

Jenkins-Owen, Sharon

From: Rohland, Stacey
Sent: Tuesday, June 13, 2017 4:20 PM
To: Jenkins-Owen, Sharon
Cc: Loveland, David; Rozdolski, Mikki
Subject: FW: Support for CPA 2015--00010

Support

FYI

Stacey Rohland

Executive Assistant to Commissioner John Manning
Lee County Board of County Commissioners, District 1
239-533-2224

From: Matt Hanson [<mailto:matt@SaltySams.com>]
Sent: Tuesday, June 13, 2017 4:18 PM
To: Dist1, John Manning; Dist2, Cecil Pendergrass; Dist3, Larry Kiker; Dist4, Brian Hamman; Dist5, Frank Mann; 'Sjenkins-Owens@leegov.com'
Cc: 'nicholaspaulus@msn.com'
Subject: Support for CPA 2015--00010

Dear Lee County Commissioner,

I'd like you to join me in **support** of the requested Lee County Comprehensive Plan Amendment number CPA2015-00010 to amend the Lee Plan Future Land Use Map to increase the density from 3 units per acre to a maximum of 22 units per acre for ~32 acres of undeveloped land between Palomino & Apaloosa Lane North of Daniel's Parkway for the following reasons:

- All the necessary infrastructure (water, sewer, roads, etc.) is already in place for development, so virtually no additional costs to taxpayer
- Allowing additional development in infill development locations helps prevent urban sprawl, & reduces development footprint.
- **Walking distance** to a lot of well established retail & commercial businesses that can provide these new residents essentially all the services they need.
- Would highly benefit the local businesses in the Daniel's corridor, potentially providing **over 1200** new primarily full time residents and customers for local small businesses to help **support local jobs**.

As a local business owner in the Daniel's corridor I **am highly supportive of** this request to increase the density in the area to allow for additional residential development, which makes both economic & environmental sense as well as highly benefitting the businesses in the Daniel's Parkway corridor.

Thank you for your consideration,

Matt Hanson

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Miller, Janet

From: Justin Griffin [justin.griffin@twineagle.com]
Sent: Saturday, June 17, 2017 3:06 PM
To: Jenkins-Owen, Sharon; Rozdolski, Mikki; Getch, Andrew
Cc: Ted Treesh
Subject: Traffic Discussion for Palomino & Apaloosa Hearing
Attachments: Memo.rozdolski 5-1-2017.pdf

All, I'm sure everyone is already familiar with all the traffic points, but I thought I would just pass it along just in case any of the below is helpful.

I did notice yesterday, that the School Board Parcel actually has access to Kings Crossing, Skyport avenue, & marketplace Rd, which leads directly to Danport Blvd (Renaissance entrance). Both Skyport Avenue & Danport Blvd have direct access to Daniel's Pkwy. Undeveloped parcels to West of Palomino could potentially use Apaloosa lane to access Daniel's. I'm sure residents will express concerns regarding Palomino congestion, but it does appear that there are atleast a number of other access points, which should atleast **help** reduce some of the potential congestion on Palomino.

- Several Planned Improvements for Palomino should really help improve traffic flow on Palomino
 - Three Oaks Extension (Planned in 2019/2020 budget cycle)
 - Will add an **additional Southbound lane** along Palomino that will run from Daniel's PKWY out to these undeveloped parcels (~500 Ft North of Palomino & Jobe Rd intersection)
 - Includes adding double left turn lanes at intersection of Daniel's & Palomino
 - These items should really improve traffic flow especially in the morning as residents go to work.
 - Palomino Planned Improvements
 - Will add turn lanes at key locations (including the Catholic church) along Palomino to improve traffic flow
 - Undeveloped parcels have multiple access points to Daniel's Pkwy without having to get on Palomino
 - Over half of undeveloped acreage is West of Palomino and could potentially access Apaloosa Lane, which has minimal traffic
 - Other half of undeveloped acreage is the School Board Parcel East of Palomino, which has access to Kings Crossing as well as Skyport Avenue & the entrance to Renaissance, which both have direct access to Daniel's.
 - All of these additional access points, should help reduce traffic impacts to Palomino.
- Traffic on Daniel's Pkwy
 - Many of these residents will be 1-75 commuters, so they only be on Daniel's PKWY for ½ mile stretch before getting on 1-75. If your concerned about traffic impacts to Daniel's Pkwy, you want any additional development along Daniel's Pkwy to be as close to 1-75 interchange as possible, so it **minimizes** overall impact to Daniel's. Much better to have additional development right here than 3 or 4 miles from the interstate where residents will impact a much larger stretch of Daniel's.
 - Traffic study I conducted showed proposal will have either a relatively minimal impact on Daniel's or could actually reduce traffic depending upon the ultimate uses.
 - Under current land use category you can already develop a mix of retail & office building & in fact 2 of the 3 undeveloped parcels are **already zoned** for retail & office. School board parcel already has approved zoning for 95,000 SF of retail & 80,000 SF of office uses.
 - Based on the traffic analysis Ted conducted assuming a mix of retail and office uses, would actually result in a **3% higher traffic impact** to Daniel's than compared to proposed higher density land use change to 22 units per acre, showing that potentially

this density increase could actually end up significantly **lowering traffic** impact to Daniel's than compared to the current office and retail uses that are already allowed.

- I also ran another traffic scenario, where I assumed the undeveloped parcels were developed at only 3 units per acre and compared that to the proposed 22 units per acre, the traffic increase would only be a 2% increase, so a relatively minimal increase, and keep in mind, this is on a relatively short 1/2 mile stretch of Daniel's
- There are improvements on Daniels at Fiddlesticks/Three Oaks. They are putting in WB to SB dual left turn lanes (removing the eastbound left-in next to the gas station) and they are extending the EB right turn lane on Daniels to almost to the new Racetrac site.
- Does not create any additional transportation deficiencies and would not cause any roadway link to fall below the acceptable level of standards
- In my 5 YR traffic study with all 700 units built out, the V/C ratio was **only ~56%** (1.04/1.85) of the County Designated Max V/C ratio set for Daniel's Pkwy as a constrained road. This clearly shows that based on the Counties designated standard for this road, that traffic associated with this proposal is not an issue.

Hope everyone is having a good weekend,

Justin

Miller, Janet

From: Loveland, David
Sent: Monday, June 19, 2017 12:39 PM
To: Jenkins-Owen, Sharon; Rozdolski, Mikki
Subject: FW: Misconception on Traffic on Upcoming Apaloosa & Palomino Land Use Hearing CPA 2015-00010
Attachments: Memo.rozdolski 5-1-2017.pdf

David M. Loveland, AICP
Director
Lee County Dept. of Community Development
1500 Monroe Street
Fort Myers, FL 33901
Office Phone: (239)533-8509
Cell Phone: (239)839-1988
DLoveland@leegov.com

From: Rohland, Stacey
Sent: Monday, June 19, 2017 12:36 PM
To: Loveland, David
Subject: FW: Misconception on Traffic on Upcoming Apaloosa & Palomino Land Use Hearing CPA 2015-00010

FYI

Stacey Rohland

Executive Assistant to Commissioner John Manning
Lee County Board of County Commissioners, District 1
239-533-2224

From: Justin Griffin [<mailto:justin.griffin@twineagle.com>]
Sent: Sunday, June 18, 2017 11:00 AM
To: Dist1, John Manning; Dist2, Cecil Pendergrass; Dist3, Larry Kiker; Dist4, Brian Hamman; Dist5, Frank Mann
Cc: Jenkins-Owen, Sharon; Rozdolski, Mikki; Getch, Andrew; Ted Treesh
Subject: Misconception on Traffic on Upcoming Apaloosa & Palomino Land Use Hearing CPA 2015-00010

Dear Commissioners,

Several residents have raised concerns regarding potential traffic impacts to Daniel's Pkwy associated with land use change to allow for more intense residential development. However, based on the current existing land use category (Outlying Suburban) 2 of the 3 undeveloped parcels are already **zoned** for mix of retail & office uses, which are high traffic impact uses.

- School Board parcel currently zoned Commercial Planned Development and already **approved for** 95,000 SF of retail & 80,000 SF of office space

- 5 Acre undeveloped parcel on Apaloosa Lane, zoned CS2 allowing both retail & office uses.

This latest Traffic Study conducted by Mr. Treesh actually showed that mix of office and retail on undeveloped parcels would actually **generate 50% more** traffic on Daniel's Pkwy than the proposed land use change to allow 22 multi-family units per acre. Mix of retail & office uses, would essentially result in overall traffic on Daniel's being **3% higher** (1.09 versus 1.06) from a V/C ratio than the proposed density increase to 22 multi-family units per acre.

What a number of people don't seem to fully understand is based on the current land use and current zoning, you can actually do retail & commercial developments on undeveloped parcels that are far more intense from a traffic standpoint impact to Daniel's Pkwy than the density increase we are proposing to allow up to a maximum of 22 residential units.

This brief traffic study conducted by Mr. Treesh in early May (attached for your reference) was not included in the Staff Report, so I felt I would just point this out to Commissioner separately.

Further explanation:

The original traffic study included in Staff report, simply examined the traffic impact of going from 3 residential units per acre to 22 units per acre, which does result in a 2% increase in V/C ratio (1.06 versus 1.04) on Daniel's Pkwy. However, since 2 of the 3 undeveloped parcels are **already zoned** for mix of retail & office uses, we just wanted to point out that mix of retail & office uses would result in a much higher V/C traffic impact to Daniel's Pkwy than our proposal (**1.09 versus 1.06 under proposal**).

Thanks for taking time to review,

Justin Griffin

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Miller, Janet

From: Jenkins-Owen, Sharon
Sent: Friday, June 16, 2017 8:22 AM
To: Miller, Janet
Subject: FW: Support for CPA 2015--00010 Apaloosa & Palomino Lane density increase

For the file CPA2015-10

Sharon Jenkins-Owen, AICP
Principal Planner
Lee County Planning Section
1500 Monroe Street
Fort Myers, Florida 33901
SJenkins-Owen@leegov.com

239.533.8535

From: Rozdolski, Mikki
Sent: Friday, June 16, 2017 8:00 AM
To: Jenkins-Owen, Sharon
Subject: Fwd: Support for CPA 2015--00010 Apaloosa & Palomino Lane density increase

If you haven't already received.

Mikki

Sent from my iPhone

Begin forwarded message:

From: "Rohland, Stacey" <SRohland@leegov.com>
Date: June 16, 2017 at 7:56:20 AM EDT
To: "Rozdolski, Mikki" <MRozdolski@leegov.com>
Subject: FW: Support for CPA 2015--00010 Apaloosa & Palomino Lane density increase

FYI-Happy Friday.

Stacey Rohland

Executive Assistant to Commissioner John Manning
Lee County Board of County Commissioners, District 1
239-533-2224

From: Kristy Apel [<mailto:kristy@homesohio.us>]
Sent: Thursday, June 15, 2017 9:05 PM
Subject: Support for CPA 2015--00010 Apaloosa & Palomino Lane density increase

Dear Lee County Commissioner,

My name is Kristy Apel. I am the owner of One Parker Center KLA, LLC. I believe CPA 2015-00010 Apaloosa & Palomino Lane density increase would be very beneficial to my tenants in this building. It would increase foot traffic for Starbucks and my other tenants.

I **support** the requested Lee County Comprehensive Plan Amendment number CPA2015-00010 to amend the Lee Plan Future Land Use Map to increase the density from 3 units per acre to a maximum of 22 units per acre for ~32 acres of undeveloped land between Palomino & Apaloosa Lane North of Daniel's Parkway for the following reasons:

- ? All the necessary infrastructure (water, sewer, roads, etc.) is already in place for development, so virtually no additional costs to taxpayer. Palomino Lane improvements already slated to be done in 4th quarter 2017 will improve traffic congestion significantly!
- ? Allowing additional development in infill development locations helps prevent urban sprawl, & reduces development footprint.
- ? **Walking distance** to a lot of well established retail & commercial businesses that can provide these new residents essentially all the services they need. By creating walkable mix-use neighborhoods in infill areas like Apaloosa people will be more inclined to walk to amenities and live healthier lifestyles thus everyone benefits!
- ? Would highly benefit the local businesses in the Daniel's corridor, potentially providing new primarily full time residents and customers for local small businesses to help **support local jobs by creating year round business.**

As a local resident and shopping center owner in Fort Myers, I **am highly supportive of** this request to increase the density in the area to allow for additional USES for development, which makes both economic & environmental sense as well as highly benefiting the businesses in the Daniel's Parkway corridor.

Thanks for your consideration,

Sincerely,

Kristy Apel
18961 Knoll Landing Dr
Fort Myers, Florida 33908
kristy@homesohio.us
330-606-3828

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Knott · Ebelini · Hart

Attorneys At Law

George H. Knott*+
Mark A. Ebelini
Thomas B. Hart□
Aaron A. Haak◇+
Asher E. Knipe

1625 Hendry Street • Third Floor (33901)
P.O. Box 2449
Fort Myers, Florida 33902-2449

Telephone (239) 334-2722
Facsimile (239) 334-1446

www.knott-law.com

mroeder@knott-law.com

George W. Gift, III
Kristie A. Scott

James T. Humphrey
Of Counsel

Michael E. Roeder, AICP
Director of Land Use

* Board Certified Civil Trial Lawyer
□ Board Certified Real Estate Lawyer
+ Board Certified Business Litigation Lawyer
◇ Board Certified Construction Lawyer

June 26, 2017

Commissioner Cecil Pendergrass
Lee County Board of County Commissioners
P.O. Box 398
Fort Myers, FL 33902

Re: CPA 2015-0010 (Apaloosa Lane)

RECEIVED
JUN 27 2017

COMMUNITY DEVELOPMENT

Dear Commissioner Pendergrass:

I wanted to thank you and the other Commissioners for seeing this Plan Amendment through to a successful transmittal hearing, despite some vocal though misinformed opposition from neighboring residents. Although I would still have preferred to see the original 140 acre property be the subject of the amendment – it would have been more responsive to the facts on the ground and included the St. John XXIII property – it should have been clear to the neighbors that the Commission had reduced the request to address their concerns over traffic and compatibility. No good deed goes unpunished.

Nevertheless, the revised request had the collateral advantage of picking up the School Board property and making it possible for them to develop housing for teachers there in the future. Speaking personally as a member of the Steering Committee for the SW Florida Foundation Attainable Housing initiative, I can only hope that they follow through on that good idea. We have a serious problem with affordable/attainable/workforce housing (choose your preferred term), and enticing large employers to take a more active role in addressing this challenge needs to be part of the solution. There is much land sitting idle that could be made available to provide needed workforce housing. Also, to the extent that even market-rate multi-family housing is developed on our client's property, that will increase the supply and help to moderate costs.

Thanks again to you and the staff for helping to lay the foundation for a real mixed-use, walkable, infill community. I am always available to help you explore more effective ways to solve our housing challenges.

Very truly yours,



Michael E. Roeder, AICP

cc: Board of County Commissioners
Steve Teuber
Dave Loveland, Mikki Rozdolski, and Sharon Jenkins-Owen