

# MORRIS-DEPEW ASSOCIATES, INC.

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2914 Cleveland Ave Fort Myers, FL 33901 (239) 337-3993 Office • (239) 337-3994 Fax #LC26000330

# **LETTER OF TRANSMITTAL**

			LLI ILII OI	INANSIVI	
1500 Mon	enkins-Owen roe Street s, FL 33901	, AICP			
DATE: M	ay 24, 2019	a:		MDA PROJ	ECT NO.: 19023
ATTENTIO	N: Sharon	Jenkins-	Owen, AICP		
RE:CAM	10 CPA2019	9-00005	1 <sup>st</sup> Insufficiency	Response	
We are se		⊠ Attach		arate cover	VIA the following items:
Copies	Date	No.	Description		
3	2019-05-24	1	1 <sup>st</sup> Insufficiency Resp	onse Letter	
3	2019-05-24	2	Revised Narrative		
3	2019-05-24	3	Revised CPA Map Ap	-	
3	2019-05-15	4	Revised Authorization		*
3	2019-05-21	5	V-Land-Sub, LLC Sun		
3	2019-03-22	6	Lee Tran Letter of A		
3	2019-05-17	7	LC School District Le	tter of Availabi	lity
3	2019-05-23	8	Traffic Analysis		
6	2019-05-23	9	Historical Flowways	Мар	
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	Insmitted as ch				CPA 2019-00005
☐ For ap ☐ For you ☐ As req ☐ For rey	ur use	Approv Return	red as submitted red as noted ed for corrections	☐ Resubmit ☐ Submit ☐ Return	copies for approval copies for distribution corrected prints
For bic				Prints retur	ned after loan to M-DA
REMARKS:	Please see t	he attach	ned. Should you hav	e any questio	ns or
concerns p	lease contact	me Tha	nk you.	K	
СОРҮ ТО	N/B	2 4 2019		SIGNED:	Cardona Woodwell
	COMMUNITY	DEVELO	PMENT		Candace E. Woodworth Assistant Planner



Phone (239) 337-3993 | Toll Free (866) 337-7341 www.morris-depew.com

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May 24, 2019

Sharon Jenkins-Owen, AICP Planner, Principal Lee County Department of Community Development 1500 Monroe Street Fort Myers, FL 33902



**COMMUNITY DEVELOPMENT** 

RE: CAM40 – Environmental Enhancement & Preservation Communities Overlay CPA2019-00005 - 1st Insufficiency Response

Dear Ms. Jenkins-Owen,

The purpose of this letter is to provide a response to the Lee County Department of Community Development's review comments dated May 13, 2019, for the above referenced Comprehensive Plan Amendment application. We appreciate the coordination and assistance with Staff on matters related to this application and welcome additional calls and emails that will further help us to address all the concerns in the most efficient manner.

### Comment/Condition:

1. Application Page 1, Item 5. Please provide the upland acreage. Response: Please see the attached revised Comprehensive Plan Amendment - Map Application, Page 1, Item 5 shown as 13.4 upland acres. The 13.4 upland acres is also noted in the Environmental Assessment Report prepared by Passarella & Associates, Inc. dated April 5, 2019 and submitted with the initial submittal on April 15, 2019.

#### Comment/Condition:

2. Application Page 1, Item 6. Please correct the number of units that would be allowed under the DR/GR future land use category.

Response: Please see the attached revised Comprehensive Plan Amendment - Map Application, Page 1, Item 6 with the corrected allowed number of Dwelling units. The property is a total of 40 acres. 13.4 acres are within the DR/GR FLU which allows 1 du/10 acres for a total of 1.34 Dwelling Units. The remaining 26.6 acres are within the Wetland FLU which allows 1 du/20 acres for a total of 1.33 Dwelling Units. The combined total allows 2.67 Dwelling Units.

#### *Comment/Condition:*

3. Authorization. Letters, Disclosure of Interest. The Secretary of State website does not provide the manager's name of V-Land-Sub, LLC. Please provide documentation that Joseph Cameratta is authorized to sign on behalf of V-Land-Sub, LLC.

CPA 2019-00005

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Response: Please see the attached lida Department of State Division of Corporations and SunBiz Detail by Entity Name document dated May 21, 2019 identifying Joseph Cameratta as the Authorized Person for the V-Land-Sub, LLC.

#### Comment/Condition:

4. Disclosure of Interest. Please complete the form indicating the name and address of the person that has interest and their percentage of ownership. For example, please complete the form showing Joseph Cameratta has 100% ownership, if that is the case.

Response: Please see the attached revised Disclosure of Interest indicating that Mr. Joseph Cameratta has 100% ownership of the subject property.

#### *Comment/Condition:*

5. Morris Depew Authorization Letter. Please correct the spelling of Mr. Cameratta's name on the first line (Camerattam).

Response: Please see the attached revised Morris-Depew Authorization Letter with the correct spelling of Joseph Cameratta's name.

#### Comment/Condition:

6. Application Page 3, Item 3 e and f. Please provide the required letters for Mass Transit and Schools or request a waiver. Please also provide a copy of the letters that were sent to the agencies.

Response: Please see the attached letter from LeeTran dated March 22, 2019 and the letter from the Lee County School District dated May 17, 2019.

#### Comment/Condition:

7. Please explain how the amendment meets the locational requirements of Policy 33.3.4(1). The project does not appear to be within one mile north or south of Corkscrew Road. Response: The subject property meets the locational requirements of Policy 33.3.4(1) per the following:

Provide significant regional hydrological and wildlife connections and have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats; and

Currently, the subject property is a hole in the overall EEPCO and was discussed in detail during the abutting Verdana development comprehensive plan and required multiple zoning conditions for the Verdana project. The goal of the EEPCO is to restore historical regional hydrological and wildlife connections. Since the property is surrounded by other Tier 1 properties within the EEPCO, including CAM40 (Tier 1) within the overlay will enable the re-establishment of historical surface water connections and interconnection of flowways that are currently severed. Therefore, the property has the



ability to provide significant regional Drydrological connections as well restoration of regional surface water resources as desired by the opening language of Policy 33.3.4.

Be located west of Lee County 20/20 Imperial Marsh Preserve (Corkscrew Tract) and within one mile north or south of Corkscrew Road. Properties with frontage on Corkscrew Road designated as Tier 1 Priority Restoration Area may extend the overlay an additional mile south to include contiguous Tier 1 properties where the extension will result in regional environmental benefits by connecting protected habitat north of Corkscrew Road to land in Collier County used for conservation purposes; or,

Lee Plan Consistency Narrative submitted on April 15, 2019, states that the subject property is described as a Tier 1 Priority Restoration Land as designated by the Lee Plan Map 1 Page 4 of 7. It is also noted that the contiguous surrounding properties are also within the Tier 1 designation. The Tier 1 designation as identified by Lee County states that these lands have the potential to provide significant regional hydrological and wildlife connections to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats. Additionally, the surrounding properties are within the Environmental Enhancement and Preservation Communities Overlay. The subject property is the "hole in the donut" between two large EEPCO properties that front on Corkscrew Road.

The above criteria states, "Properties with frontage on Corkscrew Road designated as Tier 1 Priority Restoration Area <u>may extend the overlay an additional mile south to include contiguous Tier 1 properties where the extension will result in regional environmental benefits</u>" (emphasis added). The subject property is ±1 mile south of Corkscrew Road. When considering the applicant's recent presentations to County Staff, that the subject property will be incorporated into the larger approved planned developments adjacent to the subject property, the extension of the overlay to the subject property to address the "hole in the donut" should not be an issue – particularly considering it is a mile from Corkscrew Road.

Additionally, the applicant notes that the EEPCO <u>requires</u> a Planned Development Application to utilize the units from the overlay. A planned development <u>will be</u> submitted to address the 40 units from the CAM40 parcel and the surrounding properties fronting on Corkscrew Road would have to be amended to address the additional units

#### Comment/Condition:

8. Traffic Circulation Analysis: Page 1 of the traffic study indicates use of the methodology from Verdana CPA2016-00009. However, nearly three years have passed since the initial Verdana application. Use of the Verdana methodology and associated assumptions were not discussed with infrastructure planning staff prior to submitting CPA2019-00005. The



COMMUNITY DEVELOPMENT parcel is within Traffic Analysis Zone (TAZ) 3728 which shows 76 DU in 2010 and 164 DU in 2040. TAZ 3728 includes approximately 12 square miles south of Corkscrew Road and west of 6 L's Farm Rd. The future land use projections for TAZ 3728 include an additional 88 DU, which exceeds the 40 DU in the subject application. The trip generation from 40 DU is approximately two percent of the capacity of Corkscrew Road, which of itself is unlikely to create a change in future LOS on Corkscrew Road. However, the additional 88 DU in the 2040 model projection for TAZ 3728 does not reflect the potential from approvals of 1,460 DU in Verdana, 700 DU in Pepperland Ranch, and the requested 40 DU in this project. Please clarify in the analysis. Staff would be happy to have a methodology discussion as needed.

Response: The Applicant met with the transportation review staff on May 20, 2019 and reached resolution on the transportation issues. The revised CPA traffic study dated May 23, 2019 accurately reflects the existing and future developments along the Corkscrew Road corridor.

#### *Comment/Condition:*

9. Traffic Circulation Analysis: It should be noted that widening Corkscrew Road to four lanes from Ben Hill Griffin Parkway to Alico Road, as well as the new four-lane Alico Connector from Alico Road to SR 82, are projects in Southeast Lee County that are in the MPO 2040 Long Range Transportation Plan Cost Feasible Plan and Lee County CIP.

Response: Agreed. No further response is necessary.

#### *Comment/Condition:*

10. Traffic Circulation Analysis: Page 4 of the traffic study indicates adjustments to 2040 model zonal data in Appendix B Exhibits 2 and 3, which includes excerpts from Verdana CPA2016-00009 traffic study. The referenced 'LC aerial rooftops', and 'Corkscrew Area Development' on the excerpted Verdana Exhibits 2 and 3 appear to be out of date. A cursory review comparing 2019 aerials to the Exhibit 2 rooftops does not appear to reflect current numbers of constructed dwelling units in The Preserve at Corkscrew, Bella Terra, and Corkscrew Shores. Exhibit 3 indicates 60,000 SF of commercial retail for Verdana and does not include 700 approved dwelling units on Pepperland Ranch, or constructed units within The Place, and WildBlue. Please update these exhibits and adjust the analysis as necessary or provide further explanation to address how the changes in existing development may, or may not, affect the 2040 data adjustments.

Response: As agreed upon with the transportation review staff on May 20, 2019, the revised CPA traffic study dated May 23, 2019 accurately reflects the development parameters of the Corkscrew Road corridor, coincident with the 2040 horizon year.

#### Comment/Condition:

11. Traffic Circulation Analysis: Please provide staff with the FSUTMS input and loaded highway network output files.



Response: Please refer to the model download link provided in the revised CPA traffic study dated May 23, 2019.

#### Comment/Condition:

12. How will this property be accessed given its environmental restraints and lack of access to a road built to county standards?

Response: There are two existing roadway easements from the subject property running east to west to Carter Road and north to south to Corkscrew Road. Please see the previously submitted boundary survey which identifies the reserved ROW as well as the OR Book and Page identifying these easements.

For traffic modeling purposes, it was agreed by the transportation review staff at the May 20, 2019 meeting that the subject property would access Corkscrew Road via the Verdana entrance.

#### Comment/Condition:

13. Environmental: Please address if the site contains rare and unique uplands.

Response: Please see the Environmental Assessment Report prepared by Passarella & Associates, Inc. dated April 5, 2019 and submitted with the initial submittal on April 15, 2019. The Assessment indicates that, "there are no rare of unique uplands were identified within the Project Site".

#### Comment/Condition:

14. Environmental: Please provide a historic flowways map with the boundary of the subject property identified.

Response: Please see the attached Historical Flowway Exhibit with the boundary of the subject property identified.

#### Comment/Condition:

15. Please identify where 40 dwelling units will be located, while still providing regional hydrological and wildlife connections.

Response: As stated by the applicant during a recent meeting with County Staff, the intent is for the units from the CAM40 property to be included in a larger development within the two large adjacent EEPCO properties that front on Corkscrew Road. The applicant notes that a Planned Development is <u>required</u> to be submitted to utilize the units available per the EEPCO. The property owner intends to take this step. The applicant also notes that all other Tier 1 properties have been rezoned to Planned Development; therefore, an amendment to these approvals would be necessary.

The applicant notes that Policy 33.3.4.2 requires a planned development to be submitted with a laundry list of requirements including where open space, flowways and wildlife connections will be provided. Section 34-373(a)(6), LDC, requires a Master

Concept Plan to be submitted with a Planned Development zoning application, and Section 34-373(a)(6)c, LDC, requires the location of the lots or development parcels to be identified on the master concept plan. The Planned Development zoning application will provide the County Staff with the full details regarding the location of Open Space, flowways, wildlife habitat and residential units.

#### Comment/Condition:

16. Does the applicant intend on filing a concurrent planned development zoning application?

Response: As indicated in recent meetings with Lee County Staff, the applicant will be submitting a planned development application as required. The CAM40 parcel will be integrated into a large development with the adjacent properties – which will require an amendment to the existing planned development approvals. Policy 33.3.4 does not require a concurrent planned development application.

The submittal of the PD application is pending real estate contractual requirements. Once completed the process of preparing the PD application and revised site plans will occur. The applicant has submitted the requested Map Amendment to begin the complicated and time-consuming process of securing and amending entitlements to promote residential development appropriate to this area of the County.

Please do not hesitate to call 239-337-3993 or email me at <u>tekblad@m-da.com</u> for any additional information or questions.

Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.

ina M. Eleblad

Tina M. Ekblad, MPA, AICP, LEED AP

Partner – Director of Planning

Cc: Tony Cameratta – Cameratta Companies, LLC
Ray Blacksmith – Cameratta Companies, LLC
Neale Montgomery – Pavese Law Firm

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COMMUNITY DEVELOPMENT



LANDSCAPE ARCHITECTS

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CAM40

Comprehensive Plan Amendment

**Project Narrative** 

COMMUNITY DEVELOPMEN

The CAM40 property is located south of Corkscrew Road in the Southeast Lee County Planning Community and identified by STRAP# 32-46-27-00-00001.0000. The subject property is currently within the Wetlands and Density Reduction/Groundwater Resource Future Land Use categories, zoned AG-2, and is ±40 acres.



Figure 1. Subject Property Location

#### Request

The requested Map Amendments to the Lee Plan seek to include the ±40 acre parcel within the Environmental Enhancement and Preservation Communities Overlay (EEPCO) – Lee Plan Map 17 as well as within the Lee County Utilities Service Area identified on Maps 6 and 7. In addition to being located within the Southeast Lee Planning Community, the subject property is a Tier 1 Priority Restoration Land demonstrated by Lee Plan Map 1 page 4 of 7. Lee Plan Policy 33.3.4 provides lands identified as Tier 1 Land within the Priority Restoration Area and Environmental Enhancement and Preservation Communities Overlay (EEPCO) are eligible for a density increase to 1 dwelling unit per acre. Based on this policy, at 40 acres the subject property would be eligible for 40 units, which are granted via the Planned Development process. The future Planned

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Development application is required per Policy 33.3.4. to ultimately develop the residential dwelling units and will establish the development design parameters consistent with the criteria associated with the Environmental Enhancement Preservation Communities Overlay as well as the rest of the Goals, Objectives and Policies of the Lee Plan.

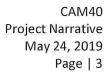


Figure 2. Lee Plan Map 17 - Proposed EEPCO

#### **Future Land Use**

The CAM40 property is located within the Wetlands and Density Reduction/Groundwater Resource (DR/GR) Future Land Use categories. The Lee County Comprehensive Plan (Lee Plan) outlines the permitted densities and intensities for each Future Land Use Category. The Wetland FLU allows the maximum density of 1 dwelling unit per 20 acres and the DR/GR FLU allows a maximum density of 1 dwelling unit per 10 acres. The subject property is approximately 26.6 acres Wetlands and 13.4 acres DR/GR and therefor is eligible for 2 dwelling units.







COMMUNITY DEVELOPMENT

CORKSCREW ROAD

WETLAND

DR/GR

DR/GR

WETLAND

Figure 3. Existing Future Land Use

## **Southeast Lee County Planning Community**

The subject property is located in the Southeast Lee County Planning Community, east of I-75 south of Corkscrew Road. The Lee Plan describes this area as being mostly made up of Wetlands and DR/GR FLU and is comprised of, "regional mining operations, active and passive agricultural uses, public wellfields and water treatment plants, significant contiguous tracts set aside for preservation, a private golf course, and very large lot residential home sites". The Lee Plan also acknowledges that this area will change dramatically, however, residential and commercial development will be limited to where development rights are concentrated by the Lee Plan. The Lee Plan provides the opportunity for incentives and identifies locations where protection and/or restoration is most critical to restore historic surface and groundwater levels and connect existing corridors and conservation areas.



Special Treatment Areas

According to the Lee Plan Map 1 Page 4 of 7, the subject property is located in a Special Treatment Area of Southeast Lee County. Specifically, the subject property is identified as a Tier 1 DR/GR Priority Restoration location.

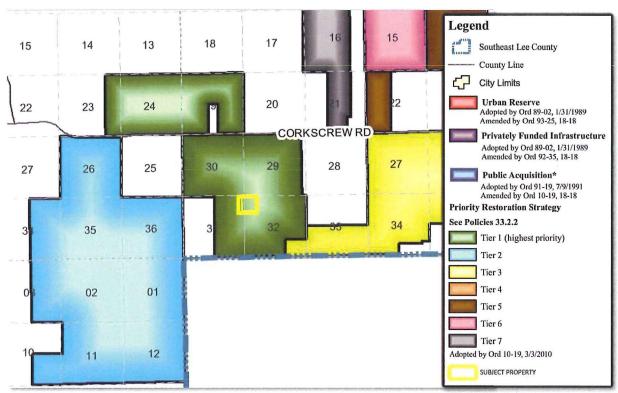


Figure 4. Subject Property within Tier 1 Priority Restoration Overlay

#### Tier 1 Priority Restoration Overlay

Lee Plan Policy 33.2.2 establishes that properties within Tier 1 are the highest priority for protection and the overlay does not restrict the use of the land but rather is the basis for incentives. Policy 33.2.3 establishes Tier 1 lands provide critical connections to other conservation lands that serve as the backbone for water resource management and wildlife movement within the DR/GR. Additionally this policy establishes that permanent protection of land may occur through the concentration of development as depicted in the Southeast FR/GR Residential Overlay (Map 17) as detailed in Policies 33.3.2, 33.3.3, 33.3.4 and 33.3.5.

Due to the high potential of the Tier 1 Priority Restoration Lands to restore hydrological and wildlife connections, the Lee Plan offers an incentive for private property owners to promote the restoration of these connections. Additional densities and accessory commercial uses can be secured through a planned development zoning if found consistent with the criteria of the Environmental Enhancement Preservation Communities Overlay (EEPCO). Restoration of the Tier



1 Priority Restoration Lands has begun on the portion of the property north of Corkscrew Road. Restoration has been approved, but not yet implemented, on the portion of the Tier 1 Priority Restoration Lands south of Corkscrew Road surrounding the subject property. Therefore, the proposed Map Amendment to include the subject property within the EEPCO is appropriate and within an area of Southeast Lee County that is identified for Priority Restoration.

#### Environmental Enhancement and Preservation Community Overlay

The EEPCO is identified in Lee Plan Map 17, shown in Figure 4 below. The properties within the EEPCO area within Southeast Lee County and described as being located "adjacent to Corkscrew and Alico Roads that have the potential to improve and restore important regional hydrological and wildlife connections."

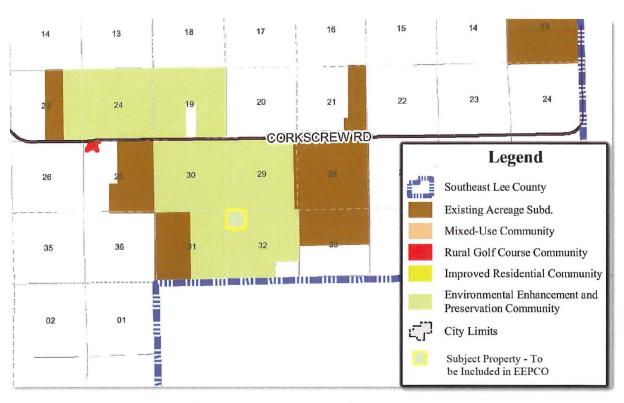


Figure 5. Proposed Lee Plan Map 17
Subject Property to be Included in the EEPCO

Lee Plan policy 33.3.4 identifies the criteria that must be met by a property which is proposed for inclusion within the EEPCO. The criteria for a Planned Development for residential and accessory commercial development is also addressed. The subject property can and will meet these criteria

**Policy 33.3.4:** Lands that provide a significant regional hydrological and wildlife connection have the potential to improve, preserve, and restore regional surface and groundwater resources and



indigenous wildlife habitats. These lands, **Control alphy Carks** and Alico Roads, can provide important hydrological connections to the Flint Pen Strand and the Stewart Cypress Slough as well as important wildlife habitat connections between existing CREW and Lee County properties. As an incentive to improve, preserve and restore regional surface and groundwater resources and wildlife habitat of state and federally listed species additional densities and accessory commercial uses will be granted if the project is found consistent with and demonstrates through a planned development rezoning the following:

- 1. These lands are within the "Environmental Enhancement and Preservation Communities" overlay as designated on Map 17 of the Plan. Lands eligible for designation on the Environmental Enhancement and Preservation Communities overlay must be consistent with the criteria below:
  - Provide significant regional hydrological and wildlife connections and have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats; and

The subject property has been identified as a Tier 1 Priority Restoration area. This designation is for lands identified by Lee County as having the potential to provide significant regional hydrological and wildlife connections and improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats. By virtue of this designation, the subject property has met this criteria. Additionally, the subject property is surrounded on all sides by properties identified as Tier 1 Priority Restoration Lands, within the EEPCO, and approved for residential development and accessory commercial uses. The subject property provides a critical link to improve and restore a known historical regional flowway. Permitting the request to locate the property within the EEPCO is the first step to enable the connection of the historic wildlife and flowway connections in this area of the County.

Be located west of Lee County 20/20 Imperial Marsh Preserve (Corkscrew Tract)
and within one mile north or south of Corkscrew Road. Properties with frontage on
Corkscrew Road designated as Tier 1 Priority Restoration Area may extend the
overlay an additional mile south to include contiguous Tier 1 properties where the
extension will result in regional environmental benefits by connecting protected
habitat north of Corkscrew Road to land in Collier County used for conservation
purposes; or,

The subject property is located west of the Lee County 20/20 Imperial Marsh Preserve and is approximately 1 mile south of Corkscrew Road. Additionally, the subject property is completely surrounded by properties already within the EEPCO and is the last remaining "hole" of the EEPCO within the Tier 1 properties. Private access easements exist on the lands to the east already within the EEPCO providing the property with access to Corkscrew Road. These access easements are demonstrated on the boundary survey provided with the application materials. As discussed at length during the



Verdana Comprehensive Plan Amendment and Planted Development hearings, including the subject property within the EEPCO will enable uninterrupted hydrological and wildlife connections as desired by the Lee Plan across the subject property from the existing EEPCO properties. The subject property's location is consistent with this criteria. Additionally, the applicant has made presentations to Lee County Staff explaining their intentions to incorporate the subject property into the larger planned developments adjacent to the subject property. When combined with these additional approvals and incorporated into the site design the subject property will have access to Corkscrew Road and will still be within a mile of this roadway.

 Be located west of the intersection of Alico Road and Corkscrew Road, north of Corkscrew Road and south of Alico Road.

This criteria item is not applicable since the subject property meets the requirement of being located west of the Lee County 20/20 Imperial Marsh Preserve and is approximately 1 mile south of Corkscrew Road.

Policy 33.3.4.2 continues to describe the requirements that must be considered at the time a Planned Development zoning is requested for the property. The applicant acknowledges that a Planned Development must be approved prior to the development of residential or commercial uses or restoration on the subject property. The applicant's intentions are to incorporate the subject property into the larger approved planned developments adjacent to CAM40. When combined with these additional approvals, the proposed 40 units can be clustered in a manner that preserves and/or restores historical flowways and wildlife habitat. The applicant notes that planned development amendments are necessary for the adjacent properties to utilize the additional 40 units; however at this, time a filing date for the planned development has not been set. The remaining criteria listed in Policy 33.3.4.2.a through n will be addressed during the planned development zoning process.

It is expected that the future planned development application will successfully demonstrate consistency with the ecological and hydrological restoration requirements and will be eligible to receive a maximum density of 1 dwelling unit per acre consistent with Policy 33.3.4.3.a.

The property's location within the DR/GR and Wetlands FLU, Southeast Lee County Planning Community, and entirely surrounded by existing properties within the EEPCO demonstrates that the proposed Map Amendment is appropriate. The subject property meets the criteria of the EEPCO as outlined in Lee Plan Policy 33.3.4. A planned development application will be provided demonstrating the methods by which the property will restore hydrological and wildlife connections to secure 1 dwelling unit per acre for a maximum total of 40 dwelling units.

#### **Surrounding Land Uses**

The subject property is surrounded by properties identified as Tier 1 Priority Restoration Lands, included in the EEPCO and zoned Mixed Use Planned Development. The Verdana MPD was



approved by Zoning Resolution Z-18-01000 phones of accessory commercial uses. Currently, the properties within the Verdana MPD are zoned for residential uses.

The northwest corner of the subject property is shared with the southwest corner of the Pepperland RPD which is approved by Zoning Resolution Z-17-013. The property comprising the Pepperland RPD is also a Tier 1 Priority Restoration Land, included in the EEPCO and approved for residential development. The Pepperland RPD permits a maximum of 700 dwelling units on approximately ±637.5 acres if TDR units are secured establishing a density of 1.09 dwelling units per acre and 17,500 sf of accessory commercial uses.

Surrounding Land Uses							
FLU Designation Use Notes							
North	Wetlands, DR/GR	Vacant	Pepperland RPD, Verdana MPD				
South	Wetlands, DR/GR	Vacant	Verdana MPD				
East	Wetlands, DR/GR	Vacant	Verdana MPD				
West	Wetlands, DR/GR	Vacant	Verdana MPD				

**Table 1. Surrounding Land Uses** 

The proposed amendment promotes infill development in an area that is surrounded by other residentially communities. The maximum density of 1 dwelling unit per acre available to the subject property is consistent with the existing surrounding planned developments.

### **Urban Services & Accessibility**

The subject property is located in an area of the County that has available public services. Letters of Availability from each service provider have been requested and are attached to the application for reference. Upon submittal of the future Planned Development application, revised letters will be requested.

#### Utilities

The subject property is not currently within the Lee County Utilities service area limits. As part of the CPA request, Lee Plan Map 6 and 7 will be amended to include the subject property within the Future Water and Sewer Service Area. Currently, the Verdana MPD and the Pepperland RPD, which surround the subject property, are within the LCU Future Service Area maps (Lee Plan Map 6 and 7). The nearest potable water main is located at the East Entrance of The Place Subdivision, approximately 1.54 miles westbound on Corkscrew Road and nearest sewer force main is located at the West Entrance of The Place Subdivision, approximately 1.88 miles westbound on Corkscrew Road. It is understood for central utility service to be provided, extensions from the existing infrastructure will need to be funded by the private developer of the property.



#### **Public Safety**

# COMMUNITY DEVELOPMENT

The subject property is within the service limits for Lee County Emergency Medical Services, Estero Fire Rescue and The Lee County Sheriff's Department. The corresponding Letters of availability have been received and are attached to the subject application. Lee County Emergency Medical Services are the primary EMS transport for the subject property with the primary ambulance location is Medic 21, 10 miles west. The subject property is served by Estero Fire Rescue from Fire Station 44 located at 21300 Firehouse Lane. Additionally, the Letter of Service Availability from the Estero Fire Rescue notates that a new fire station is planned for the Southeast Lee County Community in the next 3-5 years. The subject property is located wholly within the service area for the Lee County Sheriff. The South District Office located in Bonita Springs is responsible for providing service to the subject property. Letters of Availability from Lee County EMS, Estero Fire Rescue and the Lee County Sheriff's Department have been received and are included in the application materials to demonstrate the ability to serve the requested dwelling units.

#### Schools

The proposed development site is within the South Zone, sub-zone S-3. A Letter of Availability from the Lee County School District submits that the proposed development will generate 11.8 school-age children. The South Zone is currently experiencing a deficiency in seating for elementary, middle and high schools with and without the proposed amendment. However, there is capacity within the entire school district to accommodate the additional children. Also, it is important to note that the Bonita Springs High School within the South Zone has recently opened for the 2018-2019 school year. The opening of this high school will create additional capacity within the remaining zones for more students. The school will continue to enroll more students as time progresses. The 2018 Concurrency report demonstrates this by increasing the projected available seats by 144 for the 2019 school year. Lee County Schools has also acquired a school site in Gateway within the East Zone for a future high school, which is expected before 2020, well within the 2030 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. A Letter of Availability has been received from Lee County Solid Waste confirming capacity to serve the proposed dwelling units.



# APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Proj	ect Name: CAM40
Proj	ect Description: The amendment request is to include the subject property within the Environmental Enhancement
and	Preservation Communities Overlay. The property is currently included within Lee Plan Map 1 page 4 of 7, Special
Trea	tment Areas and is a Priority Restoration Strategy Tier 1 land.
Man	(s) to Be Amended: <u>6</u> , 7, 17
-	e Review Process: Small-Scale Review State Coordinated Review X Expedited State Review
Statt	State Cooldinated Review Appendict State Review
1.	Name of Applicant: V-Land-Sub, LLC
	Address: 4954 Royal Gulf Circle
	City, State, Zip: Fort Myers, FL 33966
	Phone Number: 239-425-8662 E-mail: RBlacksmith@camerattacompaniescom
2	Name of Contacts Manie Depart Associates Inc. Time M Filebled
2.	Name of Contact: Morris-Depew Associates, Inc.—Tina M. Ekblad  Address: 2914 Cleveland Ave.
	City, State, Zip: Fort Myers, FL 33901
	Phone Number: 239-337-3993 E-mail: tekblad@m-da.com
	MAY 2 4 2019
3.	Owner(s) of Record: V-Land-Sub, LLC
	Address: 4954 Royal Gulf Circle
	City, State, Zip: Fort Myers, FL 33966 COMMUNITY DEVELOPMS
	Phone Number: 239-425-8662  Phone Number: 239-425-8662  E-mail: RBlacksmith@camerattacompaniescom
	Phone Number: 239-423-8662 E-man. Mackshungcameratacompaniescom
4.	Property Location:
	1. Site Address: Access Undetermined – Estero, FL
	<b>2.</b> STRAP(s): 32-46-27-00-00001.0000
5.	Property Information:
	Total Acreage of Property: 40 acres  Total Acreage Included in Request: 40 acres
	Total Uplands: 13.4 acres Total Wetlands: 26.6 acres Current Zoning: AG-2
	Current Future Land Use Category(ies): Wetlands & Density Reduction/Groundwater Resource
	Area in Each Future Land Use Category: 26.6 acres of Wetlands. 13.4 acres of DR/GR.
	Existing Land Use: Vacant Wetlands
	Calculation of maximum allowable development under august I ca Plant
6.	Calculation of maximum allowable development under current Lee Plan:
	Residential Units/Density: Wetland: 1 du/20 acres = 1.33 Dwelling Units. DRGR: 1 du/10 acres = 1.34 Dwelling Units. Combined total of 2.67 Dwelling Units.
	Commercial Intensity:Industrial Intensity:
7.	Calculation of maximum allowable development with proposed amendments:
	Residential Units/Density: Environmental Enhancement and Preservation Communities: 1 du/acre = TOTAL: 40 dwelling units
	Intensity:IndustrialIntensity:
	Los County Comprehensive Plan Man Amendment Application Form (10/2019) Page 1 of A

#### **Public Facilities Impacts**

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

- Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially
  Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon).
  Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative
  Code (AC)13-17.
  - a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
    - i. Total peak hour trip generation less than 50 total trip ends trip generation.
    - ii. Total peak hour trip generation from 50 to 300 total trip ends trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
    - iii. Total peak hour trip generation is over 300 total trip ends trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
  - **b.** Map amendment greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.
- 2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):
  - a. Sanitary Sewer
  - b. Potable Water
  - c. Surface Water/Drainage Basins
  - d. Parks, Recreation, and Open Space
  - e. Public Schools

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- a Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements
- g Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

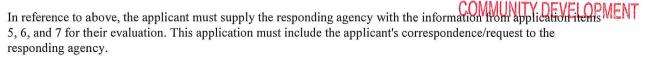
COMMUNITY DEVELOPMENT

#### In addition to the above analysis, provide the following for potable water:

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water forirrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

# 3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools



#### **Environmental Impacts**

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

- 1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
- 2. A map and description of the soils found on the property (identify the source of the information).
- 3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
- 4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
- 5. A map delineating wetland, aquifer recharge areas, and rare & unique uplands.
- 6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, stateor local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

#### **Impacts on Historic Resources**

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

- 1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
- 2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

#### Internal Consistency with the Lee Plan

- 1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
- 2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
- 3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

#### State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

#### Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

#### Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Lee County Comprehensive Plan Map Amendment Application Form (10/2018)

Page 3 of 4

#### **Sketch and Legal Description**

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

#### SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below MAY 7 4 2010

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets MUNITY DEVELOPMENT

#### **MINIMUM SUBMITTAL ITEMS (3 Copies)**

X	Completed Application (Exhibit – M1)
X	Filing Fee (Exhibit – M2)
X	Disclosure of Interest (Exhibit – M3)
X	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
X	Future Land Use Map - Existing and Proposed (Exhibit – M4)
X	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
X	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit - M6)
X	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
X	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
X	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit - M9)
	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
X	Lee Plan Analysis (Exhibit – M11)
X	Environmental Impacts Analysis (Exhibit – M12)
X	Historic Resources Impact Analysis (Exhibit – M13)
X	Public Facilities Impacts Analysis (Exhibit – M14)
X	Traffic Circulation Analysis (Exhibit – M15)
X	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
X	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
X	State Policy Plan and Regional Policy Plan (Exhibit – M18)
X	Justification of Proposed Amendment (Exhibit – M19)
	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

#### <u>APPLICANT – PLEASE NOTE:</u>

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

Lee County Comprehensive Plan Map Amendment Application Form (10/2018)

Page 4 of 4

the questions in this application a part of this application, are hos	and any sketches, data nest and true to the bes elopment to enter upor	I am the owner or authorized representative of the LP#32-46-27-00-00001.0000), and that all answers to a, or other supplementary matter attached to and made at of my knowledge and belief. I also authorize the staff in the property during normal working hours for the ade through this application.
Signature of Applicant Printed Name of Applicant	Date	RECEIVED MAY 2 4 2019
**		<b>COMMUNITY DEVELOPMENT</b>
STATE OF FLORIDA COUNTY OF		
The foregoing instrument was s		and subscribed before me on 2019 (date) by
who is personally known to me of identification) as identification	or who has produced _	ame of person providing oath or affirmation),(type
Signature of Notary Pub	lic	

**AFFIDAVIT** 

(Name typed, printed or stamped)



Phone (239) 337-3993 | Toll Free (866) 337-7341 www.morris-depew.com

#### LETTER OF AUTHORIZATION

#### TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I, JOSEPH CAMERATTA OF V-LAND-SUB, LLC, AM THE AUTHORIZED REPRESENTATIVE OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT ME (US) FOR THE BELOW REFERENCED PARCEL(S) IN ALL MATTERS PERTAINING TO COMPREHENSIVE PLANNING, REZONING, OR DEVELOPMENT PERMITS. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE PLANNING, REZONING, OR PERMITTING REQUESTS SUBMITTED ON MY (OUR) BEHALF BY MORRIS-DEPEW ASSOCIATES, INC AND PAVESE LAW FIRM.

STRAP NUMBER OR LEGAL DESCRIPTION: STRAP #: 32-46-27-00-00001.0000 OWNER NAME: Joseph Cameratta Manager of V-Land-Sub, LLC SIGNATURE STATE OF **FLORIDA** COMMUNITY DEVELOPMENT COUNTY OF The foregoing instrument was acknowledged before me this 15 day of May by Joseph Camerath, who is personally known to me or has produced\_ as identification and did not take an oath. My Commission Expires: CHERYLANN SMITH (Seal) MY COMMISSION # GG 2064T9 **Notary Printed Name** EXPIRES: October 17, 2021 Sonded Thru Notary Public Underwriters

# DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared <u>Joseph Cameratta as, Manager of V-Land-Sub, LLC</u>, who, being first duly sworn and deposed says:

- 1. That I am the record owner, or a legal representative of the record owner, of the property that is located at <u>STRAP # 32-46-27-00-00001.0000</u> and is the subject of an Application for zoning action (hereinafter the "Property").
- 2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

- 3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.
- 4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.
- 5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.
- 6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

	Name and Address	Percentage of Ownership
Joseph Cameratta	WIRGSSVIRIN	100%
		2 0
	MAY 2 4 2019	- Indiana and a second
	COMMUNITY DEVELOPMENT	

CHERYLANN SMITH
MY COMMISSION # GG 206419
EXPIRES: October 17, 2021
Bonded Thru Notary Public Underwriters





Division of Corporations

May 21, 2019

V-LAND-SUB, LLC 4954 ROYAL GULF CIRCLE FORT MYERS, FL 33966US

Re: Document Number L19000040440

The Articles of Amendment to the Articles of Organization for V-LAND-SUB, LLC, a Florida limited liability company, were filed on May 20, 2019.

This document was electronically received and filed under FAX audit number H19000163968.

Should you have any questions regarding this matter, please telephone (850) 245-6051, the Registration Section.

Karen A Saly Regulatory Specialist II Division of Corporations

Letter Number: 019A00010263



COMMUNITY DEVELOPMENT

P.O BOX 6327 - Tallahassee, Florida 32314

### **Detail by Entity Name**

Florida Limited Liability Company

V-LAND-SUB, LLC

Filing Information

**Document Number** 

L19000040440

**FEI/EIN Number** 

NONE

**Date Filed** 

02/15/2019

State

FL

Status

**ACTIVE** 

**Last Event** 

LC AMENDMENT

**Event Date Filed** 

05/20/2019

**Event Effective Date** 

NONE

**Principal Address** 

4954 ROYAL GULF CIRCLE

FORT MYERS, FL 33966

**Mailing Address** 

4954 ROYAL GULF CIRCLE

FORT MYERS, FL 33966

Registered Agent Name & Address

PLF REGISTERED AGENT, L.L.C.

1833 HENDRY ST

FORT MYERS, FL 33901

Authorized Person(s) Detail

Name & Address

Title AMBR

CAMERATTA, JOSEPH

4954 ROYAL GULF CIRCLE

FORT MYERS, FL 33966

**Annual Reports** 

No Annual Reports Filed

**Document Images** 

02/15/2019 -- Florida Limited Liability

View image in PDF format

RECEIVED
MAY 2 4 2019

COMMUNITY DEVELOPMENT

Florida Department of State, Division of Corporations



3401 Metro Parkway Fort Myers, FL 33901 Phone: (239) 533-0393

John Manning District One

Cecil L Pendergrass District Two

Larry Kiker District Three

Brian Hamman District Four

Frank Mann District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch County Attorney

Donna Marie Collins Hearing Examiner March 22, 2019

Tina M. Ekblad, MPA, AICP, LEED®AP Planning Director Morris Depew 2914 Cleveland Ave Fort Myers, FL 33901



RE: Monahan Property Comprehensive Plan Amendment
Request for Letter of Service Availability

Dear Ms. Ekblad,

LeeTran has reviewed your request for service availability regarding a 42.67 acre parcel located in Estero, east of I-75 and south of Corkscrew Rd. The request is for additional density to develop one dwelling unit per acre.

Currently, the closest geographic route to the site is Route 60 approximately 8 miles away and the proposed development does not lie within the ½ mile fixed-route corridor of any route nor does the 2016 TDP have any routes or service extension planned near the site. Therefore, development at this location has no impact on LeeTran services.

Attached is a map of our route serves in relation to the site. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0233 or <a href="mailto:dhuff3@leegov.com">dhuff3@leegov.com</a>.

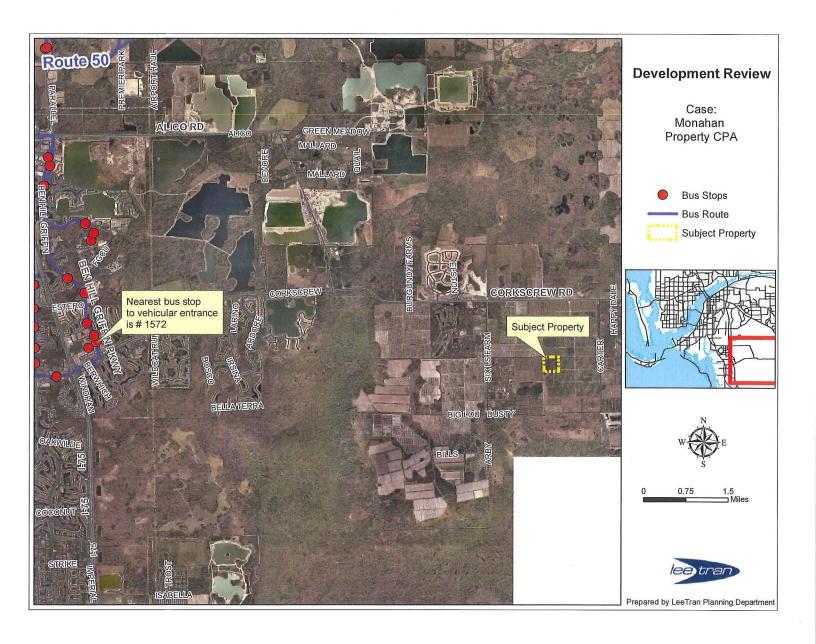
Sincerely,

Dawn Huff

Dawn Huff Transit Senior Planner Lee County Transit.

CC: File Levi McCollum, Principal Planner







# THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DOMINIC GEMELLI PROJECT MANAGER 239-335-1478



May 17, 2019

Candace E. Woodworth, Assistant Planner COMMUNITY DEVELOPMENT Morris-Depew Associates, Inc. 2914 Cleveland Ave. Fort Myers, Florida 33901

RE: Monahan – Comprehensive Plan Amendment STRAP# 32-46-27-00-00001.0000

GWYNETTA S. GITTENS CHAIR, DISTRICT 5 CHRIS N. PATRICCA VICE CHAIR, DISTRICT 3

MARY FISCHER
DISTRICT 1

MELISA W. GIOVANNELLI DISTRICT 2

DEBBIE JORDAN DISTRICT 4

BETSY VAUGHN DISTRICT 6

CATHLEEN O'DANIEL MORGAN DISTRICT 7

GREGORY K. ADKINS, ED. D. SUPERINTENDENT

> ALAN L. GABRIEL, ESQ. BOARD ATTORNEY

Dear Ms. Woodworth:

This letter is in response to your request for comments dated March 21, 2019 for the Monahan CPA in regard to educational impact. The project is located in the South Choice Zone, S3.

This development is a request for 42.67 single family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family homes, the generation rate is .297 and further broken down by grade level into the following, .149 for elementary, .071 for middle and .077 for high. A total of 12 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is not an issue within the Concurrency Service Area (CSA)

Thank you and if I may be of further assistance, please contact me at 239-335-1478

Sincerely,

Dominic Gemelli

Dominic Gemelli, Project Manager

#### LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

**REVIEWING AUTHORITY** 

Lee County School District

NAME/CASE NUMBER OWNER/AGENT Monahan Parcel V-LAND-SUB, LLC

ITEM DESCRIPTION

CPA impacts in South CSA, sub area S3

LOCATION

South of Corkscrew Rd. and East of I75 STRAP 32-46-27-00-00001.0000

ACRES

42.67

**CURRENT FLU** 

PRSSTA Tier 1

(Priority Restoration Strategy Special Treatment Area)

**CURRENT ZONING** 

AG-2

PROPOSED DWELLING UNITS BY

TYPE

Single Family	Multi Family	Mobile Home
42.67	0	0

MAY 2 4 2019

ST	ш	DE	NT	GF	ME	RΔ	TI	O	u
31	U	DE	IVI	U	INE	.na		vı	А

Elementary School Middle School High School

Student Generation Rates					
SF	MF	МН	Projected Students		
0.149			6.36		
0.071			3.03		
0.077			3.29		

Source: Lee County School District, September 8, 2018 letter

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CSA SCHOOL NAME 2023/	24
South CSA, Elementary	
South CSA, Middle	
South CSA, High	

	CSA Projected	CSA Available	Projected	Available Capacity	LOS is 100%	Adjacent CSA Available Capacity
	A CONTRACTOR OF THE PARTY OF TH		Project	W/Impact		w/Impact
13,291	11,993	1,298	6	1292	90%	
6,904	5,561	1,343	3	1340	81%	
8,703	8,347	356	3	353	96%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

Prepared by:

Dominic Gemelli, Project Manager

<sup>(2)</sup> Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

<sup>(3)</sup> Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

# THE CAM40 PARCEL COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY



**Project #19512** 

April 5, 2019 May 23, 2019 - Revised Prepared by: DAVID PLUMMER & ASSOCIATES, INC. 2149 McGregor Boulevard Fort Myers, Florida 33901



# THE CAM40 PARCEL COMPREHENSIVE PLAN AMENDMENT TRAFFIC STUDY



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#### Introduction

The CAM40 Parcel (the Project) is a vacant 40-acre site located approximately one mile south of Corkscrew Road, east of Alico Road in Lee County, Florida. The Project is surrounded by the recently approved Verdana property, Exhibit 1.

The applicant is requesting a comprehensive plan amendment (CPA) to increase the maximum residential density of the property to forty (40) single-family residential units. The purpose of this report is to provide a traffic analysis in support of the proposed CPA application. This document represents the revised analysis of the original traffic study dated April 5, 2019.

#### **Executive Summary**

The results of the CAM40 Parcel CPA transportation assessment are as follows.

- 1. The Long Range 20-year horizon analysis identified that no modifications to the Lee County MPO 2040 Needs Plan or Lee Plan Map 3A are needed as a result of the proposed CPA.
- 2. The requested development associated with the CPA is anticipated to occur after Year 2024. As such, there would be no development or impacts within the Short Range 5-year CIP horizon.

#### Transportation Methodology

The traffic study has been prepared in accordance with requirements including: i) The Lee Plan; ii) Lee County Application for a Comprehensive Plan Amendment; iii) Lee County MPO 2040 Transportation Plan; and iv) Chapter 163.3180 Concurrency, F.S.

Consistent with Lee County's Application for a Comprehensive Plan Amendment (Appendix A), this CPA traffic study provides a Long Range – 20-year horizon analysis. The Long Range – 20-year horizon analysis provides a comparison of future road segment traffic conditions in Year 2040 on the Lee County MPO's 2040 LRTP Highway Cost Feasible Plan network both "without" and "with" the proposed CPA.

The purpose of the Short Range – 5-year CIP horizon analysis is to evaluate future road segment traffic conditions to determine the effect of the land use change on the Capital Improvements Element. In this case, however, the Short Range – 5-year CIP horizon analysis is not applicable as the requested development associated with the CPA is anticipated to occur after 2024. As



such, there would be no changes to the existing approved development and impacts within the Short Range -5-year CIP horizon.

In response to transportation staff review comments (Appendix D) of the original April 5, 2019 traffic study, a transportation methodology meeting held on May 20, 2019 between staff and the applicant. As such, this revised analysis was prepared reflective of the resolution of issues discussed at the meeting.

#### Study Area

In accordance with Lee County's Application for a Comprehensive Plan Amendment, the study includes a review of projected roadway conditions within a 3-mile radius of the site. The study area therefore extends west along Corkscrew Road to Alico Road and east along Corkscrew Road for three miles.

#### **Existing Road Network**

The existing road network is shown in Exhibit 1. The primary east-west road serving the area is Corkscrew Road, which connects US 41 in Lee County with SR 82 in Collier County. Alico Road extends from Corkscrew Road north to Green Meadows Road and then west to US 41. Both of these roads are two-lane roads within the study area.

#### **Scheduled and Planned Road Improvements**

The Lee County MPO 2040 LRTP consists of two highway transportation plans: 1) the 2040 Highway Needs Plan; and 2) the 2040 Highway Cost Feasible Plan. The two highway plans are the subject of this CPA traffic analysis and described below.

#### 2040 Highway Needs Plan

The <u>2040 LRTP Highway Needs Plan</u> identifies improvements that are considered to be the future roadway "needs" to support the anticipated county-wide demands. Currently, there are no planned improvements identified in the <u>2040 LRTP Highway Needs Plan</u> within the three-mile study area.

#### 2040 Highway Cost Feasible Plan

The <u>2040 LRTP Highway Cost Feasible Plan</u> identifies the needed improvements listed above that are considered to be financially feasible for construction, based on anticipated priorities and future revenues.







The adopted 2040 Cost Feasible Plan roadway improvements in the study area included the following.

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#### 2040 Cost Feasible Plan Improvements

Roadway	From	<u>To</u>	# of Lanes
Alico Road Alico Connector Corkscrew Road	Airport Haul Rd. Alico Rd. Grande Oak Wy. Bella Terra Blvd.	Alico Connector SR 82 Bella Terra Blvd. Alico Rd.	2L to 4L 0L to 4L 2L to 4L 2L to 4L

#### **Land Use Parameters**

The proposed CPA increases the allowable residential units to a total of forty (40) residential units at buildout. For the Long Range – 20-year horizon analysis, full build-out of the Project was assumed. Traffic Analysis Zone #3354 was used to represent this development in the FDOT District 1 Regional Planning Model (D1RPM) and reflects forty (40) single-family residential units as a maximum impact scenario. This new zone connects with Corkscrew Road about four miles east of Alico Road. The property's current land use was assumed to be zero (0) for the future scenarios without the proposed CPA.

## CAM40 Development Parameters

TAZ#	Land Use	Without <u>CPA</u>	With <u>CPA</u>	Net <u>Change</u>
3354	Single-Family (d.u.)	0	40	+ 40

For purposes of modeling, the CAM40 parcel (TAZ #3354) would access Corkscrew Road via the Verdana entrance.

In regards to the CPA Short Range – 5-year CIP horizon analysis, the Project is not anticipated to be developed. As such, there would be no changes to the existing approved development and impacts within the Short Range – 5-year CIP horizon.

#### **Level of Service Standards**

Roadway level of service (LOS) standards generally vary depending upon whether the road is a State, County or City road and whether the road is in an urban or rural area. Furthermore, State roads on the FDOT Strategic Intermodal System (SIS) generally have more stringent LOS standards than other roads.



The Florida DOT LOS standards will apply to State-maintained facilities. For County roads, the LOS standards adopted in the Lee Plan will apply. Those standards, identified in the Lee Plan, are as follows.

#### Level of Service Standards

Roadway	LOS Standard	KEGERA SI
State Roads (Urban)	D	MAY 2 4 2019
State Roads (Transitioning, Rural) County Roads	C E	COMMUNITY DEVELOPMENT

MIRABINADIA

#### <u>Long Range – 20-Year Horizon (Year 2040) Comparative Travel Model Assignments</u>

The adopted Lee County MPO travel model was used to project future 2040 traffic conditions, both without and with the proposed CPA. The future road network used for these travel model assignments was the Lee County MPO 2040 Highway Cost Feasible Plan network.

The MPO 2040 model zonal data was adjusted to more closely reflect existing and approved developments along Corkscrew Road east of Ben Hill Griffin Parkway. These developments included Stoneybrook, Wildcat Run, Corkscrew Crossing, The Preserve at Corkscrew, Bella Terra and Corkscrew Shores. In addition, the developments in the EEPCO (Environmental Enhancement & Preservation Communities Overlay) Study were reflected in the model that included WildBlue, The Place, Pepperland and Verdana. The revisions to the MPO zonal data for the Corkscrew area developments are shown in Appendix B.

The CPA travel model is available for download from the following link: <a href="mailto:ftp://ftpfm.dplummer.com/Public/19512">ftp://ftpfm.dplummer.com/Public/19512</a> CAM40 CPA

#### Year 2040 Traffic Conditions Without the CPA

Under future traffic conditions, no development was assumed to represent the Project without the proposed CPA.

The study area included roadway segments within a three-mile radius of the Project. Exhibit 2 provides the results of the year 2040 travel model assignment for without the proposed CPA. For each road segment, the most representative link volumes from the travel model assignment were used in the segment analysis. All analysis data are identified in Exhibit 2 and with documentation provided in Appendix C.

As shown in Exhibit 2, no road segments within the study area are expected to have level of service issues in 2040 without the proposed CPA.





#### Year 2040 Traffic Conditions With the CPA

COMMUNITY DEVELOPMENT

The proposed CPA build-out parameters (40 residential units) were converted to socioeconomic data for TAZ #3354 that represents the Project in the travel model. Based on the travel model, the proposed CPA generates 322 peak season, weekday, average daily traffic (PSWADT). The study area included roadway segments within a three-mile radius of the Project. Exhibit 3 provides the results of the year 2040 travel model assignment with the proposed CPA. For each road segment, the most representative link volumes from the travel model assignment were used in the segment analysis. All link analysis data are identified in Exhibit 5 and with documentation provided in Appendix C.

As shown in Exhibit 3, no road segments within the study area are expected to have level of service issues in 2040 without the proposed CPA. Therefore, no modifications to the Lee County MPO 2040 Needs Plan or Lee Plan Map 3A are needed as a result of the proposed CPA.

#### Short Range – 5-Year (Year 2024) CIP Horizon Analysis

The Short Range – 5-year CIP horizon analysis is not required as the requested development associated with the CPA is anticipated to occur after 2024. As such, there would be no changes to the existing approved development and impacts within the Short Range – 5-year CIP horizon.

#### **Traffic Mitigation**

Traffic mitigation for the Project will be assessed as part of the zoning/development order review process.

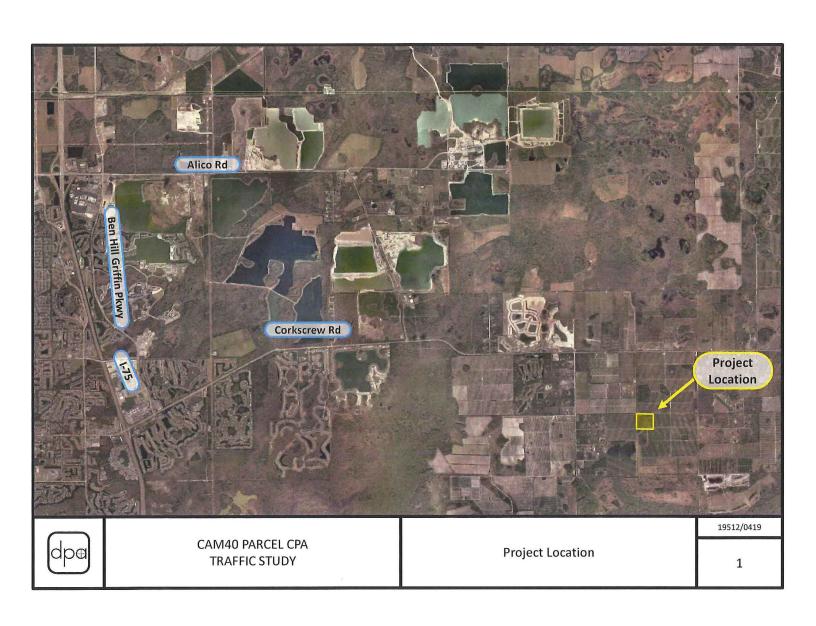
#### **Conclusions**

The results of the CAM40 Parcel CPA transportation assessment are as follows.

- 1. The Long Range 20-year horizon analysis identified that no modifications to the Lee County MPO 2040 Needs Plan or Lee Plan Map 3A are needed as a result of the proposed CPA.
- 2. The requested development associated with the CPA is anticipated to occur after Year 2024. As such, there would be no development or impacts within the Short Range 5-year CIP horizon.

dpa







## COMMUNITY DEVELOPMENT

CAM40 PARCEL COMPREHENSIVE PLAN AMENDMENT FUTURE (2040) TRAFFIC CONDITIONS WITHOUT CPA DIRECTIONAL PEAK HOUR, PEAK SEASON

			# of		LOS	LC	2040 PSWADT				Two-way Peak Hour	D Fa	ctor <sup>5</sup>	Direct Peak H			Directi	onal Ser	vice Vo	lumes*	LOS	LO		2040 LOS		Direction	onal Ser	vice Vo	dumes <sup>6</sup>	Lanes	Addit Lan	
ROADWAY	FROM	TO	Lanes	LOS Facility Type	Std.2	PCS3	Traffic4	MOCE,	AADT	K Factor	Volume	Dirl	Dir2	Dir1	Dir2	LOS A	LOS B	LOS C	LOS D	LOS E	Std.	Dirl	Dir2 I	Dir1 I	Dir2	Lane	Lanes	Lanes	Lunes	Needed	Nee	ded
												NB/EB	SB/WB	NB/EB	SB/WB							NB/EB	SBAVB N	B/EB SI	BAVB							
Corkscrew Rd	Alico Rd	Corkscrew Farms	2LU	LC_UFH_2L	E	PCS 70	22,493	0.867	19,500	0.093	1.810	0.56	0.44	1.010	800	130	420	850	1.210	1,640	1.640	0.62	0.49	D	C	1.640	3.590	5,380	7.173	2	Add	0 L
Corkscrew Rd	Corkscrew Farms	Project	2LU	LC_UFH_2L	Е	PCS 70	14,039	0.867	12,200	0.093	1.130	0.56	0.44	630	500	130	420	850	1.210	1,640	1.640	0.38	0.30	C	C	1.640	3,590	5,380	7,173	2	Add	0 L
Corkserew Rd	Project	TPI Rd	2LU	LC_UFH_2L	E	PCS 70	7,725	0.867	6,700	0.093	620	0.56	0.44	350	270	130	420	850	1,210	1,640	1,640	0.21	0.16	В	В	1,640	3,590	5,380	7.173	2	Add	0 L
Corkscrew Rd	TPI Rd	East	2LU	LC_UFH_2L	E	PCS 70	2,374	0.867	2,100	0.093	200	0.56	0.44	110	90	130	420	850	1.210	1,640	1.640	0.07	0.05	A	Λ	1,640	3,590	5,380	7,173	2	Add	0 L

#### FOOTNOTES:

- (1) Lee County MPO 2040 Long Range Transportation Plan Highway Cost Feasible Plan number of Lines.
  (2) Lee County readway LOS tandard used for county roadways LOS Bi. PDOT roadways LOS tandard used for state roadways (LOS D for Urban and LOS C for Roral/Transitioning).
  (3) Lee County generances count station from Lee County Traffic Count Reproz (2018.
  (4) PSWADT from 2040 travel model assignment without proposed CPA (current LU designation) on MPO 2040 Cost Feasible road network.
  (5) Adjustment Factors per Lee County Traffic Count Report 2018.
  (6) Lee County Generalized Peak Hour Service Volumes (April 2016) used for county roads. FDOT Generalized Peak Hour Directional Volumes (December 2012) used for state roads.



## COMMUNITY DEVELOPMENT

#### EXHIBIT 3

CAM40 PARCEL COMPREHENSIVE PLAN AMENDMENT FUTURE (2040) TRAFFIC CONDITIONS WITH CPA DIRECTIONAL PEAK HOUR, PEAK SEASON

			# of		LOS		2040 PSWADT				Two-way Peak Hour	D Fa	ictor <sup>5</sup>	Direc Peak H			Directi	onal Se	rvice Vo	lumes <sup>6</sup>	LOS	LO V/C	S	2040 LOS	<u>D</u>	rection	nal Serv	vice Voli	umes <sup>6</sup>	Lanes	Addit Lar	
ROADWAY	FROM	TO	Lanes	LOS Facility Type	Std.2	PCS3	Traffie4	MOCF <sup>5</sup>	AADT	K Factor <sup>5</sup>	Volume	Dirl	Dir2	Dirl	Dir2	LOS A	LOS B	LOS C	LOS D	LOS E	Std.					ane I	Lanes I	Lanes 1	Lanes	Needed	Nec	ded
			W									NB/EB	SB/WB	NB/EB	SBAVB							NB/EB	SHAMB :	B/EB SE	WB							
Corkscrew Rd	Alico Rd	Corkserew Farms	2LU	LC_UFH_2L	E	PCS 70	22,599	0.867	19,600	0.093	1.820	0.56	0.44	1,020	800	130	420	850	1,210	1,640	1.640	0.62	0.49	D	2 1	.640	3,590	5,380	7.173	2	Add	0 L
Corkscrew Rd	Corkscrew Farms	Project	2LU	LC_UFH_2L	E	PCS 70	14,180	0.867	12,300	0.093	1.140	0.56	0.44	640	500	130	420	850	1,210	1,640	1,640	0.39	0.30	C	1	.640	3,590	5,380	7.173	2	Add	O L
Corkscrew Rd	Project	TPI Rd	2LU	LC_UFH_2L	E	PCS 70	7.712	0.867	6,700	0.093	620	0.56	0.44	350	270	130	420	850	1.210	1,640	1.640	0.21	0.16	В	3   1	.640	3,590	5,380	7,173	2	Add	0 L
Corkscrew Rd	TPI Rd	East	2LU	LC_UFH_2L	E	PCS 70	2,373	0.867	2,100	0.093	200	0.56	0.44	110	90	130	420	850	1,210	1,640	1,640	0.07	0.05	A .	\   I	,640	3,590	5,380	7,173	2	Add	0 L

#### FOOTNOTES:

(1) Lee County MPO 2040 Long Range Transportation Plan Highway Cost Feasible Plan number of Lines.
(2) Lee County readway LOS standard used for county readways (LOS E, POOT readways LOS standard used for state readways (LOS D for Urban and LOS C for Rural/Transitioning).
(3) Lee County remainent count statis from Lee County Traffic Count Report 2018.
(4) ESWADT from 2040 travel model assignment with proposal CPA on MPO 2040 Cost Feasible road network.
(5) Adjustment Estotes per Lee County-Traffic Count Report 2018.
(6) Lee County Generalized Peak Hour Service Volumes (April 2016) used for county roads. FDOT Generalized Peak Hour Directional Volumes (December 2012) used for state roads.



#### APPENDIX A

## LEE COUNTY CPA APPLICATION (TRAFFIC CIRCULATION ANALYSIS)







Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8344

## APPLICATION FOR ANT COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME:			CPA 2019-00005
PROJECT SUMMARY:			
Plan Amendment Type:	☐ Normal	☐ Small Scale	☐ DRI
APPLICANT – PLEASE N	IOTE:		
			nt or type responses. If additional he total number of sheets in your
Submit 3 copies of the cormaps, to the Lee County D			support documentation, including
	staff. These co hearings, and St	ppies will be used for	review, 15 complete copies will be or Local Planning Agency, Board encies. Staff will notify the
	port documenta	tion. The informa	by submit this application and the tion and documents provided are
Signature of Owner or Autho	rized Representati	ive	Date
Printed Name of Owner or A	uthorized Represe	ntative	



I.	additional planners, architects, wengineers, environmental consultants, and other												
	professionals providing information contained in this application.)  CPA 20 19 - 0 00 05												
	Applicant:												
	Address												
	City, State, Zip:  Phone Number: Email:												
	Agent*:												
	Address:												
	City, State, Zip:												
	Phone Number: Email:												
	Owner(s) of Record:												
	Address:												
	City, State, Zip:												
	Phone Number: Email:												
II.	REQUESTED CHANGE												
	A. TYPE: (Check appropriate type)												
	☐ Text Amendment ☐ Future Land Use Map Series Amendment (Maps 1 thru 24) List Number(s) of Map(s) to be amended:												
	1. Future Land Use Map amendments require the submittal of a complete list, map, and one set of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.												
	At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.												



# III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property) COMMUNITY DEVELOPMENT

Α.	Property Location:  1. Site Address:	CPA 2019-00U
	2 STRAP(s):	
В.	Property Information:	
	Total Acreage of Property:	
	Total Acreage included in Request	
	l otal Uplands:	
	Total Wetlands:	
	Ourient Zoning.	
	Current Future Land Use Designat	
	Area of each Existing Future Land	Use Category:
	Existing Land Use:	
C.	the proposed change affect the are	
	Lehigh Acres Commercial Overlay	:
	Airport Noise Zone 2 or 3:	
	Acquisition Area:	
	Joint Planning Agreement Area (ad	ljoining other jurisdictional lands):
	Community Redevelopment Area:	
D.	Proposed change for the subject p	roperty:
E.	Potential development of the subje	
		ble development under existing FLUM:
	Residential Units/Density	
	Commercial intensity	
	Industrial intensity	
	2. Calculation of maximum allowald Residential Units/Density Commercial intensity Industrial intensity	ole development under proposed FLUM:



#### IV. AMENDMENT SUPPORT DOCUMENTATION

#### COMMUNITY DEVELOPMENT

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

#### A. General Information and Maps

NOTE: For <u>each</u> map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

- 1. Provide any proposed text changes.
- 2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
- 3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
- 4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
- 5. Map and describe existing zoning of the subject property and surrounding properties.
- 6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.
- 7. A copy of the deed(s) for the property subject to the requested change.
- 8. An aerial map showing the subject property and surrounding properties.
- 9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.



#### B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

COMMUNITY DEVELOPMENT

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

#### Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones:
- b. Determine whether the requested change requires a modification to the socioeconomic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socioeconomic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan:
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

#### Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
  - Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS):
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the\_proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (see Policy 95.1.3):4

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools.



Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- Include any other water conservation measures that will be applied to the site (see Goal 54).
- 3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
  - a. Fire protection with adequate response times;
  - b. Emergency medical service (EMS) provisions;
  - c. Law enforcement;
  - d. Solid Waste:
  - e. Mass Transit; and
  - f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

#### C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

- 1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
- 2. A map and description of the soils found on the property (identify the source of the information).
- 3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
- 4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
- 5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
- 6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

#### D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

- 1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
- 2. A map showing the subject property location on the archeological sensitivity map for Lee County.

#### E. Internal Consistency with the Lee Plan

- 1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
- 2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
- 3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
- 4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

#### F. Additional Requirements for Specific Future Land Use Amendments

- 1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
  - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
  - b. Provide data and analysis required by Policy 2.4.4,
  - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

- 2. Requests moving lands from a Non-Urban Area to a Future Urban Area
  - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
- 3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
- 4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
- G. <u>Justify the proposed amendment based upon sound planning principles</u>

  Be sure to support all conclusions made in this justification with adequate data and analysis.
- H. 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. ☐ Not Applicable Alva Community Plan area [Lee Plan Objective 26.7] Buckingham Planning Community [Lee Plan Objective 17.7] Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6] Captiva Planning Community [Lee Plan Policy 13.1.8] North Captiva Community Plan area [Lee Plan Policy 25.6.2] Estero Planning Community [Lee Plan Objective 19.5] Lehigh Acres Planning Community [Lee Plan Objective 32.12] Northeast Lee County Planning Community [Lee Plan Objective 34.5] North Fort Myers Planning Community [Lee Plan Policy 28.6.1] North Olga Community Plan area [Lee Plan Objective 35.10] Page Park Community Plan area [Lee Plan Policy 27.10.1] Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5] Pine Island Planning Community [Lee Plan Objective 14.7]



COMMUNITY DEVELOPMENT

#### **AFFIDAVIT**

I,	mentary matter attached to and made a part f my knowledge and belief. I also authorize to enter upon the property during normal
Signature of Applicant	Date
Printed Name of Applicant	
STATE OF FLORIDA COUNTY OF LEE	
The foregoing instrument was sworn to (or affirmed) and by who is personally known to me or who has produced of identification) as identification.	subscribed before me on (date) _ (name of person providing oath or affirmation), (type
Sig	nature of Notary Public
(Na	ame typed, printed or stamped)





### APPENDIX B

#### CORKSCREW ROAD DEVELOPMENT – TRAFFIC ANALYSIS ZONES



#### APPENDIX

#### CORKSCREW ROAD CORRIDOR AREA TRAFFIC ANALYSIS ZONES

			LC Aerial	MPO Zonal Data		ıta	Revised Zo	nal Data	
	$\underline{TAZ}$	Approved	Rooftops	2010	<u>2026</u>	2040	2026 (5)	<u>2040</u>	
Stoneybrook	3651								
SF		NA	634	979	1,057	1,126	737	903	
MF		NA	382	248	314	372	382	382	
Total		1,285	1,016	1,227	1,371	1,498	1,119	1,285	
Industrial Employees							0	284	
Commercial Employees		1,126	NA	130	84	44	400	1,126	
Service Employees		360	NA	409	556	685	0	360	
Total Employees				200	0.40		400	1,770	
School Enrollments Hotel		1,200 125	NA 0	909 0	958 0	1,000 0	1,084 120	1,200 125	
Hotel		123	U	U	U	U	120	125	
Wildcat Run	3654								
SF		358	297	249	288	323	330	358	
<u>MF</u>		<u>292</u>	<u>108</u>	<u>63</u>	<u>72</u>	<u>79</u>	<u>58</u>	292	
Total		650	405	312	360	402	388	650	
Industrial Employees		-	-				0	0	
Commercial Employees Service Employees		0	0	8 194	12 212	15 228	12 212	0	
Total Employees		U	U	174	212	220	224	0	
Corkscrew Crossing	3655								
SF		563	0						
MF		<u>62</u>	<u>0</u>						
Total		625	0						
The Preserve at Corkscrew	3655					m	TRAS	1000	A Total
SF		441	252			W	In (Wi	ALL W	1151
MF		0	<u>0</u>			IN.			
Total		441	252			JENE			Sec.
Commercial Employees (1)		75 (1)	0				MAY 2	4 201	a L
Service Employees (1)		40 (1)	0					. 1 201	J
Bella Terra	3655					COM	MUNITY [	June 1 time 1	
SF		1,054	1,076			OUIVI	INIDIALLA	JEVEL(	)PMFN'
MF		876	816						. cottent 4
Total		1,930	1,892						
Commercial Employees (2)		225 (2)	0					0	000
Service Employees (2)		120 (2)	0			CDA	201	1-0	n n d
Corkscrew Shores (Woods)	3655					UTA			
SF		550 <sup>(3)</sup>	0						
MF		<u>0</u>	<u>0</u>						
Total		550	0						
Commercial Employees (4)		44	0						
Service Employees (4)		0	0						
Aggregated totals for 4 developments	3655								
SF		2,583	1,328	1,109	1,257	1,386	2,088	2,583	
MF		1,140	<u>816</u>	263	321	354	1,140	1,140	
Total		3,723	2,144	1,372	1,578	1,740	3,228	3,723	
Industrial Employees							16	73	
Commercial Employees		344	NA	58	36	17	230	344	
Service Employees		160	NA	159	216	265	107 353	160	
Total Employees								577	

Footnotes:

(1) Lee Co. List of Approved Projects -- 40,000 sq. ft. of mixed commercial, assumed to include 30,000 sq. ft. retail and 10,000 sq. ft. office.

(2) Lee Co. List of Approved Projects -- 120,000 sq. ft. of total commercial, assumed to include 90,000 sq. ft. retail and 30,000 sq. ft. office.

(3) News-Press, July 13, 2014 -- just opened for sales; when completed, 648 homes.

(4) Corkscrew Woods Rezoning TIS, April 10, 2012 -- 2,500 sq. ft. of high turnover sit down restaurant and 15,000 sq. ft. of special retail center.

<sup>(5)</sup> Lee County EEPCO Study - Table A-1: 2026 EEPCO Model Lane Use Data.

#### **APPENDIX**

#### CORKSCREW ROAD CORRIDOR EEPCO TRAFFIC ANALYSIS ZONES



## COMMUNITY DEVELOPMENT

				LC Aerial	MP	O Zonal Da	ita	Revised Zo	onal Data	
		TAZ	Approved	Rooftops	2010	2026	2040	2026 (4)	2040	
WildBlu	P	3340				8				
WildDia		3310								
	SF		1,096	0	0	0	0	1,000	1,000	
	MF Total		1.006	<u>0</u> 0	<u>0</u> 0	0	0	1,000	1,000	
	10141		1,096	U	U	U	U	1,000	1,000	
	Industrial Employees		0					0	0	
	Commercial Employees (1)		100	0	0	0	0	40	100	
	Service Employees		0	0	0	0	0	0	0	
	Total Employees School Enrollments		0	0	0	0	0	40	100	
Corkscre	ew Farms	3350								
	0.0		1.005	100	0		0	1 225	1 225	
	SF <u>MF</u>		1,325	400 <u>0</u>	0	0	0	-1,325 <u>0</u>	1,325	
	Total		<u>0</u> 1,325	0	<u>0</u> 0	0	<u>0</u> 0	1,325	1,325	
	Total		1,323	Ü	· ·	Ü	Ü	1,020	1,525	
	Industrial Employees									
	Commercial Employees		0	0	0	0	0	0	0	
	Service Employees		0	0	0	0	0	0	0	
	Total Employees School Enrollments		0	0	0	0	0	0	0	
	Benoof Enforments		Ü	·	Ü	Ü	Ü	Ü	O.	
Pepperla	nd	3331								
	SF		700	0	0	0	0	700	700	
	MF Total		<u>0</u>	0	<u>0</u> 0	0	0	<u>0</u> 700	<u>0</u>	
	Total		700	U	U	U	U	700	700	
	Industrial Employees							0	0	
	Commercial Employees (2)		0	0	0	0	0	0	0	
	Service Employees		0	0	0	0	0	0	0	
	Total Employees							0	0	
	School Enrollments		0	0	0	0	0	0	0	
Verdana	(Corkscrew Groves)	3345						v.		
	SF		1,460	0	0	0	0	1,460	1,460	
	MF		<u>0</u>	<u>0</u>	0	0	0	<u>o</u>	0	
	Total		1,460	0	0	0	0	1,460	1,460	
	Industrial Employees							0	0	
	Commercial Employees (2)		75	0	0	0	0	75	75	
	Service Employees		0	0	0	0	0	0	0	
	Total Employees							75	75	
	School Enrollments		0	0	0	0	0	0	0	
,	(2) Proposed Project includes 30,0	00 sq. ft. of comm	ercial retail: 30,	000 sq. ft x 2.5 emp	oloyees per 1,0	00 sq. ft. =	150 commen	rcial employees		
									CP	A2019-00005
CAM40		3354	Proposed							9 6 mm
	SF		40	0	0	0	0	0	40	
	MF		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	0	0	
	Total		40	0	0	0	0	0	40	
	Industrial Employees							0	0	
	Commercial Employees (3\)		0	0	0	0	0	0	0	
	C		0	0	0	0	0	0	0	

0

0

0

0

0

0

0

0

(3) Proposed Project includes 80,000 sq. ft. of commercial retail: 80,000 sq. ft x 2.5 employees per 1,000 sq. ft. = 200 commercial employees.

0

0

0

Service Employees

Total Employees School Enrollments

<sup>(4)</sup> Lee County EEPCO Study - Table A-1: 2026 EEPCO Model Lane Use Data.



# APPENDIX C TRAFFIC DATA





#### **CONVERSION FACTORS**





### PCS 70 - Corkscrew Rd west of Ben Hill Griffin Pkwy

2018 AADT =

22,900 VPD

Hour	EB	WB	Total
0	0.57%	0.42%	0.49%
1	0.31%	0.25%	0.28%
2	0.23%	0.17%	0.20%
3	0.21%	0.15%	0.18%
4	0.37%	0.41%	0.39%
5	0.96%	1.49%	1.24%
6	2.19%	4.97%	3.67%
7	4.68%	7.59%	6.23%
8	5.00%	7.47%	6.31%
9	5.28%	6.38%	5.87%
10	5.68%	6.35%	6.03%
11	6.28%	6.57%	6.44%
12	6.88%	6.77%	6.82%
13	6.94%	7.00%	6.97%
14	6.97%	7.12%	7.05%
15	7.52%	6.77%	7.12%
16	8.54%	6.60%	7.51%
17	9.19%	6.39%	7.70%
18	7.29%	5.16%	6.16%
19	4.90%	3.78%	4.30%
20	3.91%	2.98%	3.42%
21	3.07%	2.55%	2.79%
22	1.95%	1.77%	1.86%
23	1.08%	0.89%	0.98%

Month of Year	Fraction
January	1.11
February	1.17
March	1.18
April	1.1
May	0.98
June	0.9
July	0.83
August	0.81
September	0.89
October	1
November	1.02
December	0.99

Day of Wee

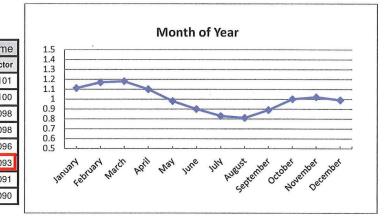
Sunday Monday Tuesday

Wednesda Thursday Friday Saturday

Month of Year	Fraction	Directional									
January	1.11	Factor									
February	1.17		AM	0.69	WB						
March	1.18		PM	0.56	EB						
April	1.1	1									
May	0.98	N		(1.11+1.17	+1.18)/3)						
June	0.9		=0,8								
July	0.83	K	100=0.09	3							
August	0.81	D	=0.56(EB	)							
September	0.89										
October	1										
November	1.02										
December	0.99										

ek	Fraction	Design	olun'		
	0.71	#	Volume	Fact	
	1.01	5	2324	0.10	
	1.08	10	2280	0.10	
y	1.08	20	2246	0.09	
	1.09	30	2233	0.09	
	1.13	50	2192	0.09	
	0.9	100	2140	0.09	
		150	2089	0.09	
		200	2062	0.09	

Hour of Day								
0.1 0.09 0.08 0.07 0.06 0.05 0.04 0.03 0.02 0.01 0	3 4 5	6 7 8	9 10 1		4 15 16 1	7 18 19	20 21 2	2 23 2





### GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES





# Lee County Generalized Peak Hour Directional Service Volumes COMMUNITY DEVELOPMENT Urbanized Areas

		Uı	banized Ar	eas		MAINIMINIO	
April 2016					c:\input5		
		Uninterr	upted Flow	Highway			
Level of Service							
Lane	Divided	Α	В	С	D	E	
1	Undivided	130	420	850	1,210	1,640	
2	Divided	1,060	1,810	2,560	3,240	3,590	
3	Divided	1,600	2,720	3,840	4,860	5,380	
			Arterials				
Class I (40	mph or high	ner posted s					
			Level of Sei				
Lane	Divided	A	В	С	D	Е	
1	Undivided	*	140	800	860	860	
2	Divided	*	250	1,840	1,960	1,960	
3	Divided	*	400	2,840	2,940	2,940	
4	Divided	*	540	3,830	3,940	3,940	
Class II (35 mph or slower posted speed limit)  Level of Service							
Lane	Divided	Α	В	С	D	Е	
1	Undivided	*	*	330	710	780	
2	Divided	*	*	710	1,590	1,660	
3	Divided	*	*	1,150	2,450	2,500	
4	Divided	*	*	1,580	3,310	3,340	
Controlled Access Facilities  Level of Service							
Lane	Divided	Α	В	С	D	E	
1	Undivided	*	160	880	940	940	
2	Divided	*	270	1,970	2,100	2,100	
3	Divided	*	430	3,050	3,180	3,180	
Collectors							
Level of Service							
Lane	Divided	Α	В	С	D	Е	
1	Undivided	*	*	310	660	740	
1	Divided	*	*	330	700	780	
2	Undivided	*	*	730	1,440	1,520	
2	Divided	*	*	770	1,510	1,600	

2 Divided \* \* 770 1,510 1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.



# APPENDIX D REVIEW COMMENTS





John Manning District One

Cecil L Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman District Four

Frank Mann District Five

Roger Desjarlais County Manager

Richard Wm. Wesch County Attorney

Donna Marie Collins Hearing Examiner May 13, 2019

Tina M. Ekblad, MPA, AICP, LEED AP Morris-Depew Associates, Inc. 2914 Cleveland Avenue Fort Myers, FL 33901



RE: CPA2019-00005 CAM 40
Environmental Enhancement& Preservation Communities Overlay

Dear Ms. Ekblad:

Staff has reviewed the comprehensive plan amendment application CPA2019-00005 CAM 40 Map Amendment stamped received on April 15, 2019. Planning staff finds that the application materials are insufficient and further information is needed. A public hearing date will not be scheduled until a complete application is submitted. If you do not provide the requested supplements of corrections within 90 days of this letter, this application will be considered withdrawn.

#### **APPLICATION MATERIALS COMMENTS:**

- 1. Application Page 1, Item 5. Please provide the upland acreage.
- 2. Application Page 1, Item 6. Please correct the number of units that would be allowed under the DR/GR future land use category.
- Authorization Letters, Disclosure of Interest. The Secretary of State website
  does not provide the manager's name of V-Land-Sub, LLC. Please provide
  documentation that Joseph Cameratta is authorized to sign on behalf of VLand-Sub, LLC.
- 4. Disclosure of Interest. Please complete the form indicating the name and address of the person that has interest and their percentage of ownership. For example, please complete the form showing Joseph Cameratta has 100% ownership, if that is the case.
- 5. Morris Depew Authorization Letter. Please correct the spelling of Mr. Cameratta's name on the first line (Camerattam).
- 6. Application Page 3, Item 3 e and f. Please provide the required letters for Mass Transit and Schools or request a waiver. Please also provide a copy of the letters that were sent to the agencies.
- 7. Please explain how the amendment meets the locational requirements of Policy 33.3.4(1). The project does not appear to be within one mile north or south of Corkscrew Road.
- 8. Traffic Circulation Analysis: Page 1 of the traffic study indicates use of the methodology from Verdana CPA2016-00009. However, nearly three years have passed since the initial Verdana application. Use of the Verdana methodology and associated assumptions were not discussed with infrastructure planning staff prior to submitting CPA2019-00005. The parcel is



COMMUNITY DEVELOPMENT

within Traffic Analysis Zone (TAZ) 3728 which shows 76 DU in 2010 and 164 DU in 2040. TAZ 3728 includes approximately 12 square miles south of Corkscrew Road and west of 6 L's Farm Rd. The future land use projections for TAZ 3728 include an additional 88 DU, which exceeds the 40 DU in the subject application. The trip generation from 40 DU is approximately two percent of the capacity of Corkscrew Road, which of itself is unlikely to create a change in future LOS on Corkscrew Road. However, the additional 88 DU in the 2040 model projection for TAZ 3728 does not reflect the potential from approvals of 1,460 DU in Verdana, 700 DU in Pepperland Ranch, and the requested 40 DU in this project. Please clarify in the analysis. Staff would be happy to have a methodology discussion as needed.

- 9. Traffic Circulation Analysis: It should be noted that widening Corkscrew Road to four lanes from Ben Hill Griffin Parkway to Alico Road, as well as the new four-lane Alico Connector from Alico Road to SR 82, are projects in Southeast Lee County that are in the MPO 2040 Long Range Transportation Plan Cost Feasible Plan and Lee County CIP
- 10. Traffic Circulation Analysis: Page 4 of the traffic study indicates adjustments to 2040 model zonal data in Appendix B Exhibits 2 and 3, which includes excerpts from Verdana CPA2016-00009 traffic study. The referenced 'LC aerial rooftops', and 'Corkscrew Area Development' on the excerpted Verdana Exhibits 2 and 3 appear to be out of date. A cursory review comparing 2019 aerials to the Exhibit 2 rooftops does not appear to reflect current numbers of constructed dwelling units in The Preserve at Corkscrew, Bella Terra, and Corkscrew Shores. Exhibit 3 indicates 60,000 SF of commercial retail for Verdana and does not include 700 approved dwelling units on Pepperland Ranch, or constructed units within The Place, and WildBlue. Please update these exhibits and adjust the analysis as necessary, or provide further explanation to address how the changes in existing development may, or may not, affect the 2040 data adjustments.
- 11. Traffic Circulation Analysis: Please provide staff with the FSUTMS input and loaded highway network output files.
- 12. How will this property be accessed given its environmental restraints and lack of access to a road built to county standards?
- 13. Environmental: Please address if the site contains rare and unique uplands.
- 14. Environmental: Please provide a historic flowways map with the boundary of the subject property identified.
- 15. Please identify where 40 dwelling units will be located, while still providing regional hydrological and wildlife connections.
- 16. Does the applicant intend on filing a concurrent planned development zoning application?

Please feel free to contact me at (239) 533-8535 if you have any questions.

Sincerely,

Lee County DCD Planning Section

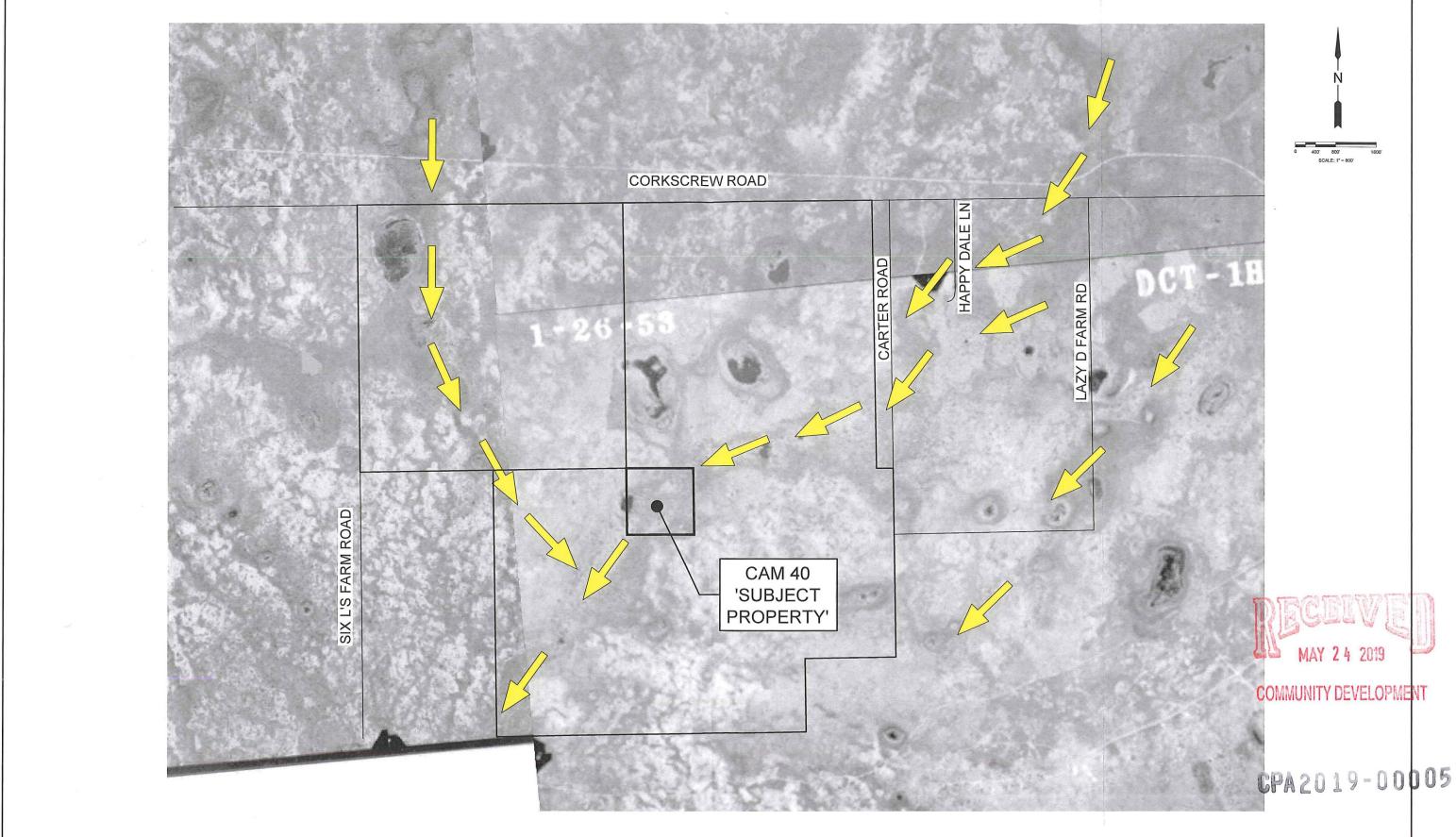
Sharon Jenkins-Owen, AICP

Planner, Principal

Cc: Brandon Dunn, Planner, Principal

Mikki Rozdolski, Manager, Community Development Operations

Entino. Olver



J.R.EVANS ENGINEERING

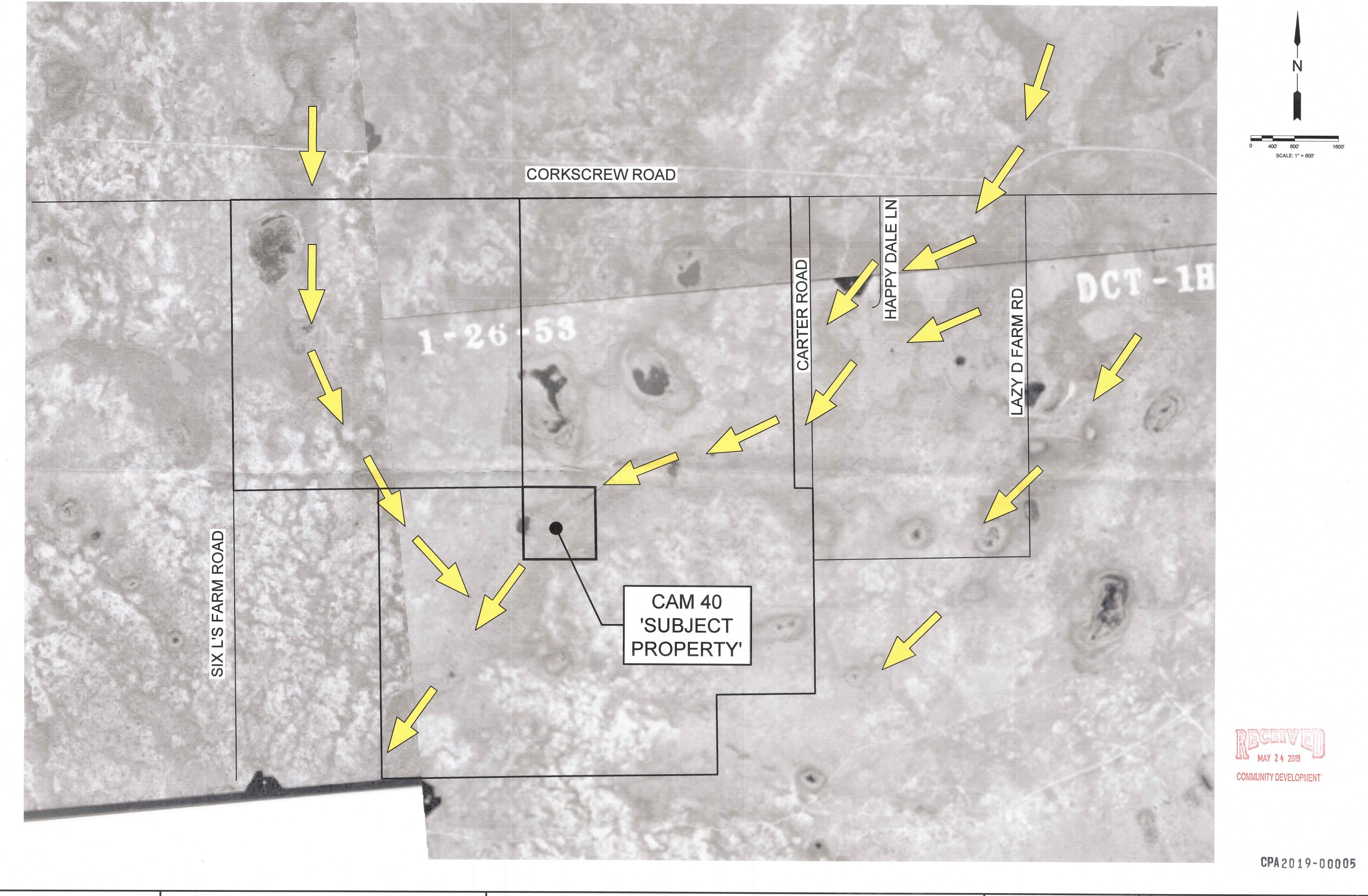
J.R. EVANS ENGINEERING, P.A. 9351 CORKSCREW ROAD, SUITE 102 ESTERO, FLORIDA 33928 PHONE: (239) 405-9148 FAX: (239) 288-2537 WWW.JREVANSENGINEERING.COM

#### PREPARED FOR:

V-LAND-SUB, LLC 4954 ROYAL GULF CIRCLE FORT MYERS, FLORIDA 33966 PHONE: (239) 425-8662 CAM 40 HISTORICAL FLOW-WAY ANALYSIS

LEGEND	#	DATE	REVISIONS
HISTORICAL			
FLOW PATTERN			

ATE REVISIONS ISSUE DATE: 05-23-2019



J.R.EVANS ENGINEERING

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9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
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PREPARED FOR:

V-LAND-SUB, LLC 4954 ROYAL GULF CIRCLE FORT MYERS, FLORIDA 33966 PHONE: (239) 425-8662 CAM 40 HISTORICAL FLOW-WAY ANALYSIS



-	DATE	REVISIONS	ISSUE DATE: 05-23-2019