



950 Encore Way • Naples, Florida 34110 • Phone 239.254.2000 • Fax: 239.254.2099

March 15, 2019

Chahram Badamtchian, Senior Planner
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

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MAR 14 2019

**Re: Arborwood Village CPD Amendment
(DCI2018-10018)
HM File No. 2018.057**

COMMUNITY DEVELOPMENT

DCI 2018 - 10018

Dear Mr. Badamtchian:

In response to the County's response letter dated February 13, 2019, we offer the following responses:

TIS REVIEW

10.) Miscellaneous Items.

The TIS does not appear to account for pass-by and internal capture trips associated with the entire planned development as well describe how this affects the proposed trip "cap". Any proposed the trip "cap" should relate to new trips, not "non-adjusted" trips. In addition, please provide recommendations as to what trip "cap" may be applied to the non-anchor portion of the planned development to ensure that the development density/intensity as approved by Z-15-037A in terms of trip generation is not increased. Please review and revise the traffic analysis accordingly.

The TIS review is not complete. Review comments are based upon information presented in the TIS in its present form. The TIS reviewer reserves the right to comment on and/or require revisions to any port of the TIS, whether or not it was party of the original submittal or subsequent revisions, until the TIS has been deemed sufficient for substantive review.

Response: Please see the TIS sufficiency response memo from TR Transportation Consultants.

LEE COUNTY PORT AUTHORITY

1. This area is located near the Southwest Florida International Airport (SWFIA) and will be subject to numerous daily aircraft overflights in close proximity.

Response: Acknowledged.

2. The property is located within the 10,000' hazardous wildlife buffer. Section 34-1012(a)(10) of the LDC describes the land use restrictions for this buffer. Wildlife on or near airports have the potential to cause an extremely hazardous situation. Of particular

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concern are pond slopes, littoral zones, and landscaping since they could attract birds and be a hazard to air navigation. As such, it is requested that the developer comply with the LCPA Airport Compatible/Incompatible Planting Lists and also incorporate 4:1 side slopes along manmade ponds with rip-rap or minimal zones.

Response: This section of LDC was added in 2011. Infrastructure within the Arborwood Village CPD was approved and constructed in 2007, prior to the adoption of this section of the LDC. A copy of the certificate of compliance, dated September 18, 2007, is included in this resubmittal for your reference. There are no changes to any of the stormwater ponds proposed with this minor amendment to the zoning.

3. Any object or structure (including temporary equipment used for construction) within an Airport Obstruction Notification Zone or proposed at a height greater than an imaginary surface extending outward and upward from any point of any SWFIA runway at a slope of 125 to 1 (one foot vertically for every 125 feet horizontally) for a distance up to a height of 125 feet above mean sea level and anything above 125 feet above mean sea level will require a Tall Structures Permit approved by the LCPA as described in sections 34-1009 34-1010 of the Land Development Code. Additionally, any proposed object or structure at a height greater than any imaginary surface extending outward and upward from any point of any SWFIA runway at a slope of 100 to 1 up to a height of 200 feet above mean sea level and anything above 200 feet above mean sea level will require the sponsor to acquire a determination of no hazard from the Federal Aviation Administration (FAA) pursuant to 14 CFR Part 77.

Response: Acknowledged. Approved building heights do not encroach on the Airport Obstruction Notification Zone. Any temporary equipment that may exceed this height will obtain a determination of no hazard as required.

We enclose the following:

- Three (3) copies of Response Letter;
- Three (3) copies of TIS sufficiency response memo
- Three (3) copies of DOS2005-00356 - Certificate of compliance (Arborwood Village infrastructure)
- One (1) flash drive with all submittal information.

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If you have any questions, please don't hesitate to contact us.

Very truly yours,

HOLE MONTES, INC.



Paula N. C. McMichael, AICP
Director of Planning
PNCM/sek

Enclosures as noted

cc: Elias Vassilaros w/enclosures
Charlie Krebs w/enclosures

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DCI 2018-10018

March 11, 2019

Ms. Paula McMichael, AICP
Hole Montes, Inc.
6200 Whiskey Creek Drive
Fort Myers, FL 33919

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RE: Arborwood Village CPD
DCI2018-10018 – Amendment

COMMUNITY DEVELOPMENT
DCI 2018-10018

Dear Ms. McMichael:

TR Transportation Consultants, Inc. has reviewed the latest Traffic Impact Statement (TIS) comments issued by the Lee County Department of Community Development for the above rezoning application. The comments and TR Transportation's response to those comments are listed below for reference.

LC T.I.S. Application Sufficiency Checklist:

- 1) *The TIS does not appear to account for pass-by and internal capture trips associated with the entire planned development as well as describe how this affects the proposed trip "cap". Any proposed trip "cap" should relate to new trips, not "non-adjusted" trips. In addition, please provide recommendations as to what trip "cap" may be applied to non-anchor portion of the planned development to ensure that the development density/intensity as approved by Z-15-037A in terms of trip generation is not increased. Please review and revise the traffic analysis accordingly.*

Per meeting with the County Development Services Staff on March 3rd of 2019, the proposed CPD Amendment will not increase the number trips from what is currently approved for the entire CPD. The current zoning (Resolution #Z-15-037A) allows the entire CPD to be developed with up to 250,000 square feet of retail uses, 42,000 square feet of office uses (including Medical office), 120 hotel rooms and a residential option of 153 multi-family units or 612 assisted living units. The net new PM peak two-way trips as a result of the existing zoning is approximately 904 trips. See attached trip generation for existing zoning for reference. Note, assisted living units were utilized for the residential option of the CPD and a hotel was considered as a residential use for the internal capture calculations purposes. **Table 1** shows the uses/intensities currently permitted on the anchor parcel.

Table 1
Anchor Parcel – Currently Approved

Land Use	Size
Retail	130,000 square feet
Hotel	120 Hotel Rooms

As an example, should a 300 room hotel be developed on the Anchor Parcel instead of a 120 room hotel, an equivalent amount of trips associated with the retail on the anchor parcel will be deducted to ensure that the trip generation does not exceed for what is currently approved for the entire CPD. Attached trip generation for this scenario illustrates that with a development of 300 hotel rooms on the anchor parcel, the retail square footage will be reduced by approximately 40,500 square feet. This example would allow the anchor parcel to be developed with uses/intensities summarized in **Table 2**.

Table 2
Anchor Parcel – Example Scenario

Land Use	Size
Retail	89,500 square feet
Hotel	300 Hotel Rooms

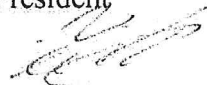
As demonstrated above the proposed request will not exceed the number of trips from what is currently permitted as part of the existing zoning on the site.

If you have any additional questions, please do not hesitate to contact us.

Sincerely,



Ted B. Treesh, PTP
President



Yury Bykau, E.I.
Transportation Consultant

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COMMUNITY DEVELOPMENT

DCI 2018-10018

Attachments

K:\2018-10 October-15 Arborwood CPD Amendment Sufficiency Round 2\3-11-2019 Sufficiency.doc

**INTERNAL CAPTURE WORKSHEETS
EXISTING ZONING**

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COMMUNITY DEVELOPMENT

DCI 2018-10018

Land Use Intensity - Arborwood CPD

Land Use	Unit Count	Unit Type
Shopping Center	250,000	square feet
General Office	0	square feet
Medical Office	42,000	square feet
Single-Family	0	dwelling units
Multi-Family (Low)	0	dwelling units
Multi-Family (Mid)	0	dwelling units
Assisted Living	612	units
Hotel	120	rooms

Total Trip Generation of the Development

Land Use	Land Use Code	PM Peak Hour			Daily (2-Way)
		In	Out	Total	
Shopping Center	LUC 820	514	556	1,070	11,210
General Office	LUC 710	0	0	0	0
Medical Office	LUC 720	40	104	144	1,526
Single-Family	LUC 210	0	0	0	0
Multi-Family Low-Rise	LUC 220	0	0	0	0
Multi-Family Mid-Rise	LUC 221	0	0	0	0
Assisted Living	LUC 254	60	99	159	1,591
Hotel	LUC 310	33	31	64	928
Total Trips		647	790	1,437	15,255

Total Trips to the Surrounding Roadway Network

Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	647	790	1,437	15,255
Less 19% IC	-123	-150	-273	-2898
Total Trips	524	640	1,164	12,357

WEEKDAY PM PEAK HOUR**New Trips to the Surrounding Roadway Network**

Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	524	640	1,164	12,357
Total Retail Trips	416	451	867	9,080
Less 30% Pass-by	-130	-130	-260	-2724
Total Trips	394	510	904	9,633

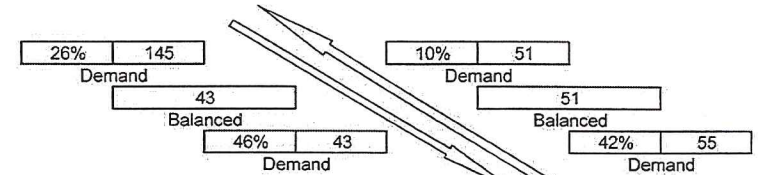
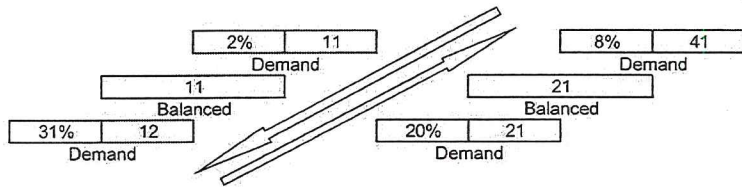
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Internal Capture Calculation Summary Sheet
WEEKDAY PM PEAK HOUR

Exit to External		Land Use A - Retail Uses		
502		Total	Internal	External
←	Enter	514	72	442
→	Exit	556	54	502
442	Total	1,070	126	944
Enter from External	%	100%	12%	88%



Exit to External		Land Use B - Office Uses		
81		Total	Internal	External
←	Enter	40	16	24
→	Exit	104	23	81
24	Total	144	39	105
Enter from External	%	100%	27%	73%

Demand	Balance	Demand
57% 23	5	4% 5
2% 2	2	4% 4

Exit to External		Land Use C - Residential/Hotel Uses		
74		Total	Internal	External
←	Enter	93	45	48
→	Exit	130	56	74
48	Total	223	101	122
Enter from External	%	100%	45%	55%

Net External Trips for Multi-Use Development				
	Land Use A	Land Use B	Land Use C	Total
Enter	442	24	48	514
Exit	502	81	74	657
Total	944	105	122	1,171
Single-Use Trip Gen. Est.	1,070	144	223	1,437
				Internal Capture Rate
				19%

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INTERNAL CAPTURE WORKSHEETS
EXAMPLE SCENARIO

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DCI 2018-10018

Land Use Intensity - Arborwood CPD Example

Land Use	Unit Count	Unit Type
Shopping Center	209,500	square feet
General Office	0	square feet
Medical Office	42,000	square feet
Single-Family	0	dwelling units
Multi-Family (Low)	0	dwelling units
Multi-Family (Mid)	0	dwelling units
Assisted Living	612	units
Hotel	300	rooms

Total Trip Generation of the Development

Land Use	Land Use Code	PM Peak Hour			Daily (2-Way)
		In	Out	Total	
Shopping Center	LUC 820	451	488	939	9,941
General Office	LUC 710	0	0	0	0
Medical Office	LUC 720	40	104	144	1,526
Single-Family	LUC 210	0	0	0	0
Multi-Family Low-Rise	LUC 220	0	0	0	0
Multi-Family Mid-Rise	LUC 221	0	0	0	0
Assisted Living	LUC 254	60	99	159	1,591
Hotel	LUC 310	101	98	199	2,960
Total Trips		652	789	1,441	16,018

Total Trips to the Surrounding Roadway Network

Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	652	789	1,441	16,018
Less 22% IC	-143	-174	-317	-3524
Total Trips	509	615	1,124	12,494

WEEKDAY PM PEAK HOUR

New Trips to the Surrounding Roadway Network

Trips	PM Peak Hour			Daily (2-Way)
	In	Out	Total	
Total Trips	509	615	1,124	12,494
Total Retail Trips	352	380	732	7,754
Less 30% Pass-by	-110	-110	-220	-2326
Total Trips	399	505	904	10,168

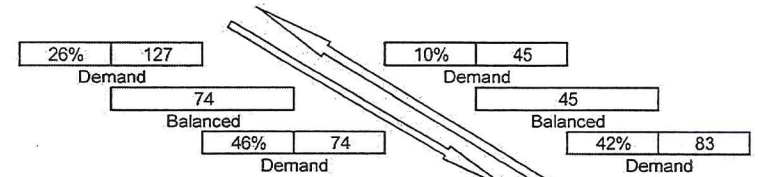
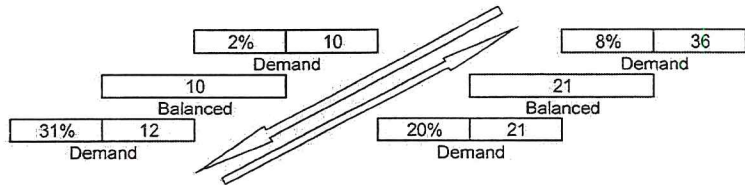
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Internal Capture Calculation Summary Sheet
WEEKDAY PM PEAK HOUR

Exit to External		Land Use A - Retail Uses			
404		Total	Internal	External	
←	Enter	451	66	385	
→	Exit	488	84	404	
385		Total	939	150	789
Enter from External		%	100%	16%	84%



Exit to External		Land Use B - Office Uses			
81		Total	Internal	External	
←	Enter	40	18	22	
→	Exit	104	23	81	
22		Total	144	41	103
Enter from External		%	100%	28%	72%

	Demand		Balance	Demand		
←	57%	23	8	4%	8	
	2%	2	2	4%	6	→

Exit to External		Land Use C - Residential/Hotel Uses			
144		Total	Internal	External	
←	Enter	161	76	85	
→	Exit	197	53	144	
85		Total	358	129	229
Enter from External		%	100%	36%	64%

Net External Trips for Multi-Use Development					
	Land Use A	Land Use B	Land Use C	Total	
Enter	385	22	85	492	
Exit	404	81	144	629	
Total	789	103	229	1,121	
Single-Use Trip Gen. Est.	939	144	358	1,441	
				Internal Capture Rate	22%

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BOARD OF COUNTY COMMISSIONERS

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District One

A. Brian Bigelow
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Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

September 18, 2007

DEVELOPMENT ORDER
CERTIFICATE OF COMPLIANCE

PROJECT NAME: ARBORWOOD VILLAGE

D.O. NUMBER: DOS2005-00356

BUILDING PERMIT: Infrastructure

This Certificate of Compliance certifies that the above mentioned development, as determined by an on-site inspection performed by Lee County on 9/17/2007 is completed to the specifications of the approved development order plans and is hereby declared to be in substantial compliance with the Final Development Order as stated by the Engineer's Letter of Substantial Compliance.

This Certificate represents a final inspection. This Development Order is now complete.

LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division


John S. DeRango
Development Review Representative

CC: Thom Osterhout, Lee County Utilities
Rob Irving, Environmental Sciences
File
Inspection Log
CHARLES L KREBS, Engineer
HOLE MONTES, INC
6200 WHISKEY CREEK DRIVE
FORT MYERS, FL 33919

Writer's Direct Dial Number:
(239) 533-8356

04.92-D
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SEP 26 2007

Hole Montes, Inc.