

Miller, Janet

From: Miller, Janet
Sent: Thursday, October 02, 2014 12:28 PM
To: Lee Plan Review Distribution List
Cc: O'Connor, Paul; Dunn, Brandon; Blackwell, Peter; Jenkins-Owen, Sharon; Burris, Richard
Subject: CPA2014-00007 Via Coconut Urban Place

Good Afternoon:

Lee County Planning staff has received a privately sponsored amendment to the Lee Plan. Below is a link to the 2014 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 (CPA2014-00007 Via Coconut Urban Place).

<http://www.leegov.com/gov/dept/dcd/Planning/Amendments/Pages/amendment.aspx?aid=635>

At this time, please provide sufficiency comments to Planning staff by Friday, October 24th.

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

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.



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

MARY FISCHER
VICE CHAIRMAN, DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

DON H. ARMSTRONG
DISTRICT 4

THOMAS SCOTT
DISTRICT 5
(NOV. 19, 2010 – SEPT. 26, 2014)

NANCY J. GRAHAM, ED.D
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

October 9, 2014

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

RE: Via Coconut Urban Place
Case # CPA2014-00007

Dear Mr. Dunn:

This letter is in response to your request dated October 1, 2014 for the Via Coconut Urban Place for sufficiency comments in reference to the educational impact. This development is located in the South Choice Zone, Sub Zone S-3.

The Comp Plan Amendment would allow for 18 units per acre and with a total of 18.53 acres, 333 multi-family units could potentially be built. However, the developer submitted a Development of County Impact, case number DCI2014-00023-Via Coconut MPD, which states there will be a maximum of 297 multi-family and this will be the number utilized for determining capacity. 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 28 additional 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 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 # Via Coconut Urban Place/DCI2014-00007
OWNER/AGENT Stephanie Miller TR
ITEM DESCRIPTION All impacts in South CSA, sub area S3

LOCATION East of South Tamiami Trl, North of Coconut Rd
ACRES 18.53 ac
CURRENT FLU Suburban (S)
CURRENT ZONING Agricultural (AG2)

PROPOSED DWELLING UNITS BY TYPE	Single Family	Multi Family	Mobile Home
	0	297	0

Student Generation Rates				
STUDENT GENERATION	SF	MF	MH	Projected Students
Elementary School		0.046		13.66
Middle School		0.022		6.53
High School		0.023		6.83

Source: Lee County School District, October 9, 2014 letter

CSA SCHOOL NAME 2017/18	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	12,229	11,185	1,044	14	1030	92%	
South CSA, Middle	5,621	5,156	465	7	458	92%	
South CSA, High	8,021	8,294	-273	7	-280	103%	

(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)

Prepared by: Dawn Huff, Long Range Planner

From: Wu, Lili
Sent: Wednesday, October 22, 2014 2:00 PM
To: Blackwell, Peter
Subject: CPA2014-00007 (Via Coconut Urban Place)

Peter:

We have reviewed the application for the above project and found the information provided by the application is sufficient for review. We will provide you the substantive comments when you need.

Lili Wu
Senior Planner
Lee County Department of Transportation
1500 Monroe Street
Fort Myers, Florida 33901
Phone: 239-533-8580 ext 48134
Tax: 239-485-8520

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

From: Miller, Janet
Sent: Friday, February 13, 2015 8:26 AM
To: Lee Plan Review Distribution List
Cc: O'Connor, Paul; Dunn, Brandon; Blackwell, Peter
Subject: CPA2014-00007 (Via Coconut Urban Place)

Good Afternoon:

Staff previously asked for sufficiency comments for CPA2014-00007 (Via Coconut Urban Place). This case has been found sufficient for review. Planning staff will begin working on the Staff Report for the requested amendment.

Please provide your substantive comments to Peter Blackwell by Friday, February 27th.

Below is a link to this amendment so you can review all pertinent materials.

<http://www.leegov.com/gov/dept/dcd/Planning/Amendments/Pages/amendment.aspx?aid=635>

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

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.

Memo

To: Peter Blackwell, Planner
Planning Division

From: Lili Wu
Sr. Transportation Planner

Date: March 26, 2015

Subject: Via Coconut Urban Place (CPA2014-00007)

We have reviewed the above application which requests the land use designation of approximately 18.53 acres be changed from Suburban and Public Facilities to a new designation of Via Coconut Urban Place. The existing FLUM designation of land uses, 111 residential dwelling units and 100,000 square feet of commercial uses could be built in the subject area. The proposed land uses designation would allow 333 residential dwelling units and 30,000 square feet of commercial uses to be built in the subject area. If this amendment is adopted, the project will increase 96 trips in the PM peak hour basis from the existing land uses. 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 from Corkscrew Rd to Bonita Beach Rd will operate at LOS "F" with and without the proposed project in the year 2035.

This project will access on Via Coconut Rd which is a collector maintained by County. There are existing sidewalks and undesignated bike lane on Via Coconut Rd.

cc: File