LEE COUNTY, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT/DCI
CASE NUMBER: DCI2016-00011
HEARING EXAMINER DATE: November 10, 2016

APPLICATION SUMMARY

Applicant: Blasingim Road Property LLC in reference to Blasingim Road RPD

Request: Rezone 24.11± acres from Agriculture District, (AG-2) to Residential Planned Development, (RPD) to permit the development of a maximum of 120 dwelling units consisting of single family and two-family attached housing types. Maximum proposed building height is 35 feet. No development blasting is proposed. The site will connect to central water and sanitary sewer service.

Location: The subject property is located at 12030 Blasingim Road, South Fort Myers Planning Community, Lee County, FL. (District #2). The applicant indicates there are numerous and varied STRAP numbers which are on file and available for inspection at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

RECOMMENDATION:

Staff recommends APPROVAL of the applicant's request for rezoning from Agriculture District, AG-2 to Residential Planned Development, RPD with the conditions and deviations found in Attachment C.

Findings and Conclusions:
Based upon an analysis of the application and the standards for approval of planned development rezonings, staff offers the following findings and conclusions for the Hearing Examiner consideration:

a) Complies with Lee Plan Policy 1.1.3, Policy 1.7.6, Goal 2, Objective, 2.1, Policy 2.1.1, 2.1.2, Objective 2.1, Policy 2.2.1, Policy 2.2.2, Goal 5, Objective 5.1, Policy 5.1.1, Policy 5.1.2, Policy 5.1.3, Policy 5.1.5, Standard 11.1, Standard 11.2, Standard 11.3, Objective 39.1, and Policy 39.1.1,;

b) Meets the requirement of the Lee County Land Development Code (LDC) and other applicable County regulations, and qualifies for the Deviations recommended for approval as found in this report;

c) Is compatible, as conditioned in the recommended zoning actions, with existing and planned uses in the surrounding area;

d) Will provide sufficient access to support the proposed development intensity and the expected impacts on existing or planned transportation facilities will be mitigated through existing County regulations or conditions of approval;

e) As conditioned, will not adversely affect environmentally critical or sensitive areas and natural resources; and

f) Will be served by urban services, as defined in the Lee Plan, and is located in a Future Urban area category;

g) The proposed mix of uses, as conditioned, are appropriate at the proposed location;

h) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.

i) The deviations recommended for approval:

1) Enhance the achievement of the objectives of the planned development; and

2) Preserve and promote the general intent of this Code to protect the public health, safety and welfare.

BACKGROUND INFORMATION AND ANALYSIS:

Request

The applicant is requesting to rezone 24.11 acres from Agriculture District, AG-2 to Residential Planned Development, RPD. The applicant is proposing development of 120 dwelling units, consisting of single family detached and two-family attached units. The maximum proposed building height is 35 feet. The applicant has indicated in their application that no development blasting is proposed in the excavation of lakes or other site elements. The property consists of single family residences, vacant land, and agricultural uses (honey production from commercial bee operation.

Surrounding Zoning and Existing and Future Land Use

Adjacent to the northeast corner of this property are found three properties located south of Penzance Boulevard and west of Blasingim Road. These are currently zoned Agriculture District, AG-2 and are developed with single family homes. The properties are designated as Central Urban on the Future Land Use Map of the Lee Plan

North of the property is Penzance Boulevard. Across Penzance Boulevard are two parcels zoned Agriculture District, AG-2: one developed with a single family residence and the other is vacant. To the west of these parcels is a vacant 12.93 acre parcel zoned Residential Planned Development, RPD (Reserve at Penzance, Resolution Number Z-07-066A) approved in 2008 permitting the development of up to 45 dwelling units (3.48 units per gross acre). The property to the east of these parcels is the Timbers Subdivision. This subdivision is zoned Residential District, RS-1 and is developed with 60 lots on approximately 33.3 acres. These properties are designated as Central Urban and Wetlands by the Lee Plan.

East of the subject property is Blasingim Road. The four parcels, across Blasingim Road, are zoned Agriculture District, AG-2 and are approximately 5 acres in size. Two parcels are developed with single family homes, with the remaining parcels being vacant. Three of the four parcels have an agricultural exemption, and the fourth cannot be identified because the

Property Appraiser's records are withheld from viewing online. There properties are designated as Central Urban by the Lee Plan.

South of the property is a 60 foot wide area which aligns with existing developed portions of Crystal Drive to the east from Ben C. Pratt/Six Mile Cypress Parkway and to the west up to Plantation Road. South of this 60 foot wide area, a number of parcels can be found fronting on the continuation of Blasingim Road. All of these parcels are zoned AG-2, and are designated as Central Urban on the Future Land Use Map. These parcels range in size from 0.9 acre to over 6 acres. Some parcels are developed with single family residences and others are vacant. Property Appraiser's records indicate none of the adjoining parcels have an agricultural exemption. These properties are designated as Central Urban by the Lee Plan.

West of the property are parcels fronting on Penzance Boulevard and Honeysuckle Road. All adjacent properties are zoned AG-2 and designated as Central Urban on the Future Land Use Map. These parcels are either developed with single family homes or are vacant. None of the parcels have an agricultural exemption, according to the Property Appraiser's records. These properties are designated as Central Urban by the Lee Plan.

Surrounding Developments

Staff has reviewed the approvals of other developments in the neighboring area: an area located west of Six Mile Cypress Parkway and east of Ranchette Road/Honeysuckle Road. This area has been chosen because the developments either have direct access to Penzance Boulevard, or connect to roads which then connect to Penzance Boulevard to travel out of the neighborhood. These are listed in the following:

North of Penzance Boulevard: between the property and Six Mile Cypress Parkway:

- The northeast corner of Penzance Boulevard and Six Mile Cypress Parkway is Cobblestone RPD (Z-05-057). This RPD is approved for up to 216 units on 50 acres with various housing unit types. This project is now known as Cypress Walk and is being developed (4.32 units per acre gross density).
- To the west of Cobblestone RPD is a part of a larger development known as Heritage Palms. This development is located within the city limits of the City of Fort Myers, and is zoned Planned Unit Development. These homes are accessed off of Penzance Boulevard from Wine Palm Road. These units would be described as two-family attached units, and the lots closest to Penzance Boulevard are platted at approximately 45 feet in width and 130 feet in depth (5,850 square feet).
- The property to the west of Heritage Palms is the Timbers Subdivision, which is zoned RS-1 and is developed with 60 single family lots on approximately 33.3 acres (1.8 units per acre).
- To the west of the Timbers Subdivision is the Reserve at Penzance located at the northeast corner of Penzance Boulevard and Ranchette Road. This property is vacant land zoned RPD. The RPD allows development of up to 45 single family dwelling units on 12.93 acres (3.48 units per gross acre).

South of the Intersection of Penzance Boulevard and JV Parker Lane:

- Southwest corner is RPD zoning (Z-92-027, Coral Wood) approved for 84 multi-family dwelling units on 9.5 acres (8.84 units per acre).

- Southeast corner is RPD zoning (Z-98-054, Coral Rock) approved for 76 multi-family dwelling units on 10 acres (7.6 units per acre).
- South of Coral Rock is RPD zoning on a 9.53 acre property (Z-13-025, Cypress Village) approved for 92 townhouse and multiple family dwelling units (9.65 units per acre).

At the intersection of JV Parker and Crystal Drive:

- The southeast corner of this intersection is a 9.42 acre property zoned RPD (Z-15-017, Cypress Villages RPD) approved for up to 128 multiple family dwelling units (including 34 bonus density units) (13.59 units per acre).

Master Concept Plan (MCP)

The development proposes 120 dwelling units. These will either be single family detached or two-family attached dwelling units. The applicant also provides for an Amenity Center, model homes, and sales center within the development.

The MCP depicts the development of single family detached or two-family attached units fronting along the internal road. The amenity center is in the southern portion of the development. The Plan limits access to one access point connecting to Penzance Boulevard to the north and a single emergency access connecting to Blasingim Road. The MCP shows a temporary sales center on the east side and model homes on either side of the entry road near Penzance Boulevard. There is no proposed access to the south. Entrance gates or gatehouse are also provided as an option at the entry to the development off of Penzance Boulevard.

A 2.4 acre lake is proposed in the east-central portion of the site along Blasingim Road. South of the lake is another 1.8 acre bonus lake to reduce the discharge rate of stormwater from the site.

Lee County Comprehensive Plan (Lee Plan)

The subject property, as well as all adjacent parcels, is designated as Central Urban on the Future Land Use Map of the Lee County Comprehensive Plan. The Lee Plan provides the following description of the Central Urban category:

> **POLICY 1.1.3:** The Central Urban areas can best be characterized as the "urban core" of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area with future development in this category encouraged to be developed as a mixed-use, as described in Policy 2.12.3., where appropriate. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Amended by Ordinance No. 94-30, 02-02, 09-06, 16-07).

The proposed development of single family detached and two-family attached dwelling units is consistent with this Policy because Residential land use is allowed within this future land use category. The applicant has proposed 120 dwelling units on 24.11 acres of land, a gross

density of 4.98 units per acre, which is consistent with the standard density range of 4 to 10 dwelling units per acre within this category.

Objective 1.7 and Policy 1.7.1 address Special Treatment Areas and Airport Noise Zones. The subject property is not located within one of the noise zones and residential land use would be consistent with the Objective and Policy of the Lee Plan.

Policy 1.7.6 addresses the Planning Communities Map and Acreage Allocation Table of the Lee Plan. The Planning Section indicates that within the South Fort Myers Planning Community there are 3,140 acres within the Central Urban Future Land Use category with 2,791 acres currently existing with development. That leaves 359 acres remaining to be developed. At this time, there is sufficient land left to be developed and this will be further evaluated at the time of local development order.

> **GOAL 2: GROWTH MANAGEMENT.** 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 2.1: DEVELOPMENT LOCATION.** Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Amended by Ordinance No. 94-30, 00-22)
>
> **POLICY 2.1.1:** Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.
>
> **POLICY 2.1.2:** New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan. (Amended by Ordinance No. 00-22)

The requested RPD zoning is consistent with this Goal, Objective, and Policies of the Lee Plan. The proposed use of a residential subdivision/development with single family detached and two-family attached units is consistent with the Central Urban future land use category. Approval of the rezoning would not be promoting urban sprawl because it is not premature expansion and spreading out of urban levels of density into an outlying non-urban area. The site is located within an urban area and there is existing development and vacant zoned properties in this area with equal or greater density.

> **OBJECTIVE 2.2: DEVELOPMENT TIMING.** 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. (Amended by Ordinance No. 94-30, 00-22)
>
> **POLICY 2.2.1:** Rezonings and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities;

compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Amended by Ordinance No. 94-30, 00-22)

The site is directly accesses Penzance Boulevard, a county maintained minor collector road. Lee County Utilities has provided a letter from Lee County Utilities indicating they have sufficient capacity to provide potable water and wastewater service for the proposed development. As discussed in the Urban Services portion of this report, there are adequate community facilities and services to support the proposed development.

Immediate adjoining parcels consist of large lot single family and agricultural land uses on parcels ranging in size from a little over one (1) acre to over eighteen (18) acres. These existing properties are designated as Central Urban (standard density range of 4 to 6 dwelling units per acre) on the Future Land Use Map of the Lee Plan. Surrounding rezonings and development have been approved with development intensity range of 1.8 to over 13.5 dwelling units per acre. Considering all facts, staff finds: the proposed rezoning is compatible with the surrounding area, there are sufficient public services to support the development, and the proposed development intensity is within the standard density range of the Central Urban future land use.

POLICY 2.2.2: Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth beyond the Lee Plan's planning horizon of 2030. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1. Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and

2. Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and

3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Policy 1.7.6, Map 16 and Table 1(b)). Additional provisions related to mining are provided in Policy 33.1.4. In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of Future Land Use II-18a June 2014 additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system. (Amended by Ordinance No. 94-30, 98-09, 10-20)

In staff's opinion, the proposal would not further overburden existing or committed public facilities. There is existing development in the area with sufficient infrastructure to support the development, and there are sufficient acreage allocations to support this development.

GOAL 5: RESIDENTIAL LAND USES. To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types. (Amended by Ordinance No. 94-30, 07-12)

OBJECTIVE 5.1: All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 11, and other provisions of this plan. (Amended by Ordinance No. 94-30, 00-22)

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned residential developments. (Amended by Ordinance No. 00-22)

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.

The proposed development of 120 dwelling units does not exceed the Development of County Impact (DCI) threshold of 500 units. The applicant has chosen to file this application as a minor planned development. The subject property is partly located within the AE–EL 15 flood insurance zone. Development of this site will have to take this into consideration during the course of developing units on this site. There have been no identified soil, geologic, or environmental limitations identified for the subject property. The site is not within an airport noise zone. Staff finds this rezoning is consistent with the Goal, Objective, and Policies of the Lee Plan.

POLICY 5.1.3: During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities. (Amended by Ordinance No. 94-30)

The proposed development is not considered a high density residential development, proposed at fewer than 5 dwelling units per acre. This density is at the lower end of the standard density range for the Central Urban future land use category.

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. (Amended by Ordinance No. 94-30, 99-15, 00-22)

The proposal to develop single family detached and two-family attached dwelling units is consistent with this Policy. Development of these unit types will protect existing and future land uses from the encroachment of incompatible land uses. The Land Development Code does not require a buffer separating single family residential uses from single family residential uses.

STANDARD 11.1: WATER.
1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 17-22, F.A.C.).

STANDARD 11.2: SEWER.
1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

The applicant is proposing to extend potable water and wastewater lines to serve this development. Lee County Utilities reports that there is sufficient capacity to provide these services to the development. This proposed rezoning is consistent with these Standards of the Lee Plan.

STANDARD 11.3: TRAFFIC.
1. A traffic impact statement must be submitted to and accepted by the county DOT for the following developments:
    - Developments of Regional Impact (D.R.I.'s);
    - Planned Developments (as specified in the Zoning Regulations); and
    - Developments requiring a county development order, as specified in the Land Development Code

The proposed rezoning is consistent with this Policy of the Lee Plan. The Traffic Impact Statement has been reviewed, found sufficient, and the Development Services report finds no transportation related issues.

OBJECTIVE 39.1: DEVELOPMENT IMPACTS. The county will maintain and enforce development regulations to ensure that impacts of development approvals occur concurrently with adequate roads, and to achieve maximum safety, efficiency, and cost effectiveness. (Amended by Ordinance No. 99-15)

POLICY 39.1.1: New development must:
- Have adequate on-site parking.
- Have access to the existing or planned public road system except where other public policy would prevent such access.
- Fund all private access and intersection work and mitigate all site-related impacts on the public road system; this mitigation is not eligible for credit against impact fees. (Amended and Relocated by Ordinance No. 99-15)

The proposed development has access to Penzance Boulevard, an existing County maintained Collector Road. Staff has proposed approval of the requested deviation to permit a single means of access to the development. They have found the proposal helps to achieve the intent of the planned development and also that the proposed single access with emergency access does not adversely impact the public health, safety, and welfare.

Environmental Issues

Attachment H is the complete report provided by Environmental staff. In summary, they conducted a site visit on July 19, 2016 finding the property is used for agriculture, single family homes, and vacant land. Only one parcel (08-45-25-00-00003.001A) has an agricultural exemption that will expire January 1, 2017. The single family homes within the project boundaries have homestead exemptions.

The parcels adjacent to Penzance Boulevard consist of Slash Pines, Laurel Oaks, and Live Oaks some of which are heritage trees (greater than 20 inch diameter breast height(dbh)), have cardinal airplant attached to them, and the understory is open. This area has two single family homes and two cattle ponds. Heading south, the property widens extending east to Blasingim Road. This area consists of a pasture, ditches, cattle ponds, and scattered Slash Pines some of which are heritage trees. Half of the western property line from Penzance Boulevard to the mid-section of the property contains a skinny section of Slash Pines, Melaleuca, Brazillian Pepper, and Live Oaks. This area is proposed to serve as the indigenous preserve. The southernmost portion of the property becomes thicker with Slash Pines, Laurel Oaks, and Live Oaks with very few heritage trees. This southern portion of the project has four single family homes on individual parcels. Passarella and Associates have provided a species survey showing the locations of the cardinal airplant and a tree survey illustrating the location, species and dbh measurement of each heritage tree. The applicant must make an effort to preserve the heritage trees on site or replace with a 20 foot in height tree within an appropriate open space area per LDC 10-415(b)(4). The cardinal airplant is not a protected plant species per Appendix H in the LDC.

During the site inspection, a few cattle egrets were seen feeding within the low lying areas of the pasture. The species survey submitted by Passarella and Associates provided documentation of other wading birds such has white ibis and little blue herons. No wading bird nests were found on the site.

The applicant is proposing single family and two-family attached units on the site. The LDC 10-415(a) does not require open space for single family lots with a minimum lot size of 6,500 square feet. The applicant is proposing 5,000 square feet lots, and therefore must provide 40% open space. LDC 10-415(a) does not require open space for two-family attached on an individual lot with a minimum lot size of 3,750 square feet per unit, which is being proposed by the applicant.

In addition to the Chapter 10-415 open space requirements, the LDC requires planned developments to provide open space as required in Chapter 34. Minimum lot coverage must be reviewed by using the conventional residential zoning district's requirement for maximum lot coverage. Chapter 34-695 Table shows lot sizes for single family and two-family attached with the corresponding maximum lot coverage. For single family with a lot size of 5,000 square feet the maximum lot coverage is 45% and for a two-family attached that is 3750 square feet the maximum lot coverage is also 45%. The applicant is proposing a 60% maximum lot coverage for both types of residential so therefore, 40% open space must be provided for the overall development.

The applicant has applied for Deviation (#5) seeking relief from LDC 10-415(d)(2)(c) which allows a maximum of 25% of the required open space to be provided through the surface water management areas to allow 44% of the required open space to be used to meet the open space requirements. The applicant states that the MCP shows two lake areas. The northern portion is 2.4 acres and serves as the surface water management lake to support the project. The

southern portion is 1.8 acres and is an additional area to enhance the project through doubling of the littoral plants and deep lake tree requirements; improvements to the existing canal for better drainage flow; reducing the allowable discharge will help reduce the amount of water flowing off the property because the bonus lake will hold more water thus reducing peak flow; and the fill from the lake will be used to build the site and reduce the truck traffic on the local roads.

In addition to enhancing the lake, the applicant agrees to install a native hedge along three sides of the property. The hedge will be installed on the perimeter water management berm in an open space tract and serve to provide privacy for the residential units along the south and north property lines and an enhancement to the indigenous preserve along the western property line.

Environmental Sciences zoning staff have reviewed the deviation with their complete analysis found in Attachment H. It is found adding additional square feet to the lake, the site will accommodate more storage of water. Staff consulted with Lee County Department of Natural Resources to ensure that this would help the surrounding properties and they agreed that it would aid in controlling some of the water issues in this area. It will not be a fix to the problem due to privately blocked swales in the vicinity but will control the volume leaving the site and a chance for some evaporation from the lake to offset the discharged volume. Staff supports approving Deviation 5 with the inclusion of Condition 3.

The LDC 10-415(b)(1) requires that large developments (10+ acres or 2+ acres of impervious) provide half of the required open space as indigenous open space. If the Florida Land Use and Cover Classification System (FLUCCS) indicates the site has no indigenous classification or the exotic coverage is 75% or greater than the site does not contain indigenous to meet the LDC. Some sites do not have enough indigenous square feet to meet the 50% indigenous requirement, so the developer provides what is currently on the site. The project is preserving the indigenous area that meets the FLUCCS cover and classification with the indigenous located along the western property line. However, the LDC 10-415(c)(3) requires projects that are ten acres or more in size to provide indigenous areas that are a minimum average width of 40 feet and minimum average area of 1,500 square feet. The only indigenous area on this site is an eight foot wide area along the western property line adjacent to single family homes. Deviation 6 seeks to allow the minimum width to be eight feet. As part of the enhancements to deviation 5, the applicant is proposing a hedge on the surface water management berm that will provide an understory buffer to the adjacent single family residents. If minimum lot size and coverage are met, this deviation will not be applicable. ES zoning staff supports Deviation 6.

The LDC 10-416(d)(3) provides the buffer requirements for developments. The subject development is adjacent to single family uses on the west; right of way at the east and north; and future right of way at the south. The LDC does not require buffers between single family uses or single family and right of way uses. However, LDC 10-415(b)(5) requires developments five acres or greater that abut an arterial or collector road and have existing native trees within 50 foot of the right of way must be designed to provide a 50 foot right of way buffer for tree preservation. The drainage and utility easement located within or adjacent to the 50 foot right of way buffer area must be established in the location with the least amount of trees as determined by onsite inspection by Lee County.

The applicant is seeking relief from this code to allow tree replanting, stating the justification is that the trees located in the 50 foot area are Slash pines and this species is particularly delicate to work around. The LDC requires a full drip line of tree protection for Slash Pines to be

preserved on developments and this will be extremely difficult to achieve due to the infrastructure that needs to support this site. In addition, there are overhead power lines that are located adjacent to this area and the existing Slash pines have been severely pruned away from the lines over the years. The applicant in an effort to enhance the development has offered to replant trees in this area. ES zoning staff support this deviation and provide the following condition to further the enhancement:

Transportation

Lee County DOT reports (Attachment E) they have no objection to the application.

Lee County Development Services reports (Attachment G) Penzance Boulevard is a County maintained minor collector and Blasingim Road is a privately maintained local road. Staff has no objection to the proposed access location along Penzance Boulevard.

Table 3 of the Development Services memorandum indicates the project is estimated to generate 1,242 daily 2-way trips on the surrounding road network. The following roadway sections are expected to be significantly impacted by the proposed zoning:

- Penzance Boulevard from Ranchette Road to Ben C Pratt Six Mile Cypress Parkway and
- Ranchette Road from Penzance Boulevard to Idlewood Street.

Table 4 of the memorandum reports the existing Level of Service (LOS) for both of these segments is currently LOS "C" and future with the project will remain at LOC "C". The memorandum states, "No link improvements along County-maintained roadways are expected to be required to accommodate the proposed zoning. At the time of local development order review, proposed projects will be further reviewed to determine what, if any, site-related traffic improvements to the nearby roadway network are required.

The memorandum also states the intersections of Penzance Boulevard with Ranchette Road and with the north site access are both expected to be significantly impacted by the proposed subject site zoning. These intersections are projected as LOS "A" in the future and with the future with the project are expected to be LOS "B".

Deviation 7 seeking to be allowed to have back-out parking onto the internal roadway, has been reviewed. The Development Services recommends approval of the deviation as recommended in Condition 8.

Urban Services

The subject property is within the Lee County Utilities franchise service area for both public sewer and water.

The site is directly accessed from Penzance Road, a paved county maintained minor collector road with 60 feet of right-of-way. This road connects with Ben C. Pratt/Six Mile Cypress Parkway to the east and Ranchette Road to the west.

The site is not directly served by public transit. The closest public transit routes are found to the north at the intersection of Ben C. Pratt/Six Mile Cypress Parkway and Challenger Parkway (3.4 miles); to the south at the intersection of Ben C. Pratt/Six Mile Cypress Parkway and Daniels

Parkway (2.5 miles), or to the west at the intersection of Metro Parkway and Idlewild Street (2.0 miles).

There are a number of parks in this area of Lee County:

- Six Mile Cypress Slough Interpretive Center
- Six Mile Cypress Slough Preserve
- Brooks Community Park
- John Yarbrough Linear Park
- Lakes Regional Park
- Trailhead Park (City of Fort Myers)

The subject property is served by the Lee County Sheriff's Office, Central District, located off of Ben C. Pratt/Six Mile Cypress Parkway. The property is within the South Trail Fire Protection and Rescue Service District with the closest stations found on Crystal Drive west of US 41 and on Daniels Parkway near the intersection of Sophomore Lane. Emergency Medical units are found on Crystal Drive and on Daniels Parkway near I-75.

The property is within School Zone 1 of the South Zone. Nearby schools include:

- Ray V Pottorf Elementary School on Challenger Boulevard
- Paul Lawrence Dunbar Middle School on Winkler Avenue
- South Fort Myers High School on Plantation Road

There are nearby employment and commercial centers to the north along Colonial Boulevard, to the south along Daniels Parkway (including Gulf Coast Medical Center), and west along Metro Parkway.

The closest library locations include the Fort Myers Library on First Street and Lakes Regional Library on Gladiolus Drive.

Site Development Concerns

Prior to the hearing, Lee County Natural Resources staff and individual members of the public have noted flooding concerns within this area. The applicant is aware of these concerns and is aware that during the local development order process and permitting through South Florida Water Management District, their stormwater management plans will be reviewed to ensure compliance with the applicable regulations prior to development approvals.

Six Mile Cypress Basin

The property is not located within the Six Mile Cypress Watershed Basin.

FEMA/Floodway

The site is located outside of any floodways and is either outside of an identified Flood Zone or in Flood Insurance Zone AE-EL15.

ATTACHMENTS:

A. Expert Witness Information
B. Maps: surrounding zoning, future land use and aerial photograph
C. Recommended Conditions and Deviations
D. Applicant's supporting documentation
    - Request and Compliance Narrative

- Schedule of Deviations with Justifications
- Surface Water Management Plan
- Traffic Impact Statement with supplemental response
- Agriculture Use Affidavit

E. Lee County DOT comments
F. Potable Water and Wastewater Availability Letter
G. Development Services comments
H. Environmental staff comments
I. Legal Description

EXHIBITS:

A. Master Concept Plan
B. Schedule of Uses
C. Property Development Regulations

cc: Applicant
County Attorney
Zoning File

LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

Alvin "Chip" Block, Principal Planner, Zoning Section, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Beth Workman, Planner, Zoning Section, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Marcus Evans, Senior Engineer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

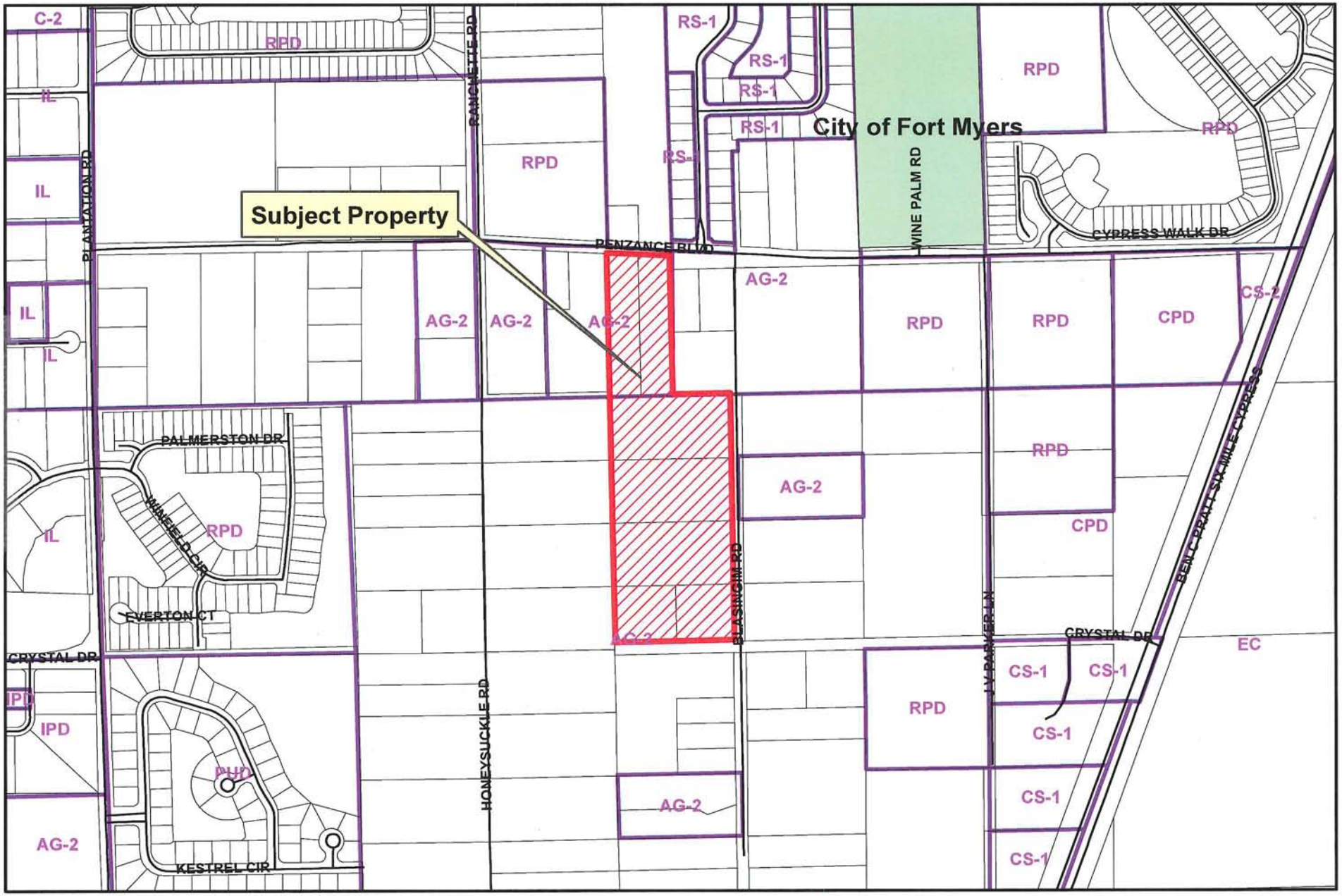
- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Brandon Dunn, Principal Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee Plan and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

DCI2016-00011

ZONING



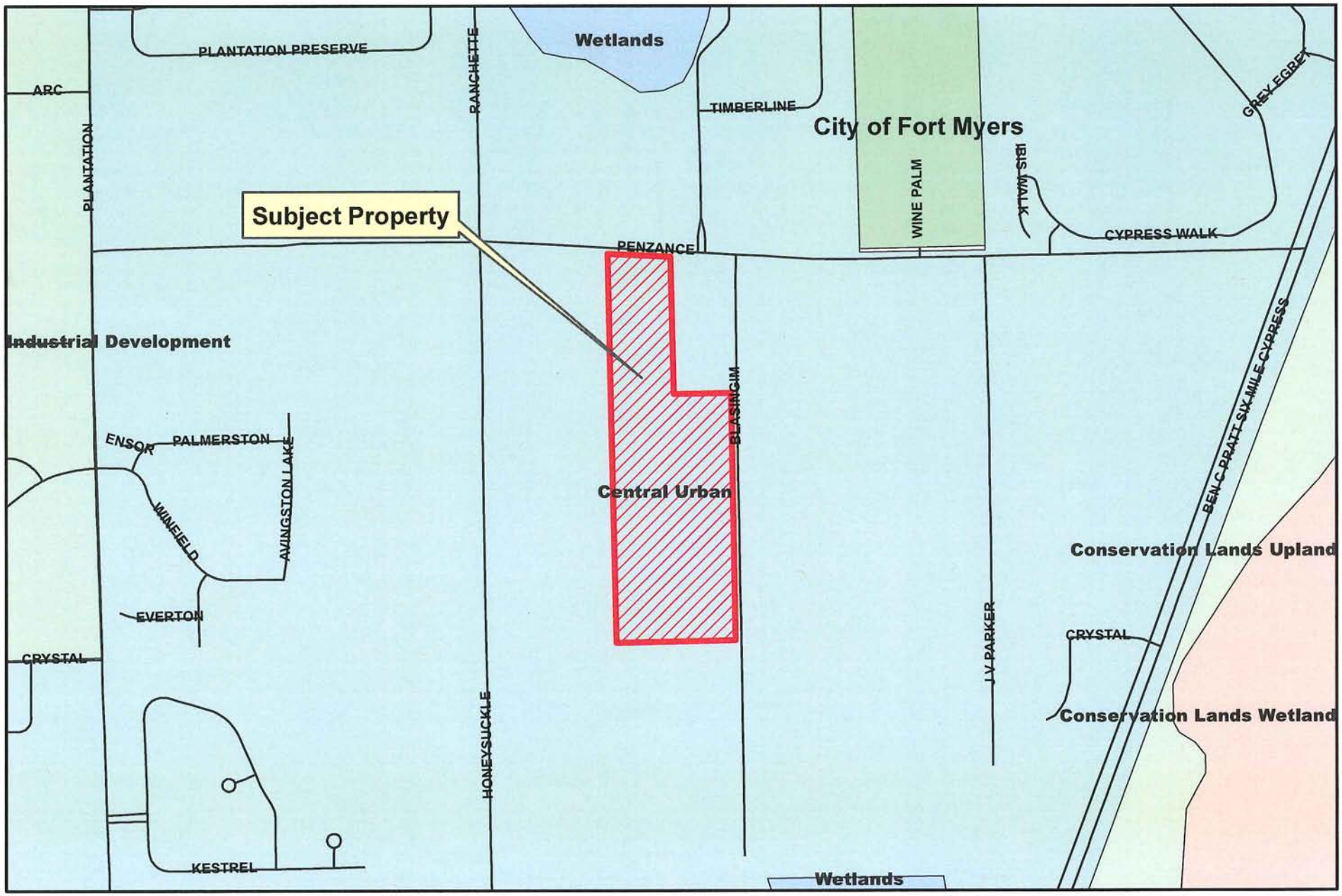
ATTACHMENT B

N
W E
S

0 300 600 Feet

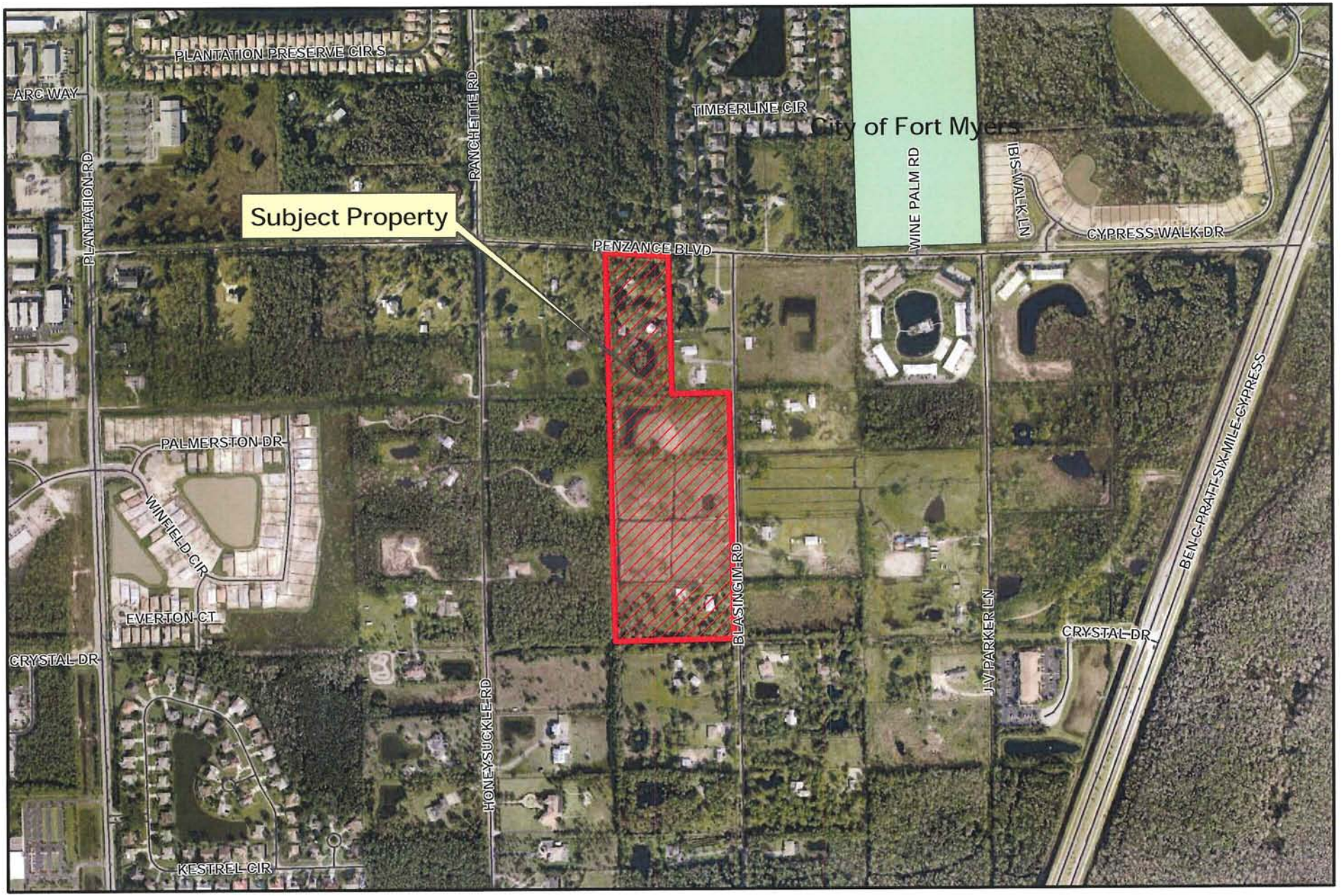
DCI2016-00011

Future Land Use



DCI2016-00011

2016 AERIAL



Blasingim Road RPD

CONDITIONS

1. Master Concept Plan & /Development Parameters

   The development of this project must be consistent with the two-page Master Concept Plan entitled "Blasingim Road RPD," stamped received September 27, 2016 (Exhibit A), except as modified by the conditions below.

   This development must comply with all requirements of the Lee County Land Development Code (LDC) at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan (MCP) are subsequently pursued, appropriate approvals will be necessary.

   The development is permitted to have a maximum of 120 dwelling units and 7,000 square foot floor area Amenity Facility.

2. Uses and Site Development Regulations

   The following Limits apply to the project and uses:

   a. Schedule of Uses

      Exhibit B is the approved Schedule of Uses

      NOTE:
      Consumption on Premises within the Recreation facility: private–on-site (amenity site) is allowed as both indoor and outdoor.

   b. Site Development Regulations

      Exhibit C is the approved Property Development Regulations.

      NOTES:
      1. For clarification Front (right-of-way) setback is the same as Street setback.
      2. A side entry garage is allowed for either a single family or two-family attached residential dwelling unit.

3. Conditions for Deviation 5

   i. Prior to the issuance of a development order for vertical construction, the following must be provided:
      a. Details illustrating the initial drainage canal revisions to accommodate the discharge from the subject parcel and a long term maintenance plan to maintain the drainage canal in perpetuity;
      b. The additional 1.8 acres of lake must be noted on the development order drawings; and
      c. The drainage calculations must reflect a lower reduction in the discharge rate than what is currently required per the Land Development Code.

   ii. Prior to the issuance of a development order for vertical construction, the landscape drawings must illustrate and provide calculation for the following:
      a. The planted littoral shelf shoreline length must be calculated at 50% of the total linear feet of the lake at control elevation;
      b. Deep lake trees must be calculated at two trees per 100 linear feet; and

c. 50% of the required general trees must be illustrated adjacent to Blasingim Road and the proposed lake.

4. Sidewalk
A sidewalk must be provided along at least one side of the road(s) within the development.

5. Vehicular Access
a. A notice to all future property owners must be recorded by the developer in the public records prior to the issuance of a local development order allowing construction of the access to the development. The notice must articulate the emergency access plan and provide information as to where a copy of this plan may be obtained from the developer or developer's successor.

b. Prior to DO approval, the developer must show how unauthorized access for the stabilized access point will be prevented and who will maintain the access to open and/or close the access point.

c. The master concept plans show an optional gate at the entrance. Prior to DO approval, the applicant will need to show compliance with the required turn around radius.

6. Alternative Turnaround
Prior to approval of the initial development order for this project, the developer must provide a letter from the local fire district indicating they have reviewed the engineered drawings and have no objections to the design of the turnaround as approved in Deviation 2 of this planned development.

7. Backout Parking
If the roadway immediately adjacent to and south of the proposed amenity center is not connected to Blasingim Road for normal daily vehicle use, the portion of the amenity center parking spaces farthest from the adjacent roadway must be located not less than 22 feet from the edge of roadway right-of-way or easement. If the roadway immediately adjacent to and south of the amenity center is at any future time connected to Blasingim Road for normal daily vehicle use, the amenity center parking area must be relocated such that it meets all requirements of the most current Land Development Code.

8. Northern Buffer
Prior to the issuance of a development order for vertical construction, a 15 foot wide right of way buffer must be provided along the north property line with the following enhancements:
a. five trees and eighteen shrubs per 100 linear feet must be provided within the 15 foot wide right of way buffer along the north property line;
b. the trees must be installed 14 feet away from the overhead power lines; and
c. the proposed landscape material must be native.

9. Native Hedge
Prior to the issuance of a development order for vertical construction, a native hedge installed at 48 inches; maintained at 72 inches; and planted four foot on center must be shown on the perimeter water management berm of the landscape plans. The perimeter water management berm plantings must be tied into the overall irrigation system for the infrastructure.

10. Vehicular/Pedestrian Impacts
Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

11. Lee Plan Consistency
Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1 (b).

12. Concurrency
Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

13. Development Permits
Issuance of a development permit by Lee County does not in any way create any rights on the part of the applicant to obtain a permit from a state of federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertake actions that result in a violation of state or federal law.

Deviations

1. Deviation from LDC Section 10-254, which requires side lot lines be, as nearly as practical, at right angles to straight street lines and radial to curve street lines, to allow the lot design shown on the Master Concept Plan in those areas where Deviation 1 is applied.

   Recommendation:
   Staff offers no objection to the granting of this request. Approval of this request helps achieve the development of up to 120 units and the deviation is found to not be a detriment of the public's interest.

2. Deviation from LDC Section 10-296(p)(1) to eliminate the requirement that a dead-end street be closed at one end by a circular turnaround, to allow an alternative turnaround.

   Recommendation:
   The deviation is recommended for approval for only the portion of the development with the dead-end turnaround in the southwest corner of the development, provided that Condition 6 is included that the design of the turnaround be reviewed and approved by the local fire district at the time of local development order.

3. Deviation from LDC Section 10-703 to allow lot size to be measured as indicated on the Master Concept Plan.

   Recommendation:
   Staff has no objection to the proposal to measure the lots as depicted on the Master Concept Plan. The measurement proposal helps the applicant to achieve the development, and is viewed by staff as a proposal that is not expected to be detrimental to the public's interest.

4. Deviation from LDC Section 10391(3) which requires developments of more than five acres to provide more than one means of ingress or egress to allow one primary access and one emergency stabilized access.

   Recommendation:
   Staff recommends approval of this request provided that Condition 5 is included in this action. Development Services finds the Deviation as conditioned helps achieve the intent of the planned development and is not expected to adversely impact the public health, safety, and welfare.

5. Deviation from LDC Section 10-415(d)(2)c. which allows up to 25% of the required open space to be provided through water management lakes to allow 100% of the proposed lake to count towards open space requirements.

   Recommendation: Staff offers no objection to the granting of this request provided Condition 9 is approved with this request.

6. Deviation from LDC Section 10-415(5) which requires minimum preservation width of 40 feet to allow a minimum preserve width of eight feet.

   Recommendation:
   Staff supports the granting of this request to a width of 15 feet as provided for in Condition 8.

7. Deviation from LDC Section 34-2015(2)(d) and 34-213(a) which requires vehicles exiting a parking lot to enter a right-of-way in a forward motion to allow back-out parking into a right of way.

   Recommendation:
   Development Services staff has recommended approval of this request. They find the low traffic volumes and travel speeds will enhance the achievement of the planned development and is not expected to adversely impact the public health, safety, and welfare. This approval is subject to Condition 7.

8. Deviation from LDC Section 10-415(b)(5) which requires a 50 foot right-of-way tree preservation buffer along collector roads to allow tree replanting.

   Recommendation:
   Staff offers no objection to the granting of this request, subject to Condition 8.

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT

BLASINGIM RPD

Request and Compliance Statement

Blasingim Road Property, LLC is submitting this application for Residential Planned Development (RPD) approval of a +/- 24.11 acre site in Section 8 and 17, Township 45 South, Range 25 East, Lee County, Florida. The applicant is requesting a rezoning from Agricultural-2 (AG-2) to Residential Planned Development (RPD) to allow up to 120 single family and/or two-family attached homes or a combination of both. The proposed development will connect to Lee County Utilities for potable water and sanitary sewer.

The subject property is located in the South Fort Myers Planning Community on Penzance Boulevard. The property is located in the Central Urban Future Land Use Category and the property is currently primarily cleared pasture, with two single family residences.

Please see compliance with LDC Section 34-377 below.

a) *Where the change proposed is within a future urban area category, the Hearing Examiner must also find that urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use;*

- Public sewer and water
  - Potable water: Lee County Utilities
  - Wastewater: Lee County Utilities

Compliance with LDC Section 34-145(c)(2)(e)

Section 34-145(c)(2)a states, In reaching a decision, the Hearing Examiner must consider the following, whenever applicable:

e) Whether the request is consistent with the goals, objectives, policies and intent of the Lee Plan

The proposed RPD is consistent with the goals, objectives, policies and intent of the Lee Plan. Please see later paragraphs for a complete narrative on the request's consistency with the Lee Plan.

Compliance with LDC Section 34-145(d)(3)

Section 34-145(d)(3) states, Before preparing a recommendation to the Board of County Commissioners on a zoning matter, the Hearing Examiner must find that:

b) *The applicant has provided entitlement to the rezoning or special exception by demonstrating compliance with the Lee Plan, this Land Development Code, and any other applicable code or regulation;*

DCI 2016-00011

As demonstrated in later paragraphs, the project complies with Section 34-145(c)(2)e of the Lee County Land Development Code, and by doing so also demonstrates compliance with the Lee Plan.

c) *The request will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request;*

The proposed RPD has direct access to Penzance Blvd and an emergency-only stabilized access on Blasingim Road. Further information regarding access is outlined within the Deviations and Justifications provided with this application.

d) *The request, including the use of TDR or affordable housing bonus density units, is consistent with the densities, intensities and general uses set forth in the Lee Plan;*

As outlined in compliance with Lee Plan Policy 1.1.3, the proposed density and residential land use is consistent with the Lee Plan. No TDR's or affordable bonus density units are proposed.

e) *The request is compatible with existing or planned uses in the surrounding area;*

As outlined in compliance with Lee Plan Policy 2.1 and 5.2.4 within this report, the proposed request is compatible with the surrounding uses.

f) *Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development;*

As demonstrated by the enclosed traffic impact statement, the proposed development will not have an adverse effect on transportation facilities in the area.

g) *Where applicable, the request will not adversely affect environmentally critical areas and natural resources;*

As indicated in the enclosed environmental report there are no existing environmentally critical areas on site.

h) *In the case of a planned development rezoning or mine excavation planned development, the decision of the Hearing Examiner must also be supported by the formal findings required by sections 34-377(a)(2) and (4);*

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT

- Paved streets and roads
  - Blasingim Road (two lane local)
  - Penzance Blvd (two lane minor collector)

- Parks and recreation facilities
  - Six Mile Cypress Slough Preserve; within 1 mile
  - Rutenberg Park; within 7 miles
  - Jetblue Park; within 8 miles

DCI 2016-00011

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT
DCI 2016-00011

- Century Link Stadium; within 3 miles

- Urban levels of police, fire and emergency services
  - Lee County Sheriff's Station; within 5 miles
  - Lee County EMS; within 5 miles
  - South Trail Fire Department Station 1 (Lee County #61); within 5 miles

- Schools
  - Villas Elementary School; within 4 miles
  - Evangelical Christian School; within 5 miles
  - Florida Southwestern State College; within 6 miles

- Employment, industrial, and commercial centers
  - Page Field Airport; within 3 miles
  - Gulf Coast Medical Center; within 4 miles
  - Market Square Shopping Mall; within 5 miles
  - Lee Memorial Hospital; within 7 miles

- Community facilities such as senior citizens' centers, libraries, and community centers
  - Senior Citizen Friendship Center; within 5 miles
  - Pine Manor Community Center; within 5 miles
  - Riverside Community Center; within 8 miles
  - Lake Regional Library; within 9 miles

Compliance with LDC Section 34-377(a)(2)

Section 34-377(a)(2) states, The recommendation made to the Board of County Commissioners must be supported by formal findings that address the guidelines set forth in Section 34-145(d)(3) of this chapter. In addition, the findings must address whether the following criteria can be satisfied:

a) *The proposed use or mix of uses is appropriate at the subject location;*

While findings have not yet been established, the applicant contends that the proposed residential use is appropriate for the subject site. The surrounding area consists of a combination of residential planned developments and agriculturally zoned residential property. Adequate infrastructure and services exists along the frontage to serve the proposed development. Additional information regarding the appropriateness of the request at this location is provided in compliance with Lee Plan Policy 2.1 included within this report.

b) *The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest;*

Conditions have not yet been established.

c) *The recommended conditions are reasonably related to the impacts on the public's interest created*

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT

Conditions have not yet been established.

DCI 2016-00011

Compliance with LDC Section 34-377(a)(4)

Section 34-377(a)(2) states, If the application includes a schedule of deviations pursuant to Section 34-373(a)(9), the Hearing Examiner's recommendation must approve, approve with modification or reject each requested deviation based upon a finding that each item:

a) *Enhances the achievement of the objectives of the planned development;*
b) *Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.*

The Hearing Examiner's recommendation is yet to be determined. Provided within this application are deviation requests along with justifications which outline how each request enhances the planned development and how each request is not a detriment to public health, safety, and welfare.

Lee Plan Policy 1.1.3: Central Urban

These areas can be best characterized as the "urban core" of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portion of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service—water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area with future development in this category encouraged to be developed as a mixed-use, as described in Policy 2.12.3., where appropriate. This category has a standard density range from four dwelling units per acre (4 du/ac) to ten dwelling units per acre (10 du/ac) and a maximum density of fifteen dwelling units per acre (15 du/ac). (Amended by Ordinance No. 94-30, 02-02, 09-06)

The proposed rezoning application requests a residential development with a maximum of 120 dwelling units on 24.11 acres for a density of 5.0 dwelling units per acre which is half of the maximum standard density range for Central Urban Future Land Use. Therefore, the residential development program and densities outlined in this application meet the description and the intent of the policy.

Lee Plan Policy 1.7.6: Acreage Allocations

Acreage totals are provided for land in each Planning Community in unincorporated County. No final development orders or extensions to final development orders will be issued or approved by Lee County which would allow the acreage for residential, commercial or industrial uses contained in Table 1(b) to be exceeded.

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT
DCI 2016-00011

Central Urban Acreage Allocations

Land Use	Acreage Allocation for Year 2030
Residential	3,140

The subject property is located within the South Fort Myers Community per Map 16 of the Lee Plan. As illustrated on Table 1 above there are 3,140 available acres currently allocated towards residential land uses within the Central Urban Future Land Use Category in this planning community. The RPD proposes 24.11 acres of residential development which is within the allowable acreages set forth by the Lee Plan and therefore the proposed project is in compliance with this policy.

Lee Plan Policy 2.1: Development Location

Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development *more distant from services and existing communities.*

Located in an area of growth in Lee County, the site utilizes existing services and infrastructure. As outlined in LDC Section 34-377 compliance, residents will be afforded opportunities for services, employment, education near the site, and since the development is located in ab infill area the proposed development does not promote urban sprawl. Police and fire services are near the site and utility services are available. As discussed in compliance with Policy 5.2.4, the surrounding area consists of many developed residential projects with this land serving as an infill development. Further, the Future Land Use designation of Central Urban is characterized by land with readily available urban services. As such, the proposed development and rezoning request is compatible with this provision of the Lee Plan.

Lee Plan Policy 5.2.4: Compatibility

The site design of the proposed development must be compatible with surrounding land uses to the maximum extent possible.

The surrounding area consists of varied residential types which include established communities and proposed/ zoning approved planned developments. As demonstrated in the table below, density approvals in the area range from 3.1 to 8.4 dwelling units per acre. The proposed density of 5.0 units per acre is in the middle of this range and therefor compatible with the neighboring approved densities. Additionally residential types approved and constructed in this area include a range of residential product types including single family and multifamily units.

COMMUNITY	ACREAGE	# OF UNITS	DU/AC
Coral Waters Apartments	10	84	8.4
Plantation Preserve RPD	40	190	4.7
Cypress Pointe RPD Cypress Woods/Portofino	58	236	4.4

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT

Plantation I RPD (Highland Pines)	46	107	2.3
Rookery PUD	38	280	7.4
Camden Square	39	130	3.3
Heritage Palms	519	1,600	3.1
Cobblestone RPD	50	216	4.3
The Reserve at Penzance	13	110	8.5
Blasingim RPD (Proposed)	24	120	5.0

The proposed development achieves compatibility with the abutting single family lots through site design, buffering and placement of the proposed uses. Keeping with the Florida native feel along Penzance Boulevard directly abutting the project, an open space area is provided at the project entry which will preserve the existing trees to the greatest extent possible. Trees which are not able to be preserved will be replanted with 10' tall native trees. The offsite lots abutting the western portion of the property contain large vegetated areas which provide significant screening and buffering, which will be enhanced by onsite indigenous preservation. The water management lake has been placed on the east side of the project near offsite homes which have less vegetation for separation and buffering to the proposed lots. Density has also been reduced to half of what is allowed in the Central Urban Future Land Use designation.

Please refer to the table below, which inventories the surrounding Future Land Use Categories and existing land uses.

Adjacent Land Use and Zoning

DIRECTION	FUTURE LAND USE	LAND USE / ZONING
North	Central Urban	Road Right-of-Way / Residential/AG-2
South	Central Urban	Road Right-of-Way /Residential /AG-2
East	Central Urban	Residential/AG-2
West	Central Urban	Residential/AG-2

Based on the tables above, the proposed use is consistent with the underlying and surrounding Future Land Use Categories as well as the surrounding uses. Single family and two-family attached development on this site will be contiguous and compact, is within an area where services are already available, and would effectively use the public investment of infrastructure within this area. Therefore, the uses and density proposed through this application are appropriate at this location and will continue the existing residential development trend along with the surrounding communities.

As further outlined, in compliance of Lee Plan Policies 2.2.1 and 5.1.3 and Goal 11, the proposed development location is in proximity to infrastructure, water, sewer and traffic. As such, the location minimizes costs and focuses density where appropriate.

DCI 2016-00011

Lee Plan Objective 2.2: New Development to Provide Required Infrastructure

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.

Lee Plan Policy 2.2.1: New Development Proximity to Required Infrastructure

Rezonings and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

As summarized in the Transportation Impact Statement provided within this submittal, the proposed rezoning will not have a detrimental impact on the surrounding roadway system. Based on the results of the analysis, Six Mile Cypress Parkway, Penzance Boulevard and Ranchette Road are shown to operate at a LOS "C" both with and without the project. No intersection improvements will be warranted by the proposed development.

Utility service is available along the frontage of the property through Lee County Utilities for potable water and waste water. The developer will undertake any improvements that may be required to connect the project to these existing services. Availability letters are enclosed as a supplement to the rezoning application. Please refer to additional services and facilities near the subject site outlined in LDC Compliance 34-145(d)(3)(h) previously on this report.

Lee Plan Policy 5.1.2: Prohibit Residential Development where Hazards Exist

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 imitations; aircraft noise; or other characteristics that may endanger the residential community.

The proposed development is within Flood Zones X and AE. The areas within the proposed development area range at existing site elevations of 14' to 15' NAVD88 which will not be a constraint to residential development. Site soil conditions consist of soils suitable for residential development and the site is not within an Airport Noise Zone. As such, the proposed development is not proposed where physical constraints or hazards exist.

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT
DCI 2016-00011

Lee Plan Policy 5.1.4: Prohibit Residential Development Near Industrial Development and Airport Noise Zone

Prohibit residential development in all Industrial Development areas and Airport Noise Zone B as indicated on the Future Land Use Map, except for residences in the Industrial Development area for a caretaker or security guard, and except as provided in Chapter XIII

The site is not located within an industrial development area nor the Airport Noise Zone B.

Lee Plan Goal 11: Water, Sewer, Traffic and Environmental Review

To insure that appropriate water, sewer, traffic, and environmental review standards are considered in reviewing rezoning applications and are met prior to issuance of a county development order.

The proposed development is consistent with Goal 11 through the provision of letters of capacity and availability of service from Lee County Utilities, please see attached. A Traffic Impact Statement has been included within the application, indicating that the proposed development will not have a detrimental impact on the surrounding road system and an acceptable LOS will be maintained on all affected roadways. Lastly, the environmental review has also been included.

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT
DCI 2016-00011

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

Blasingim Road RPD
Residential Planned Development
Schedule of Deviations

1) **Deviation from LDC Section 10-254, which requires side lot lines be, as nearly as practical, at right angles to straight street lines and radial to curve street lines, to allow the lot design shown on the Master Concept Plan in those areas where Deviation 1 is applied.**

Justification: This deviation request applies to the last lot at the terminal end of a small dead end roadway where no cul de sac is proposed. This last lot is a continuation of a string of lots which are parallel to one another. The lot in question, and the side lot lines of the string of lots, is perpendicular to the road as the LDC requires. The road right of way ends at the first side lot line of the terminal lot. This design provides adequate access to the last lot where a private drive will continue on the same trajectory as the road. The continued roadway is not needed to serve additional units further down the road so there is no public harm and a benefit is created because it allows the homeowner to utilize and maintain the land for private benefit.

This design creates a different, but adequate lot configuration that has been used in other recent Lee County Developments. The front lot line becomes the termination of the right of way, at the width of the right of way. The first side lot line runs parallel with the string of lots along the road and connects to the end of the right of way. The other side lot line, and the purpose of this deviation request, is an extension of the right of way on the far side of the road. This side lot line, as an extension of the right of way, is parallel to the road and therefore does not meet the LDC requirement of being perpendicular to the road.

The intent of this LDC requirement is to provide a uniform lot pattern along internal roadways where adequate access is provided to all lots. This last lot and home will follow the pattern created by homes along the street and will have ample and reasonable access at the terminal end of the right of way.

As proposed, the lot described becomes a premium lot for the development. Homeowners are availed the opportunity to utilize land which would otherwise be dedicated unnecessarily to right of way. The proposed development plans shows one location where this request applies, which enhances the overall project appeal to a variety of prospective buyers.

According to the Florida Fire Prevention Code, Chapter 18.2.3.4.4 regarding dead-ends, only dead-end access roads in excess of 150 feet in length are required to provide approved provisions for fire apparatus to turnaround. In this request the dead end roadway is less than 150' and as such, the proposed deviation will not create a detriment to the public health, safety, or welfare.

DCI 2016-00011

RECEIVED
SEP 27 2016
COMMUNITY DEVELOPMENT

2271 McGregor Boulevard • Fort Myers, Florida 33901
Phone (239) 461-3170 • Fax (239) 461-3169

2) **Deviation from LDC Section 10-296(p)(1) to eliminate the requirement that a dead-end street be closed at one end by a circular turnaround, to allow an alternative turnaround.**

Justification: This deviation request that has been used in other recent Lee County Developments applies to one location on the site plan. The right of way area for the proposed dead end is approximately 8300 square feet smaller than a cul de sac would be in the same situation. The proposed design can be more effectively and efficiently used to enhance the overall development such as project amenities, landscaping, open space and water management lakes which would otherwise be encumbered by a road right of way and only service a few residences.

According to the Florida Fire Prevention Code, Chapter 18.2.3.4.4 regarding dead-ends, only dead-end access roads in excess of 150 feet in length are required to provide approved provisions for fire apparatus to turnaround. In all instances of this request the dead end roadways are less than 150'.

Typically fire trucks pull to a fire hydrant and service the emergency by foot. As a condition of this deviation request, the applicant agrees to prohibit fire hydrants on the dead end streets. By locating fire hydrants only on the main streets the fire trucks will stop at the hydrant and not enter the dead end.

By limiting all dead end streets to a maximum of 150' and prohibiting fire hydrants on the dead ends the proposed deviation will not create a detriment to the public health, safety, or welfare.

3) **Deviation from LDC Section 10-703 to allow lot size to be measured as indicated on the Master Concept Plan.**

Justification: This deviation request that has been used in other recent Lee County developments applies to the last lot at the terminal end of small dead end roadways where no cul de sac exists. This last lot is a continuation of a string of lots which are consistent in width and depth which allow for the same line-up to be constructed.

The road right of way ends at the first side lot line of the terminal lot. This design provides adequate access to the last lot where the private drive will continue on the same trajectory as the road. Since continued roadway is not necessary to serve units in this area it allows the homeowner to obtain this land for private benefit.

This design creates an unusual lot configuration consisting of three side lot lines. The front lot line becomes the termination of the right of way, at the width of the right of way. As detailed on page 2 of the MCP, line #1 runs parallel with the string of lots along the road and connects to the end of the right of way. The lot line #2 is an extension of the right of way on the far side of the road. This second side lot line, while technically defined as a side lot line, is the length of the lot width typical throughout the development. Lot line #3 is 90 degrees to side lot line two. Lot line three is the length of lot line one plus the width of the right of way.

RECEIVED
SEP 27 2016
COMMUNITY DEVELOPMENT

Using the criteria for measuring lot depth as illustrated in LDC Section 10-703, side lot line #2 would cause this end lot to fail to meet minimum lot depth. To assist in future compliance review and to clarify this request additional notes have been added to Deviation 3 detail on the plans.

As proposed, the lot described becomes a premium lot for the development. Homeowners are availed the opportunity to utilize land which would otherwise be dedicated right of way for unique driveway entries and private uses such as small recreational areas or enhanced landscape features. The proposed development plans show one location where this request applies, which enhance the overall project appeal to a variety of prospective buyers. The lot and home in question will be a continuation of the lot pattern throughout the development and as such will not create a detriment to the public interest.

4) **Deviation from LDC Section 10-291(3) which requires developments of more than five acres to provide more than one means of ingress or egress to allow one primary access and one emergency stabilized access.**

Justification: This deviation request is to provide a single main access on Penzance Boulevard and an emergency stabilized access on Blasingim Road.

Providing an access onto Penzance Boulevard allows the applicant the opportunity to provide a landscaped area along Penzance Boulevard. The single access on Penzance Boulevard will direct residents to the single entrance with project themed branding. The single entrance is consistent with other developments along the road such as The Timbers, and Heritage Palms that have only one entrance on Penzance.

To ensure the public safety, health and welfare, a second emergency stabilized access is proposed at the southeast corner of the site onto Blasingim Road. In addition, the wide boulevard divided entry with two lanes in and two lanes out will allow two-way traffic on either side of the boulevard in the event that one side is blocked.

5) **Deviation from LDC Section 10-415(d)(2)c. which allows up to 25% of the required open space to be provided through water management lakes to allow 44% of the required open space to be provided through water management lakes.**

Justification: This deviation requests more of the proposed lake to be used as open space than is allowed by LDC. The MCP shows two lake areas. The northern portion is appropriately sized at 2.4 acres to serve the water management needs of the project. The southern portion, 1.8 acres labeled "additional bonus lake" on the MCP, is an expansion of the minimum lake to create a single large lake. Increasing the lake size, beyond that required to serve the project, creates many positive features which benefit the proposed development as well as the surrounding area. Many of the benefits are similar to open space features.

RECEIVED
SEP 27 2016
COMMUNITY DEVELOPMENT

LAKE SHORELINE: As a condition of this deviation the applicant proposes enhanced and strategic plantings around the lake. Littoral plantings are doubled; from 25% of the shoreline to 50%. Deep lake trees are doubles; from 1 tree per 100 l.f. of shoreline to 2 trees per 100 l.f. A portion of the general trees will also be allocated on the eastern side of the lake along Blasingim Road right of way at 3 trees per 100 l.f. These conditions will create a shoreline of open space benefits. Littoral plantings on ½ of the lake along with approximately 58 trees will achieve a natural shoreline, providing water quality benefits and natural habitat which would not be achieved with a typical water management lake following LDC criteria.

NATIVE HEDGE: As a second condition the applicant agrees to additional landscaping on three sides of the project. As required by LDC, no buffer is needed where the residential lots abut the project perimeter. The applicant proposes to enhance these areas by providing a native hedge. The hedge will be planted on the perimeter water management berm. The result is a conversion of an open space area from a sodded berm by LDC standards to an indigenous strip of landscaping surrounding the project. The west property line is especially conducive for habitat expansion given the existing conditions of the abutting property and heavy vegetation. The hedge will also aid to identify preserve limits to residents.

WATER DISCHARGE: One of the biggest benefits of expanding the lake is to the surrounding neighborhood. The area has historically consisted of large agricultural and residential lots, with minimal modern water management system. As the area has developed around the ag properties an east to west drainage problem has occurred. Bisecting the property towards the north end of the project is a drainage canal which serves as an outfall for this project and portions of the surrounding area. In additional to improving this canal, the applicant proposes to aid in water discharge reduction for the area by expanding the onsite lake. The result is an overall benefit to the offsite stormwater conveyance to the Ten Mile Canal for this basin, as established by Lee County, from 37 csm to 27 cs. The reduced allowable discharge benefits both upstream and downstream property owners by reducing peak flow in the offsite conveyance.

TRAFFIC: Expanding the lake creates more onsite excavation material. This will lessen the need for inhaul material which will lessen construction traffic with dump trucks and other heavy machinery.

AESTHETICS: The expanding lake along Blasingim Road will create more separation and additional buffer between the proposed development and existing single family estate lots on the east side of Blasingim Road. The lake provides approximately 835 l.f. along Blasingim Road (50' wide) with enhanced deep lake trees, littoral plantings and site specific located general trees to create an aesthetic open space and water management enhancement for drivers along Blasingim Road, neighboring residential lots and the residents of this development.

RECEIVED
SEP 27 2016
COMMUNITY DEVELOPMENT

6) **Deviation from LDC Section 10-415(c)(3) which requires minimum preservation width of 40' to allow a minimum preserve width of eight feet.**

Justification: This deviation request applies to the indigenous preserve strip along the site's western border. As cleared residential and agricultural land, the site contains only a small strip of vegetation that qualifies as indigenous preservation as defined by LDC. The applicant is unable to meet the preserve width criteria due to the size of the existing vegetation. The entire area shown as indigenous on the FLUCCFS map provided by Passarella and Associates has been preserved. Given existing conditions, approval of this deviation will allow the project to meet indigenous preservation to the greatest extent possible.

7) **Deviation from LDC Section 34-2015(2)(d) and 34-213(a) which requires vehicles exiting a parking lot to enter a right of way in a forward motion to allow back-out parking into a right of way.**

Justification: This deviation request applies to 90-degree parking at the amenity facility. The amenity area has been located in the southern portion of the site near the project's only interesting roads. Traffic counts will be very low in this location with only the few residents in the southernmost portion of the project traveling by the back-out parking. Due to the stopping and turning condition at the street intersection and the dead end road, traffic speeds will also be very low in this area. Use of the parking lot is also expected to be minimal given the size of the project and location of the amenity site. Most of the residents are expected to walk to the project amenities due to the fact that roughly half of the residential lots are located within 500' and the furthest lot will be located roughly 1/3-mile from the amenity site. Given the low traffic counts and speeds passing by the back out parking, and the expected low use of the parking spaces, approval of the requested deviation will not be a detriment to public safety, health or welfare.

Approval of the deviation will allow the developer to provide residents the option to drive and park, and provide handicap accessibility without the need to create a full parking lot. As designed, with back out parking on the road, less impervious area is created and the amenity site ties seamlessly to the project for a neighborhood park feel. A parking lot separating the amenity uses from the road would give the area a more commercialized feel. A parking lot would also create the need for landscape hedges to shield neighboring residents from vehicle lights maneuvering the parking area. While landscaping will be provided to enhance the amenity area, hedge rows which would surround a parking lot would break up the amenity area and separate the neighboring residences from the amenity components. As proposed the components of the amenity tract can be positioned to enhance the neighboring residences, lots which become premium lots rather than sub-par lots abutting a parking lot. Lights associated with back out parking will face

RECEIVED
SEP 27 2016
COMMUNITY DEVELOPMENT

the amenity uses and lights from parking maneuvering will be similar to roadway lights, which will not create the need to a large hedge for screening.

8) **Deviation from LDC Section 10-415(b)(5) which requires a 50' right of way tree preservation buffer along collector roads to allow tree replanting.**

Justification: This deviation request applies to trees within 50-feet of the currently used Penzance Boulevard right of way and outside the proposed project entry road. The site contains a soldier row of pine trees near the power lines on the south side of Penzance Boulevard, a species prone to survivability issues when soils near the tree roots are disturbed. Attempts will be made to save the pines, but due to utilities along Penzance Boulevard and fill placement for the community some impacts to this sensitive plant species will be unavoidable. FP&L routinely sends crews to top off the pine trees due to the proximity to the power lines. During Development Order review the applicant will work with Lee County Environmental Staff to determine which trees will be affected and will replant with 10' tall native tree species at a 1:1 ratio. Replanted trees will be appropriately spaced to allow full canopies to grow, which will enhance the entrance to the development and create a more sustainable long term natural buffer along Penzance Boulevard.

RECEIVED
SEP 27 2016
COMMUNITY DEVELOPMENT

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT

BLASINGIM ROAD RPD

Surface Water Management Plan
Revised July 10, 2016

DCI 2016-00011

A. Run-off characteristics of the property in its existing state.

Existing rainfall runoff sheet flows to miscellaneous onsite swales and is conveyed to the existing conveyance which bisects the subject parcel east to west where it is eventually discharged to the Ten Mile Canal.

B. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies, including how drainage flow from adjacent properties will be maintained.

Storm water runoff will be directed via storm pipe to an onsite lake, which will provide treatment and attenuation for the system prior to discharge. The control structure for the project will discharge into the existing ditch, which bisects the property east to west. The existing ditch conveys drainage westerly across the subject parcel from adjacent properties to the east. Conveyance from properties to the east will be maintained and will continue to pass through the subject parcel. This particular portion of the east/west stormwater conveyance will be perpetually maintained by the project's Homeowners' Association, providing a significant long term improvement to the conveyance which currently serves the surrounding area. The stormwater discharged from the control structure and the conveyance pass-through from the adjacent parcels will be conveyed west via the existing drainage conveyance to the ultimate discharge point of the Ten Mile Canal.

C. The retention features (including existing natural features) that will be incorporated into the drainage system and legal mechanisms, which will guarantee their maintenance.

The proposed Concept Plan includes a 0.20 acre preserve along the project's west boundary. The surface water management system will include a perimeter berm which will encompass the project's surface water management system; however, the perimeter berm will be placed on the edge of the proposed preserve and will not impact the 0.20 acre preserve. The preserve will remain in its existing condition as part of the surrounding existing drainage characteristics. The preserve will not be included in the property's surface water management system. Water quality for the system will be provided through a wet detention lake. The outfall from this system into the existing swale, which bisects the property, will be regulated by a control structure. The control structure will provide water quality and quantity attenuation. The onsite surface water management system will be maintained in perpetuity by a Community Development District or Property Owner's Association.

D. How will existing natural features be preserved? Include an estimate of the ranges of the existing post development water table elevations, where appropriate.

Per ERP #36-02878-S-02 an existing surface water management system located northeast of the subject parcel has a Control Elevation (CE) permitted at 14.3' NAVD88. Per ERP #36-067-14-P another existing surface water management system located southwest of the subject parcel has a CE permitted at 13.9' NAVD88. The subject parcel is located approximately equidistance between these two existing surface water management systems. The CE is estimated to be at 14.1' NAVD88.

E. If the property is subject to seasonal inundation or is subject to inundation by extreme swollen, by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the affects of expected flooding.

Measures that will be taken to mitigate the effects of potential flooding by rains of a 100-year storm event include the design and construction of finished floors of buildings at or above the maximum 100-year storm stage or the FEMA flood elevation, whichever is higher. Review and approval by South Florida Water Management District will be required.

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT
DCI 2016-00011

TR TRANSPORTATION CONSULTANTS, INC.

TRAFFIC IMPACT STATEMENT

FOR

BLASINGIM RPD

RECEIVED
JUN 01 2016
COMMUNITY DEVELOPMENT

PROJECT NO. 1512.09

DCI 2016-00011

PREPARED BY:
TR Transportation Consultants, Inc.
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901
239-278-3090

May 19, 2016

TRANSPORTATION CONSULTANTS, INC.

CONTENTS

I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. FUTURE TRAFFIC CONDITIONS

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking approval for zoning. This report has been completed in compliance with guidelines established in the Lee County Traffic Impact Statement Guidelines. The development site is located on the south side of Penzance Boulevard west of Six Mile Cypress Parkway in Lee County, Florida. The site location is illustrated on **Figure 1**.

The Developer is proposing to rezone the subject site to permit the development of a maximum of 120 dwelling units on the approximately 24 acre site. Primary access to the development will be provided via a gated entry on the south side of Penzance Boulevard.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various surrounding intersections will be completed and analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

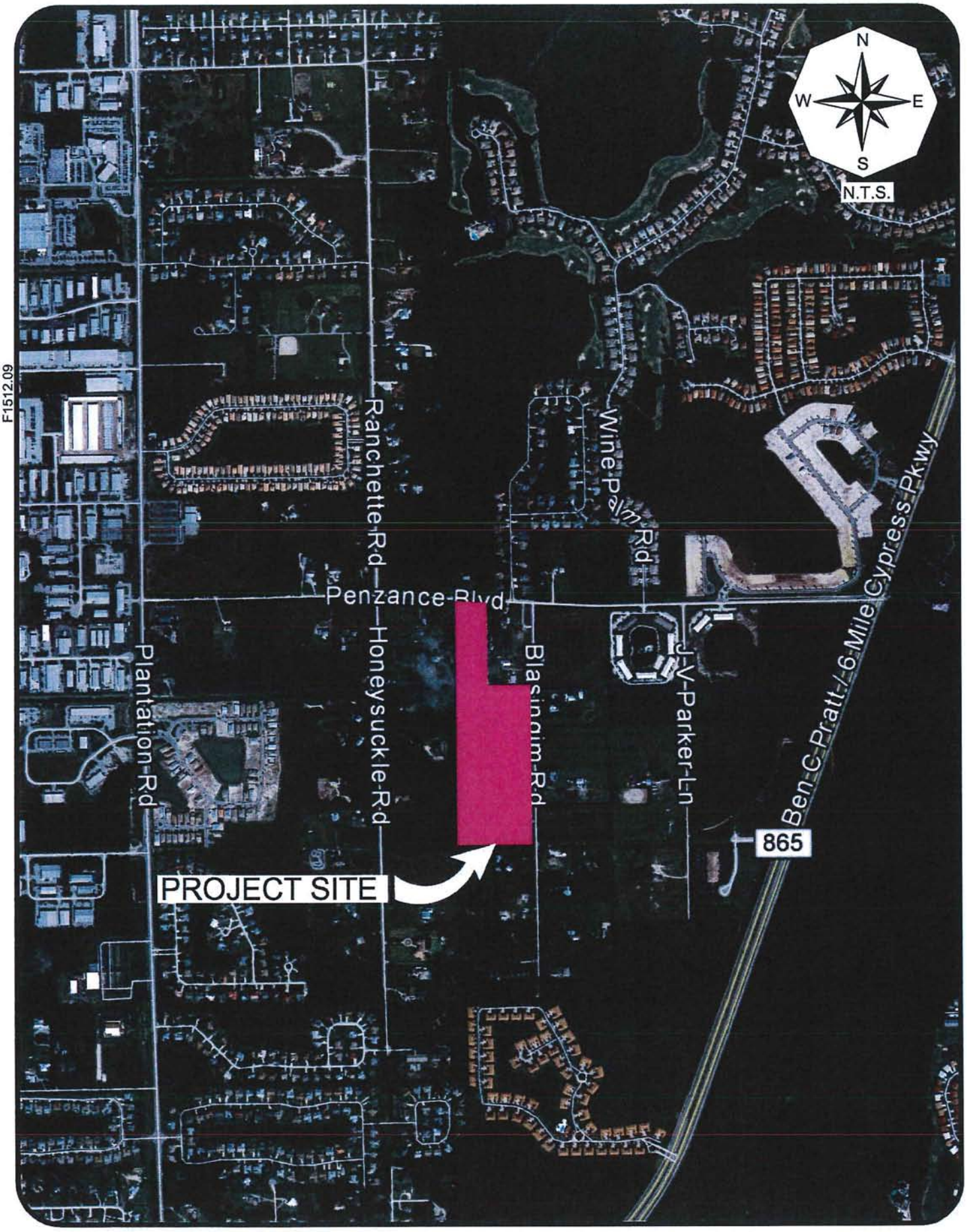
II. EXISTING CONDITIONS

The subject site is currently occupied by two homes with the majority of the site being vacant. The subject site is bordered to the north by Penzance Boulevard, to the west and the south by the existing residential uses and to the east by Blasingim Road.

Six Mile Cypress Parkway is a four lane divided controlled access facility roadway that extends from U.S. 41 to Colonial Boulevard. Six Mile Cypress Parkway, east of the subject site, has a posted speed limit of 50 mph and is under the jurisdiction of the Lee County Department of Transportation.

Penzance Boulevard is a two lane undivided minor collector roadway that borders the subject site to the north. Penzance Boulevard extends west from Six Mile Cypress

F1512.09



TRANSPORTATION CONSULTANTS, INC.

PROJECT LOCATION MAP
BLASINGIM RPD

Figure 1

Parkway to Ranchette Road. West of Ranchette Road, Penzance Boulevard is an unimproved roadway located in a private easement which connects to Plantation Road, but is not open to through traffic. Therefore, development traffic was not assigned to Penzance Boulevard between Ranchette and Plantation. Future residents of this project will have access to Six Mile Cypress to the east and to Plantation Road and Metro Parkway to the west via Ranchette Road to Idlewild Street. Penzance Boulevard has a posted speed limit of 35 mph and is under the jurisdiction of the Lee County Department of Transportation.

Ranchette Road is a two lane undivided minor collector roadway that extends north from the Penzance Boulevard to Idlewild Street. Development traffic will utilize Ranchette Road to access Plantation Road and Metro Parkway to the west. Ranchette Road has a posted speed limit of 35 mph and is under the jurisdiction of the Lee County Department of Transportation.

III. PROPOSED DEVELOPMENT

Blasingim RPD is an approximately 24 acre proposed residential community within Lee County. The proposed development intensity was taken from the Master Concept plan prepared by Barraco and Associates.

Table 1 summarizes the land uses utilized for trip generation purposes for the subject development. Single Family Dwelling units were utilized for trip generation purposes as they generate the highest weekday peak hour and daily trips.

Table 1
Blasingim RPD
Land Uses

Land Use	Size
Single Family	120 Dwelling Units

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 9th Edition. Land Use Code 210 (Single-Family Detached Housing) was utilized for trip generation purposes. The equations for this land use are contained in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour trip generation of the Blasingim RPD as currently proposed. The daily trip generation is also indicated in the table.

Table 2
Blasingim RPD
Trip Generation

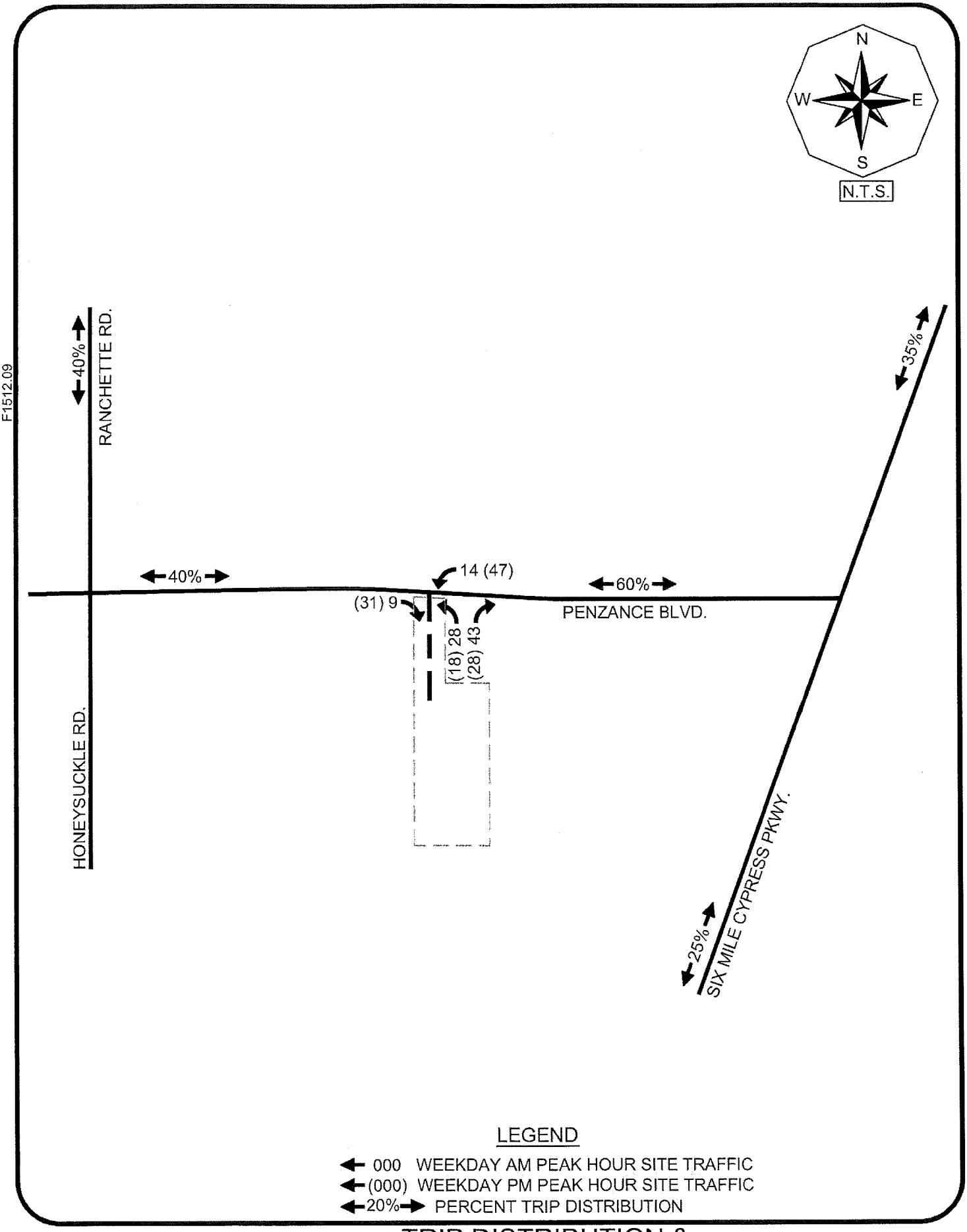
Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	2-way
Single Family (120 Units)	23	71	94	78	46	124	1242

V. TRIP DISTRIBUTION

The trips shown in Table 2 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**. Also shown on Figure 2 is the assignment of project related trips to the site access drive to Penzance Boulevard.

In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour – Peak Direction Level of Service "C" volumes, as defined by the Lee County Generalized Peak Hour Directional Service

F1512.09



TR TRANSPORTATION CONSULTANTS, INC.

TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT BLASINGIM RPD

Figure 2

Volume Tables. A copy of the Generalized Service Volume Table is located in the Appendix of this report for reference.

VI. FUTURE TRAFFIC CONDITIONS

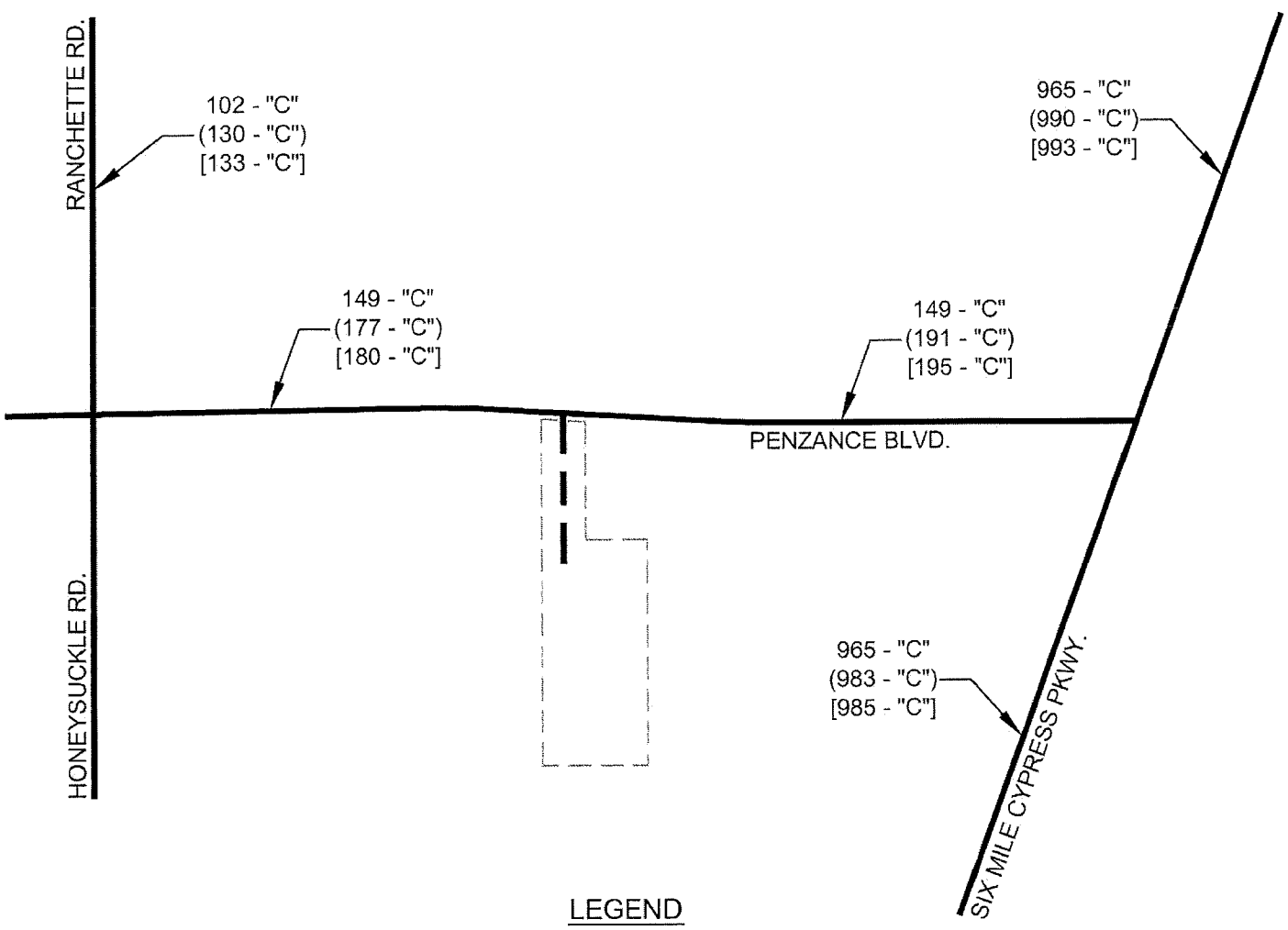
A horizon year analysis of 2022 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links that could be significantly impacted by this development. The existing roadway link traffic data was obtained from the 2015 Lee County Traffic Count Report. Based on the project distribution shown in Figure 2, the link data was analyzed for the year 2022 without the development and year 2022 with the development.

Figure 3 indicates the year 2022 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. These figures are also derived from **Table 2A** contained in the Appendix.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Figure 3 details the Levels of Service for all links inside the project's area of influence based on this analysis. In comparing the links' functional classification and calculated 2022 traffic volumes to the Service Volume Tables, it was determined that all roadway links analyzed will continue to operate at an acceptable Level of Service in 2022 both with and without the proposed development. Six Mile Cypress Parkway, Penzance Boulevard and Ranchette Road are shown to operate at LOS "C" both with and without the project in the year 2022. Therefore no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed development.

F1512.09



LEGEND

XXX - "C" 2022 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND TRAFFIC VOLUME
AND LEVEL OF SERVICE DESIGNATION

(XXX -"C") 2022 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND TRAFFIC VOLUME
PLUS AM PEAK HOUR PROJECT TRIPS
AND LEVEL OF SERVICE DESIGNATION

[XXX -"C"] 2022 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND TRAFFIC VOLUME
PLUS PM PEAK HOUR PROJECT TRIPS

TR TRANSPORTATION CONSULTANTS, INC.

PROJECTED 2022 LEVEL OF SERVICE
BLASINGIM RPD

Figure 3

VIII. CONCLUSION

The development of the subject property with approximately 120 single family residential dwelling units on the south side of Penzance Boulevard east of Ranchette Road and west of Six Mile Cypress Parkway in Lee County, Florida will not degrade the Level of Service. Six Mile Cypress Parkway, Penzance Boulevard and Ranchette Road are all shown to operate at LOS "C" both with and without the project in the year 2022. The existing roadway network can accommodate the additional new vehicle trips the development is anticipated to generate. The rezoning meets the requirements of the Lee County Comprehensive Plan and Land Development Code in terms of providing adequate transportation facilities necessary to accommodate the project traffic demand. Site specific turn lane improvements will be warranted based on the Lee County Turn Lane Policy and will be further defined in the Development Order process.

APPENDIX

TABLES 1A & 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. LOS C LINK VOLUMES
BLASINGIM RPD

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	94 VPH	IN=	23	OUT=	71
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	124 VPH	IN=	78	OUT=	46

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PROJECT TRAFFIC DISTRIBUTION	NEW PROJ TRAFFIC AM PEAK	NEW PROJ TRAFFIC PM PEAK	PROJ/ LOS C
Six Mile Cypress Pkwy	North of Penzance Blvd.	4LD	0	270	1,970	2,100	2,100	35%	25	27	1.39%
	South of Penzance Blvd.	4LD	0	270	1,970	2,100	2,100	25%	18	20	0.99%
Penzance Blvd.	East of Site Access	2LU	0	0	310	670	740	60%	43	47	15.10%
	West of Site Access	2LU	0	0	310	670	740	40%	28	31	10.06%
Ranchette Rd.	North of Penzance Blvd.	2LU	0	0	310	670	740	40%	28	31	10.06%

* The Level of Service thresholds for all roadway segments were obtained from Lee County Generalized Peak Hour Directional Service Volumes (Sept. 2013)

TABLE 2A
HORIZON YEAR TRAFFIC VOLUMES AND 100TH HIGHEST HOUR LEVEL OF SERVICE ANALYSIS
BLASINGIM RPD

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	94	VPH	IN=	23	OUT=	71
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	124	VPH	IN=	78	OUT=	46

ROADWAY	SEGMENT	SITE/ STATION	BASE YR ADT	2015 ADT	YRS OF GROWTH	ANNUAL RATE	2014 PK HR PK SEASON PEAK DIR.[1]	2022 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	PROJECT TRAFFIC DISTRIBUTION	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2022 BCKGRND + AM PROJ VOLUME	LOS	2022 BCKGRND + PM PROJ VOLUME	LOS
Six Mile Cypress Pkwy	North of Penzance Blvd.	388	16,200	18,200	7	1.68%	845	965	C	35%	25	27	990	C	993	C
	South of Penzance Blvd.	388	16,200	18,200	7	1.68%	845	965	C	25%	18	20	983	C	985	C
Penzance Blvd.	East of Site Access					1.68%	130	149	C	60%	43	47	191	C	195	C
	West of Site Access					1.68%	130	149	C	40%	28	31	177	C	180	C
Ranchette Rd.	North of Penzance Blvd.					1.68%	89	102	C	40%	28	31	130	C	133	C

[1]The 2014 peak hour, peak season, peak direction traffic volumes were taken from the 2015 Lee County Concurrency Report

Due to lack of traffic data on Penzance and Ranchette in the Traffic County Report, the growth rate for Six Mile Cypress was utilized for these two roads

2015 LEE COUNTY CONCURRENCY REPORT

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,320	A	530	A	533	B	1,243		20400
PALOMINO RD	DANIELS PKWY	PENZANCE BL	2LU	E	860	C	324	C	325	C	391	Turn lanes/bike path in FY 16/17	20500
PARK MEADOW DR*	SUMMERLIN RD	US 41	2LU	E	860	C	133	C	134	C	269		20600
PENZANCE BL*	RANCHETTE RD	SIX MILE CYPRESS PKWY	2LU	E	860	C	130	C	130	C	132		20800
PINE ISLAND RD	STRINGFELLOW BL	BURNT STORE RD	2LN	E	950	E	578	E	578	E	578	Constrained in part v/c = 0.61	20900
PINE ISLAND RD (SR 78)	BURNT STORE RD	CHIQUITA BL	4LD	C	2,160	A	626	A	626	A	641		21000
PINE ISLAND RD (SR 78)	CHIQUITA BL	SANTA BARBARA BL	4LD	C	2,160	A	1,587	A	1,587	A	1,587		21100
PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,160	B	1,876	B	1,878	B	1,967		21200
PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	E	2,160	A	1,229	A	1,233	A	1,233		21300
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,160	A	1,229	A	1,229	A	1,232		21400
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,720	C	1,256	C	1,256	C	1,351		21500
PINE RIDGE RD*	SAN CARLOS BL	SUMMERLIN RD	2LU	E	860	C	458	C	458	C	458		21600
PINE RIDGE RD*	SUMMERLIN RD	GLADIOLUS BL	2LU	E	860	C	253	C	253	C	253		21700
PINE RIDGE RD	GLADIOLUS DR	McGREGOR BL	2LU	E	860	C	233	C	233	C	233		21800
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	C	314	C	314	C	518		21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	D	707	D	722	D	840	Roundabout at Crystal Dr in FY 14/15	22000
PLANTATION RD	IDLEWILD ST	COLONIAL BL	4LD	E	1,790	C	473	C	473	C	473		22050
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	1,900	B	935	B	935	B	938		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,900	B	1,205	B	1,205	B	1,205		22200
PONDELLA RD	US 41	BUSINESS 41	4LD	E	1,900	B	1,013	B	1,013	B	1,089		22300
PRICHETT PKWY*	BAYSHORE RD	RICH RD	2LU	E	860	C	73	C	73	C	76		22400
RANCHETTE RD*	PENZANCE BL	IDLEWILD ST	2LU	E	860	C	89	C	89	C	483		22500
RICH RD*	SLATER RD	PRITCHETT PKWY	2LU	E	860	C	55	C	55	C	55		22600
RICHMOND AVE*	LEELAND HEIGHTS BL	E 12th ST	2LU	E	860	C	72	C	73	C	74		22700
RICHMOND AVE*	E 12th ST	GREENBRIAR BL	2LU	E	860	C	59	C	60	C	79		22800
RIVER RANCH RD*	WILLIAMS RD	CORKSCREW RD	2LU	E	860	C	92	C	94	C	94		22900
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	1,100	B	1,066	B	1,069	F	1,112	Constrained in part v/c = 0.97; PD&E study by FDOT in FY 18/19	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,780	B	1,066	B	1,066	B	1,091	PD&E study by FDOT in FY 18/19	23100
SAN CARLOS BL (SR 865)	SUMMERLIN RD	KELLY RD	2LN	E	1,000	B	691	B	692	B	952		23180

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	E	1,460	C	691	C	691	C	695		23200
SAN CARLOS BL (SCP)*	US 41	THREE OAKS PKWY	2LN	E	860	C	255	C	256	C	256		23230
SANIBEL BL*	US 41	LEE BL	2LN	E	860	C	479	C	479	C	485		23260
SANIBEL CAUSEWAY	SANIBEL CAUSEWAY	TOLL PLAZA	2LN	E	1,050	E	849	E	849	E	860		23300
SHELL POINT BL*	McGREGOR BL	PALM ACRES	2LN	E	860	C	260	C	274	C	310		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	1,920	B	1,577	B	1,577	B	1,646		23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	1,920	B	1,103	B	1,119	B	1,147		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,900	B	845	B	845	B	954		23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,900	B	809	B	809	B	809		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,860	A	809	A	809	A	809		23900
SLATER RD*	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,010	C	328	C	329	C	331		24000
SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	860	D	607	D	607	D	607		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,310	B	380	B	380	B	382		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,310	B	310	B	311	B	317		24300
STALEY RD*	ORANGE RIVER BL	LUCKETT RD	2LU	E	860	C	170	C	171	C	196		24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	293	B	300	D	643		24500
STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	293	B	296	C	425		24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	527	D	534	D	635		24700
STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	178	B	183	B	273		24800
SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	1,980	B	1,190	B	1,190	B	1,198		24900
SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	1,980	B	1,055	B	1,055	B	1,055		25000
SUMMERLIN RD*	SAN CARLOS BL	PINE RIDGE RD	6LD	E	2,980	B	1,000	B	1,000	B	1,235		25100
SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	2,980	B	1,809	B	1,809	B	1,902		25200
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	2,980	B	1,809	B	1,811	B	1,913		25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,980	B	1,320	B	1,321	B	1,464		25400
SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,960	C	1,414	C	1,414	C	1,414		25500
SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	2,960	C	1,690	C	1,690	C	1,709		25600
SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	2,960	C	1,690	C	1,690	C	1,690		25700
SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	1,172	D	1,172	D	1,172		25800
SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,760	D	1,172	D	1,172	D	1,172		25900
SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	C	44	C	45	C	55		26000
SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,040	C	382	C	385	C	388		26100
SUNSHINE BL	SW 23rd ST	LEE BL	2LN	E	1,040	C	319	C	320	C	320		26150
SUNSHINE BL	LEE BL	W 12th ST	2LN	E	1,040	C	447	C	451	C	451		26200
SUNSHINE BL*	W 12th ST	W 75th ST	2LN	E	1,040	B	250	B	251	C	458		26300
SW 23rd ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	D	592	D	592	D	592		26400

LEE COUNTY GENERALIZED SERVICE VOLUME TABLE

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

Sept. 2013 c:\input4

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	120	420	840	1,190	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	260	1,840	1,960	1,960
3	Divided	*	410	2,840	2,940	2,940
4	Divided	*	550	3,840	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	670	740
1	Divided	*	*	330	710	780
2	Undivided	*	*	740	1,460	1,460
2	Divided	*	*	780	1,530	1,530

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

TRAFFIC DATA FOR

SIX MILE CYPRESS PARKWAY

STREET	LOCATION	Station #	Daily Traffic Volume (AADT) 2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	PCS	Area
SANTA BARBARA BV	S OF SW 22 TERR	54	25100	27700	26500	21700	21700	20700	22200	21800	22800	24900		
SANTA BARBARA BV	S OF SW 28 ST	55	27900	27700	25800		26700	21300	22200	22600	23400	24800		
SHELL POINT BLVD	N OF MCGREGOR BLVD	385	4600	5400	3300	4600	4600						36	7
SENTINELA BLVD	E OF MOORE AVE	478	1700	1600	1200	1000	1200						6	5
VERONICA SHOEMAKER BL	S OF PALM BEACH BV	605	5600	6800	5500	4900							20	3
VERONICA SHOEMAKER BL	N OF M.L.K. BLVD (SR 82)	606	U/C	10100	9000	8100							20	3
VERONICA SHOEMAKER BL	N OF COLONIAL BLVD	607	2600	6600	6000	5400							20	3
SIX MILE CYPRESS PKWY	E OF US 41	386	33600	31800	29200	29400	28300			29300			46	4
SIX MILE CYPRESS PKWY	E OF METRO PKWY	387	23600	25200	22900	21600	23400			26900	26700		46	4
SIX MILE CYPRESS PKWY	N OF DANIELS PKWY	388	19200	20100	16200	17800	17900	13500		15400	17000	18200	18	3
SIX MILE CYPRESS PKWY	N OF WINKLER AVE	18	15700	16000	14000	13400	13500	11800	11500	14000	15200	18000		3
SLATER RD	N OF BAYSHORE RD (SR 78)	389	6500	6500	6100	6200	6400	6500		6600		7600	64	2
SOUTH POINTE BLVD	N OF CYPRESS LAKE DR	390	10100	9500	9100	9500	10900						43	3
SOLOMON BLVD	N OF COLONIAL BLVD	623	7800	7400	6700	7200							29	3
SOLOMON BLVD	N OF WINKLER AVE	622	4700	4900	5200	4800							29	3
SR 31	N OF PALM BEACH BLVD	391	12200	9900	7500	7700							11	2
SR 31	S OF CHARLOTTE CO LINE	392	9000	6900	5200	4600							34	2
STALEY RD	S OF ORANGE RIVER BLVD	398	3700	4300	4100	3000	3300	3700		3400		2600	11	3
STRINGFELLOW BLVD	N OF CASTILE RD	27	4600	4500	4100	4200	4000	4000	4000	4000	4200	4400		7
STRINGFELLOW BLVD	S OF PINE ISLAND RD	400	9900	10200	9300	8800							27	7
STRINGFELLOW BLVD	N OF AVENUE C	399	9000	8800	8400	7500	7400	7700	7700	8000	8100	8700	27	7

TRIP GENERATION EQUATIONS

TRIP GENERATION EQUATIONS
BLASINGIM
ITE TRIP GENERATION REPORT, 9th EDITION

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Daily (2-way)
Single Family Detached Housing (LUC 210)	T = 0.70 (X) + 9.74 (25% In / 75% Out)	Ln (T) = 0.90 Ln (X) + 0.51 (63% In / 37% Out)	Ln (T) = 0.92 Ln (X) + 2.72
T = Number of Trips, X = Number of dwelling units			

TR TRANSPORTATION CONSULTANTS, INC.

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906
WWW.TRTRANS.NET

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

July 8, 2016

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT

Ms. Jennifer Sapen
Barraco & Associates, Inc.
2271 McGregor Blvd.
Suite 100
Fort Myers, FL 33901

DCI 2016-00011

RE: Blasingim Road RPD
DCI2016-00011

Dear Ms. Sapen:

TR Transportation Consultants, Inc. has reviewed the comments issued by the Lee County Department of Community Development for the proposed Blasingim Road RPD application. The comments and TR Transportation's response to those comments are listed below for reference.

LC ZTIS PD Application Sufficiency Checklist

3) Site Plan. The TIS must contain a drawing showing the proposed project access point(s) & location of all other access points on both sides of all streets being accessed within 660 feet for project entrances on arterial streets, within 330 feet for project entrances on collector streets & within 125 feet for project entrances on local streets.

See revised Master Concept Plan prepared by Barraco & Associates.

7a) The TIS must contain an analysis of the Level of Service for each of the projects access points and all intersections within one-quarter mile of the project. The analysis must follow the methods established in the most current edition of the HIGHWAY CAPACITY MANUAL for either signalized or unsignalized intersections.

This information is attached to this letter. The analysis is based on a recent turning movement count conducted by TR Transportation Consultants. The traffic volumes projections are illustrated in the attached spreadsheet titled Development of Future Background Turning Volumes.

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

Sincerely,

Ted B. Treesh, PTP
President

Attachments

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT
DCI 2016-00011

K: 2015 12 December 09 Blasingim Road Rezoning sufficiency 7-8-2016 Blasingim RPD.doc

Movement	NBL	NBT	SBT	SBR	NEL	NER
Lane Configurations						
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Volume (veh/h)	11	104	147	6	3	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	12	113	160	7	3	8
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	166				300	163
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	166				300	163
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				100	99
cM capacity (veh/h)	1412				686	882

Direction, Lane #	NB 1	SB 1	NE 1
Volume Total	125	166	11
Volume Left	12	0	3
Volume Right	0	7	8
cSH	1412	1700	812
Volume to Capacity	0.01	0.10	0.01
Queue Length 95th (ft)	1	0	1
Control Delay (s)	0.8	0.0	9.5
Lane LOS	A		A
Approach Delay (s)	0.8	0.0	9.5
Approach LOS			A

Intersection Summary			
Average Delay	0.7		
Intersection Capacity Utilization	24.6%	ICU Level of Service	A
Analysis Period (min)	15		

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

Movement	NBL	NBT	SBT	SBR	NEL	NER
Lane Configurations						
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Volume (veh/h)	11	122	178	6	3	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	12	133	193	7	3	8
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	200				353	197
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	200				353	197
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				99	99
cM capacity (veh/h)	1372				639	844

Direction, Lane #	NB 1	SB 1	NE 1
Volume Total	145	200	11
Volume Left	12	0	3
Volume Right	0	7	8
cSH	1372	1700	770
Volume to Capacity	0.01	0.12	0.01
Queue Length 95th (ft)	1	0	1
Control Delay (s)	0.7	0.0	9.7
Lane LOS	A		A
Approach Delay (s)	0.7	0.0	9.7
Approach LOS			A

Intersection Summary			
Average Delay	0.6		
Intersection Capacity Utilization	25.5%	ICU Level of Service	A
Analysis Period (min)	15		

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Volume (veh/h)	154	31	47	86	18	28
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	167	34	51	93	20	30
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type					None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			201		380	184
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			201		380	184
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			96		97	96
cM capacity (veh/h)			1371		599	858

Direction, Lane #	EB 1	WB 1	NB 1
Volume Total	201	145	50
Volume Left	0	51	20
Volume Right	34	0	30
cSH	1700	1371	734
Volume to Capacity	0.12	0.04	0.07
Queue Length 95th (ft)	0	3	5
Control Delay (s)	0.0	2.9	10.3
Lane LOS		A	B
Approach Delay (s)	0.0	2.9	10.3
Approach LOS			B

Intersection Summary			
Average Delay	2.4		
Intersection Capacity Utilization	30.4%	ICU Level of Service	A
Analysis Period (min)	15		

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

Development of Future Year Background Turning Volumes

Intersection	**Ranchette Rd & Penzance Blvd**
Count Date	July 5th, 2016
Build-Out Year	2022

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	0	2	2	110	4	1	1	4	1	8	1	78
Peak Season Correction Factor	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21
Current Peak Season Volumes	0	2	2	133	5	1	1	5	1	10	1	94
Growth Rate	0.00%	0.00%	0.00%	1.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.68%
Years to Build-out	6	6	6	6	6	6	6	6	6	6	6	6
2022 Background Turning Volumes	**0**	**2**	**2**	**147**	**5**	1	**1**	**5**	**1**	**10**	**1**	**104**
Project Turning Volumes	0	0	0	31	0	0	0	0	0	0	0	18
2022 Background + Project	**0**	**2**	**2**	**178**	**5**	1	**1**	**5**	**1**	**10**	**1**	**122**

DCI 2016-0001
COMMUNITY DEVELOPMENT
RECEIVED
JUL 14 2016

TRANSPORTATION CONSULTANTS, INC.

DATE: July 5, 2016
DAY: TUESDAY
COUNT TIME: 4:00 PM - 6:00 PM
TRAFFIC: ALL TRIPS

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

Ranchette Rd & Penzance Blvd

15 MIN BEGIN	Ranchette Rd								Penzance Blvd								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	0	0	1	1	18	1	0	19	0	0	0	0	1	0	10	11	31
4:15 PM	0	1	1	2	17	0	0	17	0	0	1	1	2	0	14	16	36
4:30 PM	0	0	2	2	19	1	0	20	0	1	0	1	0	1	22	23	46
4:45 PM	0	0	2	2	21	2	0	23	0	1	0	1	2	1	10	13	39
5:00 PM	0	1	0	1	29	0	0	29	1	2	0	3	0	0	20	20	53
5:15 PM	0	0	0	0	36	2	0	38	0	0	1	1	4	0	14	18	57
5:30 PM	0	1	1	2	26	1	0	27	0	1	0	1	4	0	27	31	61
5:45 PM	0	0	1	1	19	1	1	21	0	1	0	1	0	1	17	18	41
TOTAL:	0	3	8	11	185	8	1	194	1	6	2	9	13	3	134	150	364

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

Ranchette Rd & Penzance Blvd

HOUR BEGIN	Ranchette Rd								Penzance Blvd								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	0	1	6	7	75	4	0	79	0	2	1	3	5	2	56	63	152
4:15 PM	0	2	5	7	86	3	0	89	1	4	1	6	4	2	66	72	174
4:30 PM	0	1	4	5	105	5	0	110	1	4	1	6	6	2	66	74	195
4:45 PM	0	2	3	5	112	5	0	117	1	4	1	6	10	1	71	82	210
5:00 PM	0	2	2	4	110	4	1	115	1	4	1	6	8	1	78	87	212

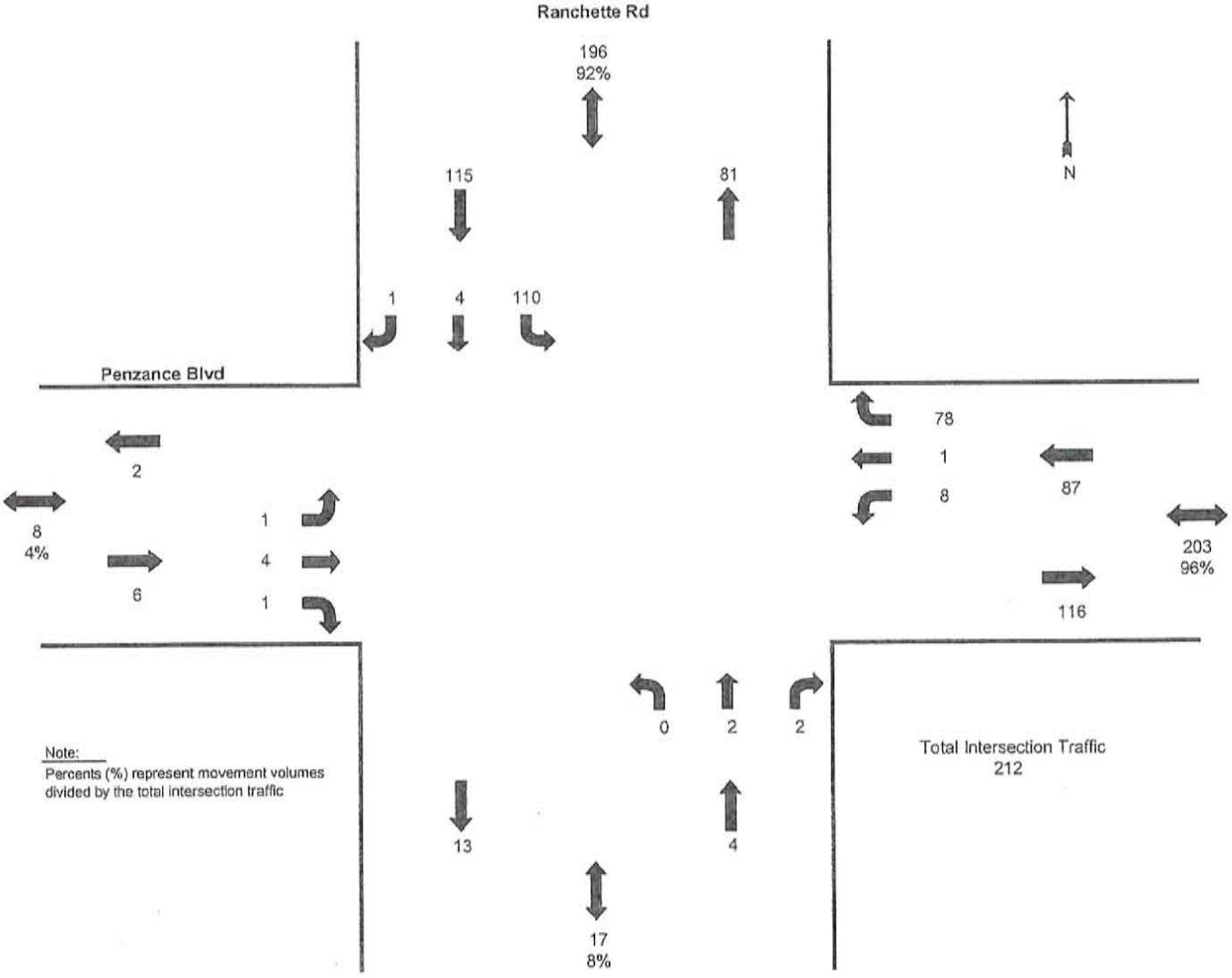
PEAK HOUR SUMMARY

HOUR BEGIN	Ranchette Rd								Penzance Blvd								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	0	2	2	4	110	4	1	115	1	4	1	6	8	1	78	87	212

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT
DCI 2016-00011

TRANSPORTATION CONSULTANTS, INC.

DATE: July 5, 2016
DAY: TUESDAY
COUNT TIME: 4:00 PM - 6:00 PM
PEAK HOUR: 5:00 PM - 6:00 PM
TRAFFIC: ALL TRIPS
INTERSECTION: Ranchette Rd & Penzance Blvd



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT
DCI 2016-00011

PCS 18 - Six Mile Cypress Pkwy north of Winkler Ave

2015 AADT = 18,000 VPD

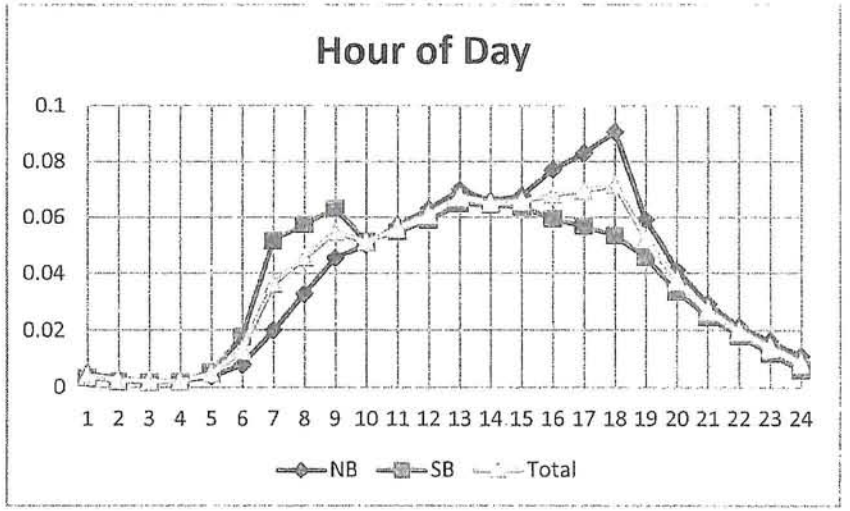
Hour	NB	SB	Total
0	0.50%	0.36%	0.43%
1	0.31%	0.23%	0.27%
2	0.25%	0.20%	0.23%
3	0.22%	0.21%	0.21%
4	0.39%	0.56%	0.48%
5	0.82%	1.79%	1.32%
6	2.01%	5.15%	3.61%
7	3.28%	5.74%	4.53%
8	4.54%	6.32%	5.44%
9	5.01%	5.13%	5.08%
10	5.70%	5.47%	5.58%
11	6.30%	5.89%	6.09%
12	7.00%	6.49%	6.73%
13	6.59%	6.45%	6.52%
14	6.79%	6.36%	6.57%
15	7.70%	5.94%	6.80%
16	8.28%	5.67%	6.94%
17	9.05%	5.33%	7.15%
18	5.90%	4.56%	5.21%
19	4.10%	3.35%	3.72%
20	2.92%	2.47%	2.69%
21	2.12%	1.81%	1.96%
22	1.61%	1.20%	1.40%
23	1.10%	0.62%	0.86%

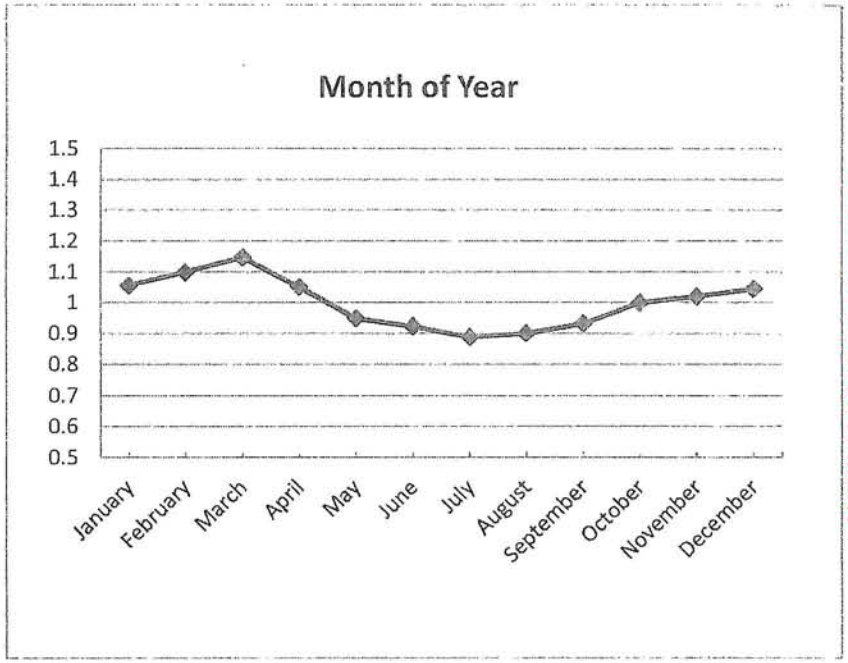
Month of Year	Fraction
January	1.06
February	1.10
March	1.15
April	1.05
May	0.95
June	0.92
July	0.89
August	0.90
September	0.93
October	1.00
November	1.02
December	1.04

Day of Week	Fraction
Sunday	0.63
Monday	0.97
Tuesday	1
Wednesday	1.64
Thursday	0.97
Friday	1.01
Saturday	0.79

Directional Factor		
AM	0.72	SB
PM	0.59	NB

Design Hour Volume		
#	Volume	Factor
5	1993	0.111
10	1861	0.103
20	1699	0.094
30	1664	0.092
50	1627	0.090
100	1577	0.088
150	1538	0.085
200	1511	0.084





RECEIVED
JUL 14 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

EXISTING AGRICULTURAL USE AFFIDAVIT

STATE OF Florida
COUNTY OF Lee

BEFORE ME, the undersigned authority, on this 28 day of APRIL, 2016, personally appeared Nicholas R. Cameratta, who is the Owner of Cameratta Companies, who is personally known to me or who produced _____ as identification and who did take an oath, who deposes and says as follows:

1. That I am the Authorized Representative of the property more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

2. The agricultural uses that currently exist on a portion of the referenced property include honey production from commercial bee operation. The location of this use is depicted on Exhibit "B" (entitled the "Agricultural Uses at Time of Zoning Application Map").

3. The existing agricultural activities will remain active for the remainder of the 2016 calendar year, affecting the property described in Exhibit "A" and depicted on Exhibit "B".

FURTHER AFFIANT SAYETH NAUGHT.

Nicholas R. Cameratta
Owner

SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)

Signature of Notary Public

CHERYL ANN YANO
MY COMMISSION # FF 028038
EXPIRES: October 17, 2017
Bonded Thru Notary Public Underwriters

(Print, type or stamp commissioned name and Commission Number of Notary Public)

RECEIVED
JUN 01 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

EXHIBIT A



Mon Apr 25 2016 12:29:07 PM.

RECEIVED
JUN 01 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

EXHIBIT B



Mon Apr 25 2016 12:29:07 PM.

RECEIVED
JUN 01 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

Lee County
Southwest Florida

DEPARTMENT OF COMMUNITY DEVELOPMENT

Memo

To: Chip Block, Principal Planner

From: Lili Wu, Senior Transportation Planner

Date: Sept. 28, 2016

Subject: Blasingim Road RPD (DCI2016-00011)

I have reviewed the application for public hearing. This project is located on the south side of Penzance Blvd west of Six Mile Cypress Pkwy. Accesses to the project will be provided by a proposed primary access on Penzance Blvd and an emergency stabilized access on Blasingim Road. Penzance Blvd is a collector facility maintained by County and Blasingim Road is a non-county maintained local road. I have no objection to the application.

Lee County
Southwest Florida
BOARD OF COUNTY COMMISSIONERS

RECEIVED
JUN 01 2016
COMMUNITY DEVELOPMENT

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
County Chief Hearing Examiner

May 6, 2016

Via E-Mail

Ashley Butler
Barraco and Associates, Inc.
2271 McGregor Blvd., Suite 100
Fort Myers, FL 33901

DCI 2016-00011

RE: Potable Water and Wastewater Availability
Blasingim RPD, 12150 Blasingim Road
STRAP #: 17-45-25-01-00000.0010, 17-45-25-01-00000.0020, 17-45-25-01-00000.0030, 17-45-25-01-00000.004A, 17-45-25-01-00000.0040, 08-45-25-00-00003.001A, & 08-45-25-00-00003.0010

Dear Ms. Butler:

The subject parcels are 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 wastewater lines are in operation adjacent to the parcels mentioned above on Penzance Blvd. However, in order to provide service to them, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 120 multifamiy and single family residential units with an estimated flow demand of approximately 30,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and wastewater service as estimated above.

Availability of potable water and wastewater 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 the Corkscrew/Green Meadows Water Treatment Plants.

Wastewater service is provided by the City of Ft Myers So 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.

This is only a letter of availability of service and not a commitment to serve. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service, and the approval of all State and local regulatory agencies.

ATTACHMENT F

Further, this letter of availability of potable water and wastewater service is for re-zoning for this project only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Nathan Beals, PMP
Principal Planner
(239) 533-8157
LEE COUNTY UTILITIES

RECEIVED
JUN 01 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

Lee County
Southwest Florida

Department of Community Development
Development Services Section

MEMORANDUM

Date: October 3, 2016

To: A. Block
Principal Planner

From: M. Evans ME
Senior Engineer

Subject: **Blasingim Road RPD Residential Planned Development (RPD)**
Transportation-Related Analysis and Recommendations
Case No. DCI2016-00011
STRAP No. 08-45-25-00-00003.0010 (lowest)

Location and Access

The approximately 24.11-acre subject site is located on the south side of Penzance Boulevard between Honeysuckle Road and Blasingim Road within the South Fort Myers Planning Community. Access to the site is proposed on the applicant's Master Concept Plan (MCP) as described in **Table 1.**

Table 1
Site Access Location(s)

Roadway	Maintenance Authority*	Functional Classification(1)	Proposed Location	Access Type (assumed)
Penzance Boulevard	Lee County	minor collector	approximately 805 feet east of Honeysuckle Road and approximately 350 feet west of Timberline Circle	direct full access
Blasingim Road	private	local	approximately 1,785 feet south of Penzance Boulevard	emergency only access

(1) based on information obtained from the most current Lee County-maintained Geographic Information System (GIS) database

In referencing the *Lee County Land Development Code,* Chapter 33, Development Services Section (DSS) staff found no specific access location requirements for sites located within this local planning community.

Lee County Department of Community Development Infrastructure Planning Section staff reviewed the proposed access locations along County-maintained roadways associated with the subject case and has no objection to their locations.

ATTACHMENT G

Current and Proposed Zoning

The subject site is currently partially-developed and zoned as an agricultural (AG-2) district. With the subject case, the applicant proposes to rezone the site to Residential Planned Development (RPD) to permit a maximum intensity as described in **Table 2**.

Table 2
Development Parameters

Land Use	Intensity
single-family residential	120 dwelling units

Trip Generation Review

The applicant analyzed traffic-related impacts assuming full site build-out with the greatest intense use with respect to the proposed schedule of uses. As part of the analysis, the applicant reviewed the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition*, and calculated generated trips in order to assess the traffic impacts of the proposed zoning. Trip generation results as calculated by DSS staff are described in **Table 3**. Traffic volumes shown in this table are new traffic volumes on the surrounding roadway network, and reflect a reduction for internal capture traffic (traffic interacting between differing uses on the site) and pass-by traffic (non-newly generated traffic already on the roadway network) if applicable.

Table 3
New Trip Generation

Zoning Description	AM Peak Hour			PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed RPD	23	71	94	78	46	124	1,242

Roadway Section Traffic Operations Level of Service Analysis

New trips were assigned to the surrounding road network in order to assess level of service (LOS) impacts on sections expected to be most impacted by the proposed development. Per Administrative Code AC-13-17 *Traffic Study Guidelines for Planned Development Rezonings*, "significant impact is defined as 10%....of the LOS "C" service volumes for the links at build out."

In the subject case, using the trip assignments described in the applicant's final traffic impact statement (TIS), the following roadway sections are expected to be significantly impacted by the proposed zoning:

- Penzance Boulevard from Ranchette Road to Ben C Pratt Six Mile Cypress Parkway and
- Ranchette Road from Penzance Boulevard to Idlewood Street.

Table 4 describes roadway sections adjacent to the subject site that are expected to be most impacted by the proposed development along with corresponding DSS staff pre- and post-project build-out level of service estimates with respect to the proposed zoning.

Table 4
Roadway Section(s) Adjacent to Subject Site
Expected to be Most Impacted by Proposed Rezoned Development

Roadway	Location	Significant Impact Expected?	Level of Service*		
			Existing	Future	Future + Project
Penzance Boulevard	Ranchette Road to Ben C Pratt Six Mile Cypress Parkway	yes	C	C	C
Ranchette Road	Penzance Boulevard to Idlewood Street	yes	C	C	C

*AM/PM worse case; future year 2022

Based on a review of applicable traffic volumes in the 2015 Lee County "Concurrency Report", the most current "Lee County Link Specific Service Volumes" tables (for short-term analyses of 5 years or less from table date), and/or the most current "Lee County Generalized Peak Hour Directional Service Volumes" tables (for long-term analyses of more than 5 years from table date), the roadway sections described in **Table 4** currently operate at LOS "C". Utilizing the 2015 Lee County Traffic Count Report and assuming a project build-out year of 2022, these roadway sections are estimated to operate at LOS "C" with future background traffic volumes. Once project build-out traffic is added to these sections, they are estimated to operate at LOS "C". Based on the LOS standards as set forth in *The Lee Plan* for the "unconstrained" roadway sections described in **Table 4**, LOS "C" is an acceptable level of service.

No link improvements along County-maintained roadways are expected to be required to accommodate the proposed zoning. At the time of local development order review, proposed projects will be further reviewed to determine what, if any, site-related traffic improvements to the nearby roadway network are required.

Roadway Intersection Traffic Operations Level of Service Analysis

New trips were assigned to the surrounding road network in order to assess LOS impacts as necessary at site accesses, intersections within one-quarter mile of site accesses, and/or intersections expected to be most impacted by the proposed development. Per Administrative Code AC-13-17 *Traffic Study Guidelines for Planned Development Rezonings*, "significant impact is defined as 10% or more of the total peak hour intersection volume (the summation of all four approaches)....at build out."

In the subject case, using the trip assignments described in the applicant's final TIS, the intersections of Penzance Boulevard with Ranchette Road and with the north site access are both expected to be significantly impacted by the proposed subject site zoning. **Table 5** describes subject site accesses and nearby roadway intersections that are expected to be most impacted by the proposed zoning along with their corresponding pre- and post-project build-out levels of service.

Table 5
Roadway Intersection(s) Immediately Adjacent to Subject Site Expected to be Most Impacted by Proposed Rezoned Development

Intersection		Significant Impact Expected?	Traffic Control	Peak Hour	Level of Service*		
Roadway A	Roadway B				Existing	Future	Future + Project
Penzance Boulevard	Ranchette Road	yes	2-way stop-controlled	AM	-----	-----	-----
				PM	-----	A	B
Penzance Boulevard	north site access	yes	2-way stop-controlled	AM	-----	-----	-----
				PM	-----	A	B

*future year 2022

At the time of local development order review, proposed projects will be further reviewed to determine what, if any, site-related traffic improvements to the nearby roadway intersections are required.

Applicant Proposed Deviation Review and Conditions

Development Services Section (DSS) staff reviewed the applicant's proposed transportation-related *Land Development Code* (LDC) deviations for the subject case and provides the following comments:

Deviation #7 requests relief from the provisions of LDC Sections 34-2013(a) and 34-2015(2)d. which require that vehicles exiting a parking lot leave the parking lot in a forward motion. It is assumed that this request relates to areas where the internal circulating access way passes *through* parking areas, thereby necessitating driver backing maneuvers directly onto the internal roadway instead of a parking lot drive aisle. Due to the expected low through traffic volumes and travel speeds at this location and the expectation that most parking space users will likely pull into the space from the west, back out away from the nearby intersection, and leave toward the west, staff **recommends approval of the deviation subject to the following condition:**

If the roadway immediately adjacent to and south of the proposed amenity center is not connected to Blasingim Road for normal daily vehicle use, the portion of the amenity center parking spaces farthest from the adjacent

roadway must be located not less than 22 feet from the edge of roadway right-of-way or easement. If the roadway immediately adjacent to and south of the amenity center is at any future time connected to Blasingim Road for normal daily vehicle use, the amenity center parking area must be relocated such that it meets all requirements of the most current Land Development Code.

MJE:mje

Copy: O. Kleinmann – Lee County Department of Community Development
L. Wu – Lee County Department of Community Development
file

Lee County
Southwest Florida

Department of Community Development
Zoning Division
Environmental Review

MEMORANDUM

Date: October 3, 2016

To: Alvin 'Chip' Block, Principal Planner

From: **Beth Workman, Environmental Planner**
239.533.8793
EWorkman@leegov.com

EKW

Subject: **Blasingim Road RPD**
DCI2016-00011
17-45-25-01-00000.0010; -.0020; -.0030; -.004A;
08-45-25-00-00003.001A; and -.0010

The applicant has submitted a request to rezone 24.11 acres from Agricultural (AG-2) to Residential Planned Development (RPD) to allow 120 single family and two-family attached units. The site is located in the Central Urban Future Land Use Category, South Ft. Myers Planning Community, and the Ten Mile Canal Watershed.

EXISTING CONDITIONS
Some of the subject parcels are currently being used for agriculture, single family homes, and vacant land. Only one parcel (08-45-25-00-00003.001A) has an agricultural exemption that will expire January 1, 2017. The single family homes within the project boundaries have homestead exemptions. Environmental Sciences zoning staff inspected the site on July 19, 2016 and provide the following inspection notes:

Flora
The parcels located adjacent to Penzance Boulevard consist of Slash Pines (*Pinus elliottii*), Laurel Oaks (*Quercus laurifolia*), and Live Oaks (*Quercus virginiana*) some of which are heritage trees (greater than 20 inch diameter breast height(dbh)), have cardinal airplant (*Tillandsia* sp.) attached to them, and the understory is open. This area has two single family homes and two cattle ponds. Heading south, the property widens extending east to Blasingim Road. This area consists of a pasture, ditches, cattle ponds, and scattered Slash Pines some of which are heritage trees. Half of the western property line from Penzance Boulevard to the mid-section of the property contains a skinny section of Slash Pines, Melaleuca (*Melaleuca quinquenervia*), Brazillian Pepper (*Schinus terebinthifolius*) and Live Oaks. This area is proposed to serve as the indigenous preserve. The southernmost portion of the property becomes thicker with Slash Pines, Laurel Oaks, and Live Oaks with very few heritage trees. The southern portion of the project has four single family homes on individual parcels. Passarella and Associates have provided a species survey showing the locations of the cardinal airplant and a tree survey illustrating the location, species and dbh measurement of each heritage tree. The applicant must make an effort to preserve the heritage trees on site or replace with a 20 foot in height tree within an appropriate open space area per LDC 10-

415(b)(4). The cardinal airplant is not a protected plant species per Appendix H in the LDC.

Fauna
During the site inspection, a few cattle egrets (*Bubulcus ibis*) were scene feeding within the low lying areas of the pasture. The species survey submitted by Passarella and Associates provided documentation of other wading birds such has white ibis (*Eudocimus albus*) and little blue herons (*Egretta caerulea*). No wading bird nests were found on the site.

OPEN SPACE
Lot Size
The applicant is proposing single family and two-family attached units on the site. The LDC 10-415 (a) does not require open space for single family lots with a minimum lot size of 6500 square feet. The applicant is proposing 5000 square feet lots. Therefore, the single family lots must provide 40% open space. The LDC 10-415 (a) does not require open space for two-family attached on an individual lot with a minimum lot size of 3750 square feet per unit. The applicant is proposing 3750 square feet per unit.

Lot Coverage
In addition to the Chapter 10-415 open space requirements, the LDC requires planned developments to provide open space as required in Chapter 34. Minimum lot coverage must be reviewed by using the conventional residential zoning district's requirement for maximum lot coverage. Chapter 34-695 Table shows lot sizes for single family and two-family attached with the corresponding maximum lot coverage. For single family with a lot size of 5000 square feet the maximum lot coverage is 45% and for a two-family attached that is 3750 square feet the maximum lot coverage is also 45%. The applicant is proposing a 60% maximum lot coverage for both types of residential so therefore, 40% open space must be provided for the overall development.

Deviation #5
The applicant has applied for a Deviation (#5) seeking relief from LDC 10-415(d)(2)(c) which allows a maximum of 25% of the required open space to be provided through the surface water management areas to allow 44% of the required open space to be used to meet the open space requirements. The applicant states that the MCP shows two lake areas. The northern portion is 2.4 acres and serves as the surface water management lake to support the project. The southern portion is 1.8 acres and is an additional area to enhance the project through doubling of the littoral plants and deep lake tree requirements; improvements to the existing canal for better drainage flow; reducing the allowable discharge will help reduce the amount of water flowing off the property because the bonus lake will hold more water thus reducing peak flow; and the fill from the lake will be used to build the site and reduce the truck traffic on the local roads.

In addition to enhancing the lake, the applicant agrees to install a native hedge along three sides of the property. The hedge will be installed on the perimeter water management berm in an open space tract and serve to provide privacy for the residential units along the south and north property lines and an enhancement to the indigenous preserve along the western property line.

Environmental Sciences zoning staff have reviewed the deviation request and offer the following analysis:

This area of the Ten Mile Canal Watershed has been battling sheet flow, blocked swales, and roads inundated with water during the rainy season. Lee County Department of Natural Resources has been trying to work with the residents in this area to clean out blocked swales in order to open the flow of water to the Ten Mile Canal Watershed/Six Mile Cypress Slough to the west. During staff's site inspection, the subject property had standing water in the pastures, Penzance Boulevard road side swales were full and encroaching on to the road, and driving through the neighborhoods most of the single family large lots had standing water fairly close to the structures.

The applicant cannot meet open space on the site and has asked for a deviation from this requirement. The burden on the applicant when seeking a deviation is to provide supporting documents, drawings, data to justify how granting the deviation would enhance the objective of the planned development and would not be a detriment to the public (LDC 34-373(a)9). By adding additional square feet to the lake, the site will accommodate more storage of water and by lowering the discharge rate into the swales the amount of water flowing from the property will not put the public at risk. ES zoning staff consulted with Lee County Department of Natural Resources to ensure that this would help the surrounding properties and they agreed that it would aid in controlling some of the water issues in this area. It will not be a fix to the problem due to privately blocked swales in the vicinity but will control the volume leaving the site and a chance for some evaporation from the lake to offset the discharged volume. Zoning Environmental Staff provide the following condition for the requested Deviation 5:

Prior to the issuance of a development order for vertical construction, the following must be provided:

a. ***Details illustrating the initial drainage canal revisions to accommodate the discharge from the subject parcel and a long term maintenance plan to maintain the drainage canal in perpetuity;***
b. ***The additional 1.8 acres of lake must be noted on the development order drawings; and***

c. ***The drainage calculations must reflect a lower reduction in the discharge rate than what is currently required per the Land Development Code.***

In addition to helping the sheet flow issues, the additional littoral plants and deep lake trees will help support wading birds by providing foraging, roosting and nesting areas around the lake. The additional plant material will also utilize the water for growth and survivability as well as filter the runoff from the project thus supporting water quality. Zoning Environmental Staff offer the following condition to support Deviation 5:

Prior to the issuance of a development order for vertical construction, the landscape drawings must illustrate and provide calculation for the following:

a. ***The planted littoral shelf shoreline length must be calculated at 50% of the total linear feet of the lake at control elevation;***
b. ***Deep lake trees must be calculated at two trees per 100 linear feet; and***
c. ***50% of the required general trees must be illustrated adjacent to Blasingim Road and the proposed lake.***

The applicant has also agreed to provide a hedge on the surface water management berm along the west, south and east property lines in a landscape tract off of the single family and two-family attached lots. The hedge will serve as a boundary marker so that the future residents do not obstruct the surface water management system and provides privacy. The addition of the hedge along the western side will also enhance the indigenous area that has very little native understory. Zoning Environmental Sciences staff provides the following condition to support Deviation 5:

Prior to the issuance of a development order for vertical construction, a native hedge installed at 48 inches; maintained at 72 inches; and planted four foot on center must be shown on the perimeter water management berm of the landscape plans. The perimeter water management berm plantings must be tied into the overall irrigation system for the infrastructure.

The Lee Plan Objectives and Policies that support the deviations and conditions are as follows:

OBJECTIVE 60.3: LEVEL-OF-SERVICE STANDARDS. Level of Service Standards have been established for basins identified in the surface water master plan and are provided in the following policies. The Level of Service Standards will be updated as necessary based on new basin studies or more accurate information. (Amended by Ordinance No. 94-30, 07-12)
POLICY 60.3.1: The following surface water management standards are adopted as minimum acceptable levels of service for unincorporated Lee County (see Policy 95.1.3).

D. Regulation of Private and Public Development Surface water management systems in new private and public developments (excluding widening of existing roads) must be designed to SFWMD standards (to detain or retain excess stormwater to match the predevelopment discharge rate for the 25-year, 3-day storm event [rainfall]). Stormwater discharges from development must meet relevant water quality and surface water management standards as set forth in Chapters 17-3, 17-40, and 17-302, and rule 40E-4, F.A.C. New developments must be designed to avoid increased flooding of surrounding areas. Development must be designed to minimize increases of discharge to public water management infrastructure (or to evapotranspiration) that exceed historic rates, to approximate the natural surface water systems in terms of rate, hydroperiod, basin and quality, and to eliminate the disruption of wetlands and flow-ways, whose preservation is deemed in the public interest. (Amended by Ordinance No. 92-35, 94-29, 00-22)

OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS. Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems. (Amended by Ordinance No. 94-30, 00-22)

POLICY 61.3.1: Provide sufficient performance and design standards to require post development runoff to approximate the total characteristics of the natural flow prior to development.

POLICY 61.3.11: Runoff must be routed through retention or detention areas and vegetated swales in order to reduce flow velocity, allow for percolation, and trap and remove suspended solids and pollutants. (Amended by Ordinance No. 00-22)

OBJECTIVE 108.2: WATERSHED MANAGEMENT PLANS. Review all new upland development in terms of its impacts on estuarine systems. Lee County will work with the South Florida Water Management District to ensure new development will maximize stormwater retention and treatment. (Amended by Ordinance No. 94-30, 07-12)

POLICY 115.1.3: The design, construction, and maintenance of artificial drainage systems must provide for retention or detention areas and vegetated swale systems that minimize nutrient loading and pollution of freshwater and estuarine systems. (Amended by Ordinance No. 00-22)

If the site is designed to meet the lot sizes and coverage per the Land Development Code, then no open space is required and the conditions associated with Deviation #5

are not applicable. The MCP received August 23, 2016 provides a note located in the open space calculations that state this information.

OBJECTIVE 117.2: FLORIDA FRIENDLY LANDSCAPE. The county will promote Florida friendly landscaping techniques. (Amended by Ordinance No. 94-30, 00-22, 16-01)

POLICY 117.2.1: The county will encourage Florida friendly landscaping techniques for development and redevelopment in the Land Development Code. (Amended by Ordinance No. 94-30, 00-22, 16-01)

INDIGENOUS OPEN SPACE

The LDC 10-415(b)(1) requires that large developments (10+ acres or 2+ acres of impervious) provide half of the required open space as indigenous open space. If the Florida Land Use and Cover Classification System (FLUCCS) indicates the site has no indigenous classification or the exotic coverage is 75% or greater than the site does not contain indigenous to meet the LDC. Some sites do not have enough indigenous square feet to meet the 50% indigenous requirement, so the developer provides what is currently on the site. Blasingim is preserving the indigenous are that meets the FLUCCS cover and classification with the indigenous located along the western property line. However, the LDC 10-415(c)(3) requires projects that are ten acres or more in size to provide indigenous areas that are a minimum average width of 40 feet and minimum average area of 1500 square feet. The only indigenous area on this site is an eight foot wide area along the western property line adjacent to single family homes. The applicant is seeking a deviation (#6) from this requirement to allow the minimum to be eight feet in width. As part of the enhancements to deviation 5, the applicant is proposing a hedge on the surface water management berm that will provide an understory buffer to the adjacent single family residents. If minimum lot size and coverage are met, this deviation will not be applicable.

ES zoning staff support deviation 6.

BUFFERS

The LDC 10-416(d)(3) provides the buffer requirements for developments. The subject development is adjacent to single family uses on the west; right of way at the east and north; and future right of way at the south. The LDC does not require buffers between single family uses or single family and right of way uses. However, LDC 10-415(b)(5) requires a developments five acres or greater that abut an arterial or collector road and have existing native trees within 50 foot of the right of way must be designed to provide a 50 foot right of way buffer for tree preservation. The drainage and utility easement located within or adjacent to the 50 foot right of way buffer area must be established in the location with the least amount of trees as determined by onsite inspection by Lee County. The applicant is seeking relief from this code to allow tree replanting.

The applicant states in the justification that the trees located in the 50 foot area are Slash pines and this species is particularly delicate to work around. The LDC requires a full drip line of tree protection for Slash Pines to be preserved on developments and this will be extremely difficult to achieve due to the infrastructure that needs to support this site. In addition, there are overhead power lines that are located adjacent to this area and the existing Slash pines have been severely pruned away from the lines over the years. The applicant in an effort to enhance the development has offered to replant trees in this area. ES zoning staff support this deviation and provide the following condition to further the enhancement:

Prior to the issuance of a development order for vertical construction, a 15 foot wide right of way buffer must be provided along the north property line with the following enhancements:

- ***a. five trees and eighteen shrubs per 100 linear feet must be provided within the 15 foot wide right of way buffer along the north property line;***
- ***b. the trees must be installed 14 feet away from the overhead power lines; and***
- ***c. the proposed landscape material must be native.***

The Lee Plan Objectives and Policies that support the deviations and conditions are as follows:

OBJECTIVE 117.2: FLORIDA FRIENDLY LANDSCAPE. The county will promote Florida friendly landscaping techniques. (Amended by Ordinance No. 94-30, 00-22, 16-01)

POLICY 117.2.1: The county will encourage Florida friendly landscaping techniques for development and redevelopment in the Land Development Code. (Amended by Ordinance No. 94-30, 00-22, 16-01)

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Sections 8 and 17, Township 45 South, Range 25 East
Lee County, Florida

A tract or parcel of land lying in Sections 8 and 17, Township 45 South, Range 25 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southwest Corner of said Section 8 run N01°12'02"W along the West line of the Southwest Quarter (SW 1/4) of said Section 8 for 745.78 feet to an intersection with Southerly right of way line of Penzance Boulevard (60 feet wide); thence run S87°12'17"E along said Southerly right of way line for 329.03 feet to an intersection with the East line of the West Half (W 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 8; thence run S01°16'56"E along said East line for 722.81 feet to an intersection with the North line of said Section 17; thence run N88°47'29"E along said North line for 299.26 feet to an intersection with the West line of the East 30 feet of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 17, also being the West right of way line of Blasingim Road; thence run S00°56'24"E along said West line for 1,293.71 feet to an intersection with the North line of the South 30 feet of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 17; thence run S88°50'32"W along said North line for 621.99 feet to an intersection with the West line of the Northwest Quarter (NW 1/4) of said Section 17; thence run N01°13'44"W along said West line for 1,293.14 feet to the POINT OF BEGINNING.
Containing 24.11 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the West line of the Northwest Quarter (NW 1/4) of Section 17 to bear N01°13'44"W.

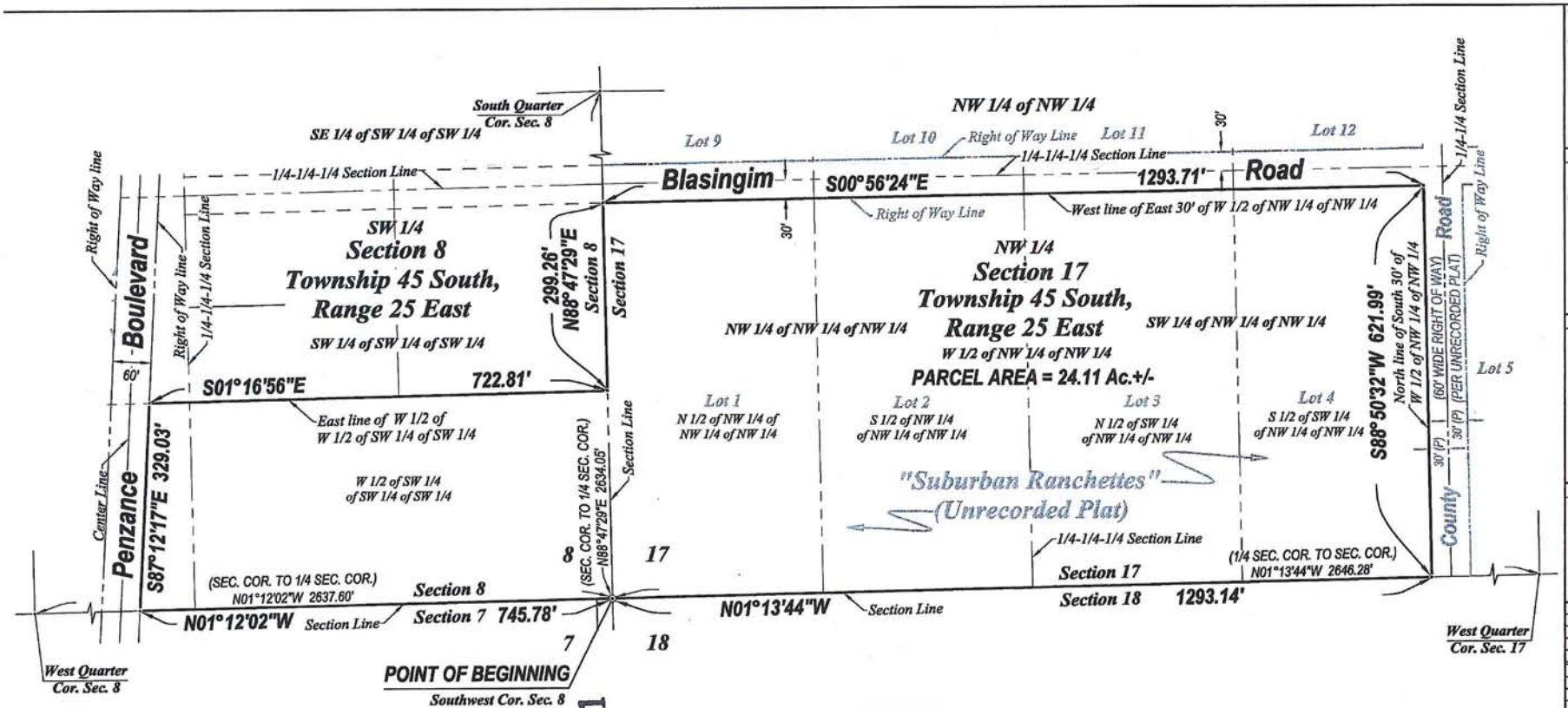
Applicant's Legal Checked
by BS 6/2/16
Pgs 1 & 2

6/1/16
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\23370\Survey\Descriptions\Sketch\23370SK01.doc

DCI 2016-00011

RECEIVED
JUN 01 2016
COMMUNITY DEVELOPMENT



NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. D.B. - DENOTES DEED BOOK.
3. D.E. - DENOTES DRAINAGE EASEMENT.
4. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
5. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
6. (P) - DENOTES PLAT.
7. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) AND ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17TO BEAR N01°13'X'44"W.
13. DESCRIPTION IS ATTACHED.

(NSRS2007)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 100 200
SCALE IN FEET

DCI 2016-00011

RECEIVED
JUN 01 2016
COMMUNITY DEVELOPMENT

THIS IS NOT A SURVEY

Pg 2

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED: 6/1/16

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR:

CAMERATTA COMPANIES

7750 TOWN CENTRE DRIVE
BROADVIEW HEIGHTS, OH
PHONE (440) 838-1900
FAX (440) 838-0588

PROJECT DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 8 & 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	2337000001.DWG
LAYOUT	2
LOCATION	J:\2337000\SURVEY\DWG\SKETCH
PLOT DATE	WED, 6-1-2016 - 1:13 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	05-01-2016
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	

PLAN REVISIONS

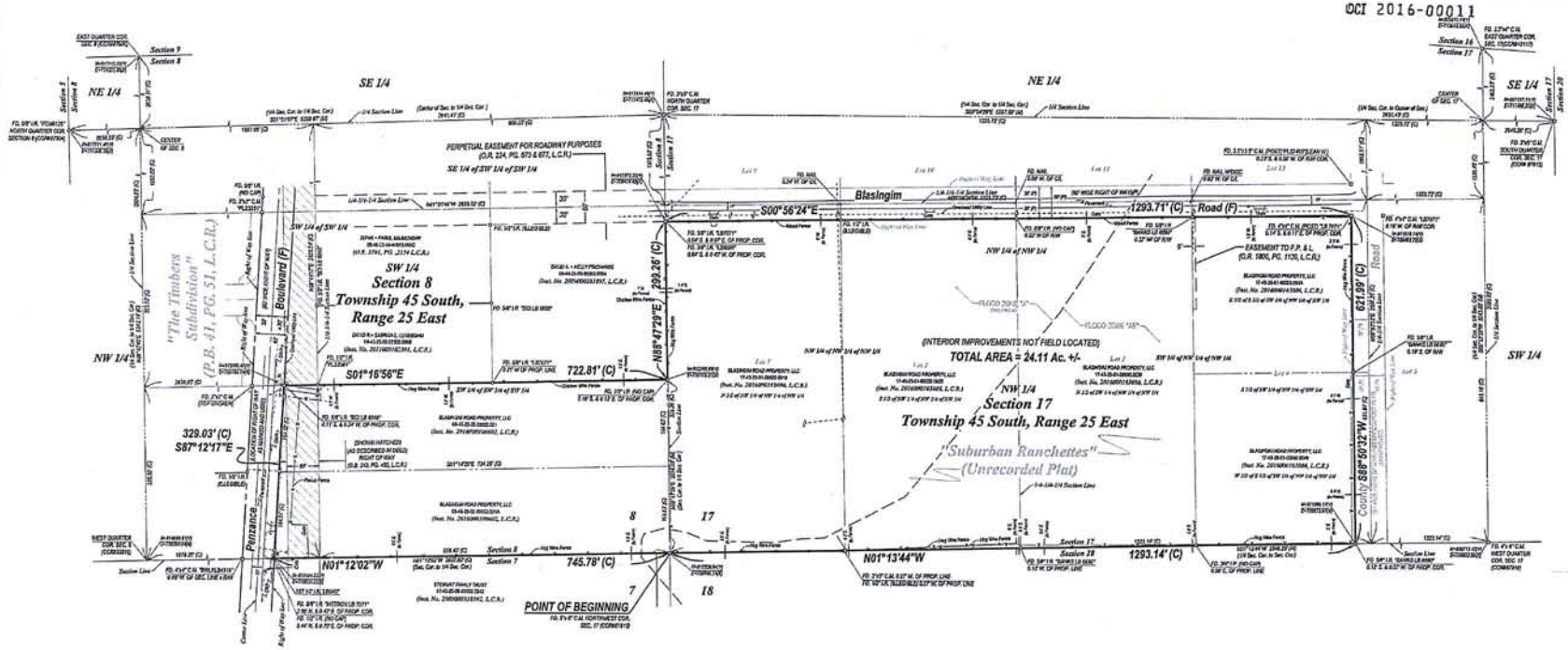
STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
05-01-2016 17-45-25	2 OF 2

RECEIVED
MAY 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011



DESCRIPTION (PER TITLE CERTIFICATION)

Parcel in
Sections 8 and 17, Township 45 South, Range 25 East
Lee County, Florida

A tract or parcel of land lying in Sections 8 and 17, Township 45 South, Range 25 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southwest Corner of said Section 8 run N01°12'02"W along the West line of the Southwest Quarter (SW 1/4) of said Section 8 for 745.78 feet to an intersection with Southerly right of way line of Penzance Boulevard (60 feet wide); thence run S87°12'17"E along said Southerly right of way line for 329.03 feet to an intersection with the East line of the West Half (W 1/2) of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 8; thence run S01°16'56"E along said East line for 722.81 feet to an intersection with the North line of said Section 17; thence run N86°47'29"E along said North line for 299.26 feet to an intersection with the West line of the East 30 feet of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 17, also being the West right of way line of Blasingim Road; thence run S00°56'24"E along said West line for 1,293.71 feet to an intersection with the North line of the South 30 feet of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 17; thence run S88°50'32"W along said North line for 621.99 feet to an intersection with the West line of the Northwest Quarter (NW 1/4) of said Section 17; thence run N01°13'44"W along said West line for 1,293.14 feet to the POINT OF BEGINNING.
Containing 24.11 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the West line of the Northwest Quarter (NW 1/4) of Section 17 to bear N01°13'44"W.

NOTES:

1. DATE OF LAST FIELD WORK: MAY 23, 2016.
2. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
3. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
4. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
5. BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA WEST ZONE (NAD 1983 (NSRS 2007)) AND ARE BASED THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17 TO BEAR N01°13'44"W.
6. IMPROVEMENTS OTHER THAN THOSE SHOWN IF ANY WERE NOT LOCATED.
7. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
8. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
9. ACCORDING TO F.I.R.M. No. 12071C0509F, EFFECTIVE DATE: AUGUST 28, 2008, THE PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER AREAS) AND FLOOD ZONE AE. THE BASE FLOOD ELEVATION (IN FLOOD ZONE AE) = EL. 15.3, BASED ON PROFILE AND CROSS SECTIONS SHOWN IN THE FLOOD INSURANCE STUDY, 12071CV000A, EFFECTIVE DATE: AUGUST 28, 2008.
10. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A TITLE CERTIFICATION, PREPARED BY: PAVESE LAW FIRM, DATED: AUGUST 16, 2016.
11. THE SURVEYED PARCEL CONTAINS 24.11 ACRES, MORE OR LESS.
12. ELEVATIONS SHOWN ARE IN FEET ABOVE NORTH AMERICAN VERTICAL DATUM 1988 AND ARE BASED ON A LEVEL LOOP BY THIS FIRM FROM NATIONAL GEODETIC SURVEY BENCH MARK "D 418" (PID=AD8317)(ELEVATION = 16.183.

(NSRS2007)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 50 100 200
SCALE IN FEET

LEGEND:

B.M.	BENCHMARK	(F)	FIELD	L.M.E.	LAKE MAINTENANCE EASEMENT	REF.	REFERENCE	●	SET "MAG" NAIL WITH DISC STAMPED LB6940
(C)	CALCULATED	FD.	FOUND			R/W	RIGHT OF WAY	○	SET 1/2" IRON ROD WITH CAP STAMPED LB6940
CCR	CERTIFIED CORNER RECORD	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	(M)	MEASURED	TYP.	TYPICAL	■	SET 4"x4" CONC. MONUMENT STAMPED LB6940
				O.R.	OFFICIAL RECORD BOOK	SEC.	SECTION	+	FOUND NAIL AS NOTED
CL	CENTER LINE	F.P. & L.	FLORIDA POWER & LIGHT CO.	(P)	PLAT	W/	WITH	○	FOUND CONC. MONUMENT AS NOTED
CONC.	CONCRETE			P.B.	PLAT BOOK	WIT.	WITNESS	○	FOUND IRON PIPE OR IRON ROD AS NOTED
CB=	CHORD BEARING=	FRAC.	FRACTION	P.C.	POINT OF CURVATURE			⊟	DRAINAGE INLET
CD=	CHORD DISTANCE=	I.E.	IRRIGATION EASEMENT	PG.	PAGE			⊕	DRAINAGE MANHOLE
CH=	CHORD BEARING & DISTANCE=	I.P.	IRON PIPE	P.K.	PARKER-KALON			⊞	METERED END SECTION
		I.R.	IRON ROD	P.R.M.	PERMANENT REFERENCE MONUMENT			▪	YARD DRAIN
C.M.	CONCRETE MONUMENT	L=	LENGTH=					☼	LIGHT POLE
COR	CORNER	LB	LICENSED BUSINESS	PROP.	PROPERTY			☼	FLOOD LIGHT
Δ=	DELTA OR CENTRAL ANGLE=	L.B.E.	LANDSCAPE BUFFER EASEMENT	P.T.	POINT OF TANGENCY			⊕	CONCRETE POWER POLE
				P.V.C.	PLASTIC PIPE			⊕	WOOD POWER POLE
(D)	DEED	L.C.R.	LEE COUNTY RECORDS	R=	RADIUS=			◦	GUY ANCHOR
D.B.	DEED BOOK	L.C.U.E.	LEE COUNTY UTILITY EASEMENT	R.C.P.	REINFORCED CONCRETE PIPE			⊕	TELEPHONE BOX
EL.	ELEVATION							⊕	ELECTRIC BOX
								⊕	CABLE TV BOX
								⊕	WATER VALVE
								⊕	WATER BOX
								⊕	FIRE HYDRANT
								⊕	BACK FLOW ASSEMBLY
								⊕	AIR RELEASE VALVE
								⊕	IRRIGATION VALVE
								⊕	IRRIGATION SERVICE
								⊕	WELL
								⊕	SANITARY MANHOLE
								⊕	SANITARY SERVICE
								⊕	SIGN
								⊕	MAIL BOX
								⊕	BLOW OFF
								⊕	FIBER OPTIC CABLE MARKER
								⊕	GAS LINE MARKER
								⊕	GAS VALVE

THIS SURVEY IS FOR THE BENEFIT OF:

THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 5J-17.050 THRU 052 F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES

5/23/16
DATE SIGNED:

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5943

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7965 - SURVEYING LB-6940

PREPARED FOR

BLASINGIM PROPERTY LLC.
7750 TOWN CENTRE DRIVE
SUITE 100
BROADVIEW HEIGHTS, OHIO 44147
PHONE (440) 838-1900 EXT. 103
FAX (440) 838-0588
WWW.CAMERATTAPROPERTIES.COM

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTIONS 8 & 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

STATE OF FLORIDA
SCOTT A. WHEELER
5943
PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	23370001.DWG
LAYOUT	ZONING
LOCATION	J:\23370\DWG\SURVEY\NOL
PLOT DATE	MON. 8-22-2016 - 3:34 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	05-23-2016
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	357/69-70,235/12,369/1-2,380/18

PLAN REVISIONS

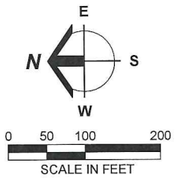
07-08-2016	CORRECT PO TO 499 IN R/W DEED
07-11-2016	REV. PER TITLE CERT.
08-22-2016	REV. PER TITLE CERT

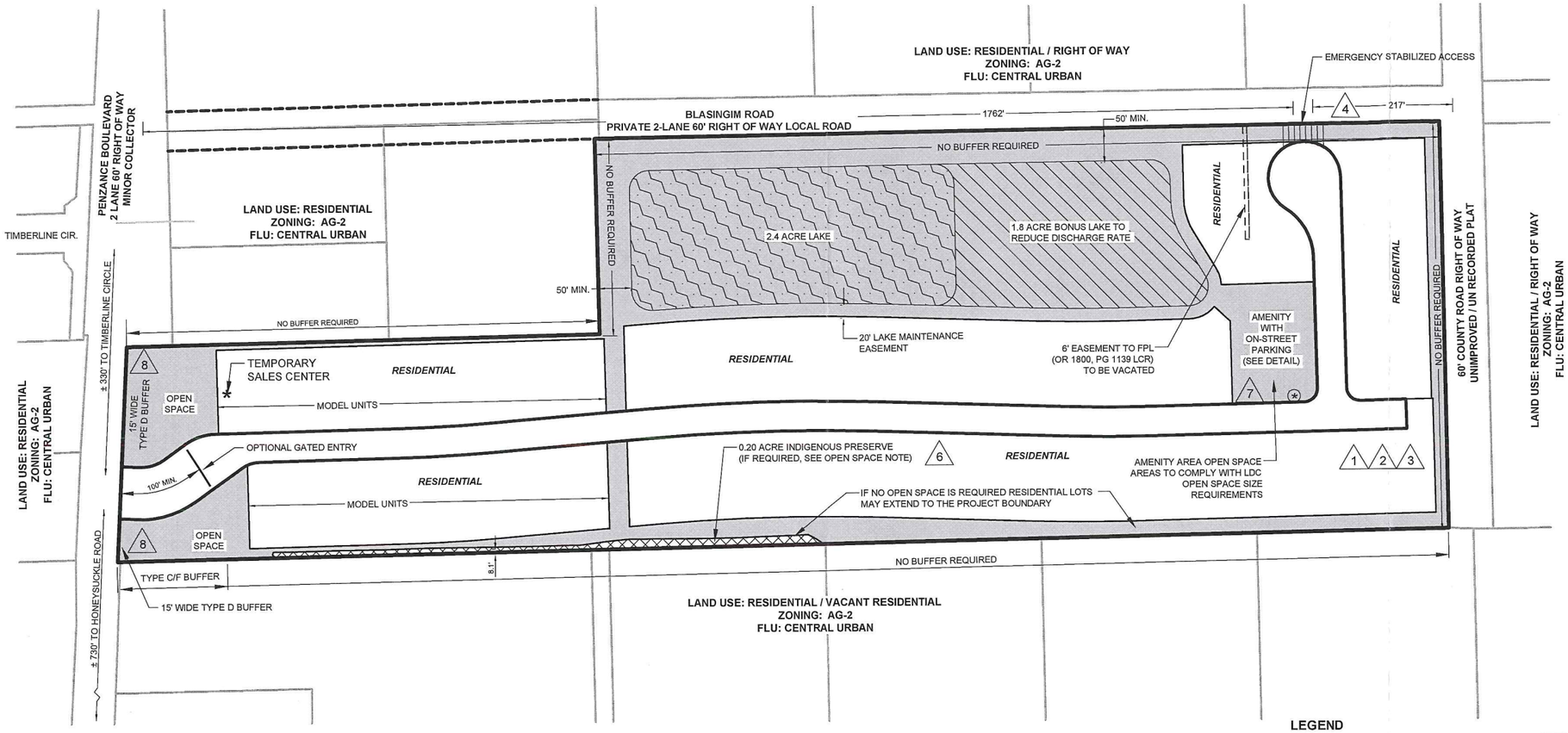
STRAP NUMBERS

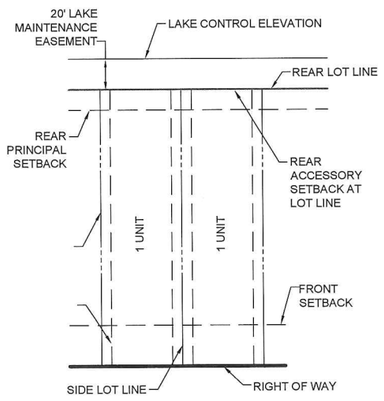
BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
23370 9-45-25	1 OF 1

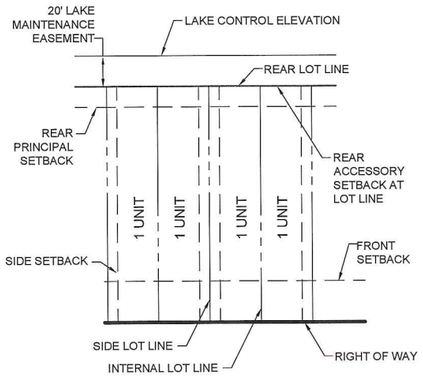
DCI 2016-00011







SINGLE FAMILY
TYPICAL LOT DETAIL



SINGLE FAMILY ATTACHED
TYPICAL LOT DETAIL

LEGEND

LAKE	COMMON OPEN SPACE AREAS
BONUS LAKE TO REDUCE DISCHARGE	DEVIATION REQUEST (#)
INDIGENOUS PRESERVE	LOADING AREA (*)

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE

24.11 @ 40% = 9.60 AC

PROVIDED OPEN SPACE

PRESERVE	0.20 AC
LAKE & BONUS LAKE (9.6 @ 44%) (5)	4.22 AC
LAKE SLOPE	0.99 AC
AMENITY	0.47 AC
REAR YARD DRAINAGE & PERIMETER BERM	3.72 AC
TOTAL	9.60 AC

REQUIRED INDIGENOUS PRESERVE

9.60 @ 50% = 4.80 AC

PROVIDED INDIGENOUS PRESERVE

PROVIDED = 0.20 AC

NOTE:
NO OPEN SPACE OR INDIGENOUS PRESERVE IS REQUIRED IF THE FOLLOWING CONDITIONS ARE MET:

1. MINIMUM SINGLE FAMILY DETACHED LOT SIZE = 6500 SF
2. MINIMUM TWO-FAMILY ATTACHED LOT SIZE = 3750 SF
3. MAXIMUM LOT COVERAGE RESIDENTIAL LOT COVERAGE = 40%

IF ABOVE CRITERIA IS MET DEVIATION 5 AND ASSOCIATED CONDITIONS OF DEVIATION 5 ARE NOT APPLICABLE.

EXHIBIT A

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

BLASINGIM PROPERTY LLC.

7750 TOWN CENTRE DRIVE
SUITE 100
BROADVIEW HEIGHTS, OHIO 44147

PHONE (440) 838-1900 EXT. 103
FAX (440) 838-0588

WWW.CAMERATTAPROPERTIES.COM

PROJECT DESCRIPTION

BLASINGIM ROAD RPD

LEE COUNTY, FLORIDA

RECEIVED
SEP 27 2016
COMMUNITY DEVELOPMENT

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2016, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23370-Z02.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	TUE, 9-27-2016 - 10:46 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23370-Z00.DWG

PLAN REVISIONS

7-11-16	PER LEE COUNTY
8-22-16	SECOND SUFFICIENCY
9-27-16	REVISE OPEN SPACE TABLE

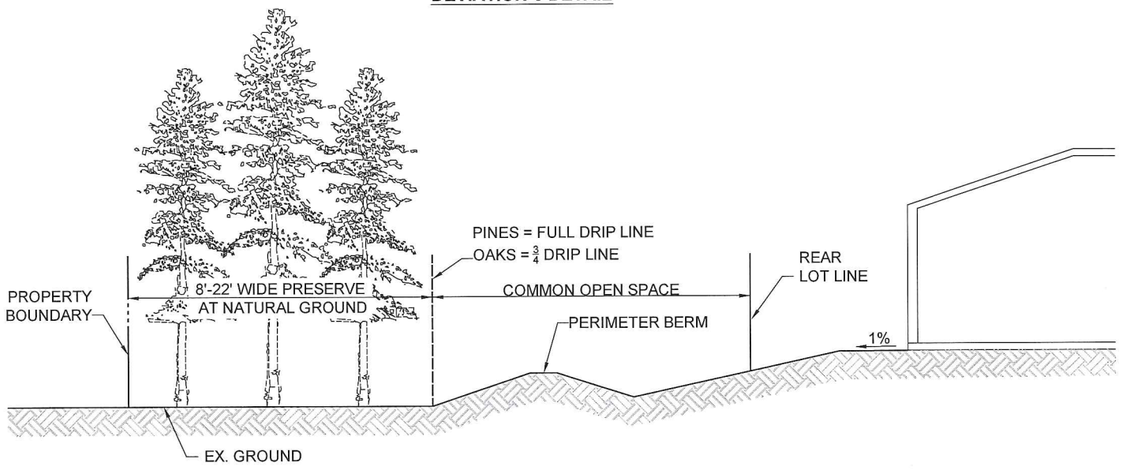
PLAN STATUS

MASTER CONCEPT PLAN

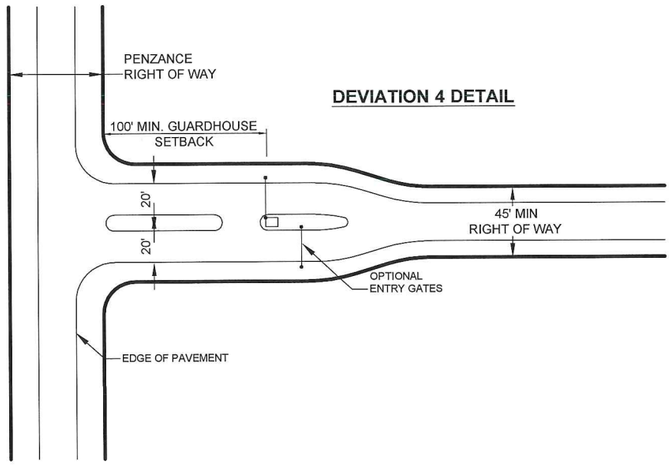
PROJECT / FILE NO.	SHEET NUMBER
23370	1 OF 2

DCI 2016-00011

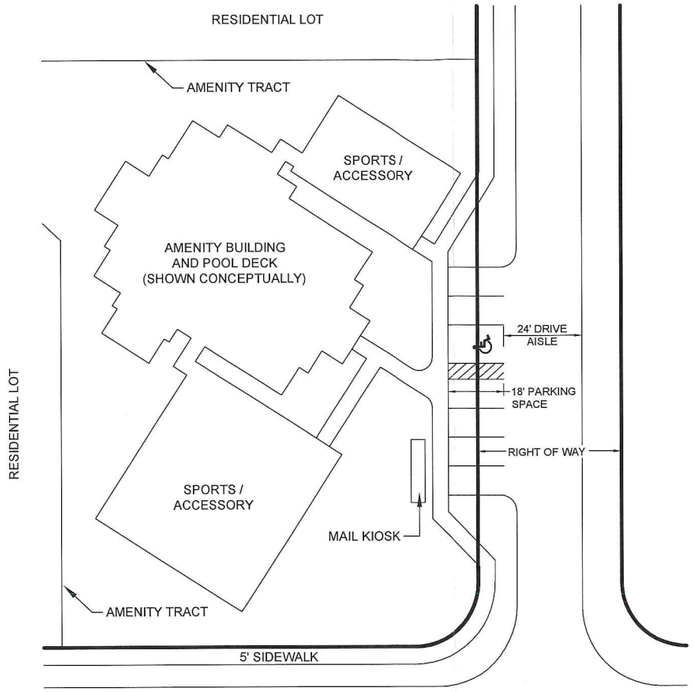
DEVIATION 6 DETAIL



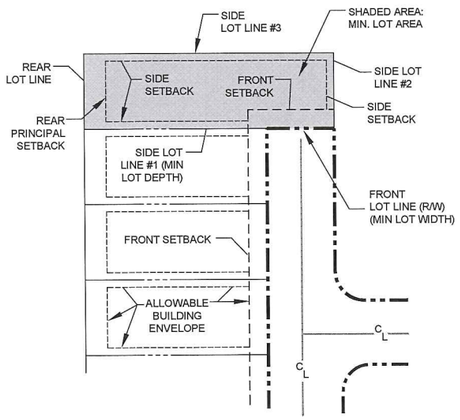
DEVIATION 4 DETAIL



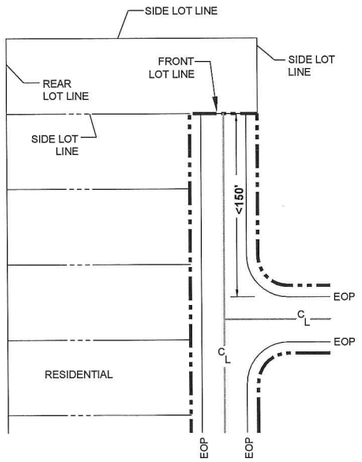
DEVIATION 7 DETAIL



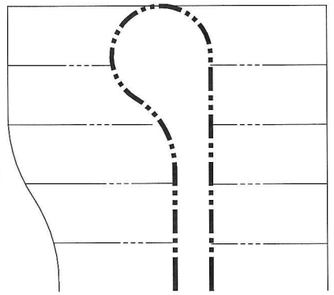
DEVIATION 3 LOT SIZE DETAIL



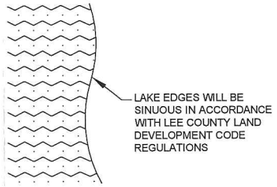
DEVIATION 1 RIGHT ANGLE SIDE LOT LINE
DEVIATION 2 DEAD-END DETAIL



CUL-DE-SAC DESIGN DETAIL



SINUOUS LAKE SHORELINE DETAIL



RECEIVED
SEP 27 2016
COMMUNITY DEVELOPMENT

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

BLASINGIM PROPERTY LLC.

7750 TOWN CENTRE DRIVE
SUITE 100
BROADVIEW HEIGHTS, OHIO 44147

PHONE (440) 838-1900 EXT. 103
FAX (440) 838-0588

WWW.CAMERATTAPROPERTIES.COM

PROJECT DESCRIPTION

BLASINGIM ROAD RPD

LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2016, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23370-Z03.DWG
LOCATION	J:\23370\DWG\ZONING\
PLOT DATE	TUE. 9-27-2016 - 10:45 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23370-Z00.DWG

PLAN REVISIONS

7-11-16	PER LEE COUNTY
8-22-16	SECOND SUFFICIENCY
9-27-16	REVISE OPEN SPACE TABLE

PLAN STATUS

DETAILS AND DEVIATIONS

PROJECT / FILE NO.	SHEET NUMBER
23370	2 OF 2

Blasingim Road RPD
Residential Planned Development
Schedule of Uses

Entrance Gates and Gatehouses
Essential Services
Essential Services Facilities, Group 1
Excavation, Water Retention
Fences, Walls
Home Occupation
Models:
- Model Display Center
- Model Display Group
- Model Homes

Parking Lot:
- Accessory

Real Estate Sales Office
Residential:
- Single Family, Two-family attached

Residential Accessory Uses and Structures
Signs per LDC
Temporary Construction Trailer

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

DCI 2016-00011

Recreational Facilities, Private (Located at Amenity Site, Max. Floor Area 7,000 sf)
- Accessory Uses and Structures Club (private)
- Community Gardens Clubhouse/Amenity Areas
- Administrative Offices
- Consumption on Premises
- Health Clubs or Spas, as part of the private club: volleyball, tennis, pickleball, bocce courts, swimming pool, piers, playground, fire pit.

EXHIBIT B

Blasingim RPD
Residential Planned Development
Property Development Regulations

RECEIVED
AUG 23 2016
COMMUNITY DEVELOPMENT

	SINGLE FAMILY	TWO-FAMILY ATTACHED	AMENITY
Minimum lot Width:	40'	30'	80'
Minimum lot Depth:	125'	125'	125'
Minimum lot Area:	5000 sf	3750 sf	10,000 sf
Max. Building Area	N/A	N/A	7,000 sf
Max. Building Height:	35'	35'	35'
Maximum lot Coverage	60%	60%	40%
Minimum Setbacks:			
Front (right of way)	20'	20'	20'
Side Yard	5'	5'/0' (**)	6'
Rear Yard (principal)	10'	10'	10'
Rear Yard (accessory)	5'	5'	0'
Preserve (principal)	20'	20'	N/A
Preserve (accessory)	15'	15'	N/A

NOTE: * **Setback shall be reduced to 15-feet for side entry garages.**

** **0-foot setback to apply to internal lot line.**

EXHIBIT C

DCI 2016-00011