

21 May 2018

CPA2017-00009

TREELINE 115

Comprehensive Plan Amendment

CPA2017-00009

LOCAL PLANNING
AGENCY

PROJECT TEAM

BJ Holdings of Fort Myers, LLC – Brian Freeman & Ron Zul

Sarah Spector, Esq. – ROETZEL

Alexis Crespo, AICP – Waldrop Engineering, P.A.

Ted Treesh, PTP – TR Transportation Consultants, Inc.

Brown Collins – Synecological Analysts, Inc.

CPA2017-00009

AERIAL LOCATION MAP



Treeline 115
AERIAL MAP
LEE COUNTY, FLORIDA

**BJ HOLDINGS OF
FORT MYERS, LLC**

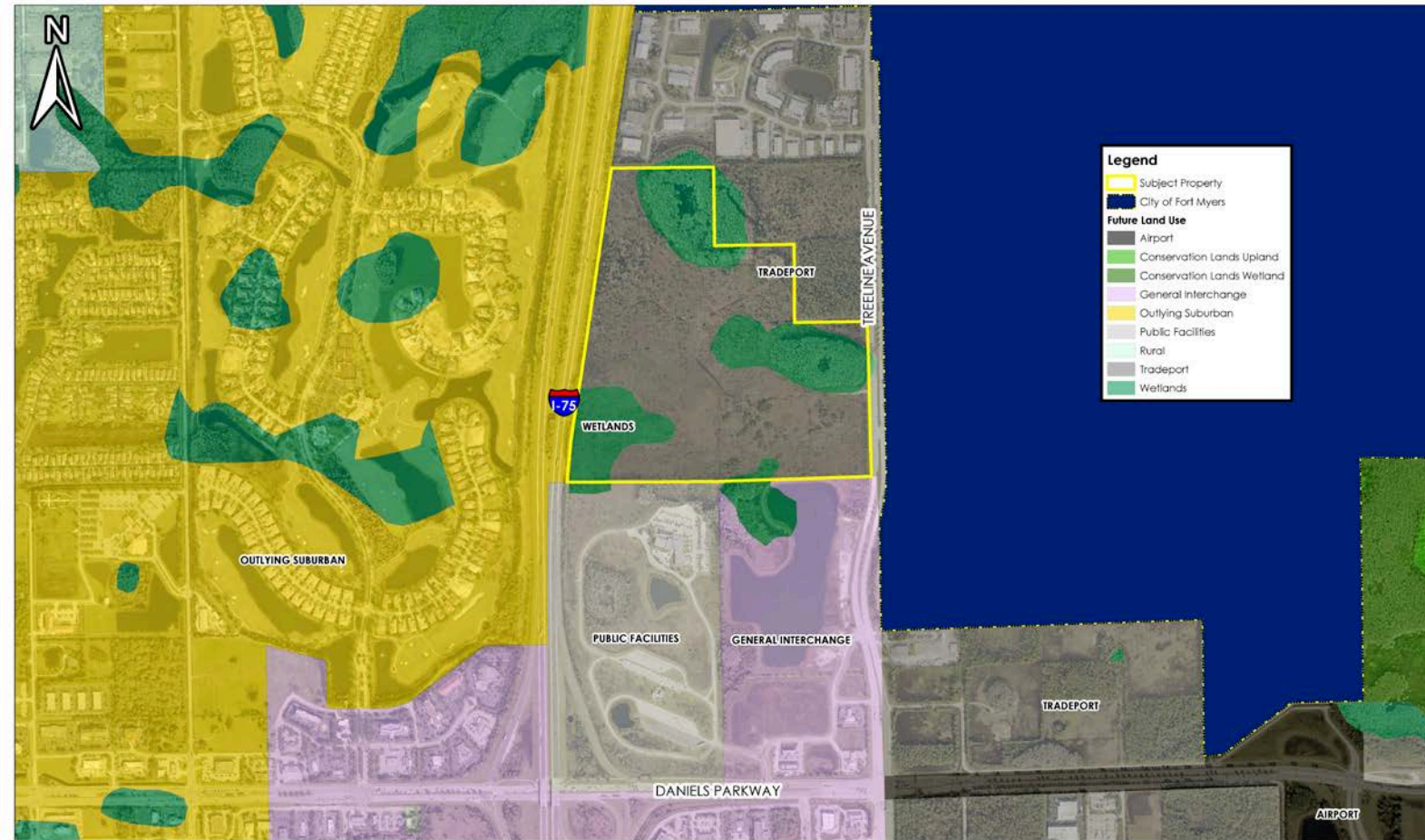


REQUEST

Amend the Future Land Use Map for the 115+/- acre property from Tradeport and Wetlands to Urban Community and Wetlands

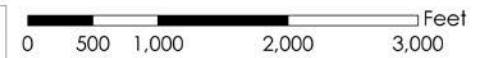
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FUTURE LAND USE MAP (current)

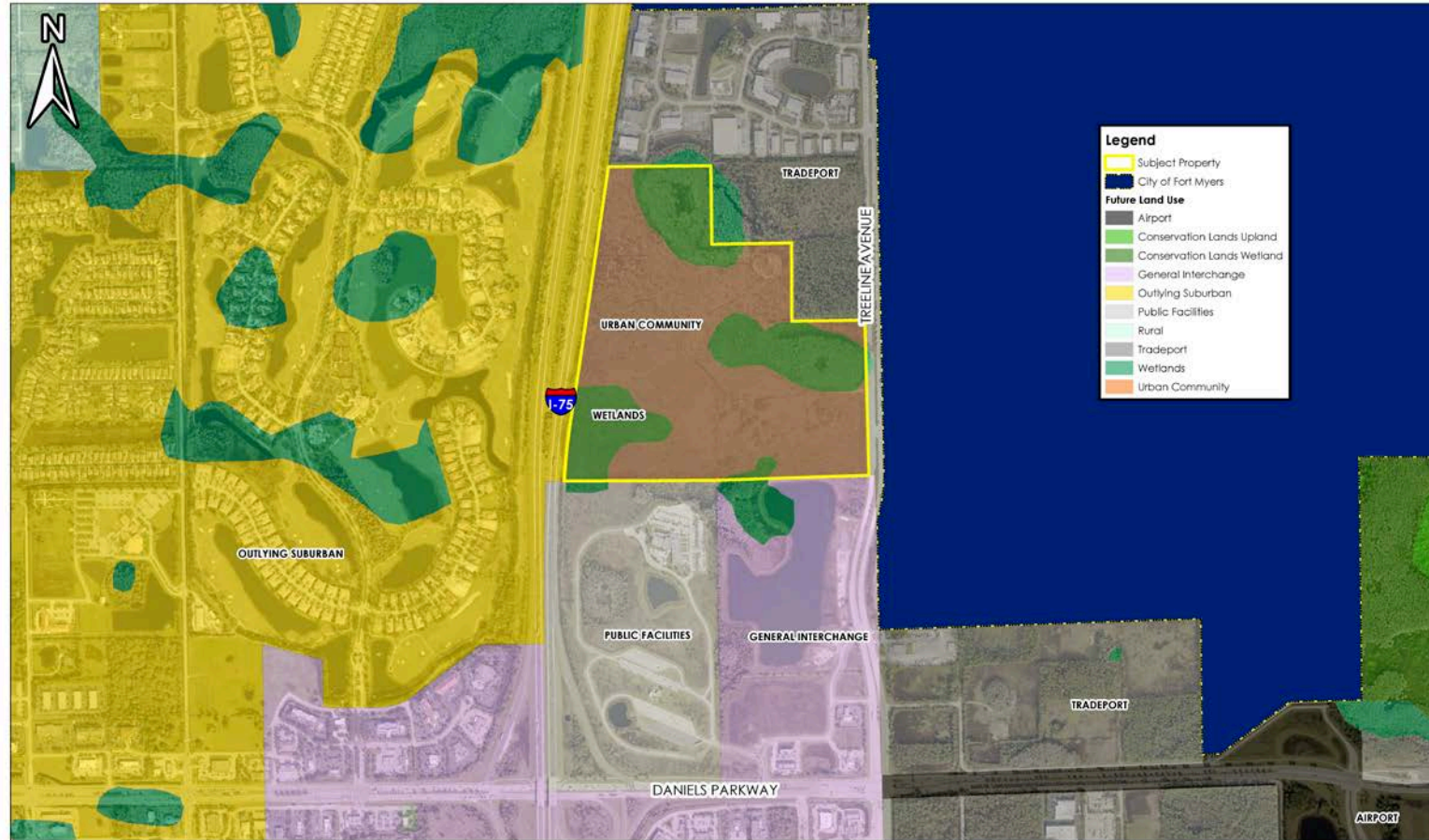


Treeline 115
CURRENT FUTURE LAND USE MAP
LEE COUNTY, FLORIDA

BJ HOLDINGS OF
FORT MYERS, LLC



FUTURE LAND USE MAP (proposed)



Treeline 115
PROPOSED FUTURE LAND USE MAP
LEE COUNTY, FLORIDA

**BJ HOLDINGS OF
FORT MYERS, LLC**



PROPERTY OVERVIEW

- 115 acres
- West of Treeline Avenue & ½ mile north of Daniels Parkway
- Gateway/Airport Planning Community
- Pastureland under agricultural usage
- Tradeport Future Land Use Category
- Light Industrial (IL) and Agricultural (AG-2) Zoning

Surrounding Land Uses



Treeline 115
AERIAL MAP
LEE COUNTY, FLORIDA

BJ HOLDINGS OF
FORT MYERS, LLC



CPA2017-00009

Treeline Avenue Corridor



Treeline 115
AERIAL MAP
LEE COUNTY, FLORIDA

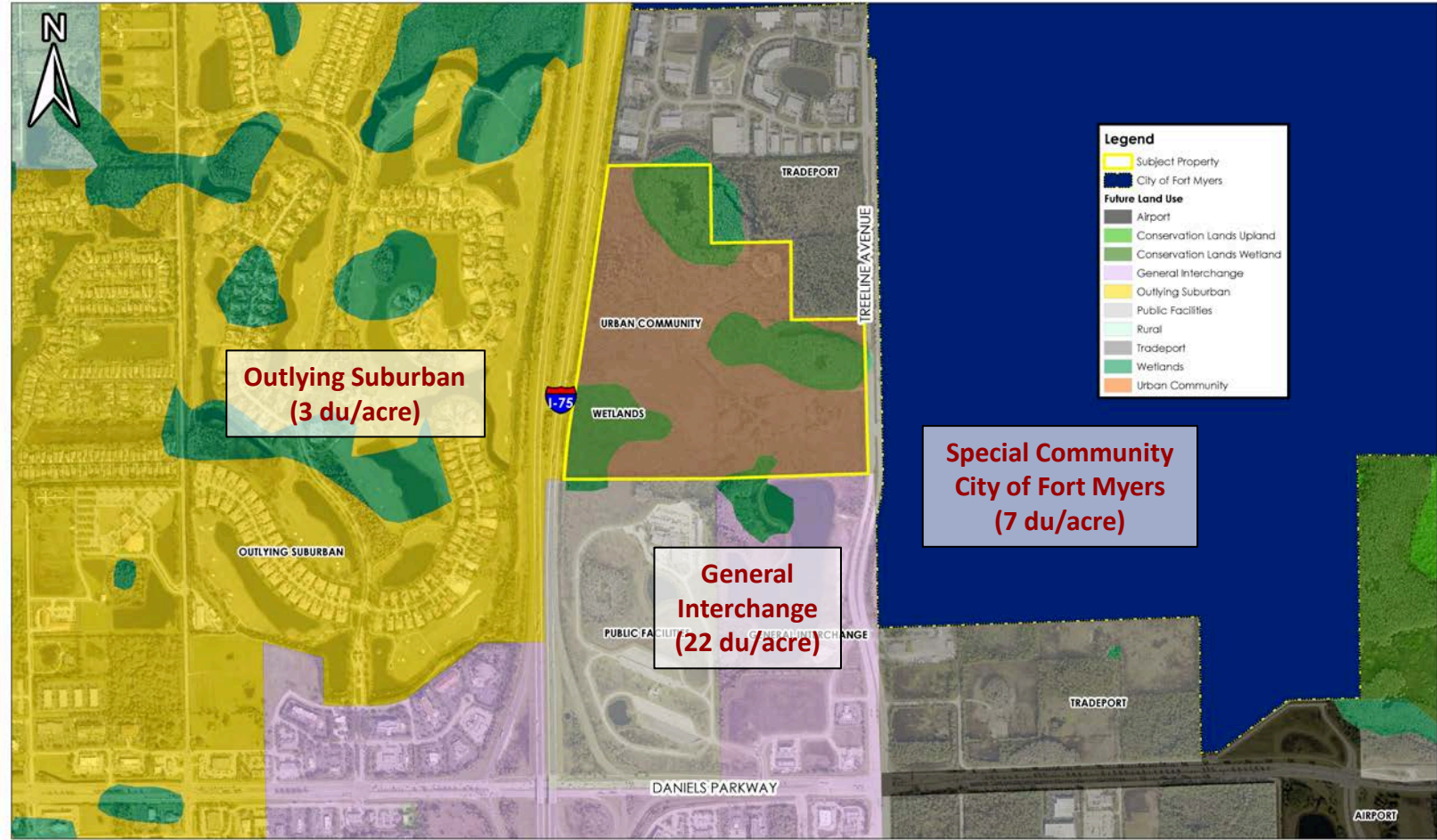
BJ HOLDINGS OF
FORT MYERS, LLC

0 1,900 3,800 7,600 11,400 Feet

REQUEST SUMMARY

- Allow for mixed use development of infill site in accordance with market demand
- Recognizes residential character along Treeline Avenue north of Daniels
- Direct new development to an area with adequate infrastructure, goods & services
- Sufficient Tradeport lands available in better locations to support long-term need for employment based land uses

FUTURE LAND USE MAP (proposed)



Treeline 115
PROPOSED FUTURE LAND USE MAP
LEE COUNTY, FLORIDA

BJ HOLDINGS OF
FORT MYERS, LLC



PUBLIC INFRASTRUCTURE

- Within Lee County Utilities Future Service Area
- Water and sewer services available to serve the project
- Fire, EMS, & Schools in immediate area
- All roadway links except Daniels Parkway will continue to operate at acceptable LOS with the development
- Amendment results in a decrease of 1,148 PM peak hour trips vs. allowable non-residential uses

TRADEPORT

- Property is approximately 5 miles from RSW
- Not spatially proximate to provide airport-support uses
- City of Fort Myers annexations since Tradeport adoption has resulted in residential development pattern along this portion of Treeline
- Sufficient industrially-designated lands in the County to meet long-term needs for industrial and employment center development

LEE PLAN COMPLIANCE

- Policy 1.1.4: Urban Community
- Policy 1.5.1: Wetlands
- Objective 2.2: Direct new growth in urban areas
- Policy 5.1.5: Protect Residential Character
- Policy 7.1.4: Sufficient Industrial Lands
- Policy 115.1.2: Surface Water Quality
- Objective 2.1, 2.2 & Policy 39.2.1: Transportation

STAFF REPORT & CONCLUSIONS

- Staff recommendation of APPROVAL
- Will allow for logical expansion of mixed-use development in urbanized area with adequate services and infrastructure
- Increased compatibility with Treeline Avenue development pattern
- Sufficient remaining industrial and Tradeport lands to meet long-term needs of County
- Proposed amendment is consistent with the existing Lee Plan Goals, Objectives & Policies
- Consistent with provisions set forth in 163.3177, Florida Statutes