



# Portico

Comprehensive Plan Amendment CPA2018-00004

Local Planning Agency

December 17, 2018

# PROJECT TEAM

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Barry Ernst, AICP

Director of Planning and Permitting

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Partner – Planning Director

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Partner – Attorney

Stephen Leung

Vice President – General Manager



# Introduction

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NEALE MONTGOMERY, ESQ.

The logo for PAVESE LAW FIRM is displayed in a white rectangular box. The text "PAVESE" is on the top line and "LAW FIRM" is on the bottom line, both in a dark red, serif font. The text is framed by two horizontal lines above and two below.

# Project Background

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**TINA M. EKBLAD, MPA, AICP, LEED AP**  
PARTNER – PLANNING DIRECTOR



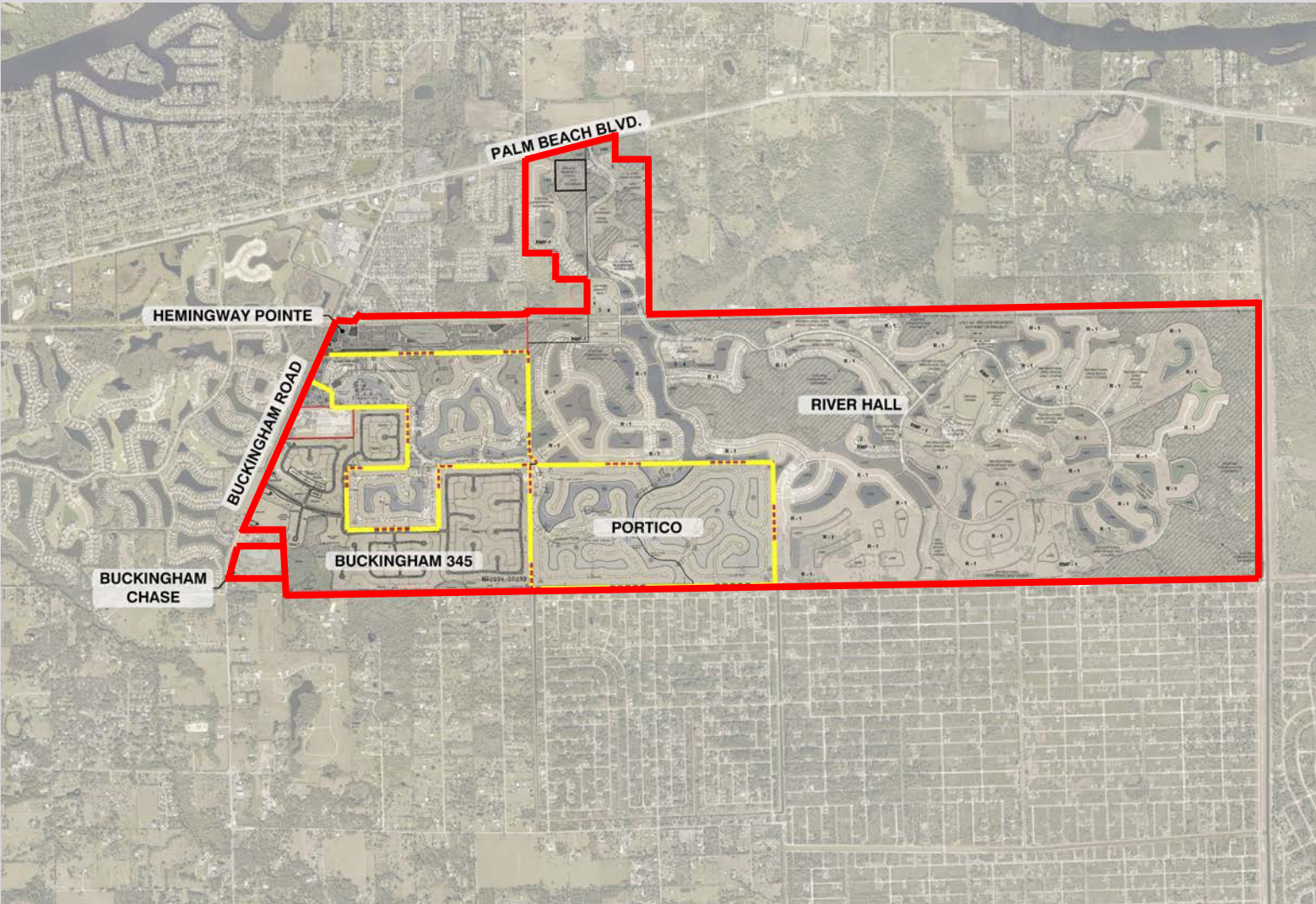
# Project Background

## Owner/Applicant

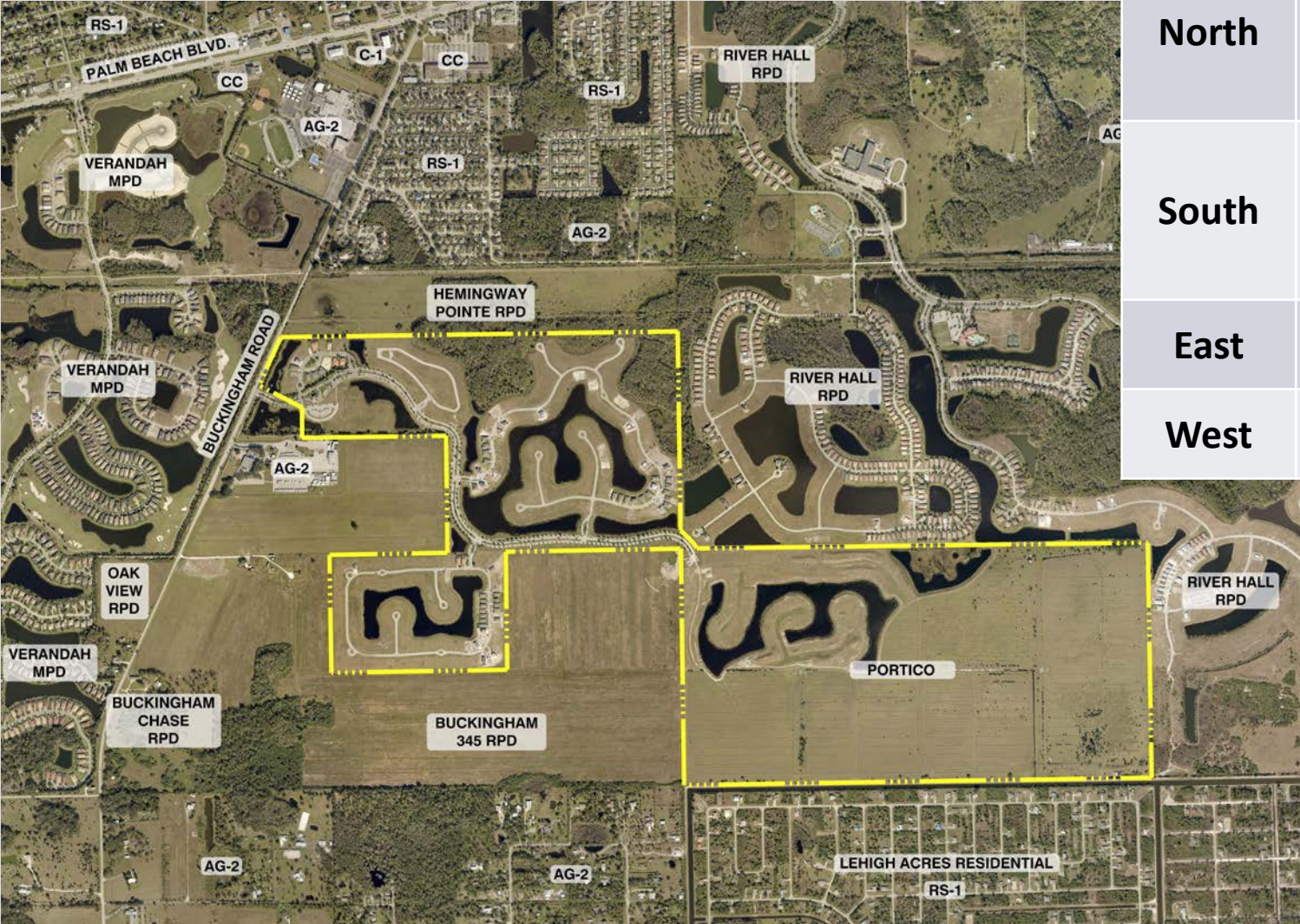
- WCI Communities, LLC/Lennar Homes, LLC

## Location

- 14000 Portico Blvd., Fort Myers, FL
- Caloosahatchee Shores
- Residential Planned Development
  - Z-04-080
- 589 AC Existing Subdivision



# Surrounding Uses



	Future Land Use	Use	Notes
<b>North</b>	Suburban Outlying Suburban Sub-Outlying Suburban Rural	Vacant and Residential	Riverdale Reserve at Buckingham Hemingway Pointe River Hall
<b>South</b>	Public Facilities Sub-Outlying Suburban Urban Community	School Vacant Residential	Buckingham Student Center Buckingham 345 Lehigh Acres
<b>East</b>	Sub-Outlying Suburban Rural	Residential Development	River Hall
<b>West</b>	Suburban	Residential Development	Buckingham Road Verandah

# Urban Services

## Water

- Olga Water Treatment Facility

## Sewer

- City of Fort Myers Wastewater Treatment

## Public Safety

- Lee County Sheriff Office – Central District
- Fort Myers Shores Fire Department
- Lee County Emergency Medical Services

## Schools

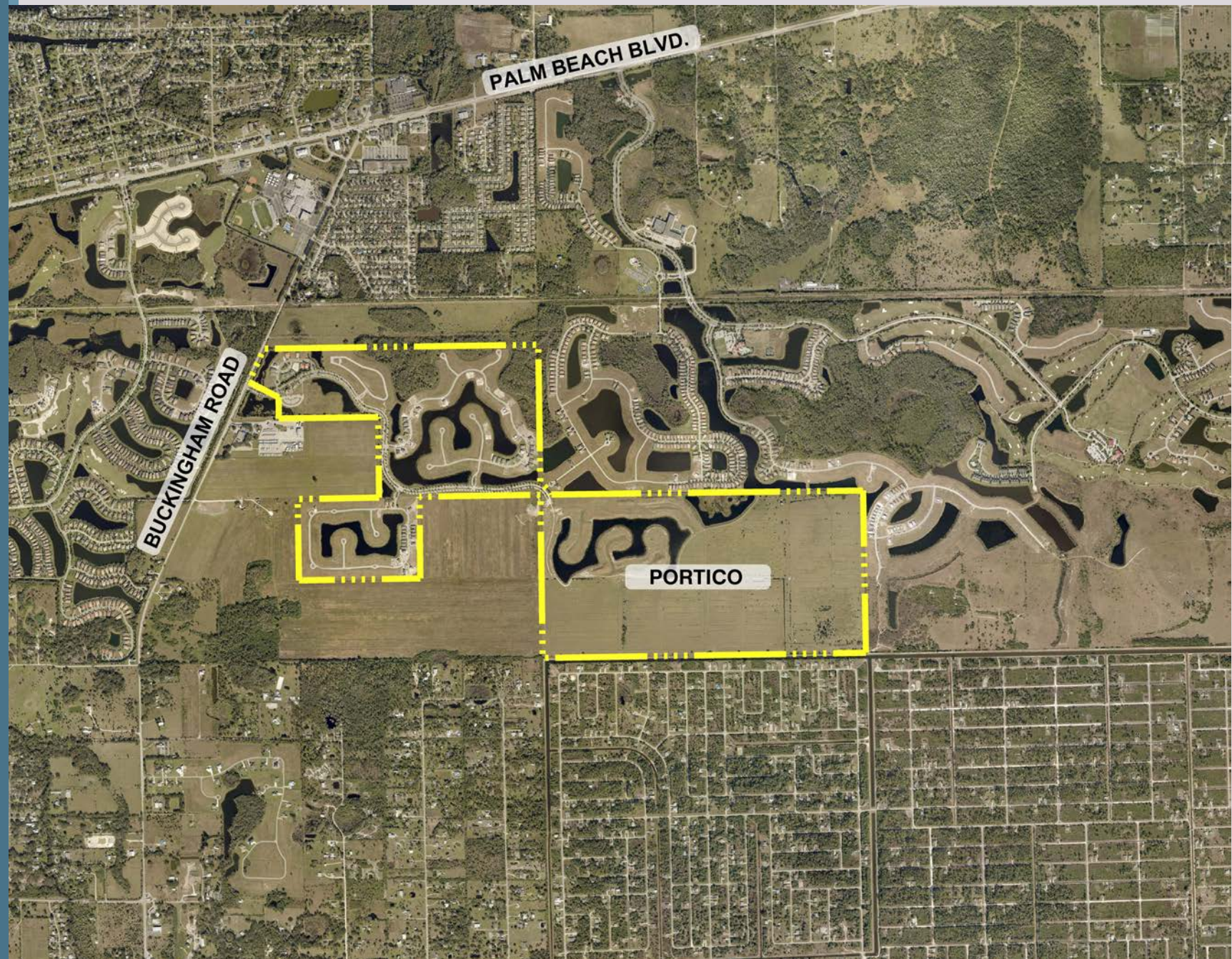
- Lee County Public Schools

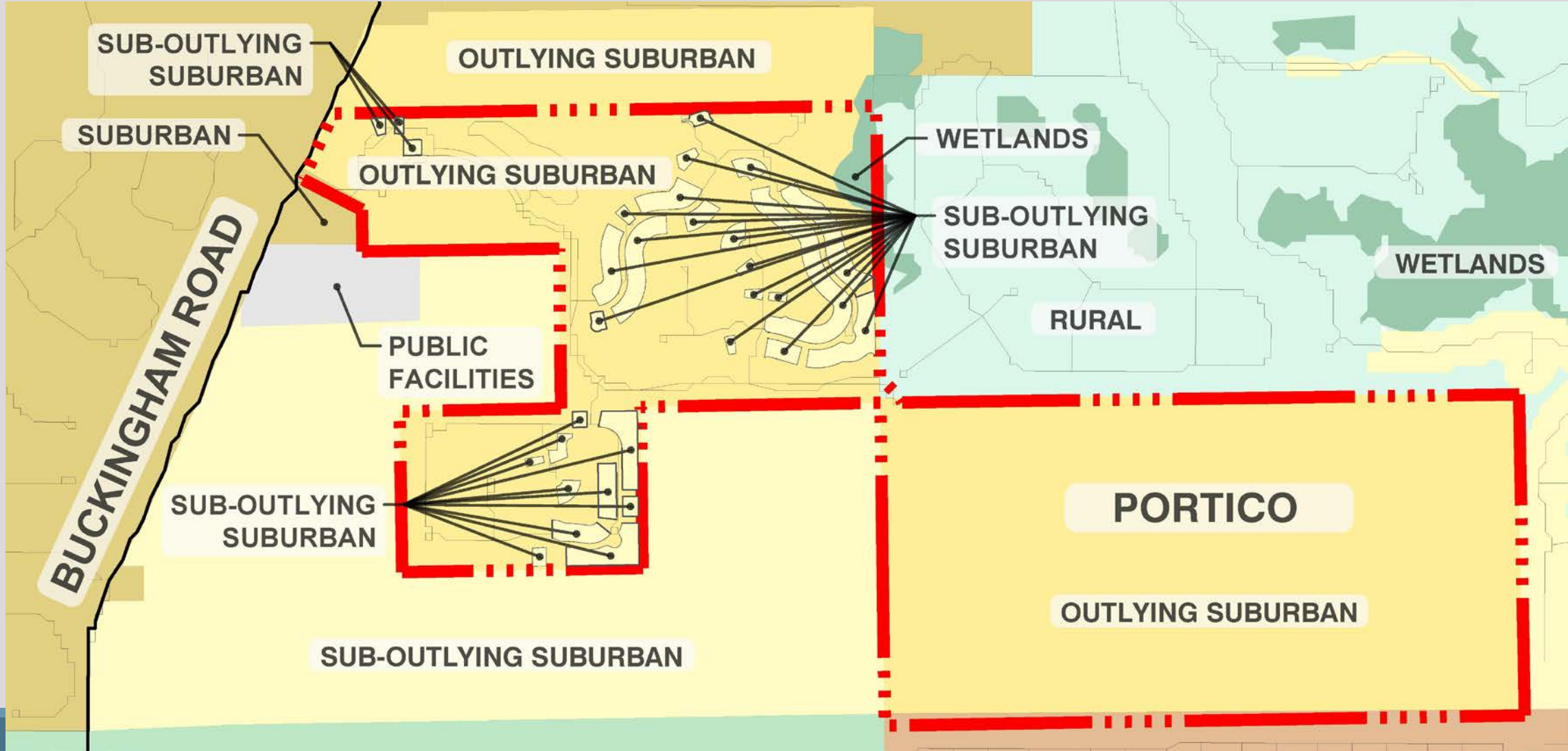
## Solid Waste

- Buckingham Waste-to-Energy Facility

## Public Transit

- Lee Tran Route 100

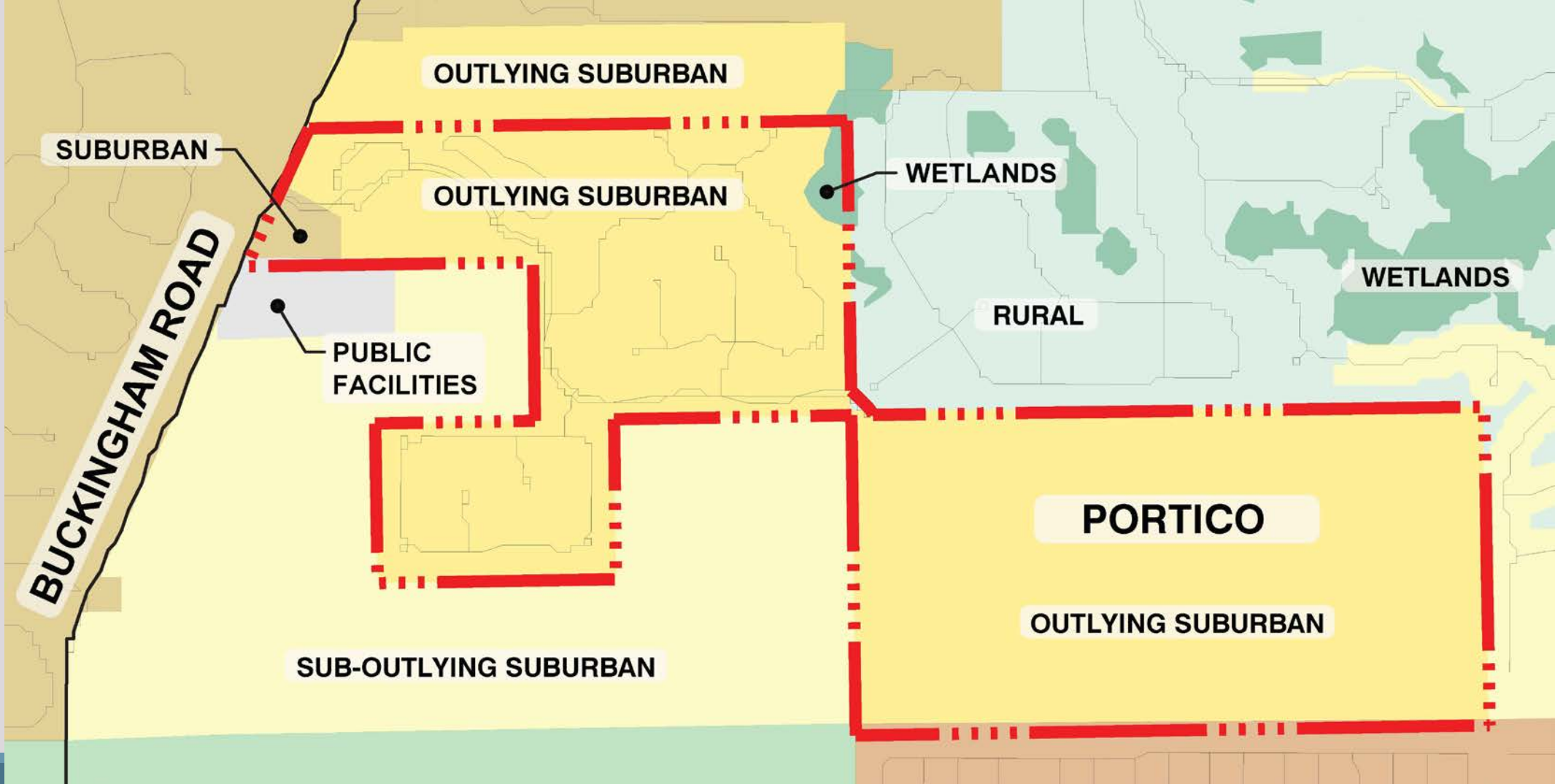




# Applicant Amendment Requests

**Future Land Use Map** - Reallocate 536.82 acres from Sub-Outlying Suburban to Outlying Suburban FLU





## Staff Proposed Amendment

**Future Land Use Map** - Reallocate 576.8 acres from Sub-Outlying Suburban FLU to Outlying Suburban FLU

# Planned Development Amendment

## Florida Statutes Chapter 163.3184(12)

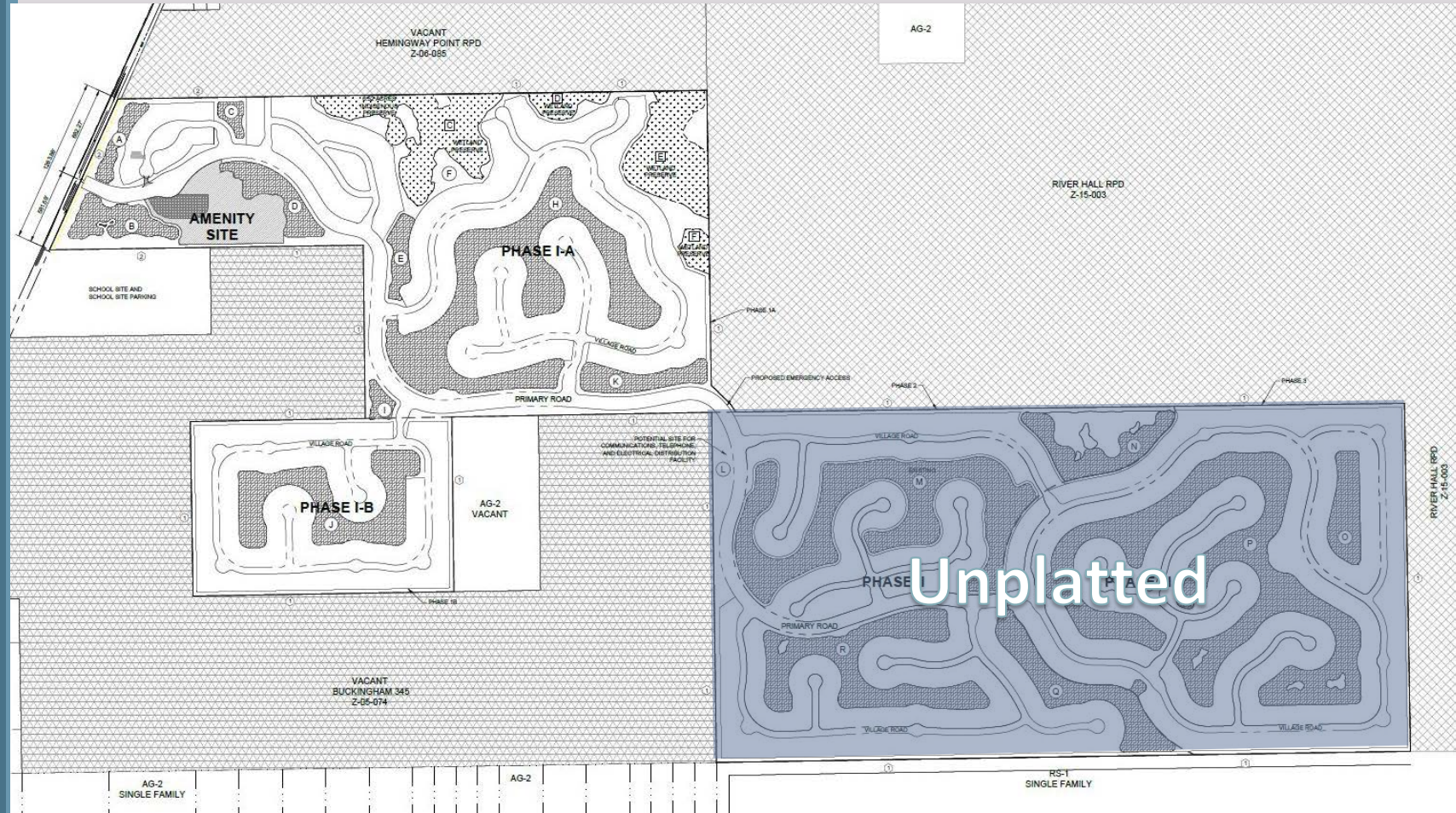
“at the request of an applicant a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection.”

## Policy 21.1.5 Caloosahatchee Shores

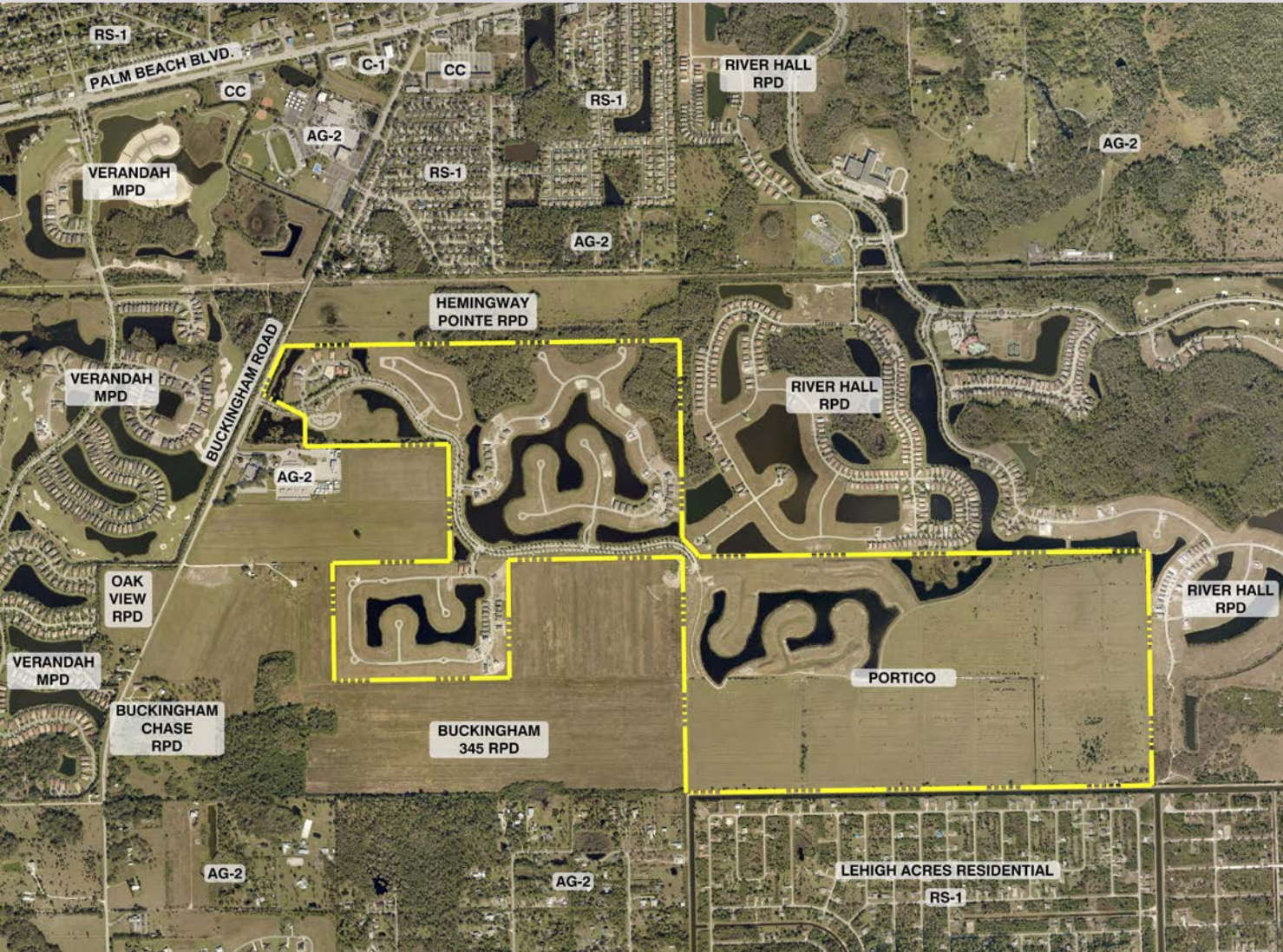
Requires FLU Map Amendments to increase density to be have a concurrent Planned Development Rezoning Application

## Amendment Application

- DCI2018-00018
- Maximum Density 1,600 dwelling units
- Pending HEX Hearing



# Existing Permits



## Residential Planned Development

- Z-04-080

## Development Order

- Multiple approvals for all infrastructure

## Environmental Resource Permit

- ERP 36-05388-P

## Subdivision Plat

- Phase 1

## Conservation Easements

- Indigenous Wetlands and Uplands

# Infill Development

Suburban Area with Existing Residential

- Anticipated to grow substantially

Existing Urban Services

Requested Units in Existing Subdivision

Promotes efficient use of public infrastructure and available land

Appropriately considered Infill

# Traffic Analysis

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**STEPHEN LEUNG**

VICE PRESIDENT – GENERAL MANAGER

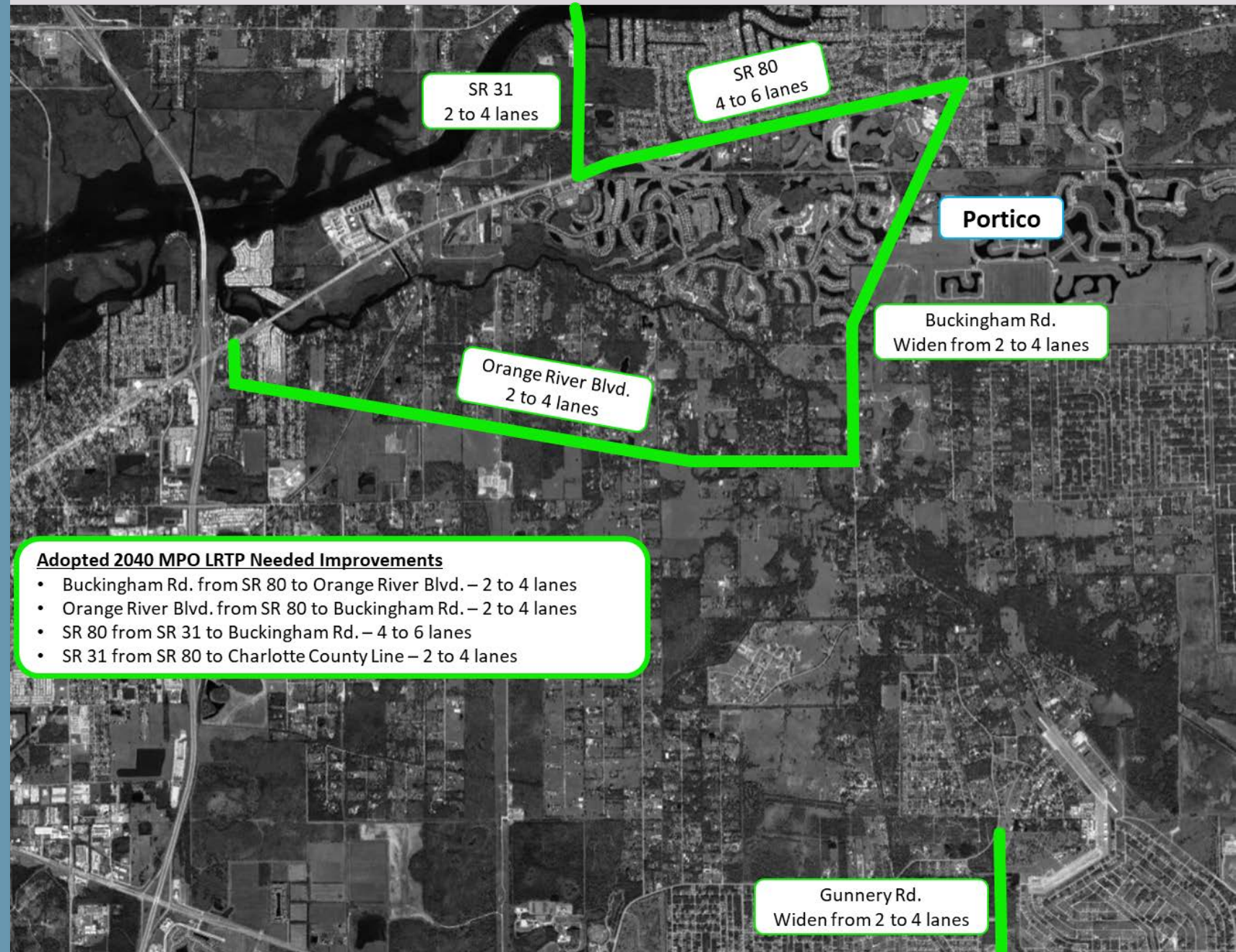


# Transportation Analysis

The purpose of the CPA transportation analysis is to identify changes to the MPO 2040 LRTP Needs Plan that are attributed to the Portico comprehensive plan amendment.

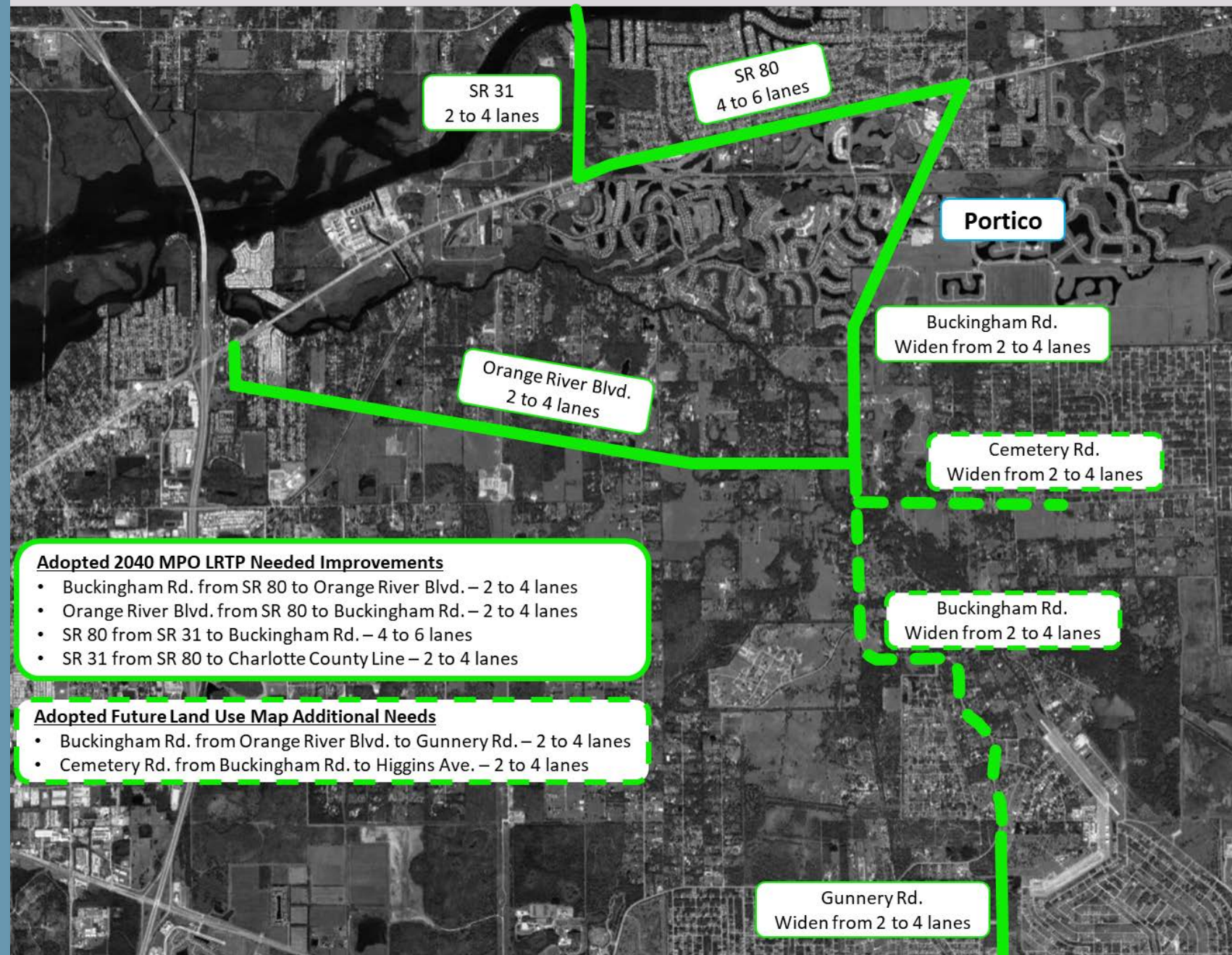
Analysis based on 2040 traffic conditions; reflects the buildout of the Comprehensive Plan.

- **1st Step:** Identify the roadway improvements shown in the adopted MPO 2040 LRTP Needs Plan.



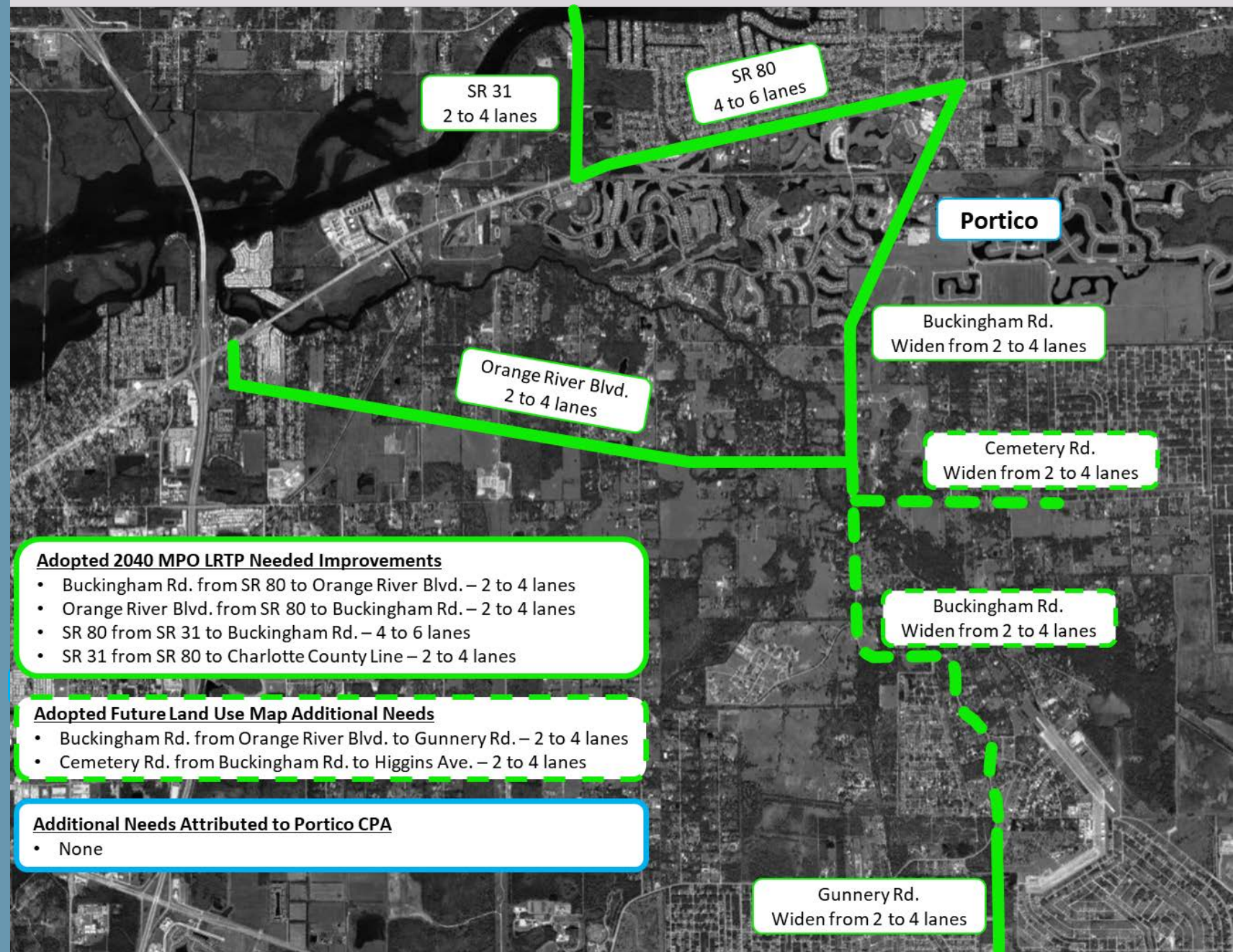
# Transportation Analysis

- **2nd Step:** Identify changes (additional needs) to the MPO 2040 LRTP Needs Plan that are attributed to the adopted Future Land Use Map.
  - Two additional roadway improvements needed.
  - MPO should consider these needed improvements to be included in the 2040 LRTP Needs Plan.
  - Per Chapter 163.3180, F.S., Portico CPA is not responsible for backlog improvements.



# Transportation Analysis

- **3rd Step:** Identify additional needs to the MPO 2040 LRTP Needs Plan that are attributed to the **Portico CPA.**
  - No additional improvements beyond those that are already needed without the Portico CPA.
  - Future road impact fees generated by Portico may be used to fund road projects within the Buckingham community.





# Professional Opinion

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It is my professional opinion that the data and analysis provided supports the proposed Comprehensive Plan Amendments. The proposed amendments meet the requirements of Florida Statutes Section 163.3180 and are consistent with the Lee Plan. The transportation data and analysis demonstrates the proposed amendments will not cause any roadway links to operate below minimum Level of Service standards in the short range horizon (2023) or the long range horizon (2040).

Stephen Leung

Vice President – General Manager



# Lee Plan Consistency

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**TINA M. EKBLAD, MPA, AICP, LEED AP**

PARTNER – PLANNING DIRECTOR

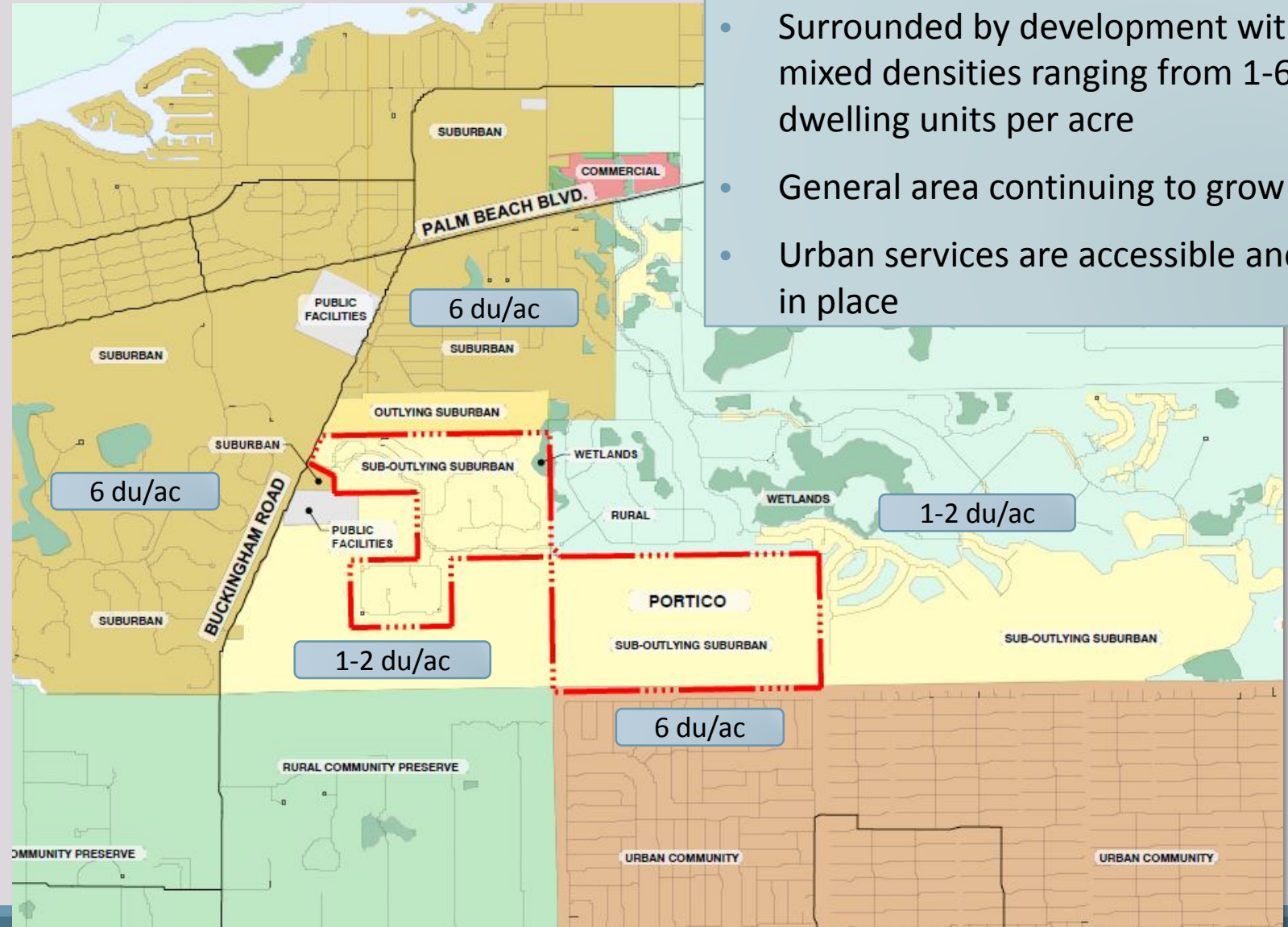


# Lee Plan Consistency

## Existing Future Land Use

### Policy 1.1.11 Sub-Outlying Suburban

- Low density residential areas.
- Infrastructure needed for higher density is not planned or in place.
- Areas where higher densities are incompatible or a desire to retain a low-density.
- Density range is 1 to 2 dwelling units per acre.



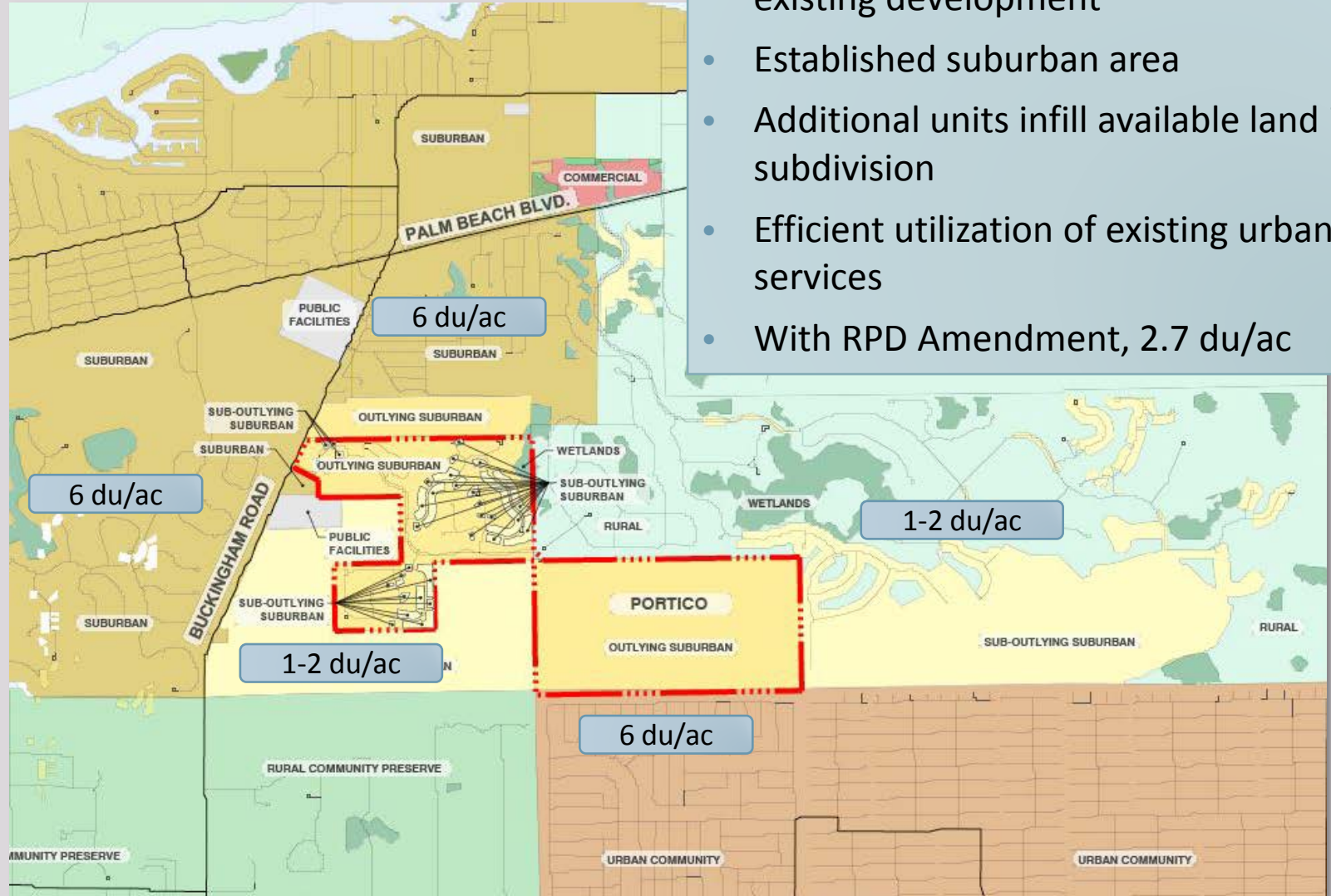
- Sub-Outlying no longer appropriate
- Surrounded by development with mixed densities ranging from 1-6 dwelling units per acre
- General area continuing to grow
- Urban services are accessible and in place

# Lee Plan Consistency

## Proposed Future Land Use

### Policy 1.1.6 Outlying Suburban

- Located near established urban areas.
- Rural in nature or contains existing low-density development.
- Density range 1 to 3 dwelling units per acre



- Outlying Suburban consistent with existing development
- Established suburban area
- Additional units infill available land in subdivision
- Efficient utilization of existing urban services
- With RPD Amendment, 2.7 du/ac

# Lee Plan Consistency

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## Goal 2 Growth Management

- Supporting Objectives & Policies promote new development where adequate public facilities existing
- Encourage contiguous and compact growth patterns

## Goal 4 General Development Standards

- Promote development with service availability and protect natural resources
- Objective 4.1 Water, Sewer, & Environmental Standards

- Portico is a residential subdivision
- Additional units infill the existing community
- Existing Central Water and Sewer System
- Concurrent PD will maintain development pattern and preserves
- Surrounded by existing and approved residential development
- Existing public infrastructure available with capacity to support requested units

# Lee Plan Consistency

## Goal 5 Residential Land Uses

Accommodate population growth

Prohibit development where physical constraints exist

Direct density to areas near employment, commercial, parks, schools and mass transit facilities

Protect residential character

Require open space, buffering, landscaping, and recreation areas

Require community facilities to be accessible to residents



- Located in suburban area
- Population growth anticipated
- Proximate to residential, commercial, schools and Lee Tran
- Proposed units are consistent with surrounding communities
- Concurrent PD ensures:
  - Appropriate open space, buffering, and amenities
  - Accessibility of community facilities

# Lee Plan Consistency

## Goal 21 Caloosahatchee Shores

- Protect character, natural resources and quality of life
- Promote new development, redevelopment and maintain rural identity
- Plan locations and intensity of residential uses

## Objective 21.3 Residential Uses

- Protect and enhance residential character



- Public Information Sessions
  - Caloosahatchee Shores August 13, 2018
  - Buckingham on August 14, 2018
- Vision expects substantial growth
- Existing residential subdivision has rural character
  - Increase setbacks and ROW buffer
  - 100% native landscaping
  - Entry features existing
- Proximate to existing residential subdivisions

# Lee Plan Consistency

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## Policy 39.2.2

Future Suburban areas emphasize movement by motor vehicle:

- Provide connectivity and accessibility by motor vehicle, transit, bicycle, and pedestrians
  - Provide transit service emphasizing suburban Mixed Use Overlay areas
  - Incentivize infill and redevelopment, mixed uses, pedestrian friendly design, and higher development density/intensity in areas served by transit
  - Provide sidewalks
- Outlying Suburban FLU = “Future Suburban Area”
  - Utilizes Buckingham Road for vehicular connectivity
    - Donated ROW along Buckingham Road
    - Turn lanes, sidewalks, buffering constructed
  - Concurrent PD Amendment maintains:
    - Internal ROW Cross Sections with pedestrian interconnectivity
  - Existing LeeTran Stop at Buckingham and Palm Beach Blvd.
  - Additional units will infill in existing subdivision



# Lee Plan Consistency

## Goal 107 Resource Protection

- Manage wetland and upland ecosystems, maintain and enhance water quality, and natural surface water

## Policy 115.1.2

- Additions to existing development must not degrade surface and ground water quality

## Goal 61 Protection of Water Resources

- Protect water resources and ensure the public and private construction, operation, and maintenance of surface water management systems will protect receiving waters

- Existing ERP and DO permits evaluated and preserved appropriate natural resources
- Necessary modifications will undergo the same evaluation
- CDD has owned and maintained the wetlands and conservation lands since 2005



# Conclusion

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- 536 acres of Outlying Suburban accommodates expected population growth
- Established urban services support existing and proposed
- Consistent with existing and approved surrounding residential developments
- Maintains existing rural character where it exists in the Caloosahatchee Shores community
- Will not impact open space, wetlands, natural resources, surface or ground water qualities
- RPD Amendment limits maximum density to 1,600 dwelling units

# Professional Opinion

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It is my professional opinion that the Portico Comprehensive Plan Amendment has made the proper applications, met all of the applicable standards, demonstrated consistency with the Lee Plan, the provisions found in Florida Statutes Chapter 163, and generally accepted planning principals.

The application documents and presentations by the project professionals have provided the necessary record that entitles the request to a recommendation of approval to transmit the amendments to the Florida Department of Economic Opportunity, and adoption by the Lee County Board of Commissioners.

**TINA M. EKBLAD, MPA, AICP, LEED AP**

PARTNER – PLANNING DIRECTOR

