



**LOCAL PLANNING AGENCY
ADMINISTRATION EAST BUILDING
2201 SECOND STREET, FORT MYERS, FL 33901
ROOM 118 (FIRST FLOOR)
MONDAY, AUGUST 26, 2019
9:00 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Public Forum
3. Approval of Minutes – April 22, 2019
4. Lee Plan Amendment
 - A. CPA2019-00005 CAM 40: Include the property within the Environmental Enhancement and Preservation Communities Overlay.
 - B. CPA2018-10013 and CPA2018-10012 Vintage Commerce Center – Amend the Future Land Use Map designation on 33.95+/- acres from Industrial Commercial Interchange to General Interchange located on the northeast corner of Alico Road and Three Oaks Parkway. Amend Table 1(b) 2030 population allocation to provide additional residential development in the General Interchange category within the Gateway/Airport Planning Community.
5. Other Business
6. Adjournment – Next Meeting Date: September 23, 2019

Documentation for the Proposed Comprehensive Plan Amendment is available at <https://www.leegov.com/dcd/planning/cpa> or at the Department of Community Development located at 1500 Monroe Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

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CPA2018-10012

&

CPA2018-10013

**VINTAGE
COMMERCE
CENTER**

**STAFF REPORT FOR
CPA2018-10012 and CPA2018-10013:
Vintage Commerce Center**
Privately Initiated Map and Text Amendments to the Lee Plan



Applicant:

CLE FL RE Investment I, LLC

Representative:

D. Wayne Arnold, AICP
Q. Grady Minor & Associates,
P.A.

Property Location:

Northeast corner of Alico Rd &
Three Oaks Pkwy

Size:

± 33.95 acres

Planning Community:

Gateway/Airport

Commissioner District:

District #2

Attachments:

Existing Future Land Use Map
Proposed Future Land Use Map
Table 1(b)

Hearing Dates:

LPA: 8/26/2019

REQUEST

- Amend the Future Land Use Map designation on ±33.95 acres from Industrial Commercial Interchange to General Interchange.
- Amend Table 1(b) 2030 population allocation to accommodate residential development on the subject property.

SUMMARY

The requested amendments would allow a mix of residential, commercial and light industrial uses on the subject property. The existing and proposed future land use categories are similar except that the current designation does not allow residential.

PROJECT LOCATION

The subject property is located on the northeast corner of Alico Road and Three Oaks Parkway, and is immediately west of I-75.

FIGURE A: AERIAL LOCATION MAP



RECOMMENDATION

Staff recommends that the Board of County Commissioners **transmit** the requested amendments based on the analysis and findings provided in this staff report.

**PART 1
CONCURRENT APPLICATION REVIEW**

The applicant has filed a companion rezoning application (DCI2018-10022) that is being reviewed concurrently with this plan amendment application. The applicant is seeking to rezone the property to a Commercial Planned Development (CPD) to allow residential and commercial uses, including a hotel.

Florida Statutes Chapter 163.3184(12) provides that “At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection.” This requires Lee County provide a concurrent review of the rezoning request.

**PART 2
PROPERTY INFORMATION**

Subject Property

The subject property is located on the north side of Alico Road, immediately west of Interstate I-75 and east of Three Oaks Parkway. It is currently zoned CPD for 300,000 square feet of commercial retail and office uses (Zoning Resolution Z-05-019).

The ±33.95 acre subject property is located in the Gateway/Airport Planning Community and is currently designated as Industrial Commercial Interchange on the Future Land Use map (see Attachment 1, Page 1).

Gateway/Airport: The Gateway/Airport Planning Community has three components. The subject property is within the area anticipated to develop with hi-tech/clean industry businesses spurred by its proximity to the Southwest Florida International Airport (SWFIA) and Florida Gulf Coast University (FGCU).

Industrial Commercial Interchange Future Land Use Category: The subject property is designated as Industrial Commercial Interchange on the Future Land Use Map and has been since 1990. The Industrial Commercial Interchange future land use category, as provided in Policy 1.3.4 below, is limited to commercial and light industrial uses. No residential uses are allowed.

***POLICY 1.3.4:** The Industrial Commercial Interchange areas are designated to permit a mixture of light industrial and/or commercial uses. This category does not permit heavy industrial uses. Within areas expanded beyond the existing Industrial Commercial Interchange boundaries (on January 1, 2007), retail commercial uses will be limited to 20% of the total floor area and light industrial uses will be a minimum of 50% of the total floor area. (Ordinance No. 07-10)*

Surrounding Properties

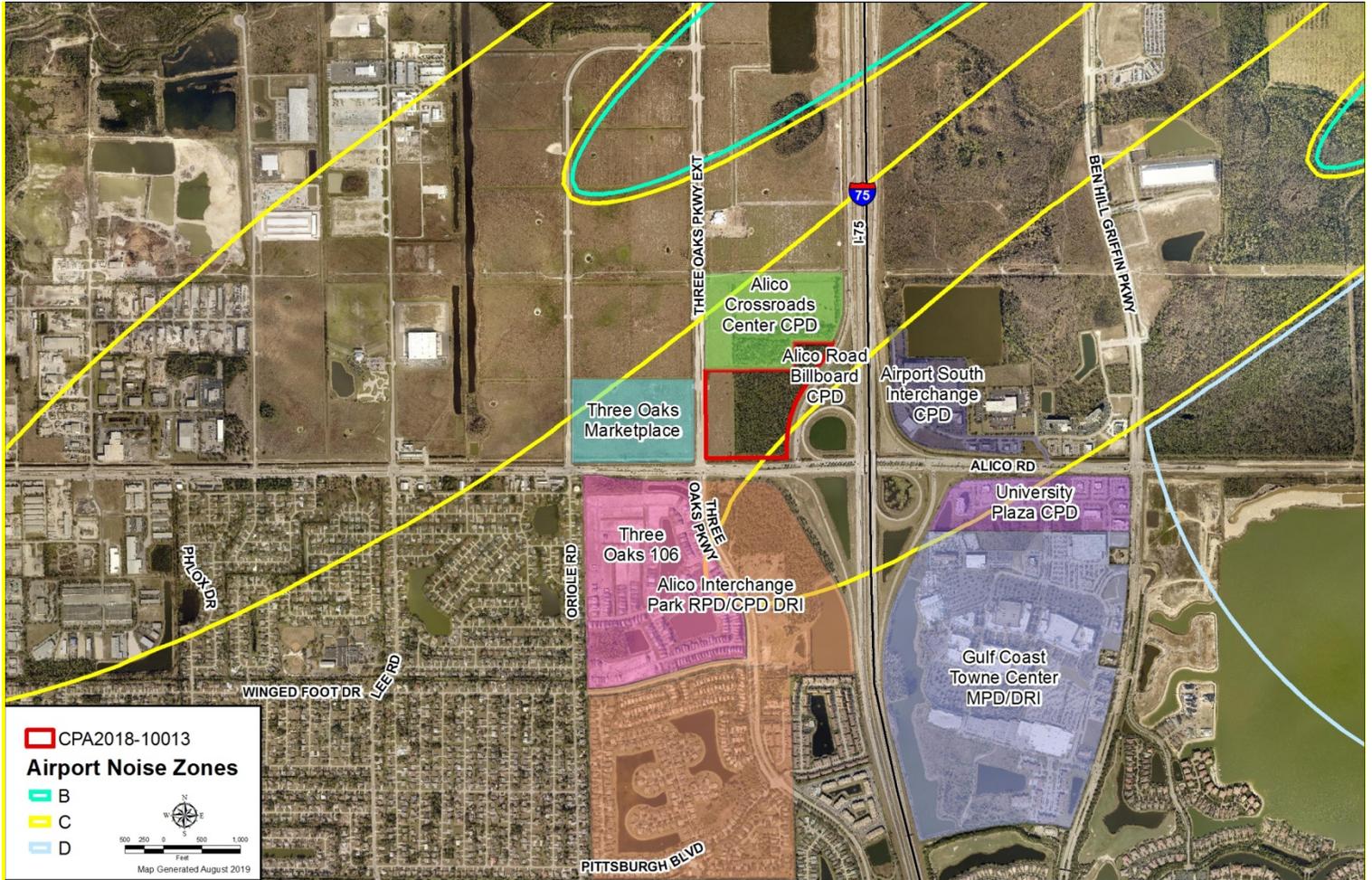
The surrounding properties to the north, northwest, west, and east are predominantly within the Industrial Commercial Interchange future land use category and are zoned CPD, Mixed Use Planned Development (MPD), and Agriculture (AG-2). The properties south of Alico Road, located within the San Carlos Planning Community, have a future land use designation of Urban Community with CPD and Residential Planned Development (RPD) zoning. More detailed information on the surrounding properties is provided below in Table 1 and locations are shown on Figure B.

TABLE 1: SURROUNDING PROPERTIES INFORMATION

	Future Land Use	Zoning	Existing Use
North	Industrial Commercial Interchange; Industrial Development	Alico Crossroads Center CPD - Approved for 351,000 SF commercial & 125 hotel rooms	Grazing lands
Northwest	Industrial Commercial Interchange; Industrial Development	AG-2	Grazing lands
West	Industrial Commercial Interchange; Industrial Development	Three Oaks Marketplace MPD - Approved for 400,000 SF of industrial & commercial uses and 130 hotel rooms	Grazing lands; industrial uses
Southwest	Urban Community (6 units/acre*)	Three Oaks 106 RPD - Approved for 400 units	Alico Road; Westbrook residential subdivision under construction
South	Urban Community (6 units/acre*)	CPD portion of Alico Interstate Park RPD/CPD DRI - Approved for a maximum of 992 dwelling units, 400 hotel rooms, 2,042,000 SF commercial retail & office uses	Alico Road; Undeveloped
Southeast	University Village Interchange	University Plaza CPD - Approved for 300,000 SF commercial & 180 hotel rooms	Alico Road; I-75; University Plaza CPD - commercial retail and hotel uses
East	Industrial Commercial Interchange	Alico Road Billboard CPD; Airport Interchange South CPD - Approved for 310,000 SF commercial & 172 hotel rooms	I-75 Exit Ramp; I-75; Airport Interchange South CPD - commercial retail and hotel uses

*Up to 15 units/acre may be approved using bonus density.

FIGURE B: SURROUNDING PROPERTIES MAP & AIRPORT NOISE ZONES



PART 3

STAFF DISCUSSION AND ANALYSIS OF PROPOSED AMENDMENTS

The applicant is requesting to amend the future land use category of the subject property to General Interchange (see Attachment 1, Page 2) to allow, in addition to commercial and light industrial, residential uses on the subject property. As previously mentioned, the current future land use designation does not allow residential uses.

The General Interchange future land use category allows for commercial development serving the traveling public, light industrial uses, and multi-family development with a standard density range between 8 to 14 dwelling units per acre. Bonus density may be approved up to 22 units per acre.

***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 industrial¹/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 units per acre (22 du/acre).

Amending the future land use map would expand the types of uses allowed on the subject property to include multi-family residential land uses. Commercial and light industrial uses would continue to be permitted since both are allowed in the Industrial Commercial Interchange and General Interchange future land use categories. There is no restriction on the amount of commercial or industrial square feet allowed on the land since the designation has been on the subject property since 1990. This means the subject property could be developed all commercially, industrially or provide a mix of both.

If approved, the subject property would be a pocket of General Interchange future land use designated land surrounded on three sides by lands within the Industrial Commercial Interchange future land use category. Lands to the south, within the San Carlos Planning Community, are within the Urban Community future land use category which permits a mix of uses including commercial, limited light industrial, and residential with a density of 6 units an acre or up to 15 units an acre using bonus density.

Lee Plan Consistency

As previously stated the subject property is within the Gateway/Airport Planning Community which includes three distinct areas – Gateway, the Southwest Florida International Airport, and the area extending west of I-75, along Alico Road. The subject property is in the area extending west of I-75, along Alico Road. The vision for this area is to develop with hi-tech/clean industry businesses.

Due to compatibility constraints of industrial uses and the conflicts that can arise when locating industrial uses in close proximity to residential uses, the concurrent rezoning must be designed so that the future residential uses do not interfere with future development of industrial uses. Recent activity along the Three Oaks Parkway corridor indicates a transition to Research and Development (R & D) and corporate office type uses. As a result, some of the housing needs stemming from this transition could be served on the subject property which would support the anticipated hi-tech/clean industry businesses. Providing for multi-family dwelling units on the subject property through the planned development rezoning process would further Objective 135.1 and Policy 135.1.9 by adding to the mix of residential types within Lee County.

The proposed General Interchange Future Land Use designation would allow residential development on the subject property. Approximately 3 acres located on the southeast portion of the subject property is in the Airport Noise Zone C (see Figure B). Airport Noise Zone C (Policy 1.7.1) requires formal notification to property owners, but does not restrict land uses.

Lee County Port Authority issued a letter on April 22, 2019 stating:

“The project is located along the centerline of the future parallel runway, and in very close proximity to the arrival and departure paths of the existing Runway 06/24, at RSW. As such, the property will be subject to numerous daily aircraft overflights at low altitudes. The southeast corner of the project is located in a noise sensitive area, Airport Noise Zone C as described in Sec. 34-1004 of the Land Development Code. As such, the project is subject to the noise notification policy in Sec. 34-1004(c) of the Land Development Code.”

Airport Noise Zone C is only located on a small portion of the subject property. However, the subject property could be affected by air traffic from the expanding Southwest Florida International Airport

(SWFIA). As part of the concurrent rezoning, the applicant has agreed to notify future residences on the subject property of the potential exposure to airport noise and industrial developments.

Policy 5.1.5 protects future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential area. In this case, the residential uses are being added where industrial and commercial uses are currently allowed and expected to develop. The applicant will address the location of the residential area as part of the planned development and demonstrate consistency with Policy 7.1.9 that states industrial traffic will not travel through residential areas.

The request is consistent with Policy 5.1.3 which directs high-density residential developments to locations near employment and shopping centers. The subject property is located in close proximity to the industrial businesses along Alico Road, University Plaza CPD, Gulf Coast Towne Center, SWFIA, and FGCU. Policy 5.1.3 also discusses appropriateness of residential in proximity to parks (Three Oaks Park and the Karl Drews Community Center), schools (San Carlos Park Elementary School, Three Oaks Elementary School, Three Oaks Middle School and Estero High School) and accessibility to mass transit (Bus Route 60 with a bus stop located on the corner of Alico Road and Three Oaks Parkway) and bicycle facilities (bike paths are along Three Oaks Parkway and Alico Road). Just south of the subject property, in San Carlos Park, are single-family, two-family, and multi-family units which are owner-occupied or rented. Adding multi-family uses to the subject property will provide another housing option for workers employed by the area businesses. The amendment would also support the transition from the San Carlos single family residential units to industrial uses further north and west.

Table 1(b): The request to amend Table 1(b) is to accommodate residential development on the subject property. The map amendment, if approved, will require that Table 1(b) be updated to provide additional residential allocation for the General Interchange Future Land Use Category (see Attachment 1, Page 3).

Service Availability

The proposed amendment to the Future Land Use Map would expand the types of uses allowed on the subject property to include residential uses. There are adequate potable water, sanitary sewers, solid waste, police, fire/EMS, schools and mass transit services to accommodate anticipated development on the subject property with or without the proposed amendments.

Transportation: The subject property is located at the northeast corner of Alico Road and Three Oaks Parkway. Interstate I-75 is located along the east boundary of the land.

- I-75 is a six-lane median divided freeway maintained by State.
- Alico Road is a limited access, six-lane median divided arterial roadway. Alico Road, from Three Oaks Parkway to I-75, is maintained by the State. Policy 1.3.7 provides the access control standards for Alico Road and no new accesses would be acceptable within this roadway link. Alico Road, from US 41 to Three Oaks Parkway, is maintained by the County.
- Three Oaks Parkway is a four-lane median divided roadway with sidewalks and bike lanes that are maintained by the County. There are three turn lanes where it nears Alico Road and a turn lane into the subject property.

The 5 year analysis indicates that Alico Road from Three Oaks Parkway to I-75, I-75 from Corkscrew Road to Terminal Access Road and San Carlos Boulevard from Oriole Road to Three Oaks Parkway are projected to operate at LOS "F" with or without the project in Year 2024. The same is true of the Year 2040 projections with the additional failure of US 41 between Alico Road and Six Mile Cypress Parkway.

Mass Transit: The property is within ¼ mile of a fixed route corridor. The closest bus route is Route 60 along Alico Road and bus stop 1952 is located on Three Oaks Parkway.

Utilities: The subject property is within the Lee County Utilities future potable water and sanitary sewer service areas. Potable water and wastewater lines are in operation adjacent to the property on Three Oaks Extension. Potable water is available from the Green Meadows Water Treatment Plant. Wastewater service would be provided by the Three Oaks Wastewater Treatment Plant.

Solid Waste: The subject property has access to solid waste services. Solid waste collection services will be provided by Lee County using the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Fire: The San Carlos Park Fire District indicated they are capable of providing fire protection. In a letter dated January 25, 2019, the Fire District states the subject property is within 3 miles from Station #51 (Sanibel Blvd.)

EMS: The subject property has access to EMS services. In a letter dated December 6, 2018, Lee County Emergency Medical Services indicates they will be able to serve the property from Medic 9 located 3.1 miles west of the property, and a second EMS facility is located within 5 miles from the property.

Police: The Lee County Sheriff will provide law enforcement services primarily from the South District office in Bonita Springs. The Sheriff indicated in a letter dated November 26, 2018 that the development of the subject property will not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

Schools: There is adequate school seat capacity to serve the subject property.

PART 4 CONCLUSIONS

Commercial and industrial uses are permitted in both the Industrial Commercial Interchange and General Interchange future land use categories. The difference is that General Interchange will allow for multi-family residential uses at a minimum of 8 units and a maximum of 14 units per acre. Up to 22 units per acre would be allowed using bonus density.

The subject property is well situated in a growing industrial and commercial area. Providing multi-family residential units on the subject property will add a new housing type available to workers in the area. The residential/industrial/commercial interface will be limited as proposed by the concurrent planned development. Residents will be given notice of the property's proximity to the airport and the potential for airport noise. There are services available to the site to support the proposed uses.

For the reasons discussed in this staff report, staff recommends that the Board of County Commissioners *transmit* the proposed amendments.

PART 5 ATTACHMENTS

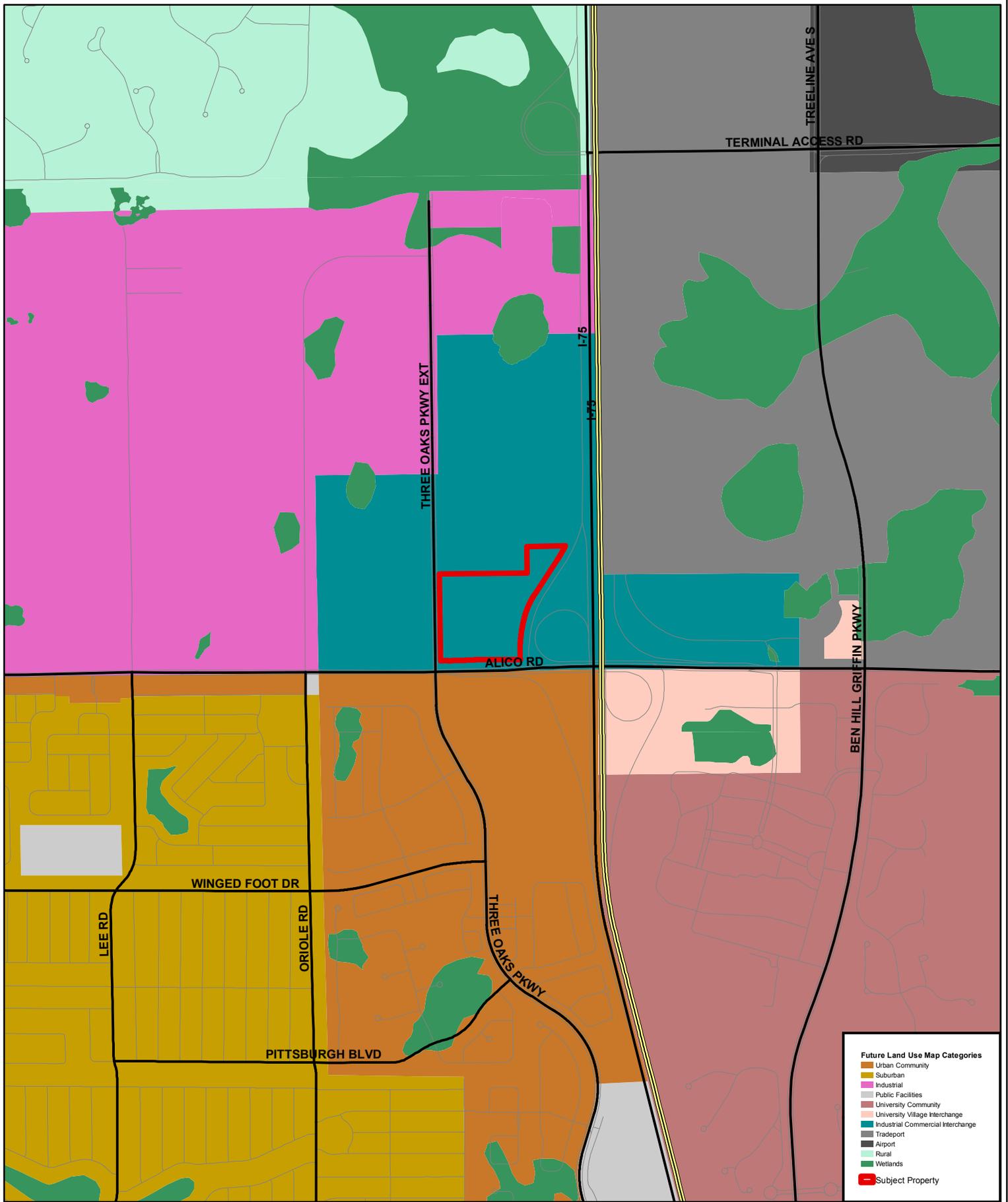
Attachment 1:

- Existing Future Land Use Map
- Proposed Future Land Use Map
- Proposed Table 1(b)

Electronic Files:

<https://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2019-10012> and
<https://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2019-10013>

ATTACHMENT 1



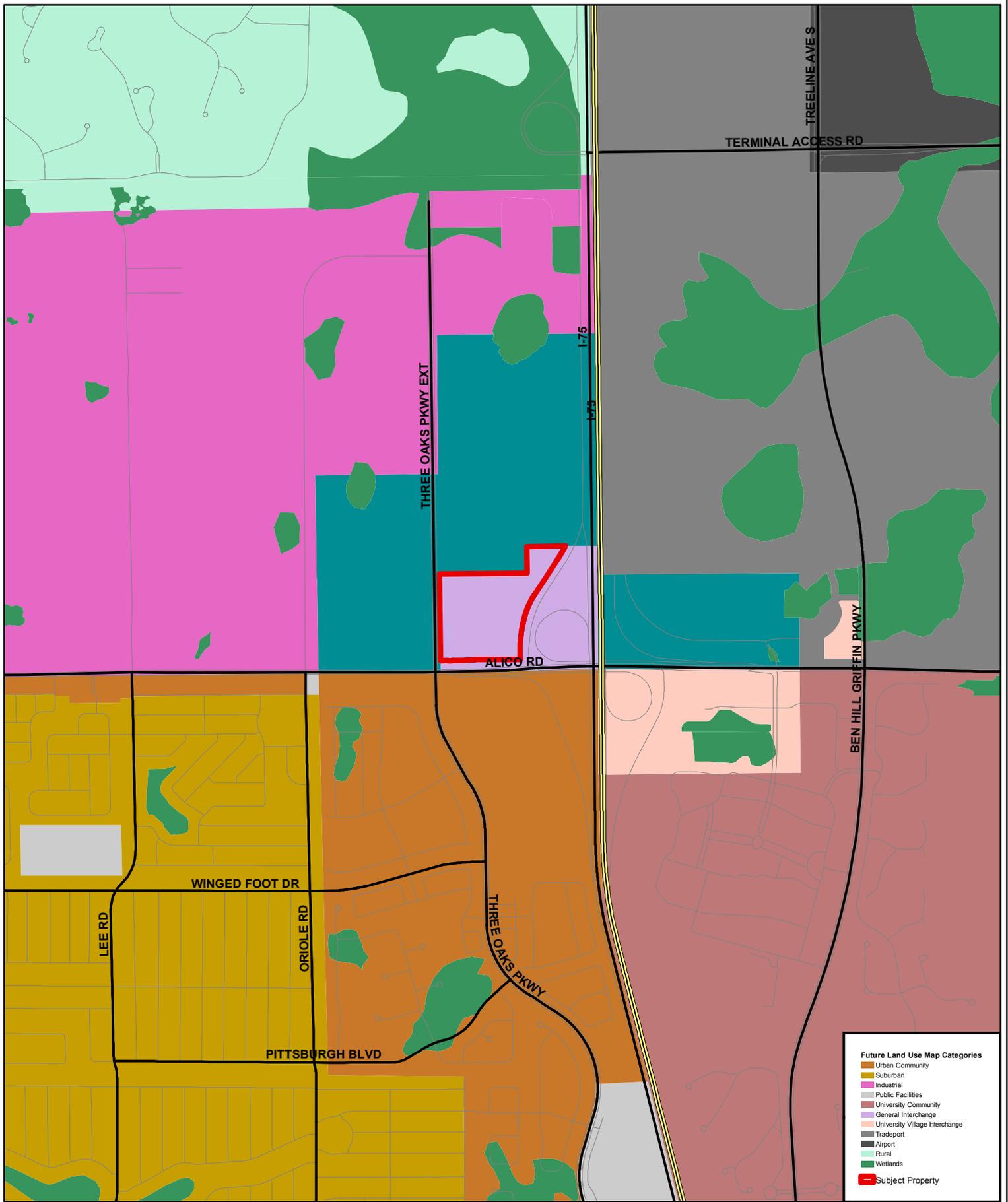
Lee County
Southwest Florida

0 500 1,000 2,000 3,000
Feet

Map Generated August 2019



CPA2018-10013 - Vintage Commerce Center
EXISTING LEE PLAN
FUTURE LAND USE MAP



Lee County
Southwest Florida

Map Generated August 2019



CPA2018-10013 - Vintage Commerce Center
PROPOSED LEE PLAN
FUTURE LAND USE MAP

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 Parkway	
	Existing	Proposed										Existing	Proposed		
<i>Residential By Future Land Use Category</i>	Intensive Development	1,361	1,361			5		27		250					
	Central Urban	14,766	14,766			225				230					
	Urban Community	17,021	16,873	520	485	637						250	250		
	Suburban	16,623	16,623			1,810				85					
	Outlying Suburban	3,843	3,843	30		40	20	2	500						1,438
	Sub-Outlying Suburban	1,955	1,955			547							227	227	
	Commercial														
	Industrial	79	79								39		20	20	
	Public Facilities	1	1							1					
	University Community	850	850												
	Destination Resort Mixed Use Water Dependent	8	8												
	Burnt Store Marina Village	4	4					4							
	Industrial Interchange														
	General Interchange	151	169										11	29	58
	General Commercial Interchange														
	Industrial Commercial Interchange														
	University Village Interchange														
	Mixed Use Interchange														
	New Community	2,100	2,100	1,200									900	900	
	Airport														
	Tradeport	9	9										9	9	
	Rural	8,313	8,313	1,948			1,400	636							1,500
	Rural Community Preserve	3,100	3,100												
Coastal Rural	1,300	1,300													
Outer Island	202	202	5			1			150						
Open Lands	2,805	2,805	250				590							120	
Density Reduction/ Groundwater Resource	6,905	6,905	711									94	94		
Conservation Lands Upland															
Wetlands															
Conservation Lands Wetland															
Unincorporated County Total Residential	81,396	81,267	4,664	485		4,665	1,250	29	651	604		1,511	1,529	3,116	
Commercial	13,893	12,793	177	52		400	50	17	125	150		1,100	1,100	440	
Industrial	16,901	13,801	26	3		400	5	26		300		3,100	3,100	10	
Non Regulatory Allocations															
Public	82,565	82,565	7,100	421		2,000	7,000	20	1,961	350		7,752	7,752	2,477	
Active AG	17,027	17,027	5,100			550	150							20	
Passive AG	43,786	43,786	12,229			2,500	109					1,241	1,241	20	
Conservation	81,933	81,933	2,214	611		1,142	3,236	133	1,603	748		2,947	2,947	1,733	
Vacant	23,874	24,004	1,953			61	931	34		45		300	282	151	
Total	375,127	357,176	33,463	1,572		11,718	12,731	259	4,340	2,197		17,951	17,951	7,967	
Population Distribution (unincorporated Lee County)	495,000	495,000	9,266	1,531		30,861	3,270	225	530	5,744		18,333	19,358	16,375	

TABLE 1(b)
Year 2030 Allocation

Future Land Use Category	Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres		Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore	
						Existing	Proposed						
<i>Residential By Future Land Use Category</i>	Intensive Development			660	3	42	42		365		9		
	Central Urban	375	17		3,140	8,179	8,179		2,600				
	Urban Community	850	1,000		860	11,359	11,211			110	450		
	Suburban	2,488	1,975		1,200	675			6,690		1,700		
	Outlying Suburban	377				600			382		454		
	Sub-Outlying Suburban		25						140	66		950	
	Commercial												
	Industrial	5	5		10								
	Public Facilities												
	University Community		850										
	Destination Resort Mixed Use Water Dependent	8											
	Burnt Store Marina Village												
	Industrial Interchange												
	General Interchange								15	31		6	30
	General Commercial Interchange												
	Industrial Commercial Interchange												
	University Village Interchange												
	Mixed Use Interchange												
	New Community												
	Airport												
	Tradeport												
	Rural		90			190	14	14		500	50	635	1,350
	Rural Community Preserve										3,100		
	Coastal Rural					1,300							
	Outer Island	1				45							
	Open Lands									45			1,800
Density Reduction/ Groundwater Resource								4,000				2,100	
Conservation Lands Upland													
Wetlands													
Conservation Lands Wetland													
Unincorporated County Total Residential	4,104	3,962		5,870	3,313	19,594	19,446	4,015	10,753	3,326	3,254	6,230	
Commercial	1,100	1,944		2,100	226	1,300	1,300	68	1,687	18	1,700	139	
Industrial	320	450		900	64	300	300	7,246	554	5	87	5	
Non Regulatory Allocations													
Public	3,550	3,059		3,500	2,100	15,289	15,289	12,000	4,000	1,486	7,000	1,500	
Active AG					2,400			7,171	200	411	125	900	
Passive AG					815			17,521	1,532	3,619	200	4,000	
Conservation	9,306	2,969		188	14,767	1,541	1,541	31,210	1,317	336	5,068	864	
Vacant	975	594		309	3,781	9,880	10,028	470	2,060	1,000	800	530	
Total	19,355	12,978		12,867	27,466	47,904	47,904	79,701	22,103	10,201	18,234	14,168	
Population Distribution (unincorporated Lee County)	34,538	36,963		58,363	13,265	153,011	151,987	1,270	71,001	6,117	25,577	8,760	

TO VIEW APPLICANT MATERIALS,
CLICK THE LINK BELOW:

CPA2018-10012

[Click Here](#)

CPA2018-10013

[Click Here](#)