan.review@dep.state.fl.us](mailto:plan.review@dep.state.fl.us) or

Florida Department of Environmental Protection  
Office of Intergovernmental Programs, Plan Review  
3900 Commonwealth Blvd., MS 47  
Tallahassee, FL 32399-3000

OFFICE OF THE COMMISSIONER  
(850) 617-7700



THE CAPITOL  
400 SOUTH MONROE STREET  
TALLAHASSEE, FLORIDA 32399-0800

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES  
COMMISSIONER ADAM H. PUTNAM

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December 17, 2015

VIA EMAIL (bdunn@leegov.com)

Lee County Planning Division  
Mr. Brandon Dunn  
P.O. Box 398  
Fort Myers, Florida 33902-0398

Re: DACS Docket # -- 20151130-669  
Lee County CPA2014-00001, CPA2015-00006, CPA2015-00008  
Submission dated November 23, 2015

Dear Mr. Dunn:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on November 30, 2015 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2289.

Sincerely,

Stormie Knight  
Sr. Management Analyst I  
Office of Policy and Budget

cc: Florida Department of Economic Opportunity  
(SLPA #: Lee County 15-4 ESR)

1400 Colonial Blvd., Suite 1  
Fort Myers, FL 33907



P: 239.938.1813 | F: 239.938.1817  
www.swfRPC.org

December 11, 2015

RECEIVED  
DEC 21 2015

COMMUNITY DEVELOPMENT

Ms. Mikki Rozdolski  
Planning Manager  
Department of Community Development  
P.O. Box 398  
Fort Myers, Florida 33902-0398

**Re: Lee County CPA2014-01, CPA2015-06, CPA2015-08 / DEO 15-4ESR**

Dear Ms. Rozdolski:

The staff of the Southwest Florida Regional Planning Council has reviewed the proposed amendment (DEO 15-4ESR) to the Lee County Comprehensive Plan. The review was performed according to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

The Council will review the proposed amendment and the staff recommendations at its January 21, 2016 meeting. Council staff is recommending that the request be found not regionally significant. Council staff also finds that the proposed changes are consistent with the SRPP and do not produce extra-jurisdictional impacts that are inconsistent with the Comprehensive Plans of other local governments.

A copy of the official staff report explaining the Council staff's recommendation is attached. If Council action differs from the staff recommendation, we will notify you.

Sincerely,  
**Southwest Florida Regional Planning Council**

Margaret Wuerstle, AICP  
Executive Director

MW/DEC  
Attachment

Cc: Mr. Eubanks, Administrator, Plan Review and Processing, Department of Economic Development



**LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS  
LEE COUNTY**

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Lee County Comprehensive Plan (DEO 15-4ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

<u>Proposed Amendment</u>	<u>Factors of Regional Significance</u>			<u>Consistent</u>
	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	
DEO 15-4ESR	No	No	No	(1) Not regionally significant (2) Consistent with SRPP

**RECOMMENDED ACTION:**

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County

## COMMUNITY PLANNING ACT

### Local Government Comprehensive Plans

The Act requires each municipal and county government to prepare a comprehensive plan that must include at least the following nine elements:

1. Future Land Use Element;
2. Traffic Circulation Element;  
A local government with all or part of its jurisdiction within the urbanized area of a Metropolitan Planning Organization shall prepare and adopt a transportation element to replace the traffic circulation; mass transit; and ports, aviation, and related facilities elements. [9J-5.019(1), FAC]
3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

## COMPREHENSIVE PLAN AMENDMENTS

A local government may amend its plan at any time during the calendar year. Six copies of the amendment are sent to the Department of Economic Opportunity (DEO) for review. A copy is also sent to the Regional Planning Council, the Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection.

The proposed amendments will be reviewed by DEO in two situations. In the first, there must be a written request to DEO. The request for review must be received within forty-five days after transmittal of the proposed amendment. Reviews can be requested by one of the following:

- the local government that transmits the amendment,
- the regional planning council, or
- an affected person.

In the second situation, DEO can decide to review the proposed amendment without a request. In that case, DEO must give notice within thirty days of transmittal.

Within five working days after deciding to conduct a review, DEO may forward copies to various reviewing agencies, including the Regional Planning Council.

### **Regional Planning Council Review**

The Regional Planning Council must submit its comments in writing within thirty days of receipt of the proposed amendment from DEO. It must specify any objections and may make recommendations for changes. The review of the proposed amendment by the Regional Planning Council must be limited to "effects on regional resources or facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts which would be inconsistent with the comprehensive plan of the affected local government".

After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

**NOTE: THE ABOVE IS A SIMPLIFIED VERSION OF THE LAW. REFER TO THE STATUTE (CH. 163, FS) FOR DETAILS.**

LEE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 15-4ESR)

RECEIVED: NOVEMBER 30, 2015

**Summary of Proposed Amendment**

CPA2014-00001, Water Supply Facilities Work Plan: Amend the Lee Plan to incorporate the Lee County Water Supply Facilities Work Plan (Work Plan) as required by Florida Statute (F.S.) 163.3177(6)(c). The current Work Plan identifies the need for the following Lee Plan amendments to Policies 2.4.3, 53.1.11, 54.1.3, 54.1.1, 55.1.3 and 117.2.1, Objective 117.2, Standards 11.1.7 and 11.2.6, the Glossary, and Table 6:

- Remove references to Florida Administrative Code (F.A.C) 9J-5;
- Coordinate updates of Lee Plan Table 6 with updates of the Capital Improvement Program tables;
- Include new policies to allow expansion of water and sewer service to protect public health, safety and welfare; and
- Define “Florida Friendly Landscape” in the Glossary and replace the term Xeriscape with the term Florida Friendly Landscape, consistent with terminology used by State agencies.

CPA2015-00006, Treeline 200: Amend Lee Plan Policy 1.3.2 and Table 1(a) to allow for multi-family residential uses within the General Interchange Future Land Use Category. Amend Table 1(b), Year 2030 Allocations, to accommodate residential development within the General Interchange Future Land Use Category.

The proposed amendment will affect the uses allowed in the General Interchange Future Land Use Category. The General Interchange FLU Category has been included in the Lee Plan since 1984 with the same language that exists today. However, between the years 1996 and 2000, the General Interchange future land use category was amended to allow residential uses.

This language was removed from the General Interchange Category by Ordinance 99-18 which became effective on January 19, 2000. The residential use and criteria were relocated to a newly created “Mixed-Use Interchange” Future Land Use Category. The Mixed-Use Interchange Category was deleted from the Lee Plan in 2002 by Ordinance 02-02. Lee County has not allowed residential uses in any of the Interchange categories since that time.

There are currently approximately 740 acres in the General Interchange Future Land Use Category within unincorporated Lee County located near the I-75 intersections at Daniels Road, Bonita Beach Road, and Bayshore Road

CPA2015-00008, Capital Improvement Element Update: Amend Lee Plan Capital Improvement Element Policies 95.1.1, 95.1.5, 95.1.6, 95.5.1 and 95.5.2 to allow future revisions to Lee Plan Tables 3, 3(a), and 4 by ordinance as permitted by Florida Statute (F.S.) 163.3177(3)(b).

The amendments to the Capital Improvements Element will simplify the process for incorporating the Capital Improvement Program tables adopted by the annual operating budget by the BOCC into the Lee Plan.

**Regional Impacts**

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant regional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

**Extra-Jurisdictional Impacts**

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan Amendments do not directly produce any significant extra-jurisdictional impacts to regional counties and cities that would be inconsistent with the Comprehensive Plan of any other local government within the region.

**Conclusion**

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

**Recommended Action**

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County.

# MAPS

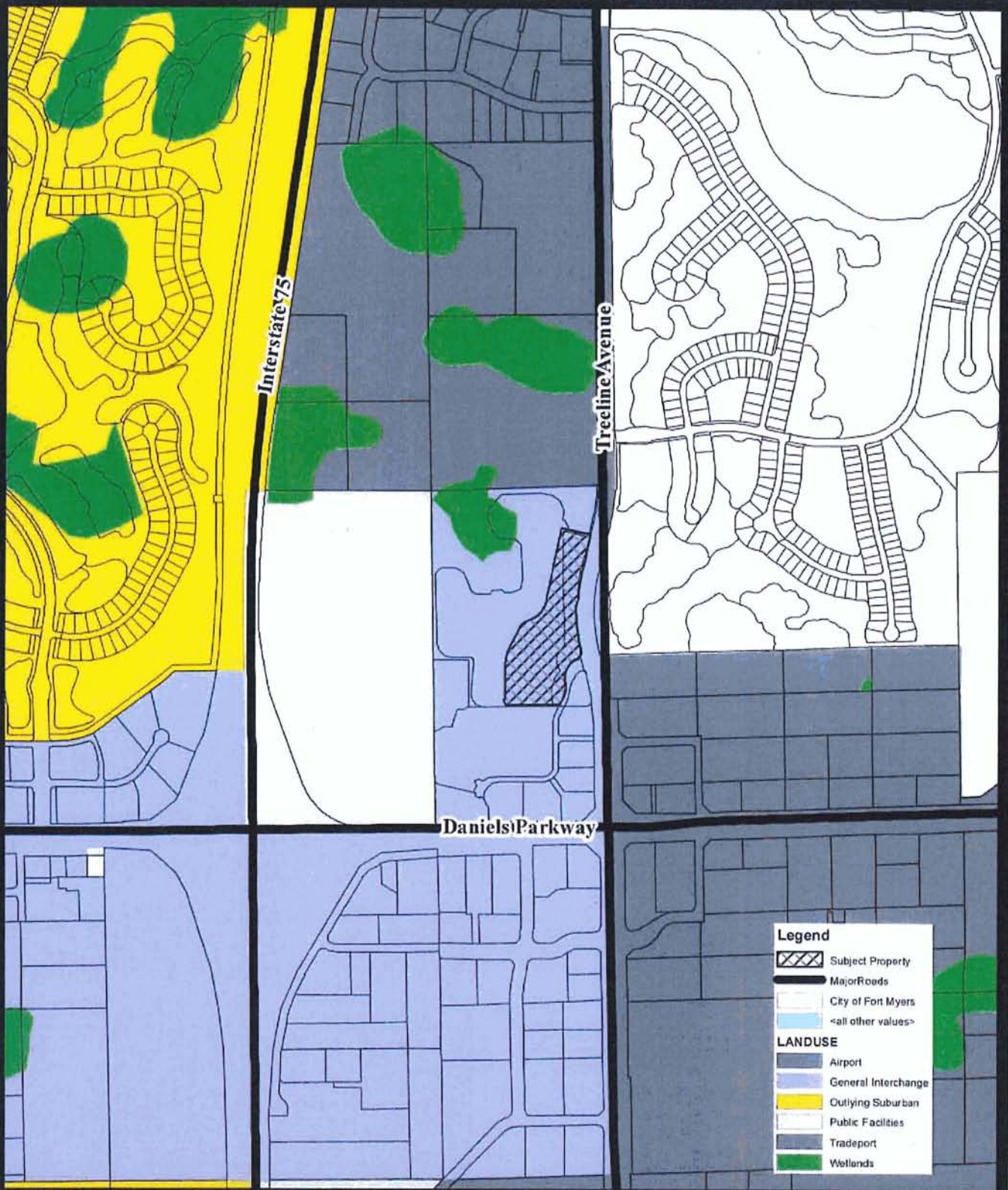
(All maps refer to CPA2015-06, Treeline 200)

Lee County

DEO 15-4ESR

Growth Management Plan

Comprehensive Plan Amendment



**EXHIBIT IV.A.2**  
**CURRENT FUTURE LAND USE MAP**

COMMERCIAL

VACANT

RESIDENTIAL  
(Single Family and Golf Course)



FDOT  
(Rest Area)



COMMERCIAL

Daniels Parkway

COMMERCIAL

Legend

 Subject Property



# EXHIBIT IV.A.4 EXISTING LAND USE MAP



**WALDRUP  
ENGINEERING**

CIVIL, ENVIRONMENTAL & LAND  
DEVELOPMENT CONSULTANTS  
PAUL W. WALDRUP, P.E., OWNER & CEO  
10000 N. W. 11th Street, Suite 100  
Miami, FL 33150  
TEL: 305.555.1100 FAX: 305.555.1101  
EMAIL: info@waldropeng.com

**TREELINE 200**  
AERIAL  
LOCATION MAP



FILE NAME: 440102010  
UPDATED: 2013-04-04

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