Vintage Commerce Center Text Amendment, CPA2018-10012

Application and Supporting Documents



AUGUST 26, 2019 LPA Hearing



Civil Engineers • Land Surveyors • Planners • Landscape Architects

November 30, 2018

Ms. Mikki Rozdolski Manager, Community Development Operations Lee County Community Development 1500 Monroe Street Fort Myers, FL 33901

RE: CPA2018-10012; Alico/I-75 Comprehensive Plan Amendment (Vintage Commerce Center)

Dear Ms. Rozdolski:

Enclosed please find an application for a Comprehensive Plan Amendment. The subject 34+/-acre property is located on the northeast quadrant of Alico Road and Three Oaks Parkway. The property lies within in the Industrial Commercial Interchange Future Land Use Category on the Lee County Future Land Use Map and is currently zoned CPD.

The application proposes to amend the Future Land Use Map of the Lee Plan to re-designate approximately 34+/- acres from the Industrial Commercial Interchange Future Land Use Category to the General Interchange Future Land Use Category. The property owner desires to amend the existing CPD zoning to enable the property owner to pursue a mixed-use alternative that incorporates up to 400 multi-family dwelling units. The General Interchange Future Land Use Category permits multi-family residential development at a density range of 8 to 14 dwelling units per acre, with up to 22 dwelling units per acre allowed with use of bonus density. The companion CPD will demonstrate compliance with the density standards for the General Interchange Future Land Use Category. The balance of the site would be utilized for a variety of non-residential uses including general commercial and hotel uses consistent with the uses permitted in the General Interchange Future Land Use Category.

Please feel free to contact me if you have any questions.

Sincerely,

Cc:

D. Wayne Arnold, AICP

Brian Intihar

Neale Montgomery, Esq.

GradyMinor File

COMMUNITY DEVELOPMENT



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Projec	et Name: <u>Vintag</u>	ge Commerce (Center		2 . ; = .
			2030 population allocate Interchange category.	tion to acco	ommodate residential development
	Review Process:		_	lited State Re	
*Must	be directly related	to the implemen	tation of small-scale map ar	nendment as	required by Florida Statutes.
• • • • •					
	ICANT – PLEASE E-APPLICATION		EQUIRED PRIOR TO THE	SUBMITTA	AL OF THIS APPLICATION.
	t 3 copies of the contement of Community		and amendment support docu	mentation, in	cluding maps, to the Lee County
staff. 7	These copies will be	used for Local Pla	n is sufficient for review, 15 onning Agency, Board of Court to each hearing or mail out	nty Commiss	ies will be required to be submitted to ioners hearings, and State Reviewing required copies.
If you	have any questions	egarding this appl	lication, please contact the Pla	anning Sectio	n at (239)533-8585.
1.	Name of Applicant Address: City, State, Zip: Phone Number:	t: <u>CLE FL RE I</u> 1100 Euclid Ave. <u>Cleveland, OH 4</u> 216.696.5442 x	4115	E-mail:	brintihar@crminc.us
2.	Name of Contact: Address: City, State, Zip: Phone Number:	D. Wayne Arno 3800 Via Del Rey Bonita Springs 239-947-1144	1		varnold@gradyminor.com
3.	the proposed text a Amend Table 1(b):	mendment 2030 population a		idential devel	opment within the Gateway/Airport General of this property.
4a.	1 1	0	any of the following area		se affected area
	Acquisition Area Map 1 Page 4]		Burnt Store Marina Village [Map 1 Page 2]	o change to th	Urban Infill and Redevelopment [Map 15]
	Agricultural Overlay		Environmental Enhancemen		Urban Reserve Area [Map 1 Page 4]
	Map 30] Airport Mitigation L Map 3]	ands	Preservation Communities [] Mixed Use Overlay [Map Page 6]	Map 17]	Water Dependent Overlay [Map 1 Page 2]
	Airport Noise Zone 2 Map 1 Page 5]	2 or 3	Planning Communities Map [Map 1 Page 2]		Private Recreational Facilities [Goal 16]
		10 miles 10	APR 3 0 2019		

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

Page 1 of 2

COMMUNITY DEVELOPMENT

4b.				meeting summary document of the
	X N/A	Bayshore [Goal 18]	Boca Grande [Goal 19]	Buckingham [Goal 20]
	Caloosahatchee Shores [Goal 21]	Olga [Goal 22]	Captiva [Goal 23]	Greater Pine Island [Goal 24]
	Lehigh Acres [Goal 25]	North Captiva [Goal 26]	NE Lee County [Goal 2	27]
	North Olga [Goal 29]	North Fort Myers [Goal 30]	Page Park [Goal 31]	San Carlos Island [Goal 32]
	Southeast Lee County [Goal 33]	Tice [Goal 34]		
Publ	lic Facilities Impacts			
NOT	E: The applicant must calculate p	ublic facilities impacts based on	a maximum development s	cenario.
	affic Circulation Analysis: Provi an/Map 3A (20-year horizon) and			Feasible Transportation
a.b.c.d.	rovide an existing and future con Sanitary Sewer Potable Water Surface Water/Drainage Basins Parks, Recreation, and Open Space Public Schools		ing (see Policy 95.1.3):	
	ironmental Impacts ide an overall analysis of potential	environmental impacts (positiv	e and negative).	
	oric Resources Impacts ide an overall analysis of potential	historic impacts (positive and r	negative).	
Inte	rnal Consistency with the Lee Pl	<u>an</u>		
2. 3.	Discuss how the proposal affects capacity of the Lee Plan Future L List all goals and objectives of the evaluation of all relevant policies Describe how the proposal affect List State Policy Plan goals and prelevant to this plan amendment.	and Use Map. e Lee Plan that are affected by to under each goal and objective. s adjacent local governments an policies, and Strategic Regional	he proposed amendment. T	his analysis should include an
	ify the proposed amendment bas port all conclusions made in this ju			
11	,	SUBMITTAL REQUI		
	Clearly label	l all submittal documents with t	the <u>exhibit name</u> indicated	below.
		MINIMUM SUBMIT	TAL ITEMS	
	Completed application (Exhib	it – T1)	MEG	RADARE
	Filing Fee (Exhibit – T2)		WB9	34V 5 11
	Pre-Application Meeting (Exh	ibit – T3)		
	Proposed text changes (in strik	ce through and underline format	(Exhibit – T4)	3 0 2019
	Analysis of impacts from prop	oosed changes (Exhibit – T5)	OGE SE SE SE	
	Lee Plan Analysis (Exhibit – 7	Γ6)	COMMUNITY	DEVELOPMENT
	Environmental Impacts Analy	sis (Exhibit – T7)		3 1
	Historic Resources Impacts A	nalysis (Exhibit – T8)		

State Policy Plan Analysis (Exhibit – T9)

Strategic Regional Policy Plan Analysis (Exhibit – T10)



Date of Report:

October 10, 2018

Buffer Distance:

750 feet

Right-click the page to print this page or download the map and information by <u>clicking here</u>.

Parcels Affected:

20

Subject Parcels:

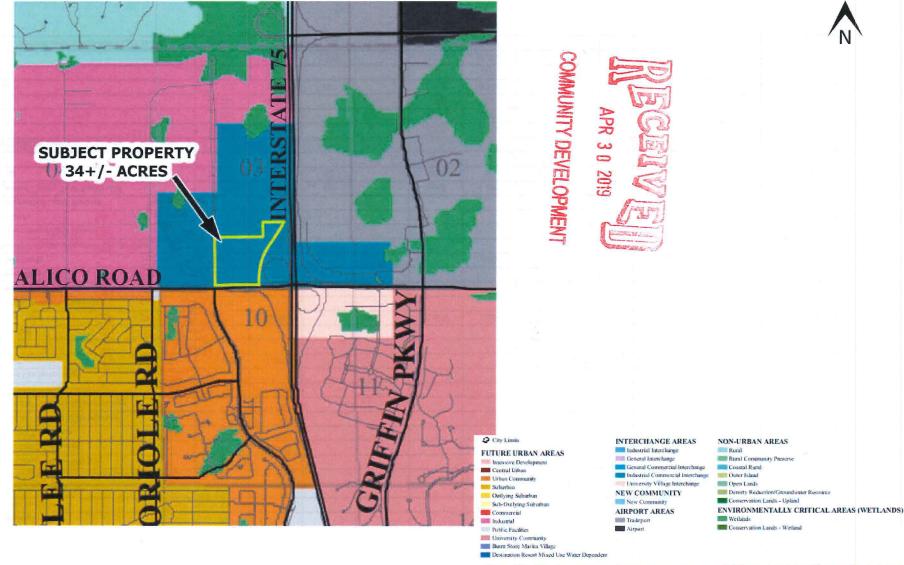
03-46-25-00-00001.1090, 03-46-25-00-00001.1100

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
YBFH REAL ESTATE LLC 15533 PINE RIDGE RD FORT MYERS FL 33908	03-46-25-00-00001.0000 9830 INTERSTATE COMMERCE DR FORT MYERS FL 33912	SEC 3 E OF I-75 DESC IN OR 3990 PG 3411 LESS ROW DESC IN OR 4355/2364 LESS INST #2008000156882	1
WEISS BRADLEY S TR 1840 WEST 49TH ST STE #410 HIALEAH FL 33012	03-46-25-00-00001.1000 ACCESS UNDETERMINED FORT MYERS FL	PARL W OF I-75 DESC IN OR 1754 PG 2803 LESS 1.101 THRU 1.1100 + RD R/W OR3273/3184	2
HOROWITZ SANDFORD I TR + 13891 JETPORT LOOP RD STE 9 FORT MYERS FL 33913		PARL IN SW 1/4 AS DESC OR 2025 PG 3772 LES R/W + 2909/2305 + RD R/W OR3273/3195	3
THREE OAKS LAND COMPANY LLC STOCK INVESTMENTS 1200 CENTENNIAL BLVD #400 HOBART WI 54155	03-46-25-00-00001.1080 16541 THREE OAKS PKWY FORT MYERS FL 33912	PARL W OF I-75 N OF ALICO DESC OR 3127 PG 2808 LES RD R/W OR3273/3187 + INST# 2008000104801	4
ALICO LAKES VILLAGE 1427 W SAGINAW ST STE 200 EAST LANSING MI 48823	03-46-25-01-0000E.00CE RIGHT OF WAY FORT MYERS FL 33913	ALICO LAKES VILLAGE AS DESC IN INST# 2008000077995 TRACT E	5
FREEMAN PAUL H TR 13691 PONDVIEW CIR NAPLES FL 34119	10-46-25-00-00001.1000 ACCESS UNDETERMINED FORT MYERS FL 33967 APR 3 0 2019	THAT PT N 1/2 SEC 10 LYING W OF I-75 LESS N 50 FT + R R/W LESS OR 3760/3452 LESS R/W OR 3975 PG 3124 + OR 4376/4012 + INST#2007-128717	6
CQ	MUNITY DEVELOPMENT	LESS ROW OR 4695/3868 + LESS INST 2005-125244	
REYES ABEL ORTIZ 9264 BEXLEY DR FORT MYERS FL 33967	10-46-25-L1-1100A.0270 9264 BEXLEY DR FORT MYERS FL 33967	WESTBROOK DESC IN INST#2017000170196 BLK A LOT 27	7
PULTE HOME CORPORATION 24311 WALDEN CENTER DR STE 300 BONITA SPRINGS FL 34134	10-46-25-L1-1100A.0280 9274 BEXLEY DR FORT MYERS FL 33967	WESTBROOK DESC IN INST#2017000170196 BLK A LOT 28	8
WESTBROOK HOMEOWNERS ASSN INC	10-46-25-L1-110O3.00CE ACCESS UNDETERMINED	WESTBROOK DESC IN CPA 20 18 - 10012	9

24311 WALDEN CENTER DR STE 300 BONITA SPRINGS FL 34134	FORT MYERS FL 33967	INST#2017000170196 TRACT O-3	
WESTBROOK HOMEOWNERS ASSN INC 24311 WALDEN CENTER DR STE 300 BONITA SPRINGS FL 34134	10-46-25-L1-110R1.00CE RIGHT OF WAY FORT MYERS FL 33967	WESTBROOK DESC IN INST#2017000170196 TRACT R-1	10
PULTE HOME CORPORATION 24311 WALDEN CENTER DR STE 300 BONITA SPRINGS FL 34134	10-46-25-L1-1200A.0190 9184 BEXLEY DR FORT MYERS FL 33967	WESTBROOK PHASE 2 BLK A LOT 19 AS DESC IN INST# 2018- 66313	11
PULTE HOME CORPORATION 24311 WALDEN CENTER DR STE 300 BONITA SPRINGS FL 34134	10-46-25-L1-1200A.0200 9194 BEXLEY DR FORT MYERS FL 33967	WESTBROOK PHASE 2 BLK A LOT 20 AS DESC IN INST# 2018- 66313	12
PULTE HOME CORPORATION 24311 WALDEN CENTER DR STE 300 BONITA SPRINGS FL 34134	10-46-25-L1-1200A.0210 9204 BEXLEY DR FORT MYERS FL 33967	WESTBROOK PHASE 2 BLK A LOT 21 AS DESC IN INST# 2018- 66313	13
PULTE HOME CORPORATION 24311 WALDEN CENTER DR STE 300 BONITA SPRINGS FL 34134	10-46-25-L1-1200A.0220 9214 BEXLEY DR FORT MYERS FL 33967	WESTBROOK PHASE 2 BLK A LOT 22 AS DESC IN INST# 2018- 66313	14
PULTE HOME CORPORATION 24311 WALDEN CENTER DR STE 300 BONITA SPRINGS FL 34134	10-46-25-L1-1200A.0230 9224 BEXLEY DR FORT MYERS FL 33967	WESTBROOK PHASE 2 BLK A LOT 23 AS DESC IN INST# 2018- 66313	15
HIGGINS JENNIFER S 9234 BEXLEY DR FORT MYERS FL 33967	10-46-25-L1-1200A.0240 9234 BEXLEY DR FORT MYERS FL 33967	WESTBROOK PHASE 2 BLK A LOT 24 AS DESC IN INST# 2018- 66313	16
PULTE HOME CORPORATION 24311 WALDEN CENTER DR STE 300 BONITA SPRINGS FL 34134	10-46-25-L1-1200A.0250 9244 BEXLEY DR FORT MYERS FL 33967	WESTBROOK PHASE 2 BLK A LOT 25 AS DESC IN INST# 2018- 66313	17
PULTE HOME CORPORATION 24311 WALDEN CENTER DR STE 300 BONITA SPRINGS FL 34134	10-46-25-L1-1200A.0260 9254 BEXLEY DR FORT MYERS FL 33967	WESTBROOK PHASE 2 BLK A LOT 26 AS DESC IN INST# 2018- 66313	18
WESTBROOK HOMEOWNERS ASSOCIATI 24311 WALDEN CENTER DR SUITE 300 BONITA SPRINGS FL 34134	10-46-25-L1-1200L.00CE SUBMERGED FORT MYERS FL 33967	WESTBROOK PHASE 2 TRACT L AS DESC IN INST# 2018- 66313	19
WESTBROOK HOMEOWNERS ASSOCIATI 24311 WALDEN CENTER DR SUITE 300 BONITA SPRINGS FL 34134	10-46-25-12 1-12 0R 11 00 CE RIGHT OF WAY FORT MYERS FL 33967 APR 3 0 2019	WESTBROOK PHASE 2 TRACT R-1 AS DESC IN INST# 2018- 66313	20

TABLE 1(b) Year 2030 Allocation

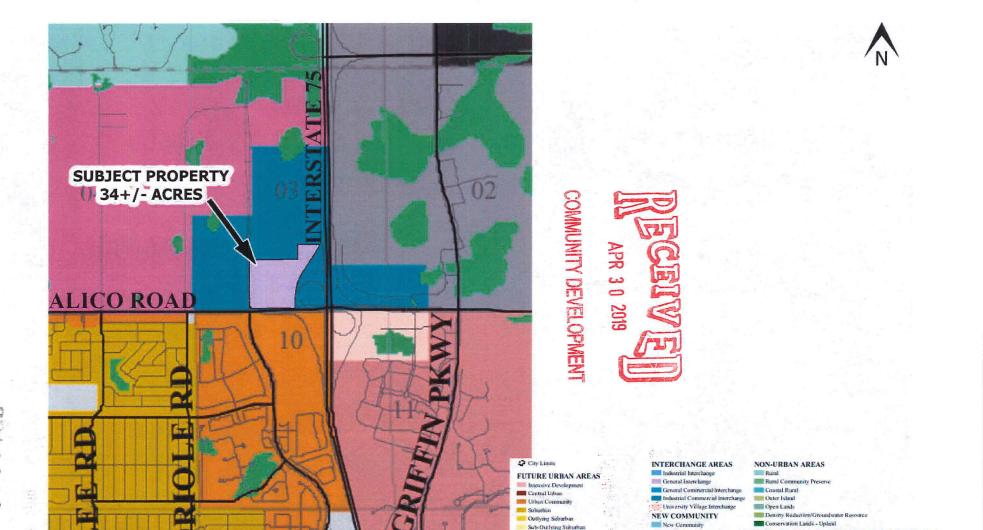
	Future Land Use Category	Lee County Totals	Northeast Lee County	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkwa
	Intensive Development	1,361		0		5	7 19 1	27		250			
Ì	Central Urban	14,766				225				230			
	Urban Community	17,021	520	485		637						250	
	Suburban	16,623				1,810				85			
ı	Outlying Suburban	3,843	30			40	20	2	500				1,43
ı	Sub-Outlying Suburban	1,955				547	***					227	
-	Commercial												
2	Industrial	79		100						39		20	
80	Public Facilities	1							1				
ate	University Community	850	100	10.00									
J	Destination Resort Mixed Use Water Dependent	8		4 Project		- P							
Ise	Burnt Store Marina Village	4	W. 1				4		× 1				
7	Industrial Interchange		100		1		·						
in l	General Interchange	151185		317.5	-							1145	58
3	General Commercial Interchange	1000	E	- 3/1- 1									
ure	Industrial Commercial Interchange												
utı	University Village Interchange												
F	Mixed Use Interchange												
₽,	New Community	2,100	1,200	7.								900	
ial	Airport		2,200									700	
nt	Tradeport	9				-						-9	
ide	Rural	8,313	1,948			1,400	636					,	1,50
Residential By Future Land Use Category	Rural Community Preserve	3,100				1,200							2,00
۲ŀ	Coastal Rural	1,300	44										
ŀ	Outer Island	202	5			1			150				
ŀ	Open Lands	2,805	250	-		-	590		100				120
ŀ	Density Reduction/ Groundwater Resource	16,905	711				370					94	120
ŀ	Conservation Lands Upland	37100	711							·		71	
ŀ	Wetlands			7 1		- 30							
ŀ	Conservation Lands Wetland				7			100					
Uni	ncorporated County Total Residential	81,396	4,664	485		4,665	1,250	29	651	604		1,511	3,110
_	nmercial	12,793	177	52		400	50	17	125	150		1,100	440
	ustrial	13,801	26	3		400	5	26	123	300			10
	Regulatory Allocations	13,601	20	3		400	3	20		300		3,100	10
Pub		92 545	7 100	421 T		2,000	7,000	20	1.001	250		7 750	0.47
	ve AG	82,565 17,027	7,100 5,100	421		2,000 550	7,000 150	20	1,961	350		7,752	2,47
_	ve AG				-				_	-		1 041	20
	servation	43,786	12,229	611		2,500	109	122	1 (00	740		1,241	20
_		81,933	2,214	611		1,142	3,236	133	1,603	748		2,947	1,73
Vaca		23,874	1,953	1.550		61	931	34	1010	45		300	151
Tota		357,176	33,463	1,572		11,718	12,731	259	4,340	2,197		17,9 <u>8</u> 5 1	7,96
Pop	ulation Distribution (unincorporated Lee County)	495,000	9,266	1,531		30,861	3,270	225	530	5,744		18,333	16,37



Chapter XIII of this plan contains an administrative process to precisely define the boundaries of a wetland. A Jurisdictional Determination, approved by SFWMD or Florida DEP, must be submitted prior to the issuance of such an interpretation.

Vintage Commerce Center CPD Comprehensive Plan Amendment Existing Future Land Use Map





Commercial

Industrial
Public Facilities
University Community
Burnt Store Marina Village

Chapter XIII of this plan contains an administrative process to precisely define the boundaries of a wetland. A Jurisdictional Determination, approved by SFWMD or Florida DEP, must be submitted prior to the issuance of such an interpretation.

AIRPORT AREAS

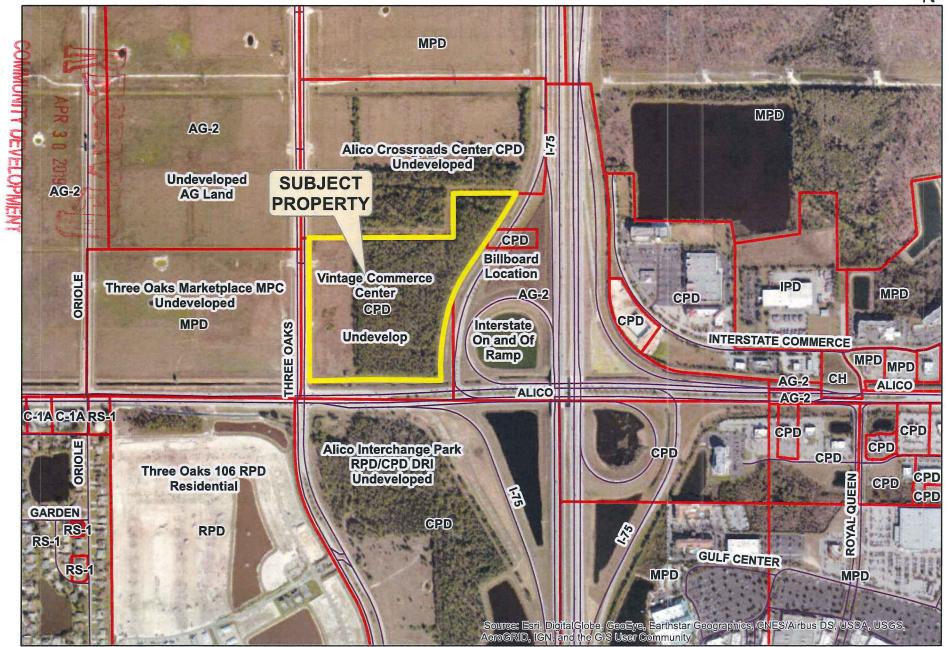
Tradeport

ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)



Vintage Commerce Center CPD Existing III.A.3 and 4 - Exisiting Uses and Zoning Map





INSTR # 2018000101719, Doc Type D, Pages 7, Recorded 04/27/2018 at 03:29 PM, Linda Doggett, Lee County Clerk of Circuit Court, Deed Doc. D \$38150.00 Rec. Fee \$61.00 Deputy Clerk ERECORD

Prepared by (and return to):

Kathleen Altier O'Rourke, Hogan, Fowler & Dwyer, LLC 10 South LaSalle, Suite 3700 Chicago, Illinois 60603



Parcel Identification Number(s): 03-46-25-00-00001.1090; 03-46-25-00-00001.1100

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the day of April, 2018, by and between ALICO LAND, L.L.C., a Delaware limited liability company ("Grantor"), whose mailing address is 10350 Bren Road West, Minnetonka, MN 55343, and CLE FL RE INVESTMENT I, LLC, an Ohio limited liability company ("Grantee"), whose mailing address is 1100 Euclid Avenue, Suite 300, Cleveland, Ohio 44115. WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, the following described real property in the County of Lee, State of Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE THERETO,

TOGETHER with all the tenements, hereditaments and appurtenances, and every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (collectively, the "Property").

SUBJECT TO the encumbrances and exceptions described on **Exhibit B** attached hereto and incorporated herein by reference thereto (collectively, "Permitted Exceptions"); provided, however, that neither Grantor nor Grantee intend to reimpose any Permitted Exceptions nor shall this conveyance operate to reimpose or extend any Permitted Exceptions.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor does hereby warrant that, except for the Permitted Exceptions, Grantor will defend the title to the Property against the lawful claims and demands of all persons and entities claiming by, through, or under Grantor, but against none other.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

When Recorded Return To Williams American Title Insurance Company National Commercial Services
121 S. 8th Street, Suite 1250
Minneapolis, MN 55402
File No: NCS

Notary Public - (Signature) Print Name: Chery I A. Westman

My Commission Expires: 01.31.21

SIGNATURE PAGE TO SPECIAL WARRANTY DEED BY ALICO LAND, L.L.C. TO AND IN FAVOR OF CLE FL RE INVESTMENT I, LLC

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed the day and year above written.

Signed, sealed and delivered in the presence of:	
(Witness Signature) Print Witness Name: Kimberly Hofstede (Witness Signature) Print Witness Name: Som Hayan	ALICO LAND, L.L.C. a Delaware limited liability company By: Little Bednarowsk's Name: Keith Bednarowsk's Its: President
STATE OF MINNESOTA COUNTY OF HENNEPIN	
liability company, on behalf of said entity. He/She is produced a valid driver's license as identification.	e this 18 day of April, 2018, by Keith Bednarowsk of ALICO LAND, L.L.C., a Delaware limited [select one]: () personally known to me; or ()
Notary Public - (Signature)	CHERYL ANN WESTMAN Notary Public



Minnesota My Comm. Expires Jan 31, 2021

Exhibit A

PARCEL 1:

DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA (PHASE 18)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3, TOWNSHIP 46 SOUTH RANGE 25 EAST AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE N 01° 03′ 27″ W. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ALICO ROAD (100 FEET WIDE); THENCE N.89°23′05″E. ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 122.95 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N.89°23′05″E. ALONG SAID NORTH RIGHT-OF-WAY FOR 710.95 FEET TO THE WEST RIGHT- OF-WAY LINE OF 1-75 (INTERSTATE 75 - STATE ROAD NO. 93); THENCE N.00°38′02″W. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 1353.32 FEET; THENCE N.04°48′48″E. ALONG SAID WEST RIGHT-OF-WAY LINE FOR 239.06 FEET; THENCE S.89°23′05″W. FOR 733.03 FEET; THENCE S.00°36′43″E. FOR 1591.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

(OR. 4272 PG. 1135)

F.P. NO. 2009661

SECTION 12075-000

PARCEL 101



COMMUNITY DEVELOPMENT

THAT POTION OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10, SOUTH 01°21′16″ EAST A DISTANCE OF 18.86 FEET TO THE SURVEY BASE LINE OF ALICO ROAD; THENCE ALONG SAID SURVEY BASE LINE NORTH 89°17′23″ EAST A DISTANCE OF 122.71 FEET; THENCE NORTH 00°38′30″ WEST A DISTANCE OF 68.72 FEET TO THE NORTH EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF SAID ALICO ROAD (PER SECTION 12075-2402) FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00°38′30″ WEST A DISTANCE OF 773.87 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,048.93 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 206.75 FEET THROUGH A CENTRAL ANGLE OF 11°17′36″ WITH A CHORD BEARING NORTH 27°30′50″ EAST TO THE END OF SAID CURVE; THENCE NORTH 33°09′38″ EAST A DISTANCE OF 550.05 FEET TO THE BEGINNING OF A CURVE CONCAVE

NORTHWESTERLY AND HAVING A RADIUS OF 1,668.95 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 206.67 FEET THROUGH A CENTRAL ANGLE OF 07°05'42" WITH A CHORD BEARING NORTH 29°36'47" EAST TO THE END OF SAID CURVE; THENCE NORTH 89°21'19" EAST A DISTANCE OF 225.51 FEET TO THE WEST EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 83 (1-75) PER FOOT SECTION 12075-2402; THENCE ALONG SAID WEST EXISTING LIMITED ACCESS RIGHT OF WAY LINE SOUTH 04°46'58" WEST A DISTANCE OF 239.14 FEET; THENCE CONTINUE ALONG SAID WEST EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF SOUTH 00°38'39" EAST A DISTANCE OF 1,353.24 FEET TO SAID NORTH EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF ALICO ROAD; THENCE ALONG SAID NORTH EXISTING LIMITED ACCESS RIGHT OF WAY LINE SOUTH 89°21'19" WEST A DISTANCE OF 710.44 FEET TO THE POINT OF BEGINNING.

PARCEL 2

DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA (PHASE 1A)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE N. 01° 03' 27" W. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ALICO ROAD (100 FEET WIDE) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N. 89° 23' 05" E. ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 122.85 FEET; THENCE N. 00° 36' 43" W. FOR 1240.00 FEET; THENCE S. 89° 23' 15" W. FOR 1235.00 FEET; THENCE S. 00° 36'43" E. FOR 1240.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE N. 89° 23' 17" E. ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N. 89° 23' 17" E. ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 1112.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

(OR. 4164 PG. 547)

F.P. NO. 2009661

SECTION 12075-000

PARCEL 100

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 3 AND THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 3, ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10; SOUTH 01°21'16" EAST A DISTANCE OF 18.86 FEET TO THE SURVEY BASE LINE OF ALICO ROAD; THENCE



ALONG SAID SURVEY BASE LINE NORTH 89°17'23" EAST A DISTANCE OF 122.71 FEET; THENCE NORTH 00°38'30" WEST A DISTANCE OF 68.72 FEET TO THE NORTH EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF SAID ALICO ROAD (PER SECTION 12075-2402) FOR A POINT OF BEGINNING; THENCE ALONG SAID NORTH EXISTING LIMITED ACCESS RIGHT OF WAY LINE SOUTH 89°21'19" WEST A DISTANCE OF 122.95 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3, ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE CONTINUE ALONG SAID NORTH EXISTING LIMITED ACCESS RIGHT OF WAY LINE SOUTH 89°21'30" WEST A DISTANCE OF 1,037.17 FEET TO THE EAST EXISTING RIGHT OF WAY LINE OF FUTURE THREE OAKS PARKWAY (PER OFFICIAL RECORDS BOOK 3273, PAGE 3192, PUBLIC RECORDS OF LEE COUNTY, FLORIDA); THENCE ALONG SAID EAST EXISTING RIGHT OF WAY LINE NORTH 00°38'30" WEST A DISTANCE OF 93.21 FEET; THENCE NORTH 88°59'50" EAST A DISTANCE OF 94.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 11,317.00 FEET; THENCE ALONG THE ARC OR SAID CURVE TO THE LEFT A DISTANCE OF 375.24 FEET THROUGH A CENTRAL ANGLE OF 01°53'59" WITH A CHORD BEARING NORTH 88°02'51" EAST TO THE END OF SAID CURVE; THENCE SOUTH 89°41'58" EAST A DISTANCE OF 588.16 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,731.09 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 565.61 FEET THROUGH A CENTRAL ANGLE OF 18°43'39" WITH A CHORD BEARING NORTH 05°30'09" EAST TO THE END OF SAID CURVE AND TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,048,93 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 128.17 FEET THROUGH A CENTRAL ANGLE OF 07°00'03' WITH A CHORD BEARING NORTH 18°22'01" EAST TO END OF SAID CURVE; THENCE SOUTH 00°38'30" EAST A DISTANCE OF 773.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

(OR. 3273 PG, 3192)

DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA (ALICO DEVELOPMENT CORP.)

THE WESTERLY 75 FEET, AS MEASURED ON A PERPENDICULAR OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE N. 01° 03' 27" W. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ALICO ROAD (100 FEET WIDE) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N. 89° 23' 05" E. ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 122.95 FEET; THENCE N. 00° 36' 43" W. FOR 1240.00 FEET; THENCE S. 89° 23' 15" W. FOR 1235.00 FEET; THENCE S. 00° 36'43" W. FOR 1240.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE N. 89° 23' 17" E. ALONG SAID NORTH RIGHT-MATER RIGHT-

COMMUNITY DEVELOPMENT

APR 3 0 2019

ALSO KNOWN AS:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A PART OF THE PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3136, PAGE 1614, LEE COUNTY PUBLIC RECORDS AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE N.01°03'27"W., ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 3, FOR 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ALICO ROAD; THENCE S.89°23'15"W., ALONG SAID NORTH RIGHT OF WAY LINE, FOR 1037.05 FEET TO THE EAST LINE OF THREE OAKS PARKWAY (150 FEET WIDE), AS DESCRIBED IN OFFICIAL RECORDS BOOK 3273, PAGE 3192, SAID PUBLIC RECORDS; THENCE N.00°36'43"W., ALONG SAID EAST LINE, FOR 93.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°36'43"W., ALONG SAID EAST LINE, FOR 1146.79 FEET; THENCE N.89°23'15"E., FOR 1160.00 FEET; THENCE S.00°36'43"E., FOR 466.11, TO THE WESTERLY BOUNDARY OF FLORIDA DEPARTMENT OF TRANSPORTATION TAKING RECORDED IN OFFICIAL RECORDS BOOK 4164, PAGE 547, SAID LEE COUNTY PUBLIC RECORDS, SAID POINT ALSO BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1048.93 FEET, A CENTRAL ANGLE OF 07°00'06", A CHORD BEARING OF S.18°23'50"W. AND A CHORD LENGTH OF 128.10 FEET; THENCE ALONG SAID BOUNDARY AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 128.18 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, HAVING; A RADIUS OF 1731.09 FEET, A CENTRAL ANGLE OF 18°43'39", A CHORD BEARING OF S.05°31'56"W. AND A CHORD LENGTH OF 563.30 FEET; THENCE ALONG SAID BOUNDARY AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 565,82 FEET TO THE END OF SAID CURVE; THENCE N.89°40'11'W., ALONG SAID BOUNDARY, FOR 588.16 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 11317.00 FEET, A CENTRAL ANGLE OF 01°53'59", A CHORD BEARING OF S.88°04'38"W. AND A CHORD LENGTH OF 375.21 FEET; THENCE ALONG SAID BOUNDARY AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 375.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.89°01'37"W., ALONG SAID BOUNDARY, FOR 94.79 FEET TO THE POINT OF BEGINNING.

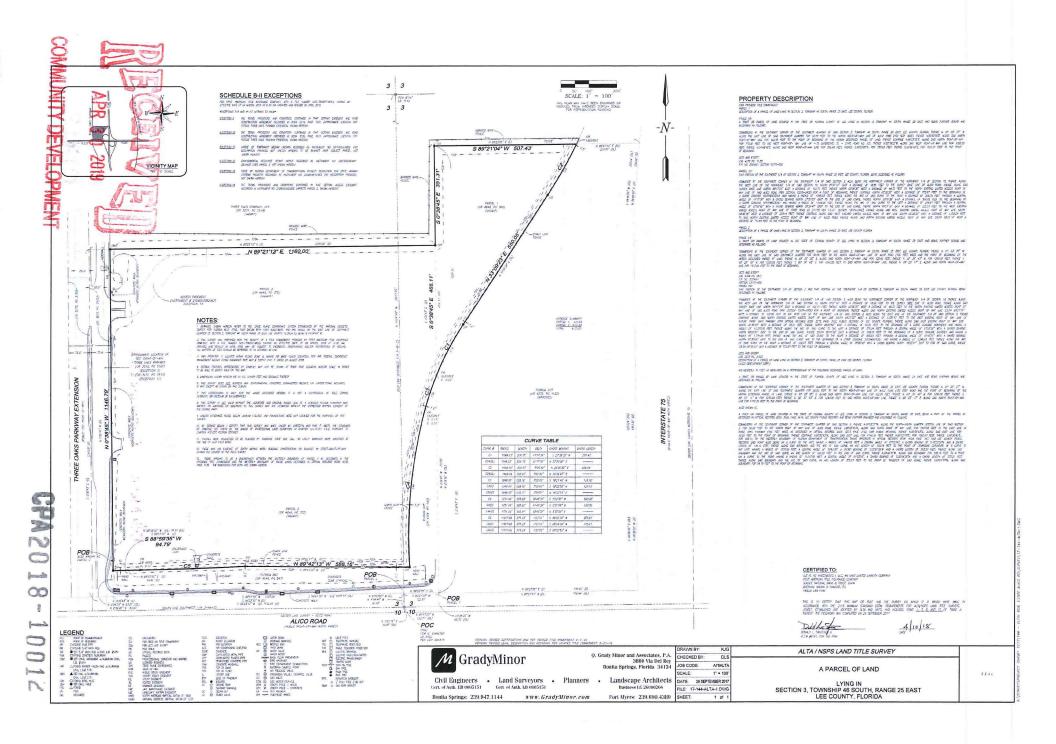


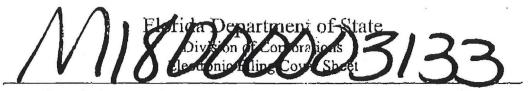
Exhibit B

Permitted Exceptions

- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the land that would be disclosed by an accurate and complete land survey of the land.
- The lien of the taxes for the year 2018 and all subsequent years, which are not yet due and payable.
- The terms, provisions and conditions contained in that certain Easement and Road Construction Agreement recorded in Book 2019, Page 1681.
- 4. The terms, provisions and conditions contained in that certain Easement and Road Construction Agreement recorded in Book 3136, Page 1619.
- 5. The terms, provisions and conditions contained in that Agreement dated in June, 2000, by and among by ADC and Alan C. Freeman, among others, regarding the construction of an extension of Three Oaks Parkway.
- 6. Notice of Temporary Median Opening recorded as Instrument No. 2007000339852.
- 7. Environmental Resource Permit Notice recorded as Instrument No. 2007000360401.
- State of Florida Department of Transportation Project Resolution for State Highway Systems Projects recorded as Instrument No. 2008000012483.
- 9. The terms, provisions and conditions contained in that certain Access Easement recorded in Instrument No. 2008000082083.
- Rights of Cater-Pritchett Advertising, Inc., as Lessee, under unrecorded Lease Agreement dated October 4, 2002.
- 11. Utility lines located on or under the land without the benefit of an easement.







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8

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE IVITH SECTION (03.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

(11 t. sille and can year fuller and urse to	ame adopted for the purpose of transening business in Flo	ride. The s	nemate nome inust include "Liviliad Liebi	lly Compeny," "L.L.C," or "	LLC.")
2. Ohio (Kirishkijon undar iha law of w	high foreign Armited Labillay company is organized)	3,	(FE) sember	r, if applicable)	_
1 10 10 10 10					
4,	(Cate Irry tenesacted business to Floride, If prior to (See sections 603,0804 & 605,0905, \$ 5, to determine	regionalis	יומועוועו		
1110 Euclid Avenue #	300		1110 Enelld Avenue #300		
(Street Address of		Ů.	(Mailleg Address	ii)	_
Cleveland, OH 44115-	1003		Cleveland, OH 44115-1603		-
				- Em =0	11
7. Name and street addres	s of Florida registered agent: (P.O. Box	NOT	accentable)	200	E
Name:	P.L.F. Registered Agent, L.L.C.			in a	
Office Address:	1833 Hendry Street			TION A	
	Fon Myers		Florida 33901		
8. The name, title or capa <u>Title or Capacity:</u> Authorized Agent	(Regulard Speed) and address of the person(s) who has Nameland Address; Brisn Inthat 1110 Euclid Avenue #300 Cleveland, OH 44115-1603	s/have	Authority to manage is/are:	Name and Address	<u>s:</u>
(Use attachments if necess	(Ary)	. –			
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O. This document is executional to a document to	ited in accordance with Jection 605,0203 the Department of State constitutes a thin	(I) (b), rd degre	Florida Statutes. I am aware to felony as provided for in s.8	that any false inform \$17.155, F.S.	otion
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COMMUNITY DEVELOPMENT CPA 2018-10012

UNITED STATES OF AMERICA STATE OF OHIO OFFICE OF THE SECRETARY OF STATE

I, Jon Husted, do hereby certify that I am the duly elected, qualified and present acting Secretary of State for the State of Ohio, and as such have custody of the records of Ohio and Foreign business entities; that said records show CLE FL RE INVESTMENT I, LLC, an Ohio For Profit Limited Liability Company, Registration Number 4044934, was organized within the State of Ohio on June 29, 2017, is currently in FULL FORCE AND EFFECT upon the records of this office.



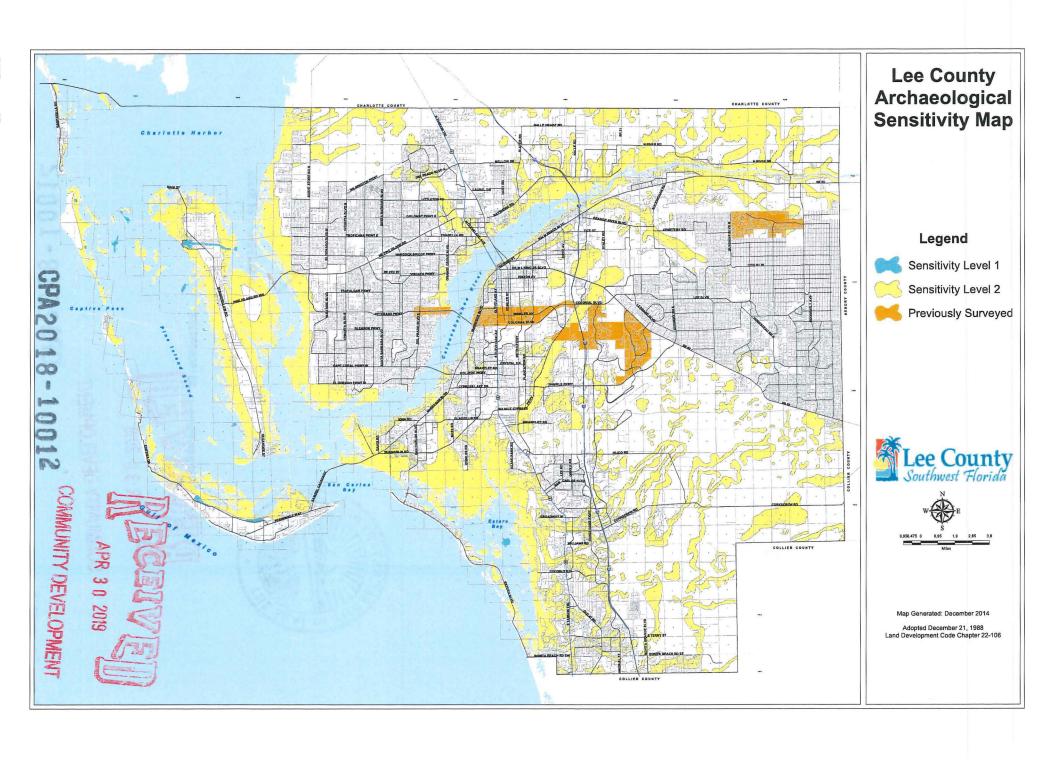
Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 21st day of March, A.D. 2018.

Jan Hastel

Ohio Secretary of State



COMMUNITY DEVELOPMENT





2726 OAK RIDGE COURT, SUITE 503 FORT MYERS, FL 33901-9356 OFFICE 239.278.3090 FAX 239.278.1906

> TRAFFIC ENGINEERING TRANSPORTATION PLANNING SIGNAL SYSTEMS/DESIGN

TRAFFIC IMPACT STATEMENT

FOR

VINTAGE COMMERCE CENTER CPD COMPREHENSIVE PLAN AMENDMENT & REZONING

(PROJECT NO. 1809.01)

PREPARED BY:

TR Transportation Consultants, Inc. Certificate of Authorization Number: 27003 2726 Oak Ridge Court, Suite 503 Fort Myers, Florida 33901-9356



COMMUNITY DEVELOPMENT November 14, 2018



CONTENTS

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. COMPREHENSIVE PLAN AMENDMENT ANALYSIS
- IV. ZONING ANALYSIS
- V. CONCLUSION



COMMUNITY DEVELOPMENT



I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking an amendment to the Comprehensive Land Use Plan and re-zoning approval. The subject site is located at the northeast corner of Alico Road and Three Oaks Parkway in Lee County, Florida. **Figure 1** illustrates the approximate location of the subject site.

The analysis in this report will determine the impacts of change in land use designation on the approximately 34 acre subject site from Industrial Commercial Interchange to General Interchange to permit the development of the site with up to 400 multi-family residential dwelling units. The analysis will also determine the impacts of the proposed rezoning from the permitted 300,000 square feet of commercial uses to the requested 350,000 square feet of commercial uses. The transportation related impacts of the proposed Comprehensive Plan amendment will be assessed based on the comparison between the currently allowed uses and the requested use on the subject site. The transportation related impacts of the proposed rezoning will be evaluated based on the estimated build-out year of the project and the impacts the proposed rezoning will have on the surrounding roadway infrastructure. Access to the subject site is proposed to be provided to Alico Road via a right-in only entrance and to Three Oaks Parkway via one right-in/right-out only site access drive and one full site access drive.

This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various roadways within the study area will be completed and analysis conducted to determine the impacts of the development on the surrounding roadways.



COMMUNITY DEVELOPMENT



TRANSPORTATION CONSULTANTS, INC.

PROJECT LOCATION MAP VINTAGE COMMERCE CENTER CPD Figure 1 CPA 20 18 - 10012



II. EXISTING CONDITIONS

The subject site is currently vacant. This subject site is bordered by vacant land to the north, Three Oaks Parkway to the west, Alico Road to the south and by I-75 southbound ramp to the east.

Alico Road is an east/west six-lane divided arterial roadway that borders the subject site to the south. Alico Road has a posted speed limit of 45 mph. Alico Road is under the jurisdiction of the Lee County Department of Transportation to the west of Three Oaks Parkway and under the jurisdiction of Florida Department of Transportation (FDOT) to the east of Three Oaks Parkway.

Three Oaks Parkway is a four-lane divided arterial roadway adjacent to the subject site. Three Oaks Parkway, north of Alico Road currently extends for approximately 1.2 miles where it terminates. Lee County has future plans to extend Three Oaks Parkway to the north and intersect Daniels Parkway. This improvement is funded in the Lee County's Five Year Adopted Capital Improvement Plan. The intersection with Three Oaks Parkway and Alico Road currently operates under signalized conditions. Three Oaks Parkway, south of Alico Road is under the jurisdiction of the Lee County Department of Transportation and is being conveyed to Lee County north of Alico Road

III. COMPREHENSIVE PLAN AMENDMENT ANALYSIS

COMMUNITY DEVELOPMENT

The proposed Map Amendment would change the future land use designation on the approximate 34 acre subject site from Industrial Commercial Interchange to General Interchange to permit the development of the site with up to 400 multi-family residential dwelling units. In terms of roadway impacts, the existing future land use category of Industrial Commercial Interchange permits the development of other intense uses such as commercial and office uses. These permitted commercial uses on site are more intense in terms of trip generation potential than the proposed 400 multi-family residential units. Therefore, the existing 2040 Long Range Transportation Plan as adopted by the Lee



County Metropolitan Planning Organization (MPO), will not be impacted as a result of the requested change to the General Interchange land use designation to allow the development of the site with up to 400 multi-family residential dwelling units. Hence, no changes to the adopted long range transportation plan nor the Lee County's Five Year Capital Improvement Program (CIP) are required as result of the proposed land use change.

IV. ZONING ANALYSIS

The subject site is currently governed by Zoning Resolution No. Z-05-019 which permits the development of the overall Vintage Commerce Center CPD with up to 300,000 square feet of commercial uses. The proposed rezoning request would allow the approximately 34 acre subject site to be developed with up to 350,000 square feet of commercial uses. **Table 1** summarizes the land uses that could be constructed under the existing zoning designation and the intensity of uses under the proposed zoning request. Note, the Zoning Schedule of Uses also includes multi-family residential units. However, if the multi-family units were constructed, the amount of commercial floor area would be reduced. The "worst case" scenario in terms of trip generation is to analyze the site developed entirely as retail uses.

Table 1 Land Uses Vintage Commerce Center CPD

Existing/ Proposed	Land Use Category	Intensity		
Existing	Commercial	300,000 Square Feet		
Proposed	Commercial	350,000 Square Feet		

Access to the subject site is proposed to be provided to Alico Road via a right-in only entrance and to Three Oaks Parkway via one right-in/right-out only site access drive and one full site access drive.

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Trip Generation

The trip generation for the proposed rezoning request was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 10th Edition. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the proposed retail uses. **Table 2** outlines the anticipated weekday AM and PM peak hour trip generation based on the proposed rezoning request.

Table 2
Trip Generation Based on Rezoning Request
Vintage Commerce Center CPD

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Shopping Center (350,000 Sq. Ft.)	203	124	327	659	714	1,373	14,092

The trips shown for the proposed retail use in Table 2 will not all be new trips added to the adjacent roadway system. ITE estimates that retail uses may attract a significant amount of its traffic from vehicles already traveling on the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. The current version of the ITE *Trip Generation Handbook*, 3rd Edition, indicates that the weekday PM peak hour pass-by rate for Land Use Code 820 is thirty-four (34%). However, Lee County only permits a maximum reduction in trips due to "pass-by" traffic for shopping centers of thirty percent (30%) Therefore, thirty percent (30%) pass-by reduction was utilized for the proposed shopping center uses. **Table 3** summarizes the total external trips that will be generated by the site as a result of the proposed zoning request.





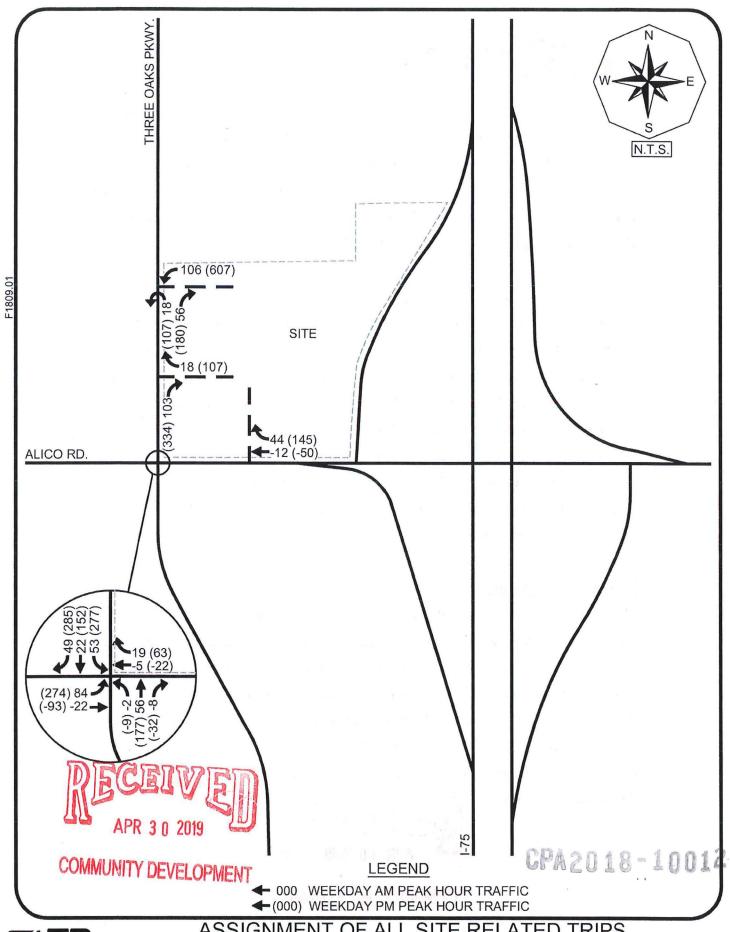
Table 3
Trip Generation— New Trips
Vintage Commerce Center CPD

Land Use	Weekda	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			
	In	Out	Total	In	Out	Total	Daily (2- way)	
Total Trips	203	124	327	659	714	1,373	14,092	
Less 30% Pass-By Trips	-49	-49	-98	-206	-206	-412	-4,228	
New Trips	154	75	229	453	508	961	9,864	

Trip Distribution

The trips the proposed development is anticipated to generate, as shown in the Table 3, were then assigned to the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. **Figure A-1**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of the net new project trips. **Figure A-2**, included in the Appendix of this report, illustrates the percent project traffic distribution and assignment of pass-by trips. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).

There was no project traffic assigned to/from north of the subject site on Three Oaks Parkway as the extension of Three Oaks Parkway to Daniels Parkway will not to be completed within the next few years. Based on the discussion with the County Staff, the extension of Three Oaks Parkway will be divided into multiple phases. The initial phase will consist of constructing a crossing of the Fiddlesticks Canal for which the construction is projected to begin in 2019. The next phase will consist of the extension of Three Oaks Parkway from Fiddlesticks Canal to south of Indian Pony Drive for which the construction is projected to begin in 2021. The last phase will consist of the extension of Three Oaks Parkway from south of Indian Pony Drive to Daniels Parkway for which the construction is projected to begin in 2023.





ASSIGNMENT OF ALL SITE RELATED TRIPS

NET NEW + PASS-BY TRIPS

VINTAGE COMMERCE CENTER CPD8 - 1 Figure 2



In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links will experience a significant impact as a result of the added development traffic. Significant impact is defined as any roadway projected to experience greater than 10% of the Peak Hour – Peak Direction Level of Service "C" volumes.

The Level of Service Threshold volumes for I-75 were obtained from the Florida Department of Transportation *Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas*, Table 7. For all other roadways, the Level of Service Threshold volumes were obtained from the Lee County *Generalized Peak Hour Directional Service Volumes* table. Both aforementioned tables are attached to the Appendix of this report for reference. Based on the information contained within Table 1A, Oriole Road and Lee Road are shown to experience a significant impact due to the addition of the project traffic. Therefore, the Level of Service Analysis was conducted on Oriole Road and Lee Road as well as on the immediate adjacent roadways within the vicinity of the subject site.

Level of Service Analysis

The future Level of Service analysis was based on a 5-year horizon, or year 2023. Based on this horizon year analysis, the surrounding roadway network was analyzed under 2023 traffic conditions. A growth rate was applied to the existing traffic conditions for all roadway links and intersections that could be significantly impacted by this development. For the Alico Road and Three Oaks Parkway, the existing and historical traffic data was obtained from the 2017 *Lee County Traffic Count Report*. For Oriole Road and Lee Road, the existing and historical traffic data was obtained from the 2017 FDOT *Florida Traffic Online* webpage.

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Table 2A in the Appendix of the report indicates the methodology utilized to obtain the year 2023 build-out traffic volumes as well as the growth rate utilized for each roadway segment analyzed. The existing 2017 peak hour peak season peak direction volumes for all roadways were obtained from the 2018 *Lee County Public Facilities Level of Service and Concurrency Report*.

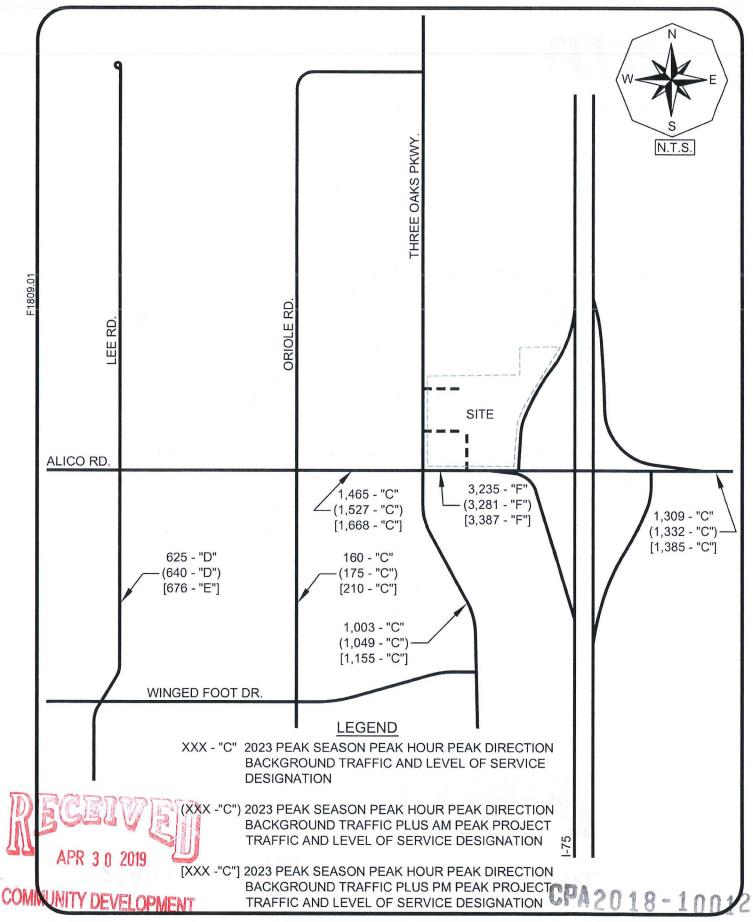
Figure 3 indicates the year 2023 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M and P.M. peak hours with the development traffic added to the roadways. Figure 3 is derived from Table 2A contained in the Appendix.

As can be seen from Figure 3, all analyzed roadway links except for Alico Road between Three Oaks Parkway and I-75 interchange, are anticipated to maintain their minimum recommended Level of Service standards as contained in the Lee County Comprehensive Plan. Alico Road, between Three Oaks Parkway and I-75 interchange, is shown to operate at a Level of Service "F" both with and without the addition of the project traffic in the year 2023. Therefore, this segment of Alico Road is considered as a future transportation deficiency that this project should not be responsible for mitigating. Hence, no roadway capacity improvements will be warranted as a result of the additional traffic to be generated by the proposed development.

Turn lane improvements at the site access drive intersections will be evaluated at the time the project seeks Local Development Order approval.



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VII. CONCLUSION

The proposed project is located at the northeast corner of Alico Road and Three Oaks Parkway in Lee County, Florida. As discussed in the report, the existing future land use category of Industrial Commercial Interchange permits more intense uses in terms of trip generation potential than the proposed 400 multi-family residential development option as part of the requested land use change to General Interchange. Therefore, the 2040 Financially Feasible Roadway network and the short term 5-year Capital Improvement Program currently in place in Lee County will not require modification in order to accommodate the proposed Land Use change.

Based upon the roadway link Level of Service analysis conducted as a part of the proposed rezoning, all roadway links except for Alico Road between Three Oaks Parkway and I-75 interchange, are anticipated to maintain their minimum recommended Level of Service standards as contained in the Lee County Comprehensive Plan. Alico Road, between Three Oaks Parkway and I-75 interchange, is shown to operate at a Level of Service "F" prior to the addition of the project traffic in the year 2023. Therefore, this segment of Alico Road is considered as a future transportation deficiency that this project should not be responsible for mitigating. Therefore, no roadway capacity improvements are necessary to accommodate the proposed development.



K:\2018\09 September\01 NWC Alico at I-75\CPA & Zoning TIS\11-14-2018 Report.doc

APPENDIX



COMMUNITY DEVELOPMENT

TABLES 1A & 2A 2023 LOS ANALYSIS



TABLE 1A PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES ALICO AND I-75

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 229 VPH IN= 154 OUT= 75

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 961 VPH IN= 453 OUT= 508

PERCENT

		ROADWAY	LOS A	LOS B	LOS C	LOS D	LOS E	PROJECT	PROJECT	PROJ/
ROADWAY	SEGMENT	CLASS	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	TRAFFIC	TRAFFIC	LOS C
Alico Rd.	W. of Lee Rd.	6LD	0	400	2,840	2,940	2,940	20%	102	3.6%
	W. of Oriole Rd.	6LD	0	400	2,840	2,940	2,940	30%	152	5.4%
	W. of Three Oaks Pkwy.	6LD	0	400	2,840	2,940	2,940	40%	203	7.2%
	E. of Three Oaks Pkwy.	6LD	0	400	2,840	2,940	2,940	30%	152	5.4%
	E. of I-75	6LD	0	400	2,840	2,940	2,940	15%	76	2.7%
	E. of Ben Hill Griffin Pkwy.	2LU	0	140	800	860	860	1%	5	0.6%
Three Oaks Pkwy.	S. of Alico Rd.	4LD	0	250	1,840	1,960	1,960	30%	152	8.3%
	S. of San Carlos Blvd.	4LD	0	250	1,840	1,960	1,960	20%	102	5.5%
I-75	N. of Alico Rd.	6LF	0	3,660	5,030	6,240	6,500	10%	51	1.0%
	S. of Alico Rd.	6LF	0	3,660	5,030	6,240	6,500	5%	25	0.5%
Ben Hill Griffin Pkwy.	N. of Alico Rd.	4LD	0	250	1,840	1,960	1,960	5%	25	1.4%
	S. of Alico Rd.	6LD	0	400	2,840	2,940	2,940	10%	51	1.8%
Oriole Rd.	S. of Alico Rd.	2LU	0	0	310	660	740	10%	51	16.4%
Lee Rd.	S. of Alico Rd.	2LU	0	0	310	660	740	10%	51	16.4%
U.S. 41	N. of Alico Rd.	6LD	0	400	2,840	2,940	2,940	5%	25	0.9%
	S. of Alico Rd.	6LD	0	400	2,840	2,940	2,940	10%	51	1.8%

^{*} Level of Service thresholds were obtained from the Lee County Generalized Level of Service Volumes on Arterials

For I-75, FDOT Q/LOS Handbook, Table 7 (3/14/2018) service volumes were utilized





TABLE 2A LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS ALICO AND I-75

229 VPH IN = 154 OUT = 75 961 VPH IN = 453 OUT = 508

								2017	2023					2023		2023	3
								PK HR	PK HR PK S	EASON	PERCENT			BCKGR	ND	BCKGR	RND
				BASE YR	2017	YRS OF	ANNUAL	PK SEASON	PEAK DIRE	CTION	PROJECT	AM PROJ	PM PROJ	+ AM PF	ROJ	+ PM PF	ROJ
	ROADWAY	SEGMENT	PCS#	<u>ADT</u>	ADT	GROWTH	RATE	PEAK DIR.1	VOLUME	LOS	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	<u>VOLUME</u>	LOS
Alico Rd.		W. of Three Oaks Pkwy.	10	26,600	44,800	9	5.96%	1,035	1,465	. C	40%	62	203	1,527	C	1,668	С
		E. of Three Oaks Pkwy.	10	26,600	44,800	9	5.96%	2,285	3,235	F	30%	46	152	3,281	F	3,387	F
		E. of I-75	53	20,800	24,600	8	2.12%	1,154	1,309	С	15%	23	76	1,332	С	1,385	С
Three Oaks	Pkwy.	S. of Alico Rd.	414	9,500	14,100	7	5.80%	715	1,003	С	30%	46	152	1,049	С	1,155	С
Oriole Rd.		S. of Alico Rd.	120181	3,100	2,900	3	2.00%	139	160	С	10%	15	51	175	С	210	С
Lee Rd.		S. of Alico Rd.	121219	7,100	7,100	3	2.00%	544	625	D	10%	15	51	640	D	676	E

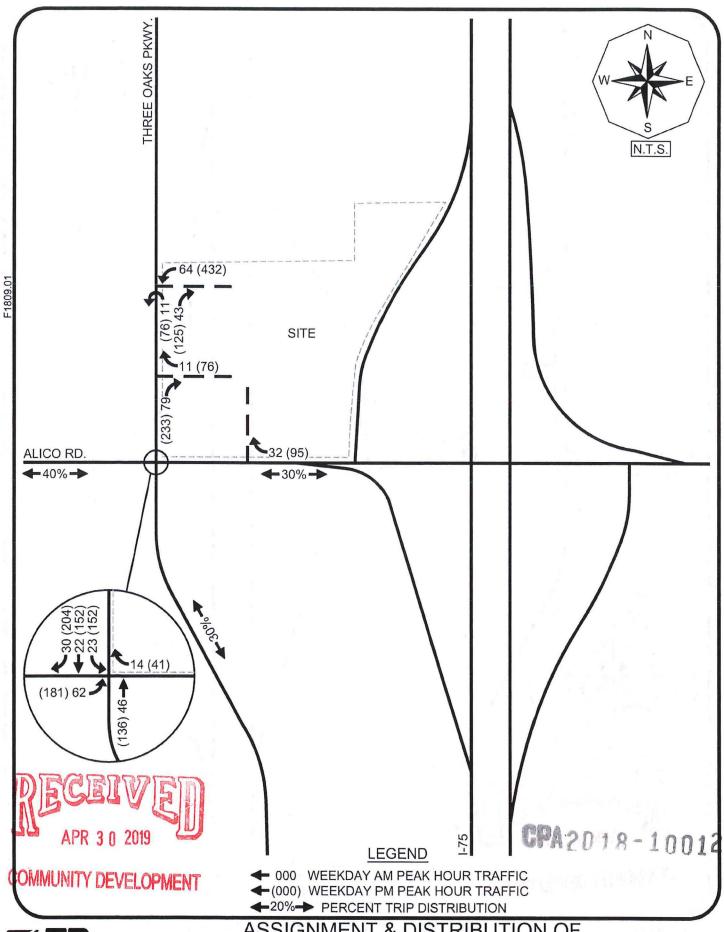
¹ Current peak hour peak season peak direction traffic volumes for all roadways were obtained from the 2018 Lee County Public Facilities Level of Service and Concurrency Report.

^{*} AGR for Alico Road and Three Oaks Parkway was calculated based the historical traffic data obtained from 2017 Lee County Traffic Count Report.

^{*} AGR for Oriole Road and Lee Road was calculated based the historical traffic data obtained from Florida Traffic Online webpage.

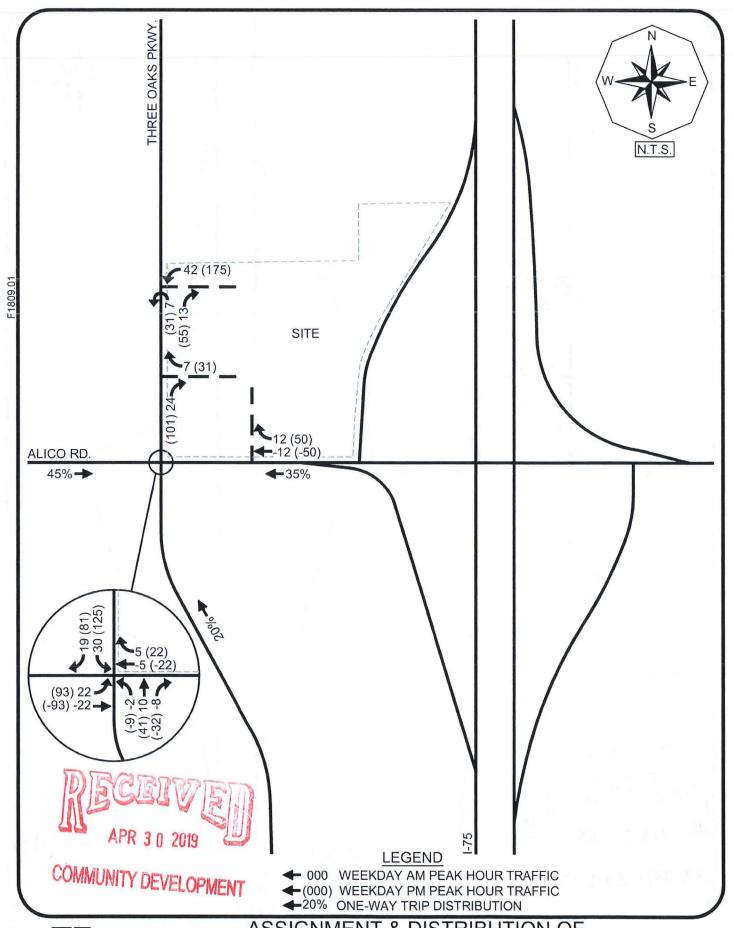
SUPPLEMENTAL FIGURES A-1 & A-2







ASSIGNMENT & DISTRIBUTION OF NET NEW PROJECT TRIPS VINTAGE COMMERCE CENTER CPD





ASSIGNMENT & DISTRIBUTION OF PASS-BY PROJECT TRIPS VINTAGE COMMERCE CENTER CPD Figure A-2 CPA 2018 - 10012

FDOT GENERALIZED PEAK HOUR DIRECTIONAL VOLUMES FOR FLORIDA'S URBANIZED AREAS TABLE 7



Generalized Peak Hour Directional Volumes for Florida's banized Areas¹

03/14/2018

Т	ABLE 7				Ur
	INTERR	JPTED I	FLOW FAC	ILITIES	
	STATE SIG	GNALI	ZED AR	ΓERIAL	S
	Princi	pal (1 sig	gnal per half	mile)	
Lanes	Median	В	С	D	E
1	Undivided	*	200	690	930
2	Divided	50	1,350	1,790	1,870
3	Divided	80	2,040	2,690	2,820
	Minor	(1 signa	l per quarter	mile)	
Lanes	Median	В	C	D	E
1	Undivided	*	*	210	710
2	Divided	*	470	1,390	1,840
3	Divided	*	880	2,190	2,780
I		correspond the indic	ding state volu ated percent.)	ımes	ents
	Median	& Turn	Lane Adji	istments	
	zecimi		ve Eve		Adiustman

Median	& Turn	Lane	Adjustments
	Exclusi	ve	Exclusive

		Exclusive	Exclusive	Adjustment
Lanes	Median	Left Lanes	Right Lanes	Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
-	-	-	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE²

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/	Bicycle
-----------------	---------

Lane Coverage	В	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1.000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE²

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	В	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)3

(Buses in peak hour in peak direction)

Sidewalk Coverage	В	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	1

UNINTERRUPTED FLOW FACILITIES

		FREEWA	YS	
Lanes	В	C	D	E
2	2,510	3,410	4,230	4,330
3	3,660	5,030	6,240	6,500
4	4,820	6.670	8,310	8,670
5	6,580	9,240	10,840	**
6	8,150	10,990	13,000	未水

Freeway Adjustments

Auxiliary	Ramp
Lane	Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	В	C	D	E
1	Undivided	610	930	1,260	1,690
2	Divided	1,840	2,660	3,350	3,760
3	Divided	2,770	3,990	5,020	5,640

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

¹Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the

3 Buses per hour shown are only for the peak hour in the single direction of the higher traffic

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Florida Department of Transportation

Systems Planning Office

www.dot.state.fl.us/planning/systems/sm/los/default.shtm

QUALITY/LEVEL OF SERVICE HANDBOOK TABLES

LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES TABLE



Lee County Generalized Peak Hour Directional Service Volumes Urbanized Areas

Urbanized Areas April 2016 c:\input5 Uninterrupted Flow Highway Level of Service Divided Α В C D Lane Undivided 130 420 850 1,210

Arterials

1,810

2,720

Class I (40 mph or higher posted speed limit)

1,060

1,600

Divided

Divided

2

3

Level of Service

2,560

3,840

3,240

4,860

Lane	Divided	Α	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	E
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

			LCVCI OI OC	1 1 100		
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

			Level of Se	TVICE		
Lane	Divided	Α	В	С	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
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.



COMMUNITY DEVELOPMENT

CPA2018-10012

E

1,640

3,590

5,380

TRAFFIC DATA FDOT FLORIDA TRAFFIC ONLINE



COMMUNITY DEVELOPMENT

FLORIDA DEPARTMENT OF TRANSPORTATION TRANSPORTATION STATISTICS OFFICE 2017 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 1219 - SANIBEL BLVD, BTWN PHLOX DR AND SUNFLOWER RD

YEAR	AADT	DIREC	TION 1	DIF	RECTION 2	* K	FACTOR	D FA	ACTOR	T	FACTOR
2017	7100 S	N 3	500	S	3600		9.00	<u></u>	53.20		7.40
2016	6900 F	N 3	400	S	3500		9.00		55.50		7.00
2015	7100 C	N 3	500	S	3600		9.00		55.50		5.90



AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION TRANSPORTATION STATISTICS OFFICE 2017 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0181 - ORIOLE RD, S OF ALICO RD

YEAR	AADT	DIR	ECTION 1	DIE	RECTION 2	*K FACTOR	D FACTOR	T FACTOR
2017	2900 S	N	1400	S	1500	9.00	53.20	4.20
2016	2900 F	N	1400	S	1500	9.00	60.30	4.00
2015	3100 C	N	1500	S	1600	9.00	55.50	2.50



AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TRAFFIC DATA FROM THE 2017 LEE COUNTY TRAFFIC COUNT REPORT



					Daily 1	raffic V	olume ((AADT)					
LOCATION	tion #	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	S	Area
N OF GLADIOLUS DR	215			6400	7700		6800		6600		7100	37	
N OF IMMOKALEE RD	201	6100	5700	5700					6800		7100	6	
S OF HOMESTEAD RD	200	8800	9000	9100	8800	11100	9000	9300	10300	11000	NAMES OF STREET	6	(Meson)
E OF US 41	204	18100	19500	21400	21800	21700	23400	19900	21900	24100	22100	10	
E OF LEE RD	207	20100	19900	22700								10	
W OF I - 75	10	28300	26600	26100	25800	27200	29100	38400	41100	43600	44800		
E OF I - 75	<u>53</u>	12300	20800	25700	26200	26000	26900	28400	25600	24300	24600		
E OF BEN HILL GRIFFIN PKWAY	205	5800	3600	2600				7500		8500		53	
OF CORKSCREW RD	206	2000	1400	1500								53	
N OF BONITA BEACH RD	496	4700	4000									42	
F OF US 41	461	1400	1300	1200								25	ENOUGH ST
W OF ORTIZ AV	504	4100	3500	3400								20	
S OF PINE ISLAND RD	509	2600	2300									49	
N OF SUMMERLIN RD	216	9100	10400	10000	8200		8400		8200		11500	36	
	N OF GLADIOLUS DR N OF IMMOKALEE RD S OF HOMESTEAD RD E OF US 41 E OF LEE RD W OF I - 75 E OF BEN HILL GRIFFIN PKWAY N OF CORKSCREW RD N OF BONITA BEACH RD E OF US 41 W OF ORTIZ AV	N OF GLADIOLUS DR 215 N OF IMMOKALEE RD 201 S OF HOMESTEAD RD 200 E OF US 41 204 E OF LEE RD 207 W OF I - 75 10 E OF I - 75 53 E OF BEN HILL GRIFFIN PKWAY 205 N OF CORKSCREW RD 206 N OF BONITA BEACH RD 496 E OF US 41 461 W OF ORTIZ AV 504	LOCATION tion # 2008 N OF GLADIOLUS DR 215 N OF IMMOKALEE RD 201 6100 S OF HOMESTEAD RD 200 8800 E OF US 41 204 18100 E OF LEE RD 207 20100 W OF I - 75 10 28300 E OF I - 75 53 12300 E OF BEN HILL GRIFFIN PKWAY 205 5800 N OF CORKSCREW RD 206 2000 N OF BONITA BEACH RD 496 4700 W OF ORTIZ AV 504 4100 S OF PINE ISLAND RD 509 2600	LOCATION tion # 2008 2009 N OF GLADIOLUS DR 215 N OF IMMOKALEE RD 201 6100 5700 S OF HOMESTEAD RD 200 8800 9000 E OF US 41 204 18100 19500 E OF LEE RD 207 20100 19900 W OF I - 75 10 28300 26600 E OF I - 75 53 12300 20800 E OF BEN HILL GRIFFIN PKWAY 205 5800 3600 N OF CORKSCREW RD 206 2000 1400 N OF BONITA BEACH RD 496 4700 4000 W OF ORTIZ AV 504 4100 3500 S OF PINE ISLAND RD 509 2600 2300	LOCATION tion # 2008 2009 2010 N OF GLADIOLUS DR 215 6400 N OF IMMOKALEE RD 201 6100 5700 5700 S OF HOMESTEAD RD 200 8800 9000 9100 E OF US 41 204 18100 19500 21400 E OF LEE RD 207 20100 19900 22700 W OF I - 75 10 28300 26600 26100 E OF BEN HILL GRIFFIN PKWAY 205 5800 3600 2600 N OF CORKSCREW RD 206 2000 1400 1500 N OF BONITA BEACH RD 496 4700 4000 W OF ORTIZ AV 504 4100 3500 3400 S OF PINE ISLAND RD 509 2600 2300	LOCATION tion # 2008 2009 2010 2011 N OF GLADIOLUS DR 215 6400 7700 N OF IMMOKALEE RD 201 6100 5700	LOCATION Station # 2008 2009 2010 2011 2012 N OF GLADIOLUS DR 215 6400 7700 N OF IMMOKALEE RD S OF HOMESTEAD RD 201 6100 5700 5700 5700 8800 9000 9100 8800 11100 E OF US 41 204 18100 19500 21400 21800 21700 21700 20100 19900 22700 22700 20100 20100 20100 20100 20100 E OF LEE RD 207 20100 19900 22700 22700 26000 26000 26000 26000 26000 26000 26000 E OF I - 75 53 12300 20800 25700 26200 26000 26000 26000 26000 26000 26000 F OF BEN HILL GRIFFIN PKWAY 205 5800 3600 2600 2600 26000 26000 26000 26000 26000 N OF BONITA BEACH RD 496 4700 4000 4000 1200 1200 26000 26000 W OF ORTIZ AV 504 4100 3500 3400 3400 26000 3400 3400	LOCATION tion # 2008 tion # 2008 2009 2010 2011 2012 2013 N OF GLADIOLUS DR 215 6400 7700 6800 N OF IMMOKALEE RD S OF HOMESTEAD RD 201 6100 5700 5700 5700 5700 5700 5700 5700 5	LOCATION tion # 2008 2009 2010 2011 2012 2013 2014 N OF GLADIOLUS DR 215 6400 7700 6800 7700 6800 7700 6800 7700 6800 7700 </td <td> N OF IMMOKALEE RD 201 6100 57</td> <td> N OF IMMOKALEE RD 201 6100 57</td> <td> N OF IMMOKALEE RD 201 6100 57</td> <td> N OF GLADIOLUS DR 201 6100 57</td>	N OF IMMOKALEE RD 201 6100 57	N OF IMMOKALEE RD 201 6100 57	N OF IMMOKALEE RD 201 6100 57	N OF GLADIOLUS DR 201 6100 57

UPDATED 18-Apr-2018	医多种皮肤 医甲氏线性小线					Daily 1	raffic V	olume ((AADT)					
STREET	LOCATION	Sta- tion #	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	SOG	Are
SUNRISE BLVD	E OF BELL BLVD	480	800	700	900	to a consequent	Aggree Ababa	Chichen School		ing maken	NON-PARTIES	n economic areas	6	agesty
SUNSHINE BLVD	N OF IMMOKALEE RD	413	3600	2800	3000			3900	4000		3900		22	
SUNSHINE BLVD	S OF LEE BLVD	406	5300	5700	6500			6100	7100		7500		22	DISTRICT OF
SUNSHINE BLVD	N OF LEE BLVD (CR 884)	412	9100	8600	9600	A consultation of the second		10300	8300		10100	AND COLUMN TO SERVICE STATES	22	
SUNSHINE BLVD	N OF W 12TH ST	479	6200	5200									22	
TERMINAL ACCESS RD	E OF TREELINE AVE	59	23800	23400	23800	24000	23300	23500	26400					
THREE OAKS PKWY	S OF CORKSCREW RD	525	17700	15700	16700	16100	18700	18800		20900	21800	25100	25	
THREE OAKS PKWY	N OF CORKSCREW RD	415		15100	13200	14700	20200	19900			JANAS Y BILLS S R R L S E E E E	CONSTRUCTOR OF TRUE	25	
THREE OAKS PKW	S OF ESTERO PKWY	72						16000	16600	16500	16800	17900		
THREE OAKS PKW	S OF ALICO RD	414		len ar Alexandr	9500	9500	12700	13700	11800	12300	13100	14100	25	
TICE ST APR	W OF ORTIZ AV	417	2900	2500	2600								20	
TICE ST DE 30	W OF 175	416	2600	2200	2400				3000		3500	61157	20	
TREELINE AVE 6	S OF COLONIAL BLVD	453		8800	7300					VENEZIA (CE			61	
TREELINE AVE	S OF PELICAN COLONY BLVD	62	5600	6900	6600	7300	8200	8900	9700	10800	11600	11800		ALC: U.S.
TREELINE AVE 💆 🦽	N OF DANIELS PKWY	454	5600	4500	5400								61	
TREELINE AVE	S OF DANIELS PKWY	502	23500	25900	22100			M212001947 034/424					61	
TREELINE AVE	N OF AIRPORT TERMINAL	<u>61</u>	25500	25100	24000	23600	23800	24500	25500	23800	25000	23800		
12 ST W	E OF GUNNERY RD	472	3100	3200	3400	1				4100			22	
23RD ST SW	E OF GUNNERY RD	469	8700	9400	10100			10200	11000		11800	12700	22	

TRAFFIC DATA FROM 2018 LEE COUNTY PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT



evaluate future state highway system needs in the LRTP. ¹⁸ Modifications and capacity improvements to the state highway system are under the jurisdiction of FDOT.

Table 18: Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

					100TH	HIGHE	ST HOU	RDIRE	CTIONAL V	OLUMES
	ROADWAY	LINK		STA	NDARD	20	017		2022	
NAME	FROM	то	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	NOTES
ALABAMA	SR 82	MILWAUKEE BLVD	2LN	Е	990	С	387	С	406	
RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	Е	990	С	424	D	445	
ALEX- ANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	D	545	D	572	
BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	545	D	638	Shadow Lakes
	US 41	DUSTY RD	4LD	E	1,980	В	1,035	В	1,106	
	DUSTY RD	LEE RD	6LD	E	2,960	В	1,035	В	1,396	Alico Business Park
	LEE RD	THREE OAKS PKWY	6LD	E	2,960	В	1,035	В	1,283	Three Oaks Regional Center
	THREE OAKS PKWY	1-75	6LD	E	2,960	В	2,285	В	2,401	v/c = 0.77/0.81
ALICO RD	1-75	BEN HILL GRIFFIN BLVD	6LD	Е	2,960	В	1,154	В	1,301	
	BEN HILL GRIFFIN BLVD	AIRPORT HAUL RD	2LN/ 4LD	E	1,100/ 1,840	С	366	С	770	4 Ln constr 2018
	AIRPORT HAUL RD	GREEN MEADOW DR	2LN	E	1,100	С	366	С	384	
	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	В	131	В	224	
	ESTERO PKWY	FGCU ENTRANCE	4LD	E	2,000	В	1,169	В	1,228	
BEN HILL GRIFFIN	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	Е	2,000	В	1,169	В	1,275	
PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	В	1,101	В	1,193	
	ALICO RD	TERMINAL ACCESS RD	4LD	Е	1,980	А	1,033	Α	1,086	
	SR 82	GUNNERY RD	2LN	E	990	D	442	D	465	
BUCKING- HAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	D	490	D	515	. 0.54/4.40
HAW KD	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	509	F	1,178	v/c = 0.51/1.19 Buckingham 345 & Portico
	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	v/c = 0.77/0.81
COLLEGE	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,998	D	2,099	
PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	1,998	D	2,099	
	SUMMERLIN RD	US 41	6LD	Е	2,980	D	1,772	D	1,862	
CORK-	BELLA TERRA BLVD	ALICO RD	2LN	E	1,140	В	235	Е	628	Corkscrew Shores
SCREW RD	ALICO RD	6 L's FARMS RD	2LN	E	1,140	В	246	С	552	The Place
	6 L's FARMS RD	COUNTY LINE	2LN	E	1,140	В	182	С	509	

18 Op. Cit. MPO 2040 Long Range Transportation Plan

APPage 872019

Table 18 (cont.): Existing and Future Roadway LOS on County-Maintained Arterials in Unincorporated Areas

					100	TH HIGH	EST HOU	R DIREC	TIONAL VOI	LUMES
	ROADWAY	LINK		STA	NDARD	2017		2022		NOTES
NAME	FROM	то	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	
	SR 82	23RD ST SW	2LN	Е	1,010	С	314	С	330	19
SUNSHINE	23RD ST SW	LEE BLVD	2LN	E	1,010	С	314	С	330	
BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	D	633	D	666	1
	W 12TH ST	W 75TH ST	2LN	E	860	D	633	D	666	
THREE OAKS	ESTERO PKWY	SAN CARLOS BLVD	4LD	Е	1,940	В	1,127	В	1,236	
PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	В	715	В	1,058	
TREELINE AVE	TERMIMAL ACCESS	DANIELS PKWY	4LD	E	1,980	А	1,385	В	1,623	v/c = 0.70/0.82 Harley Davidson
AVE	DANIELS PKWY	AMBERWOOD RD	4LD	Е	1,980	Α	760	Α	799	
	SUMMERLIN RD	GLADIOLUS DR	4LD	Е	1,520	С	348	С	366	
WINKLER	GLADIOLUS DR	BRANDYWINE CIR	2LN	Е	880	В	593	В	625	
RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	В	666	В	700	
	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	D	759	D	798	old count projection
	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	В	350	В	395	old count projection

0.8< v/c <0.9 0.9< v/c <1.0

= 100th hour directional volume v/c ratio between 80 and 90 percent of capacity

= 100th hour directional volume v/c ratio between 90 and 100 percent of capacity = Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)

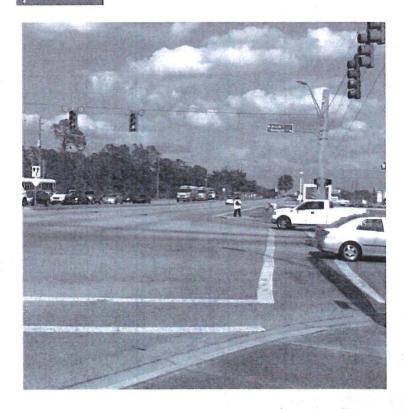




Table 19: Existing and Future Roadway LOS on County-Maintained Collectors in Unincorporated Areas

									CTIONAL \	/OLUMES
	ROADWAY LIN	<		STAI	NDARD	20	017 EXIST		2022	
NAME	FROM	то	TYPE	LOS	MAX	LOS	ING	LOS	FUTURE	NOTES
A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	Е	860	С	358	С	376	
BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	С	103	С	116	old count projection
BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	Ε	1,790	С	612	С	870	
BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	Ε	860	С	408	D	610	
BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	С	249	С	262	
BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	С	148	С	169	
BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	Е	860	С	181	С	204	old count projection
BROADWAY RD (FT MYERS)	CARRELL RD	HANSON ST	2LN	E	860	С	217	С	228	Constrained, old
CAPTIVA DR	BLIND PASS	SOUTH SEAS	2LN	Е	860	С	267	С	302	count
CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	С	284	С	298	
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	С	105	С	150	Port Authority maintained
CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	Е	860	С	217	С	245	old count projection
COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	Е	860	С	143	С	162	old count projection
CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	F	889	F	935	v/c = 1.03/1.09
OKTOTAL DIX	METRO PKWY	PLANTATION RD	2LN	E	860	С	345	С	362	
DANLEY DR	US 41	METRO PKWY	2LN	E	860	С	346	С	377	
DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	С	15	С	29	old count projectio
EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	С	20	С	21	
FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	С	321	С	354	
GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	С	264	С	292	Constrained
GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	С	60	С	68	
HART RD	SR 78	TUCKER LANE	2LN	E	860	С	347	С	364	
IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	С	196	С	206	
IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	С	366	С	445	
ISLAND PARK RD	PARK RD	US 41	2LN	E	860	С	89	С	261	
JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	С	250	С	263	
KELLYBD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	С	255	С	268	
KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	С	106	С	120	old count projectio
LAUREL DR	BUS 41	BREEZE DR	2LN	Е	860	С	324	С	340	
LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	Е	860	С	544	С	614	old count projectio
LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	С	655	С	711	v/c = 0.76/0.83
LUCKETT RD	1-75	DR LAKES	2LN	E	860	С	318	С	334	old count projection
MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	С	201	С	212	
	BELL BLVD	COLUMBUS BLVD	2LN	E	860	С	201	С	214	
MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	С	182	С	206	old count projection
NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	С	73	С	77	
NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	С	141	С	161	old count projection
NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	TET	860	C	130	С	136	

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APR 3 0 2019

Table 19 (cont.): Existing and Future Roadway LOS on County-Maintained Collectors in Unincorporated Areas

	. Existing and Futu								CTIONAL V	
	ROADWAY LINK				STANDARD 2017 2022					
NAME	FROM	то	TYPE	LOS	MAX	LOS	EXIST ING	LOS	FUTURE	NOTES
	CLUB ENTR.	4 LANE END	2LN	E	860	С	393	С	488	old count
ORANGE GROVE BLVD	4 LANE END	HANCOCK B. PKWY	4LN	E	1,790	С	393	С	488	old count
	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	С	506	С	532	
ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	С	139	С	146	
PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	С	393	С	416	
PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	С	206	С	216	
PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	Е	860	С	124	С	136	
	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	С	593	D	639	
PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	С	282	С	541	Heritage Isle
	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	С	262	С	276	
	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	С	350	С	479	Intermed Park
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	723	D	760	v/c = 0.83/0.88 FDOT Metro Pkwy 6-laning
	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	С	760	С	799	
PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	С	73	С	541	old count, Stoneybrook North
RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	С	55	С	62	old count projection
	LEELAND HEIGHTS	E 12TH ST	2LN	Е	860	С	74	С	86	
RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	С	74	С	78	
SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	С	421	С	443	
SANIBEL BLVD	US 41	LEE RD	2LN	Е	860	С	340	С	357	
SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	Е	860	С	269	С	283	
SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	С	565	С	594	
STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	С	189	С	215	
SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	655	D	688	v/c = 0.76/0.80
TICE ST	SR 80	ORTIZ AVE	2LN	E	860	С	163	С	171	old count
TICE 31	ORTIZ AVE	STALEY RD	2LN	Е	860	С	198	D	711	Elementary U.
WESTGATE BLVD	SW 23RD ST	LEE BLVD	2LN	E	860	С	618	С	674	
MILLIONEY OREEN OR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	С	340	С	357	
WHISKEY CREEK DR	SAUTERN DR	McGREGOR BLVD	2LD	Е	910	С	340	С	357	
WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	Е	860	D	763	D	802	v/c = 0.89/0.93
WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	С	461	D	537	old count
WOODLAND BLVD	US 41	AUSTIN ST	2LN	E	860	С	266	C	300	old count projectio
W. 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	С	196	С	206	old count projection
	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	С	239	С	252	
W. 12TH ST	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	С	76	С	168	old count projectio
	WILLIAMS AVE	JOEL BLVD	2LN	E	860	С	92	С	104	old count projectio
W. 14TH ST	SUNSHINE BLVD	RICHMOND AVE	2LN	E	860	С	48	С	54	old count projectio

0.8< v/c <0.9 0.9< v/c <1.0

= 100th hour directional volume v/c ratio between 90 and 100 percent of capacity = Does not meet the County adopted LOS standard (NOTE: Below LOS standard is acceptable on constrained roads)



^{= 100&}lt;sup>th</sup> hour directional volume v/c ratio between 80 and 90 percent of capacity

TRIP GENERATION EQUATIONS



COMMUNITY DEVELOPMENT

Shopping Center

(820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 147 1000 Sq. Ft. GLA: 453

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate

Range of Rates

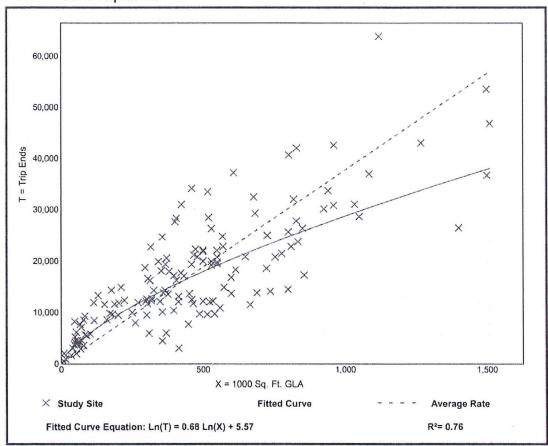
Standard Deviation

37.75

7.42 - 207.98

16.41

Data Plot and Equation







Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies:

1000 Sq. Ft. GLA: 351

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate

Range of Rates

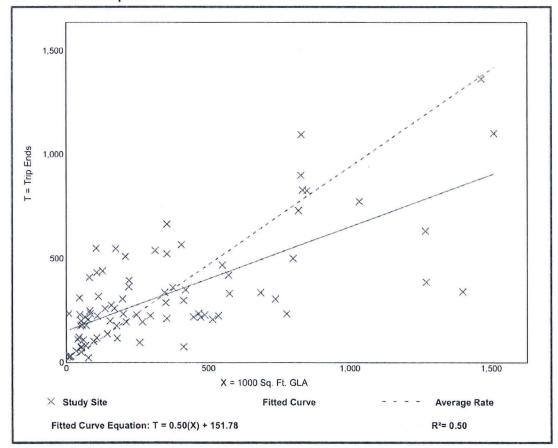
Standard Deviation

0.94

0.18 - 23.74

0.87

Data Plot and Equation







COMMUNITY DEVELOPMENT

Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 261 1000 Sq. Ft. GLA: 327

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate

Range of Rates

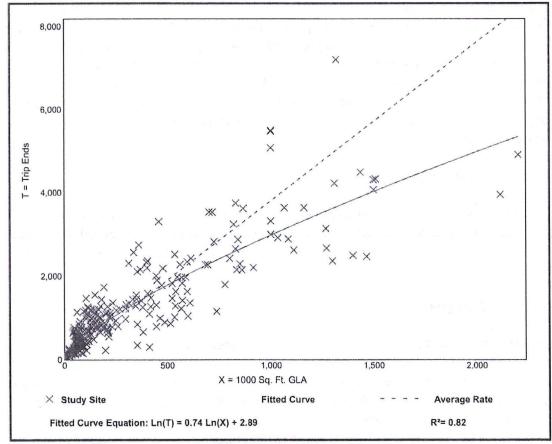
Standard Deviation

3.81

0.74 - 18.69

2.04

Data Plot and Equation







Vintage Commerce Center Comprehensive Plan Amendment

Exhibit IV-B.2 – Public Facilities Impacts

Sanitary Sewer

The proposed project falls within the Lee County Utilities Sewer Service Area and service to this area is provide by the Three Oaks Wastewater Treatment plant located at the Northeast corner of Three Oaks Parkway and San Carlos Blvd. intersection. Two existing 6 inch sewer force main stub-out connections have been provided at the project property line on the East side of the Three Oaks Parkway extension on the North side of Alico Road. These existing stub-outs are planned to provide service to the project once they have been accepted and conveyed to Lee County Utilities. At this time, the sewer force main utilities are in the process of being accepted by Lee County Utilities. No capacity problems are projected for the Three Oaks Wastewater Treatment Plant. Lee County Utilities has issued a Sewer Availability letter.

Potable Water

The proposed project falls within the Lee County Utilities Water Service Area and service to this area is provided by the Corkscrew Water Treatment plant located at 16101 Alico Road. Two existing 12 inch water main stub-out connections have been provided at the project property line on the East side of the Three Oaks Parkway extension on the North side of Alico Road. These existing water main stub-outs are planned to provide service to the project once they have been accepted and conveyed to Lee County Utilities. At this time, the water main utilities are in the process of being accepted by Lee County Utilities. No capacity problems are projected for the Corkscrew Water Treatment Plant. Lee County Utilities has issued a Water Availability Letter.

Reclaimed (Irrigation Quality) Water

There currently are no reclaimed water mains along Three Oaks Parkway extension in the vicinity of the proposed project. It is anticipated that a well system will be utilized to provide irrigation water for the project and will be permitted by the South Florida Water Management District and Lee County as necessary.

Surface Water/Drainage Basins

The subject property is located within the South Florida Water Management District (SFWMD). All new developments that receive approval from the SFWMD and comply with standards in Florida Administrative Code Chapter 62-330 will be deemed concurrent with the surface water management level of service standards set forth in THE LEE PLAN. Surface water management systems will be designed to SFWMD standards (to detain or retain excess storm water to match the predevelopment discharge rate for the 25-year, 3-day storm event). Storm water discharges must meet relevant water quality and surface water management standards set forth in Chapters 17-3, 17-40, and 17-302, and Rule 40E-4 of the Florida administrative Code. The proposed development is part of a master storm water management system

November 15, 2018

CRMALPDO Exh IV-B2 Public Facilities Impacts.docx

M GradyMinor

Page 1 of 2

Vintage Commerce Center Comprehensive Plan Amendment

Exhibit IV-B.2 – Public Facilities Impacts

that has been already been approved by the South Florida Water Management District. Proposed project improvements will be required to be permitted by the SFWMD as outlined above. The development is consistent with the County level of service standards.

Parks, Recreation, and Open Space

Based on the 2017 Lee County Concurrency Report, the 7,081 acres of existing regional parks currently operated by the local, state, and federal governments is sufficient to meet THE LEE PLAN non-regulatory level of service standard of 0.8 acres per 1,000 total permanent county population in the county. The existing park inventory meets the community park level of service standard in the county for the year 2017 and will continue to do so at least through the next five years of CIP as shown within the 2018 Public Facilities Level of Service and Concurrency Report.

The property is located within the Community Park South District #53. This community park district inventory of 259 acres provided meets THE LEE PLAN non-regulatory level of service standard.

Public Schools

The subject project is located within the South Zone. The LOS standard was met in January 2018 for elementary and middle schools 901 and 329 available seats respectively. The LOS standard was not met in January 2018 for high schools with a deficit of 440 total seats. However, the inventory indicates that 500 seats are programmed at the new Bonita Springs High School opening in 2018-19, which results in 60 seats of available high school capacity for the south zone in the 2018-19 school year.







Page 2 of 2



John E. Manning

Cecil L Pendergrass

District Two

Larry Kiker

Brian Hamman

Frank Mann

Roger Desjarlais County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins County Chief Hearing Examiner November 8, 2018

Via E-Mail

Frank J. Feeney, P.E. Q. Grady Minor & Assoc., P.A. 3800 Via Del Rey Bonita Springs, FL 34134

RE:

Potable Water and Wastewater Availability Vintage Commerce Center, 9401 Alico Road

STRAP #s: 03-46-25-00-00001.1100 and 03-46-25-00-00001.1090

Dear Mr. Feeney:

The subject property is located within the Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines have been installed along Three Oaks Extension adjacent to the property mentioned above; however, those lines have not yet been conveyed to, or accepted by, Lee County Utilities. As a result, service at the subject property is unavailable. To provide service to the subject parcels, the developer constructed system enhancements, e.g., potable water and sanitary sewer lines along Three Oaks Extension, must be conveyed to, and accepted by, Lee County Utilities.

Your firm has indicated that this project will consist of 400 multi-family units, a 300-room hotel, and 350,000 sq. ft. of commercial uses, with an estimated flow demand of approximately 145,000 gallons per day. While it appears Lee County Utilities may presently have sufficient capacity to provide potable water and sanitary sewer service as estimated above; however, insofar as the necessary services lines, although constructed, have not yet been conveyed to, and accepted by, Lee County Utilities, service at the subject property will remain unavailable.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure that has been constructed by the developer to serve the subject property. Upon completion and final acceptance of this project, potable water service will be provided through our Green Meadows Water Treatment Plant.

Sanitary sewer service may subsequently be provided by our Three Oaks Wastewater Treatment Plant. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

1500 Monroe Street, Fort Myets, Florida 3991 ... 2(239)536-8181 ... www.leegov.com

2018-11-08 Vintage Commerce Center Letter Of Availability .Docx November 8, 2018 Page 2

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for CPD only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

Nathan Beals, PMP Senior Manager (239) 533-8157

LEE COUNTY UTILITIES





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

November 19, 2018

Frank J. Feeney, P.E. Q. Grady Minor & Associates, P.A. 3800 Via Del Rey Bonita Springs, FL 34134

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 **RE: Vintage Commerce Center**

Proposed Lee County Comprehensive Plan Amendment

Letter of Adequacy/Provision of Existing/Proposed Support Facilities

Dear Mr. Feeney,

LeeTran has reviewed your request for service availability regarding the subject property at 9401 Alico Road in Section 3, Township 46 S, Range 25 E. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following is determined:

- Currently, the site is adjacent to Route 60; the nearest stop is approximately 650 feet away.
- The site is within the ½-mile fixed-route corridor and the ¾-mile ADA corridor.
- Currently, the headways on route 60 vary between 45 and 85 minutes, and runs Monday to Saturday.
- The 2016 TDP recommends improving frequencies to 30-60 minutes, adding Sunday service, and adding an additional morning trip (p.136-137). However, these improvements are unfunded.

I am attaching a map of our route services in relation to the site. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0393 or avaldez@leegov.com.

Sincerely,

Arnold Valdez Transit Planner Lee County Transit

CC: File

Levi McCollum, Sr. Planner



COMMUNITY DEVELOPMENT



THE SCHOOL DISTRICT OF LEE COUNTY

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

DAWN HUFF LONG RANGE PLANNER 239-337-8142 DAWNMHU@LEESCHOOLS.NET CATHLEEN O'DANIEL MORGAN CHAIRMAN, DISTRICT 7 PAMELA H. LARIVIERE VICE CHAIRMAN, DISTRICT 5 MARY FISCHER

DISTRICT 1

MELISA W. GIOVANNELLI DISTRICT 2

> CHRIS N. PATRICCA DISTRICT 3

> STEVEN K. TEUBER DISTRICT 4

JANE E. KUCKEL, PHD DISTRICT 6

GREGORY K. ADKINS, ED. D.

SUPERINTENDENT

ROBERT DODIG, ESQ. BOARD ATTORNEY

November 16, 2018

Frank Feeney, P.E. Q. Grady Minor & Associates, P.A. 3800 Via Del Rey Bonita Springs, FL 34134

RE: Vintage Commerce Center

Dear Mr. Feeney:

This letter is in response to your request for comments dated November 12, 2018 for the Vintage Commerce Center in regard to educational impact. The project is located in the South Choice Zone S2.

The applicant's request is for 400 multi-family dwelling units. With regard to the interlocal agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family, the generation rate is .115 and further broken down into the following, .058 for elementary, .028 for middle and .030 for high. A total of 46 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 and there is sufficient seats available to serve the need within the Concurrency Service Area (CSA).

Thank you and if I may be of further assistance, please call me at 239-337-8142.

Sincerely,

Dawn Huff

Dawn Huff, Long Range Planner



COMMUNITY DEVELOPMENT

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY NAME/CASE NUMBER

Lee County School District Vintage Commerce Center CLE RE Investment I, LLC

OWNER/AGENT
ITEM DESCRIPTION

various amendments; all impacts in South CSA, sub area S2

LOCATION

North side of Alico Rd Just west of I-75

ACRES

33.00

CURRENT FLU
CURRENT ZONING

Industrial Commercial Interchange Commercial Planned Development

PROPOSED DWELLING UNITS BY

TYPE

Single Family	Multi Family	Mobile Home		
0	400	0		

STUDENT GENERATION
Elementary School
Middle School
High School

Student Generation Rates					
SF	MF	МН	Projected Students		
	0.058		23.20		
THE LINE	0.028	Anisa kata na	11.20		
	0.03	an and	12.00		

Source: Lee County School District, November 16, 2018 letter

CSA SCHOOL NAME 202	22/23
South CSA, Elementary	
South CSA, Middle	
South CSA, High	

	and the second second	CSA Available	Impact of	Available Capacity W/Impact	LOS is 100% Perm FISH	Adjacent CSA Available Capacity w/Impact
13,291	11,993	1,298	23	1275	90%	
6,904	5,561	1,343	11	1332	81%	
8,703	8,347	356	12	344	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
- (2) 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)
- (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by:

Dawn Huff, Long Range Planner





John E. Manning District One

Cecil L Pendergrass
District Two

Larry Kiker District Three

Brian Hammar District Four

Frank Mann District Five

Roger Desjarlais County Manager

Richard Wm. Wesch County Attorney

Donna Marie Collins Hearing Examiner Mr. Frank Feeney, P.E. Grady Minor 3800 Via Del Rey Bonita Springs, FL 34134 November 26, 2018

SUBJECT: Vintage Commerce Center

Lee County Solid Waste Division - Letter of Availability

Dear Mr. Feeney:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the referenced planned development. Disposal of the any commercial and residential solid waste generated from the properties within the Vintage Commerce Center development boundaries can be performed at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please ensure compliance with Solid Waste Ordinance No. 11-27 and LCLDC 10-261 for space requirements of garbage and recycling containers and accessibility of the collection vehicles. While there is no requirement in Ordinance No. 11-27 for bulk waste storage, please consider some additional space for the storage of bulk waste items that may not fit into a dumpster (mattress, appliance, furniture disposal etc.) for multi-family dwellings.

Solid Waste Ordinance (11-27) establishes that the Property Owner(s) will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

Brigitte Kantor

Brigitte Kantor

Public Utilities Manager Solid Waste Division

Solid Waste Division

RECEIVED APR 3 0 2019

Cc: David Helmick, Environmental Specialist, St. JUNITY DEVELOPMENT



Civil Engineers • Land Surveyors • Planners • Landscape Architects

November 12, 2018

Mr. Benjamin Abes
Deputy Director
Lee County Department of Public Safety
P.O. Box 398
Fort Myers, FL 33901

Re:

Vintage Commerce Center

Proposed Lee County Comprehensive Plan Amendment

Letter of Adequacy/Provision of Existing/Prosed Support Facilities

Dear Mr. Abes:

A proposed Amendment to the Lee County Comprehensive Plan is being requested to change the land use designation on approximately 33± acres from an existing future land use of "Industrial Commercial Interchange" to a proposed "General Interchange" classification.

The subject property is located at 9401 Alico Road in Section 3, Township 46 S, Range 25 E.

The Comprehensive Plan Amendment application requires that we provide a Letter from your agency determining the adequacy / provision of existing / proposed support facilities.

If you have any questions or need additional information, please contact our office.

Sincerely,

Frank J. Feeney, P.E.

Sr. Project Manager

FJF/jj

RECEIVED
APR 3 0 2019

COMMUNITY DEVELOPMENT



November 12, 2018

Fire Marshall Steve Lennon
San Carlos Park Fire Protection & Rescue Service District
19591 Ben Hill Griffin Pkwy.
Fort Myers, FL 33913

Re: Vii

Vintage Commerce Center

Proposed Lee County Comprehensive Plan Amendment

Letter of Adequacy/Provision of Existing/Prosed Support Facilities

Dear Mr. Lennon:

A proposed Amendment to the Lee County Comprehensive Plan is being requested to change the land use designation on approximately 33± acres from an existing future land use of "Industrial Commercial Interchange" to a proposed "General Interchange" classification.

The subject property is located at 9401 Alico Road in Section 3, Township 46 S, Range 25 E.

The Comprehensive Plan Amendment application requires that we provide a Letter from your agency determining the adequacy / provision of existing / proposed support facilities.

If you have any questions or need additional information, please contact our office.

Sincerely,

Frank J. Feeney, P.E.

June J. Farry

Sr. Project Manager

FJF/jj



COMMUNITY DEVELOPMENT



November 12, 2018

Ms. Lorna Antoine Senior Transportation Planner Lee County Department of Transportation 1500 Monroe Street Fort Myers, FL 33901

Re:

Vintage Commerce Center

Proposed Lee County Comprehensive Plan Amendment

Letter of Adequacy/Provision of Existing/Prosed Support Facilities

Dear Ms. Antoine:

A proposed Amendment to the Lee County Comprehensive Plan is being requested to change the land use designation on approximately 33± acres from an existing future land use of "Industrial Commercial Interchange" to a proposed "General Interchange" classification.

The subject property is located at 9401 Alico Road in Section 3, Township 46 S, Range 25 E.

The Comprehensive Plan Amendment application requires that we provide a Letter from your agency determining the adequacy / provision of existing / proposed support facilities.

If you have any questions or need additional information, please contact our office.

Sincerely,

Frank J. Feeney, P.E.

Sr. Project Manager

FJF/jj



COMMUNITY DEVELOPMENT PARRIED 12-10012



November 12, 2018

Mr. Steve Myers, Director LeeTran 3401 Metro Parkway Fort Myers, FL 33901

Re: Vintage Commerce Center

Proposed Lee County Comprehensive Plan Amendment

Letter of Adequacy/Provision of Existing/Prosed Support Facilities

Dear Mr. Myers:

A proposed Amendment to the Lee County Comprehensive Plan is being requested to change the land use designation on approximately 33± acres from an existing future land use of "Industrial Commercial Interchange" to a proposed "General Interchange" classification.

The subject property is located at 9401 Alico Road in Section 3, Township 46 S, Range 25 E.

The Comprehensive Plan Amendment application requires that we provide a Letter from your agency determining the adequacy / provision of existing / proposed support facilities.

If you have any questions or need additional information, please contact our office.

Sincerely,

Frank J. Feeney, P.E. Sr. Project Manager

FJF/jj



CPA2018-10012

COMMUNITY DEVELOPMENT

Ph. 239-947-1144 • Fax. 239-947-0375 EB 0005151 • LB 0005151 • LC 26000266 www.gradyminor.com



November 12, 2018

Ms. Dawn Huff Long Range Planner The School District of Lee County 2855 Colonial Blvd. Fort Myers, FL 33966

Re: Vintage Commerce Center

Proposed Lee County Comprehensive Plan Amendment Letter of Adequacy/Provision of Existing/Prosed Support Facilities

Dear Ms. Huff:

A proposed Amendment to the Lee County Comprehensive Plan is being requested to change the land use designation on approximately 33± acres from an existing future land use of "Industrial Commercial Interchange" to a proposed "General Interchange" classification.

The subject property is located at 9401 Alico Road in Section 3, Township 46 S, Range 25 E.

The Comprehensive Plan Amendment application requires that we provide a Letter from your agency determining the adequacy / provision of existing / proposed support facilities.

If you have any questions or need additional information, please contact our office.

Sincerely,

Frank J. Feeney, P.E. Sr. Project Manager

FJF/jj



COMMUNITY DEVELOPMENT

Exhibit T6 – Lee Plan Analysis

The application proposes to amend the Future Land Use Map of the Lee Plan to re-designate approximately 34+/- acres from the Industrial Commercial Interchange Future Land Use Category to the General Interchange Future Land Use Category. A text amendment is also proposed to reallocate 18± acres for residential uses in Table 1 (b). The property owner desires to amend the existing CPD zoning to enable the property owner to pursue a mixed-use alternative that provides the option of including up to 400 multi-family dwelling units in lieu of commercial. The General Interchange Future Land Use Category permits multi-family residential development at a density range of 8 to 14 dwelling units per acre, with up to 22 dwelling units per acre allowed with use of bonus density. The companion CPD must demonstrate compliance with the density standards for the General Interchange Future Land Use Category. The balance of the site would be utilized for a variety of non-residential uses including general commercial and hotel uses consistent with the uses permitted in the General Interchange Future Land Use Category and the current zoning.

Development of multi-family residential uses on the subject property represents a much needed land use in this location due to the proximity to I-75 and Alico Road, easy and convenient access to Florida Gulf Coast University, Southwest Florida International Airport and access to other nearby employment, shopping and entertainment opportunities. The County Economic Development Director noted at the REIS luncheon on 3/12/19 that the lack of workforce housing is an impediment to the county's economic expansion. This multi-family residential land use pattern is consistent with other sites having easy access to I-75 interchanges throughout Lee County. An exhibit to this application identifies the various existing and planned residential land uses at or near the I-75 interchanges. Attempts to create higher density multi-family in other locations have encountered resistance. The subject location is not adjacent to population centers that resist multi-family and the younger demographic.

The majority of the property is not located within a Southwest Florida International Airport noise zone. Under 2 acres of the property is located within noise zone area C, which does not prohibit residential development. Notice to residences would be provided in accordance with Chapter 34 of the LDC with regard to exposure to future airport noise.

A full analysis of the public capacity impacts has been completed consistent with the Lee County Comprehensive Plan Amendment Application requirements. Below, is a consistency analysis with other Goals, Objectives and Policies of the Lee Plan, as well as an identification of Regional and State Plan policies related to the proposed plan amendment.

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.

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Exhibit T6 – Lee Plan Analysis

A text amendment is proposed in addition to the map amendment. The text amendment includes an amended table 1(b) which incorporates an allocation increase of 18± acres to the General Interchange Future Land Use Category for the Gateway/Airport Planning Community for residential development.

In order to maintain the population accommodation figures adopted by the BOCC, an adjustment is necessary in another Planning Community to reflect a reduction in acreage equal to that proposed to be added to the Gateway/Airport Planning Community. Due to the large allocation of land in both the Urban and Central Urban Lehigh Acres Planning Community, it is staff's suggestion that the acreage would be reduced in the Lehigh Acres Planning Community with the corresponding increase in the General Interchange Future Land Use Category – Gateway/Airport Planning Community.

The amendment to Table 1(b) 2030 population allocation proposes to increase the residential acreage by 18± acres in the Gateway/Airport Planning Community with a corresponding decrease in acreage in the Lehigh Acres Planning Community. There is no impact to the population accommodation figures based on the amended acreages.

The subject property is located at the Alico Road/I-75 interchange, which has all necessary infrastructure in place to serve the allowable commercial and residential development permitted in the General Interchange Future Land Use Category.

Large areas of Lehigh Acres are not serviced with potable water and sanitary services, mass transit, and modern surface water management. The subject property has central water and sewer services available. It is also an urban infill parcel and letters of availability have been obtained from the various service providers. The site is consistent with Goal 5, Objective 5.1 and Policies 5.1.1 – 5.1.4. The site is not located in an area with physical constraints or hazards. The property is not located in Airport Noise Zone B therefore the site is very suitable for residential development and is located in an area convenient to public facilities, transportation services, recreation and employment opportunities. Because the site has urban services, and letters of availability have been provided by the various service providers, the site is appropriate for the addition of residential uses. The Planning Analysis also includes a discussion of the compliance with various goals, objectives and policies of the Lee Plan as discussed below.

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.

Future Land Use Element



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Exhibit T6 - Lee Plan Analysis

OBJECTIVE 1.3: INTERSTATE HIGHWAY INTERCHANGE AREAS. Special areas adjacent to the interchanges of Interstate 75 that maximize critical access points will be designated on the Future Land Use Map. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual amenities, and safety measures. Each interchange area is designated for a specific primary role: General, General Commercial, Industrial Commercial, Industrial, and University Village. Residential uses are only permitted in these categories in accordance with Policy 1.3.2. (Ordinance No. 94-30, 99-18, 00-22, 16-02, 17-13, 18-05).

POLICY 1.3.2: The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial 1/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre). (Ordinance No. 94-30, 99-18, 16-02, 17-12)

The site is presently designated Industrial Commercial Interchange on the FLU map. The area has changed since the designation in the 80s when Alico Road was primarily industrial. The Alico/Ben Hill Griffin intersection and the Alico/I-75 interchange have become increasing more important as an area that serves the traveling public, as well as those heading south to FGCU. This application proposes to designate the property to the General Interchange FLU category. Both land use categories implement objective 1.3 of the FLU element due to the adjacency to I-75. The proposed map amendment allows this critical interchange to be maximized in accordance with objective 1.3. Policy 1.3.2. Includes residential uses as a permitted use in the proposed General Interchange FLU category, which allows for a broader range of uses and increased flexibility to maximize the use of the Interchange area.

The Development of FGCU, Southwest Florida International Airport and Florida Gulf Coast Town Center provide desirable destinations for residents. Easy access to Alico Road and I-75 provide convenient and centralized accessibility to employment centers located in Lee and Collier County. The property owner intends to file for a companion CPD amendment to add MF residential as a permitted land use, in addition to a variety of general commercial land uses, also requiring convenient access to I-75 and Alico Road. The CPD will contain appropriate development standards to insure that both residential and commercial uses will be developed in a compatible manner.

POLICY 1.3.7: The following access control standards will apply to the interstate interchange areas of Luckett Road, Alico Road, Corkscrew Road, and Bonita Beach Road. The specified turning movements are not to be construed as conveying a property right or creating any expectation that they will be a permanent feature. The county reserves the right to modify or

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Exhibit T6 – Lee Plan Analysis

further restrict movements as it deems necessary to address operational and safety issues. Access control issues for Daniels Parkway west of I-75 are governed by the controlled access resolution adopted by the Board of County Commissioners on October 4, 1989, as may be amended from time to time. The other interchange areas are state roads where access is controlled by the Florida Department of Transportation under the provisions of Rule 14-97.003, FAC. The standard is a strict requirement during the rezoning and development order processes for cases after the effective date of this policy.

A potential right in only access to Alico Road has been shown on the companion CPD master concept plan. The property owner is meeting with FDOT officials to determine whether access in the limited access area of I-75 can be granted. The applicant understands that access directly to Alico Road will be determined by FDOT and the USDOT.

POLICY 1.7.6: The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be *implemented as follows:*

- 1. For each Planning Community the County will maintain a parcel based database of existing land use. The database will be periodically updated at least twice every year, in September and March, for each Planning Community.
- 2. Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the project acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b), Acreage Allocation Table regardless of other project approvals in that Planning Community. For limerock mining in Planning Community #18, see special requirements in Policy 33.1.4 regarding industrial acreages in Table 1(b).
- 3. At each regularly-scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, the County must conduct a comprehensive evaluation of Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution, problems with administrative implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved.

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Exhibit T6 – Lee Plan Analysis

The acreage allocation table will need to be modified to reflect that there will be an additional $24.75\pm$ acres of land added to the General Interchange Future Land Use Category in the Airport/Gateway Planning Community. This is an amendment necessary to reflect the FLU Map amendment redesignating the $34\pm$ acres from Industrial Commercial Interchange to General Commercial Future Land Use Category.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

POLICY 2.1.1: Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

Objective 2.1 and implementing policy 2.1.1 encourage the use of existing urban areas where services and infrastructure exist to serve new development. The General Interchange FLU category is a future urban area and has the full range of urban services available directly at the subject property, including water, sewer and road way capacity. Development in this location provides for a compact and contiguous growth pattern.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

POLICY 2.2.1: Rezonings and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.

Urban services are available at or near the project site. Schools, EMS, fire and sheriff's office services are available in the vicinity of the project consistent with objective 2.2 and policy 2.2.1 of the FLU element.

POLICY 2.2.2: Map 1 of the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such

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Exhibit T6 – Lee Plan Analysis

densities or uses are immediately appropriate, as the map provides for the county's growth beyond the Lee Plan's planning horizon of 2030. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

- Whether a given proposal would further burden already overwhelmed existing and committed public facilities such that the approval should be delayed until the facilities can be constructed; and
- Whether a given proposal is for land so far beyond existing development or adequate public facilities that approval should be delayed in an effort to encourage compact and efficient growth patterns; and
- 3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see Policy 1.7.6, Map 16 and Table 1(b)). Additional provisions related to mining are provided in Policy 33.1.4.

In all cases where rezoning is approved, such approval does not constitute a determination that the minimum acceptable levels of service (see Policy 95.1.3) will be available concurrent with the impacts of the proposed development. Such a determination must be made prior to the issuance of

The applicant has analyzed public service availability and confirmed that capacity is available at the present time to serve the uses permitted by the proposed General Interchange FLU map designation. Residential uses are included in the companion CPD. Development of the site with residential uses in addition to commercial uses will be consistent with established LOS standards for public facilities. This amendment proposes to revise the table 1 (b) acreage allocation, to increase the acreage by 33.95 +/-acres to accommodate the proposed change in FLU categories, and a corresponding reduction in acreage is proposed in the Industrial Commercial FLU category community.

OBJECTIVE 2.4: FUTURE LAND USE MAP AMENDMENTS. Regularly examine the Future Land Use Map in light of new information and changed conditions, and make necessary modifications.

POLICY 2.4.1: The County will accept applications from private landowners or non-profit community organizations to modify the boundaries as shown on the Future Land Use Map. Procedures, fees, and timetables for this procedure will be adopted by administrative code.

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Exhibit T6 – Lee Plan Analysis

The proposed FLU map amendment provides for an interchange category with a broader range of uses that is more consistent with the surrounding land uses. The category also permits multi-family residential development on the property. As central Lee County has evolved, the property is now ideally situated to support a mixture of general commercial and residential land uses. This pattern of development is not a typical of other Lee County I-75 interchange areas. Ease of access to I-75 for our workforce and proximity to shopping, education, entertainment and SW Florida International Airport makes the site well-suited for both residential and commercial land uses.

OBJECTIVE 2.11: CARRYING CAPACITY. Understand the carrying capacity of the future land use map and integrate the concept into planning strategies.

The modification is to a FLU category which permits residential uses in addition to commercial land uses is addressing the carrying capacity of the Lee Plan FLU map. Providing for the in-demand use of more residential development central to urban services and employment and where capacity exists to accommodate this growth is consistent with good land use planning strategies.

GOAL 4: SUSTAINABLE DEVELOPMENT DESIGN. To pursue or maintain land development regulations which encourage creative site designs and mixed use developments. Using an overlay, locate appropriate areas for Mixed Use, Traditional Neighborhood Development, and Transit Oriented Development. (Amended by Ordinance No. 94-30, 07-15)

OBJECTIVE 4.1: Maintain the current planned development rezoning process which combines site planning flexibility with rigorous review. (Amended by Ordinance No. 91-19, 94-30, 07-15)

POLICY 4.1.1: Development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements. (Amended by Ordinance No. 91-19, 00-22)

The subject site is currently zoned as a planned development and it is the intent of the owner to file a companion CPD amendment. The MCP demonstrates the location of proposed uses, buffers, water management and on-site preserves.

GOAL 5: RESIDENTIAL LAND USES. To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types.

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Exhibit T6 – Lee Plan Analysis

OBJECTIVE 5.1: All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 11, and other provisions of this plan.

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned residential developments.

POLICY 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.

POLICY 5.1.4: Prohibit residential development in all Industrial Development areas and Airport Noise Zone B as indicated on the Future Land Use Map, except for residences in the Industrial Development area for a caretaker or security guard. (Ordinance No. 94-30, 07-09, 18-05)

The companion CPD application is an amendment to an existing CPD. The intent is to modify the schedule of uses to include a larger variety of commercial uses, as well as, multi-family residential uses consistent with the proposed General Interchange future land use category.

The majority of the site is outside the noise contours for Southwest Florida International Airport. A very small portion in the northwest corner of the site is within zone C of the noise contour, requiring notice to property owners for potential impacts from noise associated with the airport. No portion of the site is within noise zone B.

GOAL 11: MIXED USE: Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments.

OBJECTIVE 11.1: MIXED USE DEVELOPMENT. Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.

POLICY 11.1.1: Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be Future Land

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Exhibit T6 – Lee Plan Analysis

Use II-36 October 2018 developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use).

POLICY 11.1.2: Residential densities may be calculated from the entire project area when the development is consistent with the following:

- At least three uses are proposed and must include residential, commercial (including office) and light industrial (including research and development use)
- The development is located in the Intensive Development, Central Urban, or Urban Community future land use categories.



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Exhibit T6 – Lee Plan Analysis

<u>Transportation Element</u> (Please see Traffic Impact Statement prepared by TR Transportation Consultants, Inc.)

GOAL 37: LEVEL OF SERVICE STANDARDS. Establish and maintain specified levels of service on state and county roads within unincorporated Lee County and the roads the county maintains within the municipalities, including those level of service standards adopted by Rule by the Florida Department of Transportation for Florida Intrastate Highway System (FIHS) facilities.

POLICY 37.1.1: LOS "E" is the minimum acceptable LOS for principal and minor arterials, and major collectors on county-maintained transportation facilities. LOS standards for the State Highway System during peak travel hours are "D" in urbanized areas and "C" outside urbanized areas.

The minimum acceptable LOS for Pine Island Road between Burnt Store Road and Stringfellow Boulevard is also subject to Objective 14.2.

For minimum acceptable levels of service determination, the peak season, peak hour and peak direction conditions will be defined as the 100th highest volume hour of the year in the predominant traffic flow direction. The 100th highest hour approximates the typical peak hour during the peak season. Peak season, peak hour and peak direction conditions will be calculated using K-100 factors and "D" factors from the nearest, most appropriate county permanent traffic count station.

POLICY 39.1.1: New development must:

- Have adequate on-site parking.
- Have access to the existing or planned public road system except where other public policy would prevent such access.
- Fund all private access and intersection work and mitigate all site-related impacts on the public road system; this mitigation is not eligible for credit against impact fees.

POLICY 40.1.1: The through traffic capacity of the county's expressways, arterials, and collectors will be protected by:

- Regulating accesses to collector and arterial streets to the extent permitted by state law.
- Providing sufficient distance between land access and expressway/freeway interchanges.

Spacing signalized intersections on arterials and collectors for efficient traffic signal operation.

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Exhibit T6 – Lee Plan Analysis

- Prohibiting on-street parking on arterials and collectors except in areas designated by the Board of County Commissioners.
- Developing a system of parallel access or frontage roads along identified collectors, arterials, and limited access facilities.
- Requiring access to arterials and collectors to be designed, funded, or built to meet forecasted use needs, including turn lanes, acceleration and deceleration lanes, and funding for future signalization. (Amended and Relocated by Ordinance No. 99-15)

POLICY 40.1.2: The following standards are hereby established as the minimum desirable distances between connections to the county-maintained road network:

Roadway Classification	Centerline Distances (Feet)	
Arterial	660	
Collector	330	
Local Street	125	
Frontage road, reverse frontage	60	
or accessway		

Exceptions to these standards, and any criteria that would govern these exceptions, will be specified in the county's land development code. Certain roadways in the county are designated by the board as "controlled access," to which permanent access points are restricted to locations established and set by a specific access plan adopted by the Board by resolution.





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Exhibit T6 – Lee Plan Analysis

Community Facilities and Services

GOAL 53: POTABLE WATER INFRASTRUCTURE. Provide high-quality central potable water service throughout Lee County. Ensure that the costs of providing facilities is borne by those who benefit from them.

The proposed project falls within the Lee County Utilities Water Service Area and will connect to the water distribution system at the two 12 inch existing water main stub out locations that enter into the project on the East side of the Three Oaks Parkway extension. The construction cost associated with the water main connection will be paid for by the parcel developer.

OBJECTIVE 53.1: The county will ensure the provision of acceptable levels of potable water service throughout the future urban areas of the unincorporated county, either directly by Lee County Utilities, or indirectly through franchised utility companies.

The proposed project falls within the Lee County Utilities Water Service Area. Acceptable levels of service will be maintained by LCU. The proposed project will be designed to meet the applicable requirements to meet the regulatory agency requirements.

POLICY 53.1.2: The minimum acceptable level of service standards for potable water connections to Lee County Utilities are established in Policy 95.1.3.

The project will provide acceptable levels of service to the end users of the property through a network of water distribution and sewer collection services that will be designed in accordance with Lee County Utilities, Florida Department of Environmental Protection, and the Department of Health standards.

POLICY 53.1.5: Maintain regulations that require development to connect to Lee County Utilities or other franchised/certificated potable water service provider.

Proposed utility services will be designed and constructed in accordance with the appropriate local and state standards and regulations.

POLICY 53.1.8: The costs of new or augmented potable water infrastructure that is developed by Lee County will be borne by those who benefit from the improved supply.

The construction costs associated with the installation of the initial water distribution and sewer collection systems that will service the proposed development will be borne by the overall developer.

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Exhibit T6 – Lee Plan Analysis

GOAL 54: CONSERVATION. To ensure that future populations have access to potable water supplies and services at a reasonable price by using and encouraging conservation and resource management measures to reduce consumption of potable water.

It is anticipated that the proposed project will utilize a separate irrigation water use permit to irrigate the project landscaping via onsite wells which will reduce the potential demand on the existing potable water system.

OBJECTIVE 54.1: Continue programs in education, technical advice, demonstration, rate revisions, and reuse to reduce potable water consumption and the consumption of large volumes of potentially potable water.

As part of the final development of each aspect of the project, internal developments will be encouraged to review water consumption as part of their designs.

POLICY 54.1.1: Continue to offer public information and education programs highlighting and advocating various strategies of water conservation, including:

- creating incentives for "gray water" systems or other recycling activities;
- adopting incentives for household and commercial use of appliances and ultralow volume plumbing fixtures with low water consumption rates;
- advising householders to reduce water use;
- creating a demand for low water use appliances by publishing ratings of water use efficiency
 - for appliances analogous to the energy efficiency ratings for electrical appliances;
- advocating the cost-effective use of appliances and water: i.e. run only full loads or use low water settings when appropriate;
- encouraging maintenance of water systems, i.e. timely repair of dripping faucets, leaking water closets, broken or maladjusted sprinkler heads, etc.;
- installing alternatives to spray irrigation devices for lawns and grounds management such
 as drip or seep systems, or at least attending to the ambient humidity and evapotranspiration rates in controlling sprinkler systems;
- promoting the installation of a "rain sensor device" or "automatic switch" on all new irrigation systems to override the irrigation cycle of the sprinkler system when adequate rainfall has occurred;
- encouraging the use of drought-tolerant ground covers and shrubbery according to the principles of "Florida Friendly Landscaping" (see glossary and Objective 117.2) and demonstrating the uses of native vegetation in landscaping; and
- encouraging the thoughtful use of water.

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Civil Engageds • Land Suggestors • Planners • Landscape Architects

Exhibit T6 – Lee Plan Analysis

As part of the final development of each aspect of the project, internal developments will be encouraged to review water consumption as part of their designs.

POLICY 54.1.2: In developing and implementing local landscape regulations including the preservation, reforestation, and wetlands restoration requirements, preference will be given to native species which are adapted to the region's climatic regime.

It is anticipated that Florida Native plant and tree species will be used for any preservation, reforestation, and potential restoration requirements.

POLICY 54.1.3: Florida Friendly Landscaping, stressing the use of native vegetation, is to be emphasized through modifications to the county's development regulations and through direct action while landscaping county-owned projects.

It is anticipated that Florida Native plants and tree species will be utilized in the creation of the code required landscape plans as part of the Development Order process to meet the Lee County development regulations.

b. Sanitary Sewer

GOAL 56: SANITARY SEWER INFRASTRUCTURE. In partnership with franchised/certificated utilities providers, provide sanitary sewer service and wastewater treatment and disposal throughout Lee County.

The proposed project falls within the Lee County Utilities Sewer Service Area and will connect to the sewer collection system at the two 6 inch existing sewer main stub out locations that enter into the project on the East side of the Three Oaks Parkway extension. The construction cost associated with the sewer main connection will be paid for by the parcel developer

OBJECTIVE 56.1: The county will ensure the provision of acceptable levels of sanitary sewer service throughout the future urban areas of the unincorporated county, either directly by Lee County Utilities or a utility authority, or indirectly through franchised utility companies.

The proposed project falls within the Lee County Utilities Sewer Service Area. Acceptable levels of service will be maintained by LCU. The proposed project will be designed to meet the applicable requirements to meet the regulatory agency standards.

POLICY 56.1.2: The minimum acceptable level of service standard for sanitary sewer connections to Lee County Utilities are established in Policy 95.1.3.

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The minimum acceptable level of service standards adopted for Lee County Utilities' sanitary sewer systems will apply in those franchised/certificated areas and will be used in enforcing concurrency regulations (see Policy 95.1.3)

Private utilities that cannot meet the level of service standards may petition for a plan amendment for a revised level of service requirement for the specific private utility system if it can be proved that the utility has sufficient plant and system capacity to service the franchised/certificated area. Proof must include flow reports, occupancy rates or related statistical information. The data must cover the last two years.

The proposed project falls within the Lee County Utilities Sewer Service Area. Acceptable levels of service will be maintained by LCU. The proposed project will be designed to meet the applicable requirements to meet the regulatory agency standards.

POLICY 56.1.4: Maintain regulations that require development to connect to Lee County Utilities or other franchised/certificated sanitary sewer service provider, if capacity is available within ¼ mile of the development.

The proposed project falls within the Lee County Utilities Sewer Service Area.

OBJECTIVE 56.2: The county will maintain and enforce such ordinances as are necessary to require the connection of commercial and larger residential establishments to such public or private central utility systems when those systems are available for service.

The project currently has sewer collection stub outs at the property line that will be utilized to provide sewer service for the project.

c. Surface Water Management

GOAL 59: PROTECTION OF LIFE AND PROPERTY. To reduce the hazards to life, health, and property created by flooding due to rainfall in a manner consistent with the community's criteria for the preservation of environmental values and the conservation of natural resources.

The project falls within a master stormwater management system that has been permitted through the South Florida Water Management District (SFWMD). The proposed project has previously been permitted for construction through the SFWMD. The current proposed improvements will be required to be permitted through the SFWMD in order to ensure that all relevant stormwater and environmental requirements and criteria are met.

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OBJECTIVE 59.1: Lee County will continue its efforts in developing a surface water management planning process designed to produce and maintain an up-to-date body of technical information, and, based on that information, the necessary surface water management plans, regulatory mechanisms, and facility proposals that will improve the protection of present and future uses of real property from stormwater flooding, while preserving or enhancing the environmental and natural resource values of both land and water.

The proposed project is part of a master planned stormwater management system that discharges its storm water into the Alico Road drainage ditch through a concrete water control structure that controls the discharge in accordance with the South Florida Water Management Districts permit requirements. Each parcel inside the master system is required to obtain its own South Florida Water Management District permit and show how its respective stormwater discharge rate will be controlled and treated in order to meet SFWMD standards and requirements.

OBJECTIVE 60.1: COUNTY-WIDE PROGRAM. Lee County will continue its efforts in developing a surface water management program that is multi-objective in scope and is geographically based on basin boundaries.

As part of the Lee County DO, the proposed stormwater management system will be reviewed by Lee County Community Development Staff to ensure that not only the South Florida Water Management District requirements are met but also Lee County specific requirements are also met.

POLICY 60.1.5: Lee County will maintain in its land development regulations requirements that proper stormwater management systems be installed when land is being redeveloped. Appropriate exemptions will be provided to this requirement for individual residential structures and for historic districts. The regulations may also provide modified stormwater management standards for publicly sponsored projects within community redevelopment areas (as defined by Chapter 163, Part III, Florida Statutes). However, this policy will not be interpreted so as to waive any concurrency level-of-service standards.

A Lee County Development Order permit will be applied for and obtained. The proposed stormwater improvements will be designed to meet the current Lee County and SFWMD requirements at the time of permitting.

POLICY 60.1.7: The level of service standards identified in Policy 95.1.3 will be updated as necessary based on new basin studies or more accurate information and will guide future investments in surface water management facilities. Procedures will be maintained to: keep levels of service current; maintain capacity of existing facilities; and, identify demand for new facilities.

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The proposed improvements associated with the proposed project will be owned and maintained by the Property Owner's Association for the subject land parcel.

OBJECTIVE 60.2: BASIN PROGRAM. Promote water management permitting on a basin-wide basis, as opposed to the current individual-site approach used by Lee County and the South Florida Water Management District.

As part of the Lee County and South Florida Water Management District permitting, basin wide considerations are reviewed and addressed as necessary.

OBJECTIVE 60.5: INCORPORATION OF GREEN INFRASTRUCTURE INTO THE SURFACE WATER MANAGEMENT SYSTEM. The long-term benefits of incorporating green infrastructure as part of the surface water management system include improved water quality, improved air quality, improved water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief within the urban environment.

Green infrastructure may be considered during the permitting process with the South Florida Water Management District to address potential stormwater benefits. This type of green stormwater treatment element will be evaluated during the permitting process to determine the proper stormwater treatment process. The required native vegetation preservation requirements will be reviewed and addressed to meet Lee County standards and requirements.

POLICY 60.5.1: The county encourages new developments to design their surface water management systems to incorporate best management practices including, but not limited to, filtration marshes, grassed swales planted with native vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.

The suggested best management stormwater management practices will be evaluated during the permitting process to determine which options provide the best treatment options in conjunction with the final project configuration.

POLICY 60.5.2: The county encourages new developments to design their surface water management system to incorporate existing wetland systems.

There currently are not any wetland systems on the project.

POLICY 61.1.6: When and where available, reuse water should be the first option for meeting irrigation needs of a development. Where reuse water is not available, surface water or low quality groundwater should be utilized for irrigation. All other potential water sources must be eliminated prior to selecting potable water as the sole source for meeting the irrigation needs of a

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development. New developments will coordinate with county staff regarding the source of irrigation water.

Reuse water is currently not available at the project site. At this time, a well system is being contemplated as a source of irrigation water and will be permitted as necessary thru Lee County and the South Florida Water Management District.

OBJECTIVE 61.2: MIMICKING THE FUNCTIONS OF NATURAL SYSTEM. Support a surface water management strategy that relies on natural features (flow ways, sloughs, strands, etc.) and natural systems to receive and otherwise manage storm and surface water.

The proposed project site is inside a permitted South Florida Water Management District master stormwater system. This system has already created a drainage ditch collection system that ultimately discharges into the Alico Road Drainage ditch on the North side of the right of way through a concrete water control structure. There are no natural flow ways, sloughs, or strands on the subject property or the surrounding area.

POLICY 61.2.4: Where feasible within future urban areas, surface water management plans are encouraged that mimic the functions of natural systems, notwithstanding the type or intensity of development permitted.

The design of the final stormwater management system will be in accordance with the appropriate South Florida Water Management District requirements as well as the ultimate use of the subject property. Where possible, green infrastructure associated with stormwater best management practices will be considered dependent on the ultimate use of the project.

OBJECTIVE 61.3: GENERAL SURFACE WATER MANAGEMENT STANDARDS. Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems.

The proposed project is inside a created drainage system that is permitted by the South Florida Water Management District. There are no Natural Drainage Systems inside the subject property except for the man-made drainage ditches that are part of the master stormwater collection system.

POLICY 61.3.1: Provide sufficient performance and design standards to require postdevelopment runoff to approximate the total characteristics of the natural flow prior to development.

A South Florida Water Management District permit will be obtained meeting the current design standards and requirements.

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POLICY 61.3.6: Developments must have and maintain an adequate surface water management system, provision for acceptable programs for operation and maintenance, and post-development runoff conditions which reflect the natural surface water flow in terms of rate, direction, quality, hydroperiod, and drainage basin. Detailed regulations will continue to be integrated with other county development regulations.

A South Florida Water Management District permit will be obtained meeting the current design standards and requirements.

POLICY 61.3.8: The banks of wet retention and detention areas must be sloped to promote growth of vegetation and safeguard against accidents.

The proposed stormwater management improvements will be designed to meet Lee County and South Florida Water Management District requirements for slope treatment and shape.

POLICY 61.3.12: The design of shorelines of retention and detention areas and other excavations must be sinuous rather than straight.

The proposed stormwater management improvements will be designed to meet Lee County and South Florida Water Management District requirements for slope treatment and shape.

POLICY 61.3.13: Installation of erosion control devices for development activities adjacent to waterbodies, water courses, and wetlands will be required. Such control devices must be maintained to ensure operational effectiveness.

The proposed improvements will be designed to meet Lee County and South Florida Water Management District criteria associated with erosion control and the specific erosion control devises. Additionally, the project will obtain the required FDEP National Pollution Discharge Elimination System permit further defining erosion control measures.



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Conservation and Coastal Management (Please see Environmental Report prepared by DexBender)

OBJECTIVE 107.1: RESOURCE MANAGEMENT PLAN. The county will continue to implement a resource management program that ensures the long-term protection and enhancement of the natural upland and wetland habitats through the retention of interconnected, functioning, and maintainable hydroecological systems where the remaining wetlands and uplands function as a productive unit resembling the original landscape.

POLICY 107.2.4: Encourage the protection of viable tracts of sensitive or high-quality natural plant communities within developments.





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Exhibit T6 – Lee Plan Analysis

Housing Element

POLICY 135.1.4: Provide for housing bonus density to stimulate the construction of very-low, low and moderate income affordable housing in Lee County.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

The location of the 34± acre plan amendment is not adjacent to any other local government jurisdiction and will have no impact to any local government.

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

There are no relevant GOP's in the Regional Policy Plan applicable to this FLU Map amendment.

The proposed Lee Plan Amendment is not inconsistent with the State Comprehensive Plan, Chapter 187 F.S. The proposed Land Use Change affects 35 acres of property. The property has urban development immediately adjacent to the north and the site has access to arterial and collector roadway (Alico Road and Three Oaks Parkway). The site also has urban public utility services available, and Lee County Utilities has confirmed that there is available capacity to serve the proposed mix of uses permitted in this FLU category.

The proposed amendment is consistent with the State Comprehensive Plan.







Vintage Commerce Center CPD Comprehensive Plan Amendment

Section 3, Township 46 South, Range 25 East Lee County, Florida

Protected Species Assessment

October 2018

Prepared for:

CRM Real Estate Services 1110 Euclid Avenue #300 Cleveland, OH 44115

Prepared by:

DexBender
4470 Camino Real Way, Suite 101
Fort Myers, FL 33966
(239) 334-3680

INTRODUCTION

The $33.95\pm$ acre project is located within a portion of Section 3, Township 46 South, Range 25 East, Lee County, Florida. The parcel is bordered to the north by undeveloped land and pasture, to the west by Three Oaks Parkway, to the south by Alico Road, and to the east by I-75.

SITE CONDITIONS

The majority of this site consists of exotic invaded pine flatwoods and fallow pasture.

VEGETATIVE CLASSIFICATIONS

The predominant vegetation associations were mapped in the field on 2018 digital 1" = 200' scale aerial photography. The property boundary was provided by GradyMinor and inserted into the digital aerial. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Five vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). The Protected Species Assessment Map (Appendix A) depicts the approximate location and configuration of these vegetation associations and Table 1 summarizes the acreages by FLUCCS Code. A brief description of each FLUCCS Code is also provided below.

Table 1. Acreage Summary by FLUCCS Code

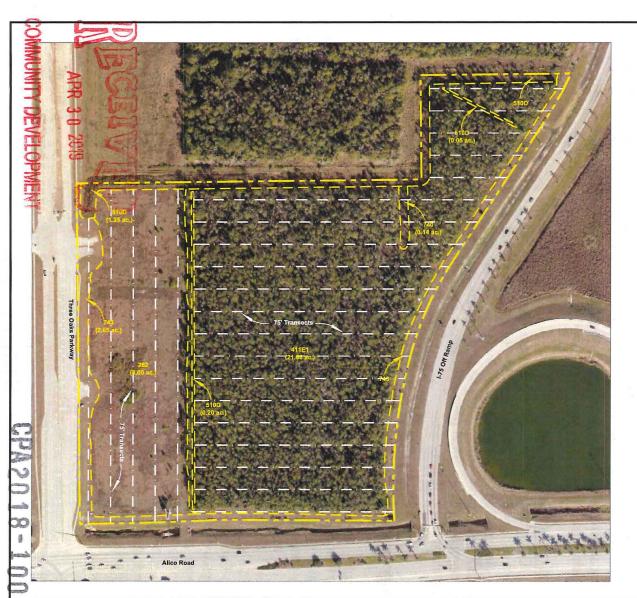
FLUCCS CODE	DESCRIPTION	ACREAGE	
262	Fallow Pasture	8.00	
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	21.66	
510D	Ditches	1.50	
740	Disturbed Land	0.14	
743	Spoil Areas	2.65	
	Total	33.95	

FLUCCS Code 262, Fallow Pasture

The western portion of the site includes remnant improved pasture which is no longer being actively grazed. Vegetation consist primarily of Bahia grass (*Paspalum notatum*) and smutgrass (*Sporobolus indicus*). Scattered Caesarweed (*Urena lobata*), ragweed (*Ambrosia artemisiifolia*), whitehead broom (*Spermacoce verticillata*), and guinea grass (*Panicum maximum*) are also present.



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SECTION: 3 TOWNSHIP: 46 S RANGE: 25 E

FLUCCS	Description	Acreage
262	Fallow Pasture	8.00 ac.
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	21.66 ac.
510D	Ditches	1.50 ac.
740	Disturbed Land	0.14 ac.
743	Spoil Areas	2.65 ac.
	Total	33.95 ac.

PERMIT USE ONLY, NOT FOR CONSTRUCTION

November 13, 2018 9:14:38 a.m. Drawing: CRM1PSA.DWG

Figure 1. Protected Species Assessment Map

Vintage Commerce Center CPD Comprehensive Plan Amendment



FLUCCS Code 411E1, Pine Flatwoods Invaded by Exotics (10-25%)

This association is characterized by a canopy dominated by slash pine (*Pinus elliottii*) and groundcover dominated by saw palmetto (*Serenoa repens*). Additional vegetative species include grapevine (*Vitis rotundifolia*), scattered dahoon holly (*Ilex cassine*), wax myrtle (*Myrica cerifera*), widely scattered cabbage palm (Sabal palmetto), and myrsine (*Rapanea punctata*). This area has been invaded by exotic vegetation including ear leaf acacia (*Acacia auriculiformes*), Brazilian pepper (*Schinus terebinthifolius*), melaleuca (*Melaleuca quinquenervia*), cogon grass (*Imperata cylindrica*), and downy rose-myrtle (*Rhodomyrtus tomentosa*).

FLUCCS Code 510D, Ditch

These man-made drainage features are vegetated by species such as pickerelweed (*Pontedaria cordata*), willow (*Salix caroliniana*), cattail (*Typha* sp.), hempvine (*Mikania scandens*), Brazilian pepper, and alligator weed (*Alternanthera philoxeroides*),

FLUCCS Code 740, Disturbed Land

A small area of previously disturbed pine flatwoods is present in the northern end of the site and is vegetated by species such as Bahia grass, broomsedge (*Andropogon* sp.), widely scattered little blue maidencane (*Amphicarpum muhlenbergianum*), slash pine, and melaleuca.

FLUCCS Code 743, Spoil Areas

This FLUCCS Code was used to denote the filled areas around the perimeter of the site which are associated with portions of the existing stormwater management system and roads. Vegetation in these areas includes Bahia grass, ragweed, Caesarweed, whitehead broom, pusley (*Richardia* sp.), torpedo grass (*Panicum repens*), and goatweed (*Scoparia dulcis*). Two small paved portions of the Three Oaks Parkway extension are present in this association.

SURVEY METHOD

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County administratively approved Meandering Transect Methodology. In order to provide at least 80 percent visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 75 feet apart. The approximate locations of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species were denoted on the aerial photography. The 1" = 200' scale aerial Protected Species Assessment map (Appendix A) depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the morning hours of September 25, 2018. During the survey the weather was warm, sunny, and calm.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown in Table 2. This list from the Lee County Protected Species Ordinance is general in nature, does not necessarily reflect existing conditions within or adjacent to the 33.95± acre property, and is provided for general informational purposes only. The bald eagle (*Haliaeetus leucocephalus*) (which has been delisted by the FWC and FWS but is still protected by other regulations), burrowing Owl (*Athene cunicularia floridana*), the Florida black bear (*Ursus americanus floridanus*) (delisted in 2012 and still protected by the Florida Black Bear Management Plan), and the Florida bonneted bat (*Eumops floridanus*) (which was listed by the FWS after Ordinance No. 89-34 was adopted by Lee County) were also included in the survey.

Prior to conducting the protected species survey, a search of the FWC listed species database (updated in June 2018) was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the site.

Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS	Percent Survey Coverage	Species Name	Present	Absent
262	80	None		1
411E1	80	Gopher Frog (Rana areolata) Eastern Indigo Snake (Drymarchon corais couperi) Gopher Tortoise (Gopherus polyphemus) Red-cockaded Woodpecker (Picoides borealis) Southeastern American Kestrel (Falco sparverius paulus) Big Cypress Fox Squirrel (Sciurus niger avicennia) Florida Black Bear (Ursus americanus floridanus) Florida Panther (Felis concolor coryi) Beautiful Pawpaw (Deeringothamnus pulchellus) Fakahatchee Burmannia (Burmannia flava)		\(\frac{1}{\sqrt{1}}\)
		Florida Coontie (Zamia floridana) Satinleaf (Chrysophyllum olivaeforme)		√ √



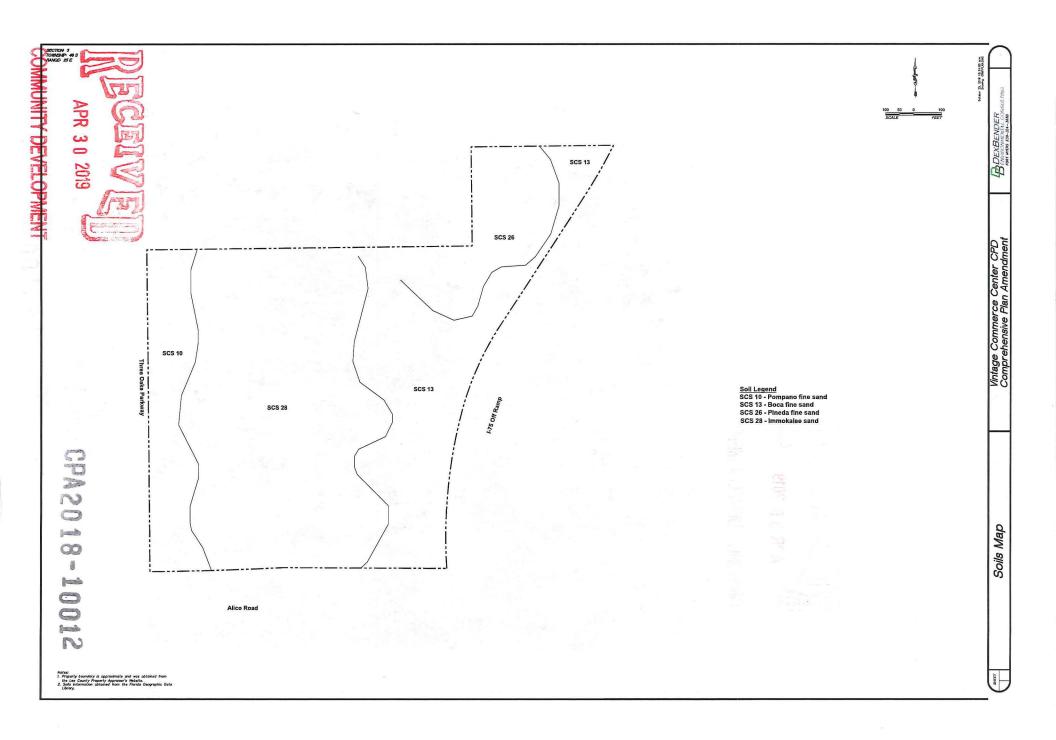
FLUCCS	Percent Survey Coverage	Species Name	Present	Absent
510D	80	American Alligator (Alligator mississippiensis) Limpkin (Aramus guarauna) Little Blue Heron (Egretta caerulea) Reddish Egret (Egretta rufescens) Roseate Spoonbill (Ajaia ajaja) Snowy Egret (Egretta thula) Tricolored Heron (Egretta tricolor) Everglades Mink (Mustela vison evergladensis)		\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
740	80	None		
743	80	Gopher Tortoise (Gopherus polyphemus)		1

SURVEY RESULTS

No species listed by either the FWS or the FWC were observed on the site during the protected species survey. In addition to the site inspection, a search of the FWC species database (updated in June 2018) revealed no known protected species within or immediately adjacent to the project limits. No live trees with cavities or artificial structures were observed on-site.



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COMMUNITY DEVELOPMENT

FLUCCS 262 411E1 510D 740 743 Description
Fallow Pasture
Fine Flatwoods Invaded by Exotics (10-25%)
Ditches
Disturbed Land
Spoil Areas Acreage
8.00 ac.
0-25%) 21,66 ac.
1.50 ac.
0.14 ac.
2.65 ac.
Total 33,95 ac.



Airport Noise Zone Map

