

Miller, Janet

From: Miller, Janet
Sent: Thursday, January 22, 2015 12:03 PM
To: Lee Plan Review Distribution List
Cc: O'Connor, Paul; Dunn, Brandon; 'vanderbrook@esterofire.org'
Subject: CPA2015-00002 Estero Crossing MPD

Good Afternoon:

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 (CPA2015-00002 Estero Crossing MPD).

<http://www.leegov.com/gov/dept/dcd/Planning/Amendments/Pages/amendment.aspx?aid=653>

At this time, please provide sufficiency comments to Brandon Dunn by **Friday, February 6th**.

Thanks!

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

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THE SCHOOL DISTRICT OF LEE COUNTY

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BOARD ATTORNEY

January 27, 2015

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

RE: Estero Crossing MPD
CPA2015-00002

Dear Mr. Dunn;

This letter is in response to your request dated January 21, 2015 for the Estero Crossing MPD 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 455 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 41 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 Estero Crossing MPD/CPA2015-00002
 OWNER/AGENT JTAD Estero LLC
 ITEM DESCRIPTION various amendments; all impacts in South CSA, sub area S3

LOCATION South of Corkscrew Rd, West of I75
 ACRES 43 acres
 CURRENT FLU General Interchange (GI) & Urban Community (UC)
 CURRENT ZONING Commercial Planned Development (CPD)

PROPOSED DWELLING UNITS BY TYPE	Single Family	Multi Family	Mobile Home
	0	455	0

STUDENT GENERATION	Student Generation Rates			Projected Students
	SF	MF	MH	
Elementary School		0.046		20.93
Middle School		0.022		10.01
High School		0.023		10.47

Source: Lee County School District, January 27, 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	21	1624	87%	
South CSA, Middle	5,621	5,325	296	10	286	95%	
South CSA, High	7,070	7,550	-480	10	-490	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

**MEMORANDUM
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Date: February 5, 2015

To: Brandon Dunn, Senior Planner

From: Aaron Martin, Environmental Planner
Phone: (239)533-8522
E-mail: amartin@leegov.com

Project: Estero Crossing
Case: CPA2015-00002
STRAP: 35-46-25-E1-02192.2338

ENVIRONMENTAL CONCERNS:

ES Staff has reviewed the application submittal and has the following comments and questions:

1. Please note the application request to change the wetland land use category to intensive development. This cannot be done. Please revise the application and the proposed future land use map to indicate the request is to change the land use category to intensive development and wetlands land use.
2. Please provide a copy of the SFWMD ERP permit which verifies the state jurisdictional wetland lines.
3. Please provide a map showing the state verified jurisdictional wetlands.
4. Please provide a copy of the Estero meeting minutes.

**MEMORANDUM
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Date: March 24, 2015

To: Peter Blackwell, Senior Planner

From: Aaron Martin, Environmental Planner
Phone: (239)533-8522
E-mail: amartin@leegov.com

Project: Estero Crossing
Case: CPA2015-00002
STRAP 35-46-25-E1-02192.2338

ENVIRONMENTAL CONCERNS:

ES Staff has reviewed the application submittal and has the following comments and questions:

1. As stated before: Please note the application request to change the wetland land use category to intensive development. This cannot be done. Please revise the application and the proposed future land use map to indicate the request is to change the land use category to intensive development and wetlands land use and on the proposed FLUM indicate the state verified jurisdictional wetlands (including any wetlands that may be impacted during future development).

Memo

To: Peter Blackwell, Planner
Planning Division

From: Lili Wu^{Wu}
Sr. Transportation Planner

Date: May 7, 2015

Subject: Estero Cross MPD (CPA2015-00002)

We have reviewed the above application which requests the land use designation of approximately 42.97 acres be changed from "General Interchange", "Urban Community" and "Wetland" to "Intensive Development". The existing FLUM designation of land uses, 128 residential dwelling units could be built in the subject area. The proposed Intensive Development designation would allow 454 residential dwelling units or 455,638 square feet of medical office uses could be built in the subject area. For the traffic worse case study, 455,638 square feet of medical office uses were studied in the traffic analysis. If this amendment is adopted, the project will generate 1,309 trips in the PM peak hour basis in the worse case study. 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 with the exception of Corkscrew Rd between Three Oaks Pkwy and Estero Town Commons Place and also between Corkscrew Woodlands Blvd and I-75. These two segments will operate at an acceptable LOS without the project and LOS at "F" with the project in the 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 segments of Corkscrew Road from River Ranch Rd to Ben Hill Griffin Pkwy, 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 to Corkscrew Rd which is an arterial maintained by County. There is existing sidewalk on Corkscrew Rd.

cc: File