



John Manning
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

September 25, 2019

Via E-Mail

Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-0800

**Re: Amendment to the Lee Plan
September 18, 2019 Transmittal Hearing
CPA2018-10012 & CPA2018-10013**

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163, please find attached the proposed Comprehensive Plan Amendments, known locally as CPA2018-10012 & CPA2018-10013 (Vintage Commerce Center). The proposed amendments are being submitted through the expedited state review process as described in Chapter 163.3184. The amendments are as follows:

CPA2018-10012: Amend Table 1(b) 2030 population allocation to accommodate residential development on the subject property.

CPA2018-10013: Amend the Future Land Use Map designation on ±33.95 acres from Industrial Commercial Interchange to General Interchange.

The Local Planning Agency held a public hearing for these plan amendments on August 26, 2019. The Board of County Commissioners voted to transmit the amendments on September 18, 2019. The proposed amendments are not applicable to an area of critical state concern. The Board of County Commissioners stated their intent to hold an adoption hearing following the receipt of the review agencies' comments.

The name, title, address, telephone number, and email address of the person for the local government who is most familiar with the proposed amendments is as follows:

Mr. Brandon Dunn, Principal Planner
Lee County Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398
(239) 533-8585
Email: bdunn@leegov.com

Included with this package are one paper copy and two CD ROM copies, in PDF format, of the proposed amendments and supporting data and analysis. By copy of this letter and its attachments, I certify that this amendment and supporting data and analysis have been sent on this date to the agencies listed below.

Sincerely,

**Lee County Department of Community Development
Planning Section**



Mikki Rozdolski
Manager, Community Development Operations

All documents and reports attendant to this transmittal are also being sent by copy of this cover in an electronic format to:

Comprehensive Plan Review
Department of Agriculture and Consumer Services

Mark Weigly
Department of Education

Plan Review
Department of Environmental Protection

Robin Jackson
Florida Department of State

Scott Sanders
Florida Fish and Wildlife Conservation Commission

Sarah Catala
FDOT District One

Margaret Wuerstle
Southwest Florida Regional Planning Council

Terry Manning, AICP, Senior Planner, Intergovernmental Coordination Section
South Florida Water Management District

Attn:
LCBC-COUNTY ADMINISTRATION
2115 2ND ST
FORT MYERS, FL 33901

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared ,
who on oath says that he or she is a Legal Assistant of
the News-Press, a daily newspaper published at Fort
Myers in Lee County, Florida; that the attached copy of
advertisement, being a Legal Ad in the matter of

Notice Public Hearing

In the Twentieth Judicial Circuit Court was published in
said newspaper in the issues of:

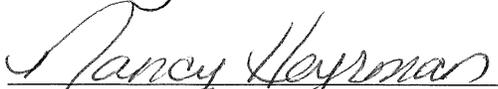
09/06/19

Affiant further says that the said News-Press is a paper
of general circulation daily in Lee County and published
at Fort Myers, in said Lee County, Florida, and that the
said newspaper has heretofore been continuously
published in said Lee County, Florida each day and has
been entered as periodicals matter at the post office in
Fort Myers, in said Lee County, Florida, for a period of
one year next preceding the first publication of the
attached copy of advertisement; and affiant further says
that he or she has never paid nor promised any person,
firm or corporation any discount, rebate, commission or
refund for the purpose of securing this advertisement for
publication in the said newspaper.

Sworn to and Subscribed before me this 6th of
September 2019, by legal clerk who is personally known
to me.



Affiant



Notary State of Wisconsin, County of Brown
5.15.23

NANCY HEYRMAN
Notary Public
State of Wisconsin

**NOTICE OF PROPOSED AMENDMENT
TO THE
LEE COUNTY COMPREHENSIVE LAND
USE PLAN
(TRANSMITTAL HEARING)**

The Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, September 18, 2019. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers at 2120 Main Street in Downtown Fort Myers. At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Economic Opportunity:

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.

CPA2019-00005 CAM40: Request to add a 40 acre parcel to the Environmental Enhancement and Preservation Communities Overlay (EEPCO) as identified on Map 17- Southeast DR/GR Residential Overlay. The subject property is located approximately one mile south of Corkscrew Road and approximately one mile east of Six Ls Farm Road. The applicant has filed a companion rezoning application (DCI2019-00018) to rezone the parcel to Mixed Use Planned Development as part of a 2,138 +/- acre development.

This transmittal hearing is the first step in a two step public hearing process to amend the Lee Plan. A second hearing will follow the Department of Economic Opportunity's review of the application.

Documentation for the Proposed Comprehensive Plan Amendments are 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 amendments. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

It is the intent of the Board of County Commissioners that the provisions of these Comprehensive Plan Amendments may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or ADArequests@lee.gov, at least five business days in advance.
No. 3761475 Sept. 6, 2019

**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
BOCC: 9/18/2019

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

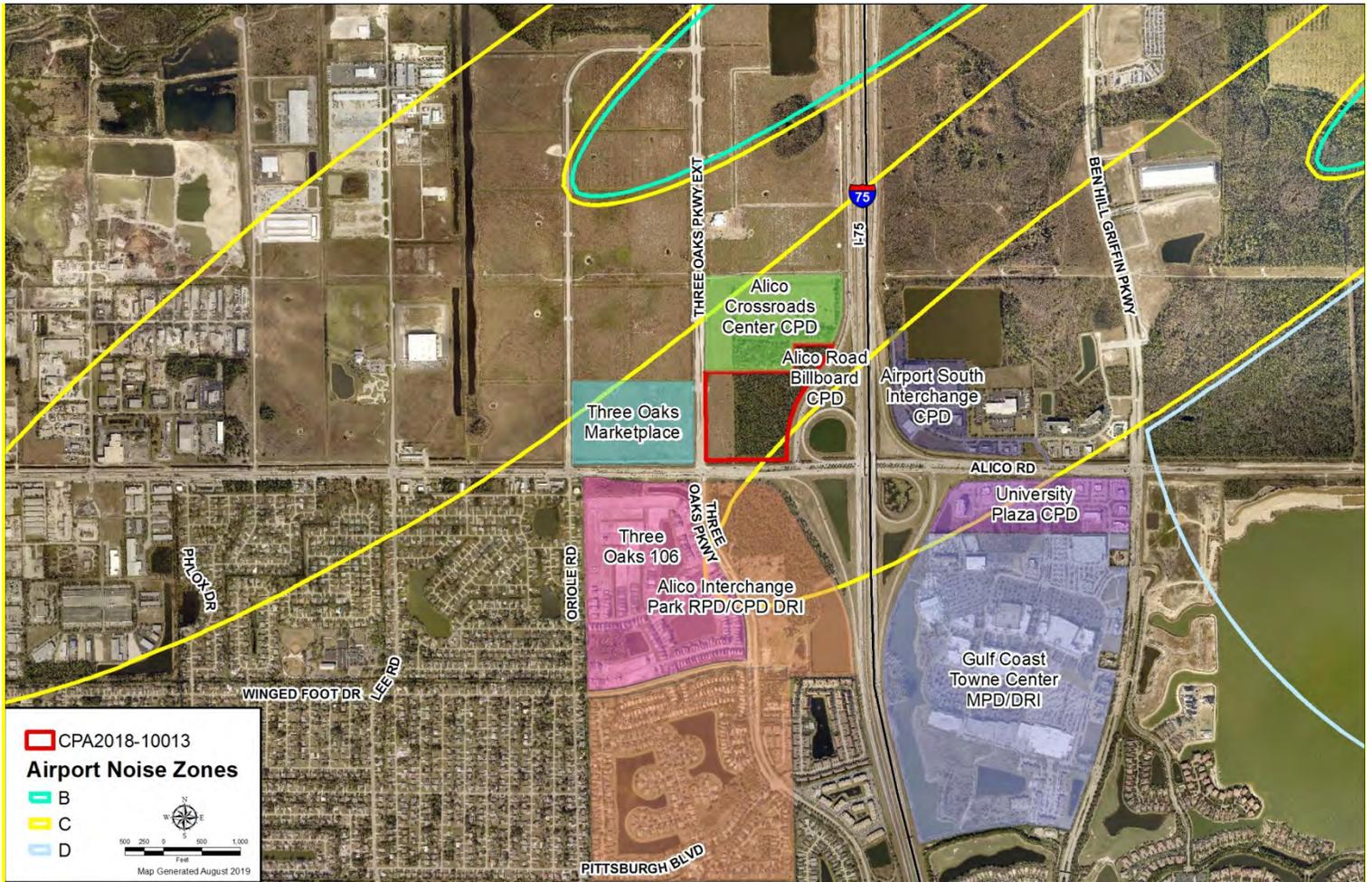
The surrounding properties to the north, northwest, west, and east are predominantly within the Industrial Commercial Interchange future land use category and are zoned CPD, Mixed Use Planned Development (MPD), and Agriculture (AG-2). The properties south of Alico Road, located within the San Carlos 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
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION
DATE OF PUBLIC HEARING: August 26, 2019

A. LOCAL PLANNING AGENCY REVIEW:

The Applicant presented an overview of the proposed amendments and consistency with the Lee Plan. Staff provided a brief presentation for the amendment which covered consistency with the Lee Plan and staff recommendation. No members of the public addressed the LPA concerning this case.

Members of the LPA asked questions about the impact on light industrial uses, development within airport noise zone C and residential uses and items that would be addressed during the planned development rezoning.

B. LOCAL PLANNING AGENCY RECOMMENDATION:

A motion was made to find the map amendment request consistent with the Lee Plan and to recommend that the Board of County Commissioners *transmit* CPA2018-10013. The motion passed 7 to 0.

VOTE:

RAYMOND BLACKSMITH	AYE
RHONDA BREWER	AYE
JAMES INK	AYE
DON SCHROTENBOER	AYE
KRISTINE SMALE	AYE
STAN STOUDE	AYE
HENRY ZUBA	AYE

A motion was made to find the text amendment request consistent with the Lee Plan; and to recommend that the Board of County Commissioners *transmit* CPA2018-10012. The motion passed 7 to 0.

VOTE:

RAYMOND BLACKSMITH	AYE
RHONDA BREWER	AYE
JAMES INK	AYE
DON SCHROTENBOER	AYE
KRISTINE SMALE	AYE
STAN STOUDE	AYE
HENRY ZUBA	AYE

PART 6
BOARD OF COUNTY COMMISSIONERS
TRANSMITTAL HEARING FOR PROPOSED AMENDMENT

DATE OF PUBLIC HEARING: September 18, 2019

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendments which covered consistency with the Lee Plan and the LPA and staff recommendation. No members from the public spoke. The Board discussed the potential residential use on the subject property, allowing a mix of uses, notice requirements for airport noise zones, and the need for employee housing in the area.

B. BOARD ACTION:

A motion was made to transmit CPA2018-10012 and CPA2018-10013 as recommended by staff. The motion was passed 5 to 0.

VOTE:

BRIAN HAMMAN	<u>AYE</u>
FRANK MANN	<u>AYE</u>
JOHN MANNING	<u>AYE</u>
CECIL L. PENDERGRASS	<u>AYE</u>
RAY SANDELLI	<u>AYE</u>

PART 7
ATTACHMENTS

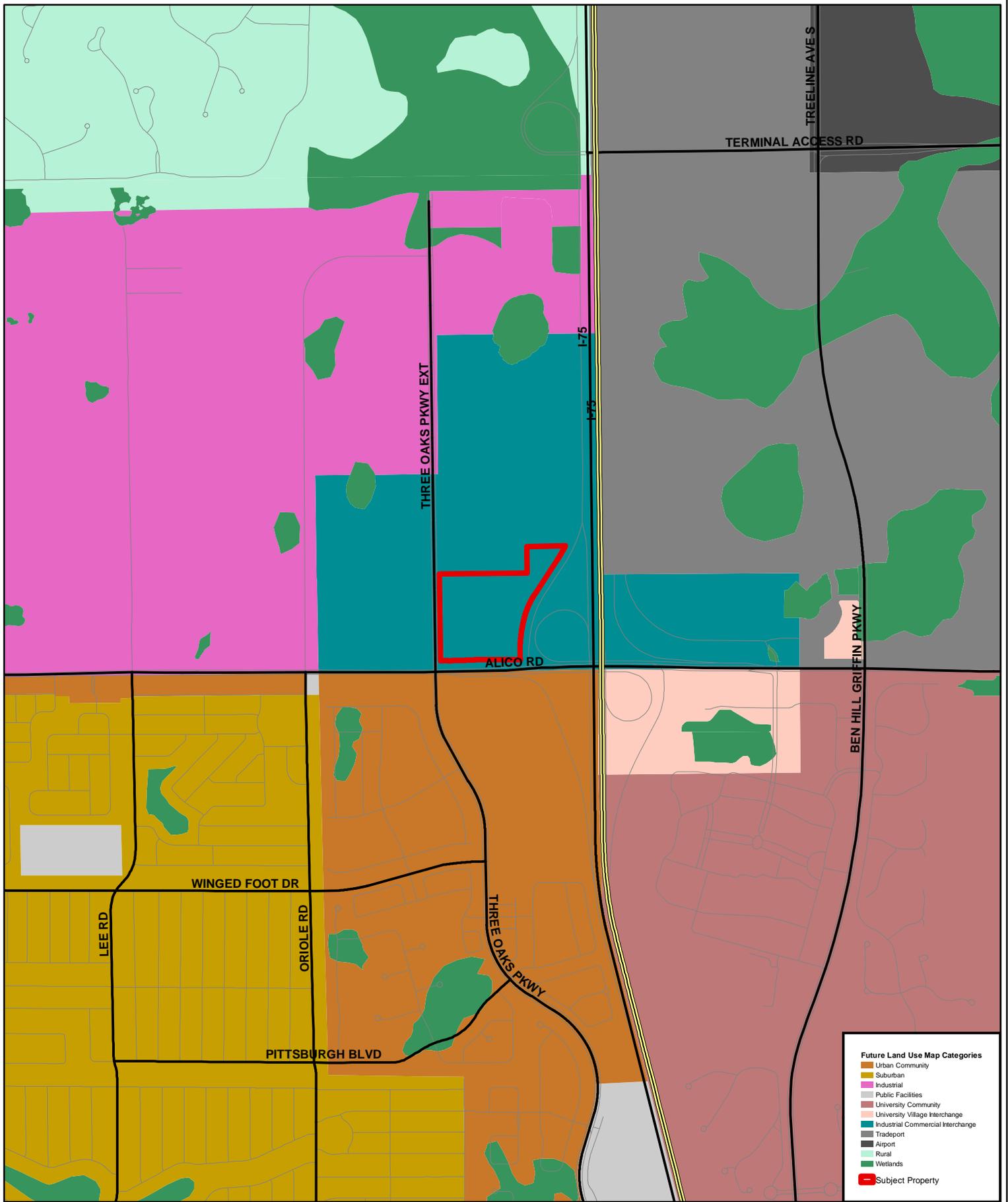
Attachments:

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

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>

ATTACHMENTS



Future Land Use Map Categories

- Urban Community
- Suburban
- Industrial
- Public Facilities
- University Community
- University Village Interchange
- Tradeport
- Airport
- Rural
- Wetlands
- Subject Property

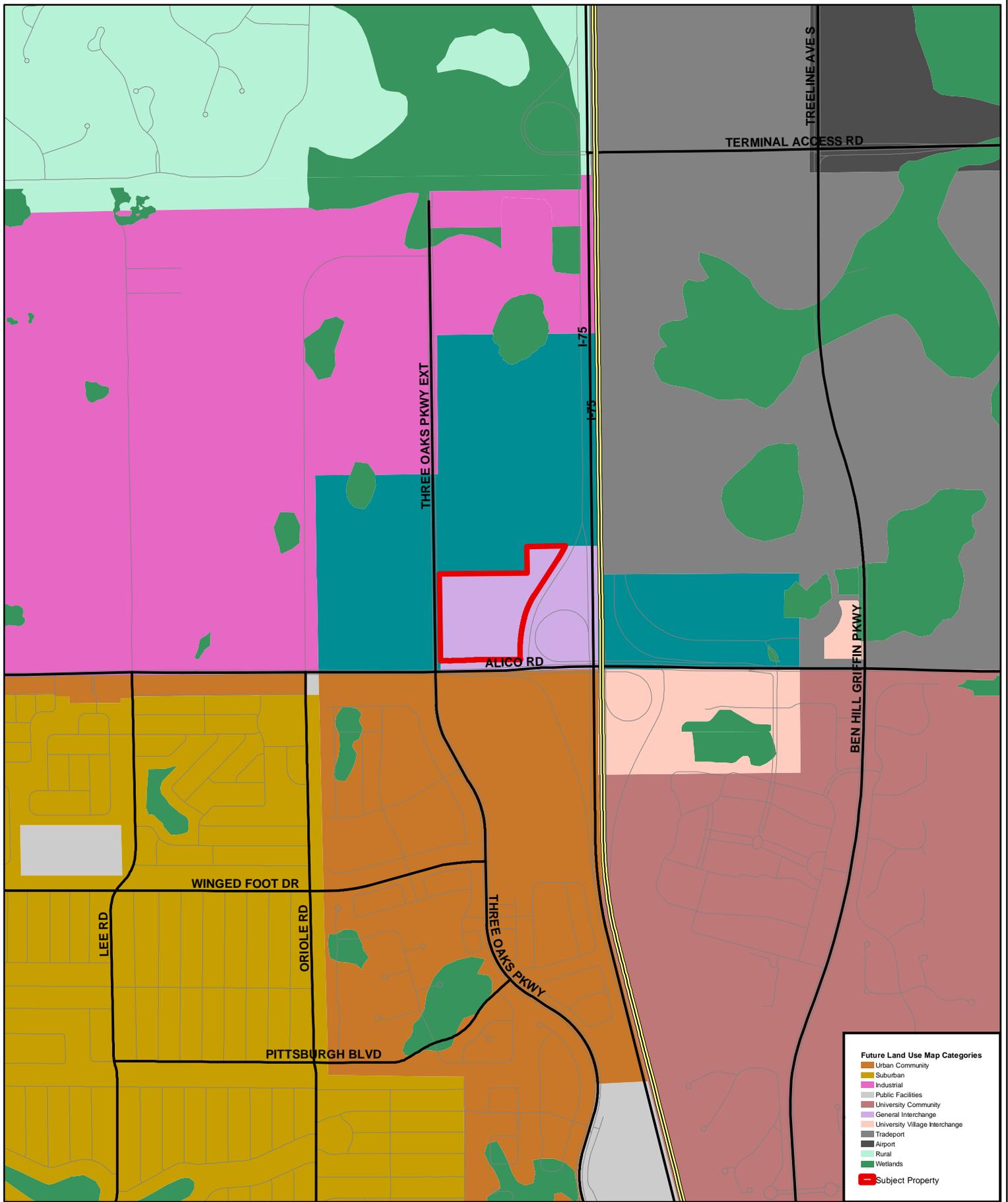
Lee County
Southwest Florida

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Feet

Map Generated August 2019



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



Future Land Use Map Categories

- Urban Community
- Suburban
- Industrial
- Public Facilities
- University Community
- General Interchange
- University Village Interchange
- Tradeport
- Airport
- Rural
- Wetlands
- Subject Property

Lee County
Southwest Florida

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Feet

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						
Residential By Future Land Use Category	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	

STAFF COMMENTS

CPA2018-10012

&

CPA2018-10013



Direct Dial: 239-590-4603

Fax: 239-590-4688

April 22, 2019

JEFF MULDER, A.A.E.
EXECUTIVE DIRECTOR

RICHARD WM. WESCH
PORT AUTHORITY ATTORNEY

Sharon Jenkins-Owen
Principal Planner
Lee County Community Development Department
Zoning Section
1500 Monroe Street
Fort Myers, FL 33901

BOARD OF
PORT COMMISSIONERS

BRIAN HAMMAN

LARRY KIKER

FRANK MANN

JOHN E. MANNING

CECIL L. PENDERGRASS

Re: Vintage Commerce Center
CPA2018-10013 &
CPA2018-10012

Dear Ms. Jenkins-Owen:

The Lee County Port Authority (LCPA) has reviewed the proposed Vintage Commerce Center Comprehensive Plan Amendments (map and text) and provides the following substantive comments:

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

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

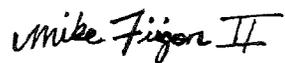
11000 Terminal Access Road, Suite 8671 • Fort Myers, Florida 33913-8213
www.flylcpa.com

- If lighting in the project is angled upward, it may be a distraction to pilots flying into the airport. It is requested that the developer angle all lighting in the development downward to mitigate this potential hazard per Section 34-1012(a)(1) of the LDC.

We appreciate the opportunity to comment on this matter. If you have any questions or require additional information, please do not hesitate to contact me at (239) 590-4603.

Sincerely,

LEE COUNTY PORT AUTHORITY

A handwritten signature in black ink that reads "Mike Fiigon II". The signature is written in a cursive style with a large, stylized "M" and "F".

Mike Fiigon II
Planner, Planning & Environmental Compliance

cc: Alicia Dixon, Director, Planning & Environmental Compliance, LCPA



DEPARTMENT OF COMMUNITY
DEVELOPMENT

Memo

To: Sharon Jenkins-Owen, Planner, Principal

From: Lili Wu, Planner, Senior

Date: April 22, 2019

Subject: Vintage Commerce Center (CPA2018-10013)

Infrastructure Planning staff has reviewed the reference application which requests to change the current land use designation from "Industrial Commercial Interchange" to "General Interchange" future land use category. The Vintage Commerce Center development is located at the northeast corner of Alico Rd/Three Oaks Pkwy intersection.

CPA application is required to provide the information of a short range (5 years) and long range (20+ years) level of service (LOS) analysis. The 5 year analysis indicates that Alico Rd from Three Oaks Pkwy to I-75, I-75 from Corkscrew Rd to Terminal Access Rd and San Carlos Blvd from Oriole Rd to Three Oaks Pkwy are projected to operate at LOS "F" with and without the project in Year 2024.

The Long Range 2040 Horizon LOS analysis indicates that Alico Rd from Oriole Rd to I-75, US 41 from Six Mile Cypress Pkwy to Alico Rd are projected to operate at LOS "F" with and without the project in Year 2040.

I-75 is a freeway, US 41 and Alico Rd (from Three Oaks Pkwy to I-75) are arterials maintained by State. Alico Rd (from US 41 to Three Oaks Pkwy) and Three Oaks Pkwy are arterials and Oriole Rd is a collector maintained by County.

From: [Huff, Dawn](#)
To: [Jenkins-Owen, Sharon](#)
Subject: RE: CPA2018-10013 Vintage Commerce Center & CPA2018-10013
Date: Thursday, March 21, 2019 1:04:37 PM
Attachments: [CPA2018-10012 & 13Map.pdf](#)
[CPA2018-10012 & 13 Staff Report.pdf](#)

Hi Sharon,

After review of CPA2018-10012 & 10013/Vintage Commerce Center Map and text amendment, the proposed development is located within ¼ mile of fixed route services. The route 60 and bus stop 1952 are located on Three Oaks Pkwy and based on the LDC, necessary improvements are needed at time of DO submittal. Please see the attached the map and a LeeTran staff report that reference the necessary improvements.

Please let me know if you have any further questions.

Regards,

Dawn Huff
Senior Planner
LeeTran
3401 Metro Parkway
Fort Myers, FL 33901
Office (239)533-0233
Email Dhuff3@leegov.com

From: Miller, Janet <JMiller@leegov.com>
Sent: Tuesday, March 19, 2019 11:20 AM
To: Lee Plan Review Distribution List <LeePlanReview@leegov.com>; bosnjak@sancarlosfire.org
Subject: CPA2018-10013 Vintage Commerce Center

If you had previous sufficiency comments, please review the resubmittal materials submitted on March 18, 2019 for Vintage Commerce Center - **Map** Amendment (CPA2018-10013) and advise Lee County Planning staff if the materials provided are sufficient for review or if additional materials are needed for a complete review.

Please provide this review to Sharon Jenkins-Owen by **Tuesday, April 2, 2019**. Thank you.

Below is a link to this particular plan amendment web page so that you can view the resubmittal materials.

<http://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2018-10013>

Janet Miller



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

GWYNETTA S. GITTENS
CHAIR, DISTRICT 5
CHRIS N. PATRICCA
VICE CHAIR, DISTRICT 3
MARY FISCHER
DISTRICT 1
MELISA W. GIOVANNELLI
DISTRICT 2
DEBBIE JORDAN
DISTRICT 4
BETSY VAUGHN
DISTRICT 6
CATHLEEN O'DANIEL MORGAN
DISTRICT 7
GREGORY K. ADKINS, ED. D.
SUPERINTENDENT
ROBERT DODIG, ESQ.
BOARD ATTORNEY

December 6, 2018

Sharon Jenkins-Owens & Alvin Block
Lee County Division of Planning
1500 Monroe Street
Fort Myers, Florida 33902-0398

RE: DCI2018-10022 & CPA2018-10012
Vintage Commerce Center CPA

Dear Ms. Jenkins-Owens & Mr. Block:

This letter is in response to your request for comments dated December 4, 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 to develop 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 are 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

From: [Jansen, Stephen](#)
To: [Jenkins-Owen, Sharon](#)
Subject: RE: CPA2018-10012 Vintage Commerce Center - TEXT
Date: Tuesday, December 04, 2018 10:59:28 AM

1. No new access to or from Alico Road would be acceptable between Three Oaks Pkwy and the I-75 ramp
2. The new land use has additional traffic assigned to the Three Oaks and Alico intersection. This traffic will require additional turn lanes and storage. These improvements should be included as part of the development.
 - a. WB right turn lane needs to be longer.
 - b. EB left turn is adding almost 300 additional trips. Double left turn lanes are needed.
 - c. SB right turn is adding almost 300 additional trips. Double right turn lanes are needed.
 - d. NB through is adding 200 trips. The NB right turn lane needs to be lengthened to account for the through traffic queue

Stephen M. Jansen, P.E., P.T.O.E.

Lee County DOT, Traffic Section
1500 Monroe St
Fort Myers, FL 33901
(239)533-8503 office
(239)229-4006 mobile

Engineers, in the fulfillment of their professional duties, shall hold paramount the safety, health, and welfare of the public.

jansensj@leegov.com

From: Dunn, Brandon
Sent: Tuesday, December 04, 2018 7:55 AM
To: Lee Plan Review Distribution List <LeePlanReview@leegov.com>; bosnjak@sancarlosfire.org
Cc: Jenkins-Owen, Sharon <SJenkins-Owen@leegov.com>; Bhutada, Kalyani <KBhutada@leegov.com>
Subject: CPA2018-10012 Vintage Commerce Center - TEXT

Good Morning:

Lee County Planning staff has received a privately sponsored amendment to the Lee Plan. Below is a

APPLICANT MATERIALS

CPA2018-10012

&

CPA2018-10013

VINTAGE
COMMERCE
CENTER

Vintage Commerce Center Text Amendment, CPA2018-10012

Application and Supporting Documents

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APR 30 2019
COMMUNITY DEVELOPMENT

AUGUST 26, 2019 | LPA Hearing

CPA2018-10012



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,

D. Wayne Arnold, AICP

Cc: Brian Intihar
Neale Montgomery, Esq.
GradyMinor File

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APR 30 2019

COMMUNITY DEVELOPMENT

CPA2018-10012



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Project Name: Vintage Commerce Center

Project Description: Amend Table 1(b) 2030 population allocation to accommodate residential development within the Gateway/Airport General Interchange category.

State Review Process: State Coordinated Review Expedited State Review Small-Scale Text*

*Must be directly related to the implementation of small-scale map amendment as required by Florida Statutes.

APPLICANT – PLEASE NOTE:

A PRE-APPLICATION MEETING IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION.

Submit 3 copies of the complete application and amendment support documentation, including maps, to the Lee County Department of Community Development.

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

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

1. **Name of Applicant:** CLE FL RE Investment I LLC
Address: 1100 Euclid Ave., Suite 300
City, State, Zip: Cleveland, OH 44115
Phone Number: 216.696.5442 x 444 E-mail: brintihar@crminc.us

2. **Name of Contact:** D. Wayne Arnold, AICP, Q. Grady Minor & Associates, P.A.
Address: 3800 Via Del Rey
City, State, Zip: Bonita Springs, FL 34134
Phone Number: 239-947-1144 E-mail: warnold@gradymminor.com

3. **Property Information:** Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. _____
Amend Table 1(b) 2030 population allocation to accommodate residential development within the Gateway/Airport General Interchange category. Please see Exhibit T6, Lee Plan Analysis, for an analysis of this property.

4a. **Does the proposed change affect any of the following areas? NO**

If located in one of the following areas, provide an analysis of the change to the affected area.

- Acquisition Area [Map 1 Page 4]
- Agricultural Overlay [Map 30]
- Airport Mitigation Lands [Map 3]
- Airport Noise Zone 2 or 3 [Map 1 Page 5]
- Burnt Store Marina Village [Map 1 Page 2]
- Environmental Enhancement and Preservation Communities [Map 17]
- Mixed Use Overlay [Map 1 Page 6]
- Planning Communities Map [Map 1 Page 2]
- Urban Infill and Redevelopment [Map 15]
- Urban Reserve Area [Map 1 Page 4]
- Water Dependent Overlay [Map 1 Page 2]
- Private Recreational Facilities [Goal 16]



4b. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

- 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 27] Alva [Goal 28]
 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]

Public Facilities Impacts

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

1. **Traffic Circulation Analysis:** Provide an analysis of the effect of the change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon).
2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools

Environmental Impacts

Provide an overall analysis of potential environmental impacts (positive and negative).

Historic Resources Impacts

Provide an overall analysis of potential historic impacts (positive and negative).

Internal Consistency with the Lee Plan

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

Justify the proposed amendment based upon sound planning principles

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

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

MINIMUM SUBMITTAL ITEMS

<input type="checkbox"/> Completed application (Exhibit – T1)	RECEIVED APR 30 2019
<input type="checkbox"/> Filing Fee (Exhibit – T2)	
<input type="checkbox"/> Pre-Application Meeting (Exhibit – T3)	
<input type="checkbox"/> Proposed text changes (in strike through and underline format) (Exhibit – T4)	
<input type="checkbox"/> Analysis of impacts from proposed changes (Exhibit – T5)	COMMUNITY DEVELOPMENT
<input type="checkbox"/> Lee Plan Analysis (Exhibit – T6)	
<input type="checkbox"/> Environmental Impacts Analysis (Exhibit – T7)	CPA2018-10012
<input type="checkbox"/> Historic Resources Impacts Analysis (Exhibit – T8)	
<input type="checkbox"/> State Policy Plan Analysis (Exhibit – T9)	
<input type="checkbox"/> Strategic Regional Policy Plan Analysis (Exhibit – T10)	



Date of Report: October 10, 2018

Buffer Distance: 750 feet

Parcels Affected: 20

Subject Parcels: 03-46-25-00-00001.1090, 03-46-25-00-00001.1100

Right-click the page to print this page or download the map and information by [clicking here](#).

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	03-46-25-00-00001.1040 9151 ALICO RD FORT MYERS FL 33912	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	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
	COMMUNITY 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-L1-11003.00CE ACCESS UNDETERMINED	WESTBROOK DESC IN	9

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COMMUNITY DEVELOPMENT

CPA2018-10012

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-L1-120R1.00CE RIGHT OF WAY FORT MYERS FL 33967	WESTBROOK PHASE 2 TRACT R-1 AS DESC IN INST# 2018- 66313	20

COMMUNITY DEVELOPMENT

CPA2018-10012

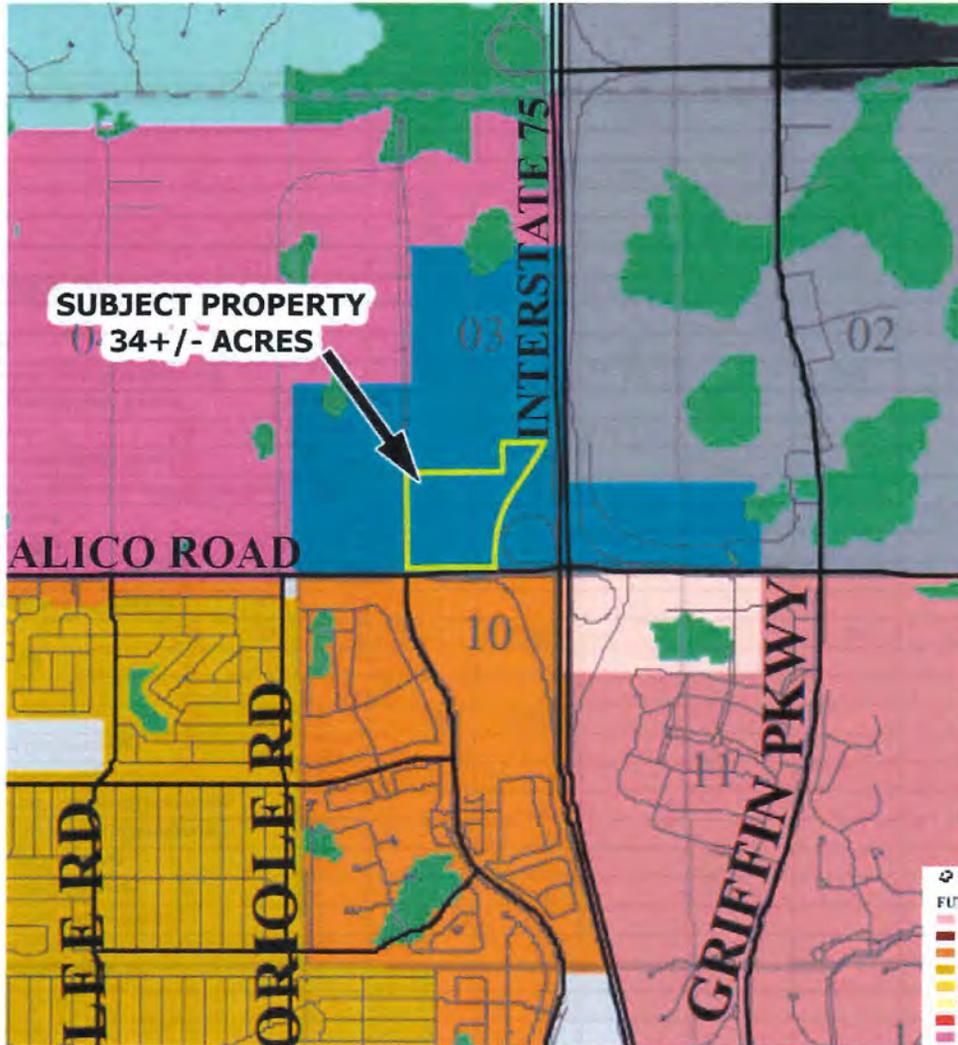
TABLE 1(b) Year 2030 Allocation

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
Residential By Future Land Use Category	Intensive Development	1,361				5		27		250			
	Central Urban	14,766				225				230			
	Urban Community	17,021	520	485		637						250	
	Suburban	16,623				1,810				85			
	Outlying Suburban	3,843	30			40	20	2	500				1,438
	Sub-Outlying Suburban	1,955				547						227	
	Commercial												
	Industrial	79								39		20	
	Public Facilities	1							1				
	University Community	850											
	Destination Resort Mixed Use Water Dependent	8											
	Burnt Store Marina Village	4					4						
	Industrial Interchange												
	General Interchange	151,185										1145	58
	General Commercial Interchange												
	Industrial Commercial Interchange												
	University Village Interchange												
	Mixed Use Interchange												
	New Community	2,100	1,200									900	
	Airport												
	Tradeport	9										9	
	Rural	8,313	1,948			1,400	636						1,500
	Rural Community Preserve	3,100											
Coastal Rural	1,300												
Outer Island	202	5			1			150					
Open Lands	2,805	250				590						120	
Density Reduction/ Groundwater Resource	6,905	711									94		
Conservation Lands Upland													
Wetlands													
Conservation Lands Wetland													
Unincorporated County Total Residential	81,396	4,664	485		4,665	1,250	29	651	604		1,511	3,116	
Commercial	12,793	177	52		400	50	17	125	150		1,100	440	
Industrial	13,801	26	3		400	5	26		300		3,100	10	
Non Regulatory Allocations													
Public	82,565	7,100	421		2,000	7,000	20	1,961	350		7,752	2,477	
Active AG	17,027	5,100			550	150						20	
Passive AG	43,786	12,229			2,500	109					1,241	20	
Conservation	81,933	2,214	611		1,142	3,236	133	1,603	748		2,947	1,733	
Vacant	23,874	1,953			61	931	34		45		300	151	
Total	357,176	33,463	1,572		11,718	12,731	259	4,340	2,197		17,985	7,967	
Population Distribution (unincorporated Lee County)	495,000	9,266	1,531		30,861	3,270	225	530	5,744		18,333	16,375	

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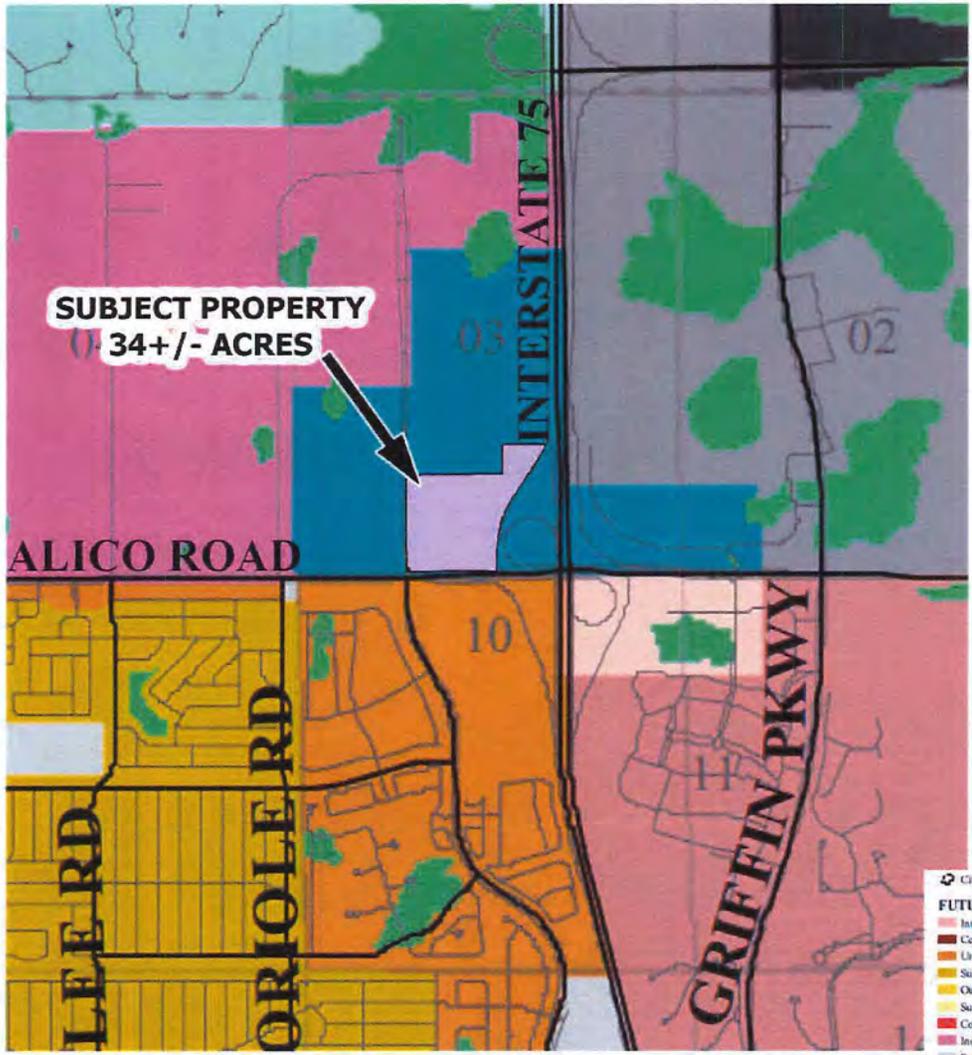


- City Limits
- FUTURE URBAN AREAS**
 - Intensive Development
 - Central Urban
 - Urban Community
 - Suburban
 - Outlying Suburban
 - Sub-Outlying Suburban
 - Commercial
 - Industrial
 - Public Facilities
 - University Community
 - Burnt Store Marina Village
 - Destination Resort Mixed Use Water Dependent
- INTERCHANGE AREAS**
 - Industrial Interchange
 - General Interchange
 - General Commercial Interchange
 - Industrial Commercial Interchange
 - University Village Interchange
- NEW COMMUNITY**
 - New Community
- AIRPORT AREAS**
 - Tradeport
 - Airport
- NON-URBAN AREAS**
 - Rural
 - Rural Community Preserve
 - Coastal Rural
 - Oster Island
 - Open Lands
 - Density Reduction/Groundwater Resource
 - Conservation Lands - Upland
- ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)**
 - Wetlands
 - Conservation Lands - Wetland

 General Interchange - 34+/- acres

Vintage Commerce Center CPD
Comprehensive Plan Amendment
Existing Future 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.



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- City Limits
- FUTURE URBAN AREAS**
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 General Interchange - 34+/- acres

Vintage Commerce Center CPD
Comprehensive Plan Amendment
Proposed Future 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.

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 25th 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: Comeli
First American Title Insurance Company
National Commercial Services
121 S. 8th Street, Suite 1250
Minneapolis, MN 55402
File No: NCS 2018-10012

CPA 2018-10012

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:

[Signature]
(Witness Signature)
Print Witness Name: Kimberly Hofstede

[Signature]
(Witness Signature)
Print Witness Name: Scott Hansen

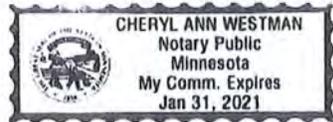
ALICO LAND, L.L.C.
a Delaware limited liability company
By: [Signature]
Name: Keith Bednarowski
Its: President

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 18 day of April, 2018, by Keith Bednarowski, as President of ALICO LAND, L.L.C., a Delaware limited liability company, on behalf of said entity. He/She is [select one]: () personally known to me; or () produced a valid driver's license as identification.

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

My Commission Expires: 01.31.21



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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

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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 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

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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-OF-WAY LINE FOR 1112.05 FEET TO THE POINT OF BEGINNING.

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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.

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Exhibit B

Permitted Exceptions

1. 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.
2. The lien of the taxes for the year 2018 and all subsequent years, which are not yet due and payable.
3. 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.
8. 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.
10. 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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M180003133
Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H18000103733 3))



H18000103733ABC-

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)617-6383
From: PAVESE LAW FIRM
Account Name : PAVESE LAW FIRM
Account Number : 120130000057
Phone : (239)354-2195
Fax Number : (239)332-2243

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address:

Foreign Limited Liability Company
CLE FL RE Investment I, LLC

Certificate of Status	0
Certified Copy	0
Page Count	07
Estimated Charge	\$125.00

FILED
18 APR -2 AM 8:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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2018 APR -2 PM 1:20

DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. CLE FL RE Investment I, LLC (Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC.")

2. Ohio (Jurisdiction under the law of which foreign limited liability company is organized) 3. (FEI number, if applicable)

4. (Date first transacted business in Florida, if prior to registration. (See sections 605.0904 & 605.0905, F.S. to determine penalty liability))

5. 1110 Euclid Avenue #300 (Street Address of Principal Office) Cleveland, OH 44115-1603 6. 1110 Euclid Avenue #300 (Mailing Address) Cleveland, OH 44115-1603

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: P.L.F. Registered Agent, L.L.C. Office Address: 1833 Hendry Street Port Myers, Florida 33901

Registered agent's acceptance: Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

(Registered agent's signature)

Table with 4 columns: Title or Capacity, Name and Address, Title or Capacity, Name and Address. Row 1: Brian Intihar, 1110 Euclid Avenue #300, Cleveland, OH 44115-1603.

(Use attachments if necessary)

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

(Signature of authorized person) Brian Intihar, Authorized Agent

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CPA2018-10014

FILED APR -2 AM 8:49 SECRETARY OF STATE TALLAHASSEE, FLORIDA

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.

Jon Husted

Ohio Secretary of State

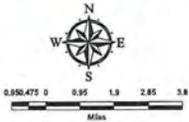
Validation Number: 201808004374
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COMMUNITY DEVELOPMENT

CPA2018-10012

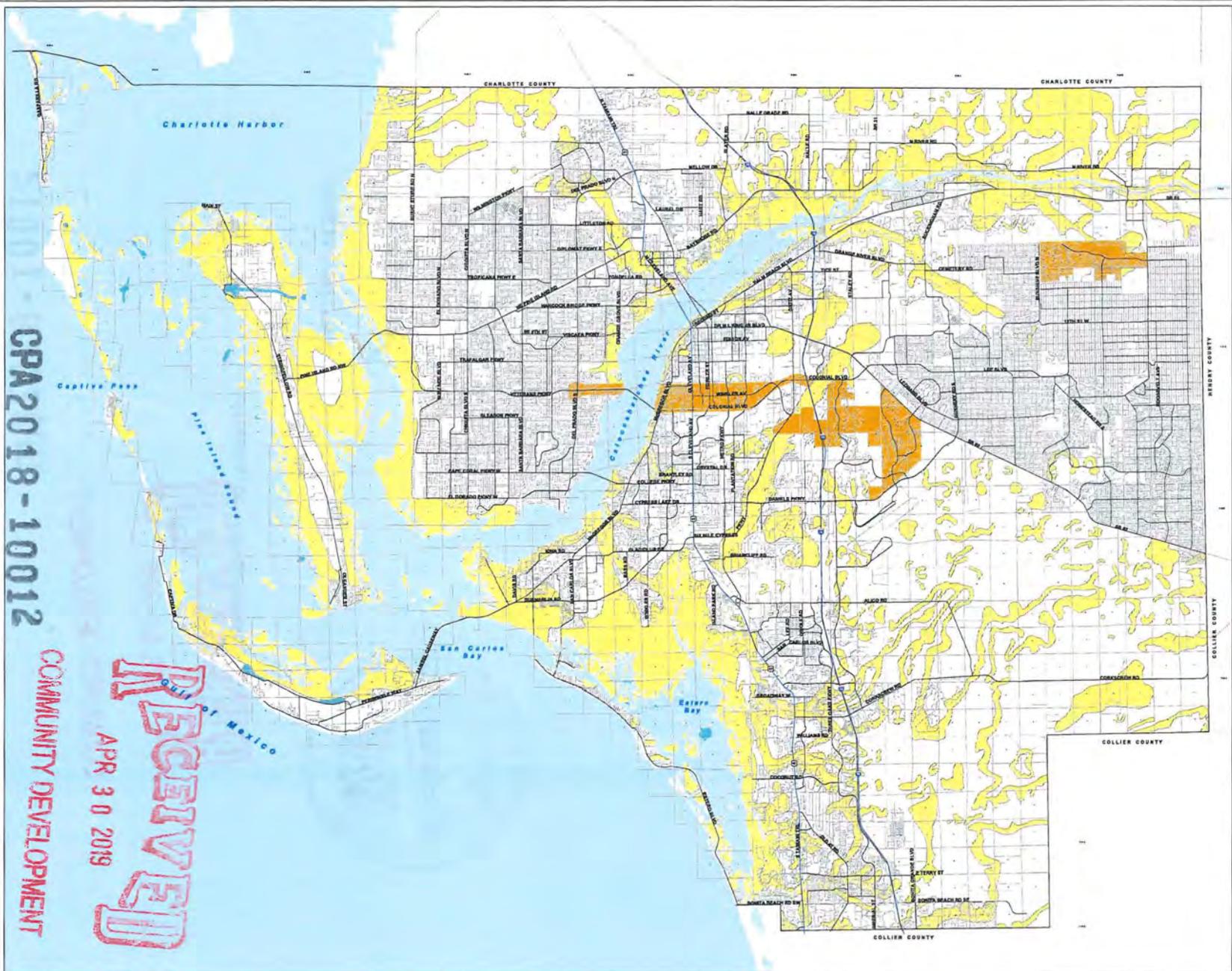
Lee County Archaeological Sensitivity Map

Legend

-  Sensitivity Level 1
-  Sensitivity Level 2
-  Previously Surveyed



Map Generated: December 2014
 Adopted December 21, 1988
 Land Development Code Chapter 22-106



CPA2018-10012

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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
(239) 278-3090

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COMMUNITY DEVELOPMENT
November 14, 2018

CPA2018-10012

CONTENTS

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

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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.

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PROJECT SITE



PROJECT LOCATION MAP
VINTAGE COMMERCE CENTER CPD

Figure 1

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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

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

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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.



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 (2-way)
	In	Out	Total	In	Out	Total	
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	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
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.

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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.

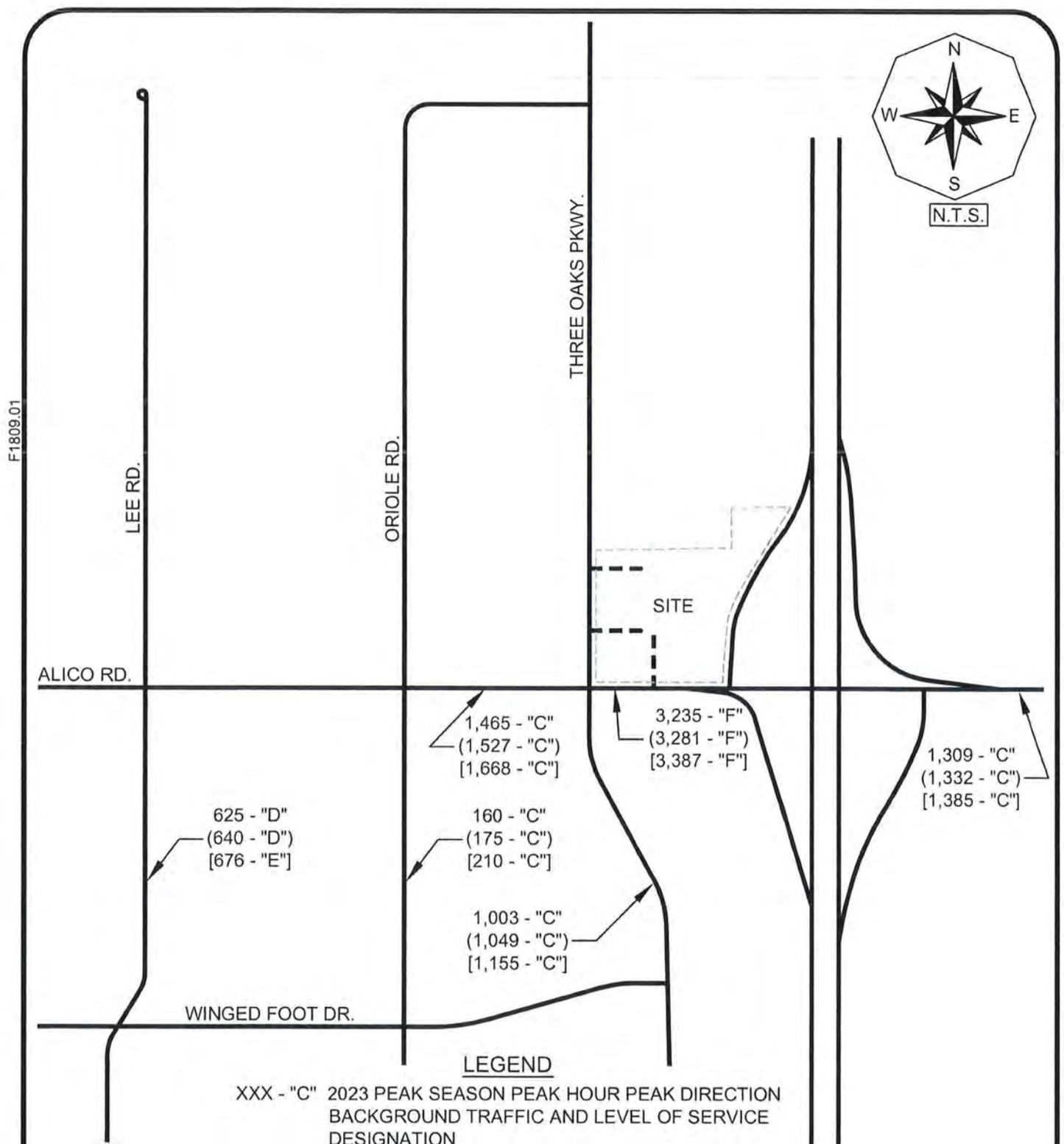
As can be seen from Figure 3, all analyzed roadway links except for Alico Road between Three Oaks Parkway and I-75 interchange, are anticipated to maintain their minimum recommended Level of Service standards as contained in the Lee County Comprehensive Plan. Alico Road, between Three Oaks Parkway and 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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- XXX - "C" 2023 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC AND LEVEL OF SERVICE DESIGNATION
- (XXX - "C") 2023 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS AM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION
- [XXX - "C"] 2023 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS PM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

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I-75

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**2023 LEVEL OF SERVICE ANALYSIS
VINTAGE COMMERCE CENTER CPD**

Figure 3

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.

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APPENDIX

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TABLES 1A & 2A
2023 LOS ANALYSIS

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**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

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT		
								PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ 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

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

TOTAL PROJECT TRAFFIC AM = 229 VPH IN = 154 OUT = 75
 TOTAL PROJECT TRAFFIC PM = 961 VPH IN = 453 OUT = 508

ROADWAY	SEGMENT	PCS#	BASE YR	2017 ADT	YRS OF GROWTH	ANNUAL RATE	2017	2023		PERCENT			2023		2023	
							PK HR	PK HR	PK SEASON	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	+ PM PROJ	BCKGRND	BCKGRND
							PK SEASON	PEAK DIRECTION	TRAFFIC	LOS	TRAFFIC	TRAFFIC	VOLUME	LOS	VOLUME	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	C
	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	C	15%	23	76	1,332	C	1,385	C
Three Oaks Pkwy.	S. of Alico Rd.	414	9,500	14,100	7	5.80%	715	1,003	C	30%	46	152	1,049	C	1,155	C
Oriole Rd.	S. of Alico Rd.	120181	3,100	2,900	3	2.00%	139	160	C	10%	15	51	175	C	210	C
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.

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SUPPLEMENTAL FIGURES A-1 & A-2

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THREE OAKS PKWY.

ALICO RD.

SITE

← 40% →

← 30% →

11 (76)

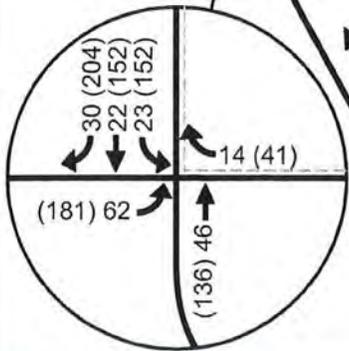
(76) 11

64 (432)

(125) 43

(233) 79

32 (95)



← 30% →

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I-75

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- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR TRAFFIC
- ← 20% → PERCENT TRIP DISTRIBUTION

ASSIGNMENT & DISTRIBUTION OF NET NEW PROJECT TRIPS VINTAGE COMMERCE CENTER CPD Figure A-1



F-1809.01



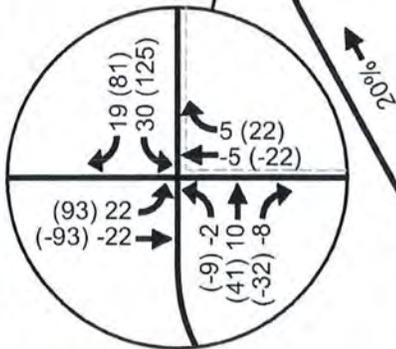
THREE OAKS PKWY.

SITE

ALICO RD.

45% →

← 35%



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- ← 000 WEEKDAY AM PEAK HOUR TRAFFIC
- ←(000) WEEKDAY PM PEAK HOUR TRAFFIC
- ←20% ONE-WAY TRIP DISTRIBUTION

I-75



ASSIGNMENT & DISTRIBUTION OF
PASS-BY PROJECT TRIPS
VINTAGE COMMERCE CENTER CPD

Figure A-2

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

TABLE 7

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TABLE 7 Generalized **Peak Hour Directional Volumes** for Florida's **Urbanized Areas¹**

03/14/2018

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES						
STATE SIGNALIZED ARTERIALS						FREEWAYS						
Principal (1 signal per half mile)						Lanes	B	C	D	E		
Lanes	Median	B	C	D	E	2	2,510	3,410	4,230	4,330		
1	Undivided	*	200	690	930	3	3,660	5,030	6,240	6,500		
2	Divided	50	1,350	1,790	1,870	4	4,820	6,670	8,310	8,670		
3	Divided	80	2,040	2,690	2,820	5	6,580	9,240	10,840	**		
						6	8,150	10,990	13,000	**		
Minor (1 signal per quarter mile)						Freeway Adjustments						
Lanes	Median	B	C	D	E	Auxiliary Lane		Ramp Metering				
1	Undivided	*	*	210	710	+ 1,000		+ 5%				
2	Divided	*	470	1,390	1,840							
3	Divided	*	880	2,190	2,780							
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)												
Non-State Signalized Roadways - 10%												
Median & Turn Lane Adjustments												
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment 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		B	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		B	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		B	C	D	E							
0-84%		> 5	≥ 4	≥ 3	≥ 2							
85-100%		> 4	≥ 3	≥ 2	≥ 1							
						UNINTERRUPTED FLOW HIGHWAYS						
Lanes	Median	B	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%								
						¹ Values 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 facility.						
						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.						
						* 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.						
						Source: Florida Department of Transportation Systems Planning Office www.dot.state.fl.us/planning/systems/sm/los/ds/fault_shtm						

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**LEE COUNTY GENERALIZED PEAK
HOUR DIRECTIONAL SERVICE
VOLUMES TABLE**

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**Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas**

April 2016

c:\input5

Uninterrupted Flow Highway						
Level of Service						
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380
Arterials						
Class I (40 mph or higher posted speed limit)						
Level of Service						
Lane	Divided	A	B	C	D	E
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	A	B	C	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						
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180
Collectors						
Level of Service						
Lane	Divided	A	B	C	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.						

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TRAFFIC DATA
FDOT FLORIDA TRAFFIC ONLINE

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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	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2017	7100 S	N 3500	S 3600	9.00	53.20	7.40
2016	6900 F	N 3400	S 3500	9.00	55.50	7.00
2015	7100 C	N 3500	S 3600	9.00	55.50	5.90

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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	DIRECTION 1	DIRECTION 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

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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

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**TRAFFIC DATA FROM THE 2017 LEE
COUNTY TRAFFIC COUNT REPORT**

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UPDATED 18-Apr-2018

Daily Traffic Volume (AADT)

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

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UPDATED 18-Apr-2018

Daily Traffic Volume (AADT)

STREET	LOCATION	Sta- tion #	Daily Traffic Volume (AADT)										PCS	Area		
			2008	2009	2010	2011	2012	2013	2014	2015	2016	2017				
SUNRISE BLVD	E OF BELL BLVD	480	800	700	900										6	
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	
SUNSHINE BLVD	N OF LEE BLVD (CR 884)	412	9100	8600	9600			10300	8300		10100				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							25	
THREE OAKS PKWY	S OF ESTERO PKWY	<u>72</u>						16000	16600	16500	16800	17900				
THREE OAKS PKWY	S OF ALICO RD	414			9500	9500	12700	13700	11800	12300	13100	14100			25	
TICE ST	W OF ORTIZ AV	417	2900	2500	2600										20	
TICE ST	W OF I 75	416	2600	2200	2400				3000		3500				20	
TREELINE AVE	S OF COLONIAL BLVD	453		8800	7300										61	
TREELINE AVE	S OF PELICAN COLONY BLVD	<u>62</u>	5600	6900	6600	7300	8200	8900	9700	10800	11600	11800				
TREELINE AVE	N OF DANIELS PKWY	454	5600	4500	5400										61	
TREELINE AVE	S OF DANIELS PKWY	502	23500	25900	22100										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					4100					22	
23RD ST SW	E OF GUNNERY RD	469	8700	9400	10100			10200	11000		11800	12700			22	

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

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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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2017		2022		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	
ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	387	C	406	
	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	C	424	D	445	
ALEX-ANDER BELL BLVD	SR 82	MILWAUKEE BLVD	2LN	E	990	D	545	D	572	
	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	545	D	638	Shadow Lakes
ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,035	B	1,106	
	DUSTY RD	LEE RD	6LD	E	2,960	B	1,035	B	1,396	Alico Business Park
	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,035	B	1,283	Three Oaks Regional Center
	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,285	B	2,401	v/c = 0.77/0.81
	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,154	B	1,301	
BEN HILL GRIFFIN BLVD	AIRPORT HAUL RD	2LN/4LD	E	1,100/1,840	C	366	C	770	4 Ln constr 2018	
AIRPORT HAUL RD	GREEN MEADOW DR	2LN	E	1,100	C	366	C	384		
GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224		
BEN HILL GRIFFIN PKWY	ESTERO PKWY	FGCU ENTRANCE	4LD	E	2,000	B	1,169	B	1,228	
	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	2,000	B	1,169	B	1,275	
	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,101	B	1,193	
	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,033	A	1,086	
BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	D	442	D	465	
	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	D	490	D	515	
	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	509	F	1,173	v/c = 0.51/1.19 Buckingham 345 & Portico
COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	v/c = 0.77/0.81
	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,998	D	2,099	
	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	1,998	D	2,099	
	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,772	D	1,862	
CORK-SCREW RD	BELLA TERRA BLVD	ALICO RD	2LN	E	1,140	B	235	E	628	Corkscrew Shores
	ALICO RD	6 L's FARMS RD	2LN	E	1,140	B	246	C	552	The Place
	6 L's FARMS RD	COUNTY LINE	2LN	E	1,140	B	182	C	509	



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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2017		2022		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	
SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	314	C	330	
	23RD ST SW	LEE BLVD	2LN	E	1,010	C	314	C	330	
	LEE BLVD	W 12TH ST	2LN	E	1,010	D	633	D	666	
	W 12TH ST	W 75TH ST	2LN	E	860	D	633	D	666	
THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	B	1,127	B	1,236	
	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	B	715	B	1,058	
TREELINE AVE	TERMIMAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,385	B	1,623	v/c = 0.70/0.82 Harley Davidson
	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	760	A	799	
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	C	348	C	366	
	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	880	B	593	B	625	
	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	B	666	B	700	
	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	D	759	D	798	old count projection
	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	B	350	B	395	old count projection

0.8 < v/c < 0.9

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

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)

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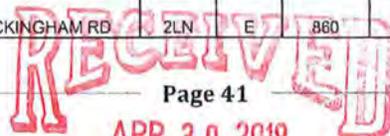
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Table 19: Existing and Future Roadway LOS on County-Maintained Collectors in Unincorporated Areas

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2017		2022		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	
A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	358	C	376	
BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	116	old count projection
BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	612	C	870	
BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	408	D	610	
BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	249	C	262	
BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	148	C	169	
BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	E	860	C	181	C	204	old count projection
BROADWAY RD (FT MYERS)	CARRELL RD	HANSON ST	2LN	E	860	C	217	C	228	
CAPTIVA DR	BLIND PASS	SOUTH SEAS	2LN	E	860	C	267	C	302	Constrained, old count
CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	284	C	298	
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	105	C	150	Port Authority maintained
CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	217	C	245	old count projection
COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	143	C	162	old count projection
CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	F	889	F	935	v/c = 1.03/1.09
	METRO PKWY	PLANTATION RD	2LN	E	860	C	345	C	362	
DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	346	C	377	
DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	15	C	29	old count projection
EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	20	C	21	
FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	321	C	354	
GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	264	C	292	Constrained
GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	60	C	68	
HART RD	SR 78	TUCKER LANE	2LN	E	860	C	347	C	364	
IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	196	C	206	
IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	C	366	C	445	
ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	89	C	261	
JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	250	C	263	
KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	255	C	268	
	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	106	C	120	old count projection
LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	324	C	340	
LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	544	C	614	old count projection
LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	C	655	C	711	v/c = 0.76/0.83
LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	318	C	334	old count projection
MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	201	C	212	
	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	201	C	214	
MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	182	C	206	old count projection
NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	73	C	77	
NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	141	C	161	old count projection
NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	130	C	136	



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

ROADWAY LINK				100TH HIGHEST HOUR DIRECTIONAL VOLUMES						NOTES
				STANDARD		2017		2022		
NAME	FROM	TO	TYPE	LOS	MAX	LOS	EXISTING	LOS	FUTURE	
ORANGE GROVE BLVD	CLUB ENTR.	4 LANE END	2LN	E	860	C	393	C	488	old count
	4 LANE END	HANCOCK B. PKWY	4LN	E	1,790	C	393	C	488	old count
	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	506	C	532	
ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	139	C	146	
PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	393	C	416	
PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	206	C	216	
PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	124	C	136	
PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	593	D	639	
	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	282	C	541	Heritage Isle
	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	262	C	276	
PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	350	C	479	Intermed Park
	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	C	760	C	799	
PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541	old count, Stoneybrook North
RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62	old count projection
RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	74	C	86	
	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	74	C	78	
SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	421	C	443	
SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	340	C	357	
SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	269	C	283	
SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	C	565	C	594	
STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	189	C	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	C	163	C	171	old count
	ORTIZ AVE	STALEY RD	2LN	E	860	C	198	D	711	Elementary U.
WESTGATE BLVD	SW 23RD ST	LEE BLVD	2LN	E	860	C	618	C	674	
WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	340	C	357	
	SAUTERN DR	McGREGOR BLVD	2LD	E	910	C	340	C	357	
WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	D	763	D	802	v/c = 0.89/0.93
WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	C	461	D	537	old count
WOODLAND BLVD	US 41	AUSTIN ST	2LN	E	860	C	266	C	300	old count projection
W. 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	196	C	206	old count projection
W. 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	239	C	252	
	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	C	76	C	168	old count projection
	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	92	C	104	old count projection
W. 14TH ST	SUNSHINE BLVD	RICHMOND AVE	2LN	E	860	C	48	C	54	old count projection

0.8 < v/c < 0.9

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

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)

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TRIP GENERATION EQUATIONS

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Shopping Center (820)

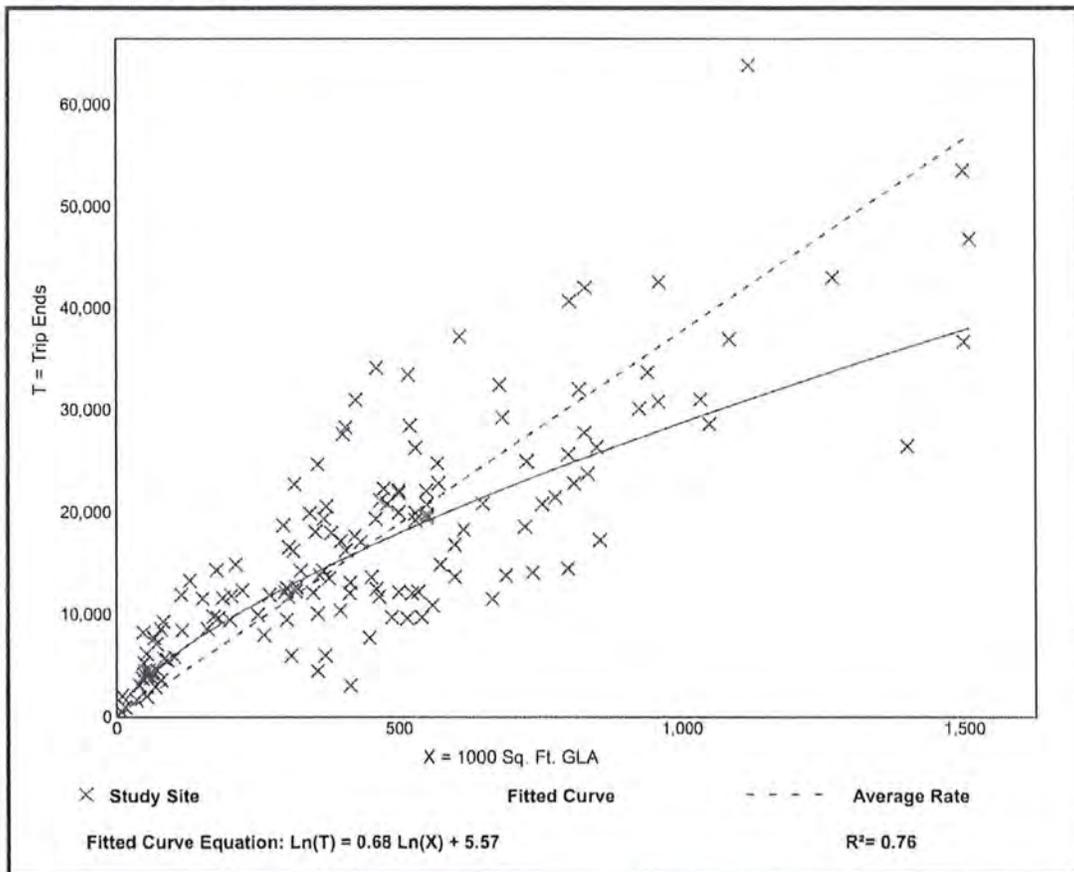
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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



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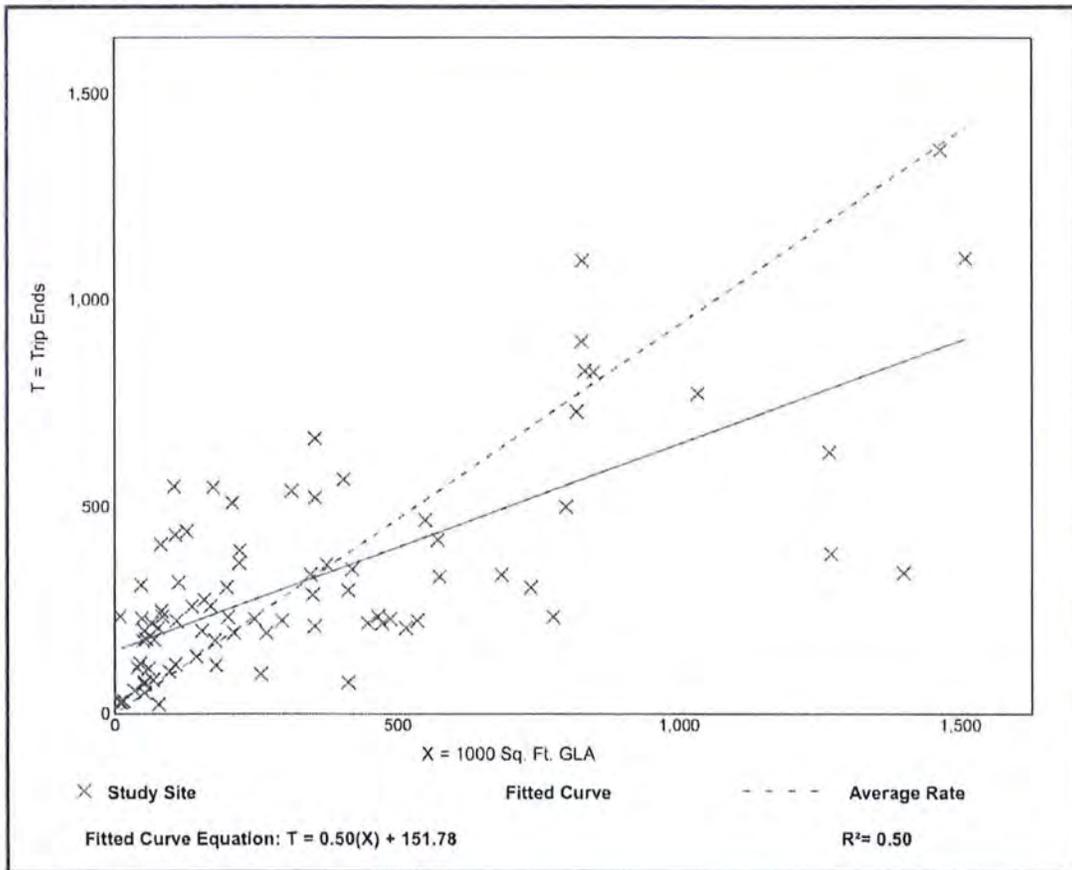
Shopping Center (820)

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: 84
 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



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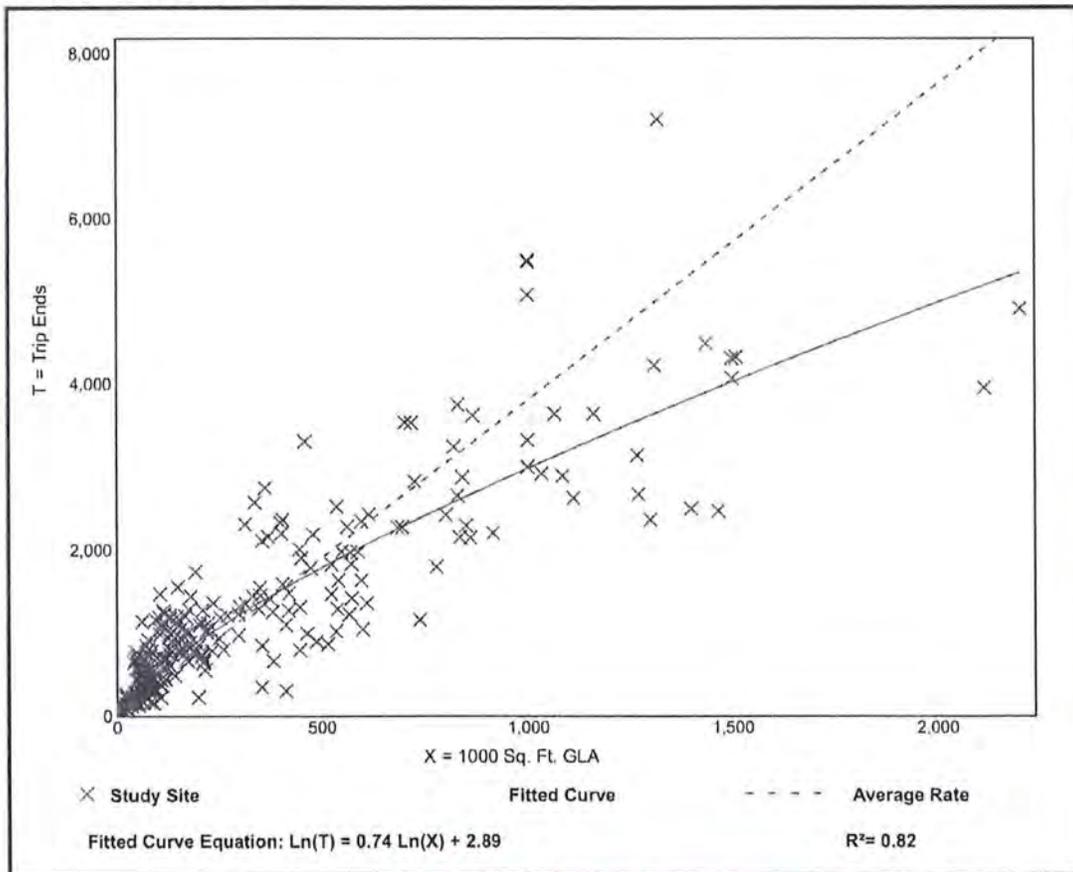
Shopping Center (820)

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



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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



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.

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John E. Manning
District One

November 8, 2018

Via E-Mail

Cecil L. Pendergrass
District Two

Frank J. Feeney, P.E.

Larry Kiker
District Three

Q. Grady Minor & Assoc., P.A.

Brian Hamman
District Four

3800 Via Del Rey

Frank Mann
District Five

Bonita Springs, FL 34134

Roger Desjarfais
County Manager

RE: Potable Water and Wastewater Availability

Vintage Commerce Center, 9401 Alico Road

Richard Wm Wesch
County Attorney

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

Donna Marie Collins
*County Chief
Hearing Examiner*

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.

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CPA2018-10012

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

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COMMUNITY DEVELOPMENT

CPA2018-10012



BOARD OF COUNTY COMMISSIONERS

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

**RE: Vintage Commerce Center
Proposed Lee County Comprehensive Plan Amendment
Letter of Adequacy/Provision of Existing/Proposed Support Facilities**

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

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 ¼-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

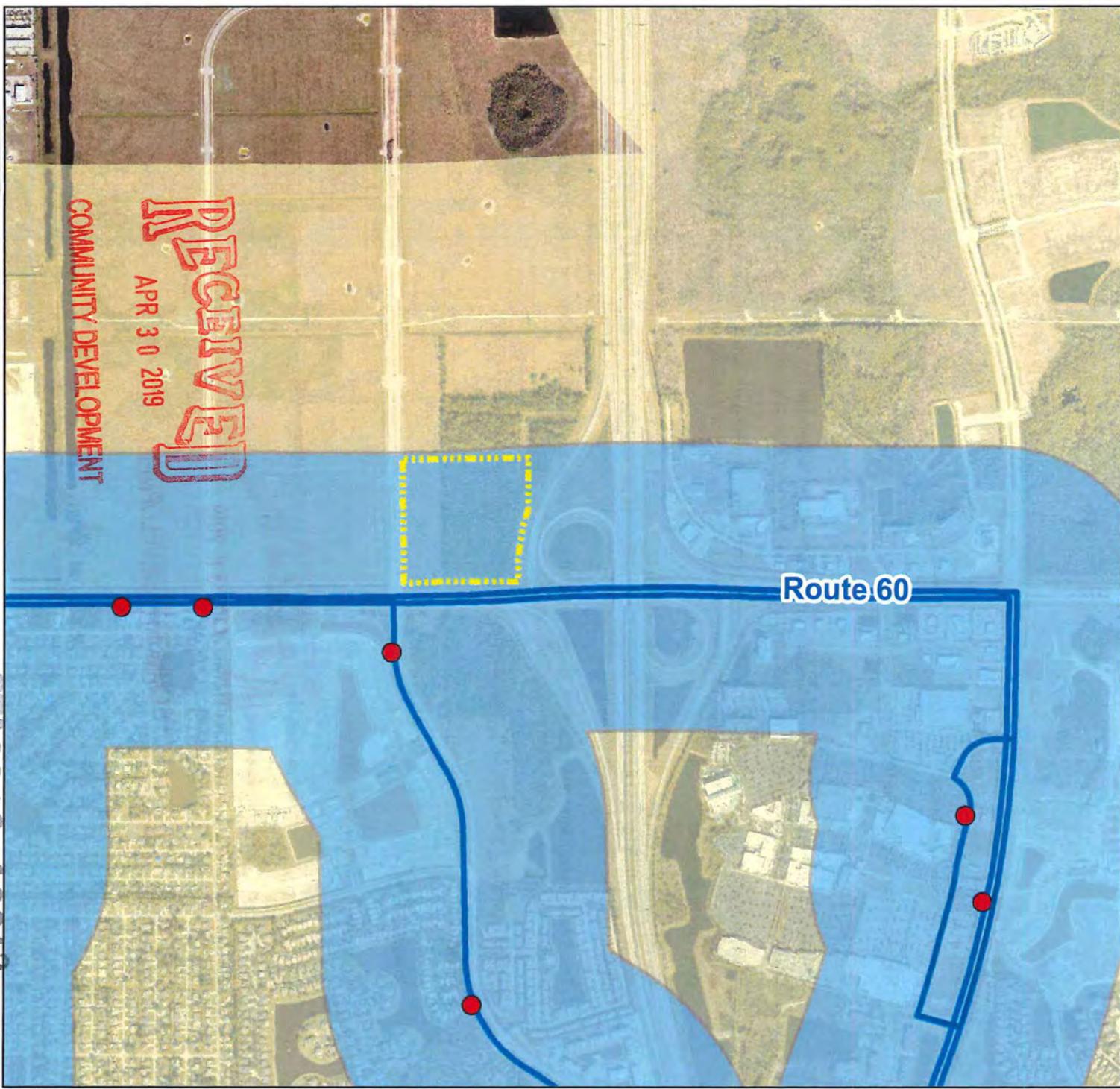
CC: File
Levi McCollum, Sr. Planner

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P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address <http://www.leegov.com>
AN EQUAL OPPORTUNITY EMPLOYER

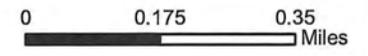
CPA 2018-10012



Service Availability

Vintage Commerce Center Development Site

- Bus Stop
- Bus Route
- Subject Parcel
- 1/4 Mile Service Area
- 3/4 Mile ADA Corridor



Prepared by LeeTran Planning Department

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COMMUNITY DEVELOPMENT

CPA2018-10012

Route 60



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

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LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER Vintage Commerce Center
OWNER/AGENT CLE RE Investment I, LLC
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 Industrial Commercial Interchange
CURRENT ZONING Commercial Planned Development

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	400	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.058		23.20
Middle School	0.028		11.20
High School	0.03		12.00

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

CSA SCHOOL NAME 2022/23	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	13,291	11,993	1,298	23	1275	90%	
South CSA, Middle	6,904	5,561	1,343	11	1332	81%	
South CSA, High	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



CPA2018-10012



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

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Brian Hamman
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,

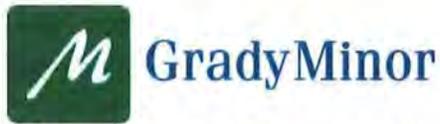
Brigitte Kantor

Brigitte Kantor
Public Utilities Manager
Solid Waste Division

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Cc: David Helmick, Environmental Specialist, Sr.

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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/Proposed 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

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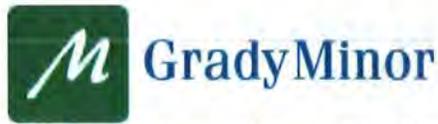
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CPA2018-10012

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

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

www.gradymenor.com



Civil Engineers • Land Surveyors • Planners • Landscape Architects

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: Vintage Commerce Center
Proposed Lee County Comprehensive Plan Amendment
Letter of Adequacy/Provision of Existing/Proposed 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.
Sr. Project Manager

FJF/jj

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

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Ph. 239-947-1144 • Fax. 239-947-0375
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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/Proposed 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

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COMMUNITY DEVELOPMENT CPA 2018-10012



Civil Engineers • Land Surveyors • Planners • Landscape Architects

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/Proposed 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

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CPA2018-10012

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

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EB 0005151 • LB 0005151 • LC 26000266
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Civil Engineers • Land Surveyors • Planners • Landscape Architects

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/Proposed 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

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COMMUNITY DEVELOPMENT CPA2018-10012

Vintage Commerce Center
Comprehensive Plan Amendment – Text

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.



Vintage Commerce Center
Comprehensive Plan Amendment – Text

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

March 13, 2019
CRMALPDO Exh T6 Lee Plan Analysis-rev2.docx

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GradyMinor

CPA2018-10012

Page 2 of 21

COMMUNITY DEVELOPMENT
Q. Grady Minor & Associates, P.A.

Vintage Commerce Center
Comprehensive Plan Amendment – Text

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 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 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 Lockett 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*



CPA2018-10012

Vintage Commerce Center
Comprehensive Plan Amendment – Text

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.*

Vintage Commerce Center
Comprehensive Plan Amendment – Text

Exhibit T6 – Lee Plan Analysis

The acreage allocation table will need to be modified to reflect that there will be an additional 24.75± 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 re-designating the 34± 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: *Rezoning 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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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

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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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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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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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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Transportation Element (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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- *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:*

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

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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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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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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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 devices. 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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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
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INTRODUCTION

The 33.95± 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 Grady Minor 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

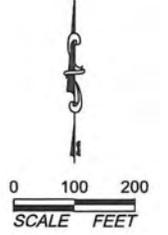
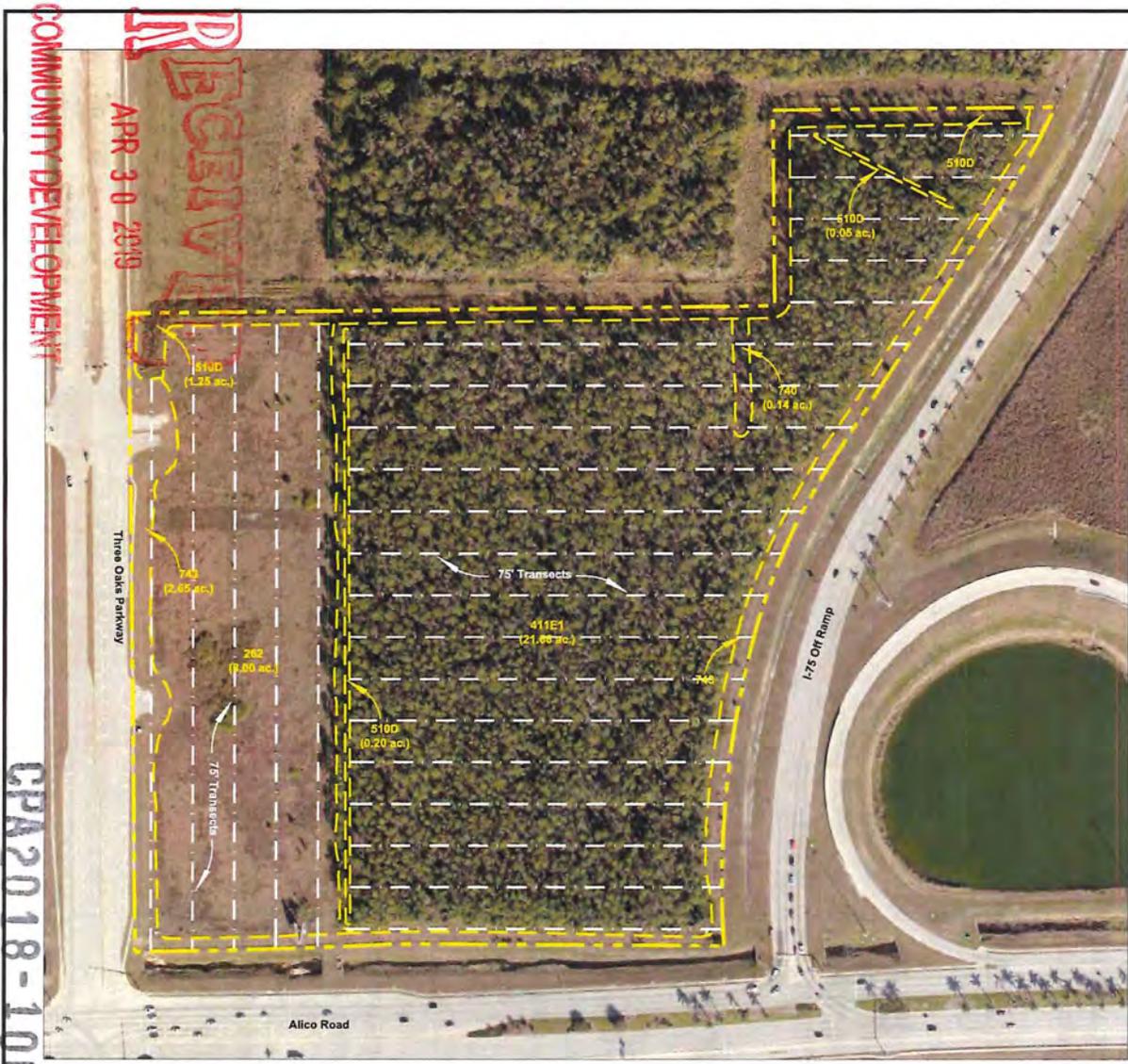
FLUCCS Code 262, Fallow Pasture

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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CPA2018-10012



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

DEXBENDER
 ENVIRONMENTAL CONSULTING
 FORT MYERS 239-334-3680

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.

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

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

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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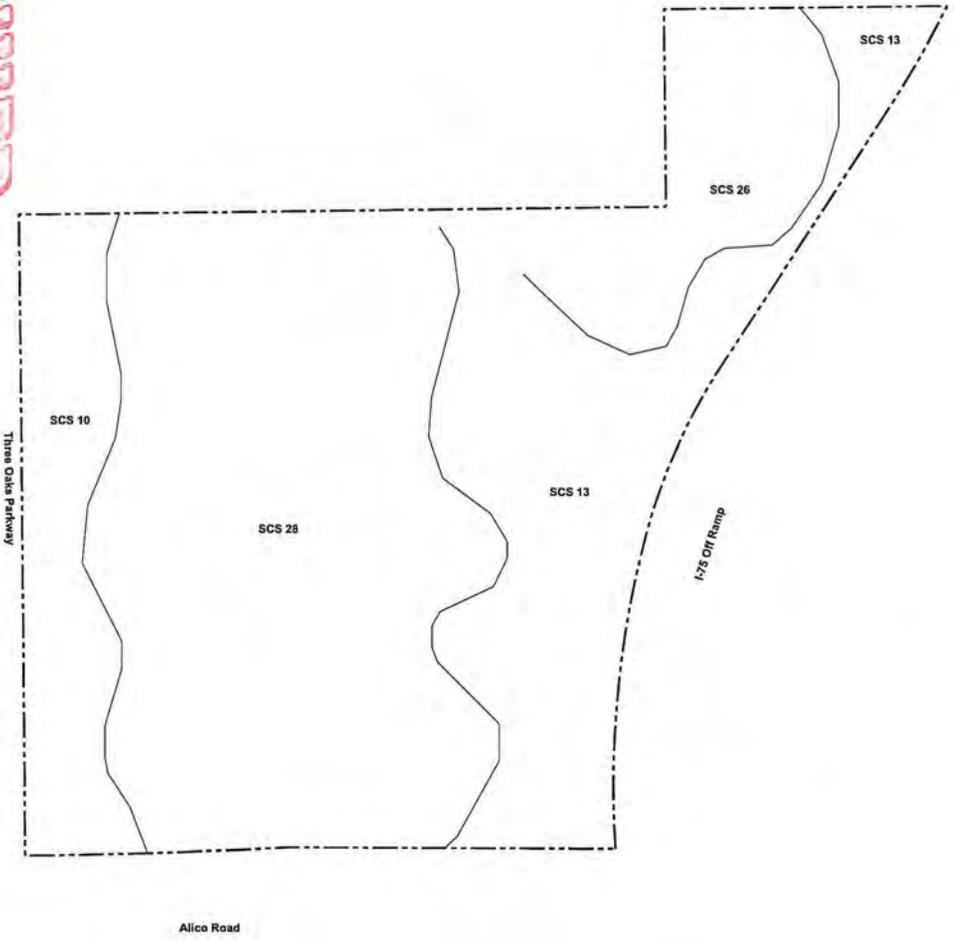
CPA2018-10012

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SECTION 3
TOWNSHIP 48 S
RANGE 25 E

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CPA2018-10012



Soil Legend
 SCS 10 - Pompano fine sand
 SCS 13 - Boca fine sand
 SCS 26 - Pineda fine sand
 SCS 28 - Immokalee sand

Note:
 1. Property boundary is approximate and was obtained from the Lee County Property Appraiser's Website.
 2. Soil information obtained from the Florida Geographic Data Library.

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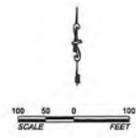
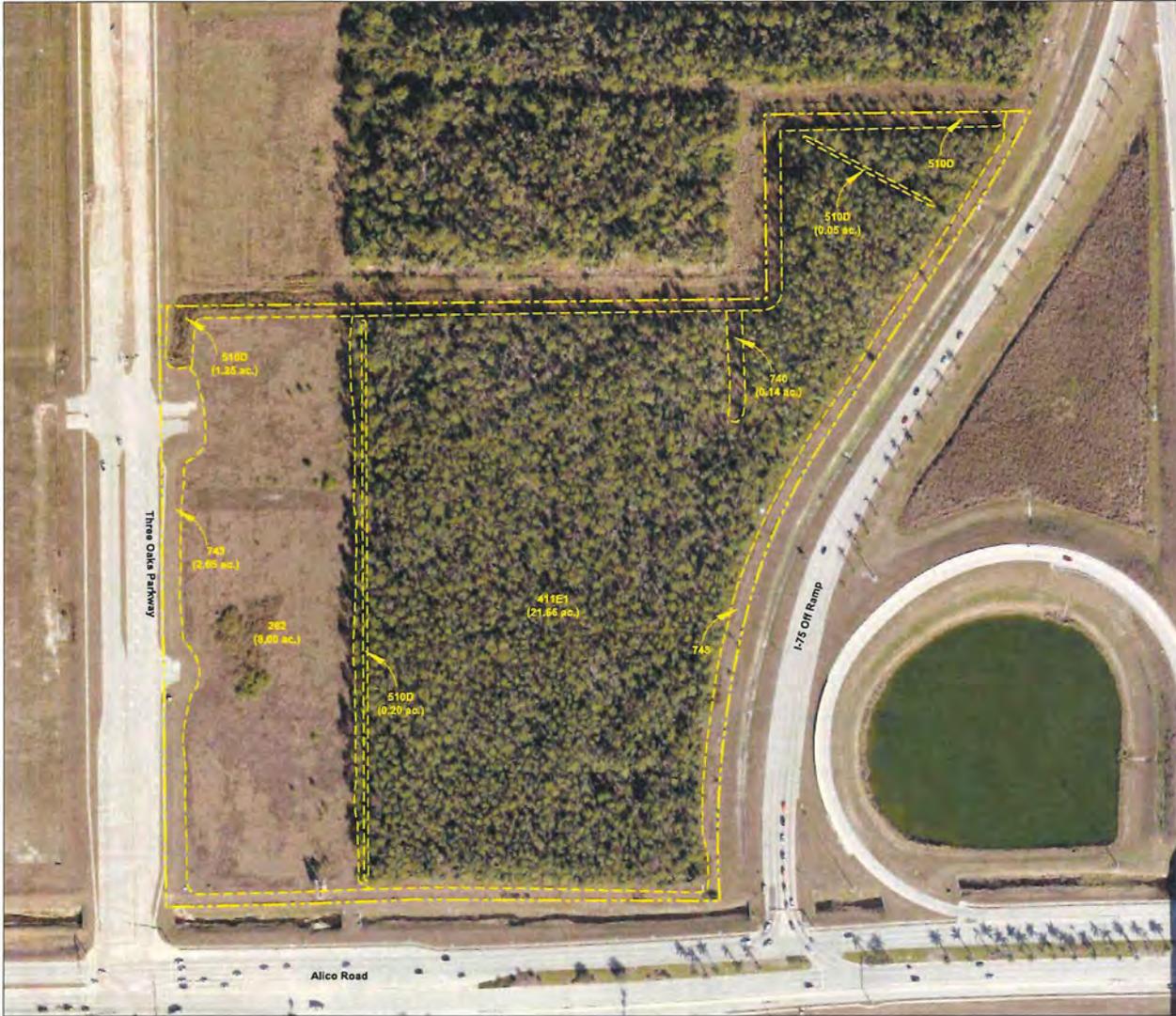
B. DEBENDER
 CIVIL ENGINEER
 1201 W. US HWY 90, SUITE 100
 TAMPA, FL 33606

Vintage Commerce Center CPD
 Comprehensive Plan Amendment

Soils Map

SHEET

SECTION 3
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RANGE 25 E



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FLUCCS	Description	Acres
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.

Notes:
 1. Property boundary and top of bank lines created by DraftKnox.
 2. Mapping based on photointerpretation of 2018 aerial photography and ground truthing in September 2018.
 3. Determination of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

CPA2018-10012

BENDER
 CONSULTING
 1001 LINDSEY DR., SUITE 200
 FORT WORTH, TX 76105

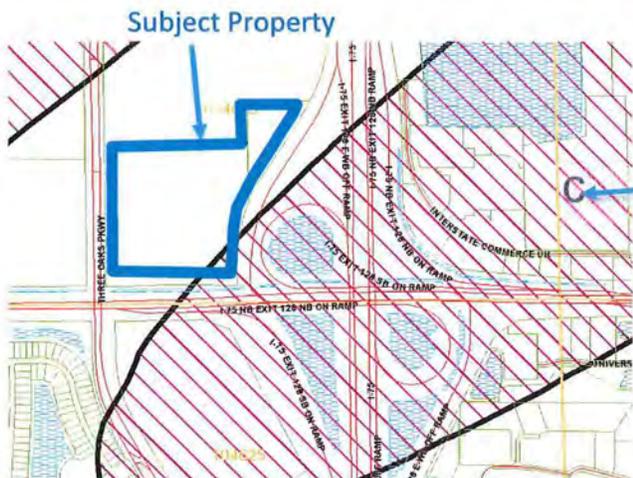
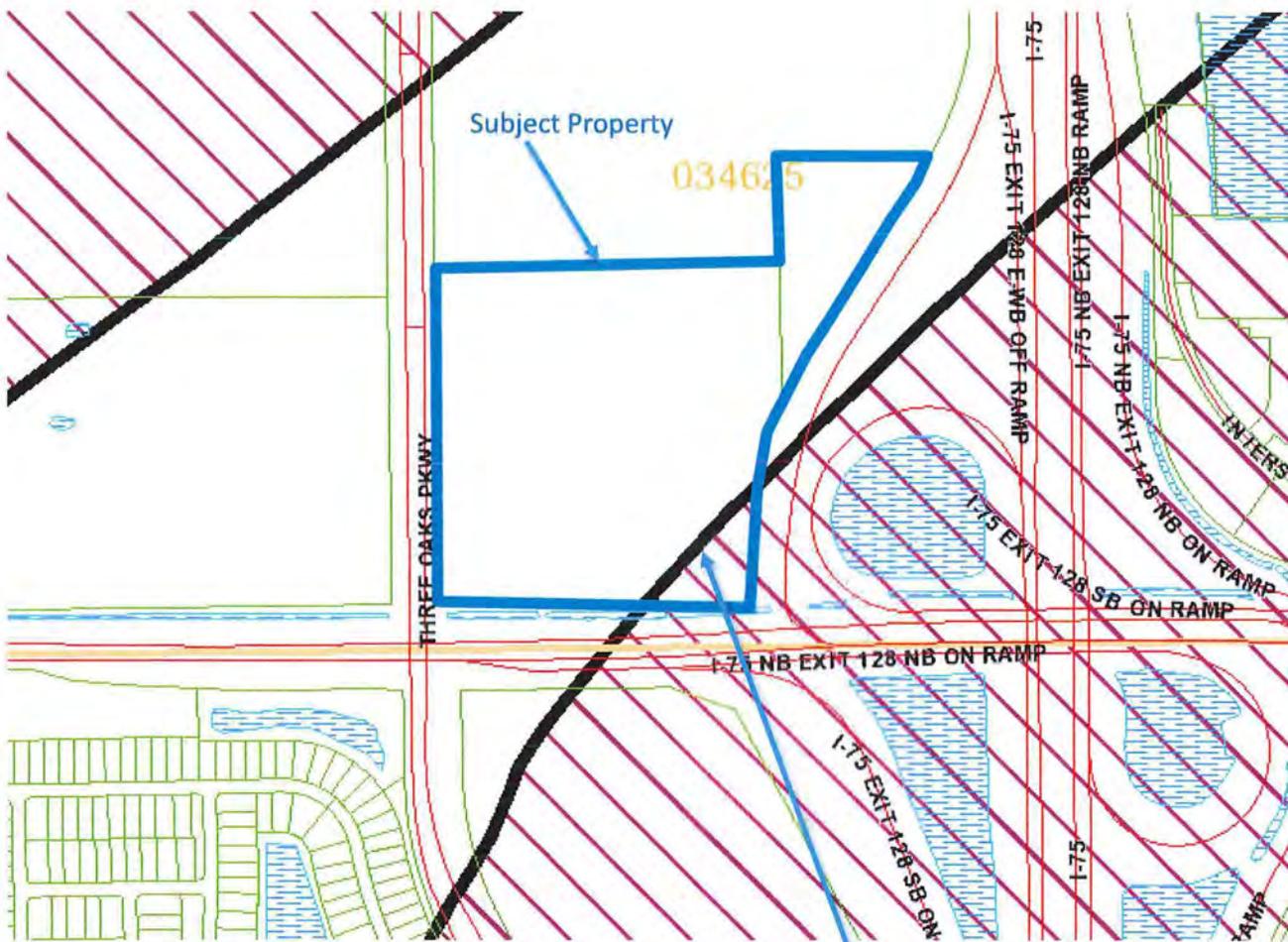
Village Commerce Center CPD
 Comprehensive Plan Amendment

Vegetation Map

SHEET

Vintage Commerce Center
Comprehensive Plan Amendment - Text

Airport Noise Zone Map



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Vintage Commerce Center Map Amendment, CPA2018-10013

Application and Supporting Documents

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AUGUST 26, 2019 | LPA Hearing

CPA2018-10013

1001-8105A



Civil Engineers • Land Surveyors • Planners • Landscape Architects

November 28, 2018

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

RE: 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,

D. Wayne Arnold, AICP

Cc: Brian Intihar
Neale Montgomery, Esq.
GradyMinor File

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CPA2018-10013

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

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



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Vintage Commerce Center

Project Description: Amend the Future Land Use Map designation on 33.95+/- acres from Industrial Commercial Interchange to General Interchange.

Map(s) to Be Amended: Lee Map 1, Page 1 of 8

State Review Process: Small-Scale Review State Coordinated Review Expedited State Review

1. Name of Applicant: CLE FL RE Investment I LLC

Address: 1100 Euclid Ave., Suite 300

City, State, Zip: Cleveland, OH 44115

Phone Number: 216.696.5442 x 444

E-mail: brintihar@crminc.us

2. Name of Contact: D. Wayne Arnold, AICP, Q. Grady Minor & Associates, P.A.

Address: 3800 Via Del Rey

City, State, Zip: Bonita Springs, FL 34134

Phone Number: 239-947-1144

Email: warnold@gradymenor.com

3. Owner(s) of Record: CLE FL RE Investment I LLC

Address: 1100 Euclid Ave., Suite 300

City, State, Zip: Cleveland, OH 44115

Phone Number: 216.696.5442 x 444

E-mail: brintihar@crminc.us

4. Property Location:

1. Site Address: Access Undetermined and 9401 Alico Road

2. STRAP(s): 03-46-25-00-00001.1090 and 03-46-25-00-00001.1100

5. Property Information:

Total Acreage of Property: 33.95 Total Acreage Included in Request: 33.95

Total Uplands: 33.95 Total Wetlands: 0 Current Zoning: Vintage Commerce Center CPD

Current Future Land Use Category(ies): Industrial Commercial Interchange

Area in Each Future Land Use Category: 33.95

Existing Land Use: Undeveloped Commercial

6. Calculation of maximum allowable development under current Lee Plan:

Residential Units/Density: 0 Commercial Intensity: 33.95 Acres x 10,000 S.F. = 339,500 S.F.

Industrial Intensity: 33.95 Acres x 11,500 S.F. = 390,425 S.F.

7. Calculation of maximum allowable development with proposed amendments:

Residential Units/Density: 400* (density beyond 14 units per acre will utilize Pine Island TDU's

Commercial Intensity: 350,000 SF and 300 hotel units*

Industrial Intensity: 0

* The overall intensity of the development will not exceed that of commercial intensity (350k SF retail and 300 Hotel rooms). Should a residential option be developed on the subject property, the square footage of the commercial component will be reduced.

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APR 30 2018

Public Facilities Impacts

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

1. Traffic Circulation Analysis: The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

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

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

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

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

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

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

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

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

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

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

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

Impacts on Historic Resources

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

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

Internal Consistency with the Lee Plan

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

State Policy Plan and Regional Policy Plan

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

Justify the proposed amendment based upon sound planning principles

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

Planning Communities/Community Plan Area Requirements

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

Sketch and Legal Description

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

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

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

MINIMUM SUBMITTAL ITEMS (3 Copies)

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



APPLICANT – PLEASE NOTE:

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

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

1031-810547

CPA2018-10013

AFFIDAVIT

I, Brian M. Intihar as Authorized Agent for CLE FL RE Investment I, LLC, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I do hereby authorize the staff of Lee County Community Development, with notice to the landowner, to enter upon the property during normal working hours for the limited purpose of evaluating this application.

Signature of Applicant

Date

Nov 26, 2018

Brian M. Intihar as Authorized Agent for CLE FL RE Investment I, LLC
Printed Name of Applicant

STATE OF ~~FLORIDA~~ ^{Ohio}
COUNTY OF ~~LEE~~ ^{Cuyahoga}

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 11/26/18 (date) by Brian M. Intihar as Authorized Agent for CLE FL RE Investment I, LLC (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of Notary Public

Rita K. Albridge
Notary Public, State of Ohio
My Commission Expires July 21, 2021



COMMUNITY DEVELOPMENT

27001-0115493

CPA2018-10013

**AFFIDAVIT OF AUTHORIZATION
Exhibit M10**

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Brian M Intihar (name), as Authorized Agent (owner/title) for CLE FL RE Investment I, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I do hereby authorize the staff of Lee County Community Development, with notice to the landowner, to enter upon the property during normal working hours for the limited purpose of evaluating this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

**Notes:*

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature

2-19

Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED



STATE OF FLORIDA Ohio
COUNTY OF LEE Cuyahoga

COMMUNITY DEVELOPMENT

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Feb 1, 2019 (date) by Brian M. Intihar as Authorized Agent for CLE FL RE Investment I, LLC (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

**DISCLOSURE OF INTEREST
AFFIDAVIT
Exhibit M3**

BEFORE ME this day appeared Brian M Intihar as Authorized Agent for CLE FL RE Investment I, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 9401 Alico Road and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

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

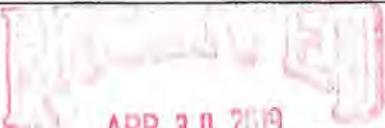
3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N.A.	


Web/DiscolsureofInterest (07/2017)
COMMUNITY DEVELOPMENT

CPA2018-10013

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner
ADMINISTRATIVE APPROVAL
CIS OF FL INVESTMENT 1, LLC
Print Name

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF ~~FLORIDA~~ Ohio
COUNTY OF ~~LEE~~ Cuyahoga

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Feb 1, 2019 (date) by Brian Intihar (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Rita K. Albridge
Signature of Notary Public

Rita K. Albridge
Notary Public, State of Ohio
My Commission Expires July 21, 2021

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CPA2018-10013

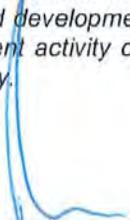
81001-8105970

EXHIBIT M10
LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as STRAP Numbers 03-46-25-00-00001.1090 and 03-46-25-00-00001.1100 and legally described in exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate Q. Grady Minor & Associates, P.A. and Pavese Law as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.



Owner*(signature)

Brian M. Intihar as Authorized Agent for CLE FL RE Investment I, LLC

STATE OF Ohio
COUNTY OF Cuyahoga

Sworn to (or affirmed) and subscribed before me this 8th day of March, 2019,

by Brian M. Intihar as Authorized Agent for CLE FL RE Investment I, LLC, who is personally known to me

or who has produced as identification and who did (did not) take an oath.

(SEAL)



Notary Public

Rita K. Albridge
Notary Public, State of Ohio
My Commission Expires July 21, 2021



COMMUNITY DEVELOPMENT

CPA2018-10013



Date of Report: October 10, 2018

Buffer Distance: 750 feet

Parcels Affected: 20

Subject Parcels: 03-46-25-00-00001.1090, 03-46-25-00-00001.1100

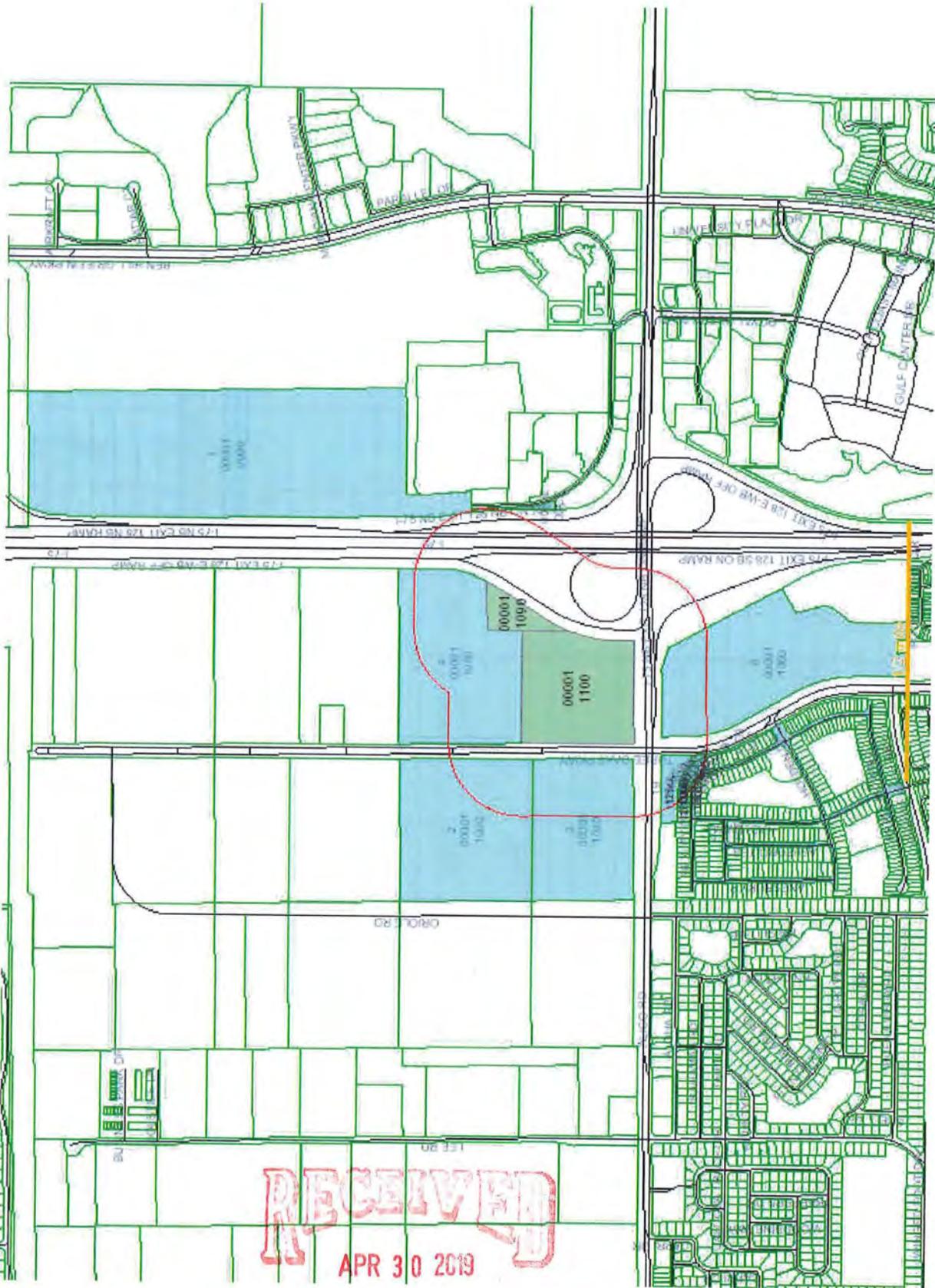
Right-click the page to print this page or download the map and information by [clicking here](#).

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	03-46-25-00-00001.1040 9151 ALICO RD FORT MYERS FL 33912	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	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
	COMMUNITY 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-L1-11003.00CE ACCESS UNDETERMINED	WESTBROOK DESC IN	9

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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-L1-120R1.00CE RIGHT OF WAY FORT MYERS FL 33967	WESTBROOK PHASE 2 TRACT R-1 AS DESC IN INST# 2018- 66313	20



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1001-8105A90

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
Intensive Development	1,361				5		27		250			
Central Urban	14,766				225				230			
Urban Community	17,021	520	485		637						250	
Suburban	16,623				1,810				85			
Outlying Suburban	3,843	30			40	20	2	500				1,438
Sub-Outlying Suburban	1,955				547						227	
Commercial												
Industrial	79								39		20	
Public Facilities	1							1				
University Community	850											
Destination Resort Mixed Use Water Dependent	8											
Burnt Store Marina Village	4					4						
Industrial Interchange												
General Interchange	151185										1145	58
General Commercial Interchange												
Industrial Commercial Interchange												
University Village Interchange												
Mixed Use Interchange												
New Community	2,100	1,200									900	
Airport												
Tradeport	9										9	
Rural	8,313	1,948			1,400	636						1,500
Rural Community Preserve	3,100											
Coastal Rural	1,300											
Outer Island	202	5			1			150				
Open Lands	2,805	250				590						120
Density Reduction/ Groundwater Resource	6,905	711									94	
Conservation Lands Upland												
Wetlands												
Conservation Lands Wetland												
Unincorporated County Total Residential	81,396	4,664	485		4,665	1,250	29	651	604		1,511	3,116
Commercial	12,793	177	52		400	50	17	125	150		1,100	440
Industrial	13,801	26	3		400	5	26		300		3,100	10
Non Regulatory Allocations												
Public	82,565	7,100	421		2,000	7,000	20	1,961	350		7,752	2,477
Active AG	17,027	5,100			550	150						20
Passive AG	43,786	12,229			2,500	109					1,241	20
Conservation	81,933	2,214	611		1,142	3,236	133	1,603	748		2,947	1,733
Vacant	23,874	1,953			61	931	34		45		300	151
Total	357,176	33,463	1,572		11,718	12,731	259	4,340	2,197		17,985	7,967
Population Distribution (unincorporated Lee County)	495,000	9,266	1,531		30,861	3,270	225	530	5,744		18,333	16,375

(Amended by Ordinance No. 02-02, 03-19, 05-19, 07-13, 09-15, 09-16, 10-15, 10-16, 10-40, 10-43, 14-14, 15-10, 16-02, 16-17, 17-12, 17-23, 18-06)
 Printed 4/19/2018

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APR 30 2019

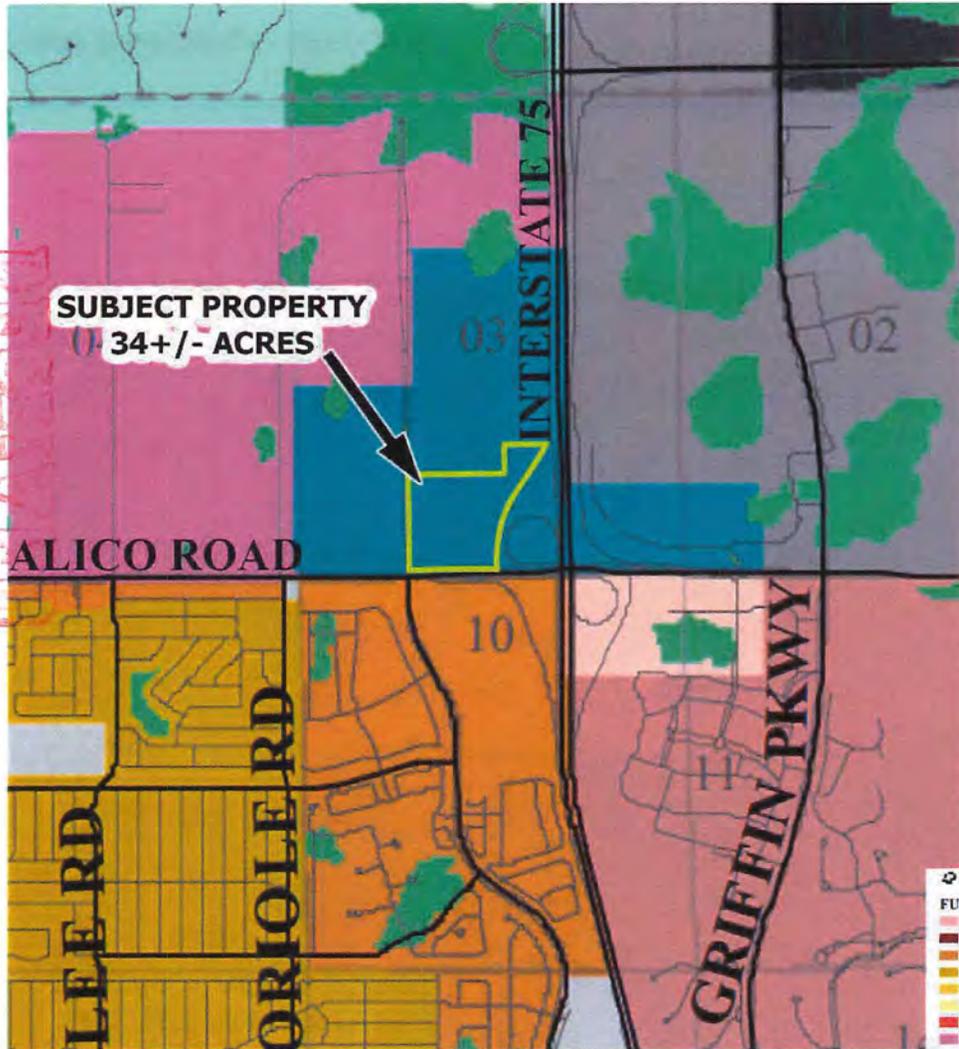
Residential By Future Land Use Category

CPA 2018-10013

COMMUNITY DEVELOPMENT

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CPA 2018 - 10013



SUBJECT PROPERTY
34+/- ACRES

ALICO ROAD

INTERSTATE 75

LEE RD
ORIOLE RD
GRIFFIN PKWY

- City Limits
- FUTURE URBAN AREAS**
 - Intensive Development
 - Central Urban
 - Urban Community
 - Suburban
 - Outlying Suburban
 - Sub-Outlying Suburban
 - Commercial
 - Industrial
 - Public Facilities
 - University Community
 - Burnt Store Marina Village
 - Destination Resort Mixed Use Water Dependent

- INTERCHANGE AREAS**
 - Industrial Interchange
 - General Interchange
 - General Commercial Interchange
 - Industrial Commercial Interchange
 - University Village Interchange
- NEW COMMUNITY**
 - New Community
- AIRPORT AREAS**
 - Tradeport
 - Airport

- NON-URBAN AREAS**
 - Rural
 - Rural Community Preserve
 - Coastal Rural
 - Outer Island
 - Open Lands
 - Density Reduction/Groundwater Resource
 - Conservation Lands - Upland
- ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)**
 - Wetlands
 - Conservation Lands - Wetland



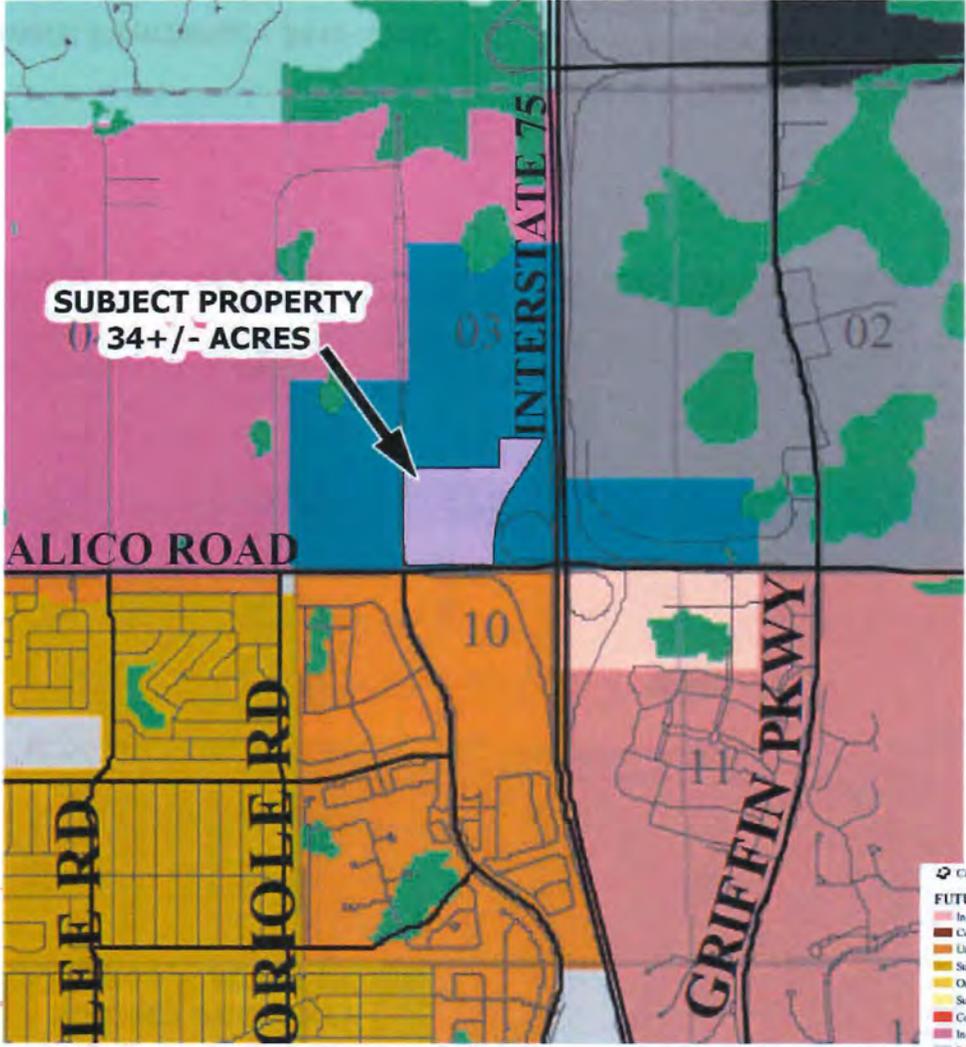
General Interchange - 34+/- acres

Vintage Commerce Center CPD
Comprehensive Plan Amendment
Existing Future 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.

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- City Limits
- FUTURE URBAN AREAS**
 - Intensive Development
 - Central Urban
 - Urban Community
 - Suburban
 - Outlying Suburban
 - Sub-Outlying Suburban
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- INTERCHANGE AREAS**
 - Industrial Interchange
 - General Interchange
 - General Commercial Interchange
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 - University Village Interchange
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 - New Community
- AIRPORT AREAS**
 - Tradeport
 - Airport
- NON-URBAN AREAS**
 - Rural
 - Rural Community Preserve
 - Coastal Rural
 - Oyster Island
 - Open Lands
 - Density Reduction/Groundwater Resource
 - Conservation Lands - Upland
- ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)**
 - Wetlands
 - Conservation Lands - Wetland

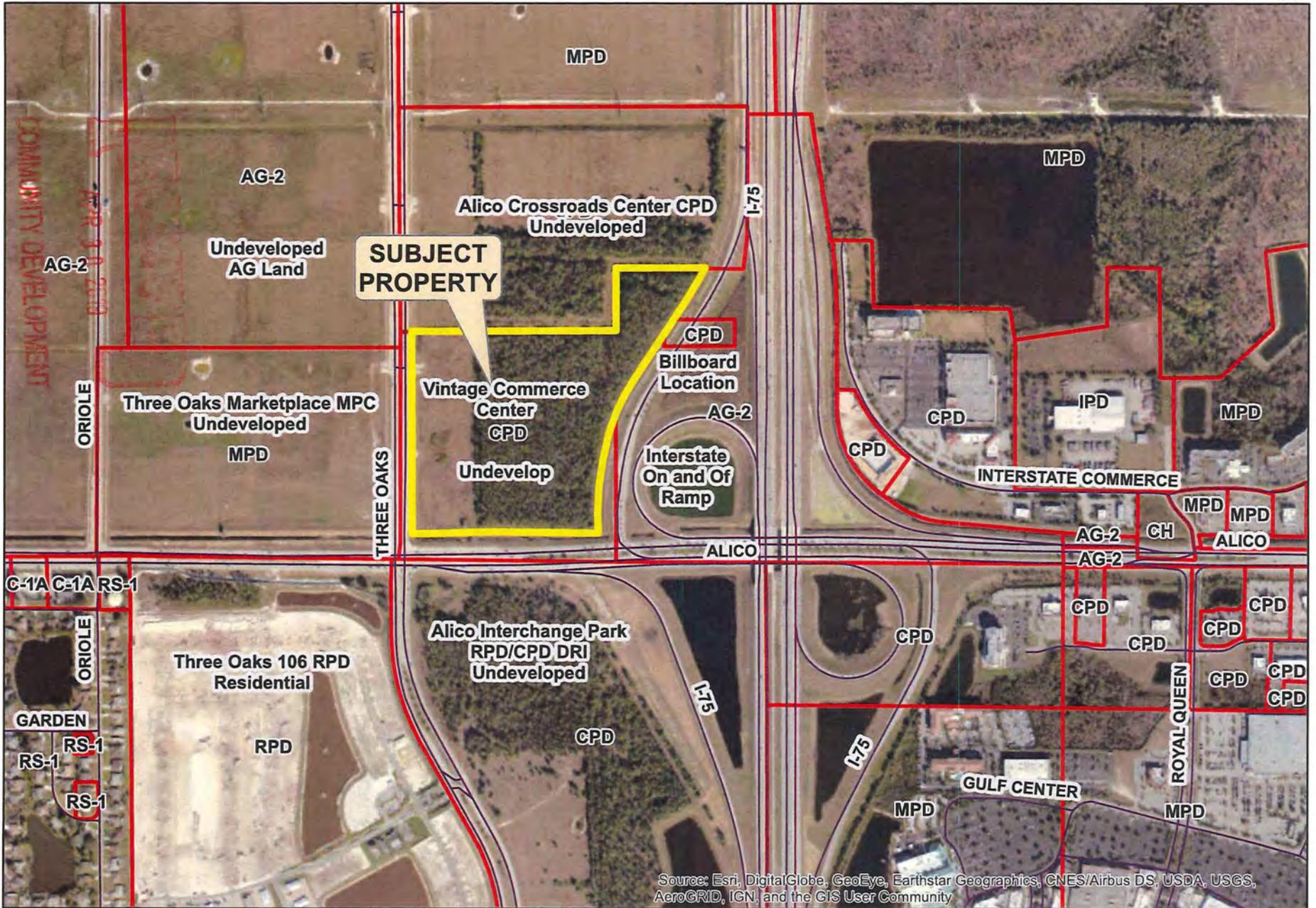
Chapter XIII of this plan contains an administrative process to precisely define the boundaries of a wetland. A Jurisdictional Determination, approved by SFWMD or Florida DEP, must be submitted prior to the issuance of such an interpretation.

General Interchange - 34+/- acres

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

Vintage Commerce Center CPD

Existing III.A.3 and 4 - Existing Uses and Zoning Map



CPA2018-10013

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Civil Engineers • Land Surveyors • Planners • Landscape Architects



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 25th 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]

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When Recorded Return To Comell
First American Title Insurance Company
National Commercial Services
121 S. 8th Street, Suite 1250
Minneapolis, MN 55402
File No: NCS 2018-10019

COMMUNITY DEVELOPMENT

CPA 2018-10019

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:

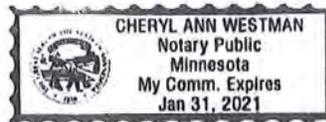
[Signature]
(Witness Signature)
Print Witness Name: Kimberly Hofstede
[Signature]
(Witness Signature)
Print Witness Name: Scott Hansen

ALICO LAND, L.L.C.
a Delaware limited liability company
By: [Signature]
Name: Keith Bednarowski
Its: President

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 18 day of April, 2018, by Keith Bednarowski, as President of ALICO LAND, L.L.C., a Delaware limited liability company, on behalf of said entity. He/She is [select one]: () personally known to me; or () produced a valid driver's license as identification.

Cheryl A. Westman
Notary Public - (Signature)
Print Name: Cheryl A. Westman
My Commission Expires: 01.31.21



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CPA7018-10013

2018-04-30

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 I-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

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 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

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COMMUNITY DEVELOPMENT

CPA2018-10013

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 (I-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 FOR 1112.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

(OR. 4164 PG. 547)

E.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

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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-OF-WAY LINE FOR 1112.05 FEET TO THE POINT OF BEGINNING.

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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.

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Exhibit B

Permitted Exceptions

1. 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.
2. The lien of the taxes for the year 2018 and all subsequent years, which are not yet due and payable.
3. 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.
8. 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.
10. 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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M18000103733
Florida Department of State
Division of Corporations
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Fax Number : (850)617-6383

From: PAVESE LAW FIRM
Account Name : PAVESE LAW FIRM
Account Number : 120130000057
Phone : (239)334-2195
Fax Number : (239)332-2243

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Foreign Limited Liability Company
CLE FL RE Investment I, LLC

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COMMUNITY DEVELOPMENT

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

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. CLE FL RE Investment I, LLC (Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC.")

2. Ohio (Jurisdiction under the law of which foreign limited liability company is organized) 3. (FEI number, if applicable)

4. (Date first transacted business in Florida, if prior to registration. (See sections 605.0904 & 605.0905, F.S. to determine penalty liability))

5. 1110 Euclid Avenue #300 (Street Address of Principal Office) Cleveland, OH 44115-1603 6. 1110 Euclid Avenue #300 (Mailing Address) Cleveland, OH 44115-1603

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: P.L.F. Registered Agent, L.L.C. Office Address: 1833 Hendry Street Fort Myers, Florida 33901

Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

(Registered agent's signature)

8. The name, title or capacity and address of the person(s) who has/have authority to manage is/are:

Table with 4 columns: Title or Capacity, Name and Address, Title or Capacity, Name and Address. Row 1: Authorized Agent, Brian Intihar, 1110 Euclid Avenue #300, Cleveland, OH 44115-1603.

(Use attachments if necessary)

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

(Signature of authorized person)

Brian Intihar, Authorized Agent

Typed or printed name of signer

FILED APR - 2 AM 8:49 SECRETARY OF STATE TALLAHASSEE, FLORIDA

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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.

Jon Husted

Ohio Secretary of State

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Validation Number: 201808004374

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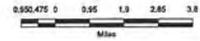
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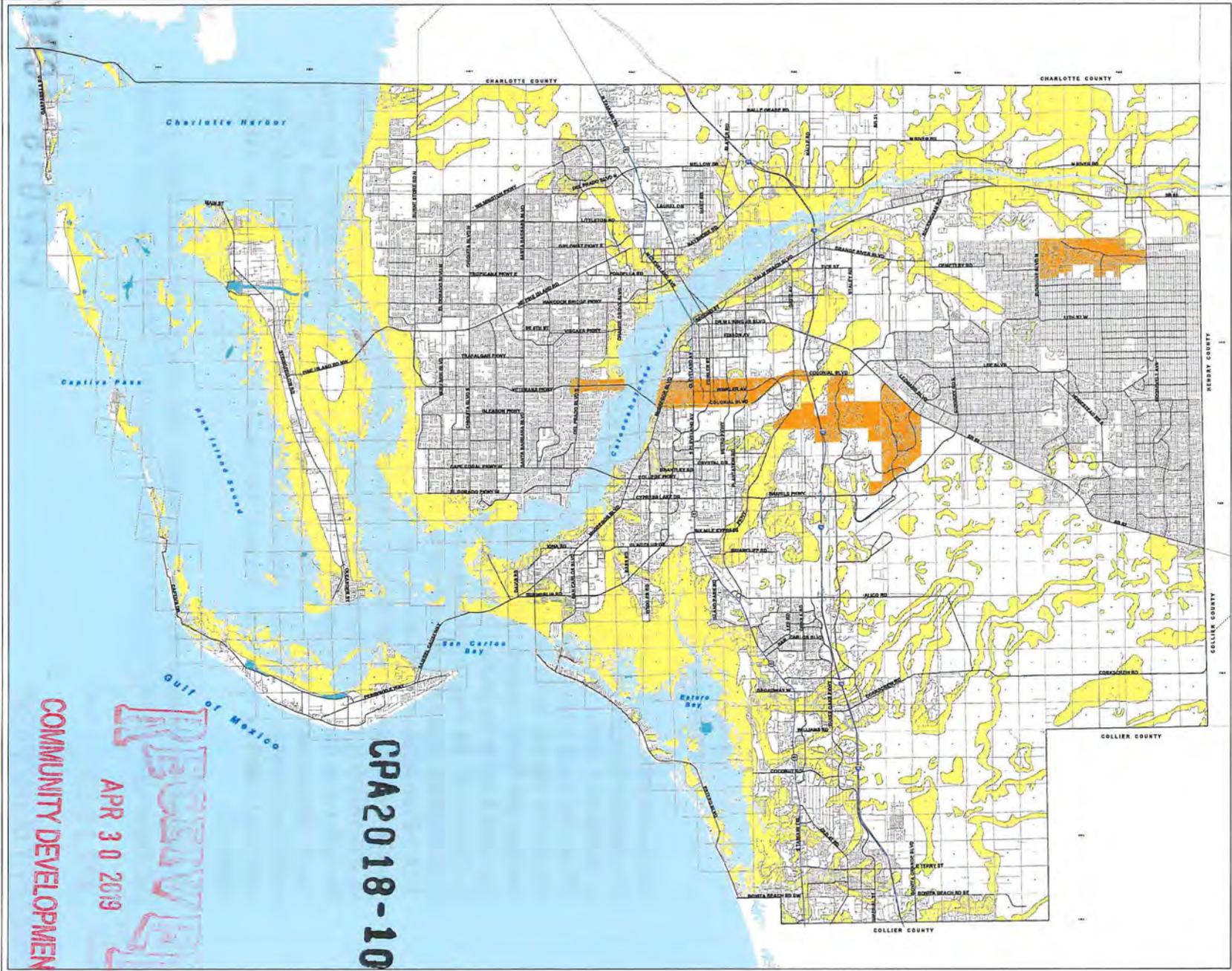
Lee County Archaeological Sensitivity Map

Legend

-  Sensitivity Level 1
-  Sensitivity Level 2
-  Previously Surveyed



Map Generated: December 2014
 Adopted December 21, 1988
 Land Development Code Chapter 22-106



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CPA 2018-10013

March 8, 2019

Mr. Wayne Arnold, AICP
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

RE: Vintage Commerce Center Map Amendment
CPA2018-10013

Dear Mr. Arnold

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

T.I.S. Application Sufficiency Checklist

- 1) *The application indicates this project includes 400 multi-family residential units, 350,000 square feet commercial uses and 300 hotel rooms. However, only 350,000 square feet of commercial uses are included in the traffic analysis. Please modify the application or TIS accordingly.*

As mentioned in the TIS report, the purpose of proposed land use change from Industrial Commercial Interchange to General Interchange is to allow the site to be developed with a multifamily option (400 MF units). The existing future land use designation already allows for more intense uses such as commercial and office uses. The existing zoning allows for the site to be developed with up to 300,000 square feet of retail uses. The existing site is also located within Traffic Analysis Zone (TAZ) 3005, which is bounded by Alico Road to the south, I-75 to the east, Fiddlesticks Canal to the north and Lee Road to the west. In the long range transportation model, TAZ 3005 has been accounted for up to 1.2 million square feet of industrial uses, 112,000 square feet of commercial uses, and 1.28 million square feet of service uses. The existing properties within the TAZ 3005 are currently vacant apart from the recently constructed medical center at the northeast corner of this TAZ. It is highly unlikely that the remainder of the properties within the TAZ will be built-out in the next 20 years with the uses that have been accounted for in the long range transportation model. Therefore, allowing the site to be developed with a multifamily option, which is the main intent of the land use change, will not result in any additional roadway impacts or increase the number of trips from what is currently approved.

The application language has also been updated. The most intense use, in terms of trip generation, that can be developed on the entire property is 350,000 square feet of retail

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and a hotel. Should other residential options be developed on the site, the square footage of the commercial component will be reduced.

- 2) *Please update the TIS to provide the required level of service (LOS) analysis in Table 2A and Table 4A "with" the project.*

As previously mentioned in response to Comment No. 1, allowing the site to be developed with a multifamily option, which is the main intent of the request, will not result in any additional roadway impacts from what is currently approved and accounted for in TAZ 3005. However, as requested and for informational purposes only, attached Tables 2A and 4A have been revised to include "project" traffic (350,000 square feet of retail and 300 hotel rooms). The trip generation for these uses is attached for reference.

- 3) *The K and D factors are required to be derived from the Lee County's nearest permanent count stations. Please update the TIS accordingly.*

Attached Tables 2A and 4A have been revised to satisfy this comment. Note, for FDOT maintained roadways, the K and D factors were obtained from FDOT Florida Traffic Online resource. The K and D factors for County maintained roadways were based on County's traffic data.

- 4) *The year 2040 FSUTMS volumes for I-75 (from Corkscrew Rd to Alico Rd) in Table 2A is incorrect (85,420). It should be 121,226 (60,710+60,516). Please update the TIS accordingly.*

Acknowledged. Attached Table 2A has been revised to satisfy this comment.

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

Sincerely,



Ted B. Treesh, PTP
President



Yury Bykau, E.I.
Transportation Consultant

Attachments

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**TABLE 1A
LEVEL OF SERVICE THRESHOLDS**

2040 LONG RANGE TRANSPORTATION ANALYSIS - VINTAGE COMMERCE CENTER CPD

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ROADWAY	ROADWAY SEGMENT		2040 E + C NETWORK LANES		GENERALIZED SERVICE VOLUMES				
	FROM	TO	# Lanes	Roadway Designation	LOS A	LOS B	LOS C	LOS D	LOS E
					VOLUME	VOLUME	VOLUME	VOLUME	VOLUME
Three Oaks Pkwy	Daniels Pkwy	Alico Rd	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
	Alico Rd.	San Carlos Blvd	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
	San Carlos Blvd	Estero Pkwy	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
Alico Rd	US 41	Gator Rd	6LD	Class I - Arterial	0	400	2,840	2,940	2,940
	Gator Rd	Lee Blvd	6LD	Class I - Arterial	0	400	2,840	2,940	2,940
	Lee Blvd	Oriole Rd	6LD	Class I - Arterial	0	400	2,840	2,940	2,940
	Oriole Rd	Three Oaks Pkwy	6LD	Class I - Arterial	0	400	2,840	2,940	2,940
	Three Oaks Pkwy	I-75	6LD	Class I - Arterial	0	400	2,840	2,940	2,940
	I-75	Ben Hill Griffin Pkwy	6LD	Class I - Arterial	0	400	2,840	2,940	2,940
	Ben Hill Griffin Pkwy	Airport Haul Rd	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
Ben Hill Griffin Pkwy	Terminal Access Rd.	Alico Rd.	4LD	Class I - Arterial	0	250	1,840	1,960	1,960
	Alico Rd.	College Club Dr.	6LD	Class I - Arterial	0	400	2,840	2,940	2,940
I-75	Corkscrew Rd	Alico Rd	6LF	Freeway	0	3,360	5,030	6,240	6,500
	Alico Road	Daniels Parkway	6LF	Freeway	0	3,360	5,030	6,240	6,500
Oriole Rd.	Alico Rd	San Carlos Blvd	2LU	Major Collector	0	0	310	660	740
Lee Rd	Alico Rd	San Carlos Blvd	2LU	Major Collector	0	0	310	660	740
San Carlos Blvd	Three Oaks Pkwy	Oriole Rd	2LU	Major Collector	0	0	310	660	740
Michael G. Rippe Pkwy	Six Mile Cypress Pkwy	Alico Rd.	6LD	Class I - Arterial	0	400	2,840	2,940	2,940
US 41	Six Mile Cypress Pkwy	Alico Rd.	6LD	Class I - Arterial	0	400	2,840	2,940	2,940
	Alico Rd.	San Carlos Blvd	6LD	Class I - Arterial	0	400	2,840	2,940	2,940

- Denotes the LOS Standard for each roadway segment

* Level of Service Thresholds for Lee County arterials/collectors taken from the Generalized Peak Hour Directional Service Volume tables for Urbanized Areas (dated April 2016)

* Level of Service Thresholds for I-75 were taken from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

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TABLE 2A
2040 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
VINTAGE COMMERCE CENTER CPD

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 1160 VPH IN= 554 OUT= 606

ROADWAY	ROADWAY SEGMENT		2040	COUNTY PCS / FDOT SITE #	MOCF FACTOR ¹	AADT	K-100 FACTOR	100TH HIGHEST	D	PM PK HR	2040		PROJECT TRAFFIC DIST.	PK DIR PM PROJ TRAFFIC	2040 BACKGROUND PLUS PROJ	
	FROM	TO	FSUTMS PSWDT			BACKGROUND TRAFFIC		HOUR PK DIR 2-WAY VOLUME		PEAK DIRECTION	TRAFFIC VOLUMES & LOS VOLUME LOS	PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME LOS				
Three Oaks Pkwy	Daniels Pkwy	Alico Rd	14,316	72	0.91	13,028	0.113	1,472	0.59	NORTH	868	C	10%	61	929	C
	Alico Rd.	San Carlos Blvd	29,569	72	0.91	26,908	0.113	3,041	0.59	SOUTH	1,247	C	25%	152	1,399	C
	San Carlos Blvd	Estero Pkwy	32,355	72	0.91	29,443	0.113	3,327	0.59	SOUTH	1,364	C	15%	91	1,455	C
Alico Rd	US 41	Gator Rd	51,436	10	0.91	46,807	0.100	4,681	0.51	WEST	2,294	C	25%	152	2,446	C
	Gator Rd	Lee Blvd	54,154	10	0.91	49,280	0.100	4,928	0.51	WEST	2,415	C	25%	152	2,567	C
	Lee Blvd	Oriole Rd	58,978	10	0.91	53,670	0.100	5,367	0.51	WEST	2,630	C	30%	182	2,812	C
	Oriole Rd	Three Oaks Pkwy	68,239	10	0.91	62,097	0.100	6,210	0.51	WEST	3,043	F	35%	212	3,255	F
	Three Oaks Pkwy	I-75	70,983	10	0.91	64,595	0.100	6,459	0.51	WEST	3,165	F	30%	182	3,347	F
	I-75	Ben Hill Griffin Pkwy	32,599	53	0.91	29,665	0.092	2,729	0.51	WEST	1,337	C	15%	91	1,428	C
Ben Hill Griffin Pkwy	Ben Hill Griffin Pkwy	Airport Haul Rd	30,369	53	0.91	27,636	0.092	2,542	0.51	WEST	1,246	C	1%	6	1,252	C
	Terminal Access Rd.	Alico Rd.	18,172	71	0.91	16,537	0.105	1,736	0.53	NORTH	920	C	5%	30	950	C
I-75	Alico Rd.	College Club Dr.	38,593	71	0.91	35,120	0.105	3,688	0.53	NORTH	1,955	C	10%	61	2,016	C
	Corkscrew Rd	Alico Rd	121,226	120055	0.91	110,316	0.090	9,928	0.581	NORTH	5,768	D	5%	30	5,798	D
Oriole Rd.	Alico Road	Daniels Parkway	85,420	120184	0.91	77,732	0.090	6,996	0.598	NORTH	4,184	C	10%	61	4,245	C
	Alico Rd	San Carlos Blvd	11,318	25	0.91	10,299	0.097	999	0.56	SOUTH	440	D	5%	30	470	D
Lee Rd	Alico Rd	San Carlos Blvd	11,874	25	0.91	10,805	0.097	1,048	0.56	SOUTH	461	D	5%	30	491	D
San Carlos Blvd	Three Oaks Pkwy	Oriole Rd	7,627	15	0.91	6,941	0.098	680	0.54	WEST	313	D	10%	61	374	D
Michael G. Rippe Pkwy	Six Mile Cypress Pkwy	Alico Rd.	43,590	125036	0.91	39,667	0.090	3,570	0.532	NORTH	1,899	C	5%	30	1,929	C
US 41	Six Mile Cypress Pkwy	Alico Rd.	69,016	120067	0.95	65,565	0.090	5,901	0.532	NORTH	3,139	F	10%	61	3,200	F
	Alico Rd.	San Carlos Blvd	60,819	120066	0.95	57,778	0.090	5,200	0.532	NORTH	2,766	C	10%	61	2,827	C

¹ Model Output Conversion Factor was utilized to obtain the AADT Volumes for all roadways.
 * The K-100 and D factors for currently unconstructed segment of Three Oaks Pkwy from Alico Rd to Daniels Pkwy were obtained from County PCS #72, which represents Three Oaks Pkwy, south of Estero Pkwy.
 * The K-100 and D factors for County maintained roadways were obtained from Lee County Traffic Count Report.
 * The K-100 and D factors for FDOT maintained roadways were obtained from Florida Traffic Online resource.

**TABLE 3A
LEVEL OF SERVICE THRESHOLDS
VINTAGE COMMERCE CENTER CPD**

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY</u>	<u>LOS A</u>	<u>LOS B</u>	<u>LOS C</u>	<u>LOS D</u>	<u>LOS E</u>
		<u>CLASS</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>
Three Oaks Pkwy	S. of Alico Rd	4LD	0	250	1,840	1,960	1,960
	S. of San Carlos Blvd	4LD	0	250	1,840	1,960	1,960
Alico Rd	E. of US 41	6LD	0	400	2,840	2,940	2,940
	E. Gator Rd.	6LD	0	400	2,840	2,940	2,940
	E. of Lee Blvd.	6LD	0	400	2,840	2,940	2,940
	E. of Oriole Rd.	6LD	0	400	2,840	2,940	2,940
	E. of Three Oaks Pkwy.	6LD	0	400	2,840	2,940	2,940
	E. of I-75	6LD	0	400	2,840	2,940	2,940
	E. of Ben Hill Griffin Pkwy	2LU	130	420	850	1,210	1,640
Ben Hill Griffin Pkwy	N. of Alico Rd.	4LD	0	250	1,840	1,960	1,960
	S. of Alico Rd.	6LD	0	400	2,840	2,940	2,940
I-75	N. of Alico Rd.	6LF	0	3,360	5,030	6,240	6,500
	S. of Alico Rd.	6LF	0	3,360	5,030	6,240	6,500
Oriole Rd.	S. of Alico Rd.	2LU	0	0	310	660	740
Lee Rd	S. of Alico Rd.	2LU	0	0	310	660	740
San Carlos Blvd	W. of Three Oaks Pkwy	2LU	0	0	310	660	740
Michael G. Rippe Pkwy	N. of Alico Rd.	6LD	0	400	2,840	2,940	2,940
US 41	N. of Alico Rd.	6LD	0	400	2,840	2,940	2,940
	S. of Alico Rd.	6LD	0	400	2,840	2,940	2,940

The Level of Service thresholds for all roadways were obtained from the Lee County Generalized Service Volume Table.

The Level of Service thresholds for I-75 were obtained from FDOT's Generalized Peak Hour Directional Volumes for Florida's Urbanized Areas Table 7.

COMMUNITY DEVELOPMENT
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CPA2018-10013

**TABLE 4A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
VINTAGE COMMERCE CENTER CPD**

TOTAL PROJECT TRAFFIC AM = 374 VPH IN = 240 OUT = 134
 TOTAL PROJECT TRAFFIC PM = 1,160 VPH IN = 554 OUT = 606

FDOT Sta. #	K	D
120184	0.090	0.598
120055	0.090	0.581
125036	0.090	0.532
120067	0.090	0.532
120066	0.090	0.532

ROADWAY	SEGMENT	LCDOT PCS OR FDOT SITE #	BASE YR ADT	2017 ADT	YRS OF GROWTH ¹	2016/2017		2024			PERCENT			2024 BCKGRND			2024 BCKGRND		
						ANNUAL	PK SEASON	PK HR	PK HR	PK SEASON	V/C	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	V/C	+ PM PROJ	V/C	
						RATE	PEAK DIR. ²	VOLUME	LOS	Ratio	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	Ratio	VOLUME	LOS	Ratio
Three Oaks Pkwy	S. of Alico Rd	414	9,500	14,100	7	5.80%	715	1,061	C	0.54	30%	72	182	1,133	C	0.58	1,243	C	0.63
	S. of San Carlos Blvd	414	9,500	14,100	7	5.80%	715	1,061	C	0.54	20%	48	121	1,109	C	0.57	1,182	C	0.60
Alico Rd	E. of US 41	204	19,500	22,100	8	2.00%	1,035	1,189	C	0.40	20%	48	121	1,237	C	0.42	1,310	C	0.45
	E. Gator Rd.	204	19,500	22,100	8	2.00%	1,035	1,189	C	0.40	20%	48	121	1,237	C	0.42	1,310	C	0.45
	E. of Lee Blvd.	204	19,500	22,100	8	2.00%	1,035	1,189	C	0.40	30%	72	182	1,261	C	0.43	1,371	C	0.47
	E. of Oriole Rd.	204	19,500	22,100	8	2.00%	1,035	1,189	C	0.40	40%	96	242	1,285	C	0.44	1,431	C	0.49
	E. of Three Oaks Pkwy.	10	26,600	44,800	8	6.73%	2,285	3,606	F	1.23	30%	72	182	3,678	F	1.25	3,787	F	1.29
	E. of I-75	53	20,800	24,600	8	2.12%	1,154	1,336	C	0.45	15%	36	91	1,372	C	0.47	1,427	C	0.49
E. of Ben Hill Griffin Pkwy	205	7,500	8,500	2	6.46%	366	567	C	0.35	1%	2	6	570	C	0.35	573	C	0.35	
Ben Hill Griffin Pkwy	N. of Alico Rd.	126060	23,769	19,700	8	2.00%	1,033	1,187	C	0.61	5%	12	30	1,199	C	0.61	1,217	C	0.62
	S. of Alico Rd.	124514	29,000	23,000	8	2.00%	1,101	1,265	C	0.43	10%	24	61	1,289	C	0.44	1,325	C	0.45
I-75	N. of Alico Rd.	120184	54,500	102,014	8	8.15%	5,490	10,277	F	1.65	10%	24	61	10,301	F	1.58	10,338	F	1.59
	S. of Alico Rd.	120055	70,000	101,500	8	4.75%	5,307	7,696	F	1.23	5%	12	30	7,708	F	1.19	7,726	F	1.19
Oriole Rd.	S. of Alico Rd.	120181	3,100	2,900	2	2.00%	139	160	C	0.22	10%	24	61	184	C	0.25	220	C	0.30
Lee Rd	S. of Alico Rd.	121219	7,100	7,100	2	2.00%	544	625	D	0.84	10%	24	61	649	D	0.88	685	E	0.93
San Carlos Blvd	W. of Three Oaks Pkwy	124617	5,300	8,800	6	8.82%	421	761	F	1.03	10%	24	61	785	F	1.06	821	F	1.11
Michael G. Rippe Pkwy	N. of Alico Rd.	125036	16,800	24,000	4	9.33%	1,149	2,145	C	0.73	5%	12	30	2,157	C	0.73	2,175	C	0.74
US 41	N. of Alico Rd.	120067	56,500	52,000	8	2.00%	2,490	2,860	D	0.97	5%	12	30	2,872	D	0.98	2,890	D	0.98
	S. of Alico Rd.	120066	42,500	49,500	8	2.00%	2,370	2,722	C	0.93	10%	24	61	2,746	C	0.93	2,783	C	0.95

¹ AGR for all roadways was calculated based the historical traffic data obtained from Lee County Traffic Count Report and Florida Traffic Online webpage.
² Current peak hour peak season peak direction traffic volumes for all County roadways were obtained from the 2018 Lee County Public Facilities Level of Service and Concurrency Report.
³ Current peak hour peak season peak direction traffic volumes for all FDOT roadways were obtained by adjusting the 2017 AADT by the appropriate K and D factors.

COMMUNITY DEVELOPMENT

APR 30 2019

CPA2018-10013

Year 2017 K-100 Factors, D-Factors and Peak Season Factors

Station #	K-100	D-Factors	P.S Factors
1	0.094	0.61	1.073
2*	0.092	0.53	1.167
3	0.102	0.52	1.200
5	0.094	0.61	1.103
6	0.106	0.55	1.043
7	0.113	0.53	1.317
8	0.084	0.55	1.117
9	0.087	0.51	1.060
10	0.100	0.51	1.107
11	0.098	0.53	1.070
12	0.096	0.59	1.167
13*	0.091	0.59	1.090
14	0.087	0.59	1.057
15*	0.098	0.54	1.163
16	0.107	0.62	1.143
17	0.106	0.61	1.083
18	0.095	0.59	1.093
19	0.098	0.55	1.217
20	0.098	0.58	1.050
21*	0.083	0.61	1.037
22	0.089	0.62	1.033
23*	0.103	0.57	1.183
25*	0.097	0.56	1.123
27	0.126	0.53	1.347
28	0.091	0.54	1.053
29	0.107	0.51	1.297
30	0.094	0.51	1.123
31*	0.095	0.54	1.087
33*	0.132	0.66	0.223
34	0.099	0.61	1.050
35	0.099	0.55	1.063
36	0.100	0.57	1.187
37	0.090	0.60	1.163
38	0.101	0.60	1.207
39	0.098	0.53	1.137
40	0.083	0.52	1.030
42	0.091	0.56	1.050
43*	0.092	0.59	1.097

Station #	K-100	D-Factors	P.S Factors
44*	0.085	0.51	1.083
45*	0.109	0.57	1.070
46	0.090	0.53	1.133
47	0.099	0.56	1.060
48*	0.103	0.60	1.107
49*	0.086	0.54	1.073
50	0.093	0.60	1.103
51*	0.082	0.71	1.107
52*	0.106	0.58	1.130
53	0.092	0.51	1.160
54	0.091	0.54	1.113
55	0.088	0.53	1.073
57	0.095	0.53	1.117
58*	0.102	0.52	1.053
60*	0.132	0.57	1.543
61*	0.097	0.60	1.303
62	0.113	0.57	1.140
63	0.119	0.53	1.180
64*	0.105	0.52	1.147
66*	0.101	0.52	1.110
68	0.098	0.61	1.047
69	0.088	0.54	1.047
70*	0.093	0.55	1.143
71*	0.105	0.53	1.150
72*	0.113	0.59	1.197
73*	0.097	0.56	1.143
74*	0.105	0.58	1.103
76	0.097	0.55	1.130
81*	0.100	0.56	1.133
82	0.094	0.53	1.087
84	0.090	0.51	1.023
96	0.106	0.53	1.017
97	0.086	0.52	1.030
98	0.088	0.58	1.117
103	0.092	0.52	1.177
120	0.098	0.64	1.193
121*	0.095	0.63	1.063
122	0.095	0.67	1.037

* Previous Year Data

APR 30 2018

COMMUNITY DEVELOPMENT

CPA2018-10013

TRIP GENERATION

VINTAGE COMMERCE CENTER CPD COMPREHENSIVE PLAN AMENDMENT ITE TRIP GENERATION REPORT, 10th EDITION

COMMERCIAL INTENSITY
350,000 SQ. FT. OF RETAIL
300 HOTEL ROOMS

Trip Generation – Total Trips Vintage Commerce Center

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (350,000 Sq. Ft.)	203	124	327	659	714	1,373	14,092
Hotel (300 rooms)	86	59	145	101	98	199	2,960
Total Trips	289	183	472	760	812	1,572	17,052

Trip Generation – New Trips Vintage Commerce Center

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	289	183	472	760	812	1,572	17,052
Less Retail Pass-By Trips	-49	-49	-98	-206	-206	-412	-4,228
New Trips	240	134	374	554	606	1,160	12,824

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Shopping Center (820)

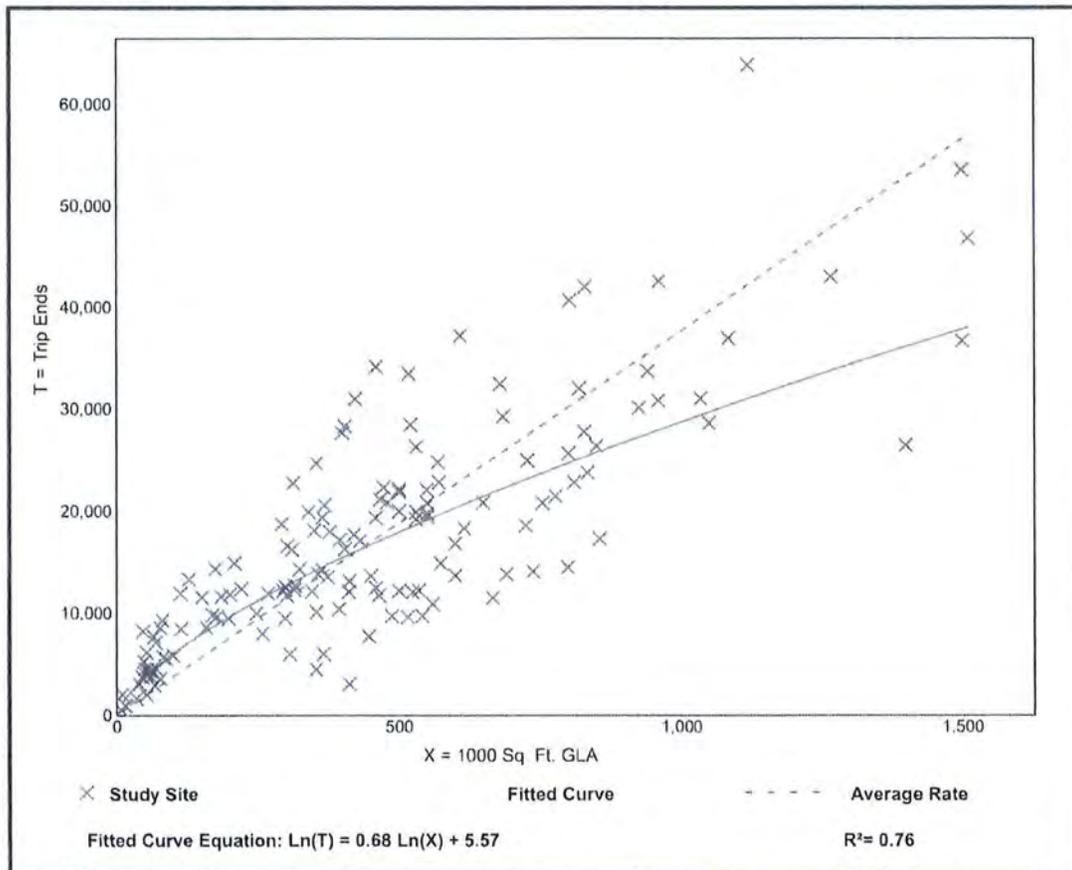
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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



REMOVED

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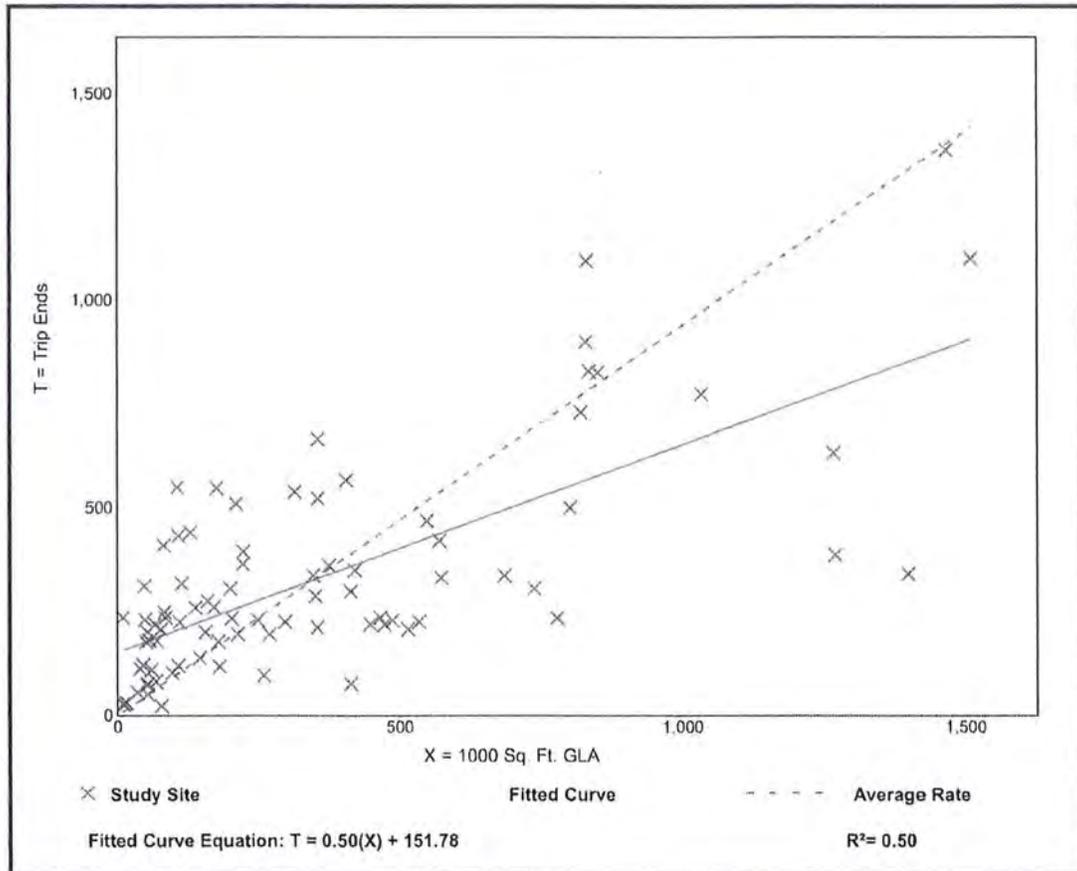
Shopping Center (820)

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: 84
 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



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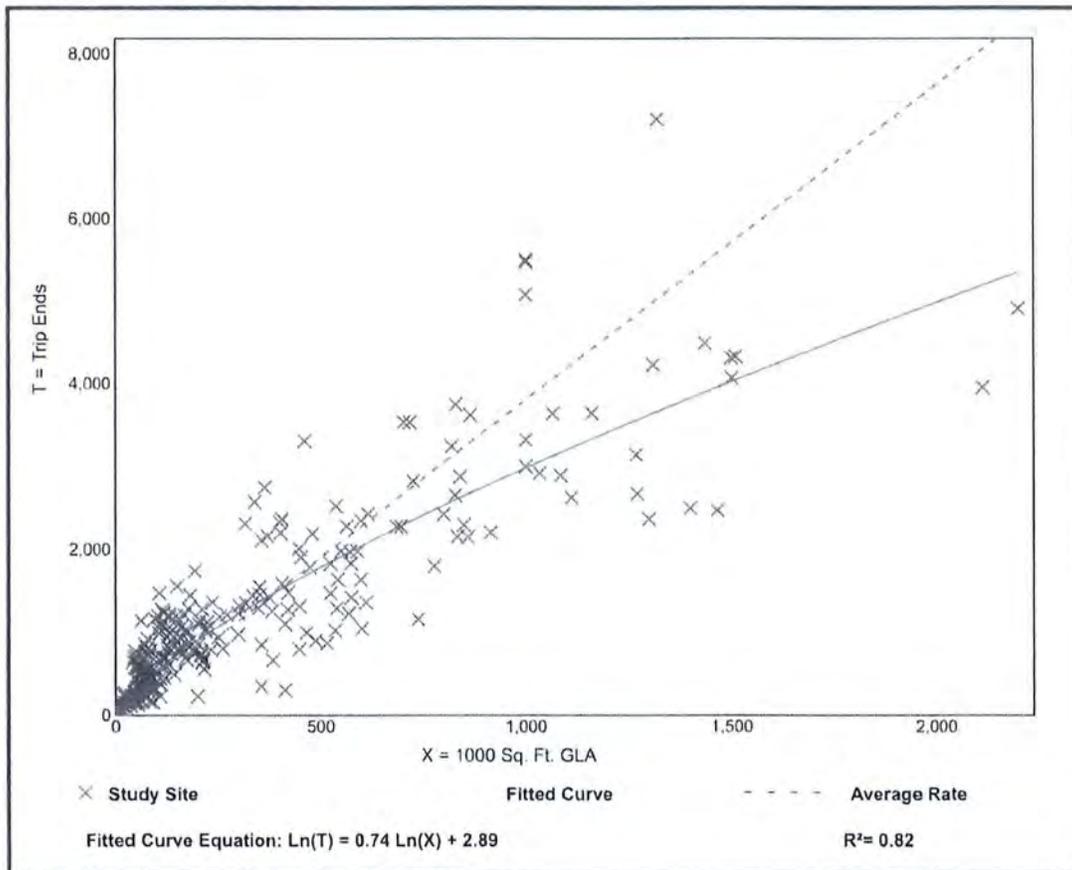
Shopping Center (820)

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



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Hotel (310)

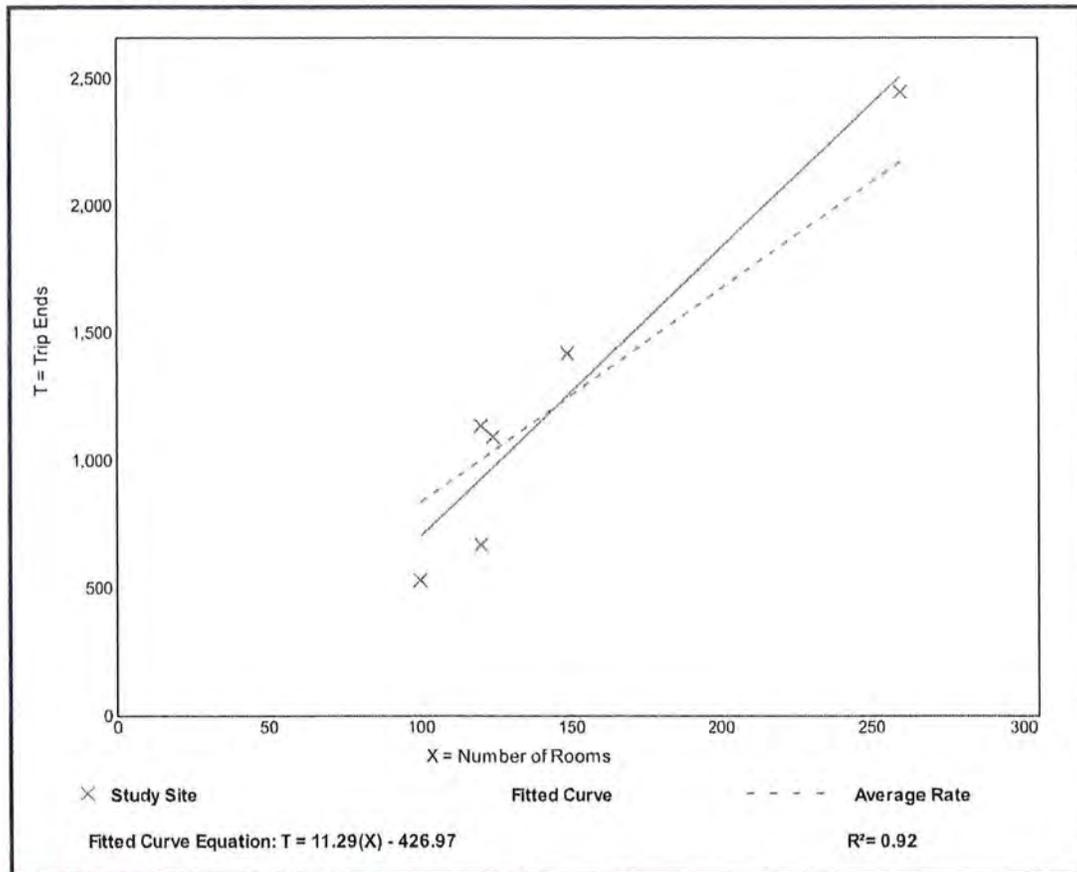
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Rooms: 146
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.36	5.31 - 9.53	1.86

Data Plot and Equation



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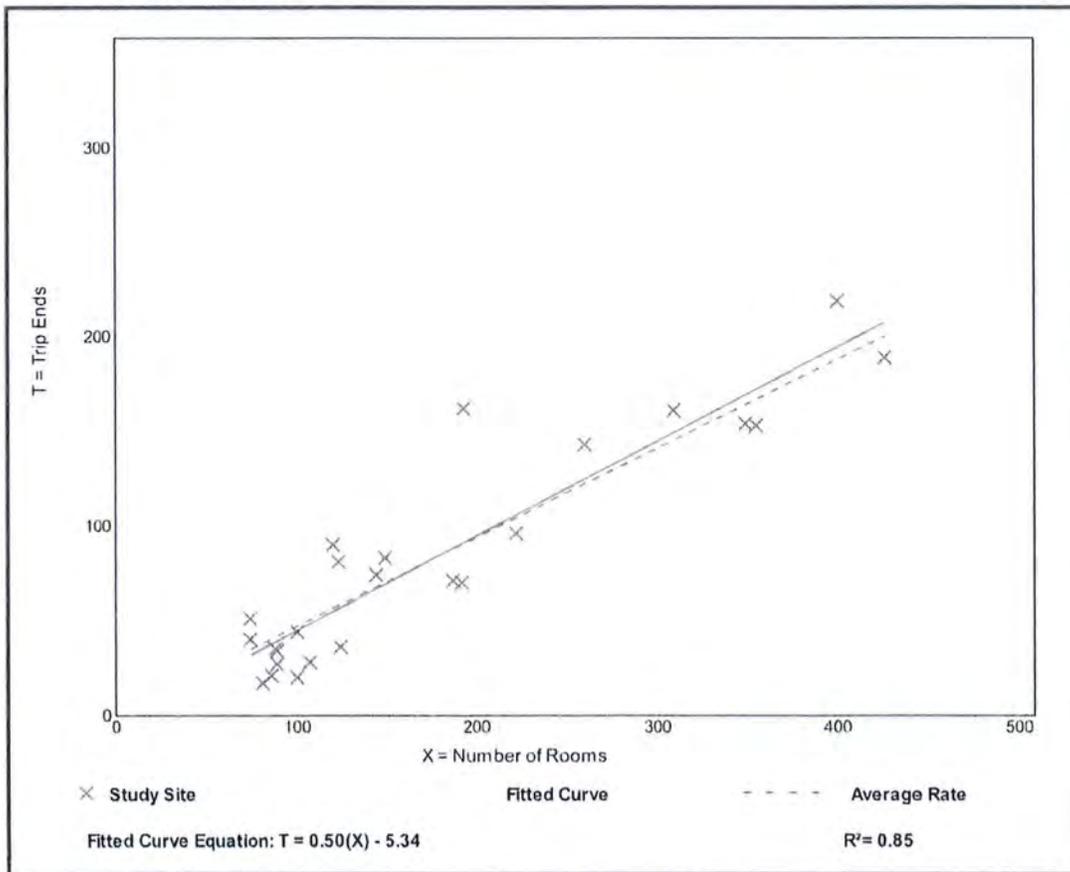
Hotel (310)

Vehicle Trip Ends vs: Rooms
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: 25
 Avg. Num. of Rooms: 178
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.47	0.20 - 0.84	0.14

Data Plot and Equation



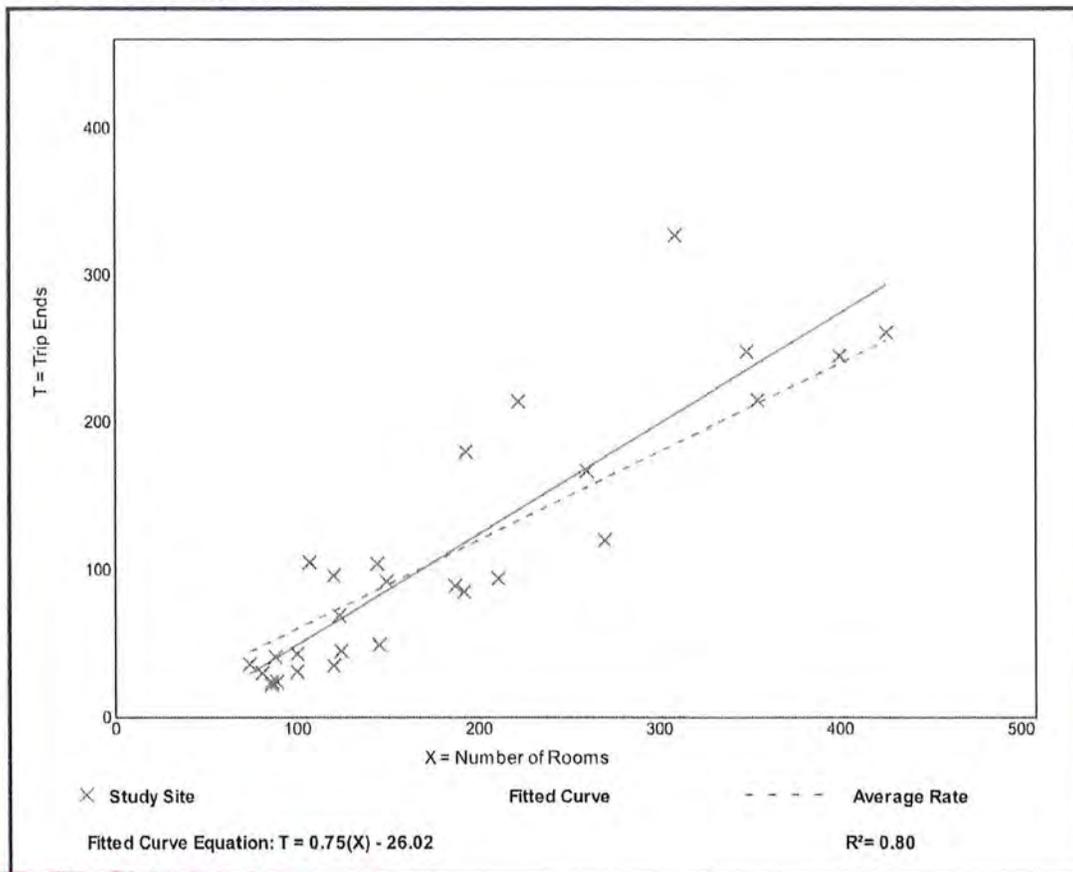
Hotel (310)

Vehicle Trip Ends vs: Rooms
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: 28
 Avg. Num. of Rooms: 183
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.26 - 1.06	0.22

Data Plot and Equation



Vintage Commerce Center
Comprehensive Plan Amendment - Map

Exhibit M14
Public Facilities Impacts Analysis

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.

Lee County Sewer Demand (flows taken from 2018 Lee County Concurrency Report):

Required to be provided 2018	27,400,000 Gallons per Day
Required to be provided 2019	27,800,000 Gallons per Day
Designed capacity 2020	43,500,000 Gallons per Day
Designed capacity 2021	49,500,000 Gallons per Day

Estimated Max. Residential Sewer Demand:	200 GPD/unit X 400 units=	80,000 GPD
Estimated Max. Commercial Sewer Demand:	0.1 GPD/S.F. X 350,000 S.F.=	35,000 GPD
Estimated Max. Hotel Sewer Demand:	100 GPD/room X 300 rooms=	30,000 GPD

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.

Lee County Water Demand (flows taken from 2018 Lee County Concurrency Report):

Required to be provided 2018	41,000,000 Gallons per Day
Required to be provided 2019	41,700,000 Gallons per Day
Designed capacity 2020	51,900,000 Gallons per Day
Designed capacity 2021	51,900,000 Gallons per Day

Estimated Max. Residential Water Demand:	250 GPD/unit X 400 units=	100,000 GPD
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Vintage Commerce Center
Comprehensive Plan Amendment - Map

Exhibit M14
Public Facilities Impacts Analysis

Estimated Max. Commercial Water Demand: 0.1 GPD/S.F. X 350,000 S.F.= 35,000 GPD
Estimated Max. Hotel Water Demand: 100 GPD/room X 300 rooms= 30,000 GPD

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 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

APR 30 2019

CFA2018-10013

January 28, 2019

CRMALPDO Exh M14 Public Facilities Impacts Analysis-rev1.docx



Page 2 of 4

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Civil Engineers • Land Surveyors • Planners • Landscape Architects

Q. Grady Minor & Associates, P.A.

3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

Vintage Commerce Center
Comprehensive Plan Amendment - Map

Exhibit M14
Public Facilities Impacts Analysis

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.



Vintage Commerce Center
Comprehensive Plan Amendment - Map

Exhibit M14
Public Facilities Impacts Analysis

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January 28, 2019

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Civil Engineers • Land Surveyors • Planners • Landscape Architects

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51001 10/20/19



San Carlos Park Fire District
FIRE PREVENTION DIVISION

Station # 53
19591 Ben Hill Griffin Pkwy.
Fort Myers, FL. 33913

www.sancarlosfire.org

(239)267-7525
fax(239)267-7505

January 25, 2019

Vintage Commerce Center
9401 Alico Rd
Fort Myers, FL. 33967
866-929-4915

Re: Letter of Adequacy

Dear Mr. Feeney,

Thank you for the opportunity to inform you about our fire district. The San Carlos Park Fire Protection and Rescue District, is one of 17 Special Fire Districts in Lee County. The Insurance Services Office (ISO) currently rates our district with a Property Protection Class (PPC) of 2/2x.

We have 3 full time staffed fire stations, with 52 full time firefighters, supported by an administrative staff.

The property in question is approximately 3 miles from our Station # 51 which is located on Sanibel Blvd.

We carry 2500 gallons of water on the initial responding units and each engine is equipped with 1200 feet of supply hose. We also have a mutual aid and closest unit response agreements with our neighboring Fire Districts.

I hope this information helps. If you have any questions or concerns, please feel free to contact me at the number above.

Respectfully,

Steve Lennon
Fire Marshal



COMMUNITY DEVELOPMENT

CPA2018-10013



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

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Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjardins
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

December 6, 2018

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

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DEC 10 2018

Q. Grady Minor
& Associates, P.A.

Re: Letter of Service Availability for Vintage Commerce Center

Mr. Feeney,

I am in receipt of your letter requesting a Letter of Service Availability for a land use change of a parcel located at 9401 Alico Road. The proposed plan would allow change the parcel to a FLU of "General Interchange" classification.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The primary ambulance for this location is Medic 9, located 3.1 miles west. There is a second location within five miles of the proposed development. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, especially the density, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Chief
Division of Emergency Medical Services

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P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address <http://www.lee-county.com>
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER



BOARD OF COUNTY COMMISSIONERS

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
Heating 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 ¼-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.

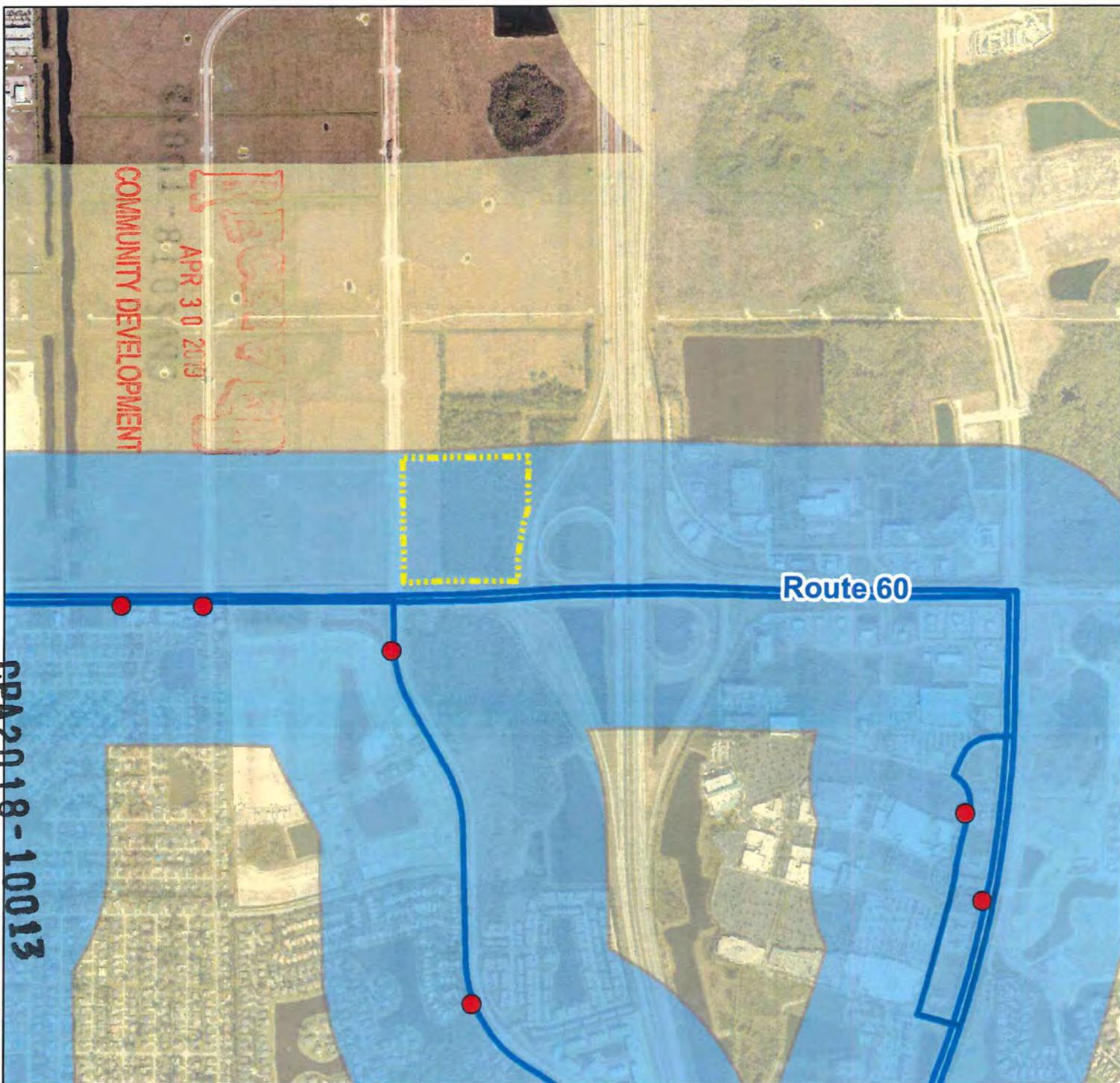
I am attaching a map of our route services in relation to the site. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0393 or avaldez@leegov.com.

Sincerely,

Arnold Valdez
Transit Planner
Lee County Transit

CC: File
Levi McCollum, Sr. Planner

CPA2018-10013



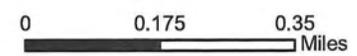
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CFA2018-10013

Service Availability

Vintage Commerce Center Development Site

- Bus Stop
- Bus Route
- Subject Parcel
- 1/4 Mile Service Area
- 3/4 Mile ADA Corridor





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

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CHAIRMAN, DISTRICT 7
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VICE CHAIRMAN, DISTRICT 5
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DISTRICT 3
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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

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LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER Vintage Commerce Center
OWNER/AGENT CLE RE Investment I, LLC
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 Industrial Commercial Interchange
CURRENT ZONING Commercial Planned Development

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	400	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.058		23.20
Middle School	0.028		11.20
High School	0.03		12.00

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

CSA SCHOOL NAME 2022/23	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	13,291	11,993	1,298	23	1275	90%	
South CSA, Middle	6,904	5,561	1,343	11	1332	81%	
South CSA, High	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


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CPA2018-10013

Carmine Marceno
Sheriff



"Proud to Serve"

State of Florida
County of Lee

November 26, 2018

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NOV 28 2018

Q. Grady Minor
& Associates, P.A.

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

Mr. Feeney,

A proposed Amendment to the Lee County Comprehensive Plan to change the land use designation on approximately 33 +/- acres at 9401 Alico Road in Section 3, Township 46 S, Range 25 E from Industrial Commercial Interchange to General Interchange does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. As such, this agency does not object to the proposed change in land use designation.

We will provide law enforcement services primarily from our South District office in Bonita Springs. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at 258-3287 with any questions regarding the CPTED study.

Respectfully,

Stan Nelson,
Director, Planning and Research



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LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

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Cecil L. Pendergrass
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District Three

Brian Hamman
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

Cc: David Helmick, Environmental Specialist, Sr.

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John E. Manning
District One

November 8, 2018

Via E-Mail

Cecil L. Pendergrass
District Two

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

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

**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**

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Chief
Hearing Examiner

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.

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COMMUNITY DEVELOPMENT

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

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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/Proposed 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



CPA2018-10013

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134
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www.gradyminor.com



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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: Vintage Commerce Center
Proposed Lee County Comprehensive Plan Amendment
Letter of Adequacy/Provision of Existing/Proposed 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.
Sr. Project Manager

FJF/jj



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21001-8105A90

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

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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/Proposed 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

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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/Proposed 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

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3800 Via Del Rey
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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/Proposed 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



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Q. Grady Minor & Associates, P.A.
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Vintage Commerce Center
Comprehensive Plan Amendment - Map

Exhibit M11 – 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 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.

Development of multi-family residential uses on the subject property represents one of the desirable and economically viable land uses 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. 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.

Vintage Commerce Center
Comprehensive Plan Amendment - Map

Exhibit M11 – 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.

Large areas of Lehigh Acres are not serviced with potable water and sanitary services. 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.

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

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/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8

Vintage Commerce Center
Comprehensive Plan Amendment - Map

Exhibit M11 – Lee Plan Analysis

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 critical access point.

The Development of FGCU, Southwest Florida International Airport and Florida Gulf Coast Town Center shopping 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 Lockett 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 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.

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Vintage Commerce Center
Comprehensive Plan Amendment - Map

Exhibit M11 – Lee Plan Analysis

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.*

The acreage allocation table will need to be modified to reflect that there will be an additional 18± 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 re-designating the 34± 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.*

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Vintage Commerce Center
Comprehensive Plan Amendment - Map

Exhibit M11 – Lee Plan Analysis

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: *Rezoning 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 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*

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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 not further burden any 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.

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.

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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.

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.

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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 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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Transportation Element (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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- 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 or accessway	60

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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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 stubout 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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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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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 stubout 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 stubouts 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 devices. 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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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.

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

Protected Species Assessment

October 2018

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Prepared for:

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INTRODUCTION

The 33.95± 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 Grady Minor 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

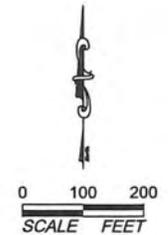
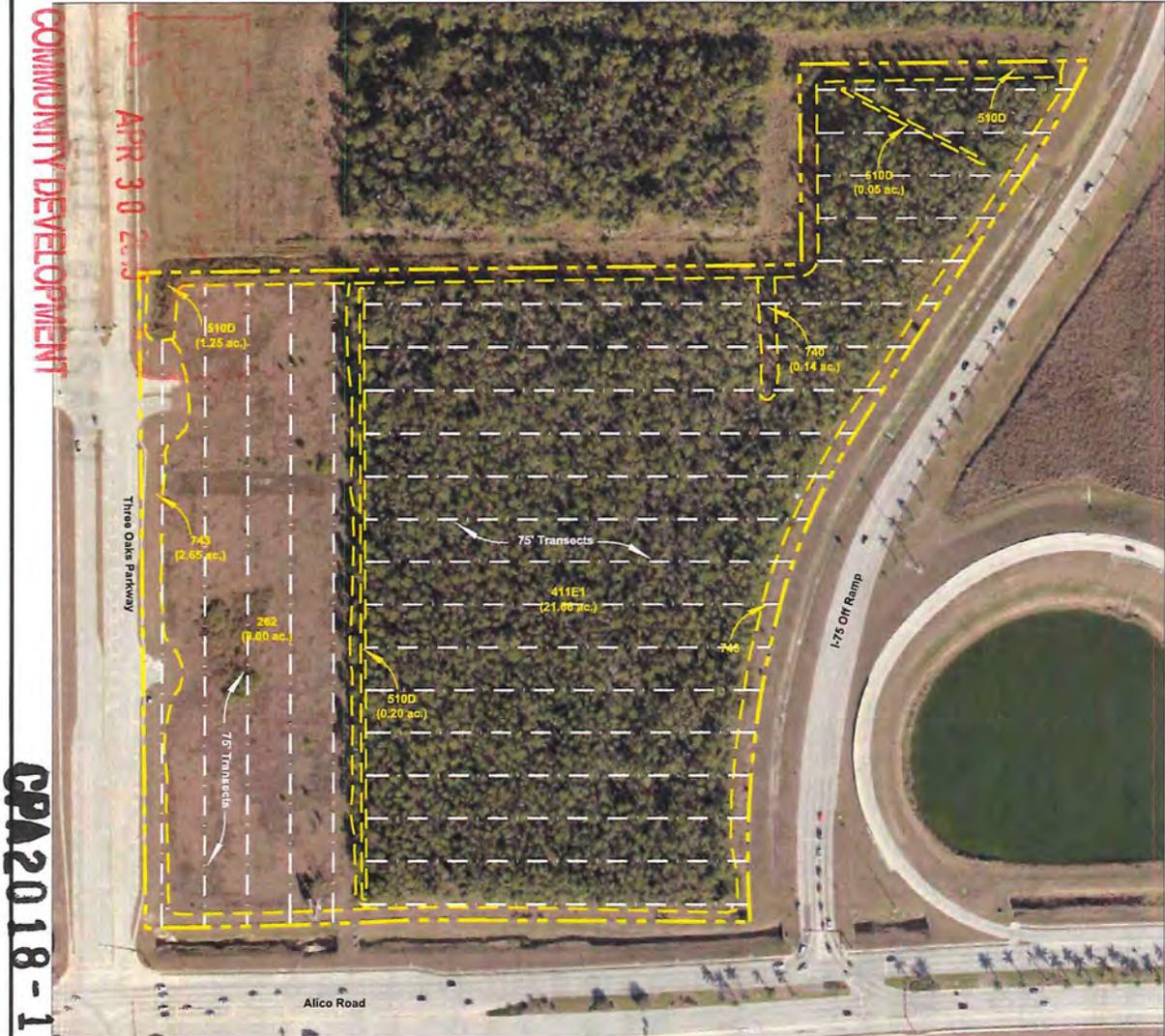
FLUCCS CODE	DESCRIPTION	ACREAGE
262	Fallow Pasture	8.00
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	21.66
510D	Ditches	1.50
740	Disturbed Land	0.14
743	Spoil Areas	2.65
	Total	33.95

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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COMMUNITY DEVELOPMENT



SECTION: 3
TOWNSHIP: 46 S
RANGE: 25 E

FLUCCS	Description	Acreege
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

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ENVIRONMENTAL CONSULTING
FORT MYERS 239-334-3680

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

APR 30 2019

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

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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APR 30 2018

COMMUNITY DEVELOPMENT

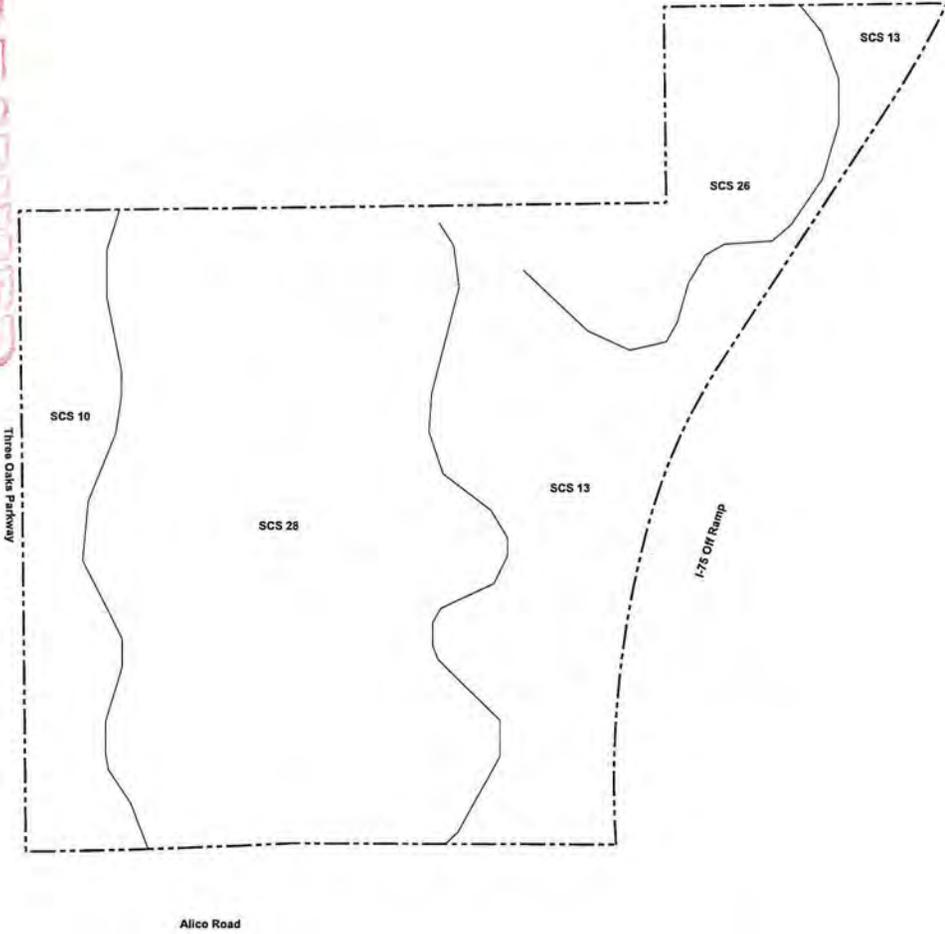
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SECTION 3
TOWNSHIP 46 S
RANGE 25 E

COMMUNITY DEVELOPMENT

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APR 30 2019

CPA2018-10013



Soil Legend
 SCS 10 - Pompano fine sand
 SCS 13 - Boca fine sand
 SCS 26 - Pineda fine sand
 SCS 28 - Immokalee sand

Notes:
 1. Property boundary is approximate and was obtained from the last County Property Assessor's Map.
 2. Soil information obtained from the Florida Geographic Data Library.

DATE: 12/11/2018 10:08 AM

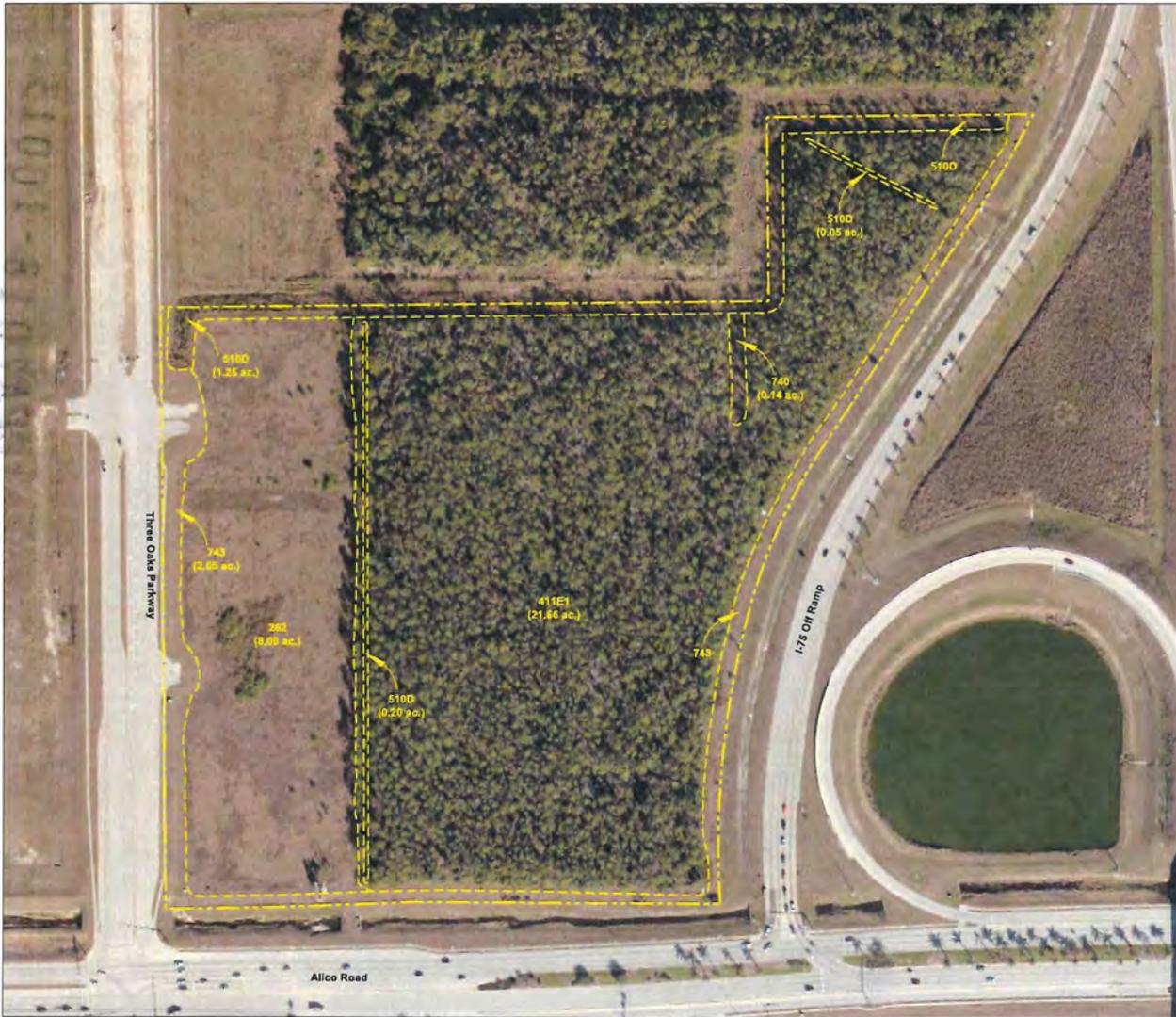
B. DEXBENDER
ENVIRONMENTAL CONSULTING, INC.
1201 WEST 12TH STREET, SUITE 200
MIAMI, FL 33136

Vintage Commerce Center CPD
Comprehensive Plan Amendment

Soils Map

SHEET

SECTION 3
TOWNSHIP 46 S
RANGE 25 E



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APR 30 2019

COMMUNITY DEVELOPMENT

FLUCCS	Description	Acres
262	Fallow Pasture	8.00 ac.
411E1	Pine Flatwoods Invaded by Exotics (10-25%)	21.66 ac.
5100	Ditches	1.50 ac.
740	Disturbed Land	0.14 ac.
743	Spoil Areas	2.65 ac.
	Total	33.95 ac.

CPA2018-10013

Notes:
 1. Property boundary and top of bank lines provided by OnSiteMap.
 2. Mapping based on photointerpretation of 2018 aerial photography and ground truthing in September 2018.
 3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

B. DEWBENDER
 ENVIRONMENTAL CONSULTING, P.A.
 1001 WOOD ST. SUITE 200
 WASHINGTON, DC 20004

Vintage Commerce Center CPD
 Comprehensive Plan Amendment

Vegetation Map

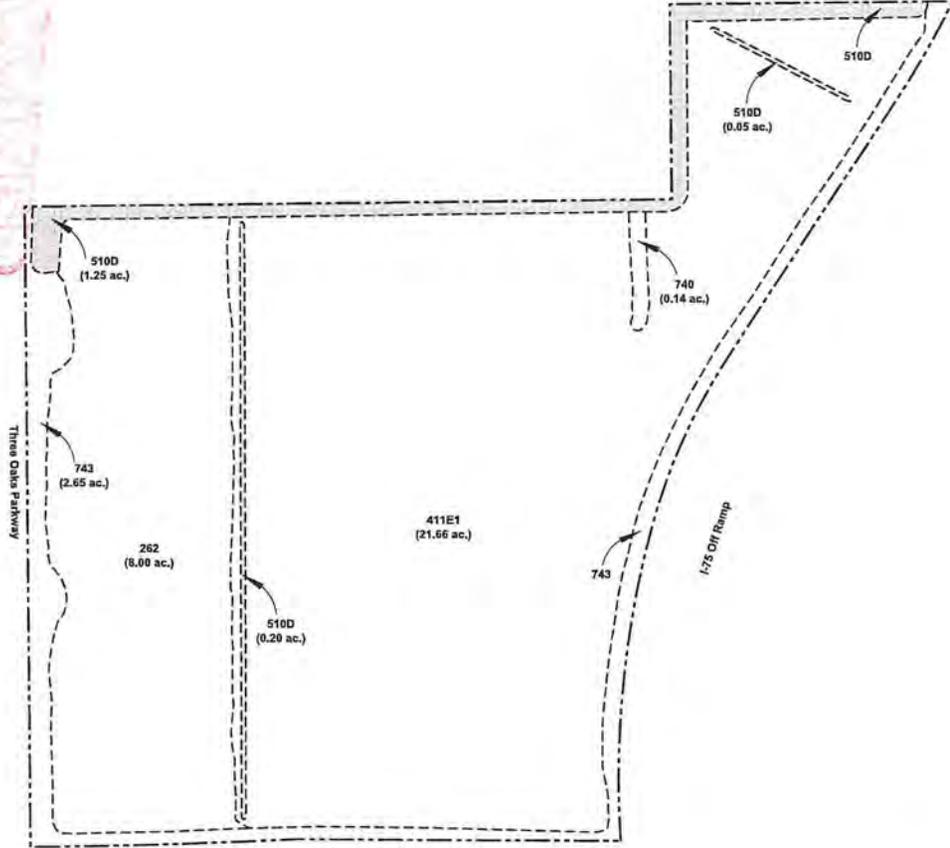
SHEET

SECTION 3
TOWNSHIP 48 N
RANGE 28 E

COMMUNITY DEVELOPMENT

APR 30 2019

RECEIVED



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.

Other Surface Waters (FLUCCS Code 510D - 1.50 ac.)

There are no rare and unique uplands on the subject parcel.

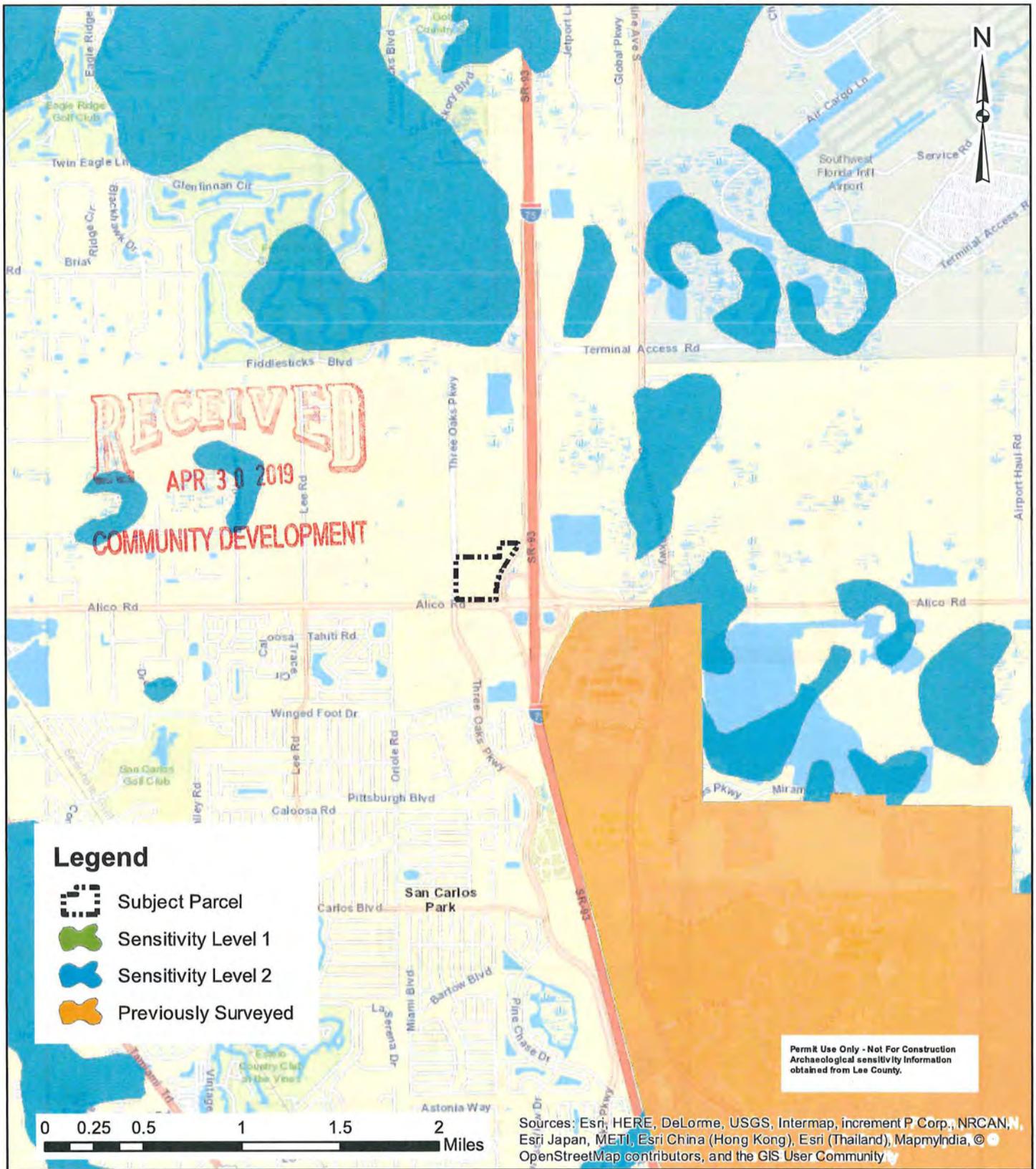
The subject parcel is not located within the Density Reduction/Groundwater Recharge area.

Notes:
 1. Property boundary and top of bank lines provided by Draft/Almanac.
 2. Mapping based on satellite imagery of 2018 aerial photography and ground truthing in September 2018.
 3. Direction of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

CPA2018-10013

Section: 3
Township: 46
Range: 25

Vintage Commerce Center CPD Comprehensive Plan Amendment



**Exhibit M13 - Lee County
Archaeological Sensitivity Map**

D B DEXBENDER
ENVIRONMENTAL CONSULTING
Fort Myers (239) 334-3680

1/30/2019 2:54:34 PM Y:\CRM-1\GIS_GPS\ArchSensitivity.mxd

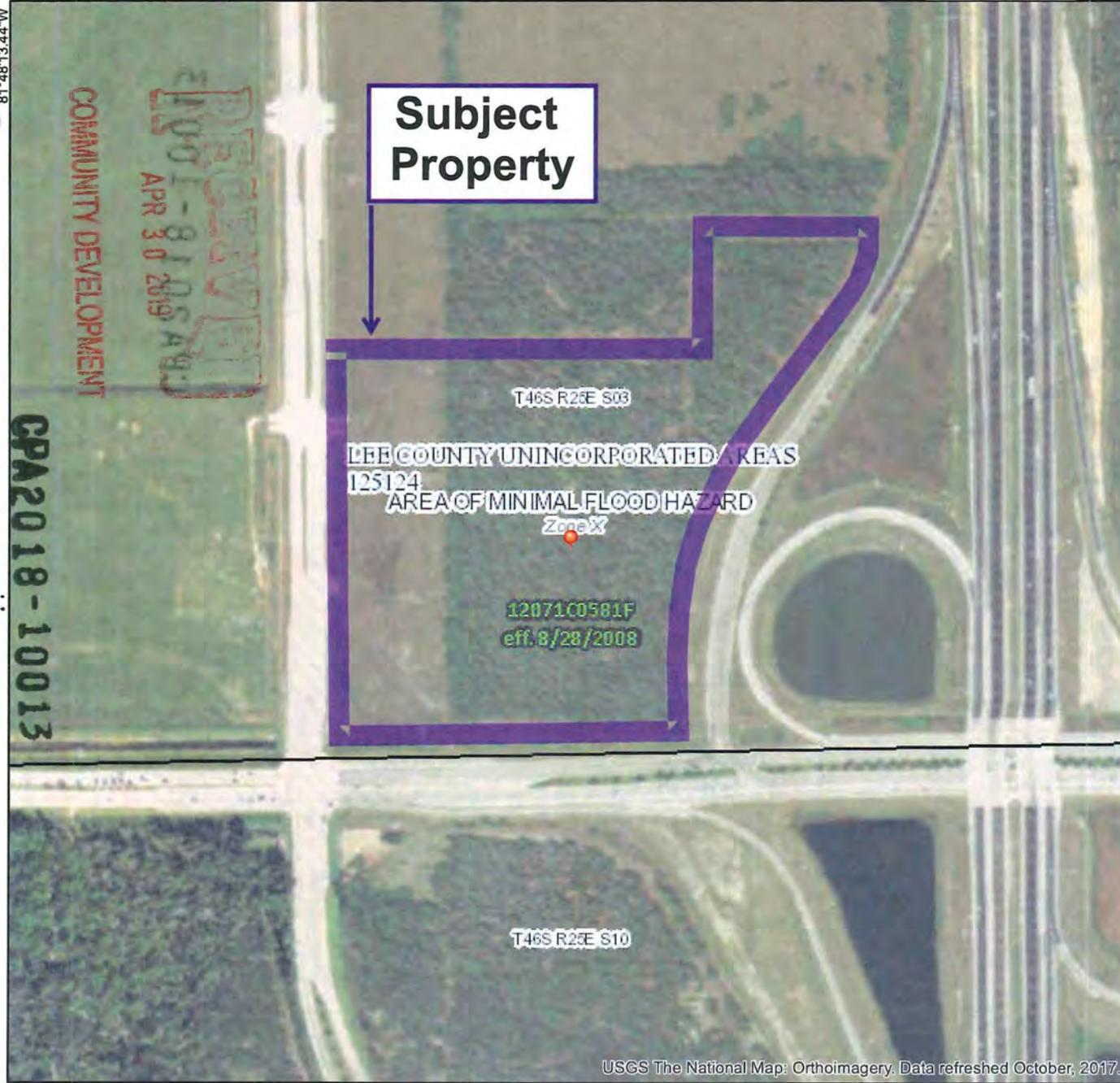
CPA2018-10013

National Flood Hazard Layer FIRMette



26°29'57.56"N

81°48'13.44"W



0 250 500 1,000 1,500 2,000 Feet 1:6,000

USGS The National Map: Orthoimagery. Data refreshed October, 2017.

26°29'25.36"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AD, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
OTHER FEATURES		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

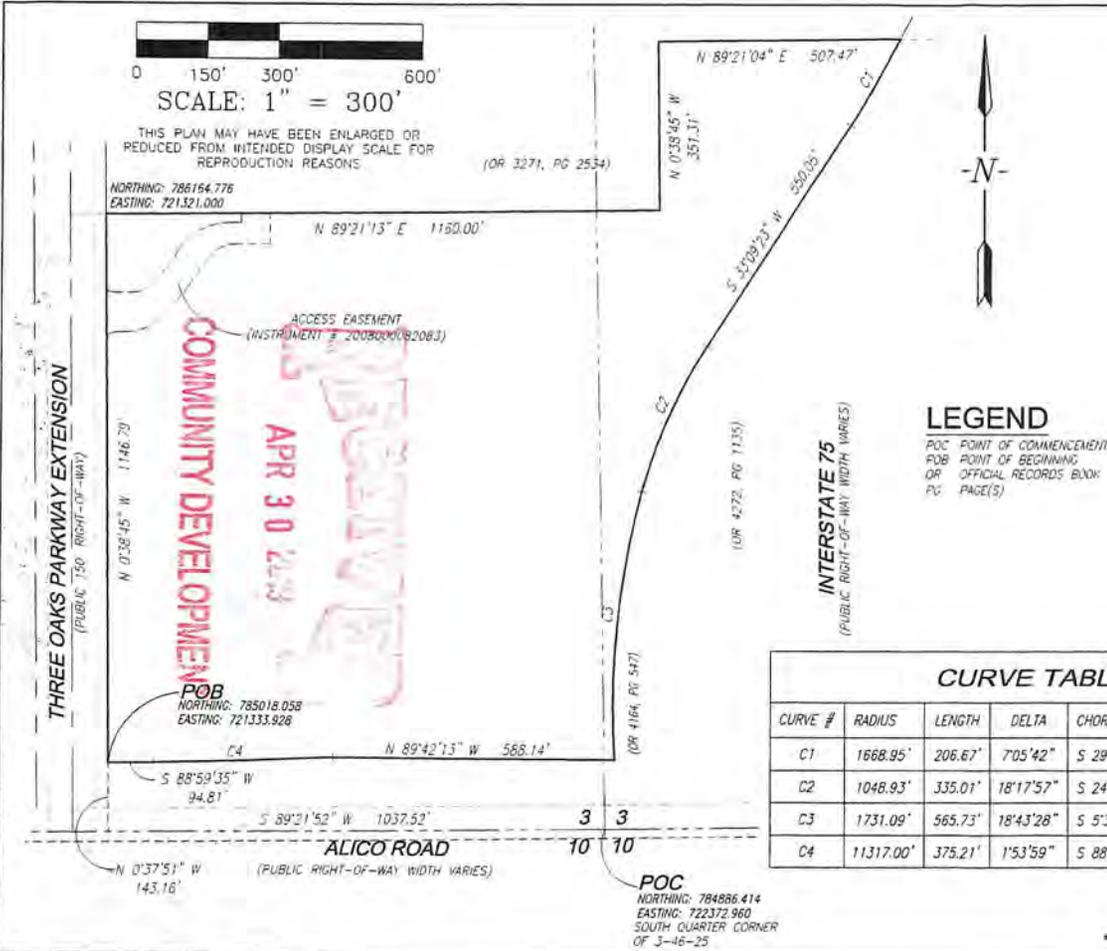
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/25/2019 at 9:01:37 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



81°47'35.98"W

CPA2018-10013



PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, SOUTH 89°21'52" WEST, A DISTANCE OF 1,037.52 FEET; THENCE NORTH 00°37'51" WEST, A DISTANCE OF 143.16 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY EXTENSION AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00°38'45" WEST, A DISTANCE OF 1,146.79 FEET; THENCE NORTH 89°21'13" EAST, A DISTANCE OF 1,160.00 FEET; THENCE NORTH 00°38'45" WEST, A DISTANCE OF 351.31 FEET; THENCE NORTH 89°21'04" EAST, A DISTANCE OF 507.47 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 75, THE SAME BEING A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES, 1) SOUTHWESTERLY 206.67 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,668.95 FEET, A CENTRAL ANGLE OF 0°05'42", (CHORD BEARING SOUTH 29°36'32" WEST, A DISTANCE OF 206.54 FEET); 2) THENCE SOUTH 33°09'23" WEST, A DISTANCE OF 550.05 FEET TO A POINT ON A CURVE TO THE LEFT; 3) THENCE SOUTHWESTERLY 335.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,048.93 FEET, A CENTRAL ANGLE OF 18°17'57", (CHORD BEARING SOUTH 24°00'24" WEST, A DISTANCE OF 333.59 FEET) TO A POINT ON A NON TANGENTIAL CURVE TO THE LEFT; 4) THENCE SOUTHERLY 565.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,731.09 FEET, A CENTRAL ANGLE OF 18°43'28", (CHORD BEARING SOUTH 05°30'01" WEST, A DISTANCE OF 563.21 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY OF ALICO ROAD; THENCE ALONG SAID RIGHT-OF-WAY FOR ALL OF THE REMAINING COURSES AND DISTANCES BACK TO THE POINT OF BEGINNING, NORTH 89°42'13" WEST, A DISTANCE OF 588.14 FEET TO A POINT ON A NON TANGENTIAL CURVE TO THE RIGHT; THENCE WESTERLY 375.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 11,317.00 FEET, A CENTRAL ANGLE OF 01°53'59", (CHORD BEARING SOUTH 88°02'36" WEST, A DISTANCE OF 375.19 FEET); THENCE SOUTH 88°59'35" WEST, A DISTANCE OF 94.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.95 ACRES, MORE OR LESS.

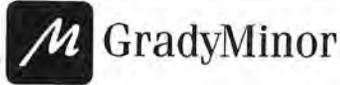
NOTES:

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING SOUTH 89°21'52" WEST
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1668.95'	206.67'	7°05'42"	S 29°36'32" W	206.54'
C2	1048.93'	335.01'	18°17'57"	S 24°00'24" W	333.59'
C3	1731.09'	565.73'	18°43'28"	S 5°30'01" W	563.21'
C4	11317.00'	375.21'	1°53'59"	S 88°02'36" W	375.19'

* NOT A SURVEY *

DRAWN BY: KJG
CHECKED BY: DLS
JOB CODE: CRMALPDD
SCALE: 1" = 300'
DATE: 24 JANUARY 2018
FILE: 18-18-L&S
SHEET: 1 of 1



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Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION
EXHIBIT M7
A PARCEL OF LAND
LYING IN
SECTION 3, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

1/25/19
DATE SIGNED
Donald L. Santovich
DONALD L. SANTOVICH III, P.S.M.
FL LICENSE # 1761
FOR THE FIRM

C:\USERS\KGEORGE\SON\DOWNLOADS\DESKTOP\CAD FILES\19-18-L&S.DWG