

Miller, Janet

From: Miller, Janet
Sent: Tuesday, May 27, 2014 10:38 AM
To: 'vanderbrook@esterofire.org'; Campbell, Gerald; Dawn Huff, Lee County School Board; Dickson, Benjamin; Ellen Lindblad, Lee County Port Authority; Farmer, Robert; Fredyma, John; Gaither, Wayne; Harner, David; Houck, Pamela; Jacob, Michael; Josh Philpott, Lee County Port Authority; Karuna-Muni, Anura; Keyes, Pamela; Lamey, Jason; Lee, Samuel; LeSage, Tessa; Lis, Carol; Loveland, David; Maguire, Karen L; Miller, Janet; Myers, Steve; Olson, Cathy; Ottolini, Roland; Pavese, Michael; Price, Robert; Sajgo, Gloria; Sampson, Lindsey; Schwartz, Holly; Sweigert, Rebecca; Trisha Bissler, Sheriff's Office; Wegis, Howard; Werst, Lee; Wu, Lili
Cc: O'Connor, Paul; Blackwell, Peter; Dunn, Brandon; Jenkins-Owen, Sharon; Burris, Richard
Subject: CPA2014-00005 Coconut Crossings

Good Morning:

Lee County Planning staff has recently received a privately sponsored amendment to the Lee Plan. Below is a link so you can access the application.

<http://www.leegov.com/gov/dept/dcd/Planning/Amendments/Pages/amendment.aspx?aid=633>

Please review the application provided and advise Lee County Planning staff if it is sufficient for review, or if additional materials are needed for a complete review.

Please provide this sufficiency review to Brandon Dunn by **Friday, June 13, 2014**.

Thank you.

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

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Memo

To: Peter Blackwell, Planner
Planning Division

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

Date: March 24, 2015

Subject: Coconut Crossing (CPA2014-00005)

We have reviewed the above application which requests the land use designation of approximately 31.3 acres be changed from "Urban Community" to "Intensive Development". The existing FLUM designation of Urban Community, 313 residential dwelling units and 1,300,000 square feet of commercial uses could be built in the subject area. The proposed Intensive Development designation would allow 783 residential dwelling units and 1,300,000 square feet of commercial uses to be built in the subject area. If this amendment is adopted, the project will increase 172 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 2019. 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 I-75 will operate at LOS "F" with and without the proposed project in the year 2035.

This project will access US 41 and Coconut Road. US 41 is an arterial maintained by State and Coconut Road is a collector maintained by County. There are existing sidewalks on US 41 and Coconut Road (west of this project entrance) and there is existing undesignated bike lane on US 41.

cc: File



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

THOMAS SCOTT
CHAIRMAN, DISTRICT 5
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DISTRICT 1
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SUPERINTENDENT
KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

May 29, 2014

Brandon Dunn
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

RE: Case # CPA2014-00005
Coconut Crossings

Dear Mr. Dunn:

This letter is in response to your request dated May 14, 2014 for Coconut Crossing proposed Comprehensive Plan Amendment (CPA) for sufficiency comments in reference to the educational impact. This proposed development is located in the South Choice Zone, S-3.

The current, maximum allowable dwelling units are 301 and the CPA request could potentially increase to 783 for additional 482 dwelling units. The type of unit is not clarified; therefore, single family will be utilized for the purpose of calculating student generation. 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 single-family the generation rate is .292 with the following break-down, .146 for elementary, .070 for middle and .076 for high. A total of 141 school-aged children may 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 # Coconut Crossing/CPA2014-00005
OWNER/AGENT OB Florida CRE Holdings LLC
ITEM DESCRIPTION All impacts in South CSA, sub areas S3

LOCATION Corner of S. Tamiami Tr. And Coconut Rd
ACRES 31.32 Ac
CURRENT FLU Urban Community (UC)
CURRENT ZONING Mixed Planned Development (CPD)

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
482	0	0

STUDENT GENERATION

Student Generation Rates				
	SF	MF	MH	Projected Students
Elementary School	0.146			70.37
Middle School	0.07			33.74
High School	0.076			36.63

Source: Lee County School District, May 29, 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	70	974	92%	
South CSA, Middle	5,621	5,156	465	34	431	92%	
South CSA, High	8,021	8,294	-273	37	-310	104%	

(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

Miller, Janet

From: Miller, Janet
Sent: Thursday, October 09, 2014 3:10 PM
To: Lee Plan Review Distribution List
Cc: Blackwell, Peter; Dunn, Brandon
Subject: CPA2014-00005 Coconut Crossing

Good Afternoon:

If you had previous sufficiency comments, please review the resubmittal materials submitted on 10/8/14 for the Coconut Crossing amendment (CPA2014-00005) 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 Peter Blackwell by Friday, October 24, 2014.

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

<http://www.leegov.com/gov/dept/dcd/Planning/Amendments/Pages/amendment.aspx?aid=633>

Janet Miller
Administrative Assistant
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