

Miller, Janet

From: Miller, Janet
Sent: Thursday, March 26, 2015 10:29 AM
To: Lee Plan Review Distribution List
Cc: O'Connor, Paul; Dunn, Brandon; 'vanderbrook@esterofire.org'
Subject: CPA2015-00004 Genova

Good Morning:

Lee County Planning staff has received a privately sponsored amendment to the Lee Plan. Below is a link to the 2015 Regular Amendment Cycle page on the Department of Community Development's website. This page will allow you to access the application for this privately initiated amendment (CPA2015-00004 Genova). It is a large document and might take a few seconds to open.

<http://www.leegov.com/gov/dept/dcd/Planning/Amendments/Pages/amendment.aspx?aid=655>

At this time, please provide sufficiency comments to Brandon Dunn by **Friday, April 10th**.

Thanks!

Janet Miller
Administrative Assistant
DCD Administration
jmiller@leegov.com
(239) 533-8583 PHONE
Old Fax: (239) 485-8319/ New Fax: (239) 485-8344

Join our online public forum at www.leecountytownhall.com

Miller, Janet

From: Gaither, Wayne
Sent: Monday, April 06, 2015 1:27 PM
To: Miller, Janet
Cc: O'Connor, Paul; Dunn, Brandon; 'vanderbrook@esterofire.org'; Bielawska, Anna; Layman, Sarah
Subject: RE: CPA2015-00004 Genova

The packet appears sufficient for review. I do have a question related to the Traffic Analysis.

- 1) Has the Traffic Circulation Analysis taken into consideration the Hertz Facility being constructed on US41/Williams Way.

Thanks,

Wayne

H. Wayne Gaither
LeeTran, Planning Department
(239) 533-0344
wgaither@leegov.com
www.rideleetrans.com



NOTE: LeeTran has moved
Our new address is:
3401 Metro Parkway
Fort Myers, FL 33901

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THE SCHOOL DISTRICT OF LEE COUNTY

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

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LONG RANGE PLANNER
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CHAIRMAN, DISTRICT 3

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DISTRICT 2

PAMELA H. LARIVIERE
DISTRICT 5

NANCY J. GRAHAM, ED.D
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

March 30, 2015

Brandon Dunn, Senior Planner
Lee County Division of Planning
1500 Monroe Street
Fort Myers, Florida 33902-0398

RE: CPA2015-00004
Genova

Dear Mr. Dunn;

This letter is in response to your request dated March 26, 2015 for the Genova Comprehensive Plan Amendment proposed development for sufficiency comments in reference to the educational impact. This proposed development is located in the South Choice Zone, Sub Zone S-3.

The Developers request states there is a possibility of 205 multi-family dwellings. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level

For multi-family the generation rate is .091 with the following break-down, .046 for elementary, .022 for middle and .023 for high. A total of 19 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacities for elementary and middle seats are not an issue within the Concurrency Service Area (CSA). For high school, the development adds to the projected deficit within the CSA, however, there are sufficient seats available to serve the need within the contiguous CSA.

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

Sincerely,

Dawn Huff, Long Range Planner
Planning Department

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee School District
NAME/CASE NUMBER Genova/CPA2015-00004
OWNER/AGENT Genova Partners, LLLC
ITEM DESCRIPTION various amendments; all impacts in South CSA, sub area S3

LOCATION South east corner of Via Coconut Point & Corkscrew Rd
ACRES 17.00
CURRENT FLU Suburban (S)
CURRENT ZONING Agricultural (AG2)

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	205	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.046		9.43
Middle School	0.022		4.51
High School	0.023		4.72

Source: Lee County School District, March 30, 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
South CSA, Elementary	12,413	10,768	1,645	9	1636	87%	
South CSA, Middle	5,621	5,325	296	5	291	95%	
South CSA, High	7,070	7,550	-480	5	-485	107%	

(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

5/12/15

UTILITIES COMPREHESIVE PLAN AMENDMENT

SUFFICENCY REVIEW CHECK LIST

Project Name: Genova

CPA #: CPA 2015-00004

POTABLE WATER

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

The property is currently located in LCU's Future Water Service Area as depicted on Map 6 of the Lee County Comprehensive Plan.

Current LOS, and LOS standard of facilities serving the site:

Current Level of Service is indicated in the analysis.

Projected 2030 LOS under existing designation:

Projected LOS under existing designation is included in the analysis.

Projected 2030 LOS under proposed designation:

Projected LOS under proposed designation is included in the analysis.

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

The application does not address existing infrastructure in the immediate area with the potential to serve the subject property. However, there is an existing 12" water transmission line on the south side of Corkscrew Road, which could serve as a potential point of connection to the potable water system.

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

The applicant has indicated that the project will be served by the Pinewoods Water Treatment Plant (WTP). There is no planned expansion in capacity of the Pinewoods WTP programmed in the 5 year or 6-10 year CIP.

Anticipated revisions to the Community Facilities and Service Element and/or Capital Improvements Element (state if these revisions are included in this amendment):

None

Provide a letter of service availability from the appropriate utility:

The application includes an availability letter from LCU.

Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.

The application does not include an analysis of available water supply using the current water use allocation in the consumptive use permit, however, the allocation in LCU's Consumptive Use Permit is sufficient to support the proposed increase demand as a result of this amendment. The application does include an analysis demonstrating that the Pinewoods WTP has sufficient capacity to serve the proposed development.

Include the current demand and the projected demand under existing designation, and the projected demand under the proposed designation:

Current and Projected demand under existing and proposed designation is included in the analysis.

Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation:

The application does not include an analysis of the availability of reclaimed water. There is a 12" reclaimed water line on the north side of Corkscrew Road in the vicinity of the subject project. However, there currently is not sufficient capacity to provide reclaimed water to the project. The applicant should be aware that reclaimed water may become available in the future.

Include any other water conservation measures that will be applied to the site:

Other water conservation measures are not addressed in the application.

Sanitary Sewer

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

The property is currently located in LCU's Future Sanitary Sewer Service Area as depicted on Map 7 of the Lee County Comprehensive Plan.

Current LOS, and LOS standard of facilities serving the site:

Current Level of Service is indicated in the analysis.

Projected 2030 LOS under existing designation:

Projected LOS under existing designation is included in the analysis.

Projected 2030 LOS under proposed designation:

Projected LOS under proposed designation is included in the analysis.

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

The application does not address existing sanitary sewer infrastructure in the immediate area with the potential to serve the subject property. However, there is an existing 12" sanitary sewer force main on the north side of Corkscrew Road that could potentially serve as a point of connection to the sanitary sewer collection system.

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

The applicant has indicated that the project will be served by the Three Oaks Wastewater Treatment Plant. Improvements to the Three Oaks Wastewater Treatment Plant are programmed in the 5 year CIP. These improvements will provide additional capacity at the Three Oaks WWTP.

Anticipated revisions to the Community Facilities and Service Element and/or Capital Improvements Element (state if these revisions are included in this amendment):

None

Provide a letter of service availability from the appropriate utility:

The application includes an availability letter from LCU.

Additional Comments or Concerns

None

Miller, Janet

From: Dunn, Brandon
Sent: Tuesday, September 22, 2015 8:01 AM
To: Miller, Janet
Subject: FW: CPA2015-00004 Genova

From: Gaither, Wayne
Sent: Monday, April 06, 2015 1:27 PM
To: Miller, Janet
Cc: O'Connor, Paul; Dunn, Brandon; 'vanderbrook@esterofire.org'; Bielawska, Anna; Layman, Sarah
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**STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Date: June 15, 2015

To: Brandon Dunn, Principal Planner

From: Aaron Martin, Environmental Planner
E-mail: amartin@leegov.com

Project: Genova
Case: CPA2015-00004

PROJECT:

The applicant is requesting to amend the Future Land Use Map (FLUM) from Suburban to Intensive Development to allow for the development of residential uses.

PROJECT SITE:

The site is approximately 17 acres in size and is located on the southeast corner of Corkscrew Rd and Via Coconut Point. The site is zoned AG-2 and CPD and is currently being used for agricultural purposes. The site was vegetated in 2008; however since 2010 the site has been cleared for agricultural purposes. A concurrent rezoning application (DCI2015-00009) has been submitted to rezone the property to residential planned development (RPD).

ENVIRONMENTAL ASSESSMENT:

A vegetative community assessment and protected species survey from 2015 was conducted by Stantec Consulting Inc. The 2015 assessment and Florida Land Use, Cover and Classification System (FLUCCS) map provided by the applicant indicate the site is 100% agricultural uses. According to the 2015 FLUCCS, the site is comprised of 13.16 acres of agricultural row crops, 0.53 acres of maintenance/storage area, 0.79 acres of farmers market and parking, and 2.47 acres of cleared open land. No state jurisdictional wetlands were identified on site. The applicant provided information of protected species which may be found on the property. No listed species were identified on site during species survey work.

CONCLUSION:

No state jurisdictional wetlands have been identified on site. The proposed amendment to the Genova property allowing for increased residential density will impact existing agricultural fields and operations. At time of zoning ES Staff will work with the applicant to designate adequate buffering and open space to meet the LDC, Lee Plan, and address compatibility with surrounding land uses. Therefore, ES Staff does not object to the proposed land use change.

Miller, Janet

From: Miller, Janet
Sent: Thursday, July 16, 2015 2:15 PM
To: Lee Plan Review Distribution List; vanderbrook@esterofire.org
Cc: Dunn, Brandon
Subject: CPA2015-00004 Genova

Good Afternoon:

If you had previous sufficiency comments, please review the resubmittal materials submitted on July 15, 2015, for the Genova amendment (CPA2015-00004) and advise Lee County Planning staff if the materials provided are sufficient for review or if additional materials are needed for a complete review.

Please provide this review to Brandon Dunn by Friday, July 31, 2015.

Below is a link to this particular plan amendment web page so that you can view the resubmittal materials.

<http://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2015-00004>

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Memo

To: Brandon Dunn, Principal Planner
Planning Division

From: Lili Wu
Sr. Transportation Planner

Date: August 11, 2015

Subject: Genova Comprehensive Plan Amendment (CPA2015-00004)

We have reviewed the above application which requests the land use designation of approximately 17 acres be changed from Suburban to Intensive Development. The existing FLUM designation of land uses, 101 residential dwelling units or 169,000 square feet of commercial uses could be built in the subject area. The proposed land uses designation would allow 372 residential dwelling units or 169,000 square feet of commercial uses to be built in the subject area. The level of service (LOS) analysis of short range (5 years) provided by the applicant indicates all the study area roadway segments (3 miles radius) are anticipated to operate at or better than the adopted LOS standard in year 2020. For year 2035 long range transportation plan analysis, after running the FSUTMS travel demand model for year 2035 conditions, we determined the roadway segment of Corkscrew Road from River Ranch Rd to Ben Hill Griffin Pkwy and I-75 south and north Corkscrew Rd, and Three Oaks Pkwy from Corkscrew Rd to Estero Pkwy will operate at LOS "F" with and without the proposed project in the year 2035.

This project will access on Via Coconut Rd and Corkscrew Rd. Via Coconut Rd is a collector maintained by County and Corkscrew Rd is an arterial also maintained by County.

There are existing sidewalks and undesignated bike lane on Via Coconut Rd.

cc: File