



**43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com
Certificate of Authorization # 29086**

August 7, 2015

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

Reference: Comprehensive Plan Amendment for Appaloosa Lane and Palomino Lane

Dear Commissioner Pendergrass,

I understand you met with Mike Roeder, Nick Paulus, Dave Loveland and Mikki Rozdolski on Thursday, August 6, 2015 to discuss options to amend the Future Land Use designation of properties located along Appaloosa Lane and Palomino Lane, just north of Daniels Parkway. I was unable to attend the meeting, but would like to submit this letter of support.

I am the authorized agent for St. John XXIII Catholic Church located at 13090 Palomino Lane. On behalf of the Church and the Diocese of Venice we applied for and received BOCC approval for a Zoning Amendment to permit a low-income housing facility for the elderly, Blessed Pope John XXIII Villas. The church campus is 39.4 acres and has a Future Land Use designation of Outlying Suburban, which permits a maximum of 3 dwelling units per acre. After subtracting the acreage required specifically for church use (sanctuary, classrooms, administrative offices, parking, stormwater drainage, and future family life center), the remaining acreage available for residential development only permitted a maximum of 68 multi-family dwelling units.

So, as of today, the 39.4 acre campus has reached its maximum capacity for development. The Church sponsored the senior living facility after seeing the need in our community. If you remember from the dedication ceremony, there was a waiting list for the facility. For the Church to sponsor another senior facility on their campus a change in the Future Land Use would be required. Holly Atkins, Business Administrator for the Church, spoke in favor of increased density at the LPA meeting, which would allow the Church the opportunity to incorporate another facility into their campus. A privately initiated Future Land Use amendment is timely and costly, so it made sense to address density when the EAR Amendments were initiated by Lee County.

In addition to Lee County, the Diocese of Venice, and the Church itself, the senior living facility received financial assistance from HUD. HUD has very strict requirements involving

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infrastructure, proximity to urban services and health care, public transportation, community support, etc. The Church funded the extension of potable water and sanitary sewer lines up Appaloosa Lane. Prior to that, the Church utilized septic because sanitary sewer lines were unavailable. In addition Appaloosa Lane was brought to current county standards by paving and widening the road, adding sidewalks, and adequate drainage.

The properties in question are located in areas that have become more urban and no longer fit into the Outlying Suburban Future Land Use category. They have access to potable water, sanitary sewer, mass transit, pedestrian access, health care facilities, and numerous commercial and retail businesses within walking distance.

It seems incongruous that Outlying Suburban permits the very intense commercial development along Daniels Parkway including hotels, gas stations, fast food restaurants, etc. while limiting adjacent residential development to 3 dwelling units per acre. When the EAR Amendments were proposed, the increase in density was only to 4 dwelling units per acre. We were advised that we could make our own arguments before the Local Planning Agency (LPA) to request a higher density. We did so back in June 2014, requesting a change to Urban Neighborhood, which permits up to 10 dwelling units per acre (15 with incentives). The LPA voted unanimously in support of Urban Neighborhood and we were optimistic the BOCC would vote in favor. We were disappointed to find out the EAR Amendments have been delayed indefinitely.

I believe Mike Roeder attached copies of relevant information submitted to Planning staff and the LPA prior to meeting with you. Please feel free to contact me if you have any questions. Thank you for your time and consideration.

Sincerely,

TDM CONSULTING, INC.



Veronica Martin
Senior Planner

cc: Dave Loveland
Mikki Rozdolski
Mike Roeder
Holly Atkins
Nick Paulus