MORRIS-DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
2914 Cleveland Avenue
Fort Myers, FL 33901
(239) 337-3993 Office • (239) 337-3994 Fax
#LC26000330

LETTER OF TRANSMITTAL

TO: Anthony R. Rodriguez, AICP
Planner, Principal
Lee County Community Development Department
Zoning Section
PO BOX 398
Fort Myers, FL 33902-0398

DATE: 10/11/2018	**MDA PROJECT NO.: 17103**
ATTENTION:	
RE: Portico PD Amendment – Supplemental Submittal DCI 2018-00018	

We are sending you: ☒ Attached ☐ Under separate cover ☐ The following items: _____

Copies	Date	No.	Description
3	10/11/2018		Revised Zoning Application
3	10/11/2018		Revised Zoning Project Narrative
3	10/11/2018		Revised Zoning Lee Plan Consistency
3	10/11/2018		Revised Master Concept Plan (11X17 & 24X36)

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These are transmitted as checked below:

☐ For approval
☐ For your use
☐ As requested
☐ For review and comment
☐ For bids due _____

☐ Approved as submitted
☐ Approved as noted
☐ Returned for corrections
☐ Prints returned after loan to MDA

☒ Resubmit copies for approval
☐ Submit copies for distribution
☐ Return corrected prints
☐ _____

REMARKS: Should you have any questions or concerns please contact me.
Thank you.

COPY TO: _____ **SIGNED:** _____

DCI 2018-00018

APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Portico

Request: Rezone from: RPD To: RPD

Type: ☐ Major PD ☐ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☒ Major PD Amendment ☐ Minor PD Amendment

Bonus Density included? ☐ NO ☐ YES[1] for: _____ Bonus Units

[1] *If **YES**, submit additional fee required by LDC 2-147(A)(3)*

Summary of Project:

Planned Development Amendment to permit a maximum 1,600 dwelling units, amend the Master Concept Plan and request additional deviations.

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PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: WCI Communities, LLC
Address: 10481 Six Mile Cypress Parkway
City, State, Zip: Fort Myers, FL 33966
Phone Number: 239-872-3427
E-mail Address: Barry.ernst@lennar.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

☒ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**

☐ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202(b)(1)b. & c.]**

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

1. Company Name: Morris-Depew Associates, Inc.
Contact Person: Tina M. Ekblad MPA, AICP, LEED AP
Address: 2914 Cleveland Ave
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239-337-3993 Email tekblad@m-da.com

2. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. **[34-202(b)(1)c.]**
Please see the attached Additional Agents Form.

PART 2
PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]

Name: Portico Master Property Owners Association, Inc. – David Caldwell
Address: 24301 Walden Center Drive
City, State, Zip: Bonita Springs, FL 34134
Phone Number: _____ Email: _____

Name: WCI Communities, LLC – Darin McMurray
Address: 700 NW 107 Ave
City, State, Zip: Miami, FL 33172
Phone Number: _____ Email: _____

Name: Portico Community Development District – Rhonda Brewer
Address: 3434 Colwell Ave STE 200
City, State, Zip: Tampa FL, 33614
Phone Number: _____ Email: _____

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B. Disclosure of Interest [34-201; 34-204]:
☒ Attach Disclosure of Interest Form. **[34-201; 34-204]**

C. Multiple parcels:
☒ Property owners list. **[34-202(a)(5)]**
☒ Property owners map. **[34-202(a)(5)]**

D. Certification of Title and Encumbrances [34-202(a)(3)]
1. Title certification document, no greater than 90 days old. **[34-202(a)(3)]**
2. Date property was acquired by present owner(s): 7/15/2016

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PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed.]
Please see the attached list of STRAP#'s.

B. Street Address of Property: 14000 Portico Blvd, Fort Myers, FL

C. Legal Description (must submit) [34-202(a)(1)]:
☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.
OR
☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
AND
Boundary Survey [34-202(a)(2); 34-373(a)(4)a.]:
☒ A Boundary survey, tied to the state plane coordinate system.
OR
☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):
1. ☒ List of surrounding property owners. **[34-202(a)(6)]**
2. ☒ Map of surrounding property owners. **[34-202(a)(7)]**
3. ☒ One set of mailing labels. **[34-202(a)(6)]**

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: RPD

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☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. **[34-202(a)(8)]** **Z-04-080**

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F. Use(s) of Property [34-202(a)(8)]:

1. Current uses of property are: RPD
2. Intended uses of property are: RPD

G. Future Land Use Classification (Lee Plan) [34-202(a)(8)]:

Sub-Outlying Suburban	40	Acres	6.78	& of Total
Outlying Suburban	536.82	Acres	91	% of Total
Suburban	7.19	Acres	1.22	% of Total
Wetland	5.14	Acres	.87	% of Total

H. Property Dimensions [34-202(a)(8)]:

1. Width (average if irregular parcel): ±4920.79' Feet
2. Depth (average if irregular parcel): ±9780.26' Feet
3. Total area: ±589.15 Acres
4. Frontage on road or street: ±1263.86' Feet on Buckingham Road
   2nd Frontage on road or street: _____ Feet on _____ Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session. **[34-202(a)(10)]**

- ☐ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). **[33-1612(a)&(b); Lee Plan Policy 13.1.7]**
- ☐ North (Upper) Captiva Community Plan area. **[33-1711]**
- ☐ Boca Grande Planning Community. **[Lee Plan Policy 22.1.5]**
- ☒ Caloosahatchee Shores Community Plan area. **[33-1482(a)&(b); Lee Plan Policy 21.6.3]**
- ☐ Page Park Community Plan area. **[33-1203(a) & (b); Lee Plan Policy 27.11.2]**
- ☐ Palm Beach Boulevard Community Plan area. **[Lee Plan Policy 23.5.2]**
- ☐ Buckingham Planning Community. **[Lee Plan Policy 17.7.2]**
- ☐ Pine Island Planning Community. **[33-1004(a) & (b); Lee Plan Policy 14.7.1]**
- ☐ Lehigh Acres Planning Community. **[33-1401(a)&(b); Lee Plan Policy 32.12.2]**
- ☐ North Fort Myers Planning Community. **[33-1532(a)&(b)]**
- ☐ North Olga Community Plan area. **[33-1663(a)&(b)]**

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. **[34-202(a)]**

PART 4
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**		**589.15**	**Acres**
1.	Submerged land subject to tidal influence		0 Acres	
2.	**a.** Preserved freshwater wetlands	_____ Acres		
	b. Impacted wetlands	_____ Acres		
	c. Preserved saltwater wetlands	_____ Acres		
	d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		0 Acres	
3.	R-O-W providing access to non-residential uses		0 Acres	
4.	Non-residential use areas (1) (2)		0 Acres	
B.	**Total area not eligible as gross residential acreage** (Items A.1. + A.3. + A.4.).		_____	**Acres**
C.	**Gross residential acres. (A minus B)** (3)		**560.47**	**Acres**
D.	**Gross residential acres (by Land Use Category)**			
1.	**a.** Intensive Development – upland		0 Acres	
	b. Intensive Development – preserved freshwater wetlands		0 Acres	

	c.	Intensive Development – impacted wetlands	0	Acres
2.	a.	Central Urban – upland	0	Acres
	b.	Central Urban – preserved freshwater wetlands	0	Acres
	c.	Central Urban – impacted wetlands	0	Acres
3.	a.	Urban Community or Suburban – upland	0	Acres
	b.	Urban Community or Suburban – preserved freshwater wetlands	0	Acres
	c.	Urban Community or Suburban – impacted wetlands	0	Acres
4.	a.	Suburban – upland	7.19	Acres
	b.	Suburban – preserved freshwater wetlands		Acres
	c.	Suburban – impacted wetlands		Acres
5.	a.	Outlying Suburban – upland	513.28	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	23.53	Acres
	c.	Outlying Suburban – impacted wetlands		Acres
6.	a.	Sub-Outlying Suburban – upland	40	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	0	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	0	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	0	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	0	Acres
8.	a.	Open Lands – upland	0	Acres
	b.	Open Lands – wetlands	0	Acres
9.	a.	Resource – upland	0	Acres
	b.	Resource – wetlands	0	Acres
10.	a.	Wetlands	5.14	Acres
11.	a.	New Community – upland	0	Acres
	b.	New Community – wetlands	0	Acres
12.	a.	University Community – upland	0	Acres
	b.	University Community – wetlands	0	Acres
13.	a.	Coastal Rural – upland	0	Acres
	b.	Coastal Rural – wetlands	0	Acres
		TOTAL (should equal "C" above)	**589.15**	**Acres**

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Notes:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.

(2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.

(3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

i. Complete only if living units are proposed in a Future Land Use Category.
ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Outlying Suburban

1. Standard Units		Lee Plan Table 1(a) Max. standard density		Units
a.	Total upland acres (from Part 4, D.)	513.28	x 3 equals	1539.84
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	23.54	x 3 equals	70.62
c.	Total impacted wetlands acres (from Part 4, D.)		x ____ equals	
d.	**Total Allowed Standard Units** (1)			**1610.46**

A. Future Land Use Category: Suburban

		Lee Plan Table 1(a) Max. standard density		Units
1.	**Standard Units**			
a.	Total upland acres (from Part 4, D.)	7.19	x 6 equals	43.14
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	5.14	x 3 equals	15.42
c.	Total impacted wetlands acres (from Part 4, D.)		x ____ equals	
d.	**Total Allowed Standard Units** (1)			**58.56**

A. Future Land Use Category: Sub-Outlying Suburban

		Lee Plan Table 1(a) Max. standard density		Units
1.	**Standard Units**			
a.	Total upland acres (from Part 4, D.)	40	x 2 equals	80
b.	Total preserved freshwater wetlands acres (from Part 4, D.)		x ____ equals	
c.	Total impacted wetlands acres (from Part 4, D.)		x ____ equals	
d.	**Total Allowed Standard Units** (1)			**80**
2.	**Bonus Units [2-143]**			
a.	Site-built Affordable Housing			0
b.	Transferrable Dwelling Units			0
c.	Sub-total			
3.	**Total Permitted Units** (1)			**1749.02**

Note:
(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

		Height	Total Floor Area (Square Feet)
A.	**Commercial**		
1.	Medical		N/A
2.	General Office		N/A
3.	Retail		N/A
4.	Other:		N/A
5.	**TOTAL FLOOR AREA**		N/A

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		Height	Total Floor Area (Square Feet)
B.	**Industrial**		
1.	Under Roof		N/A
2.	Not Under Roof		N/A
3.	**TOTAL FLOOR AREA**		N/A

		Depth	Total Acres
C.	**Mining**		
1.	Area to be excavated		N/A

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		Height	Total Beds/Units
D.	**Assisted Living Facilities**		
1.	Dependent Living Units		N/A
2.	Independent Living Units		N/A
3.	**TOTAL BEDS/UNITS**		N/A

		Height	Total Rental Units
E.	**Hotels/Motels (Room Size)**		
1.	< 425 sq. ft.		N/A
2.	426-725 sq. ft.		N/A
3.	725 < sq. ft.		N/A
4.	**TOTAL UNITS**		N/A

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PART 7
ACTION REQUESTED

A. **Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**

B. **Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**

C. **Master Concept Plan:**

1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**
3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

D. **Bonus Density: [34-202(b)(5)]**

☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

PART 8
ENVIRONMENTAL REQUIREMENTS

A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)d.iv.]**
N/A

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].
N/A

C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
N/A

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A

E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**

F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**

G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**

H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

PART 9
SANITARY SEWER & POTABLE WATER FACILITIES

A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A

B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
1. Method and degree of treatment:
N/A
2. Quality of the effluent:
N/A
3. Expected life of the facility:
N/A
4. Who will operate and maintain the internal collection and treatment facilities:
N/A
5. Receiving bodies or other means of effluent disposal:
N/A

C. **Spray Irrigation:** If spray irrigation will be used, specify:
1. The location and approximate area of the spray fields:
N/A
2. Current water table conditions:
N/A
3. Proposed rate of application:
N/A
4. Back-up system capacity:
N/A

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PART 10
ADDITIONAL REQUIREMENTS

A. **Major Planned Developments:**
1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. **Amendments to Built Planned Developments:** The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. **Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(2)]**

D. **Private Recreational Facility Planned Developments (PRFPDs):**

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**
5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?

☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(b)(8)]**

☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(b)(8)]**

F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(b)(7)]**

G. **Flood Hazard: [34-202(a)(8)]**

☒ Not applicable The property is wholly within Flood Zone X.

☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

H. **Excavations/Blasting: [34-202(b)(6)]**

☒ No blasting will be used in the excavation of lakes or other site elements.

☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. **Hazardous Materials Emergency Plan for Port Facilities: [34-202(b)(4)]**

☒ Not Applicable

☐ Provide a Hazardous materials emergency plan.

J. **Mobile Home Park: [34-203(d)]**

☒ Not Applicable

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☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

K. Airport Zones & Lee County Port Authority (LCPA) Requirements:

☒ Not Applicable
☐ Property is located within _____ Airport Noise Zone: **[34-1004]**
☐ Property is located within Airport Protection Zone. Indicate which Zone below. **[34-1005]**
  ☐ Property is located within Airport Runway Clear Zone: **[34-1006]**
  ☐ Property is located within Airport School Protection Zone: **[34-1007]**
  ☐ Property is located within Airport Residential Protection Zone: **[34-1009]**
  ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1009]**
☐ A Tall Structures Permit is required. **[34-1010]**

PART 5
SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below

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Copies Required		SUBMITTAL ITEMS
3	☒	Completed application for Public Hearing [34-201(b)]
1	☒	Filing Fee - [34-202(a)(9)]
1	☐	Bonus Density Filing Fee - [2-147(A)3)] (if applicable)
3	☒	Notarized **Affidavit of Authorization** Form [34-202(b)(1)c]
3	☒	**Additional Agents** [34-202(b)(1)c.]
3	☒	**Multiple Owners List** (if applicable) [34-201; 34-204]
3	☒	**Disclosure of Interest** Form (multiple owners) [34-201(b)(2)a]
3	☒	**Legal description (must submit)** [34-202(a)(1)]
		☒ Legal description (metes and bounds) and sealed sketch of legal description
		OR
		☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
3	☒	**Boundary Survey** – not required if platted lot (2 originals required) [34-202(a)(2); [34-373(a)(4)a.]
3	☒	**Property Owners list** (if applicable) [34-202(a)(5)]
3	☒	**Property Owners map** (if applicable) [34-202(a)(5)]
3	☒	Confirmation of **Ownership/Title Certification** [34-202(a)(3)]
3	☒	**STRAP Numbers** (if additional sheet is required) [34-202(a)(1)]
1	☒	**List of Surrounding Property Owners** [34-202(a)(6)]
1	☒	**Map of Surrounding Property Owners** [34-202(a)(7)]
1	☒	**Mailing labels** [34-202(a)(6)]
3	☒	List of **Zoning Resolutions** and Approvals [34-202(a)8)]
3	☐	Summary of **Public Informational Session** (if applicable) [34-202(a)(10)]
3	☒	**Waivers** from Application Submission Requirements (if applicable)
3	☐	Preliminary **Density** Calculations (if applicable)
3	☒	**Request Statement**
3	☐	Traffic Impact Statement (**TIS**) (not required for existing development) [34-341(b)(2)d.1.]
3	☐	Master Concept Plan (**MCP**), **Non-PRFPD** [34-373(a)(6)]
3	☒	**Schedule of Uses** [34-373(a)(8)]

3	☒	Schedule of **Deviations and** Written **Justification** [34-373(a)(9)]
3	☒	**Topography** (if available) [34-373(a)(4)d.iv.]
3	☒	**Soils Map** [34-373(a)(4)b.v.]
3	☐	**FLUCCS Map** [34-373(a)(4)c.]
3	☐	Rare & Unique **Upland Habitat Map** [34-373(a)(4)b.iii.]
3	☐	Existing and Historic **Flow-Ways Map** [34-373(a)(4)b.v.]
3	☒	**Surface Water Management Plan** (if applicable) [34-373(b)(1)]
3	☐	**Phasing Program** (if applicable) [34-373(b)(3)]
3	☐	**Protected Species Survey** (if applicable) [34-373(b)(2)]
3	☐	**Proof of Notice** (if applicable) [34-373(c)]
3	☐	**Binding Letter** from DCA (if applicable) [34-373(d)(2)]
3	☐	Master Concept Plan (**MCP**), **PRFPD** (if applicable) [34-941(g)]
3	☐	**Conceptual Surface Water Management Plan** (if applicable) [34-941(d)(3)b.i.1)]
3	☐	**Well Drawdown** Information (if applicable) [34-941(d)(3)d.]
3	☐	Preliminary Indigenous **Restoration Plan** (if applicable) [34-941(e)(5)f.iii.]
3	☐	**Environmental Assessment** (if applicable) [34-941(g)(2)]
3	☐	Demonstration of **Compatibility** (if applicable) [34-941(g)(4)]
3	☒	**Potable Water & Sanitary Sewer**. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(b)(8)]
3	☐	Existing **Agricultural Use Affidavit** (if applicable) [34-202(b)(7)]
3	☐	Information Regarding **Proposed Blasting** (if applicable). [34-202(b)(6)]
3	☐	Hazardous Materials **Emergency Plan** (if applicable) [34-202(b)(4)]
3	☐	Mobile Home Park **Dislocated Owners** Information (if applicable) [34-203(d)]
3	☐	**Tall Structures Permit** (if applicable) [34-1001]

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Portico

Residential Planned Development Amendment

Project Request Narrative

The subject property is an approximately ±589 acre existing subdivision located in eastern Lee County fronting on Buckingham Road. The property is in a unique location in the County due to its size and configuration. The subject property is currently zoned Residential Planned Development. A Development Order approval has been issued for the entire community and portions of the development have been platted. Additionally, an Environmental Resources Permit (ERP) has been approved, ERP 36-05388-P, and Conservation Easements have been recorded consistent with the ERP.

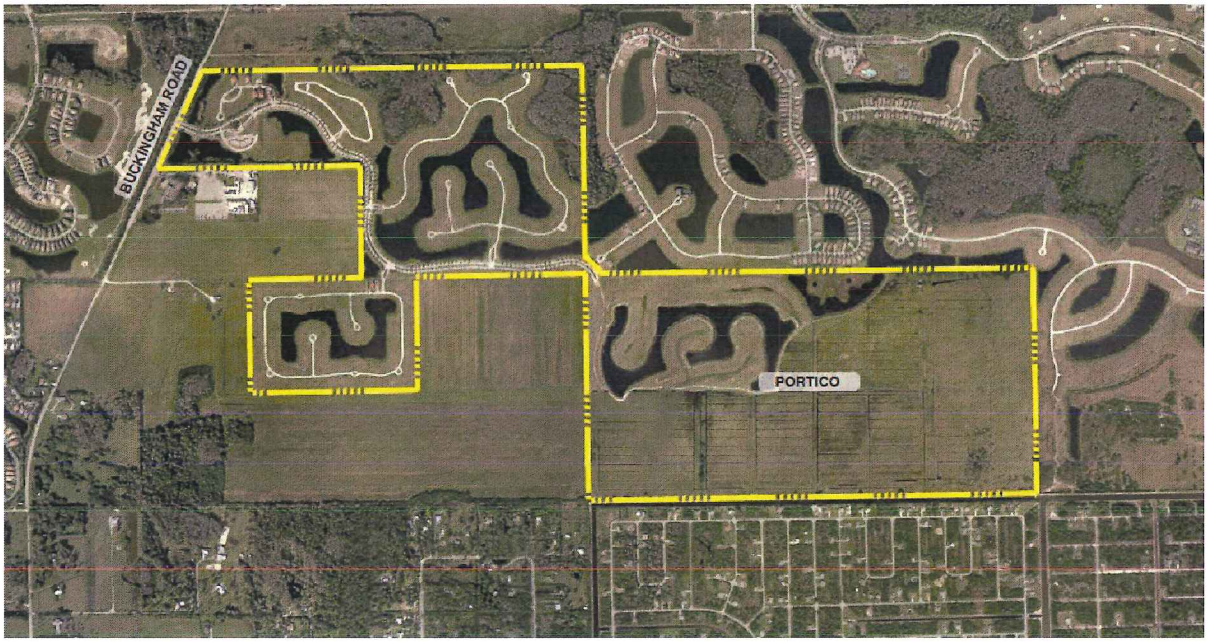


Figure 1. Project Aerial

The existing Portico RPD approved through Resolution Z-04-080 permits a maximum of 1,178 dwelling units. Development Order applications DOS2004-00352, DOS2007-00128, DOS2016-00080, have been approved for the site infrastructure, and approximately 1,122 dwelling units. The site has been cleared, graded, and public utilities and roadways have been installed pursuant to the ERP and DO, and conservation easements recorded.

Concurrent Applications

WCI Communities, LLC is seeking a companion Comprehensive Plan Amendment to shift approximately 537 acres from the Sub-Outlying Suburban FLU to the Outlying Suburban FLU category. The proposed FLUM Map amendment will establish a density that transitions from the slightly higher densities west and north in the Verandah Planned Development and platted

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residential neighborhood of Riverdale at 6 dwelling units per acre to the approved Buckingham 345 subdivision to the south of Portico at 2 dwelling units per acre, River Hall to the east at a range of 1 to 2 dwelling units per acre and the Lehigh Acres Community at 6 dwelling units per acre.

This Planned Development Amendment is requested to the existing RPD approval to permit the additional units allocated to the property by the companion Comprehensive Plan Amendment. The requested RPD Amendment will **limit the maximum number of dwelling units to 1,600 establishing an overall density of 2.7 du/ac for the subdivision.**

Future Land Use

The ±589 acre Portico subdivision is currently within the Suburban, Wetlands and Sub-Outlying Suburban Future Land Use Categories and within the Fort Myers Shores/Caloosahatchee Shores Planning Community. The Lee County Comprehensive Plan (Lee Plan) outlines the permitted densities and intensities for each Future Land Use Category as well as additional planning requirements for development within the Planning Communities.

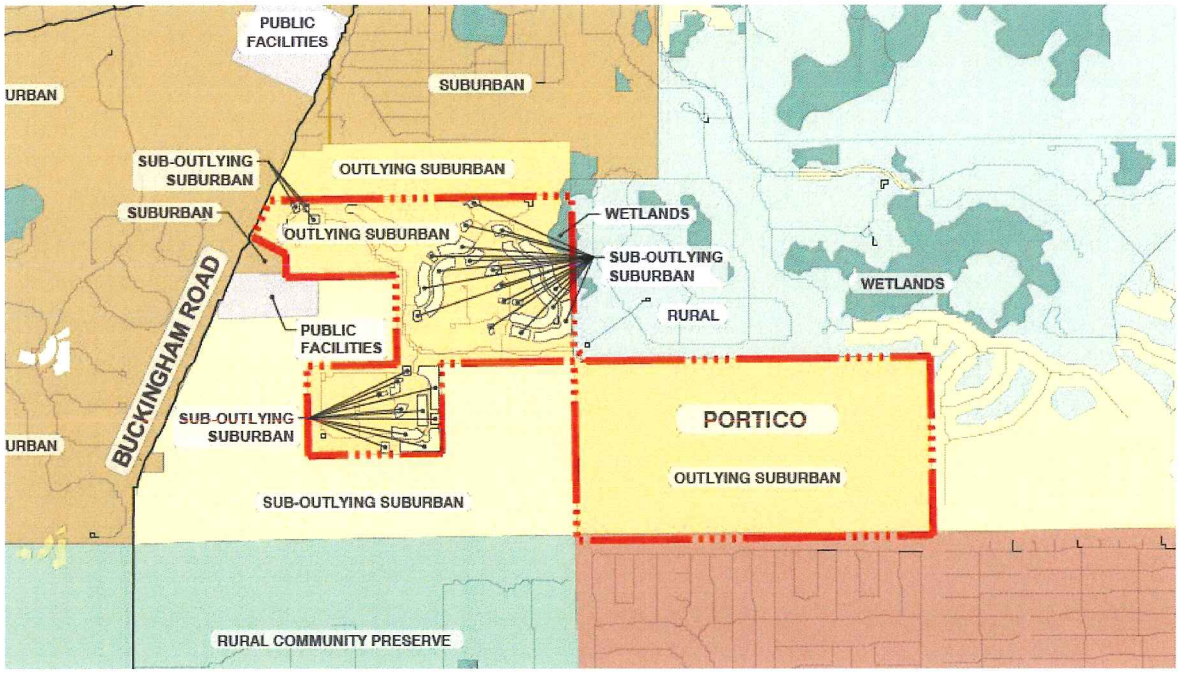


Figure 2. Proposed Future Land Use Map

Suburban

The Lee Plan defines the Suburban FLU category as an area "where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas." Approximately 7 acres of the existing Portico Subdivision are adjacent to Buckingham Road and the Lee County Schools property to the South. This FLU category will remain as currently depicted on the FLUM and is not part of the Comprehensive Plan Amendment.

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Wetlands

The Wetlands FLU category is a small portion of the existing subdivision, approximately 5 acres is identified as wetlands at the corner of the northeast property boundary adjacent to the permitted subdivisions Hemmingway Pointe and River Hall. Lee Plan Policy 1.5.1 permits low-density residential and recreational uses within the Wetland Future Land Use Category. This FLU will remain on the subject property. The existing wetland and surrounding uplands have been and will continue to be preserved on-site by the preserve designation of the Master Concept Plan, existing Development Order DOS2004-00352, the recorded Plat Instrument #2006000411757, Environmental Resource Permit 36-05388-P and recorded Conservation Easement Instrument #2006000012052.

Outlying Suburban

Approximately 536.82 acres of the existing Portico Subdivision are proposed to be designated Outlying Suburban FLU category. The Outlying Suburban Future Land Use as described by Policy 1.1.6 "is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development." The Outlying Suburban FLU category will permit the existing Portico Subdivision to act as a transition providing a step down from the higher densities found in the existing Verandah Planned Development to the west and Hemingway Pointe to the North to the existing River Hall community to the East and Buckingham 345 to the south. Given the existing land uses in the immediate proximity to the existing subdivision (Verandah, River Hall, and Lehigh Acres) as well as the permitted residential communities (Hemingway Pointe and Buckingham 345) and proximity to Buckingham Road, the requested density will promote infill development for more efficient use of the land and existing available public services. Additionally, permitting additional units within an existing residential subdivision reduces development pressure on undeveloped, large acreage lands further east in Lee County.

Sub-Outlying Suburban

A small portion of the existing subdivision, 40 acres, will remain within the Sub-Outlying Suburban Future Land Use Category. These lands represent the platted single family lots that have been sold to individual homeowners, many of which have homes already constructed. The Sub-Outlying Suburban Future Land Use as described by Policy 1.1.11 "is characterized by low density residential areas." The Sub-Outlying Suburban FLU category will also permit the existing Portico Subdivision to act as a transition providing a step down from the higher densities found in the existing Verandah Planned Development to the west and Hemingway Pointe to the North to the existing River Hall community to the East and Buckingham 345 to the south. Due to the existing platted nature of the Portico Subdivision where the Sub-Outlying Suburban FLU is located, the difference between this category and Outlying Suburban will not be perceptible. Rather the developments tracks will work together to form a cohesive pattern of development across the two future land use categories, similar to the existing surrounding communities.

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As an existing subdivision, Portico has a series of lots owned by individual property owners. Certified letters were sent to these owners notifying them of the requested amendment applications and many chose not to join WCI Communities in the amendment applications. The Land Development Code in Section 34-201(a)(1)c. establishes that a public hearing application may be initiated by no less than 75% of the total lot or parcel owners and the homeowner's association. A Property Owner's Map is included in the application materials demonstrating the accompanying authorizations from more the 75% of the lot or parcel owners and the established HOA have joined the PD Amendment request.

Due to the individual property owners that did not want to join the Comprehensive Plan Amendment Application, there will be abutting properties within the community with two different Future Land Use Categories. However, the existing Development Orders and Recorded Plat for Phase 1 of the subdivision will ensure no visible demarcation between the two categories or physical development "on the ground" by maintaining the existing development pattern and lot size which will ensure compatibility. The Land Development Code defines compatibility in Section 34-2 as "...the state wherein those two things exhibit either a positive relationship based on fit, similarity or reciprocity of characteristics, or a neutral relationship based on a relative lack of conflict (actual or potential) or on a failure to communicate negative or harmful influences one to another." The applicant does not intend to replat the existing portion of the community therefore the existing lots and lay out of the development tracts will continue to exhibit similar characteristics and will not create a conflict consistent with the definition of compatible in the LDC.

The remaining unplatted portion of the community will have the requested density clustered within the existing approved development pattern as demonstrated by the provided Master Concept Plan. This portion of the community is only connected to the existing platted portion of the community by an approximately 140 ft linear piece of property for a roadway providing some separation from the existing developed portion. Collectively these characteristics will ensure the clustering of the requested additional units will not have a density or development pattern that enables residents to perceive of the differing development timeline from the ground and the lots and layout of the development tracts continue to exhibit similar characteristics as the existing platted portion of the development thereby demonstrating compatibility. At a maximum of 1,600 dwelling units the total 589 acre subdivision would permit a density of 2.7 units per acre.

Proposed Future Land Use

Proposed FLU	Acreage	Dwelling Units/Acre	Dwelling Units permitted
Suburban	±7.19	6 du/ac	43.14
Outlying Suburban	±536.82	3 du/ac	1,610.46
Sub-Outlying Suburban	±40	2 du/ac	80
Wetlands	±5.14	3 du/ac*	15.42
Total Acres	±589.15	**Total Dwelling Units**	1,749.02

***Consistent with Table 1(a), note 8(b) of the Lee Plan**

Density Calculations
The density calculations utilize the entire ±589 acre existing subdivision to determine the maximum residential density. It should be noted that the Lee Plan permits the Wetland density to be calculated at the rate of the adjacent uplands. Specifically, Policy 1.5.1 for the Wetlands FLU provides the maximum density "except as otherwise provided in Table 1(a)."

*"**POLICY 1.5.1:** Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with goal 114 of this plan. The maximum density is one dwelling unit per twenty acres (1du/20acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan."*

One must include an evaluation of Table 1(a), Note #8 of the Lee Plan, which states:
"Higher densities may be allowed under the following circumstances where wetlands are preserved on the subject site: Dwelling units may be relocated to developable contiguous uplands designated... Suburban, Sub-Outlying Suburban, from preserved freshwater wetlands at the same underlying density as permitted for those uplands. Impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling units per 20 acres."

As demonstrated by the proposed Future Land Use Map above and attached to the application, the proposed Outlying Suburban FLU is immediately adjacent to the Wetlands FLU and therefore considered to be contiguous to the ±5.14 acres of Wetlands FLU category. As such the density of the Wetlands FLU is calculated at 3 dwelling units per acre consistent with Policy 1.5.1 and Table 1(a). The proposed amendments will retain the configuration of the existing Wetlands Future Land Use category and this area will remain preserved as approved in the existing Master Concept Plan attached to Z-04-080, Development Order DOS2004-00352, Recorded Plat Instrument #2006000411757, Environmental Resources Permit 36-05388-P and a recorded Conservation Easement Instrument #2006000012052.

Surrounding Land Uses

The Portico subdivision is surrounded by a mix of uses in an area of Lee County that has significant residential and commercial development as well as vacant land and preservation areas. This area of Lee County is continuing develop and is transitioning to a more urban area. The expansion of Palm Beach Boulevard at part of the State's Strategic Intermodal System along with new commercial development, more services are available to existing and future residents within close proximity to the existing and approved subdivisions of Portico, Verandah, River Hall, Hemmingway Pointe, etc.

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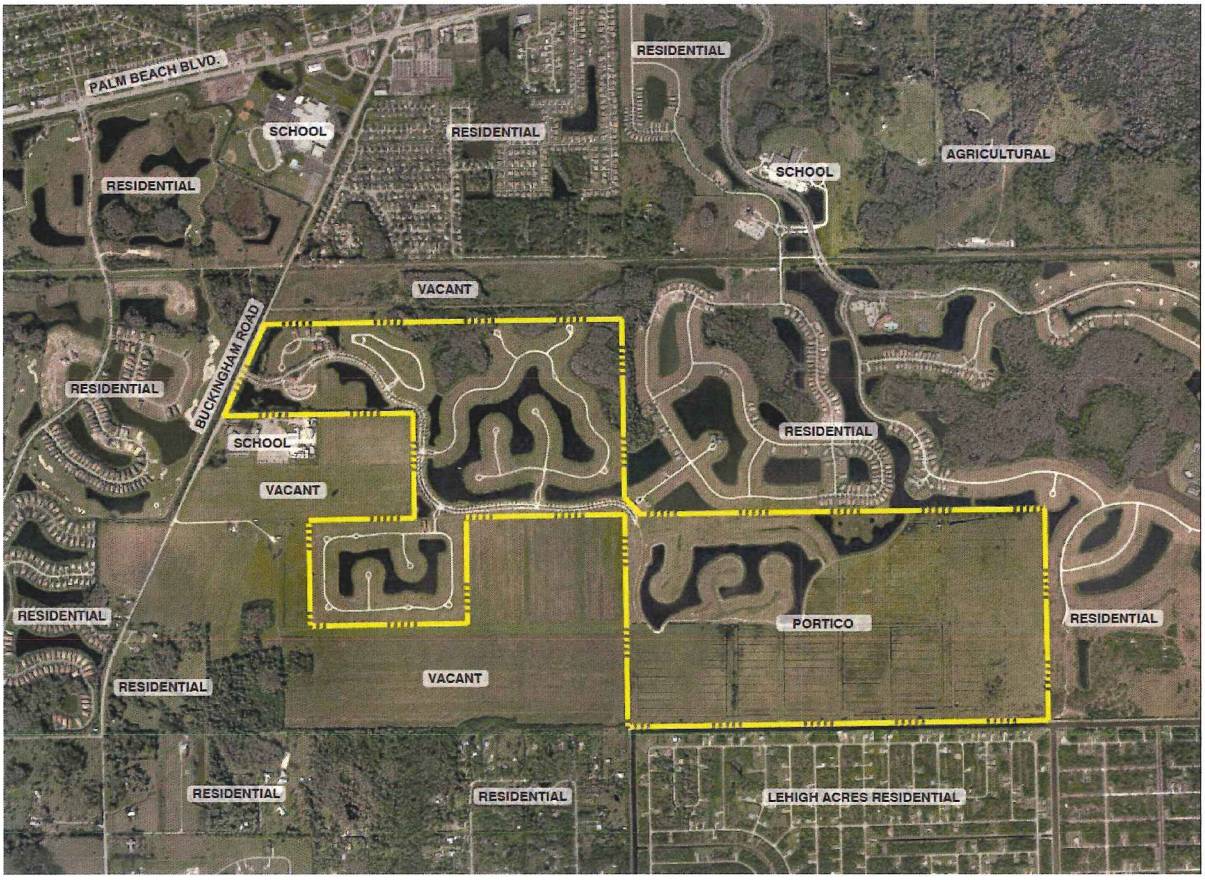


Figure 4. Surrounding Land Uses

North

The Portico Subdivision has an uneven northern boundary, the boundary starts at Buckingham Road on the west and goes approximately .85 miles to the east. The property to the north is currently undeveloped. The property to the north is the existing approved Hemingway Pointe Residential Planned Development. The Hemingway Pointe RPD was approved in January of 2007 by Resolution Z-06-085 and permits 207 dwelling units on approximately 75 acres for a density of 2.7 dwelling units per acre. This is consistent with the property's Future Land Use of Outlying Suburban FLU which permits up to 3 dwelling units to the acre.

The remainder of the northern property boundary, approximately 1 mile, is adjacent to the River Hall Subdivision which is approved by Zoning Resolution Z-15-003 for 2,695 dwelling units on approximately 1,978.5 acres for an overall density of 1.36 dwelling units per acre. In addition, River Hall has a public elementary school and is also approved for commercial retail and office space.

Continuing north along Buckingham Road from the northern boundary of Hemingway Pointe RPD are the existing residential subdivisions known as Riverdale and the Reserve at Buckingham within the Suburban Future Land Use. The single family lots within these subdivisions appear to

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average approximately 8,000 to 10,000 square feet with a density of approximately 4 dwelling units per acre. Adjacent to the northern boundary of the Reserve at Buckingham Neighborhood is an existing commercial node at the intersection of Buckingham Road and SR 80. The commercial node includes the local library branch, and existing businesses to serve the community such as a gas station and convenience store, fast food restaurant and retail. Similar uses exist on the remaining corners of the Buckingham Road and SR 80 intersection.

The requested 1,600 dwelling units within the ±589 acre Portico Subdivision, establishes a density of 2.7 dwelling units per acre. This overall density is consistent with the existing surrounding developments and is in close proximity to the existing supporting commercial development.

It is expected that the additional units to be developed within the Portico Subdivision will be located within the areas that have not been platted to date. Adjacent to the northern property boundary closest to Buckingham Road, there is only one development tract currently unplatted. As demonstrated by the proposed Master Concept Plan, this area is identified for townhouse units and the Hemingway Pointe Development per Z-06-085 which is approved for 207 Multi-Family and Townhome Dwelling Units. The townhomes proposed for this area of the Portico Subdivision are consistent with the existing approved adjacent development in Hemingway Pointe.

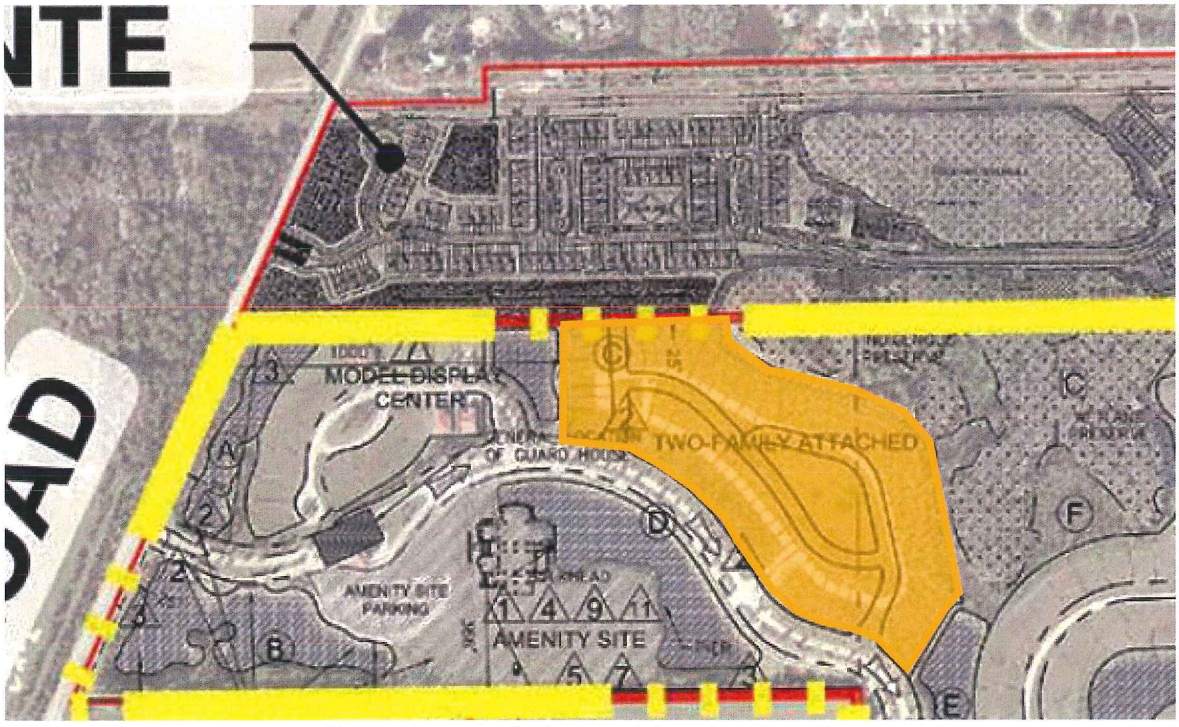


Figure 5. Hemmingway Pointe and Portico Townhouse Tract

The remaining unplatted portion of the Portico Community, is the easternmost development tract immediately south of the River Hall Community. As demonstrated by the proposed Master

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Concept Plan, this area of the Portico Community is proposed for single family and two family attached units. The portion of the River Hall Community immediately adjacent to this Portico boundary is known as Cascades Ph 2 and Hampton Lakes Ph 1 and is platted for single family units. The majority of lots sharing the Northeastern property boundary have lot dimensions of 45 feet by 120 however, Z-15-003 memorialized ADD2006-00173 allowing 11 lots to be 45 feet by 110 feet. 6 of these lots are directly adjacent to the Portico boundary. The Cascades at River Hall Phase II Plat demonstrates the lots immediately adjacent to the Portico Boundary range from approximately 6,764 SF to 7,273 SF. Due to the platted lot size, this area of River Hall has approximately 6 dwelling units per acre. The Hampton Lakes Phase I Plat demonstrates water management lakes located immediately adjacent to the Portico Boundary. However, north of these lakes are platted single family lots permitting approximately 4 dwelling units to the acre. The proposed single family and two family attached units proposed within Portico in this area are consistent with the existing approved single family lots within River Hall.

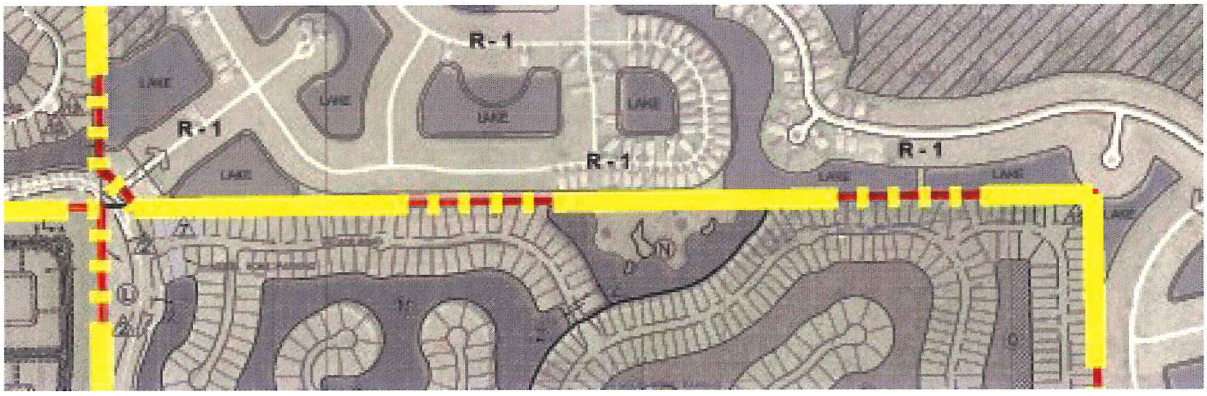


Figure 6. River Hall Communities Along Northern Portico Boundary

East

Due to the step back in the northern property boundary, the entire eastern property boundary of the existing Portico subdivision is immediately adjacent to the River Hall Community. As previously mentioned, River Hall was approved by Resolution Z-15-003 for 2,695 dwelling units. River Hall includes commercial uses and an operational elementary school along with existing utility and roadway infrastructure constructed and all conservation easements have been recorded.

The portion of River Hall immediately adjacent to the eastern property boundary of the Portico Community is Cascades PH 2 and Hampton Lakes PH 1. Cascades PH 2 is located along the northeastern property boundary and is completely platted, and the infrastructure is in place, single family homes are currently being constructed on the platted lots. A majority of the lots immediately adjacent to the Portico Eastern Boundary have not been developed; however, the platted lots range in size from approximately 6,764 SF to 7,273 SF permitting approximately 6 dwelling units per acre.

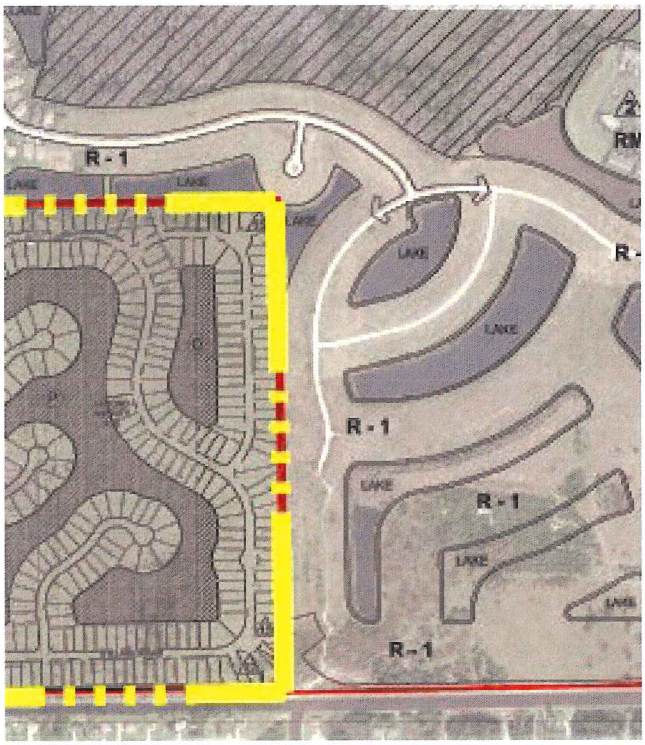


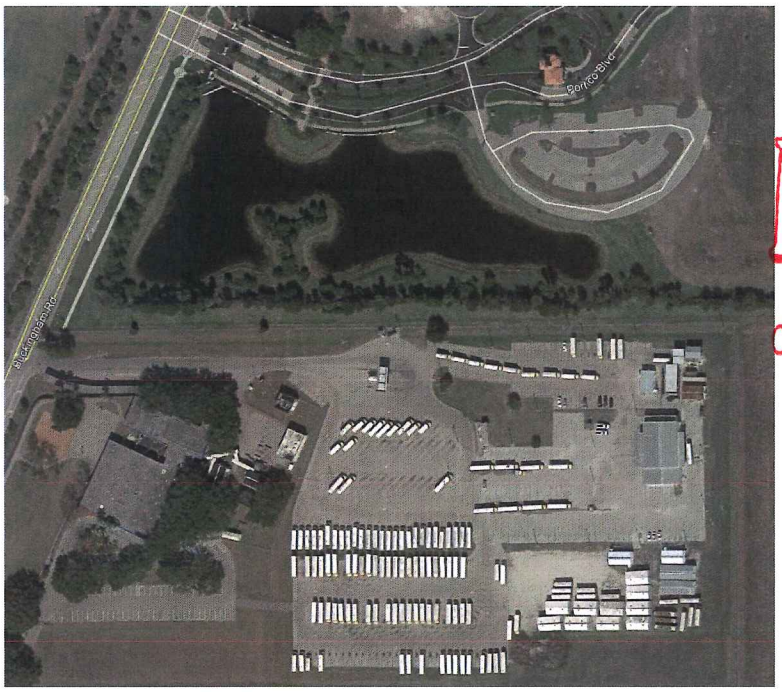
Figure 7. River Hall Community Along Eastern Portico Boundary

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The unplatted eastern portion of the Portico Community at 2.7 dwelling units per acre will provide a transition from the existing Suburban developments to the north and west across the subject property to the River Hall Community. Additionally, the development pattern of River Hall is a similar clustered pattern to the Portico Subdivision and an emergency access between the two subdivisions is already constructed along the eastern property boundary. The Portico Master Concept Plan demonstrates the development footprint of the Portico Community is not subject to change and is consistent with the clustered, meandering pattern of River Hall.

South

As with the north boundary, the southern property boundary is uneven. Beginning at Buckingham Road for approximately .25 miles to the east is property owned by the Lee County School District. The front quarter of the School District property adjacent to Buckingham Road is the Lee County Buckingham Exceptional Student Center which is a special needs school from grade Pre-K to 12th grade. The remaining 3/4th of the property is utilized by the School District for outdoor storage which is used for storing its bus fleet. This portion of the Portico Community is mostly developed and does not include residential units. The existing constructed infrastructure demonstrates a landscaped berm between the properties as well as stormwater management infrastructure providing adequate separation and buffering to the existing school facility.



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Figure 8. Existing Landscaped Berm on Portico Southern Boundary

Continuing east approximately .75 miles the uneven southern border of Portico is surrounded by the Buckingham 345 Residential Planned Development. The property is currently vacant; however, it does appear to have some minor storage buildings which may support agricultural activities. The existing RPD approval established a maximum of 690 residential units for the approximate 345 acres of the subdivision for a density of 2 dwelling unit per acre. This is consistent with the Sub-Outlying Suburban future land use of the property. The Master Concept Plan approved by Z-05-074 establishes a clustered development pattern which is similar to several of the approved communities in the area with lot dimensions of 50 feet by 105 feet. Portico is proposing lot dimensions of 50 feet by 110 feet. The Buckingham 345 property is designed similarly to Portico in that the units per acre and lot dimensions are almost identical in size and consistent with the surrounding communities.

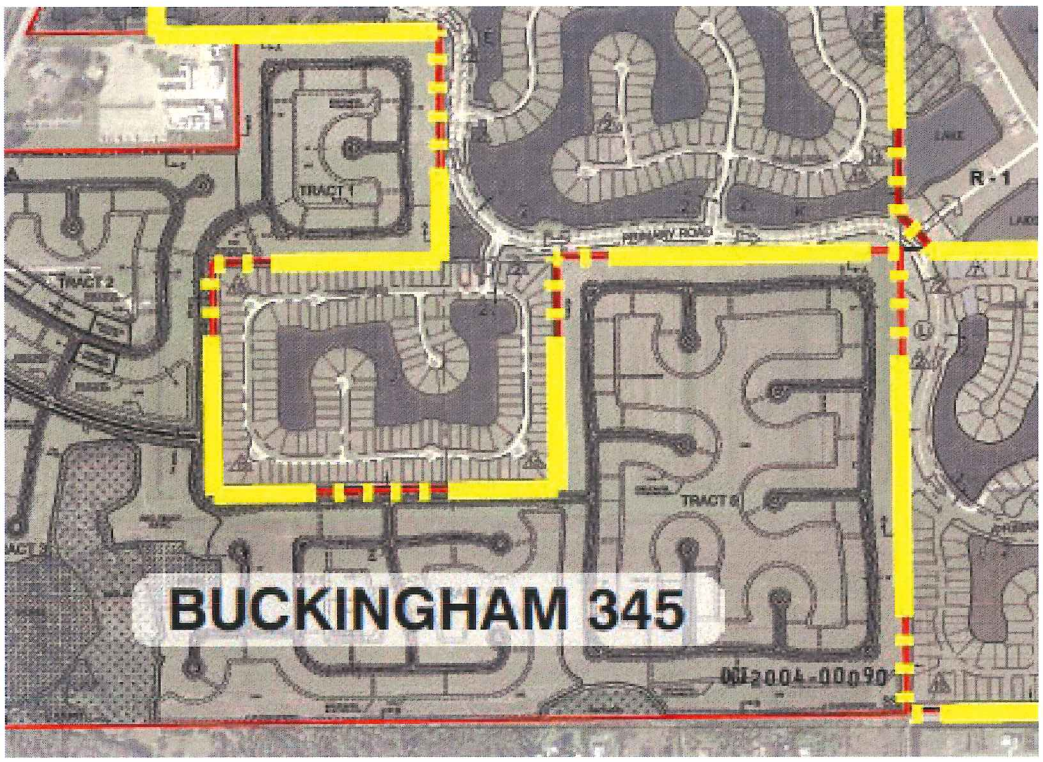


Figure 9. Buckingham 345 Community Along Southern Portico Boundary

The remainder of the southern boundary of Portico is adjacent to the platted community of Lehigh Acres. Lehigh Acres is an old platted subdivision with more than 500 acres of single family lots with areas of multi-family residential uses. The portion of Lehigh Acres abutting Portico is classified as Urban Community Future Land Use and is platted at a density of approximately 4 units per acre. The lots are in a typical rectangular configuration within most lot areas at .25 acres and are separated from the Portico Boundary by a 40 foot canal. The proposed single family and two family attached units are compatible with the existing and future single family homes within this area of Lehigh Acres.

West

Immediately west of the Portico subdivision is the existing Buckingham Road, an arterial roadway serving the communities of Buckingham and Lehigh Acres. Further west of Buckingham Road is the Verandah a ±1,455 acre Mixed Use Planned Development, approved for 1,700 dwelling units, 36 holes of golf with accessory and recreational uses and a maximum of 230,000 square feet of commercial uses. The residential density and commercial intensity is consistent with the community's Suburban Future Land Use Category and is almost at build out. Much of the development is setback from Buckingham Road due to the Golf Course design. However, the lots within the vicinity of Portico are developed with single family units at approximately 8,500 square feet or approximately 5 units to the acre. Similar to the Portico subdivision, the Verandah was

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developed with a clustered development pattern of single family units incorporating open spaces and water management areas.

Surrounding Uses Conclusion

As demonstrated by Figure 9 below and attached to the application materials, the development pattern of the Portico Community is similar to the existing and approved adjacent residential subdivisions. Each of the existing and approved subdivisions all utilize a clustered development pattern surrounding preservation area, open space and stormwater management lakes. Additionally, the types of residential dwelling units and lot sizes are similar. The proposed amendment for the Portico Community maintains the property development regulations for single family residential ensuring compatibility with the existing and approved surrounding subdivisions is maintained. Under a single condition, a smaller lot is proposed to accommodate the changes to the land development code which require lake maintenance easements to be located off of single family lots. Despite the reduction in lot area, the net effect of open area will be the same.

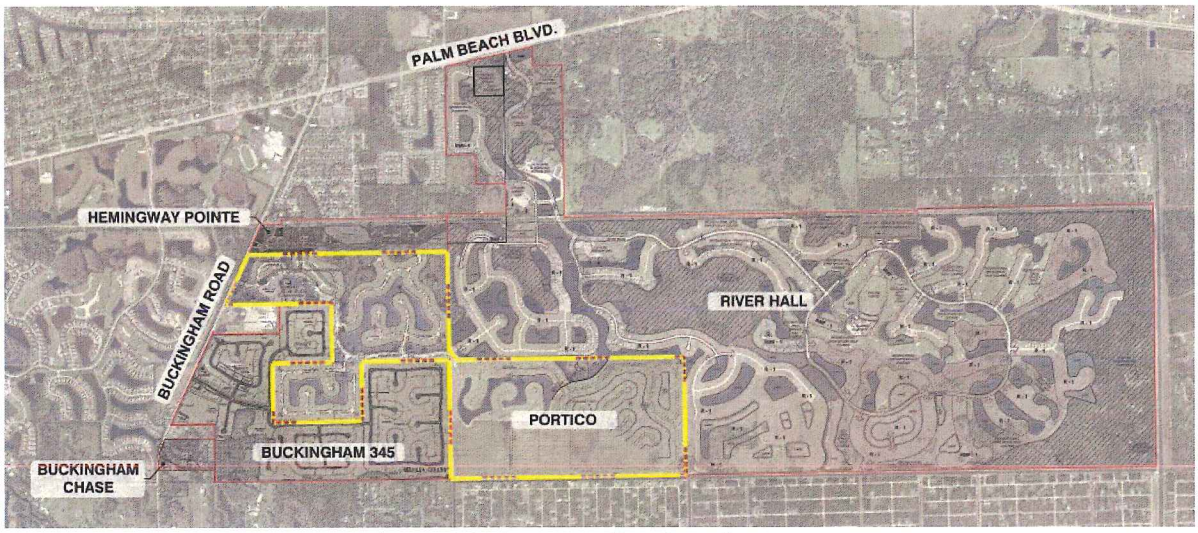


Figure 10. Surrounding Development

The requested Planned Development Amendment promotes infill development through the efficient utilization of existing infrastructure and available land by locating additional dwelling units within an already developed area that has urban services. Portico is within close proximity to existing clustered commercial nodes and Lee County Schools. The infrastructure necessary to support the additional dwelling units is in place.

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Surrounding Land Uses			
	FLU Designation	**Use**	**Notes**
North	Suburban, Outlying Suburban, Sub-Outlying Suburban, and Rural	Vacant and Residential Development	Riverdale, The Reserve at Buckingham, Hemingway Pointe RPD, and River Hall RPD
South	Public Facilities, Sub-Outlying Suburban, and Urban Community	School, Vacant and Residential Development	Buckingham Exceptional Student Center, Buckingham 345 RPD and Lehigh Acres Community
East	Sub-Outlying Suburban and Rural	Residential Development	River Hall RPD
West	Suburban	County Maintained Arterial Road, Residential Development	Buckingham Road & Verandah RPD

Table 2. Surrounding Land Uses

Urban Services & Accessibility

Infrastructure

The subject property is located in an area of the County that has been designated for urban services. All urban services are located adjacent to the subject property and are available to serve the property. A Letter of Availability from Lee County Utilities and the City of Fort Myers are provided as required demonstrating available capacity to service the proposed units.

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Utilities

The subject property is partially within the service area for Lee County Utilities as depicted on Maps 6 and 7 of the Lee Plan. Potable water and sewer infrastructure is available adjacent to the Portico subdivision. Lee County Utilities has adequate capacity at the Olga Treatment Plant to provide water service to the additional dwelling units. The City of Fort Myers Central Advance Waste Water Treatment Facility will provide wastewater service. A Letter of Availability has been received from Lee County Utilities and the City of Fort Myers are included in the application materials to demonstrate that adequate capacity is available to serve the additional units proposed.

Public Safety

The subject property is well within the service limits for Emergency Medical Services, Fire and Police services. Lee County Emergency Medical Services are the primary EMS transport for the subject property. The subject property is served by the Fort Myers Shores Fire District and would is served from Station 81 located at 12345 Palm Beach Boulevard. Portico is located wholly within the service area for the Lee County Sheriff. The Central District Station and LCSO Headquarters located at 14750 Six Mile Cypress Parkway is responsible for providing service to the subject property. The Aviation and Gun Range are proximate to Portico, located at 6570 Felix Romano Drive as is the East District Station located at 1301 Homestead Road in Lehigh Acres. Letters of availability have also been obtained from Lee County EMS and the Fort Myers Shores Fire District.

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Schools

The subject property is within the Lee County School District East Zone, E2. A Letter of Availability from the Lee County School District submits that the proposed development will generate 172 school-age children. The East Zone is currently experiencing a deficiency in seating for middle and high schools with and without the project. However, there is capacity within the entire school district to accommodate the additional children. Additionally, it is important to note a High School is currently under construction in Bonita Springs within the South Zone and is expected to open for the 2018 school year. The opening of this high school will create capacity within the other high schools in the East Zone for additional students. Lee County Schools has also acquired a school site in Gateway, within the East Zone, for a future high school, which is expected to be constructed and open before 2020, well within the time horizon of the Lee Plan.

Solid Waste

The property is within the Lee County Solid Waste Franchise area and is served through Lee County's franchised hauling contractor. Disposal of waste generated from the subject property will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Service is available to the subject property and plans have been established that target growth and long term disposal capacity for this particular area.

Proposed Development

The requested Planned Development Amendment to the existing Portico RPD seeks to establish 1,600 dwelling units based on the increased density available should the Comprehensive Plan Amendment be approved. However, portions of the Community are already developed, and these conditions need to be memorialized through the Planned Development Amendment Application.

Development Orders

The Portico community was originally approved for development under DOS2004-00352. The Original DO Phase I permitted the development footprint of the western portion of the property and all the existing streets and lakes. The Development Order was approved for a 380 lot subdivision and infrastructure, the amenity area infrastructure and the guardhouse. DOS2004-00352 has since been partially developed and closed as of 10/27/16.

DOS2006-00231 permitted the construction of 110 townhouse residential units in 23 buildings with a street, landscaping, utilities, stormwater drainage facilities, a mail kiosk, and minor related site improvements. This development order expired on 2/7/15 and only the street was constructed.

DOS2007-00128 is still active and expires October 24, 2020. This Development Order establishes Phase II & III, eastern portions of the property, for the construction of infrastructure for a 678 lot single-family subdivision, to include; a street, utilities, landscaping, a 1.74 acre park, model homes with temporary parking lots, stormwater management facilities, and related site improvements. A review of the DO Plans, particularly the Typical Drainage Sections on Sheets 51,

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52, 53 demonstrate that the existing stormwater management lakes and the proposed in this area of the development are permitted with a 4 to 1 bank slope. Since the time of the approval of this DO, Ordinance 14-13 was approved on June 17, 2014 requiring an increased lake bank slope of 6 to 1. A deviation is to memorialize the existing constructed conditions and a separate deviation is requested to permit the same 4:1 slope to occur on the unconstructed lakes in the Community.

DOS2016-00080 is still active and expires on 11/16/2027. This Development Order establishes Phase IV for the two-family tract in the northwest portion of the property. The Development Order is approved for the construction of infrastructure to support 64 two-family attached dwelling units.

Record Plat

A large portion of the Portico Community is platted consistent under Instrument #2006000411756 Portico Phase I. At this time, it is not the applicant's intention to replat these areas but rather continue to sell lots for residential development. A review of the record plat demonstrates the lots immediately adjacent to the existing constructed stormwater management lakes have a lake maintenance easement located within the platted single family lot. Since the recording of the Record Plat the Land Development Code has been amended to prohibit lake maintenance easements from being located within residential lots. Therefore, a deviation is requested from this requirement for the existing platted lots to memorialize the existing conditions of the Community.

Additionally, the record plat demonstrates a majority of the internal roadway network has been established consistent with the cross sections established by Z-04-080. In 2017, an amendment to the Land Development Code was adopted establishing roadway cross sections by Future Land Use Category. The existing roadway cross sections include many of the elements desired by recent adopted Land Development Code Section 10-296(e)(2)(5) however flexibility is needed to maintain the previously approved cross sections. As a result, a deviation is requested from 10-296(e)(2)(5) to memorialize the existing constructed roadways and permit this design to continue within the unplatted portions of the Community.

Conservation Easements

As part of the existing Development Orders, Record Plat and Environmental Resources Permit a conservation easement was recorded 12 years for two areas within the Portico Community and is maintained by the Community Development District. The first area is immediately adjacent to the northern and eastern property boundary shared with River Hall. A review of DOS2004-00352 demonstrates on Sheet 8 this easement includes Wetlands as well as Uplands. DOS2004-00352 has been built and closed out and therefore designates the open space of the preserved Wetlands. The preserved nature of this area is appropriately classified as indigenous vegetation per LDC Section 10-415(b)(1)(c) and requires a 30 foot setback from indigenous uplands. The existing platted tract immediately adjacent to the recorded conservation easement and the approved property development regulations of Z-04-080 do not meet this setback. Therefore, a

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deviation is requested from this requirement of the Land Development Code to memorialize the existing conditions of the Community.

Amended Zoning Conditions

Due to the unique circumstance of the community in which development has occurred and then ceased, a number of amendments are proposed to the Zoning Conditions. These amendments are proposed to reflect the changing conditions of the subject property and surrounding properties, address the existing developed conditions, and improve clarity. A separate document has been prepared in strikethrough and underlined format of the existing zoning conditions to demonstrate with additional detail the amendments requested.

Conclusions and Findings

To recommend approval of the requested Residential Planned Development Amendment, the Hearing examiner must find:

1. *The Request Complies with the Lee Plan*
   A separate narrative is attached to the application materials demonstrating the request's consistency and compliance with the Lee Plan as codified in April 2018.

2. *Meets this Code and other applicable County regulations or qualifies for deviations*
   A series of deviations were approved via Z-04-080 and are requested to be carried forward into this Planned Development Amendment request. Additional deviations are requested to address the existing conditions of the Portico Community and promote a consistent and compatible development pattern between the platted and unplatted portions of the community as well as with the adjacent existing and approved residential subdivisions. If a deviation is not requested, the applicant intends to abide by the regulations of the land development code.

3. *Is compatible with existing and planned uses in the surrounding area*
   The existing development pattern of the existing Portico Community is being maintained as demonstrated by the provided Master Concept Plan. The layout of the internal roadways and lots clusters the residential development around preserve areas, open spaces and stormwater management lakes in a similar pattern to the existing and approved residential subdivisions that surrounding the existing Portico Community. By exhibiting similar characteristics to the surrounding developments, Portico is considered to be compatible as that term is defined by LDC Section 34-2.

4. *Will provide access sufficient to support the proposed development intensity and*
   Access to the Portico Community is already approved, right of way has been donated toward future improvement of Buckingham Road and turn lanes have been constructed into the entry of the community. Additionally, one of the required emergency access gates has been constructed as required by Z-04-080. A second emergency access gate is required and will be constructed.

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5. *The expected impacts on existing or planned transportation facilities will be mitigated through existing County regulations or conditions of approval;*
   Access to the Portico Community is already approved, right of way has been donated toward future improvement of Buckingham Road and turn lanes have been constructed into the entry of the community. Additionally, one of the required emergency access gates has been constructed as required by Z-04-080. A second emergency access gate is required and will be constructed.

   The Traffic Impact Statement prepared by David Plummer and Associates concludes that all county-maintained road segments are not adversely impacted by the proposed additional residential units. Additional the proposed unit does not trigger additional improvement, the improvements identified are already needed due to future traffic conditions with and without the project.

6. *Will not adversely affect environmentally critical or sensitive areas and natural resources; and*
   As an existing subdivision, the Portico Community will maintain the preserve area implemented by the existing development orders, recorded plat, environmental resource permit and recorded conservation easement. These areas continue to be demonstrated on the Master Concept Plan included in the application materials for review.

7. *Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.*
   The Portico Community is located in area of Lee County with a full slate of urban services. A discussion of the urban services is provided in this narrative above and Letters of Availability were provided for the companion Comprehensive Plan Amendment.

Additionally, the Hearing Examiner must also find:

a) *The proposed use or mix of uses is appropriate at the proposed location;*
   The uses included in the requested Schedule of Uses is the same as approved by Z-04-080. The uses have been restructured to demonstrate more appropriately which uses are expected to be located within the residential development tracts vs the residential amenity areas.

b) *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.*
   The applicant has included a strikethrough underline version of the existing conditions from Z-04-080 which includes a brief discussion of any revisions proposed. Most the requested revisions seek to promote clarity and/or eliminate conditions that have been satisfied by the existing development orders, environmental resource permit, recorded plat and conservation easement.

c) *If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:*

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

The applicant requests the existing deviations from Z-04-080 be carried forward into this amendment. Clarification is requested related to one of the exiting deviations. Additional deviations are requested to memorialize changes in the development regulations that have occurred since the time of the original approval of the subdivision and today. These deviations will promote a consistent development pattern throughout the community, which is also similar to the development patterns of the surrounding constructed and approved subdivisions. Collectively these deviations will enable the achievement of the original planned development approval objectives.

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

The existing deviations were found to preserve and promote the general intent of the code to protect the public health, safety and welfare. The newly requested deviations include a detailed justification demonstrating no impact to the public health, safety and welfare. A copy of the deviations with detailed justifications is attached to the application materials for review.

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Portico
Residential Plan Development Amendment
Lee Plan Consistency

The property subject to this application request is the existing Portico Subdivision, an approximately ±589 acre community located on Buckingham Road in eastern Lee County in the Fort Myers Shores Planning Community. The property is currently designated Wetlands, Suburban and Sub-Outlying Suburban, is zoned Residential Planned Development and Development Orders have been approved for the entire community. Additionally, portions of the development have been platted. An Environmental Resources Permit (ERP) has been approved, ERP 36-05388-P, and Conservation Easements have been recorded consistent with the ERP.

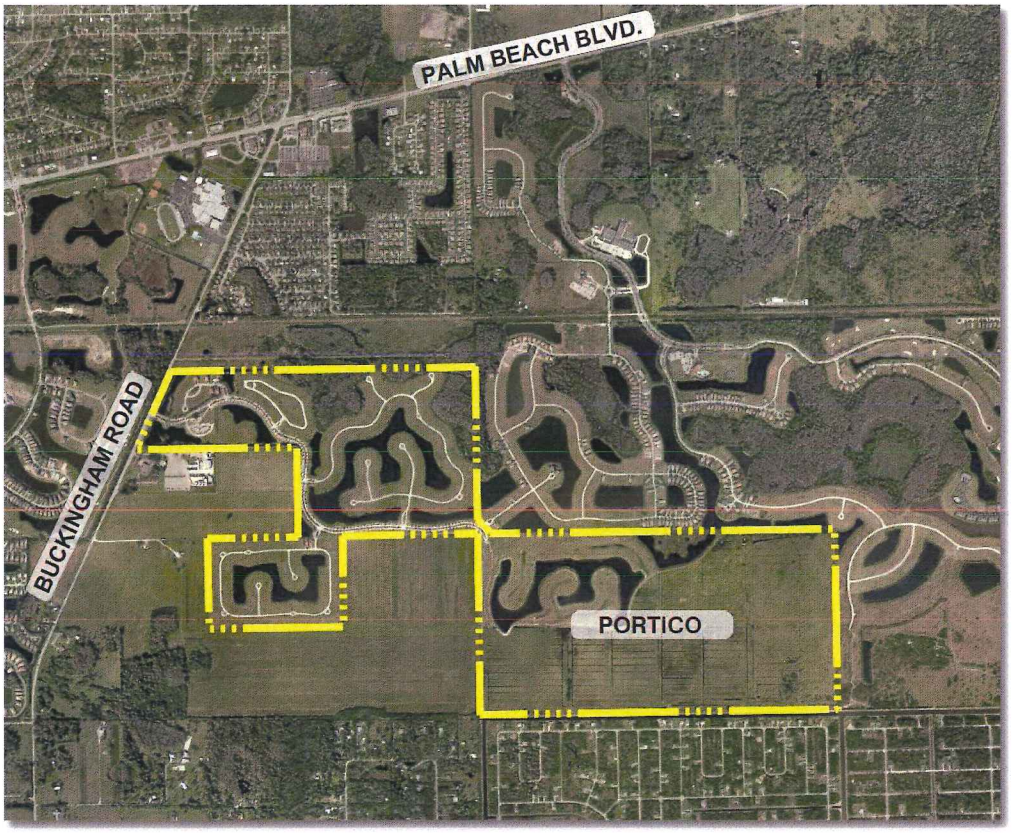


Figure 1. Location of Subject Property

The existing Portico RPD approved through Resolution Z-04-080 permits a maximum of 1,178 dwelling units. Development Order applications, DOS2004-00352, DOS2007-00128, and DOS2016-00080, have been approved for the site infrastructure and approximately 1,122 dwelling units. The site has been cleared, graded and public utilities and roadways have been

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installed pursuant to the ERP and DO approvals and conservation easements recorded. WCI Communities, LLC is seeking a Planned Development Amendment Application to permit the addition of approximately 537 dwelling units. A concurrent Comprehensive Plan Map Amendment (CPA2018-00004) to reallocate 536.82 acres from the Sub-Outlying Suburban FLU category to the Outlying Suburban Future Land Use. The proposed FLUM Map amendment will establish a density that transitions from the slightly higher densities west in the Verandah Planned Development and north in the platted residential neighborhood of Riverdale each of which are in the Suburban FLU at 6 dwelling units per acre to the approved Buckingham 345 subdivision to the south in the Sub-Outlying Suburban FLU at 2 dwelling units per acre, River Hall to the east at a range of 1 to 2 dwelling units per acre and the Lehigh Acres Community in the Urban Community FLU at 6 dwelling units per acre.

Future Land Use

The ±589 acre Portico subdivision is currently within the Suburban, Wetlands and Sub-Outlying Suburban Future Land Use Categories and within the Fort Myers Shores/Caloosahatchee Shores Planning Community. The Lee County Comprehensive Plan (Lee Plan) outlines the permitted densities and intensities for each Future Land Use Category as well as additional planning requirements for development within the Planning Communities.

The companion Comprehensive Plan Amendment would reallocate approximately 537 acres of the existing Sub-Outlying Suburban FLU to Outlying Suburban. Given the existing land uses in the immediate proximity; built subdivisions (Verandah, River Hall, and Lehigh Acres) as well as the permitted but undeveloped residential communities (Hemmingway Pointe and Buckingham 345) as well as the proximity to Buckingham Road, the additional density permitted by the requested amendment will be consistent with the surrounding communities and provide an infill location for the additional units to promote more efficient use of the land and existing infrastructure.

Suburban

The Lee Plan defines the Suburban FLU category as an area "where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas." Approximately 7 acres of the existing Portico Subdivision are adjacent to Buckingham Road and the Lee County Schools property to the South. This FLU category will remain as currently depicted on the FLUM.

Wetlands

The Wetlands FLU category is a small portion of the existing subdivision; approximately 5 acres are identified as wetlands at the corner of the northeast property boundary adjacent to the permitted subdivisions Hemmingway Pointe and River Hall. Lee Plan Policy 1.5.1 permits low-density residential and recreational uses within the Wetland Future Land Use Category. This FLU will remain on the subject property.

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Outlying Suburban
The Outlying Suburban Future Land Use is described by Policy 1.1.6:

> *"...characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land use are not permitted. The standard density range is from one dwelling unit per acre (1du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed."*

The Portico development is surrounded by a mix of uses in an area of Lee County that has significant residential and commercial development as well as vacant land and some preservation. This area exhibits many of the qualities described by Policy 1.1.16.

Sub-Outlying Suburban
The Sub-Outlying Suburban Future Land Use is described in Lee Plan Policy 1.1.11:

> *"...characterized by low density residential areas. Generally, the infrastructure needed for high density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1du/acre) to two dwelling units per acre (2du/acre). Bonus densities are not allowed.*

The Portico development is surrounded by a mix of uses in an area of Lee County that has significant residential and commercial development as well as vacant land and some preservation. A full slate of urban services is available to serve the existing units within the community as well as the requested additional dwelling units. The existing surrounding area as well as the existing Portico community exhibits many of the qualities described by Policy 1.1.6. and 1.1.11.

As an existing subdivision, Portico has a series of lots owned by individual property owners. Certified letters were sent to these owners notifying them of the requested amendment applications and many chose not to join WCI Communities in the amendment applications. As a result, there will be abutting properties within the community with two different Future Land Use Categories. However, the existing Development Orders and Recorded Plat will ensure no visible demarcation between the two categories "on the ground" by maintaining the existing development pattern and lot size which will ensure compatibility between the two categories.

The remaining unplatted portion of the community will have the requested density clustered within the existing approved development pattern as demonstrated by the provided Master Concept Plan. This portion of the community is only connected to the existing platted portion of

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the community by an approximately 140 ft linear piece of property for a roadway providing some separation from the existing developed portion. Collectively these characteristics will ensure the clustering of the requested additional units will not have a density or development pattern that enables residents to perceive of the differing development timeline from the ground. At a maximum of 1,600 dwelling units the total 589 acre subdivision would permit a density of 2.7 units per acre.

Transportation

Buckingham Road is the only north/south arterial roadway intersecting with SR 80 east of Interstate 75. The entry to Portico is just under a mile south of the intersection of SR 80/Palm Beach Boulevard and Buckingham Road. This intersection supports commercial uses and public facilities at the periphery of urban development. As a roadway within the Strategic Intermodal System, SR 80 is considered a priority roadway for mobility of goods, services, and residents. Therefore, development along this roadway is expected to occur in support of a statewide economic vision as well as local municipal long-range planning efforts. Additionally, interconnecting roadways are expected to support the further distribution of goods, services, and residents.

Development

A number of the existing surrounding communities are within areas defined by the Lee Plan as "Future Urban Areas and Future Suburban Areas." Immediately to the south of Portico development, is the platted community of Lehigh Acres. Within the Urban Community Future Land Use and having a density of approximately, 4 dwelling units per acre, Lehigh Acres has been defined as a "Future Urban Area" by the Lee Plan. To the west and north are existing communities within the Suburban FLU which is defined as a "Future Suburban Area" by the Lee Plan.

Public Infrastructure for all Urban Services is available to service the existing communities, including the approved Portico Development. A separate Public Facilities Analysis has been completed and demonstrates urban services will also be available to service the requested additional units.

The existing and proposed development within the Portico development is consistent with the Outlying Suburban Future Land Use Category and will continue to provide lower density development between existing urban areas that have adequate public infrastructure in Lee County.

Growth Management

Goal 2 of the Lee Plan establishes land use policy to support projects that propose an economically feasible plan for development. Specifically, the objectives and policies supporting this goal encourage contiguous and compact growth patterns in located where adequate public facilities exist.

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The Portico development is an existing residential subdivision with access to all urban services. The approved Planned Development establishes a clustered development pattern to promote the preservation of natural resources and adequate open space. The proposed Plan Development Amendment will maintain the existing compact growth pattern and will enable additional units to be located with an existing subdivision that is contiguous to other existing or planned residential subdivisions as desired by Objective 2.1.

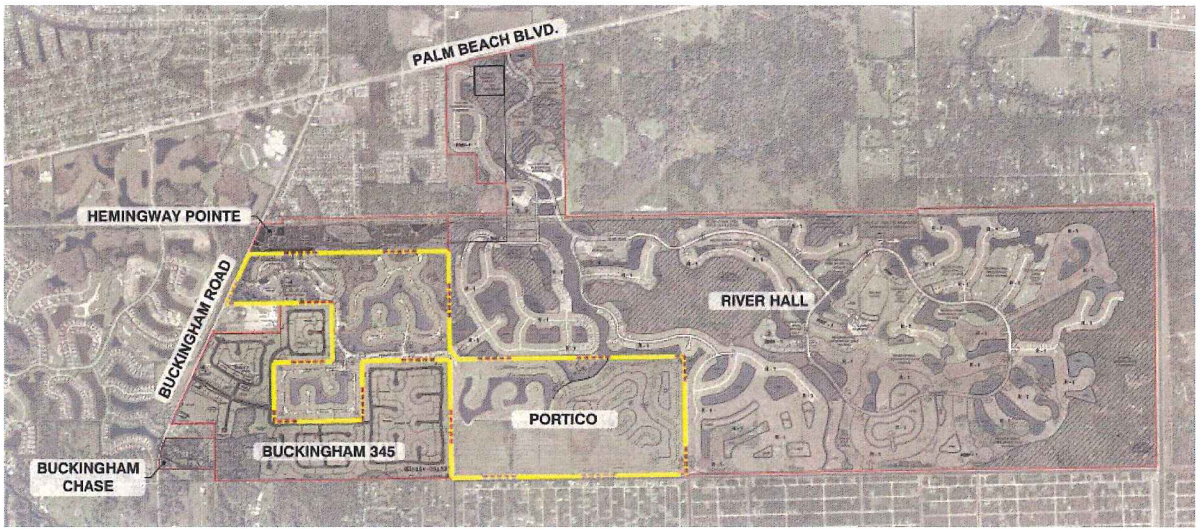


Figure 2. Existing and Planned Residential Developments

A separate Public Facilities analysis has been prepared for the companion Comprehensive Plan Amendment and demonstrates urban services are available to service the existing planned development and have adequate capacity to serve the additional dwelling units within the 2030 time horizon of the Lee Plan. The available urban services and capacity to serve the additional units demonstrates consistent with Objective 2.2 and Policy 2.2.1, which seek to ensure the requested development will be located in area with adequate public infrastructure.

General Development Standards

Goal 4 of the Lee Plan establishes land development regulations will be developed that balance service availability and protection of natural resources. Water, sewer and environmental standards are specifically outlined in the standards supporting Objective 4.1.

Water

Portico is within the service area for Lee County Utilities as demonstrated on Lee Plan Map 6. Consistent with this standard and Policies 53.1.2 and 95.1.3, there is adequate capacity at the Olga Water Treatment Facility to service the existing residential units as well as the proposed 537 dwelling units. A Letter of Availability from Lee County Utilities is included in the supporting materials to the application.

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Sewer

Portico is within an area of the County in which an interlocal agreement has been implemented with the City of Fort Myers for waste water treatment. According to the Lee County 2017 Concurrency Report there is adequate capacity to service the existing dwelling units as well as the proposed dwelling units consistent with this standard and Policies 56.1.2 and 95.1.3. The applicant has received a Letter of Availability from the City of Fort Myers demonstrating capacity for the additional dwelling units.

Environmental Factors

Due to the existing developed nature of the Portico Subdivision, an Environmental Resources Permit, 36-05388-P has been approved and a conservation easement has been recorded consistent with the ERP. The Planned Development Amendment will demonstrate no changes are proposed to the existing preserved areas. Therefore, a waiver was requested from Lee County Planning Staff for the required environmental assessment.

Residential Land Uses

Goal 5 provides for sufficient land to be provided in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County. Portico is located within a "Future Suburban Area" which are areas of the county that are expected to grow within the 2030 time horizon of the Lee Plan. The policy statements of Objective 5.1 and its supporting Policies establish the required consistency with the various elements of the Lee Plan and evaluation criteria for residential developments most appropriately implemented at the time of zoning.

As an existing Residential Planned Development with approved Development Orders and an ERP, many of these criteria are already deemed to be met. The proposed Planned Development Amendment will continue to demonstrate consistency with these criteria. The submittal of the amendment application will ensure the proposed development is consistent with policy 5.1.1. The Portico development is not in a location of flood, storm or hurricane hazards, airport noise or unstable geologic conditions therefore the requested additional dwelling units will not be endangered consistent with policy 5.1.2. The requested density is appropriately considered low-density; however, it is within less than a mile of existing commercial development, schools and existing mass transit consistent with policy 5.1.3. Utilizing the existing pattern of development as approved by Z-04-080, will ensure appropriate open space, buffering, landscaping and amenities are provided consistent with 5.1.6 and 5.1.7.

Portico is an infill project surrounded by approved housing developments and is in close proximity to urban services. Until Coastal High Hazard Area policies are reevaluated to address the increase in population, it is important to note that the proposed project does not request that density increase occur within the CHHA, thus an increase to the approved number of units at this location is an appropriate request and complies with Policy 14.3.3.

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Finally, as previously discussed, the Portico development is located in an area that is surrounded by existing residential development. The additional dwelling units will be located within the existing approved development footprint of the Master Concept Plan associated with Z-04-080. Therefore, the additional uses will not encroach beyond the existing approved location for development and will not be destructive to the character and integrity of the residential environment consistent with policy 5.1.5.

Caloosahatchee Shores Community Plan

The Portico development is identified on Lee Plan Map 16 as being within the Fort Myers Shores Planning Community. Goal 21 and Lee Plan Map 1 page 2 of 8 further specifies this area of the County as the Caloosahatchee Shores Community Planning Area. The Lee Plan describes Caloosahatchee Shores as having a more rural character than the other areas within Fort Myers Shores but that it is anticipated to "grow substantially over the life of this plan. This area also has a mixture of future land use designations." Consistent with Lee Plan Map 1 page 2 of 8, the following analysis demonstrates consistency of the requested amendment for the Portico development with the Caloosahatchee Shores Community Plan.

The stated goal of the Caloosahatchee Shores Community Plan is "to protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identify for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses and providing incentives for redevelopment, mixed use development and pedestrian safe environments." This goal is supported by Objective 21.1 and 21.3 which establish residential uses need to maintain the existing rural character of Caloosahatchee Shores. The requested amendment for the Portico development will reinforce this goal by enabling additional dwelling units to support population growth in a location that is already identified for development. No additional impacts will occur to lands identified as low density or contributing to the rural identity of the planning community. Additionally, while the stated goal is to maintain "a more rural identify for the neighborhoods east of I-75" many of these neighborhoods are within Future Land Use categories that are identified by the Lee Plan as Suburban and have densities above 1 unit per acre. Ordinance 18-14, approved on April 4, 2018, changes the language of Policy 21.1.5 relating to Caloosahatchee Shores; the new language requires that amendments to the future land use map which request an increase in density or intensity must be accompanied by a concurrent planned development rezoning application which demonstrates compatibility with the rural character of the area. The current application and companion Comprehensive Plan Amendment (CPA2018-00004) abide by the latest amendments to the Lee Plan regarding Caloosahatchee Shores.

Due to the existing developed nature of the Portico development, right of way has already been donated for Buckingham Road and the enhanced buffer required by Z-04-080 adjacent to this right-of way has been installed along with community supporting infrastructure. A drive past the

community along Buckingham Road will demonstrate community character consistent with the rural and natural aesthetics of the Caloosahatchee Community.

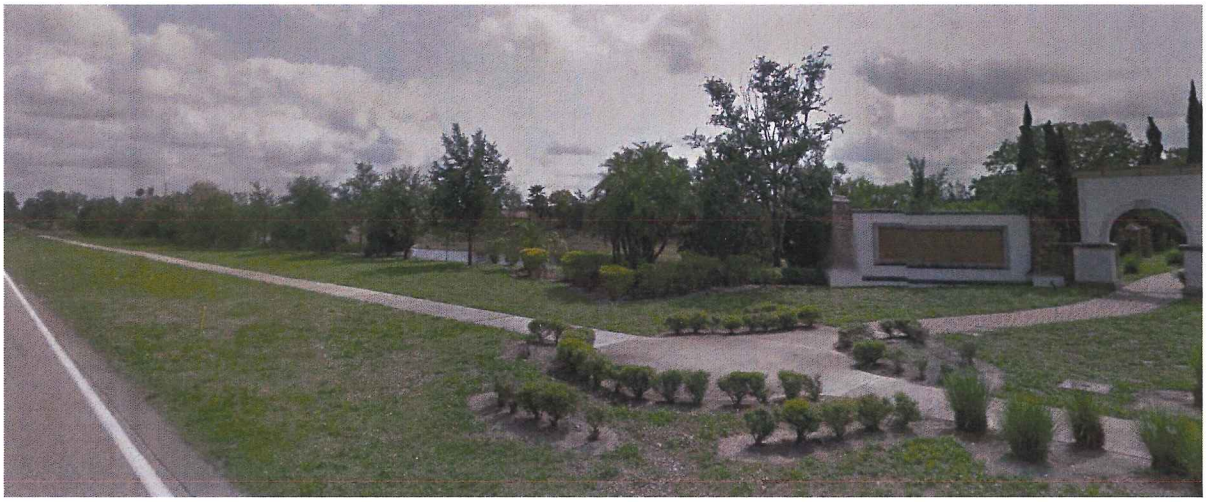


Figure 3. Google Earth Image of existing Portico Entry

The entry and associated development areas have been installed consistent with the approved Development Orders and ERP. An aerial image of the existing constructed infrastructure demonstrates and increased setback ensuring the permitted residential development is not visible from Buckingham Road. As a result of these existing improvements, which will not be amended through the proposed Planned Development Amendment, the perspective of a rural community will be maintained for the traveling public along Buckingham Road consistent with Objective 21.1 and 21.3 and their supporting policies.

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Figure 4. Existing Infrastructure and Increased Setback from Buckingham Road

Policy 21.6.3 requires a public meeting to be held with the Caloosahatchee Shores Community to provide a general overview of the project. The applicant held a meeting within the Caloosahatchee Shores Planning Community on August 13, 2018 at 6pm at the Fort Myers Shores Fire Department Station #81 at 12345 Palm Beach Boulevard. A review of the concurrent Comprehensive Plan and Planned Development Amendments was provided, and the meeting was opened for questions from the public. A detailed summary of the meeting and the topics covered by the public's questions is provided in the Meeting Summary attached to this application.

Buckingham Community Plan

Per Policy 17.7.2, a public informational session within the Buckingham Community is required for requested zoning actions within or adjacent to the Buckingham Planning Community, or with access to Buckingham Road. Due to Portico's entrance being located along Buckingham Road one public information session within the Buckingham Community will be required. The applicant held a meeting within the Buckingham Planning Community on August 14, 2018 at 6pm at the

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Buckingham Presbyterian Church located at 4241 Buckingham Road. A review of the concurrent Comprehensive Plan and Planned Development Amendments was provided, and the meeting was opened for questions from the public. A detailed summary of the meeting and the topics covered by the public's questions is provided in the Meeting Summary attached to this application.

Transportation

A detailed transportation analysis has been prepared by David Plummer and Associates and is attached in the supporting materials to this application request. In addition to the conclusions reached by David Plummer and Associates, the Lee Plan establishes in Policy 39.2.2 "Future Suburban areas will have an emphasis on movement by motor vehicle" through a series of criteria. The requested Outlying Suburban FLU is identified as a "future Suburban Area" as are the Suburban and Sub-Outlying Suburban FLU categories within and surrounding the Portico Community. Consistent with policy 39.2.2, the area of the Portico development utilizes Buckingham Road for vehicular connectivity. As described previously, the Portico development has already donated right of way along Buckingham as well as installed turn lanes, sidewalks, and buffering. The desired pedestrian and vehicular interconnectivity is already constructed and supports the existing units within the Portico Subdivision and will be available to support the requested additional dwelling units. While the development is a little under a mile from an existing transit stop and route, the future build out of this subdivision, with the requested infill units, as well as the other permitted surrounding subdivisions will assist with increasing the area's density to a level that will support mass transit options.

Resource Protection

The Lee Plan has established Goal 107 and its supporting objectives and policies to ensure the protection of wetland and upland habitats as well as specifies diversity. Due to the existing developed nature of the Portico subdivision, Developer Order approval has been granted by Lee County and an Environmental Resources Permit has been approved by the South Florida Water Management District. The requested additional units will not negatively impact or alter the existing approved open space or preservation areas ensuring consistency with Lee County's policies to protect natural resources.

Policy 115.1.2 states that new development and additions to existing development must not degrade surface and ground water quality. Portico is an existing development and the addition of units will not pose a negative impact to the property's surface or ground water qualities which can demonstrated through the property's Environmental Resource Permit, 36-05388-P, and further supplemented through the protection of wetlands on the property as recorded in Conservation Easement Instrument #2006000012052. These documents also support Goal 61 which speaks to the protection of water resources throughout the development process.

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Population

On March 21st, 2005, a Planned Development was approved for Portico permitting residential development. Resolution Z-04-080 approved 1,178 dwelling units. Since that time multiple development orders have been approved for approximately ±1,122 dwelling units and supporting infrastructure. At 2.35 persons per unit the approved planned development accommodates a population of approximately 2,768 people. The proposed planned development amendment requests a maximum of 1,600 residential units, a net increase of 422 units from the existing Planned Development. The additional 422 residential units results in a theoretical increase of 992 people. While this is a reasonable estimate for planning purposes it is not precise since future trends in persons per household and occupancy rates are unknown.

According to the U.S. Census in 2010, Lee County had a population of 618,754. The Florida Office of Economic and Demographic Research (OEDR) projects a countywide population of 895,890 in 2030 and 1,024,716 in 2040. In the context of existing and projected population the Portico population increase of 992 people is de minimus. The proposed population is an estimated less than 1% increase beyond the OEDR projected population for Lee County. This is well within accepted error ranges and represents no real additional population increase for the Lee Plan's Future Land Use Map. The most recent growth management legislation suggests that establishment of minimum development intensity is appropriate methodology for local government planning efforts. The proposed amendment is consistent with that directive.

The Bureau of Economic and Business Research (BEBR) county-wide projections for Lee County and estimated population in 2017 were published on January 31, 2018. These recent figures took into account the impacts to population resulting from Hurricanes Irma and Maria. Only Monroe County's short-term population was reduced as a result of the impacts from Hurricane Irma. Migration from Puerto Rico and the US Virgin Islands as a result of Hurricane Maria was distributed throughout Florida's counties based upon each county's share of in-migration from Puerto Rico and the US Virgin Islands. The population change from 2010 to 2017 in Lee County is estimated to have increased by 12.9%, making it one of the fastest growing counties in the state. Lee County was estimated to have a population of 698,468 by April 1, 2017. BEBR projected populations provide low, medium, and high estimates expected by April 1st of the projection year. For 2030, the Lee County population projections are a low of 778,400, a medium projection of 891,200, and a high of 999,800. These figures are relatively consistent with the statistics provided by the OEDR.

The 2030 population projection referenced in the Lee County Comprehensive Plan consists of 979,000 permanent residents with an additional 18% seasonal residents. The county's growth patterns seem to indicate build-out of urban areas by 2030 as listed in the Comprehensive Plan's Vision. The popularity of Lee County as a tourist destination and consequential high seasonal population make it different from the highly urbanized counties of Florida's east coast. The ability to balance the needs of the ever-growing permanent population while preserving the natural elements that contribute to the seasonal socio-economic boom is what protects the county from

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transforming into an intense urban metropolis. Noting the importance of up-to-date population data in a county with such a prominent and constant increase, the last Evaluation and Appraisal Report was adopted on March 1, 2011. Appendix A of the EAR provides the population data which founded the most recent round of EAR-based amendments to the Comprehensive Plan. The data utilized for the analysis dates back to 2009 with projections commencing in 2010. The data is severely impacted by the recession commencing in 2007 and the 'Recent Trends' section of Appendix A states "Though the recession technically ended prior to 2009, there is little evidence of a significant recovery in the housing market, especially in the State of Florida." It is evident that the housing market has changed significantly since the last EAR was published and so it must be restated that the importance of developing additional housing in appropriate locations is fundamental to the continuous growth of the County.

Also, to be considered is Future Land Use Policy 1.7.6 which establishes the Planning Communities Map and Acreage Allocation Table (Table 1(b)). This mechanism directs itself toward Lee County's ability to issue development orders and serves to ensure that actual development approvals do not exceed that amount needed for the population forecasted through the planning timeframe. To be consistent with both the local government's adopted plan and the State's directive regarding the need to establish minimum development capacity, an amendment to Table 1(b) is proposed.

Planning Communities and Acreage Allocation

Policy 1.7.6 provides for the proposed distribution, extent, and location of generalized land uses for the year 2030. The concurrent Comprehensive Plan Amendment would revise Table 1(b) to recognize the future land use map amendment. The approved planned development, existing infrastructure, and concurrent comprehensive plan amendment provides for a suburban level of density which is more consistent with the type of development existing and proposed in this area of the Fort Myers Shores Planning Community. Consistent with the vision for the Caloosahatchee Shores Community Planning Area, the proposal seeks to promote infill. It is noted that Lee County is unable to issue final development orders or extensions which would allow acreage in Table 1(b) to be exceeded.

The applicant has proposed a text amendment to Table 1(b) to address the area of Sub-Outlying Suburban being moved to the Outlying Suburban that will be utilized for residential units. This text amendment is based upon the areas of the Master Concept Plan identified for single family, two family attached or townhome units.

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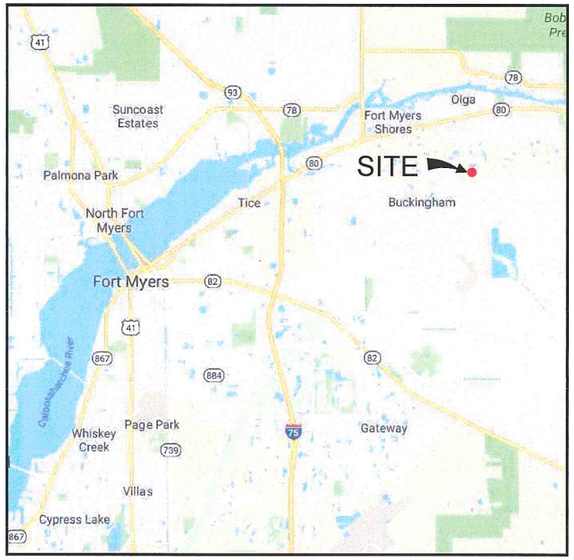
MASTER CONCEPT PLAN FOR

PORTICO RPD

LEE COUNTY, FLORIDA

SECTION 28, 33 & 34, TOWNSHIP 43 S, RANGE 26 E

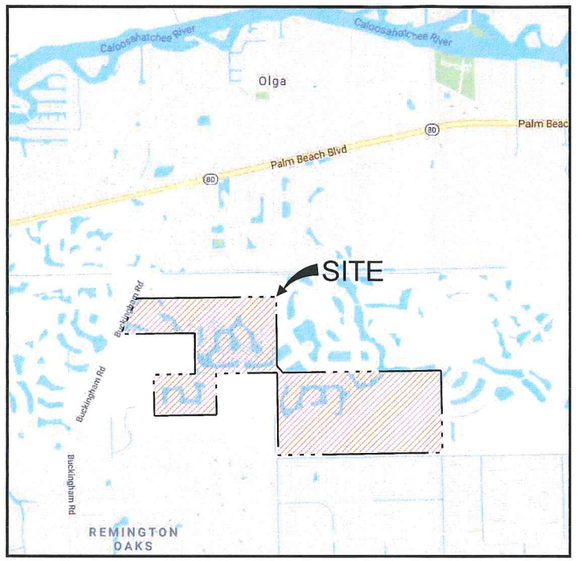
LEE COUNTY, FLORIDA



SITE VICINITY MAP

N.T.S.

BID	CONSTRUCTION	LEE COUNTY	SFWMD	LCU/DOH/FDEP	SHEET INDEX DESCRIPTION	SHEET
GENERAL						
		✓			COVER SHEET	CG-01
PLANNING						
		✓			OVERALL SITE PLAN	X-101
		✓			PHASE 1-A	X-102
		✓			PHASE 1-B	X-103
		✓			PHASE 2	X-104
		✓			PHASE 3	X-105
		✓			OPEN SPACE PLAN	X-106
		✓			MASTER CONCEPT NOTES	X-107
		✓			MASTER CONCEPT NOTES	X-108



SITE LOCATION MAP

N.T.S.

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	10/10/2018

SHEET TITLE:

COVER SHEET

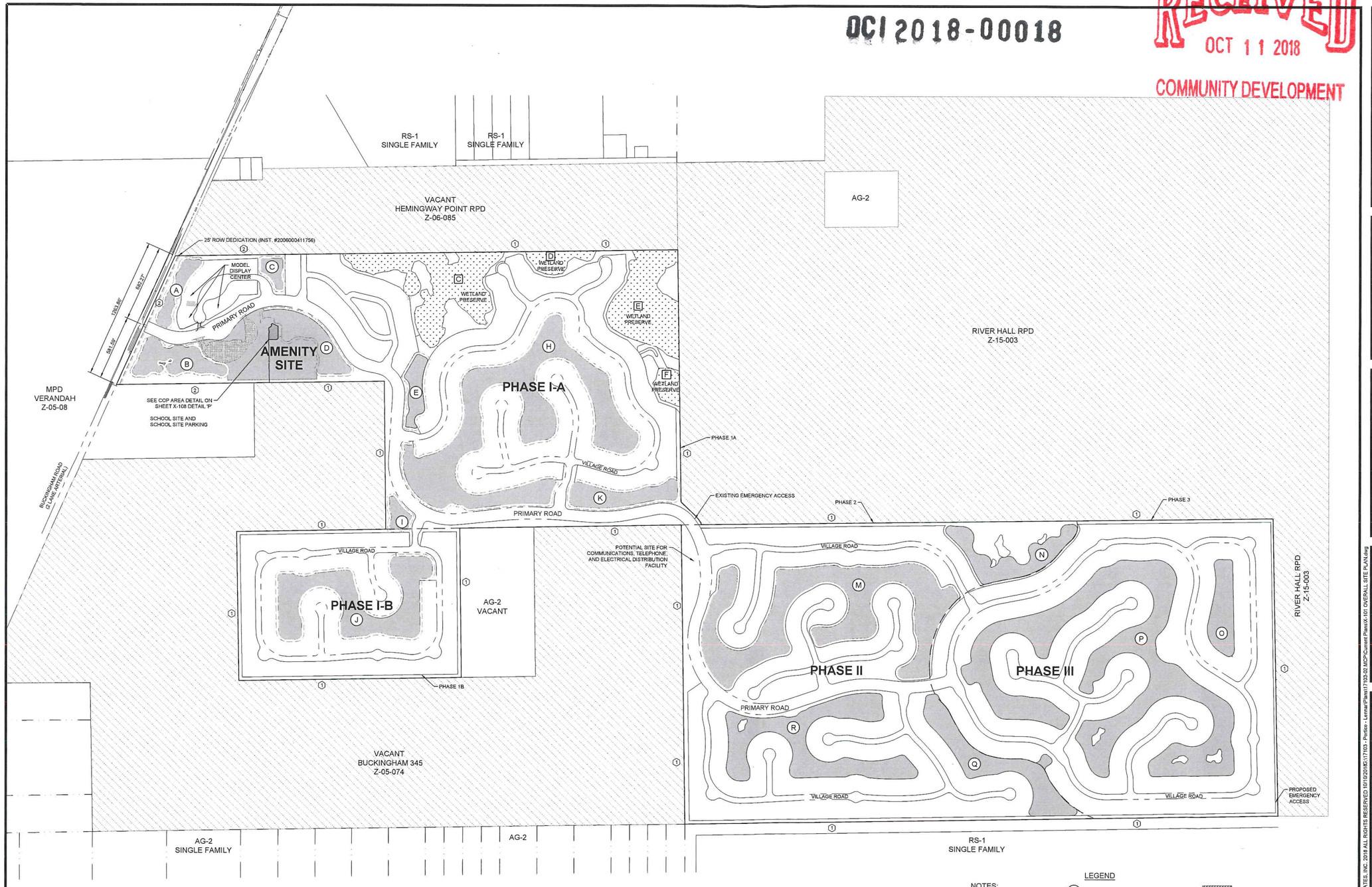
SHEET NUMBER: CG-01

JOB/FILE NUMBER: 17103-02

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NOTES:

1. GENERAL CONFIGURATIONS OF LAKES, LOT LAYOUT AND INTERNAL ROADS NOT TO SCALE AND SUBJECT TO CHANGE.
2. SEE SHEET 8 FOR ROAD DETAILS
3. EASEMENTS DEPICTED CONSISTENT WITH PORTICO PHASE 1 PLAT INSTRUMENT #2006000411756

LEGEND

- (M) LAKE IDENTIFICATION
- [C] WETLAND IDENTIFICATION
  SEE SHEET 8 FOR TABLE
- (1) NO BUFFER REQUIRED
- (2) EXISTING BUFFER TO REMAIN
- (A) DEVIATIONS

- LAKE
- WETLAND
- AMENITY
- PARKING
- SURROUNDING PLANNED DEVELOPMENT
- COP AREA

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

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PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	10/10/2018

SHEET TITLE:

OVERALL SITE PLAN

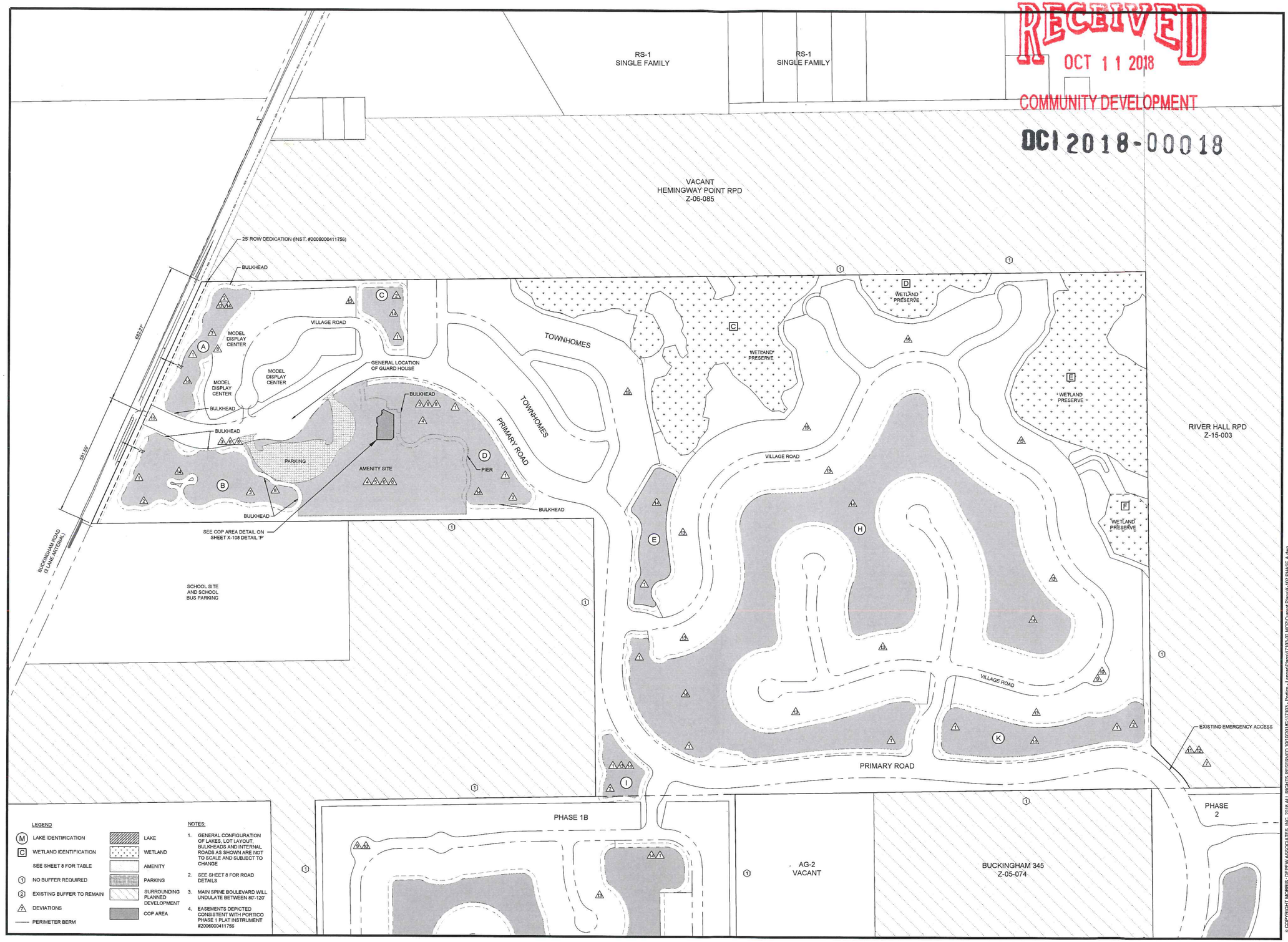
SHEET NUMBER: X-101

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SCALE 1"=400'

JOB/FILE NUMBER: 17103-02

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JURISDICTION:	LEE COUNTY
DATE:	10/10/2018

SHEET TITLE:

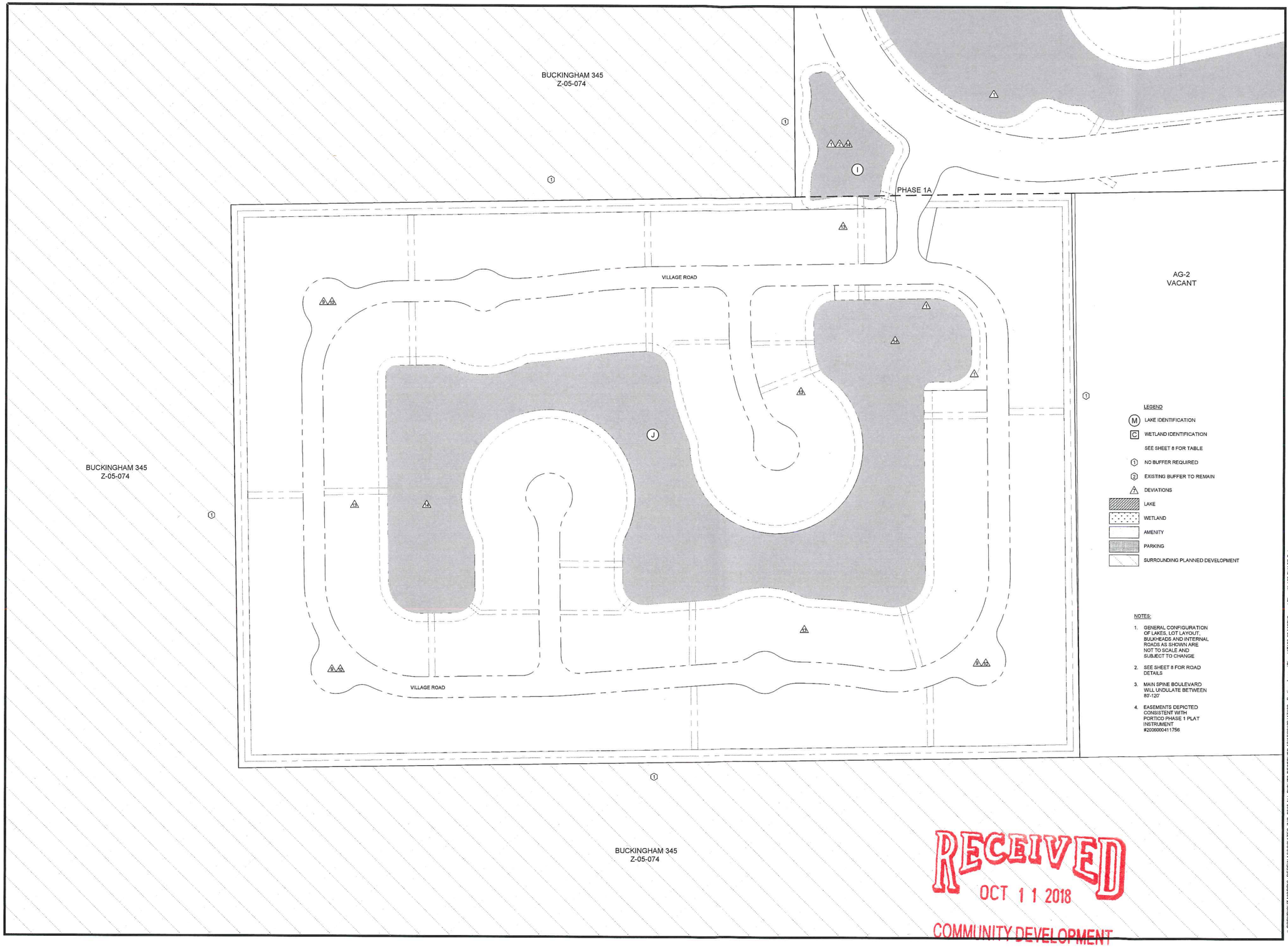
PHASE 1-A

SHEET NUMBER: X-102

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SCALE 1"=200'

JOB/FILE NUMBER: 17103-02

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REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	10/10/2018

SHEET TITLE:

PHASE 1-B

SHEET NUMBER: X-103

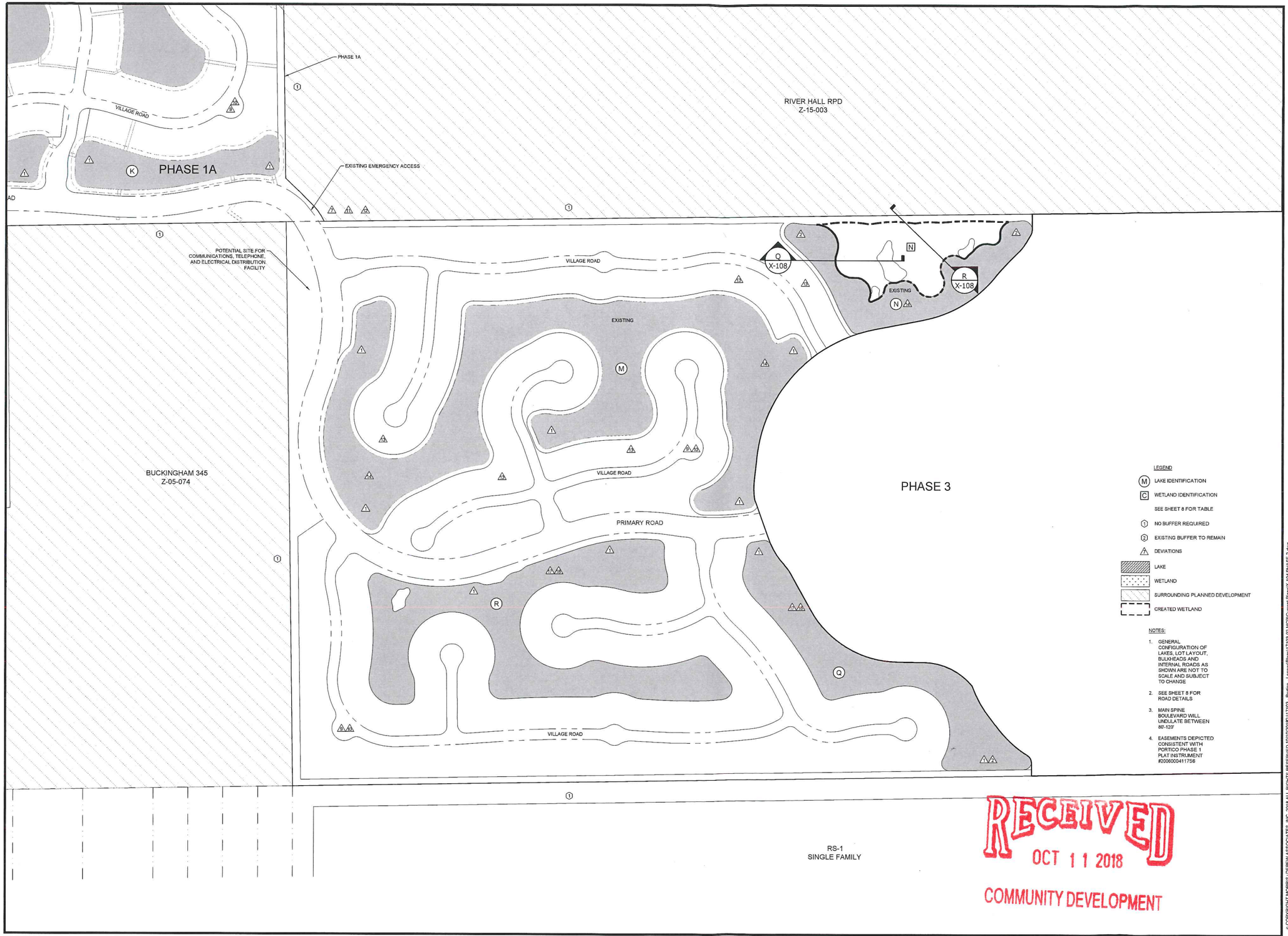
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REVISIONS	DATE

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JURISDICTION:	LEE COUNTY
DATE:	10/10/2018

SHEET TITLE:

PHASE 2

SHEET NUMBER:

X-104

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SCALE 1"=200'

JOB/FILE NUMBER:

17103-02

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RIVER HALL RPD
Z-15-003



PHASE 2

RS-1
SINGLE FAMILY

LEGEND:

- LAKE
- WETLAND
- AMENITY
- PARKING
- SURROUNDING PLANNED DEVELOPMENT
- (M) LAKE IDENTIFICATION
- [C] WETLAND IDENTIFICATION
  SEE SHEET 8 FOR TABLE
- (1) NO BUFFER REQUIRED
- (2) EXISTING BUFFER TO REMAIN
- ⚠ DEVIATIONS
- ------- PERIMETER BERM

NOTES:

1. GENERAL CONFIGURATION OF LAKES, LOT LAYOUT, BULKHEADS AND INTERNAL ROADS AS SHOWN ARE NOT TO SCALE AND SUBJECT TO CHANGE
2. SEE SHEET 8 FOR ROAD DETAILS
3. MAIN SPINE BOULEVARD WILL UNDULATE BETWEEN 80'-120'
4. EASEMENTS DEPICTED CONSISTENT WITH PORTICO PHASE 1 PLAT INSTRUMENT #2006000411758

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

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REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	10/10/2018

SHEET TITLE:

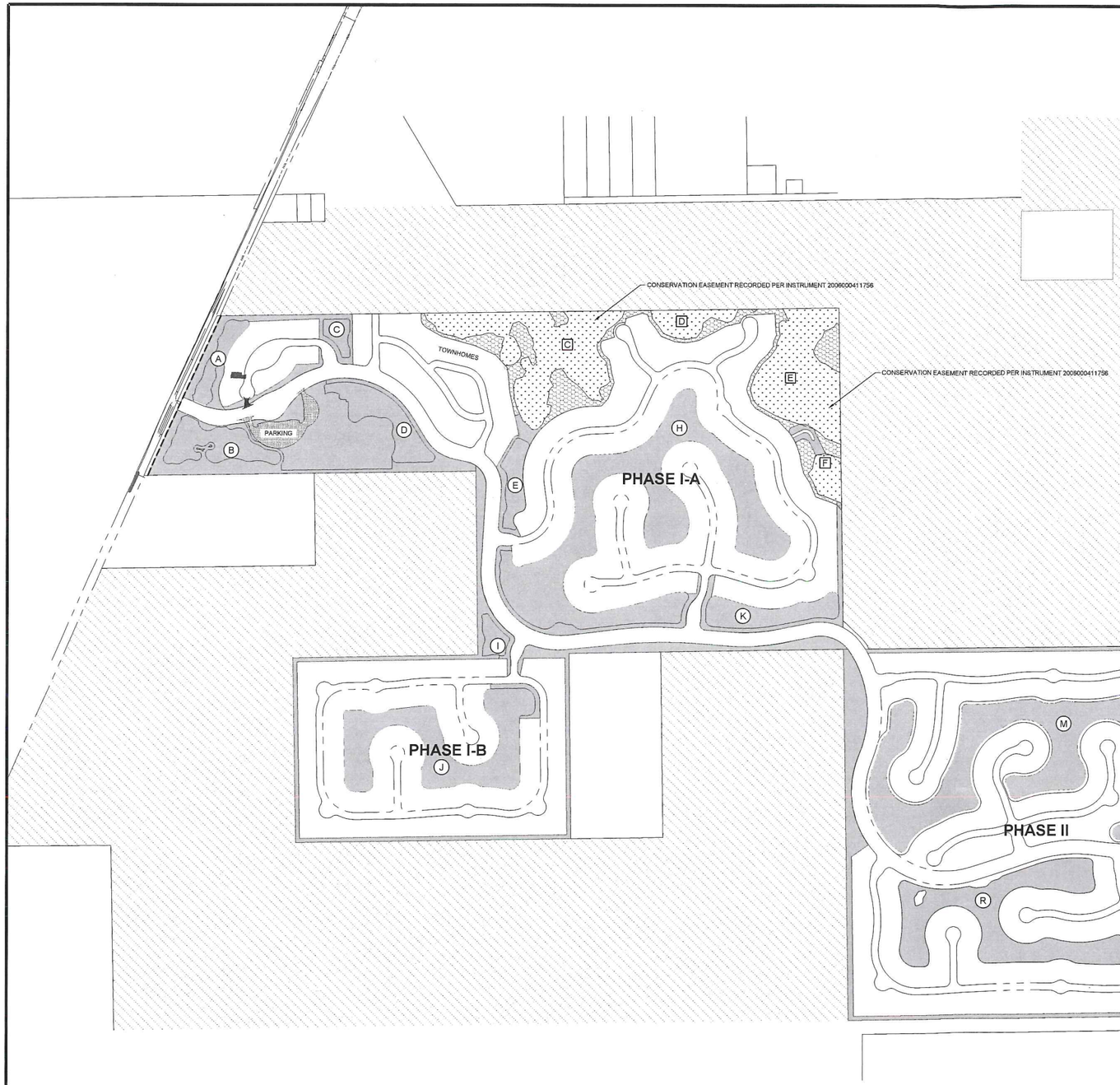
PHASE 3

SHEET NUMBER: X-105

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SCALE 1"=200'

JOB/FILE NUMBER: 17103-02

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AREA	ACREAGE	REQUIRED OPEN SPACE 40%	PROVIDED OPEN SPACE	REQUIRED INDIGENOUS OPEN SPACE	PROVIDED INDIGENOUS OPEN SPACE
TOTAL ACREAGE	589.15				
PHASE 1A & 1B****	248.70	0.00		0.00	
PHASE 2 & 3	324.48	129.79		64.90	
TOWNHOME TRACT	15.97	6.39		3.20	
GENERAL OPEN SPACE	240.33				
LAKE**	135.45		34.05		
AMENITY	9.58		9.58		
OTHER	59.30		59.30		
INDIGENOUS UPLAND*	8.56				8.56
INDIGENOUS WETLAND*	23.93				23.93
C	11.28				
D	1.88				
E	9.35				
F	1.42				
RESTORED WETLAND*	4.75				4.75
SUBTOTAL		136.15	102.93	68.10	37.24
TOTAL PROVIDED OPEN SPACE	140.17				

* ACREAGE PROVIDED CONSISTENT WITH ERP 36-05388-P

** TWENTY-FIVE PERCENT (25%) OF REQUIRED OPEN SPACE MAY BE COMPRISED OF LAKE AREA

*** PHASE 1A AND 1B SINGLE FAMILY LOTS PLATTED BY INSTRUMENT #2006000411756 LARGER THAN 6,500 SQUARE FEET. PER Z-04-080, NO MINIMUM OPEN SPACE IS REQUIRED FOR LARGE PROJECTS CONTAINING LOTS HAVING A MINIMUM LOT SIZE OF 6,500 SQUARE FEET. (SECTION 10-415(a))

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LEGEND

- INDIGENOUS WETLAND 23.93 AC
- INDIGENOUS UPLAND 8.56 AC
- RESTORED WETLAND 4.75 AC
- GENERAL OPEN SPACE 204.33 AC
- SURROUNDING PLANNED DEVELOPMENT
- (M) LAKE IDENTIFICATION
- [C] WETLAND IDENTIFICATION

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

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PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	10/10/2018

SHEET TITLE:

OPEN SPACE PLAN

SHEET NUMBER: X-106

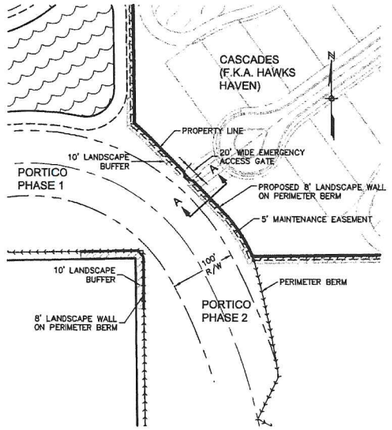
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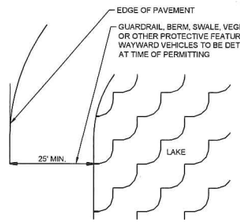
© COPYRIGHT MORRIS DEPEW ASSOCIATES, INC. 2018 ALL RIGHTS RESERVED 09/10/2018 5:17:03 - Portico - Lennar\Phase1\17103-02 MCP\Current Plans\X-106 PRELIMINARY AMENITY CENTER SITE.dwg

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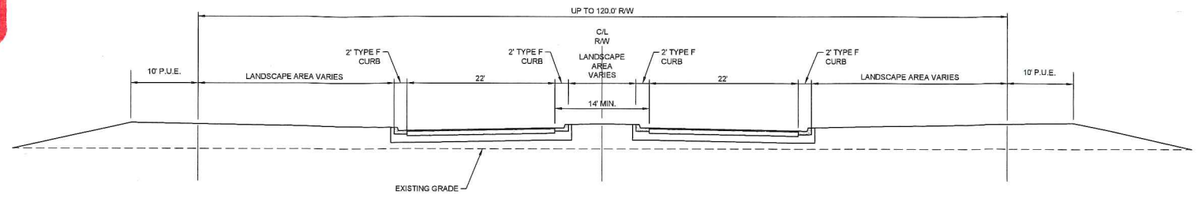
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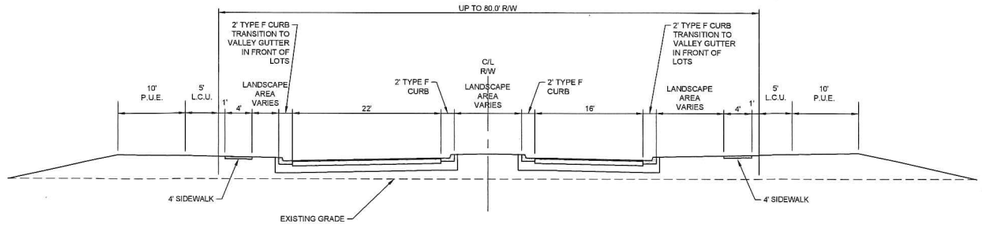
A PINCH POINT PLAN VIEW DETAIL ⚠
Scale: 1"=100'



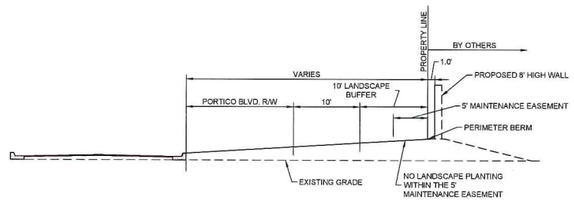
D LAKE IN COMMON ELEMENT TYPICAL SECTION ⚠
Scale: N.T.S.



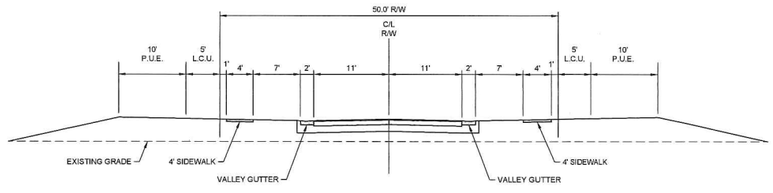
F TYPICAL PRIMARY CORRIDOR ⚠
*4 FT SIDEWALK REQUIRED ON ONE SIDE OF ROAD
Scale: 1"=10'



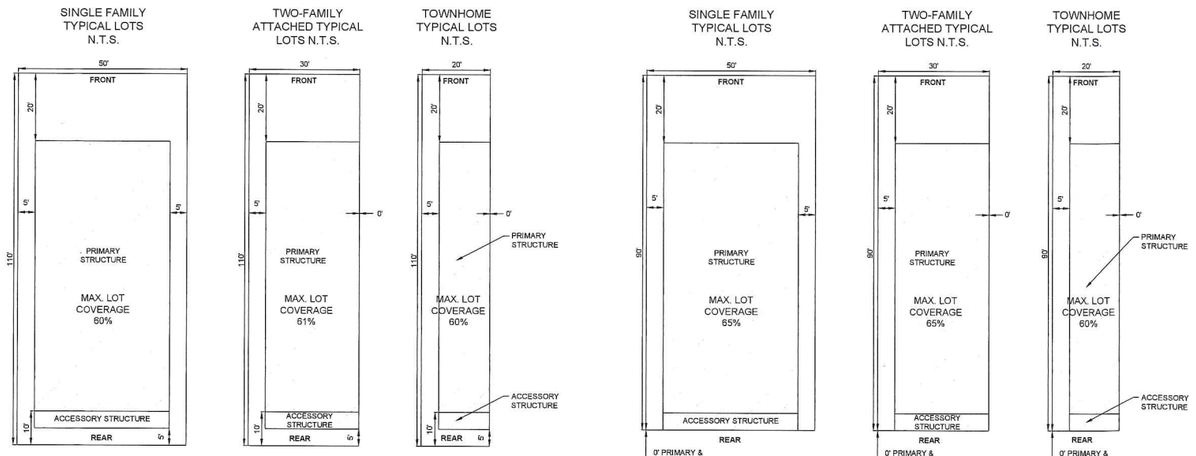
G TYPICAL VILLAGE ENTRY ⚠
Scale: 1"=10'



B PINCH POINT SECTION VIEW DETAIL A-A ⚠
Scale: 1"=10'



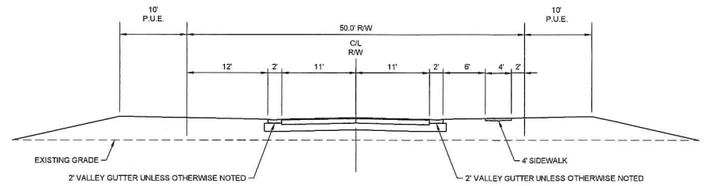
H TYPICAL VILLAGE ROAD ⚠
Scale: 1"=10'



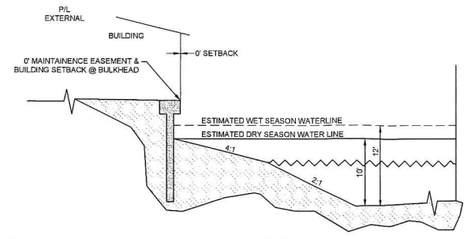
C LOT TYPICAL
SCALE: N.T.S.

*THE 0' SETBACK APPLIES TO ALL LOTS ABUTTING A 6:1 OR FLATTER LAKE BANK SLOPE. LOTS ABUTTING A 4:1 LAKE BANK SLOPE (PER DEVIATION 17) MUST PROVIDE A MINIMUM 10FT PRIMARY AND ACCESSORY REAR SETBACK FOR A DRAINAGE EASEMENT AS SHOWN ON DETAIL 'N' ON SHEET X-108.

E LOT TYPICAL ABUTTING LAKES
SCALE: N.T.S.



I TYPICAL TOWNHOUSE ROAD ⚠
Scale: 1"=10'



J DEVIATION TYPICAL SECTION ⚠⚠⚠
Scale: N.T.S.

PROJECT:
PORTICO RPD
LOCATION:
LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
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PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	10/10/2018

SHEET TITLE:
MASTER CONCEPT NOTES

SHEET NUMBER:
X-107

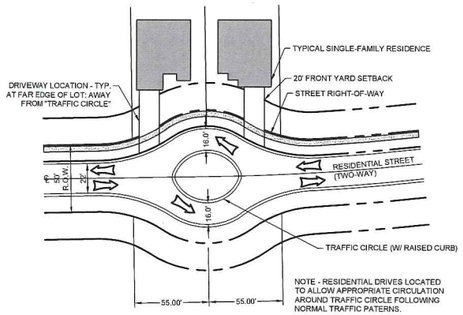
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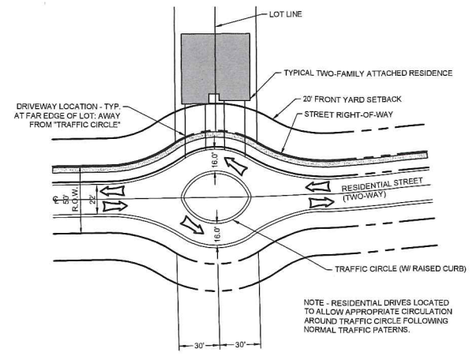
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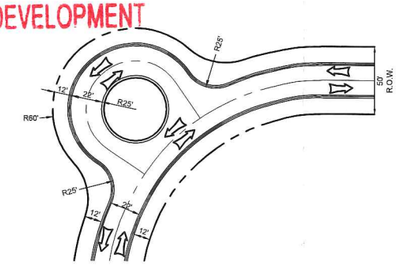
K "FLOW SPLITTER" ROAD CONFIGURATION

SCALE: 1"=50'



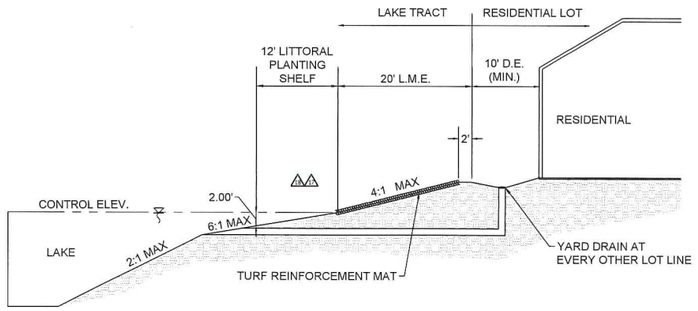
L "FLOW SPLITTER" TWO FAMILY ATTACHED ROAD CONFIGURATION

SCALE: 1"=50'



M "EYEBROW" ROAD CONFIGURATION

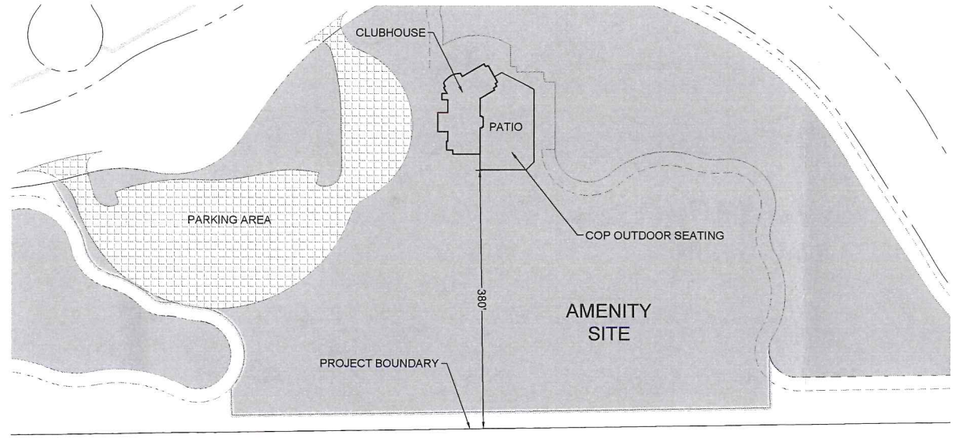
SCALE: 1"=50'



NOTES:
1. REAR YARD DRAINAGE AND TURF MATS ARE REQUIRED ONLY WHEN DEVIATION 17 IS UTILIZED.
2. 0' REAR SETBACK NOT PERMITTED TO ACCOMODATE DRAINAGE EASEMENT.

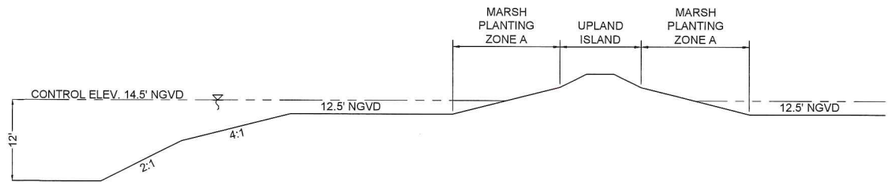
N LAKE BANK SLOPE TYPICAL

SCALE: N.T.S.



O AMENITY CONSUMPTION ON PREMISE LOCATION

SCALE: N.T.S.

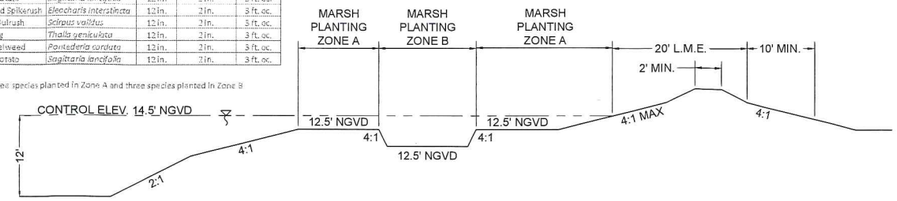


P CONSTRUCTED SECTION-Q - WETLAND CREATION

SCALE: N.T.S.

Creation Zone	Common Name	Scientific Name	Minimum Height	Minimum Container Size	Planting Instruction
Wetland Creation Plantings [1]					
A	Cordgrass	*Spartina bakeri*	12 in.	2 in.	3 ft. oc.
	Pickerelweed	*Pontederia cordata*	12 in.	2 in.	3 ft. oc.
	Duck Potato	*Sagittaria lancifolia*	12 in.	2 in.	3 ft. oc.
	Knotted Spikerush	*Eleocharis interstincta*	12 in.	2 in.	3 ft. oc.
B	Giant Bulrush	*Scirpus validus*	12 in.	2 in.	3 ft. oc.
	Fireflag	*Thalia geniculata*	12 in.	2 in.	3 ft. oc.
	Pickerelweed	*Pontederia cordata*	12 in.	2 in.	3 ft. oc.
	Duck Potato	*Sagittaria lancifolia*	12 in.	2 in.	3 ft. oc.

[1] A minimum of three species planted in Zone A and three species planted in Zone B



Q CONSTRUCTED SECTION-R WETLAND CREATION

SCALE: N.T.S.

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	10/10/2018

SHEET TITLE:

MASTER CONCEPT NOTES

SHEET NUMBER:

X-108

N

50 0 25 50

SCALE 1"=50'

JOB/FILE NUMBER:

17103-02

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