

Vintage Commerce Center Comprehensive Plan Text and Map Amendment

CPA2018-10012 and CPA2018-10013
August 26, 2019 LPA

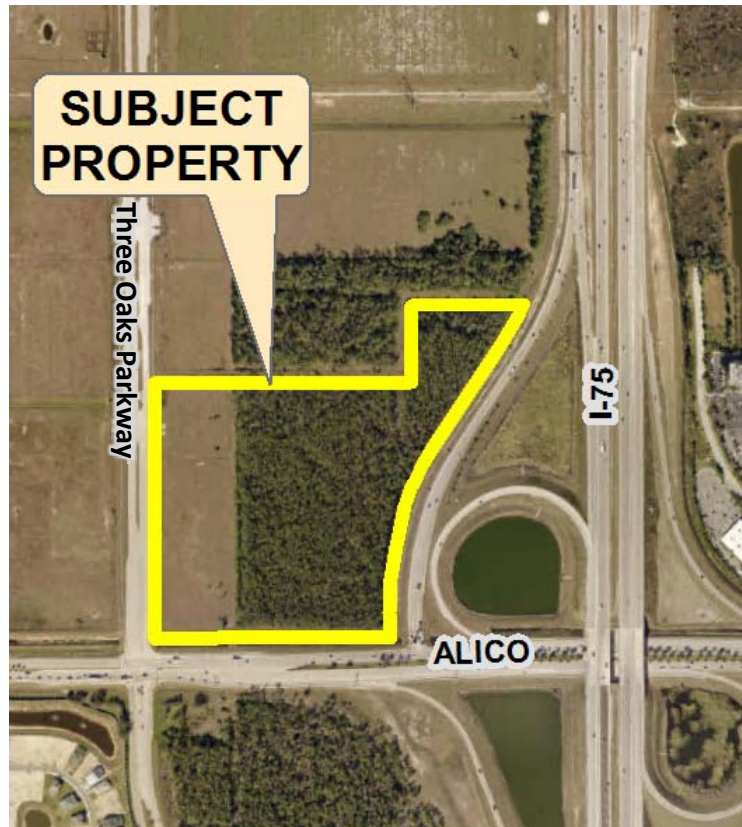
Project Team

- **CLE FL RE Investment I, LLC** – Applicant
- **Neale Montgomery, Esq., Land Use Attorney** – Pavese Law
- **D. Wayne Arnold, AICP, Professional Planner** – Q. Grady Minor & Associates, P.A.
- **Yury Bykau, E.I., Traffic Engineer** – TR Transportation Consultants, Inc.
- **Tyler King** – DexBender Environmental Consulting

Aerial Location Map



Subject Property



Project Information

Existing Land Use Designation: *Industrial Commercial Interchange*
Proposed Land Use Designation: *General Interchange*

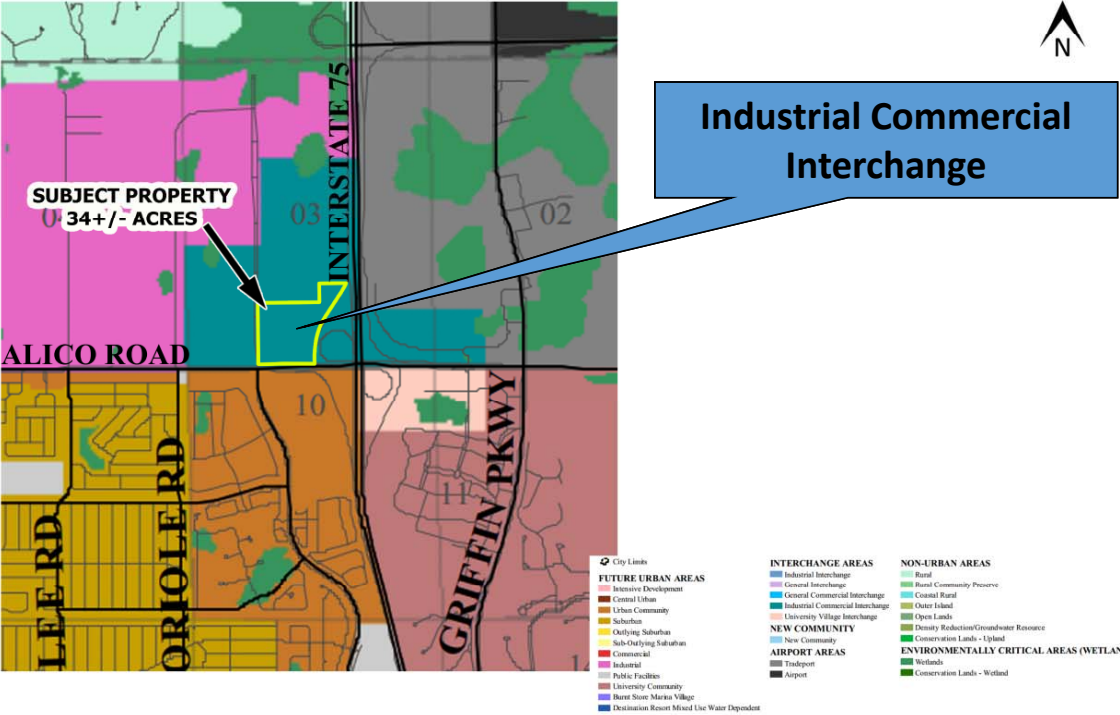
Existing Zoning: *Vintage Commerce Center CPD*

Project Acreage: *33.95+/- acres*

Proposed Request:

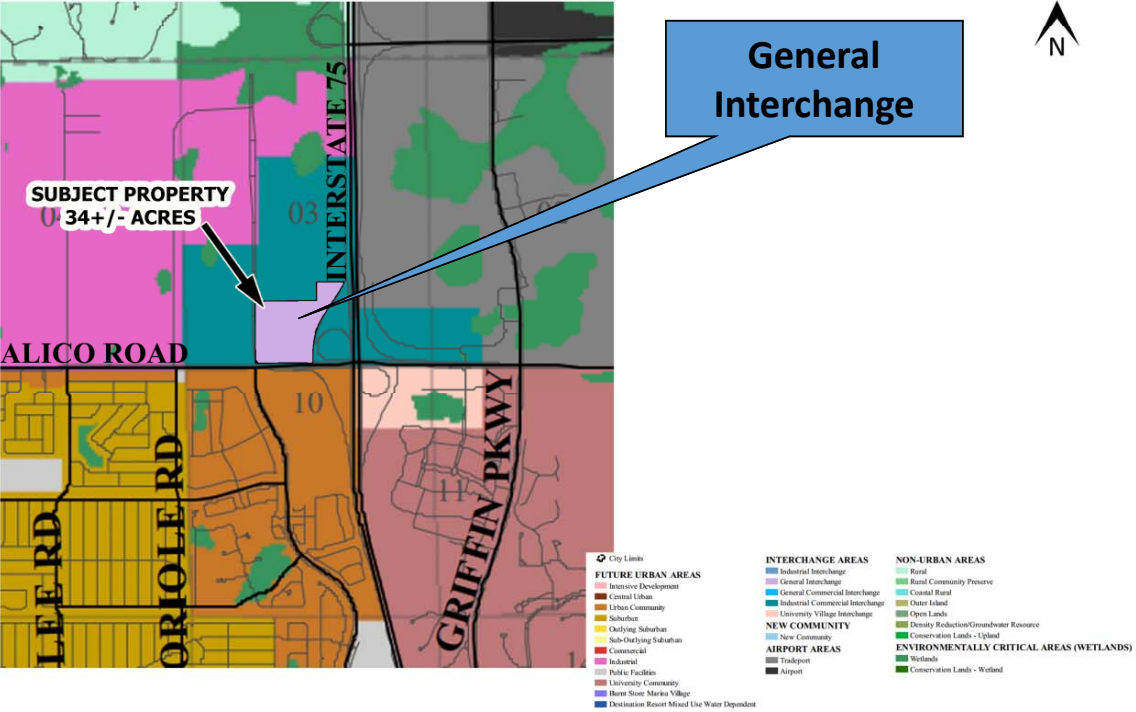
- *to allow, in addition to commercial and light industrial, multi-family residential uses.*

Existing Land Use Map



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.

Proposed Land Use Map



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.

Table 1(b) Year 2030 Allocation Revisions

TABLE 1(b)
Year 2030 Allocation

Future Land Use Category	Lee County Totals		Northwest Lee County	Boca Grande	Beeville Springs	East Myers Beach	Bassett	Cape Coral	Capitola	East Myers Beach	East Myers Beach	Gainesway/ Airport	Dunedin	
	Existing	Proposed											Existing	Proposed
Intensive Development	1,394	1,361												
Central Urban	14,749	14,724												
Urban Community	14,616	14,622	400	400										
Suburban	88,643	88,643												
Charming Suburban	1,843	1,843	50	50										1,438
Sub-Charming Suburban	4,686	4,686												
Commercial														
Industrial	29	29												
Public Facilities	4	4												
University Community	489	470												
Discretionary Resort Mixed Use Water Dependent	4	4												
Beach Water Marina Village	4	4												
Industrial Interchange														
General Interchange	164	164												
General Commercial Interchange														
Industrial Commercial Interchange														
University Village Interchange														
Mixed Use Interchange														
Open Community	3,449	3,422	3,330											
Aspen														
Tranquility														
Rural	4,313	4,313	3,748											3,300
Rural Community Preserve	3,449	3,430												
Central Rural	4,349	4,349												
Urban Island	490	265												
Open Lands	3,449	2,401	270											130
Density Reduction Contributable Business	4,486	4,486	711											
Conservation Lands Upland														
Wetlands														
Conservation Lands Wetland														
Unincorporated County Total Residential	89,246	89,242	4,444	400										3,116
Commercial	14,644	14,743	177	51										440
Industrial	34,489	34,489	26	5	26									10
Non-Regulatory Allocations														
Public	40,446	42,561	3,100	400										3,417
Active AG	13,407	12,022	5,100											30
Passive AG	48,796	48,796	13,229											30
Conservation	48,443	48,443	2,114	411										1,733
Vacant	23,446	24,441	1,913											150
Total	109,497	109,476	33,463	1,572										7,967
Population Distribution (unincorporated Lee County)	493,460	493,493	9,266	3,761										16,375

Revised by Ordinance No. 18-02, 18-15, 18-19, 18-21, 18-25, 18-31, 18-32, 18-34, 18-41, 18-44, 18-45, 18-50, 18-51, 18-52, 18-53, 18-54, 18-55

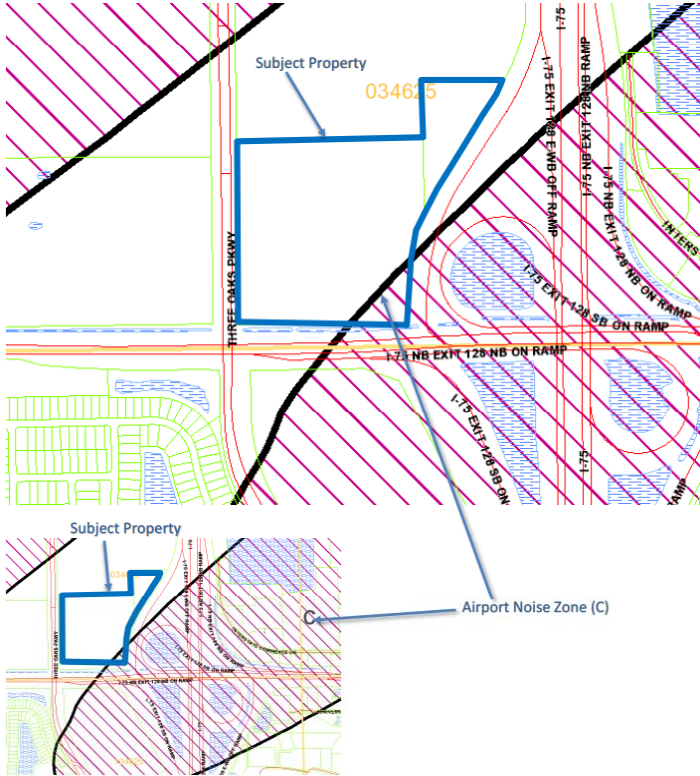
TABLE 1(b)
Year 2030 Allocation

Future Land Use Category	Total McGroup	San Carlos	Sunbelt	North Fort Myers	Pine Island	Lehigh Acres		Northwest Lee County	North Fort Myers	Buckingham	Edison	Bayshore
						Existing	Proposed					
Intensive Development												
Central Urban	375	17										
Urban Community	850	1,000										
Suburban	1,448	1,475										
Charming Suburban	377											
Sub-Charming Suburban												
Commercial												
Industrial												
Public Facilities												
University Community												
Discretionary Resort Mixed Use Water Dependent												
Beach Water Marina Village												
General Interchange												
General Commercial Interchange												
Industrial Commercial Interchange												
University Village Interchange												
Mixed Use Interchange												
Open Community												
Aspen												
Tranquility												
Rural												
Rural Community Preserve												
Central Rural												
Urban Island												
Open Lands												
Density Reduction Contributable Business												
Conservation Lands Upland												
Wetlands												
Conservation Lands Wetland												
Unincorporated County Total Residential	4,154	3,962										
Commercial	1,100	1,144										
Industrial	320	430										
Non-Regulatory Allocations												
Public	3,500	3,079										
Active AG	2,400											
Passive AG	919											
Conservation	9,300	2,969										
Vacant	475	504										
Total	19,238	12,979										
Population Distribution (unincorporated Lee County)	34,538	34,563										

Revised by Ordinance No. 18-02, 18-15, 18-19, 18-21, 18-25, 18-31, 18-32, 18-34, 18-41, 18-44, 18-45, 18-50, 18-51, 18-52, 18-53, 18-54, 18-55

Airport Noise Zone Map

- A portion of the southeast corner of the subject property is located in Airport Noise Zone 'C'





Who We Are

- ▶ LCPA manages the airport facilities supporting air transportation in Southwest Florida. RSW has 4,000 people working at the airport, as well as its own fire and police departments. We maintain roadways and buildings on 7,000 acres of land. RSW is the third-largest airport in the nation for land mass.



Southwest Florida International Airport



Skyplex @ Southwest Florida International Airport

- As a provider of business-process outsourcing, **Alta Resources** insources care, sales, e-commerce and fulfillment solutions for world-leading companies.
- **NeoGenomics** is a cancer diagnostics and pharma services company serving oncologists, pathologists, pharmaceutical companies, academic centers, and others with innovative diagnostic, prognostic and predictive testing.





Student Population at Florida Gulf Coast University:

- Total 14,965 students have enrolled into Florida Gulf Coast University where 13,854 students enroll into undergraduate programs and 1,111 students for graduate programs.

Source: Collegetuitioncompare.com

Get ready to shape your future

No matter where you are today, FGCU's 57 undergraduate, 25 graduate and 4 doctoral programs provide opportunities and the hands-on experiences to achieve your best.



Undergraduate
Admissions

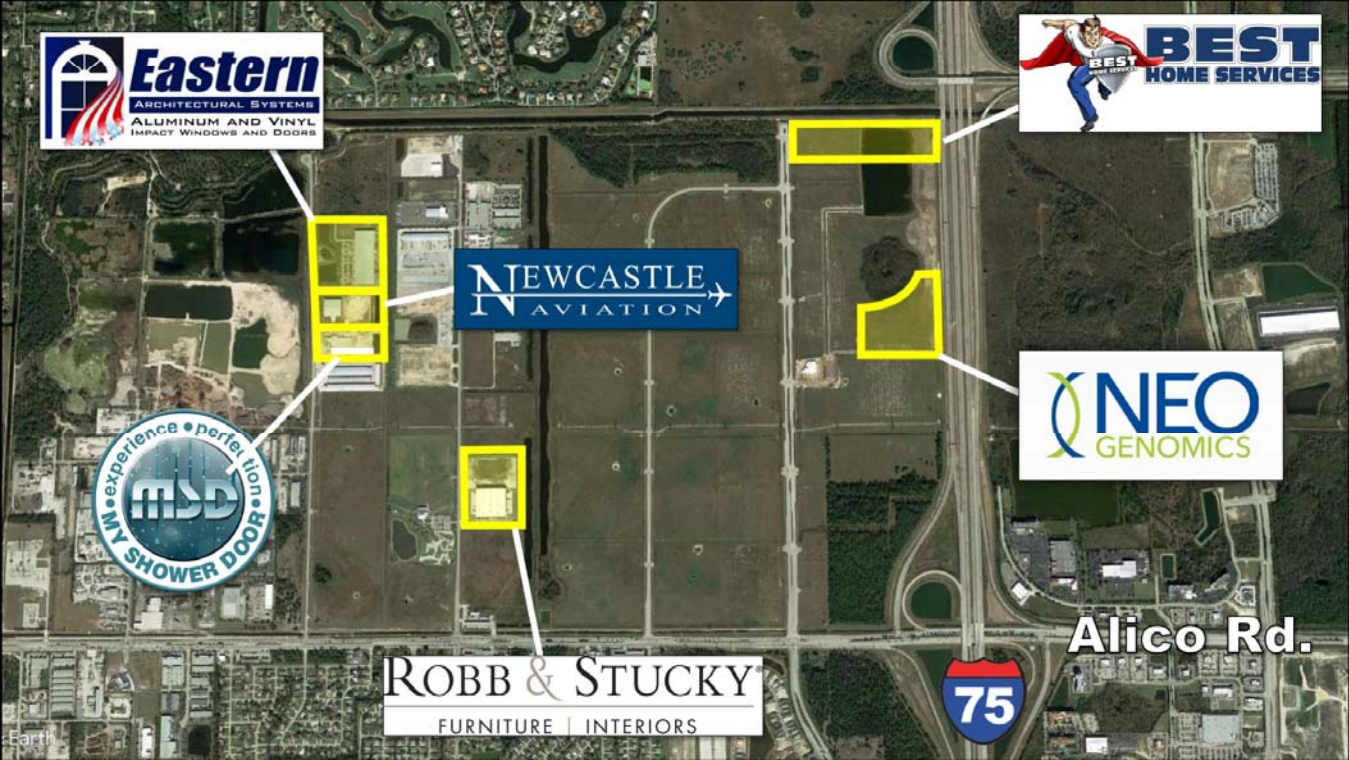


Graduate
Studies/Admissions



Financial Aid Resources

Economic and Corporate Growth



Lee Plan Policies

- 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/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).
- 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.

Lee Plan Policies (cont'd)

- 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 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:
 - 1. 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
 - 2. 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 additional development permits, based on conditions which exist at that time, as required by Lee County's concurrency management system.
- POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

Conclusions

- *Amendment is internally consistent with the Lee Plan*
- *Multi-family housing in growth area supported by Florida Gulf Coast University, Southwest Florida International Airport and nearby employment is sound Planning policy*
- *Area supported with adequate infrastructure of roads, transit, utilities, schools, fire and EMS*

Thank you