



Professional Engineers, Planners & Land Surveyors

October 18, 2019

Mr. Dirk A. Danley, Jr.  
Lee County Development Services  
1500 Monroe Street  
Fort Myers, Florida 33901

**REFERENCE: AMAVIDA RPD (FKA AVIDA RPD/CPD)  
DCI2019-00019**

Dear Dirk:

The information provided and following items attached are in response to your comment letter dated September 19, 2019 regarding the above referenced project.

1. Approved Submittal Requirement Waiver GEN2019-000230
2. Review of Existing Conditions
3. Schedule of Deviations with attachments
4. Schedule of Uses
5. Property Development Regulations
6. Revised Survey
7. Responses from TR Transportation Consultants, Inc. with Revised TIS
8. Revised Master Concept Plan (24"x36" & 11"x17")

**ZONING**

Comment 1: Please provide the following information in accordance with LDC Sec. 34-372=3:

- a. Topography Map
- b. Soils Map
- c. FLUCCS Map
- d. Rare and Unique Upland Habitat Map
- e. Existing and Historic Flowways Map

If the applicant believes there is a basis for a waiver, please request a waiver of submittal requirements.

**Response:** *Please see attached approved submittal requirement waiver GEN2019-00230 that was submitted with the original application package which waived the requirement for Topography, Soils Map, FLUCCS Map, Rare and Unique Habitat Map, Existing & Historic Flow-Ways Map, Protected Species Survey, and Surface Water Management Plan.*

Comment 2: Please provide a review of the existing conditions and confirm that the proposed

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project is not inconsistent with these conditions. In the event that conditions need to be changed, please provide a strikethrough and underline document of these conditions.

**Response:** *Please see attached Review of Existing Conditions document.*

Comment 3: Because this is considered a new Planned Development Rezoning, staff requires the following information:

- a. Please provide a schedule of deviations, if unchanged please provide record of existing deviations to transfer to new zoning district.
- b. Please provide a schedule of uses.
- c. Please provide property development regulations for the planned development.

**Response:** *Please see attached Schedule of Deviations which reflects existing deviations to be transferred over with the exception of Deviations 2 and 3 which are no longer applicable, so withdrawn. The Schedule of Deviations also includes conditions and exhibits to remain. Please see attached Schedule of Uses which contains the existing RPD schedule of uses. Please see attached Property Development Regulations which contains the existing RPD approved PDRs.*

Comment 4: Will the additional residential area require additional consumption on premises approval?

**Response:** *The additional development will utilize the existing amenities including the consumption on premises, so not additional consumption on premises is required.*

Comment 5: Staff Comment: the expansion of residential uses will require additional review from the Department of Emergency Management and Public Safety at the time of Development Order Approval.

**Response:** *Acknowledged.*

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### NATURAL RESOURCES

Comment 1: Considering the site's proximity to Hendry Creek, please provide a surface water quality monitoring plan for review and approval by the Lee County Division of Natural Resources. This request is to monitor surface water discharge at the outfall to ensure that the site's discharge does not further impact Lee County's MS4. The applicant must establish and provide the Division of Natural Resources with groundwater and surface water quality preconstruction baseline background. In addition, this plan should include monitoring for asbestos. At a minimum, the Water Quality Monitoring Plan must establish:

- a. The overall Goals and Objectives of the Water Quality Monitoring Plan;
- b. An outfall monitoring schedule that, at a minimum, provides for outfall

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- monitoring on a quarterly bases for a minimum of five (5) years from the start of construction. Water quality monitoring data must be reported annually and must include a report with a comparison of State water quality standards, plots of parameters, and recommendations. Results shall also be reported as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources.
- c. Any request to reduce the frequency of outfall monitoring is subject to the approval of the Division of Natural Resources.
  - d. A contingency plan and anticipated corrective actions to address any potential abnormalities or exceedances of State water quality standards; and
  - e. A process to provide notification to impacted parties and applicable authorities in the event that any abnormality or exceedance of State water quality standards is identified.

**Response:** *The applicant proposes the following condition: Prior to the issuance of Development Order, the applicant will work with the Lee County Division of Natural Resources (County) to develop a surface water quality monitoring plan. The monitoring plan will be developed in accordance with the Land Development Code 14-478 and will establish overall goals and objectives, monitoring and reporting frequencies, monitoring station locations, parameters to be monitored, sampling protocols and analysis procedure, contingency plans and acceptable thresholds. The plan will include pre-development sampling and evaluation and quarterly monitoring once development commences. General parameters to be monitored will include pollutants, oil and grease, chemical oxygen demand, pH, biochemical oxygen demand, total suspended solids, total phosphorous, TKN, asbestos and nitrate. The applicant will work with the County to determine the appropriate parameters relevant to the project prior to finalizing the plan.*

#### LEGAL DESCRIPTION

Comment 1: The provided boundary survey has contradicting notes regarding the survey's basis upon the provided title work. One of the notes states that the survey was provided without title work.

**Response:** *Please see attached revised survey.*

#### INFRASTRUCTURE

**DCI 2019-00019**

Comment 1: In trip generation comparison between proposed uses and approved uses must be project's new trips comparison. The approved uses are a mix of uses and the trips include internal capture trips and pass-by trips. The project new trips shall not include those trips.

**Response:** *Please see attached response and revised TIS from TR Transportation Consultants, Inc.*

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#### TIS

Comment 1: Trip generation must be based on the combination of the uses shown in the Schedule of Uses on the Master Concept Plan which generates the highest total number of trips

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during the A.M. and P.M. peak hour of the adjacent street(s).

The TIS does not appear to model development with the highest traffic-generating potential. Please justify how the proposed use generates more traffic than others listed in the proposed schedule of uses, specifically assisted living units (considering code-allowed density equivalents), and review and revise the TIS accordingly.

**Response:** *Please see attached response and revised TIS from TR Transportation Consultants, Inc.*

Comment 2: Site Plan. The TIS must contain a drawing showing the proposed project access point(s) and location of all other access points on both sides of the streets being accessed within 660 feet for project entrances on arterial streets, within 330 feet for project entrances on collector streets, and within 125 feet for project entrances on local streets.

The master concept plan (MCP) does not appear to show the location of site access points in relation to non-site access points on both sides of the street within proximity of the site. See south side of Gladiolus Drive. Please review and revise the MCP accordingly.

**Response:** *Please see attached response and revised TIS from TR Transportation Consultants, Inc.*

## ENVIRONMENTAL

Comment 1: The zoning resolution (Z-10-009) Condition 18 states that 12.99 acres of open space must be provided. With the removal of the commercial uses and replacing them with residential uses, the open space requirement becomes 40% of the entire project with the indigenous meeting Condition 19. Therefore, Condition 18 will be revised to indicate the 13.02 acres with indigenous credits to meet the overall 40% open space. Please verify that this is what the applicant intends to do to meet the code requirements.

**Response:** *The developed portion of the site consists of Assisted Living, Memory Care and Independent Living which is considered commercial for open space purposes, requiring 30% open space. The MCP has been revised to reflect a requirement of 30% for the existing development (25.75 acres) and 40% for the future development parcels in case they develop with multi-family (6.79 acres). Please see attached revised MCP.*

If you have any questions or I may be of further assistance, please feel free to contact me at our Fort Myers office.

Sincerely,  
**BANKS ENGINEERING**



Stacy Ellis Hewitt, AICP  
Director of Planning

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**REQUEST FOR  
SUBMITTAL REQUIREMENT WAIVER  
FOR UNINCORPORATED AREAS ONLY**

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

**APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS  
(Indicate the appropriate application type)**

- Public Hearing - General Requirements (34-202)
- Public Hearing - Mining Excavation Planned Development (12-110)
- Public Hearing - Additional Requirements for:
  - Development of Regional Impact (34-203(a))
  - Planned Developments (34-203(b))
  - Planned Development Amendment (34-203(b))
  - Rezoning other than Planned Developments (34-203(c))
  - Special Exceptions (34-203(e))
  - Variances (34-203(f))
  - Limited Amendment to Existing Mine Zoning Approval [12-121(j)]
  - Private Recreational Facilities Planned Development (34-941(g))
- Development Order - Submittal Requirements (10-152)
  - Application Form and Contents (10-153)
  - Additional Required Submittals (10-154)
- Limited Review Development Order – Submittal Requirements (10-152)
  - Required Submittals (10-175)
- Administrative Action Application Requirements [34-204(a)]

State the Type of Administrative Application: \_\_\_\_\_

**PLEASE PRINT OR TYPE:**

STRAP Number: 35-45-24-00-00015.0000 & 35-45-24-00-00014.0000  
 Name of Project: Avida

Name of Agent: Stacy Ellis Hewitt, AICP - Banks Engineering  
 Street Address: 10511 Six Mile Cypress Parkway, Suite 101  
 City, State, Zip: Fort Myers, Florida 33966  
 Phone Number: 239-770-2527/239-939-5490 Email Address: shewitt@bankseng.com

Name of Applicant\*: Quadrum Lakes Park, LLC  
 Street Address: 407 Lincoln Road, Suite 304  
 City, State, Zip: Miami Beach, Florida 33139  
 Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

\*If applicant is not the owner, a letter of authorization from the owner must be submitted.

LEE COUNTY COMMUNITY DEVELOPMENT  
 P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902  
 PHONE (239) 533-8585

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**A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:**

	Section Number	Requirement
#1	34-202(a)(2); 34-373(a)(4)a	Boundary Survey
#2	34-202(a)(3)	Title Certification
#3	34-373(a)(4)d.iv	Topography
#4	34-373(a)(4)b.v	Soils Map
#5	34-373(a)(4)c	FLUCCS Map
#6	34-373(a)(4)b.iii	Rare & Unique Habitat Map
#7	34-373(a)(4)b.v	Existing & Historic Flow-Ways Map
#8	34-373(b)(2)	Protected Species Survey
#9	34-373(b)(1)	Surface Water Management Plan - RDT
#10	34-202(a)(1)	Legal Description & Sketch

**B. SCOPE OF PROJECT AND REASON(S) FOR REQUEST:**

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

The applicant is preparing an application for an amendment to the existing Avida RPD/CPD to rezone to RPD to remove 100,000 SF of commercial and add 135 dwelling units or density equivalent of Assisted Living Facility, Continuing Care Facility or Independent Living Units. The overall legal description is included in the existing zoning approvals and remains the same. The site has been cleared and partially developed including the infrastructure. The waiver request is for items that exist in county zoning and development order records for this developed property and are not proposed to be revised. The property remains in the same ownership. Given the extent of information available in existing Lee County files, the applicant respectfully requests that the waiver be approved. The submittal of any of these documents would have no bearing on the review and processing of the application.

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



Signature of Applicant

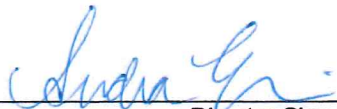
July 1, 2019

Date

.....  
**FOR STAFF USE ONLY**  
 .....

**DIRECTOR'S DECISION:**

- Request Denied #1, #2, #10
- Request Approved 3-8, 9
- Request Approved Per Attached Comments



Director Signature

July 10 2019

Date

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Avida

GEN2019-00230

# 9 Surface Water Management RDH/Development Services

No objection to waiver for surface water management system. Backbone system existing.

EAW/Environmental

Waiver #3 - #8 approved. Site has been cleared and infrastructure has been CC'd.

DIM/Legal

Waiver #1, 2 & 10 denied

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**Amavida RPD**  
**DCI2019-00019**

**Review of Conditions**

The following is a review of the existing conditions of approval compiled from Z-10-009, ADD2016-00011(a), ADD2016-00139, ADD2017-00094 and ADD2018-00094 with strike-through/underline for proposed revisions to remove the reference to the CPD or commercial. Please refer to Schedule of Deviations for conditions related to Deviations.

- 1. Development must be consistent with the one-page Master Concept Plan (MCP) entitled "Oasis Cove A.K.A. Gladiolus RPD Amavida F/K/A Avida," date stamped "Received Jun 08, 2019 Oct 18, 2019," attached hereto as Exhibit C, except as modified by the conditions below.

Development must comply with all requirements of the LDC at time of the local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

The RPD is limited to a maximum of ~~490~~ 325 multi-family dwelling units, ~~or a maximum of 460 units of ALF/CCF units, plus a maximum of 300 ILUs,~~ or any combination of equivalent ALF, CCF, or ILU units, so long as the project density does not exceed ~~490~~ 325 standard dwelling units on ~~24.75±~~ 32.54± acres of land.

~~The CPD is limited to a maximum of 100,000 square feet of gross floor area, including a maximum of 25,000 square feet of Commercial Retail uses.~~

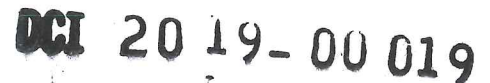
Zoning Resolution Z-75-145, Z-04-034, Z-10-009 and Administrative Amendments #ADD2006-00184, ADD2016-00011(a), ADD2016-00139, ADD2017-00094 and ADD2018-00094 are superceded and/or codified by this zoning resolution and will have no further force or effect.

- 2. The following limits apply to the project and uses.

- a. Schedule of Uses

Commercial Planned Development

- ~~Accessory Uses and Structures~~
- ~~Administrative Offices~~
- ~~Animals - Clinic or Kennel - no outdoor runs, completely enclosed facilities.~~
- ~~ATM - Automatic Teller Machine~~
- ~~Auto Parts Store - no installation service~~
- ~~Bait and Tackle Shop - no outdoor storage or display.~~



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~~Banks and Financial Establishments, Groups I and II.~~  
~~Boats—limited to Boat Part Sales, no outdoor storage or display, no rental, storage, repair or service.~~  
~~Broadcast Studio, Commercial Radio and Television—does not include freestanding wireless communication facilities, Wall mounted and building mounted antennae may be approved per LDC § 34-1441, et seq.~~  
~~Business Services Groups I and II—Excluding bail bonding.~~  
~~Cleaning and Maintenance Services.~~  
~~Clothing Stores, General~~  
~~Clubs: Commercial, Fraternal, Membership Organization, Private—Does not include consumption on premises indoors or outdoors.~~  
~~Consumption on Premises—See Condition #13.~~  
~~Contractors and Builders, Group I only (offices and indoor storage facilities, excludes any fabrication work or outdoor storage, other than parking of cars).~~  
~~Cultural Facilities.~~  
~~Day Care, Child, Adult.~~  
~~Department Store~~  
~~Drive Through Facility for Any Permitted Use.~~  
~~Drugstore, Pharmacy.~~  
~~Entrance Gates and Gatehouse.~~  
~~EMS, Fire or Sheriff's Station.~~  
~~Essential Services.~~  
~~Essential Services Facilities, Group I.~~  
~~Excavation—Water Retention and Detention—not to include the removal of excavated material from site, no blasting.~~  
~~Fences and Walls.~~  
~~Food and Beverage Service, Limited.~~  
~~Food Stores, Group I (including open air farmer's market) Not including Group II (freezer and locker meat provisioner).~~  
~~Funeral Home and Mortuary—Without Crematory.~~  
~~Gift and Souvenir Shop.~~  
~~Heath Care Facilities, Group III. And Group II. Limited to lots 1, 4 and 5. Limited to 50 beds~~  
~~Hobby, Toy and Game Shops—No outdoor storage or display.~~  
~~Hospice, Limited to lots 1, 4 and 5. Limited to 50 beds.~~  
~~Household and Office Furnishings, Groups I and II. Excluding Group III (hot tub and spas, swimming pools, prefabricated). No outdoor storage or display.~~  
~~Insurance Companies~~  
~~Lawn and Garden Supply Stores—No outdoor display or storage.~~  
~~Library~~  
~~Maintenance Facility, Government~~  
~~Medical Office~~  
~~Motion Picture Production Studio~~  
~~Nonstore Retailers, All Groups.~~  
~~Casino-style games are prohibited.~~  
~~Paint, Glass and Wallpaper—No outdoor display or storage.~~  
~~Parking Lot, Accessory, Commercial, Garage, Public Parking, Temporary.~~  
~~Personal Services, Groups I, II, III, IV—excluding Massage Parlors, Steam or Turkish Baths, Escort Services, Palm Readers, Fortunetellers or Card Readers, Tattoo Parlors.~~  
~~Pet Services—no outdoor runs, completely enclosed facilities.~~  
~~Pet Shop—no outdoor runs, completely enclosed facilities.~~

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~~Place of Worship  
Plant Nursery  
Post Office  
Printing and Publishing  
Real Estate Sales Office  
Recreation, Facilities, Commercial, Group I, Group III (including Amphitheater), Group IV—Casino style games are prohibited.  
Recreation Facilities, Personal, Private On Site, Private Off Site.  
Religious Facilities  
Rental or Leasing Establishments, Groups I, II and III. Excluding Recreation Vehicles and Utility Trailers.  
Repair Shops, Groups I and II.  
Research and Development Laboratories, Groups II and IV.  
Restaurant, Fast Food—No stand alone fast food. No drive through for this use. Fast food permitted within a multi-occupancy building only.  
Restaurants, Groups I, II, III, IV  
Retail and Wholesale Sales, when clearly incidental and subordinate to a permitted principal use only.  
Schools: Commercial, Noncommercial  
Signs per Chapter 30 Lee County Land Development Code  
Social Services, Groups I and II  
Specialty Retail Shops, All Groups. Excluding Ammunition, Firearms, Hunters Equipment.  
Studios  
Temporary uses—limited to construction trailers, real estate sales offices and Seasonal farmer's market.  
Transportation Services, Group II (Automobile). No Group III (Bus).  
Used Merchandise Stores, Groups I and II only.—excluding pawnshops.  
No Group III (Automotive) and No Group IV (Building Materials)  
Warehouse, Miniwarehouse, Private, Public—limited to 10,000 square feet of floor area for the entire CPD.  
Wholesale Establishments, Groups I and III. Indoor establishments only. No open storage, display or Group IV wholesale establishments.~~

Residential Planned Development

Accessory Uses and Structures.

Administrative Office  
Assisted Living Facility (see Condition 1 for density)  
ATM \*  
Banks and Financial Establishments, Group I \*  
Consumption on Premises - See Condition 13. \*  
Continuing Care Facility (see Condition 1 for density)  
Dwelling Unit - Townhouse, Multifamily (see condition 1 for density)  
Entrance Gates and Gatehouses  
Essential Services.  
Essential Services Facilities, Group I.  
Excavation - Water Retention and Detention - not to include the removal of excavated material from site, no blasting  
Fences and Walls  
Food and Beverage Service, limited \*

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Food Stores, Group I \*  
 Health Care Facilities, Groups I and II only. \*  
 Home Occupation  
 Independent Living Units (see Condition 1 for density)  
 Laundry or Dry Cleaning, Group I \*  
 Medical Office \*  
 Models: Model Unit (see condition 7)  
 Nonstore Retailers, Group II \*  
 Parking Lot, Accessory, Temporary  
 Personal Services, Group I \*  
 Pharmacy \*  
 Recreation Facilities, Private, On Site. \*  
 Residential Accessory Uses  
 Restaurants, Groups I and II \*  
 Signs  
 Temporary uses - limited to construction trailers, real estate sales offices.

\* Commercial uses listed above are accessory to the assisted living (ALF, CCF, and/or ILU) use only.

Site Development Regulations

Residential Planned Development:

Assisted Living Facility (ALF)/Continuing Care Facility(CCF)/Independent Living Unit (ILU) and accessory commercial

RPD Area—21.75 Acres—————

Lot Size

Minimum Lot Area: 10,000 square feet  
 Minimum Lot Depth: 100 feet  
 Minimum Lot Width: 100 feet

Setbacks

Street (public) 25 feet  
 Street (private) 20 feet  
 Side 10 feet  
 Rear 20 feet  
 Water body 20 feet or 0 feet

Lakes Park Setback (north boundary line)

Building: 75 feet (for maximum 45 feet in building height)  
 50 feet (for maximum 35 feet in building height)  
 40 feet (for maximum 25 feet in building height)

Minimum 30-foot building perimeter setback on the east, west and south boundaries of the subject property.

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Accessory uses and setbacks must comply with the LDC § 34-1174 et seq. and LCD § 34-2194.

Minimum building separation: 10 feet for a single-story building and 20 feet for all other buildings

Maximum Lot Coverage            60 percent

Maximum Height                    45 feet

Residential Planned Development:  
Multi-Family, Clubhouse, Recreational Facility

Lot Size

Minimum Lot Area:    10,000 square feet

Minimum Lot Depth:  100 feet

Minimum Lot Width:  100 feet

Setbacks

Street (public)            25 feet

Street (private)         20 feet

Side                         10 feet

Rear                         20 feet

Water body                20 feet or 0 feet

Lakes Park Setback (north boundary line)

Building:                75 feet (for maximum 45 feet in building height)

                              50 feet (for maximum 35 feet in building height)

                              40 feet (for maximum 25 feet in building height)

Common Parking Areas may not be located closer than 100 feet to Lake Park's property line. (Not applicable when residential units are placed between Lakes Park property and the common parking areas for the RPD.)

Minimum 30-foot building perimeter setback on the east, west and south boundaries of the subject property.

Accessory uses and setbacks must comply with the LDC § 34-1174 et. seq. and § 34-2194.

Minimum building separation: 10 feet for a single-story building and 20 feet for all other buildings

Maximum Lot Coverage            60 percent

Maximum Height                    45 feet

Residential Planned Development:  
Townhouse

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Lot Size

Minimum Lot Area: 2,000 square feet  
Minimum Lot Depth: 100 feet  
Minimum Lot Width: 20 feet

Setbacks

Street (public) 25 feet  
Street (private) 20 feet  
Side 5/0 feet  
Rear 15 feet  
Water body 20 feet or 0 feet

Lakes Park Setback (north boundary line)

Building: 75 feet (for maximum 45 feet in building height)  
50 feet (for maximum 35 feet in building height)  
40 feet (for maximum 25 feet in building height)

Common Parking Areas may not be located closer than 100 feet to Lake Park's property line. (Not applicable when residential units are placed between Lakes Park property and the common parking areas for the RPD.)

Minimum 30-foot building perimeter setback on the east, west and south boundaries of the subject property.

Accessory uses and setbacks must comply with the LDC § 34-1174 et. seq. and § 34-2194.

Minimum building separation: 10 feet for a single-story building and 20 feet for all other buildings

Maximum Lot Coverage 60 percent

Maximum Height 45 feet

Commercial Planned Development:  
Commercial Uses

CPD Area—10.79 Acres

Lot Size

Minimum Lot Area: 10,000 square feet  
Minimum Lot Depth: 100 feet  
Minimum Lot Width: 100 feet

Setbacks

Street (public) 25 feet  
Street (private) 20 feet  
Side 10 feet  
Rear 15 feet

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Water body \_\_\_\_\_ 20 feet

~~Accessory uses and setbacks must comply with the LDC § 34-1174 et. seq. and § 34-2194.~~

~~Minimum building separation: One half the sum of height of both buildings, or 20 feet, whichever is greater. Buildings exceeding 35 feet in height must maintain additional building separation and setbacks as regulated by LDC § 34-2174(a) and § 34-935(e)(4)~~

Maximum Lot Coverage \_\_\_\_\_ 60 percent

Maximum Height \_\_\_\_\_ 45 feet

3. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee County Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements, including traffic concurrency, prior to issuance of a local development order

4. Traffic

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

5. Lee County Comprehensive Plan

Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Comprehensive Plan (Lee Plan) Planning Communities Map and Acreage Allocation Table, Map 16, and Table 1(b), ~~be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function (for commercial uses),~~ as well as all other Lee County Comprehensive Plan provisions.

6. No Blasting

No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

7. Model Units

- a. Model units are limited to a maximum of eight.
- b. Models cannot be of the same floor plan and each must be a different design.
- c. Real estate sales are limited to administrative offices ~~within model units and within the CPD~~

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- d. Real estate sales within the RPD area will be limited to the sale of lots or units within the development only. ~~Real estate sales in the CPD area are not limited.~~
- e. Hours of operation for model homes and real estate sales in the RPD area are limited to Monday through Sunday 8:00 a.m. to 8:00 p.m. ~~Real estate sales in the CPD area are not limited.~~
- f. No dry models are permitted.

8. Water and Sewer

Development must connect to both public water and public sewer. At time of local development order, the developer must also demonstrate there is adequate water and sewer capacity to handle level of development proposed in the development order submittal.

9. Accessory Uses

Accessory uses must be located on the same tract, parcel, or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel, or outparcel.

10. Sidewalks

Development must include internal sidewalks as a site-related improvement. These facilities must be included in local development orders as part of construction of the project's infrastructure.

11. Solid Waste/recycling

As part of any local development order approval for vertical development, the developer must include facilities in compliance with LDC §10 261 and Solid Waste Ordinance # 08 10 for the pick up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of, these facilities will be reviewed at the time of local development order application.

12. Casino-style Games

Casino-style games are prohibited.

13. Consumption on Premises

- a. Consumption on Premises is limited to indoor seating in conjunction with a Group II ~~or III~~ Restaurant with a 4-COP-SRX or 2-COP beverage license.
- b. The hours of operation for indoor consumption on premises is limited to between 11:00 a.m. to 11:00 p.m. daily.

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- c. No sale, service or consumption of alcoholic beverages will be permitted without the sale or availability of food and non-alcoholic beverages on the same premises.
- d. Outdoor consumption on premises within ~~the CPD and~~ RPD may be approved by a special exception or an amendment to the planned development. A public hearing will be required. The applicant must provide adequate detail of the outdoor seating area used in conjunction with the outdoor consumption on premises (square footage, number of seats, proposed hours, distance to Lakes Park, outdoor entertainment, etc.) consistent with the requirements of the LDC.

14. Hurricane Shelter

An on-site hurricane shelter must be provided as part of any ALF, CCF, or ILU development to house all residents during storm events. On-site shelters and all required equipment and supplies for these facilities must comply with the following standards, as well as other standards required by the LDC:

- a. Elevation to the anticipated storm surge from a land falling Category "5" storm.
- b. Construction to withstand winds of 200 miles per hour in accordance with the Florida Building Code.
- c. Construction with minimum exterior glass with all glazed openings provided with impact protection in accordance with the Florida Building Code.
- d. Equipped with emergency power and potable water supplies to last up to five days.
- e. Protected with adequate ventilation, sanitary facilities, and first aid medical equipment.

15. Hurricane Plan

- a. The developer, his successors or assigns, will provide an educational program on an annual basis, in conjunction with the staff of the Lee County Emergency Management Department (EMS), which will provide literature, brochures, and speakers for Hurricane Awareness/Preparedness seminars describing the risks of natural hazards.
- b. The developer, his successors or assigns, will formulate an emergency hurricane notification and evacuation plan for the development, which will be subject to review and approval by EMS.
- c. The developer will coordinate with the Division of Public Safety of the Lee County EMS in determining and participating in a means to lessen its adverse impacts on the County's hurricane preparedness process and public safety and will comply with the Hurricane Shelter Ordinance.

16. FEMA Floodway Area

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Fill within the FEMA floodway areas is prohibited. The fill (encroachment) included, but not limited to, raising vegetative buffer zones, constructing perimeter berms, or any structure/fill that would hinder flow within the FEMA floodway. If future changes in the plan involve a fill/encroachment to the floodway, the applicant must submit and obtain approval of either a Letter of Map Revision (LOMR) or No-Rise Certification from appropriate agencies.

17. Access to Lakes Park

The design and construction of the pedestrian access from the development to Lakes Park is subject to approval by the Lee County Department of Public Works during the local development order review process. The developer is responsible for all costs associated with the design and construction of this access. The access will be gated and locked by the property owner daily from dusk to 7:00 a.m.

18. Open Space

Prior to local development order approval, the development order plans must delineate a minimum ~~42.99~~ 10.45 acres of open space.

19. INDIGENOUS PRESERVATION

Prior to local development order approval:

- a. development order plans must depict preservation in substantial compliance with the following:
  - (1) a minimum 1.19 acres existing pine mesic oak upland (minimum 1.6 acres with credits taken); and
  - (2) a minimum 0.10 acre existing marsh wetland; and
  - (3) a minimum 0.74 acre indigenous creation/restoration area to provide minimum 15-foot, average 25-foot-wide upland buffers to the on site wetland preserves and off site conservation lands.
- b. Landscape plans must depict the indigenous creation/restoration areas to be planted per the approved Indigenous Restoration Plan attached as Exhibit D-7-Y.
- c. An Indigenous Management Plan for the indigenous preservation and creation/restoration areas meeting the requirements of LDC §10 415(b)(4) must be submitted for Development Services Environmental Sciences (ES) staff review. The Indigenous Management Plan must include a map showing the mechanical and hand removal areas to be cleared of exotics.
- d. development order plans must depict a minimum 20-foot building and accessory structure setback to indigenous preservation and creation/restoration areas

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20. Protected Species

Prior to local development order approval, American alligator and listed wading bird species management plans meeting the requirements of LDC §10 474 must be submitted for review and approval by the ES staff. The management plans must include information for residents on the importance of the littoral areas and adjacent preserves for providing nesting and foraging habitat. In addition, the development order plans must depict the appropriate locations and details of signage that identify that alligators may be present and inform that it is dangerous and illegal to feed or harass alligators.

21. ~~DELETED AT THE PUBLIC HEARING~~

22. ~~DELETED AT THE PUBLIC HEARING~~

23-21. Buffer Conditions

Prior to local development order approval, landscape plans must depict buffers provided in substantial compliance with the approved MCP and Landscape Exhibit (Exhibit E hereto) and to also provide:

- a. One gallon, installed three-foot on center groundcover plantings along the interior side of the 30-foot wide Type F buffer within the RPD; and,
- b. If parking areas are proposed adjacent to the RPD north property line, then each required 18-foot wide island abutting the 30-foot Type F buffer must be planted with one native canopy tree, minimum 10 feet in height and native grasses, one-gallon container size, installed two-foot on centers; and,
- c. Required Type F buffer vegetation to be measured from the final grade of the on site adjacent parking lot or roadway if the buffer is abutting proposed parking area or roadway; and,
- d. Required Type F buffer trees installed in a configuration to provide a continuous visual canopy screen within one year after time of planting. If a continuous visual canopy screen is not obtained within one year after time of planting, then additional trees may be required; and,
- e. Required Type F buffer trees and palms must not be pruned to reduce height or canopy spread.

24.22. Lakes Park/Wildlife Protection

Prior to local development order approval, development order plans must depict:

- a. Lighting of pedestrian and parking areas must be directed internally to the site. Parking lot areas must be illuminated with enough intensity to create secure areas consistent with the Lee County Land Development Code; and

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- b. Except as provided herein, parking lot lamps on all parcels must be hooded or globed and must not exceed 20 feet in height. Parking lot lamps may not exceed 16 feet in height within the RPD parcel if located between residential buildings structures and north property line abutting Lakes Park and within CPD Lots 4 and 5, if located between commercial buildings and the east property line abutting the off-site County owned preserve; and
- c. Mercury vapor lamps/lights are prohibited.
- d. Architectural sheets showing the building plans within the RPD/CPD must be reviewed by Development Services ES staff for the utilization of window and architectural treatments to reduce or break up window panel reflection in order to decrease the potential of bird strikes. Examples of acceptable window and architectural treatments may include the use of non-reflective tinting, ultraviolet reflective decals, exterior sun shades, smaller windows, window awnings or similar treatments. This condition is applicable to the window and door panels on the northern building facades facing Lakes Park within the RPD parcel and on the eastern building facades facing the offsite County owned preserve within the CPD parcel-Lots 4 and 5.

~~25.23.~~ Prior to the Issuance of a Certificate of Compliance for all buildings facing Lakes Park and the offsite County preserve to the east, the bird strike prevention mechanism approved as part of the development order must be found sufficient by the Development Services ES staff landscaping inspector.

~~26.24.~~ Building height will be measured from the minimum required flood elevation pursuant to Florida Building Code Section 1612.4.

25. Prior to the issuance of Development Order, the applicant will work with the Lee County Division of Natural Resources (County) to develop a surface water quality monitoring plan. The monitoring plan will be developed in accordance with the Land Development Code 14-478 and will establish overall goals and objectives, monitoring and reporting frequencies, monitoring station locations, parameters to be monitored, sampling protocols and analysis procedure, contingency plans and acceptable thresholds. The plan will include pre-development sampling and evaluation and quarterly monitoring once development commences. General parameters to be monitored will include pollutants, oil and grease, chemical oxygen demand, pH, biochemical oxygen demand, total suspended solids, total phosphorous, TKN, asbestos and nitrate. The applicant will work with the County to determine the appropriate parameters relevant to the project prior to finalizing the plan.

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**Schedule of Deviations**

**Existing Deviation 1 approved by Z-10-009 is proposed to remain and be transferred to the new RPD:**

Deviation (1) (Connection Separation) seeks relief from the LDC §10-285(a), Table 1, requirement to provide a 660-foot connection separation on an arterial road; to allow 628 feet of separation on Gladiolus Drive.

**Existing Deviations 2 and 3 approved by ADD2016-00011(a) are no longer necessary and proposed to be withdrawn.**

**Existing Deviations 4-8 approved by ADD2016-00011(a) are proposed to remain and be transferred to the new RPD:**

Deviation (4) is requested from LDC Section 34-935(e)(4) which requires a minimum building separation of one-half the sum of their heights or 20 feet, whichever is greater; to allow a minimum building separation of 10 feet for single-story structures and a minimum building separation of 20 feet for other buildings.

Deviation (5) is requested from LDC Section 34-2194(b) which requires a minimum 25-foot setback to an artificial body of water; to allow a minimum waterbody setback of 0 feet for buildings and accessways where bulkheads or other hardened shoreline structures are provided.

Deviation (6) is requested from LDC Section 10-329(d)(1)a. which requires a minimum 25-foot setback for excavations to proposed right-of-way line or easement for a local road; to allow a minimum 0 foot setback for excavations to accessways along the northern portion of the proposed lake.

Deviation (7) is requested from LDC Section 10-418(3) which states that hardened shoreline structures may comprise up to 20 percent of an individual lake shoreline; to allow up to 40 percent of the lake shoreline to comprise of hardened shoreline structures.

Deviation (8) is requested from LDC Section 10-328(a) which states that a 20-foot wide easement for maintenance purposes must be provided; to allow a 20-foot wide LME in areas as shown on the MCP and no LME where bulkhead and 0-foot setbacks are provided.

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**Existing Administrative Deviation to Chapter 10 approved by ADD2016-00139 is proposed to remain and be transferred to the new RPD:**

Administrative Deviation from LDC Section 10-384(c)(2) for proposed 12 inch watermain distribution system connecting to an existing 16 inch watermain with an external looping exceeding 2,000 feet.

**Existing Deviations 9 & 10 approved by ADD2017-00094 are proposed to remain and be transferred to the new RPD:**

Deviation (9) is requested from LDC Sec. 30-153(2)a.1.ii. which permits a maximum of two (2) identification signs if frontage along any one street exceeds 330 linear feet provided that the total combined sign area of both signs does not exceed 300 square feet; to permit a total of five (5) identification signs with a total combined sign area of 438 square feet along Gladiolus Drive.

Deviation (10) is requested from LDC Section 30-153(2)a.4 which requires identification signs to be set back a minimum of 15 feet from any right-of-way or easement; to permit the five (5) proposed identification signs to be constructed within five (5) feet of the Gladiolus Drive right-of-way.

Conditions:

1. The size, general location, and spacing of the requested signage must be in compliance with the exhibit entitled Signage Monument Separation Plan – Deviation 9, dated May 26, 2017, attached Exhibit “F.”
2. The right-of-way setback for the requested signage may not be less than (5) feet as depicted on the exhibit entitled Signage Monument Location Exhibit, dated April 26, 2017, attached Exhibit “G.”

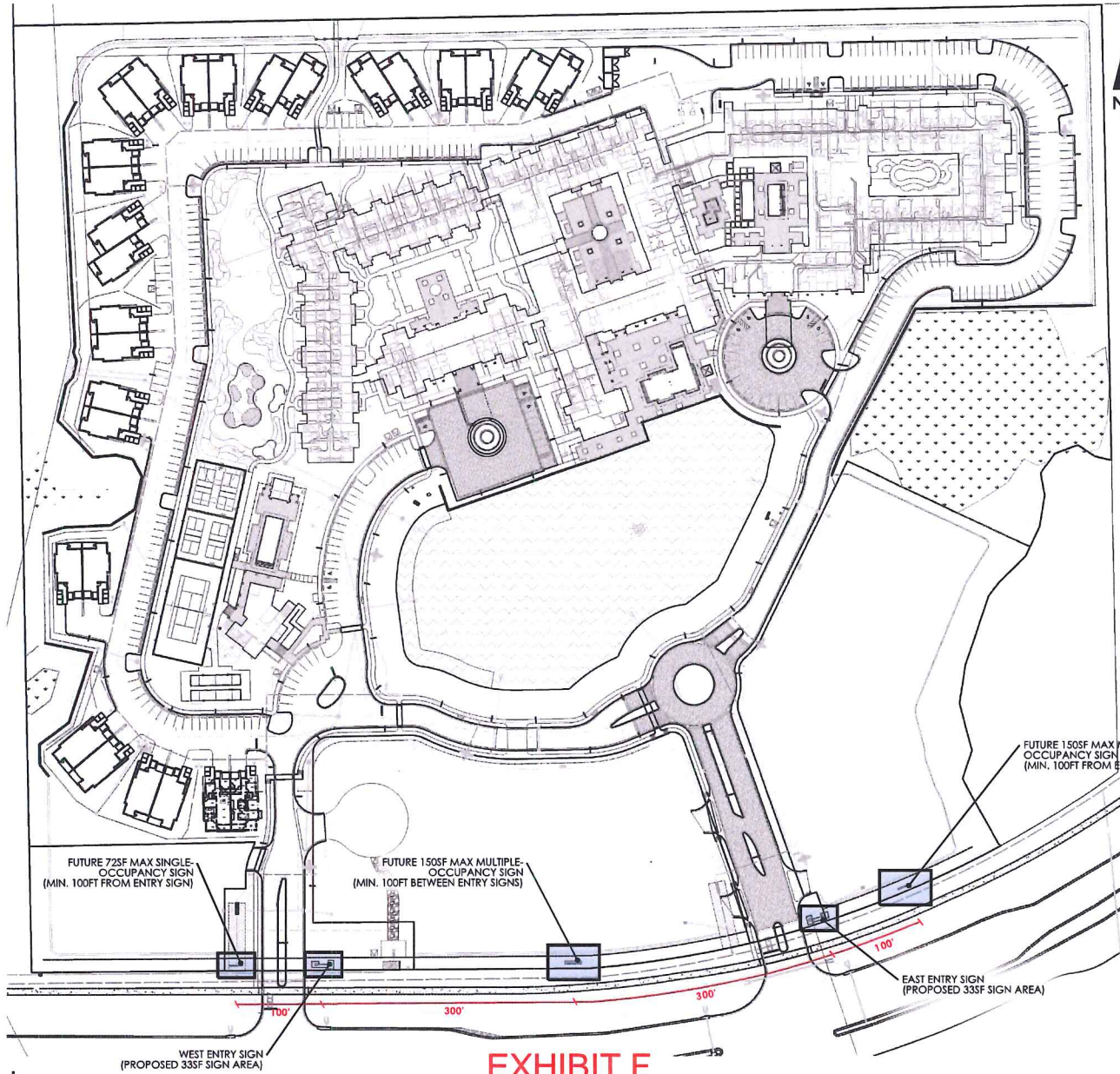
**Existing Administrative Deviation to Chapter 10 approved by ADD2018-00094 is proposed to remain and be transferred to the new RPD:**

Administrative Deviation from LDC Section 10-420 that requires trees to be installed at ten feet in height and shrubs installed at 48 inches in height; to allow trees to be installed six feet in height and shrubs installed at 24 inches in height along a portion of the western buffer.

Conditions:

- a. Prior to development order approval, the western buffer must illustrate 131 trees installed at a height of six feet, 761 shrubs installed at a height of 24 inches, and 2,116 one gallon groundcover. All plant material must be salt tolerant and native species.
- b. The Development must be in substantial compliance with Exhibit B, dated May 23, 2018.

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# EXHIBIT F

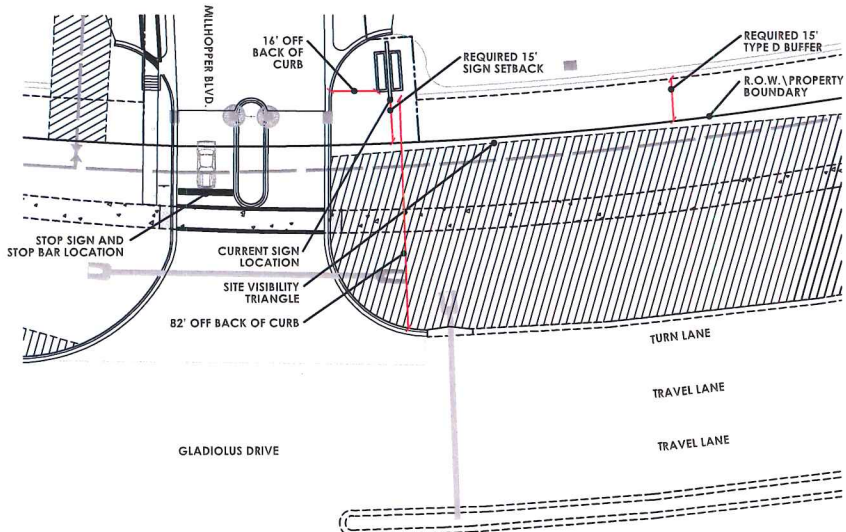
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**NOTE:**  
 THIS EXHIBIT IS FOR SUBSTANTIATION OF COMPLIANCE WITH THE MINIMUM DIMENSIONS OUTLINED IN THIS DEVIATION 9 AND DOES NOT NECESSARILY REPRESENT THE EXACT LOCATION OR PLACEMENT OF THE THREE FUTURE SIGNS.

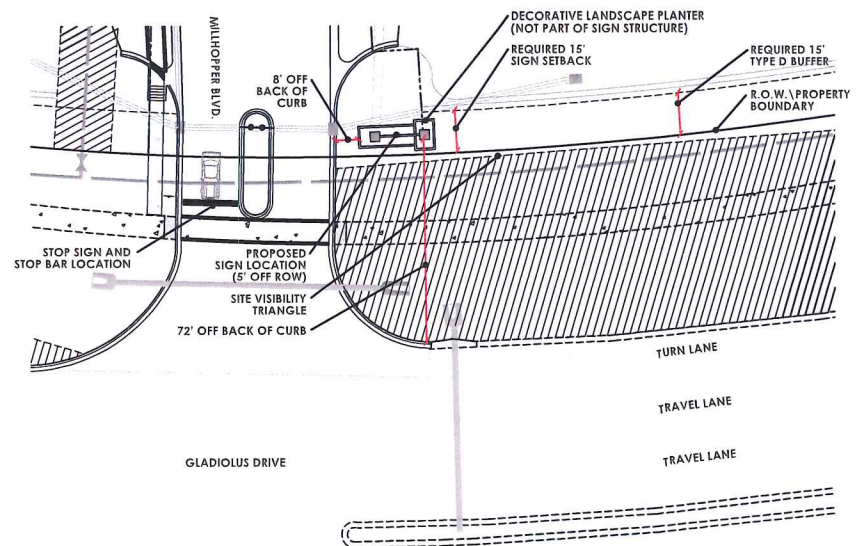
prepared for:



May 26, 2017

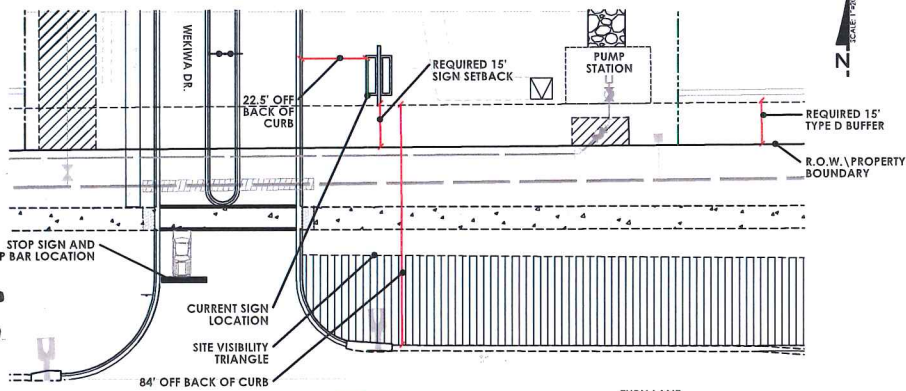


Development Order East Entry Sign Location: Millhopper Blvd.

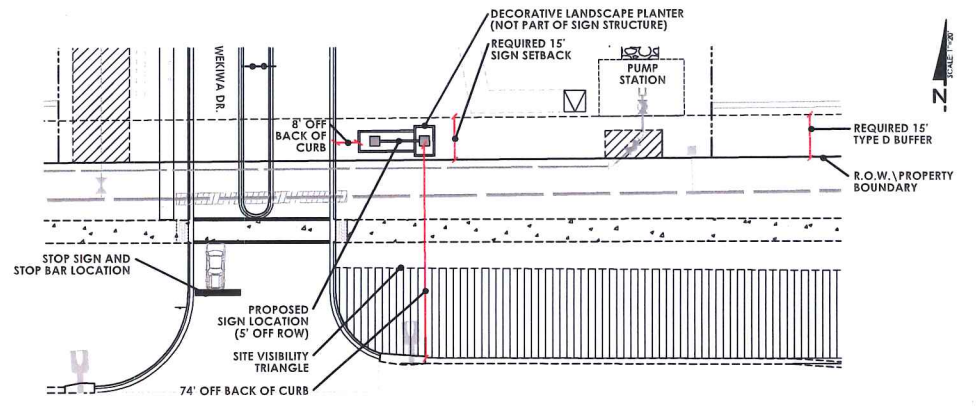


Proposed Sign East Entry Location: Millhopper Blvd.

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Development Order West Entry Sign Location: West Entry: Wekiwa Dr.



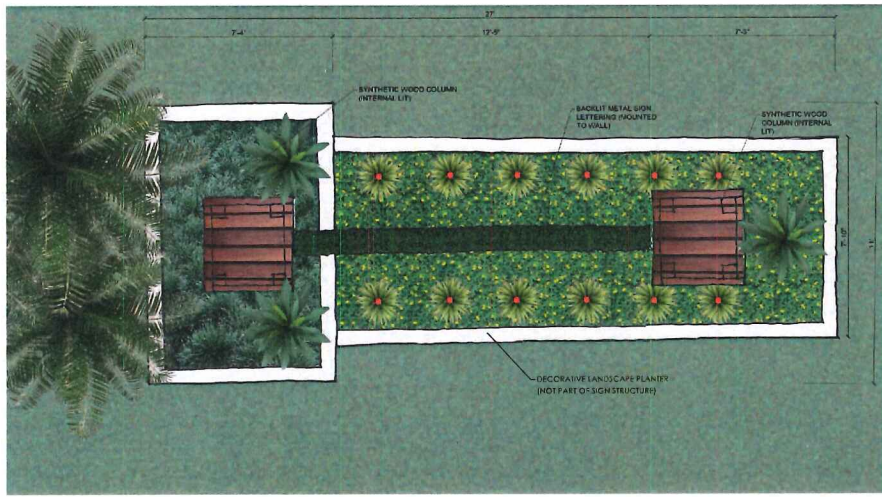
Proposed Sign West Entry Location: Wekiwa Dr.

prepared for:



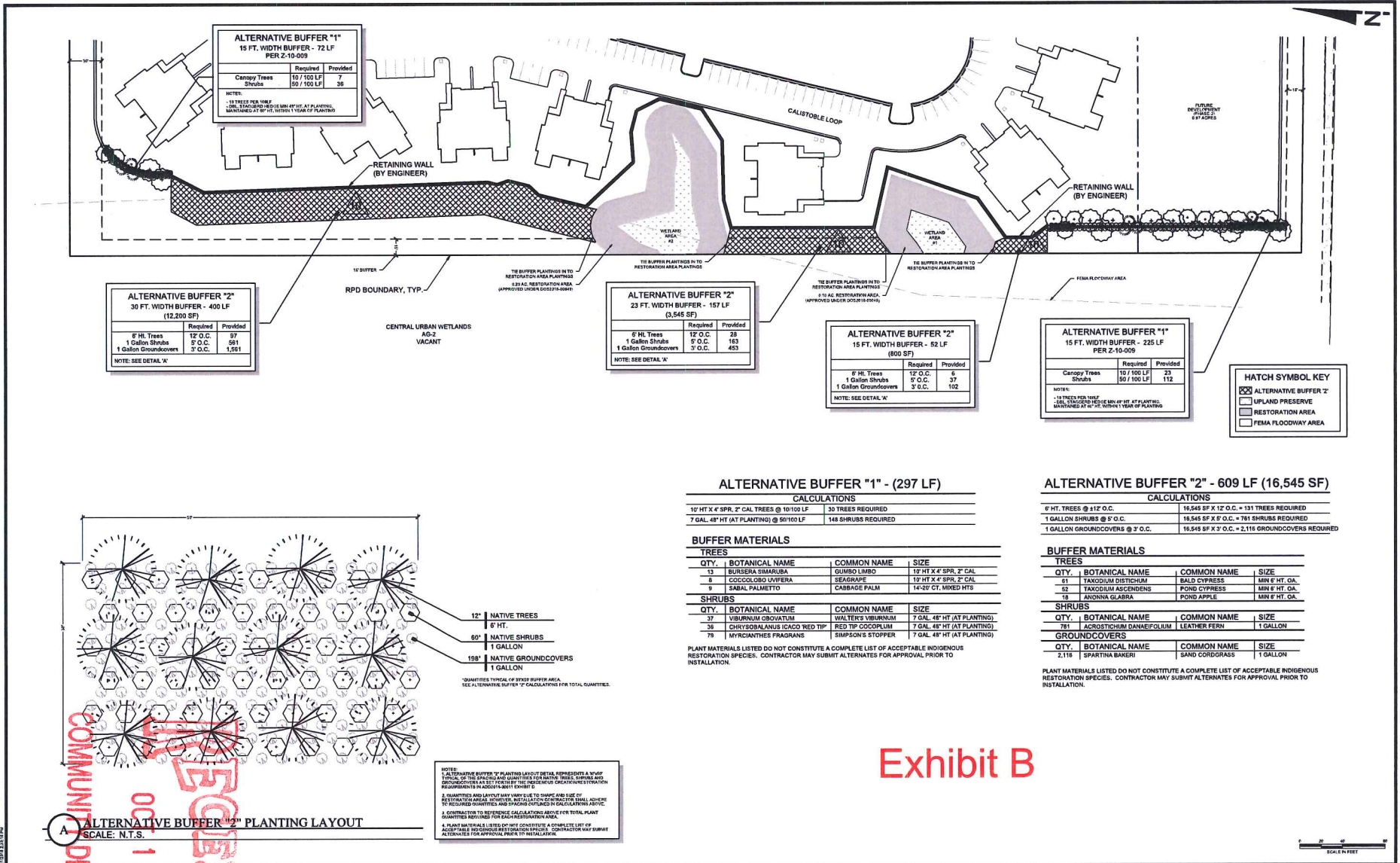
April 26, 2017

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Exhibit B



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**Schedule of Uses**

- Accessory Uses and Structures.
- Administrative Office
- Assisted Living Facility (see Condition 1 for density)
- ATM \*
- Banks and Financial Establishments, Group I \*
- Consumption on Premises - See Condition 13. \*
- Continuing Care Facility (see Condition 1 for density)
- Dwelling Unit - Townhouse, Multifamily (see condition 1 for density)
- Entrance Gates and Gatehouses
- Essential Services.
- Essential Services Facilities, Group I.
- Excavation - Water Retention and Detention - not to include the removal of excavated material from site, no blasting.
- Fences and Walls
- Food and Beverage Service, limited \*
- Food Stores, Group I \*
- Health Care Facilities, Groups I and II only. \*
- Home Occupation
- Independent Living Units (see Condition 1 for density)
- Laundry or Dry Cleaning, Group I \*
- Medical Office \*
- Models: Model Unit (see condition 7)
- Nonstore Retailers, Group II \*
- Parking Lot, Accessory, Temporary
- Personal Services, Group I \*
- Pharmacy \*
- Recreation Facilities, Private, On Site. \*
- Residential Accessory Uses
- Restaurants, Groups I and II \*
- Signs
- Temporary uses - limited to construction trailers, real estate sales offices.

\* Commercial uses listed above are accessory to the assisted living (ALF, CCF, and/or ILU) use only.

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**Property Development Regulations**

**Assisted Living Facility (ALF)/Continuing Care Facility (CCF)/Independent Living Unit (ILU):**

Lot Size:

Minimum Lot Area: 10,000 square feet  
Minimum Lot Depth: 100 feet  
Minimum Lot Width: 100 feet

Setbacks:

Street (public): 25 feet  
Street (private): 20 feet  
Side: 10 feet  
Rear: 20 feet  
Water body: 20 feet or 0 feet

Lakes Park Setback (north boundary):

Building: 75 feet (for maximum 45 feet in building height)  
50 feet (for maximum 35 feet in building height)  
40 feet (for maximum 25 feet in building height)

Minimum 30-foot building perimeter setback on the east, west and south boundaries of the subject property.

Accessory uses and setbacks must comply with the LDC Section 34-1174 et seq. and LDC Section 34-2194.

Minimum building separation: 10 feet for a single-story building and 20 feet for all other buildings.

Maximum Lot Coverage: 60 percent

Maximum Height 45 feet

**Multi-Family, Clubhouse, Recreational Facility**

Lot Size:

Minimum Lot Area: 10,000 square feet



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Minimum Lot Depth: 100 feet  
Minimum Lot Width: 100 feet

Setbacks:

Street (public): 25 feet  
Street (private): 20 feet  
Side: 10 feet  
Rear: 20 feet  
Water body: 20 feet or 0 feet

Lakes Park Setback (north boundary):

Building: 75 feet (for maximum 45 feet in building height)  
50 feet (for maximum 35 feet in building height)  
40 feet (for maximum 25 feet in building height)

Common Parking Areas may not be located closer than 100 feet to Lake Park's property line. (Not applicable when residential units are placed between Lakes Park property and the common parking areas for the RPD.)

Minimum 30-foot building perimeter setback on the east, west and south boundaries of the subject property.

Accessory uses and setbacks must comply with the LDC Section 34-1174 et seq. and LDC Section 34-2194.

Minimum building separation: 10 feet for a single-story building and 20 feet for all other buildings.

Maximum Lot Coverage: 60 percent

Maximum Height 45 feet

Water body: 20 feet or 0 feet

Minimum building separation: 10 feet for a single-story building and 20 feet for all other buildings.

**Townhouse**

Lot Size:

Minimum Lot Area: 2,000 square feet  
Minimum Lot Depth: 100 feet  
Minimum Lot Width: 20 feet

Setbacks:

Street (public): 25 feet  
Street (private): 20 feet  
Side: 5/0 feet  
Rear: 15 feet

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Water body: 20 feet or 0 feet

Lakes Park Setback (north boundary):

Building: 75 feet (for maximum 45 feet in building height)  
50 feet (for maximum 35 feet in building height)  
40 feet (for maximum 25 feet in building height)

Common Parking Areas may not be located closer than 100 feet to Lake Park's property line. (Not applicable when residential units are placed between Lakes Park property and the common parking areas for the RPD.)

Minimum 30-foot building perimeter setback on the east, west and south boundaries of the subject property.

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Maximum Lot Coverage: 60 percent

Maximum Height 45 feet

Common Parking Areas may not be located closer than 100 feet to Lake Park's property line. (Not applicable when residential units are placed between Lakes Park property and the common parking areas for the RPD.)

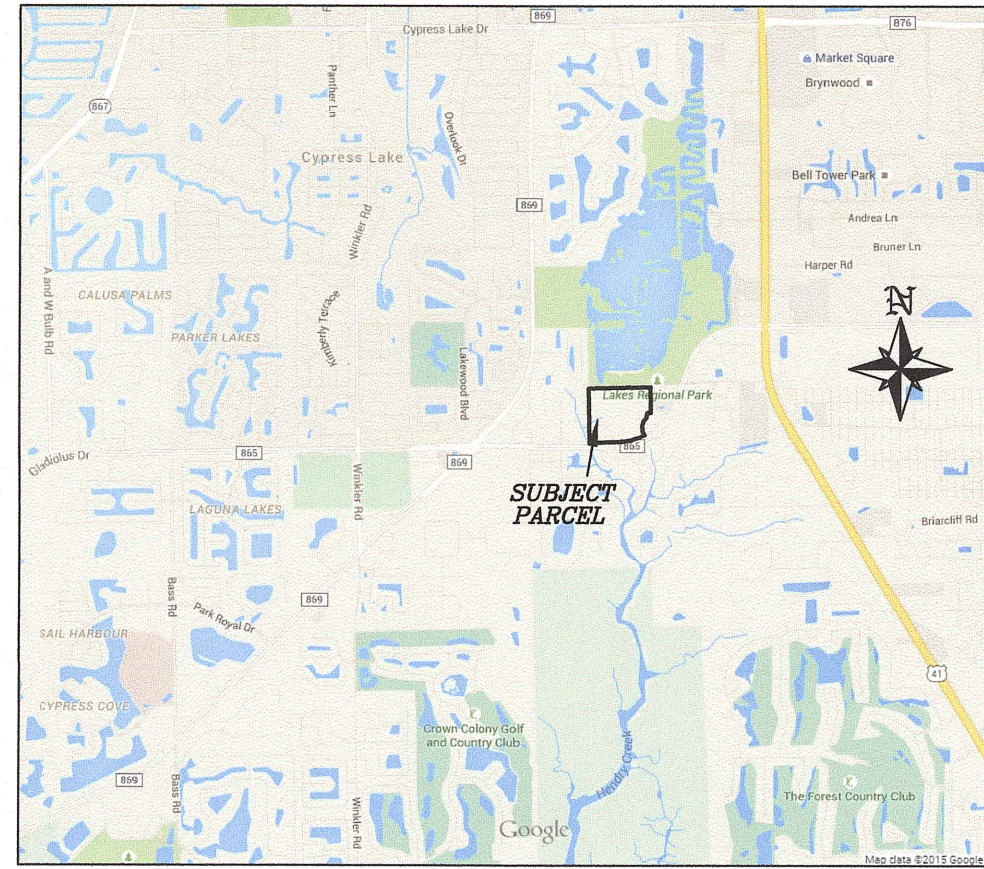
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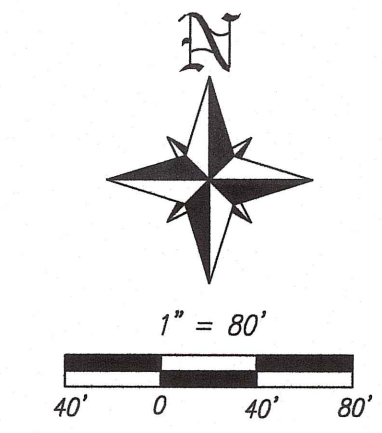
DCI 2019-00019

# SURVEY PLAT

OF  
A PARCEL OF LAND LYING IN  
SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST,  
LEE COUNTY, FLORIDA

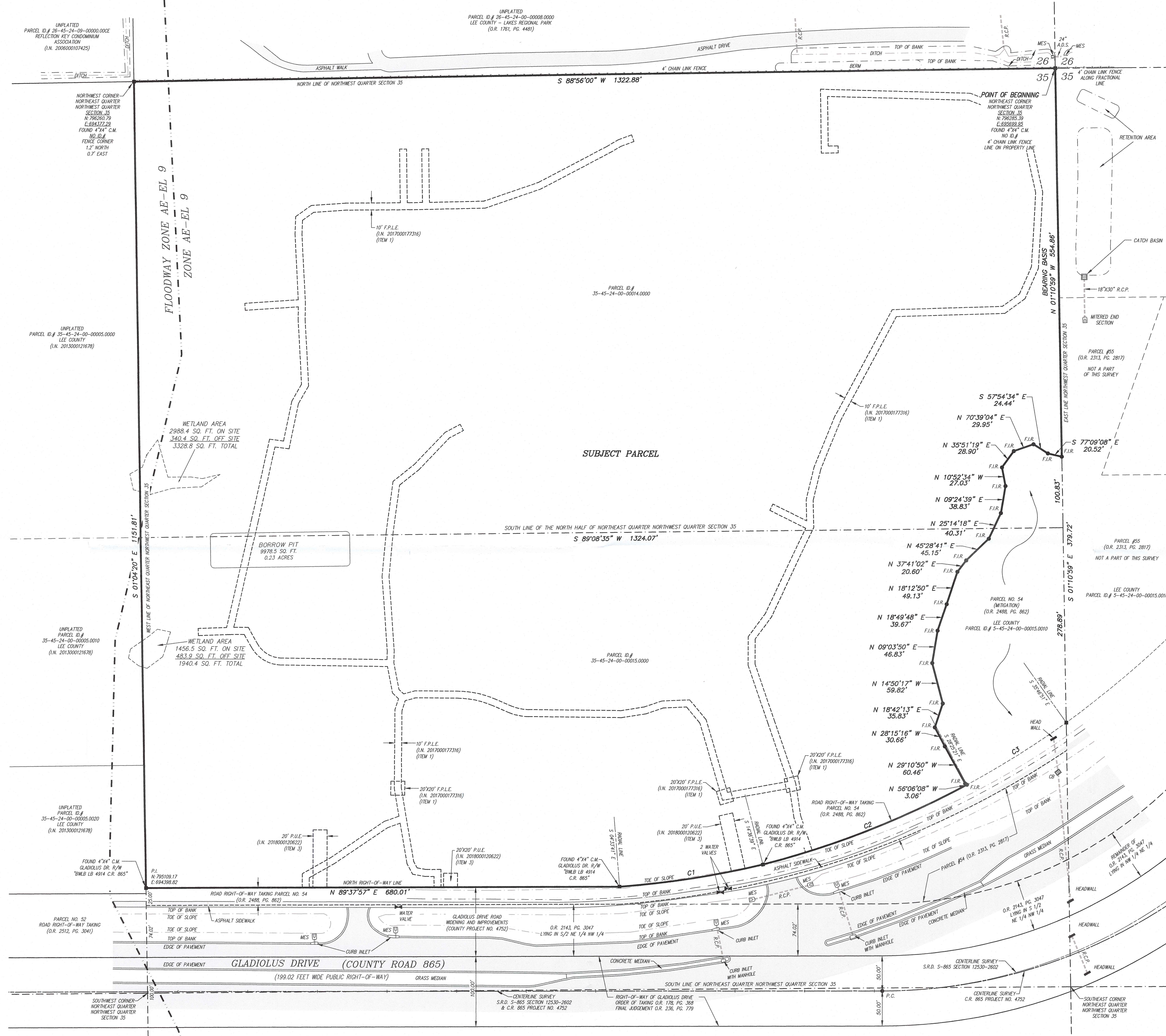


VICINITY MAP  
NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1312.39'	09°08'31"	208.64'	208.42'	N 80°53'03" E
C2	1307.39'	13°48'42"	315.16'	314.39'	N 68°29'00" E
C3	1307.39'	07°21'30"	167.91'	167.79'	S 57°53'54" W



**LEGAL DESCRIPTION:**  
(REFERENCED IN EXHIBIT A OF THAT CERTAIN TITLE CERTIFICATION PREPARED BY ATTORNEY'S TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 761381, EFFECTIVE DATE OF SEARCH: JULY 2, 2019, AT 11:00 P.M., PREPARED DATE: JULY 22, 2019.)  
A PARCEL OR TRACT OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDARY AND DESCRIBED AS FOLLOWS:  
**BEGINNING** AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE S 88°56'00" W ALONG THE NORTH LINE OF SAID FRACTION FOR 1322.88 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE S 01°04'20" E ALONG THE WEST LINE OF SAID FRACTION FOR 1151.81 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE (COUNTY ROAD 865 - 199.02 FEET WIDE); THENCE N 89°27'57" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 680.01 FEET TO AN INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1322.88 FEET AND TO WHICH POINT A RADIAL LINE BEARS S 04°33'41" E; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'11" FOR 208.64 FEET TO AN INTERSECTION WITH A CURVE HAVING A RADIUS OF 1307.39 FEET AND TO WHICH POINT A RADIAL LINE BEARS S 14°36'39" E; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°48'42" FOR 315.16 FEET; THENCE N 56°08'08" W FOR 3.06 FEET; THENCE N 29°10'50" W FOR 60.46 FEET; THENCE N 28°15'16" W FOR 30.66 FEET; THENCE N 18°49'48" E FOR 39.67 FEET; THENCE N 14°50'17" W FOR 59.82 FEET; THENCE N 09°03'50" E FOR 46.83 FEET; THENCE N 18°49'48" E FOR 39.67 FEET; THENCE N 18°12'50" E FOR 49.13 FEET; THENCE N 09°24'39" E FOR 38.83 FEET; THENCE N 10°52'34" W FOR 27.03 FEET; THENCE N 05°24'39" E FOR 20.60 FEET; THENCE N 37°41'02" E FOR 20.60 FEET; THENCE N 45°28'41" E FOR 45.15 FEET; THENCE N 57°54'34" E FOR 24.44 FEET; THENCE S 77°09'08" E FOR 20.52 FEET; THENCE N 01°10'59" W BEARING BASIS 554.86 FEET TO THE POINT OF BEGINNING.

- SURVEYOR'S NOTES:**  
THIS PLAT IS PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.  
BOUNDARY SURVEY BASED ON THE FOLLOWING:  
1.) LEGAL DESCRIPTION REFERENCED IN EXHIBIT A OF THAT CERTAIN TITLE CERTIFICATION PREPARED BY ATTORNEY'S TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 761381, EFFECTIVE DATE OF SEARCH: JULY 2, 2019, AT 11:00 P.M., PREPARED DATE: JULY 22, 2019.  
2.) A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY THIS FIRM, JOB NUMBER 1620, DATED 11-17-2009 AND UPDATED 6-16-2016, DATE OF LAST FIELD WORK: 7-11-2015.  
3.) STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAPS FOR GLADIOLUS DRIVE S-865, SECTION 12530-2602, DATED 1980.  
4.) LEE COUNTY DEPARTMENT OF TRANSPORTATION AND ENGINEERING RIGHT-OF-WAY MAPS FOR GLADIOLUS DRIVE IMPROVEMENTS, COUNTY ROAD 865 PHASE 1, COUNTY PROJECT NO. 4732, DATED JUNE 1993.  
5.) DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS (C.C.R.) FOR SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST.  
6.) EXISTING MONUMENTATION.

- THE FOLLOWING ENCUMBRANCES AFFECTING THE TITLE REFERENCED IN THAT CERTAIN TITLE CERTIFICATION PREPARED BY ATTORNEY'S TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 761381, EFFECTIVE DATE OF SEARCH: JULY 2, 2019, AT 11:00 P.M., PREPARED DATE: JULY 22, 2019, ARE SHOWN HEREON OR ADDRESSED AS FOLLOWS:  
1. EASEMENT CONTAINED IN INSTRUMENT RECORDED AUGUST 16, 2017, UNDER INSTRUMENT NUMBER 2017000172316, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SHOWN HEREON).  
2. EASEMENT CONTAINED IN INSTRUMENT RECORDED MAY 24, 2017, UNDER INSTRUMENT NUMBER 2017000141233, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (BLANKET EASEMENT ACROSS THE SUBJECT PARCEL).  
3. EASEMENT CONTAINED IN INSTRUMENT RECORDED MAY 17, 2018, UNDER INSTRUMENT NUMBER 2018000120622, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (SHOWN HEREON).

BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST AS BEARING N 01°10'59" W. COORDINATES ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (COFS). THE STATION IS THE ANTERIOR REFERENCE POINT OF THE GPS ANTENNA BASED AT PAGE FIELD. THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION - FORT MYERS CORES 409. HORIZONTAL VALUES WERE ESTABLISHED AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN AUGUST 2011. THE HORIZONTAL VALUES WERE ESTABLISHED BY GPS OBSERVATIONS. THE SCALE FACTOR IS 0.999942968.  
WETLAND AREAS WERE LOCATED BASED ON FLAGGING PROVIDED BY DEXTER BENDER & ASSOCIATES.  
ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.  
ABOVE AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.  
PER FLOOD INSURANCE RATE MAP NUMBER 12017C01419C, EFFECTIVE DATE AUGUST 28, 2008 THE SUBJECT PARCEL LIES IN FLOOD ZONE AE AND FLOODWAY ZONE AE2 BOTH HAVING A BASE FLOOD ELEVATION OF 9 FEET. THE BASE FLOOD ELEVATION IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
SUBJECT PARCEL CONTAINS 32.54 ACRES, MORE OR LESS.  
DATE OF LAST FIELD WORK: 7-11-2015. (BOUNDARY & TOPOGRAPHIC SURVEY)  
PARCEL IS VACANT.

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A TRUE SURVEY MADE BY ME OR UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 29, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES.  
DATE: 08-26-2019  
RICHARD M. RITZ, R.L.S.  
FLORIDA CERTIFICATION NO. 4008

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNED AND SEALED BY A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.  
IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.  
THIS SURVEY WAS PREPARED BY THE BENEFIT OF THAT CERTAIN TITLE CERTIFICATION PREPARED BY ATTORNEY'S TITLE FUND SERVICES, LLC, FUND FILE NUMBER: 761381, EFFECTIVE DATE OF SEARCH: JULY 2, 2019, AT 11:00 P.M., PREPARED DATE: JULY 22, 2019 AND ALL ITEMS WITHIN THAT CERTIFICATION THAT CAN BE DELINEATED ON THE SURVEY ARE SHOWN OR ADDRESSED. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

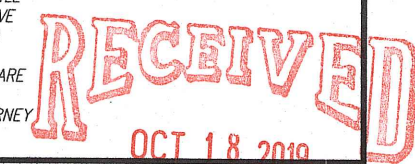
- LEGEND:**  
PG. INDICATES PAGE  
RNG. INDICATES RANGE  
TWS. INDICATES TOWNSHIP  
CB. INDICATES CATCH BASIN  
ENG. INDICATES ENGINEERING  
C.R. INDICATES COUNTY ROAD  
R/W INDICATES RIGHT-OF-WAY  
LB. INDICATES LICENSED BUSINESS  
I.N. INDICATES INSTRUMENT NUMBER  
P.C. INDICATES POINT OF CURVATURE  
C.M. INDICATES CONCRETE MONUMENT  
M.E.S. INDICATES MITERED END SECTION  
ID.# INDICATES IDENTIFICATION NUMBER  
D.A. INDICATES DATE OF INTERSECTION  
O.R. INDICATES OFFICIAL RECORDS BOOK  
P.U.E. INDICATES PUBLIC UTILITY EASEMENT  
S.R.D. INDICATES STATE ROAD DEPARTMENT  
R.C.P. INDICATES REINFORCED CONCRETE PIPE  
R.L.S. INDICATES REGISTERED LAND SURVEYOR  
C1 INDICATES CURVE 1 FROM CURVE TABLE  
F.P.L.E. INDICATES FLORIDA POWER AND LIGHT EASEMENT  
A.D.S. INDICATES ADVANCED DRAINAGE SYSTEM (PLASTIC) PIPE  
CORS INDICATES CONTINUOUSLY OPERATING REFERENCE STATION  
F.I.R. INDICATES FOUND 5/8" IRON ROD, LB 6690 "BANKS ENG" UNLESS OTHERWISE NOTED  
NAVD 88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988  
N 765280.19 E 694398.82 INDICATES THE "STATE PLANE COORDINATE SYSTEM" FLORIDA WEST ZONE NAD 83/2011 (COFS)  
(ITEM 1) INDICATES ITEM 1 OF TITLE CERTIFICATION (SEE SURVEYOR'S NOTES)

**BANKS ENGINEERING**  
Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida  
10511 SIX MILE CYPRESS PARKWAY  
FORT MYERS, FLORIDA 33966  
PHONE: (239) 939-5490  
FAX: (239) 939-2523  
ENGINEERING LICENSE # EB 6499  
SURVEY LICENSE # LB 6690  
WWW.BANKSENG.COM

NO.	DATE	REVISION DESCRIPTION	BY
5	9-26-2019	REVISED SURVEY PER ZONING COMMENT	AMV
4	8-14-2019	REVISED SURVEY PER TITLE CERTIFICATION	AMV
3	9-18-2016	ADD DRAINAGE PIPE SIZES	AMV
2	8-29-2016	REVISE PER TITLE CERTIFICATION	DLS
1	8-18-2016	CONVERTED TO TOPOGRAPHIC SURVEY WITH NAVD88 ELEVATIONS	AMV

**BOUNDARY SURVEY**  
**PORTION OF SECTION 35, TWS. 45 S, RNG. 24 E**  
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
7-11-2015	16200G	BNY SR	AMV	RMR	1"=80'	1	1	35-45-24



October 4, 2019

Ms. Stacy Hewitt, AICP  
Banks Engineering  
10511 Six Mile Cypress Pkwy, Suite 101  
Fort Myers, FL 33966

RE: Amavida RPD f/k/a Avida RPD/CPD  
DCI2019-00019- Minor PD

Dear Ms. Hewitt:

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

**LC T.I.S. Application Sufficiency Checklist:**

1. *The TIS does not appear to model development with the highest traffic-generating potential. Please justify how the proposed use generates more traffic than others listed in the proposed schedule of uses, specifically assisted living units (considering code-allowed density equivalents), and review and revise the TIS accordingly.*

The TIS report has been revised based on the proposed development of 540 assisted living units, which is the permitted density per residential conversion pursuant to Section 34-1414 of the Lee County Land Development Code (4:1 ratio). This represents the highest traffic generation potential for the proposed development. Note, the approved 190 multi-family residential units can also be converted to assisted living units per Section 34-1414. However, this would not change the result of the trip generation analysis since this conversion would have been applied to both Table 2 (Approved Trip Generation) and Table 3 (Proposed Trip Generation) of the TIS report.

2. *The master concept plan (MCP) does not appear to show the location of site access points in relation to non-site access points on both sides of the street within proximity of the site. See south side of Gladiolus Drive. Please review and revise the MCP accordingly.*

Acknowledged. The MCP has been revised to satisfy this comment.

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

Sincerely,



Yury Bykau, E.I.  
Transportation Consultant

Attachments

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

TRAFFIC ENGINEERING  
TRANSPORTATION PLANNING  
SIGNAL SYSTEMS/DESIGN

# TRAFFIC IMPACT STATEMENT

FOR

## AMAVIDA RPD

(PROJECT NO. F1908.04)

**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

Revised:  
October 4, 2019

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**CONTENTS**

- I. INTRODUCTION
- II. EXISTING CONDITIONS
- III. PROPOSED DEVELOPMENT
- IV. TRIP GENERATION
- V. TRIP DISTRIBUTION
- VI. FUTURE TRAFFIC CONDITIONS
- VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS
- VIII. 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 rezoning approval. The proposed development is located on the north side of Gladiolus Drive and approximately ½ mile east of its intersection with Summerlin Road in Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

The approximate 32.54 acre subject site is governed by Zoning Resolution No. Z-10-009 as well as Administrative Amendment No. ADD2016-00011(a). The existing zoning on the site permits the RPD portion of the site to be developed with up to 190 multi-family dwelling units (including a combination of assisted living/independent living units) as well as up to 100,000 square feet of commercial uses (including 25,000 square feet of commercial retail) on the CPD portion of the site. The applicant is proposing to rezone the entire subject site to RPD to remove the commercial component on the site and allow a development of additional 135 multi-family dwelling units for a total of 325 multi-family dwelling units on the property. Pursuant to Section 34-1414 of the Lee County Land Development Code, the 135 multi-family units can be converted to 540 assisted living units which is a higher traffic generator than the multi-family residential use. Therefore, for the purposes of the analysis, the proposed development was assumed to consist of an additional 540 assisted living units. Access to the subject site will continue to be served via the existing two connections (Fanning Court & Millhopper Boulevard) to Gladiolus Drive. No new access connections are being proposed as part of this rezoning.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various site access drives were completed and an analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

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F1908.04



**II. EXISTING CONDITIONS**

The subject site is currently occupied by a mix of independent living/memory care/assisted living units. The overall site is bordered by Lakes Park to the north, Gladiolus Drive to the south, and by vacant land to the east and west.

**Gladiolus Drive** is an east/west six lane divided arterial the borders the subject site to the south. Gladiolus Drive has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

**III. PROPOSED DEVELOPMENT**

The applicant is proposing to rezone the entire subject site to RPD to remove the commercial component on the site and allow a development of additional 135 multi-family dwelling units for a total of 325 multi-family dwelling units on the entire site. However, for the purposes of this analysis, the proposed development was assumed to consist of additional 540 assisted living units instead of 135 multi-family dwelling units. This represents the worst case scenario in terms of trip generation for the proposed development. **Table 1** summarizes the land uses utilized for the purposes of this analysis.

**Table 1  
Land Uses  
Amavida RPD**

Land Use	Approved Under Z-10-009	Proposed
Multi-Family Residential *	190 MF Dwelling Units	190 MF Dwelling Units & 540 Assisted Living Units
Retail	25,000 Sq. Ft.	N/A
Medical Office	75,000 Sq. Ft.	N/A

\*Proposed additional multi-family residential units were converted to ALF units pursuant to Sec. 34-1414 of the Lee County Land Development Code. This represents the worst case scenario in terms of trip generation.

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Access to the subject site will continue to be served via the existing two connections (Fanning Court & Millhopper Boulevard) to Gladiolus Drive. No new access connections are being proposed as part of this rezoning.

#### IV. TRIP GENERATION

The trip generation for the approved and proposed rezoning was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation Manual*, 10<sup>th</sup> Edition. Land Use Code 820 (Shopping Center) was utilized for the trip generation purposes of the approved 25,000 square feet of retail uses. Land Use Code 720 (Medical-Dental Office) was utilized for the trip generation purposes of the approved 75,000 square feet of medical office uses. Land Use Code 254 (Assisted Living) was utilized for the trip generation purposes of the proposed development. As previously mentioned, the proposed additional multi-family dwelling units were converted to assisted living units which represents the worst case scenario in terms of trip generation. Land Use Code 220 (Multifamily Housing Low-Rise) was utilized for the trip generation purposes of the approved multi-family residential uses. Note, Land Use Code 220 is conservative in terms of trips generation when compared to the other Land Use Codes in the multi-family residential category (LUC 221-Multifamily Housing Mid-Rise & LUC 222-Multifamily Housing High-Rise). The trip generation equations utilized from these land uses are attached to the Appendix for reference.

**Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently approved. **Table 3** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation of the development as currently proposed.

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**Table 2  
Trip Generation – Approved  
Avida RPD/CPD**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (25,000 Sq. Ft.)	102	62	164	94	101	195	2,342
Medical-Dental Office (75,000 Sq. Ft.)	135	38	173	72	184	256	2,794
Multifamily Housing Low-Rise (190 Dwelling Units)	20	68	88	66	39	105	1,396
<b>Total Trips</b>	<b>257</b>	<b>168</b>	<b>425</b>	<b>232</b>	<b>324</b>	<b>556</b>	<b>6,532</b>

**Table 3  
Trip Generation – Proposed  
Amavida RPD**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multifamily Housing Low-Rise (190 Dwelling Units)	20	68	88	66	39	105	1,396
Assisted Living * (540 Units)	65	38	103	53	87	140	1,404
<b>Total Trips</b>	<b>85</b>	<b>106</b>	<b>191</b>	<b>119</b>	<b>126</b>	<b>245</b>	<b>2,800</b>

\*Proposed additional multi-family residential units were converted to ALF units pursuant to Sec. 34-1414 of the Lee County Land Development Code. This represents the worst case scenario in terms of trip generation.

Table 4 illustrates the trip reduction when comparing the trip generation of the approved uses to the trip generation of the proposed uses (Table 2 vs Table 3).

**Table 4  
Trip Generation Comparison – Approved Zoning vs Proposed Zoning  
Table 2 vs Table 3**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Zoning	85	106	191	119	126	245	2,800
Approved Zoning	-257	-168	-425	-232	-324	-556	-6,532
<b>Trip Reduction</b>	<b>-172</b>	<b>-62</b>	<b>-234</b>	<b>-113</b>	<b>-198</b>	<b>-311</b>	<b>-3,732</b>

Note: Negative number represents a DECREASE in Trip Generation.

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As can be seen from Table 4, the requested zoning will **REDUCE** the traffic impacts of the development by approximately 55% in the AM peak hour, 56% in the PM peak hour and approximately 57% over the entire weekday from what is currently approved. The proposed rezoning request will be a “down zoning” from what is currently permitted.

## V. TRIP DISTRIBUTION

The trips as a result of the proposed development shown in Table 3 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**. Also shown on Figure 2 is the site traffic assignment to the proposed site access drives.

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service “C” volumes. The Level of Service threshold volumes were obtained from the **Lee County Generalized Peak Hour Directional Service Volume Tables** (June, 2016). Based on Table 1A, no roadway segments in the study area are projected to be significantly impacted as a result of the proposed development. A copy of the Generalized Service Volume Table is located in the Appendix of this report for reference.

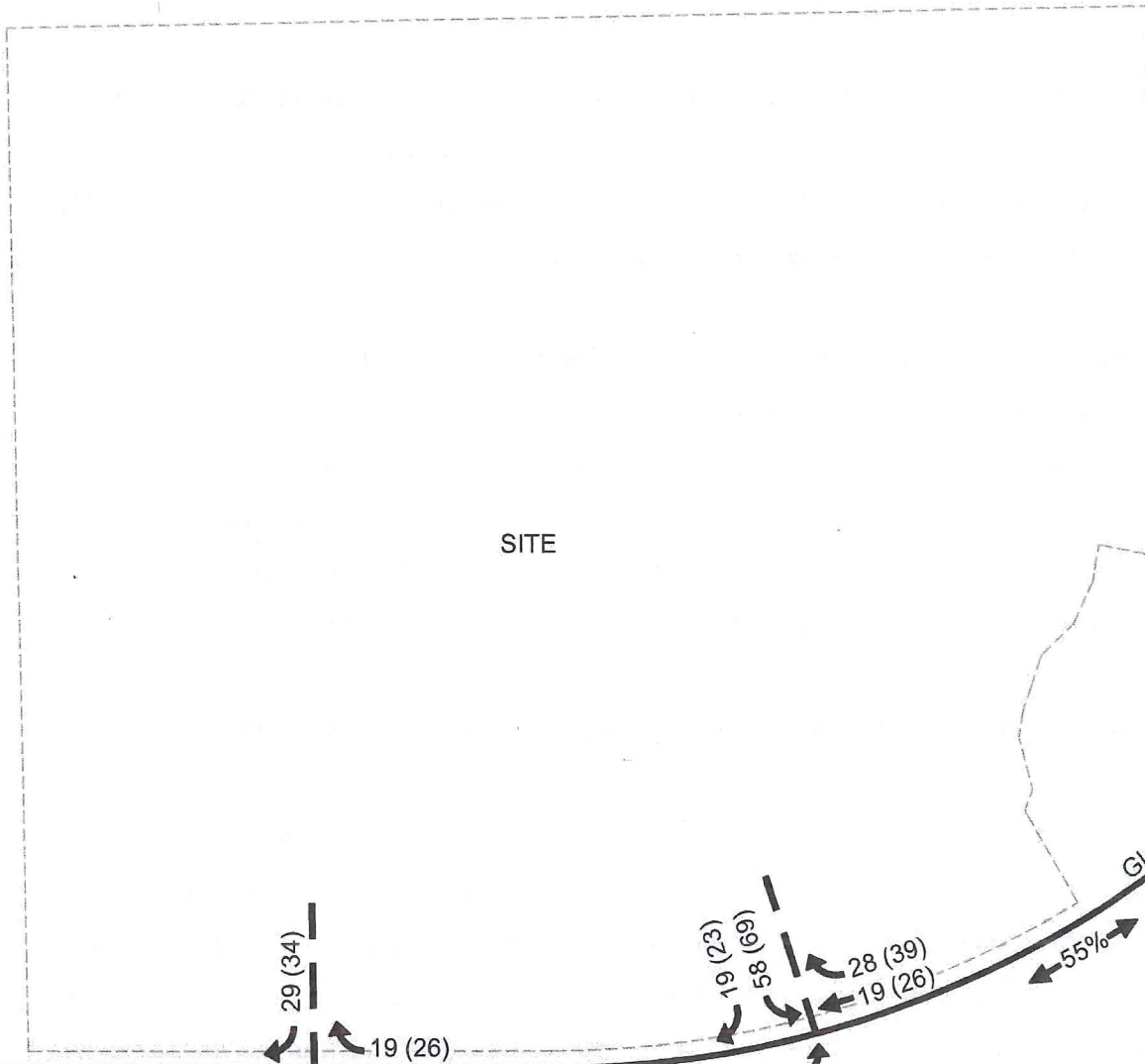
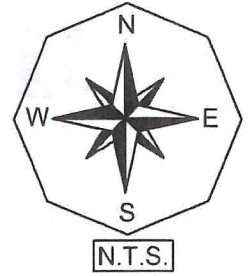
## VI. FUTURE TRAFFIC CONDITIONS

A horizon year analysis of 2024 was selected as the analysis year to evaluate the future impacts this project will have on the surrounding roadway network. Based on this horizon year, a growth rate was applied to the existing traffic conditions for all roadway links in the study area. The growth rates were obtained through comparisons of annual traffic data

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210 00 - 2105 130  
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←45%→

29 (34)  
19 (26)

19 (23)  
58 (69)  
28 (39)  
19 (26)  
(54) 38

←55%→

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

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obtained from 2018 *Lee County Traffic Count Report*. Based on the project distribution illustrated on Figure 2, the link data was analyzed for the year 2024 without the development and year 2024 with the development.

**Table 2A** in the Appendix of the report indicates the methodology utilized to obtain the year 2024 build-out traffic volumes as well as the growth rate utilized for each roadway segment. The base year traffic volumes were obtained from the 2018 *Lee County Public Facilities Level of Service and Concurrency Report*.

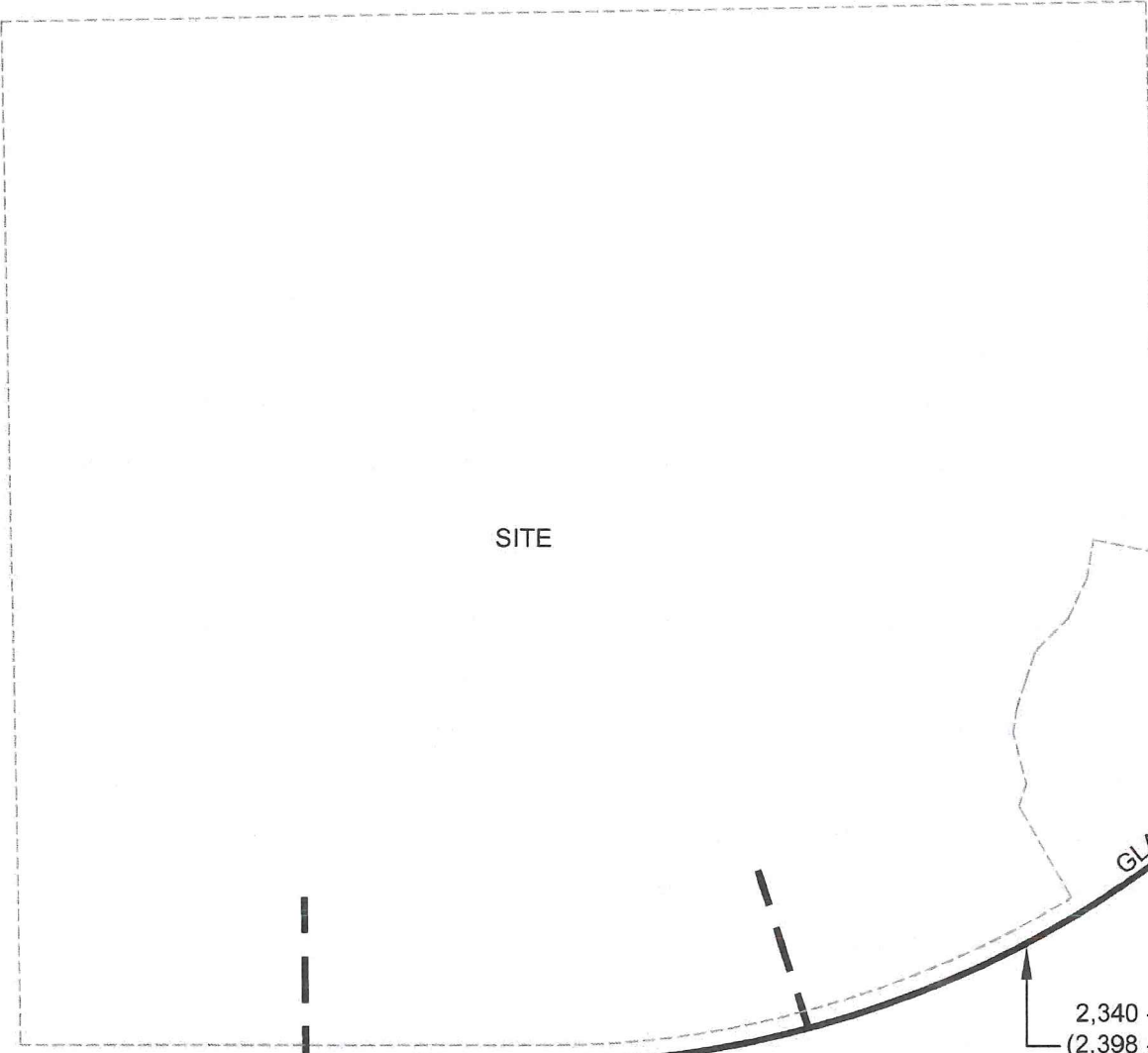
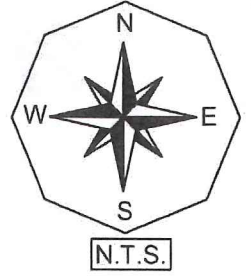
**Figure 3** indicates the year 2024 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the 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. This figure is derived from Table 2A contained in the Appendix.

## VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In comparing the links' functional classification and calculated 2024 traffic volumes to the Service Volume Tables, it was determined that Gladiolus Drive is projected to operate above the minimum adopted Level of Service in 2024 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development. As previously mentioned, the proposed rezoning request will be a “down zoning” from what is currently permitted.

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SITE

GLADIOLUS DRIVE

2,340 - "C"  
(2,388 - "C")  
[2,397 - "C"]

2,340 - "C"  
(2,398 - "C")  
[2,409 - "C"]

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- XXX - "X" 2024 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC AND LEVEL OF SERVICE DESIGNATION
- (XXX - "X") 2024 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS AM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION
- [XXX - "X"] 2024 PEAK SEASON PEAK HOUR PEAK DIRECTION BACKGROUND TRAFFIC PLUS PM PEAK PROJECT TRAFFIC AND LEVEL OF SERVICE DESIGNATION

Turn lane improvements at the site access drive intersections were previously evaluated and built based on the full build-out of the site with a more intense development scenario. No further turn lane improvements will be warranted as a result of the proposed “down zoning”.

### VIII. CONCLUSION

The proposed development is located on the north side of Gladiolus Drive and approximately ½ mile east of its intersection with Summerlin Road in Lee County, Florida. The proposed rezoning request will be a “down zoning” as it will remove the approved commercial component on the site and replace it with a residential development for the entire 32.54 acre property.

The Level of Service analysis conducted as part of this report indicates Gladiolus Drive to operate above the minimum adopted Level of Service in 2024 both with and without the proposed development. Therefore, roadway capacity improvements will not be warranted as a result of the additional traffic to be generated by the proposed development. The zoning amendment as proposed is consistent with the goals and objectives of the Lee County Comprehensive Plan and Goal 32 in that there is sufficient roadway capacity projected to accommodate the anticipated development.

Turn lane improvements at the site access drive intersections were previously evaluated and built based on the full build-out of the site with a more intense development scenario. No further turn lane improvements will be warranted as a result of the proposed “down zoning”.

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# APPENDIX

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**TABLE 1A & 2A**

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**TABLE 1A  
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES  
AMAVIDA RPD**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 191 VPH      IN= 85      OUT= 106  
 TOTAL PM PEAK HOUR PROJECT TRAFFIC = 245 VPH      IN= 119      OUT= 126

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
Gladiolus Dr.	E. of Site Access	6LD	0	400	2,840	2,940	2,940	55%	69	2.4%
	W. of Site Access	6LD	0	400	2,840	2,940	2,940	45%	57	2.0%

\* Level of Service thresholds were obtained from the Lee County Generalized Level of Service Volumes on Arterials.

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**TABLE 2A  
 LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS  
 AMAVIDA RPD**

TOTAL PROJECT TRAFFIC AM =	191	VPH	IN =	85	OUT=	106
TOTAL PROJECT TRAFFIC PM =	245	VPH	IN=	119	OUT=	126

ROADWAY	SEGMENT	PCS#	BASE YR	LATEST	YRS OF	ANNUAL	2017	2024		PERCENT			2024		2024	
							PK SEASON	PK HR	PK HR	PK SEASON	PROJECT	AM PROJ	PM PROJ	+ AM PROJ	BCKGRND	+ PM PROJ
			ADT	ADT	GROWTH	RATE	PEAK DIR. <sup>1</sup>	VOLUME	LOS	TRAFFIC	TRAFFIC	TRAFFIC	VOLUME	LOS	VOLUME	LOS
Gladiolus Dr.	E. of Site Access	46	35,900	41,500	9	2.00%	2,037	2,340	C	55%	58	69	2,398	C	2,409	C
	W. of Site Access	46	35,900	41,500	9	2.00%	2,037	2,340	C	45%	48	57	2,388	C	2,397	C

<sup>1</sup> 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 was calculated based the historical traffic data obtained from 2018 Lee County Traffic Count Report.

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**LEE COUNTY GENERALIZED  
SERVICE VOLUMES TABLE**

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

April 2016

c:\input5

<b>Uninterrupted Flow Highway</b>						
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
<b>Arterials</b>						
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
<b>Controlled Access Facilities</b>						
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
<b>Collectors</b>						
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 FROM THE 2018 LEE  
COUNTY PUBLIC FACILITIES LEVEL  
OF SERVICE AND CONCURRENCY  
REPORT**

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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	
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,249	D	1,313	
	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,249	D	1,313	
	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,472	D	1,547	
	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,008	D	2,112	
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,316	D	2,434	v/c = 0.86/0.91
	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	D	2,520	Constrained
	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	F	3,060	F	3,359	Constrained
	PALOMINO LN	I-75	6LD	E	3,040	F	3,222	F	3,386	Constrained
	I-75	TREELINE AVE	6LD	E	3,260	B	3,234	F	3,339	Alico Connector as reliever v/c = 0.99/1.02
	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	B	2,656	B	2,791	v/c = 0.82/0.85
	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	B	2,589	B	2,721	v/c = 0.79/0.83
	GATEWAY BLVD	SR 82	4LD	E	2,160	B	1,853	B	1,997	v/c = 0.86/0.92 SKY Walk
DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	406	F	912	v/c = 0.47/1.06 Crane Landing
GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,960	C	958	C	1006	DRI monitoring report count
	GATEWAY LAKES BLVD	SR 82	2LN	E	860	C	525	C	552	DRI monitoring report count
GLAD-IOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	581	C	611	
	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,195	C	1,330	
	BASS RD	WINKLER RD	6LD	E	2,780	C	1,195	C	1,256	
	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,195	C	1,256	
	SUMMERLIN RD	US 41	6LD	E	2,780	B	2,037	C	2,141	
GUNNERY RD	SR 82	23RD ST SW	4LD	E	1,920	B	965	B	1,060	
	23RD ST SW	LEE BLVD	4LD	E	1,920	B	965	B	1,014	
	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	799	C	934	
HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,286	B	1,352	
	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,435	B	1,509	v/c = 0.76/0.80
	MOODY RD	US 41	4LD	E	1,880	B	1,435	B	1,509	v/c = 0.76/0.80
HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	637	E	807	
	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	637	E	670	
	SUNRISE BLVD	LEELAND HEIGHTS	2LN/4LD	E	1,010/2,960	F	1,580	D	1,661	4 lane under construction
	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	D	1,580	D	1,676	
JOEL BLVD	BELL BLVD	18TH ST	4LN	E	2,120	B	768	B	978	Joel Blvd CPD
	18TH ST	SR 80	2LN	E	1,010	D	501	D	527	
LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	B	2,623	B	2,757	Alico Connector as reliever v/c = 0.92/0.97
	ALVIN AVE	GUNNERY RD	6LD	E	2,840	B	2,091	B	2,270	
	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	B	1,680	B	1,767	
	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	649	B	683	
	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	649	B	683	

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**TRAFFIC DATA FROM THE 2018 LEE  
COUNTY TRAFFIC COUNT REPORT**

**DCI 2019-00019**

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# TRIP GENERATION EQUATIONS

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# Multifamily Housing (Low-Rise) (220)

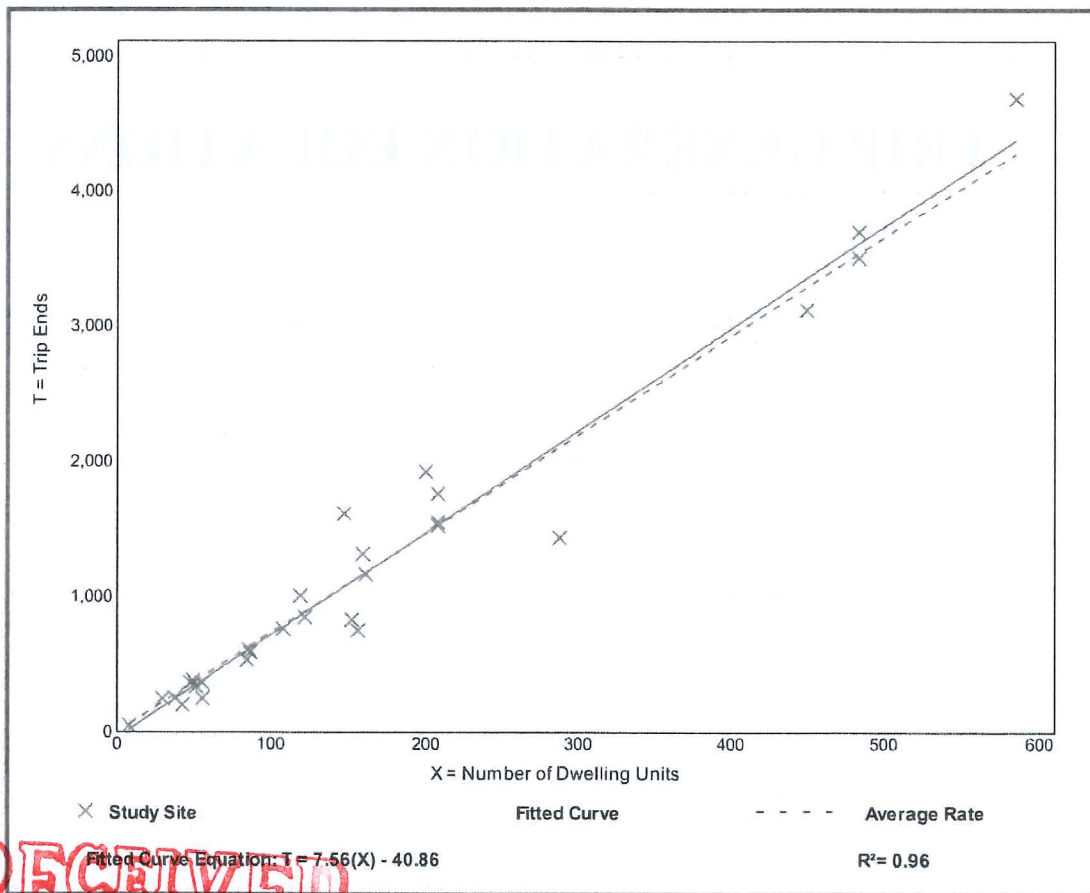
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 29  
Avg. Num. of Dwelling Units: 168  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

## Data Plot and Equation



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## Multifamily Housing (Low-Rise) (220)

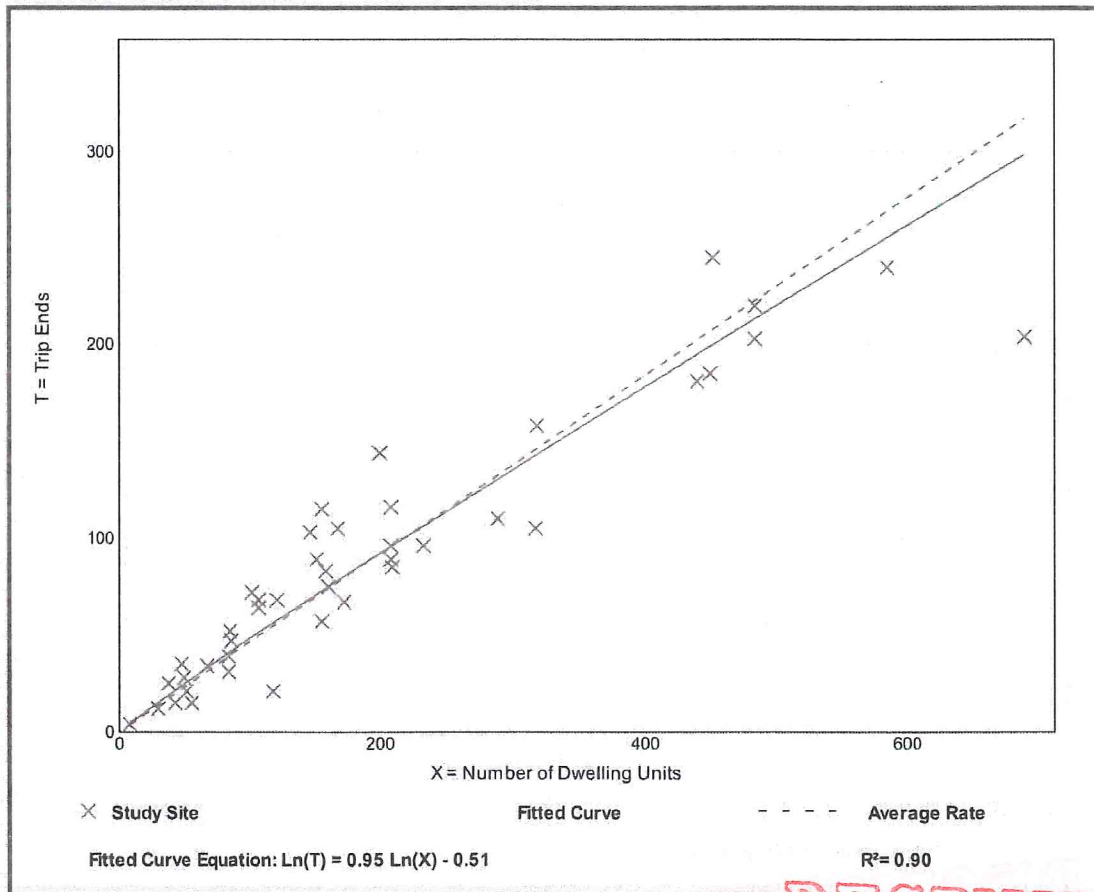
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 42  
 Avg. Num. of Dwelling Units: 199  
 Directional Distribution: 23% entering, 77% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

### Data Plot and Equation



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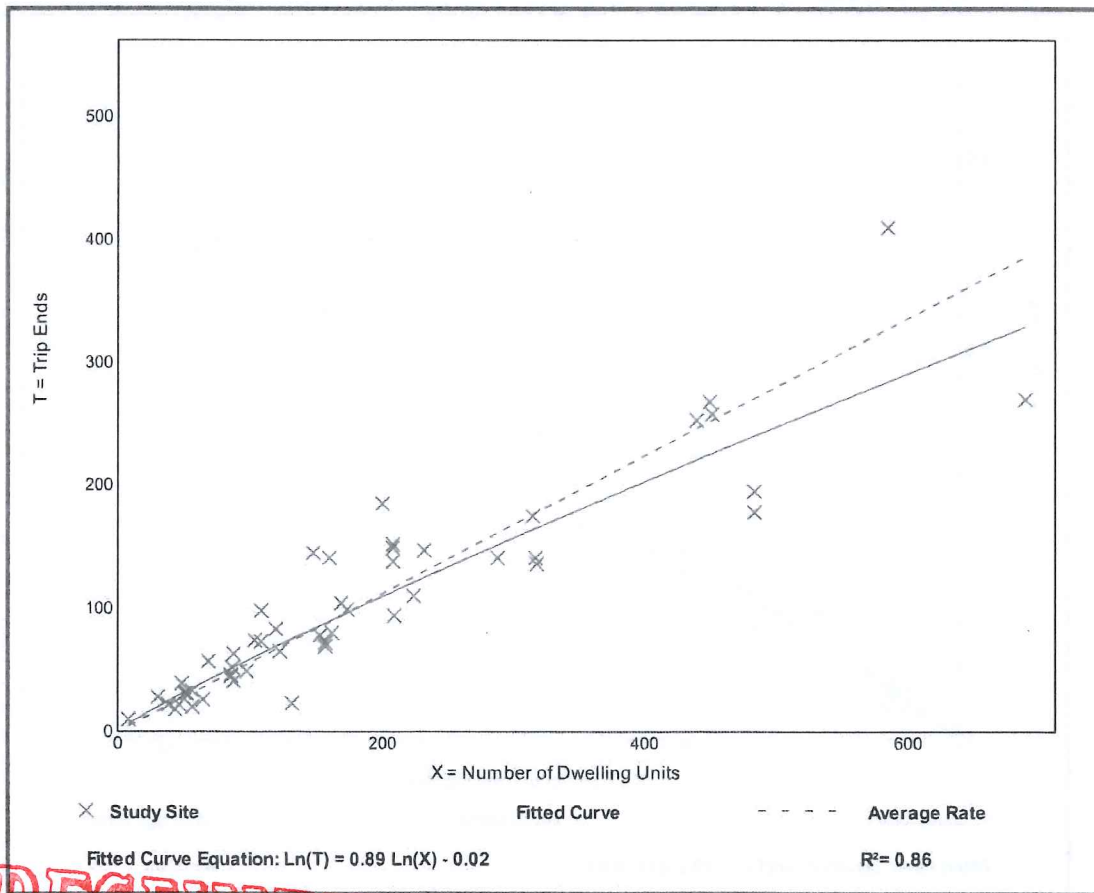
## Multifamily Housing (Low-Rise) (220)

**Vehicle Trip Ends vs:** Dwelling Units  
**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: 50  
 Avg. Num. of Dwelling Units: 187  
 Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

### Data Plot and Equation



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## Assisted Living (254)

**Vehicle Trip Ends vs: Beds**  
On a: **Weekday**

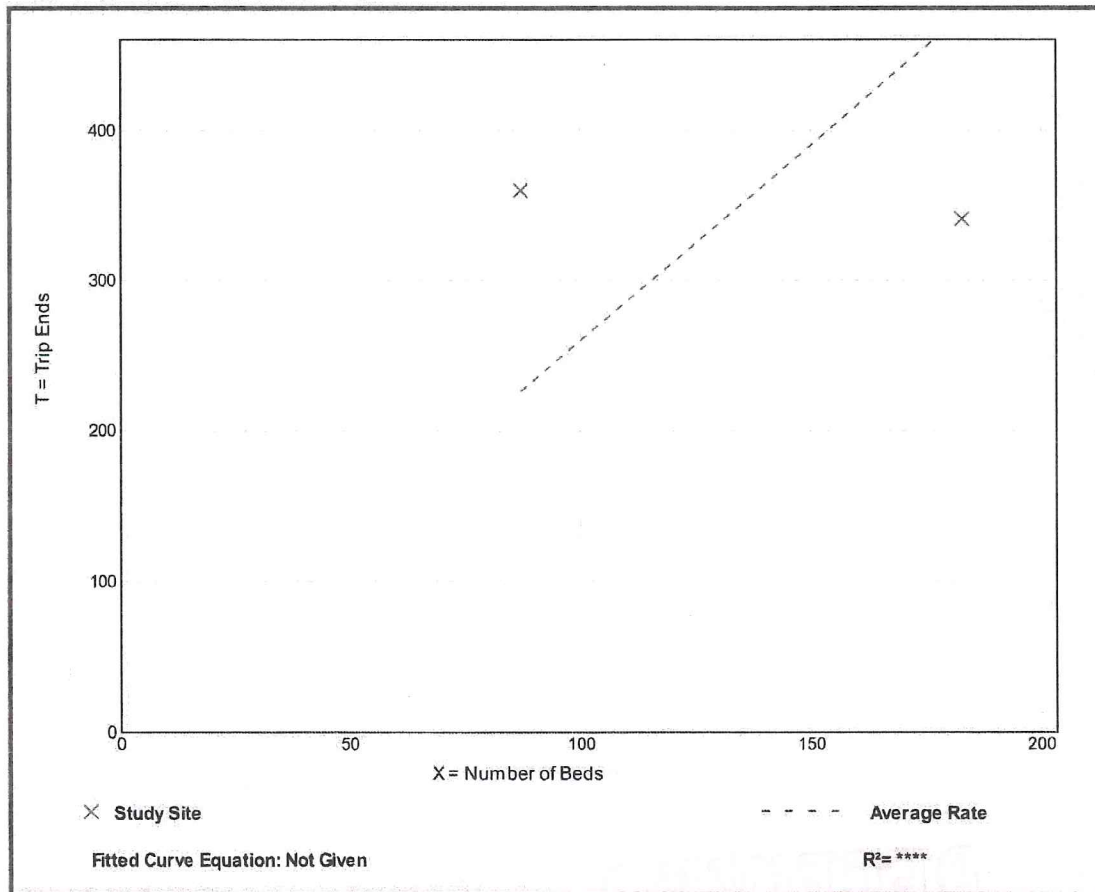
**Setting/Location: General Urban/Suburban**  
Number of Studies: 2  
Avg. Num. of Beds: 135  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	*

### Data Plot and Equation

*Caution – Small Sample Size*



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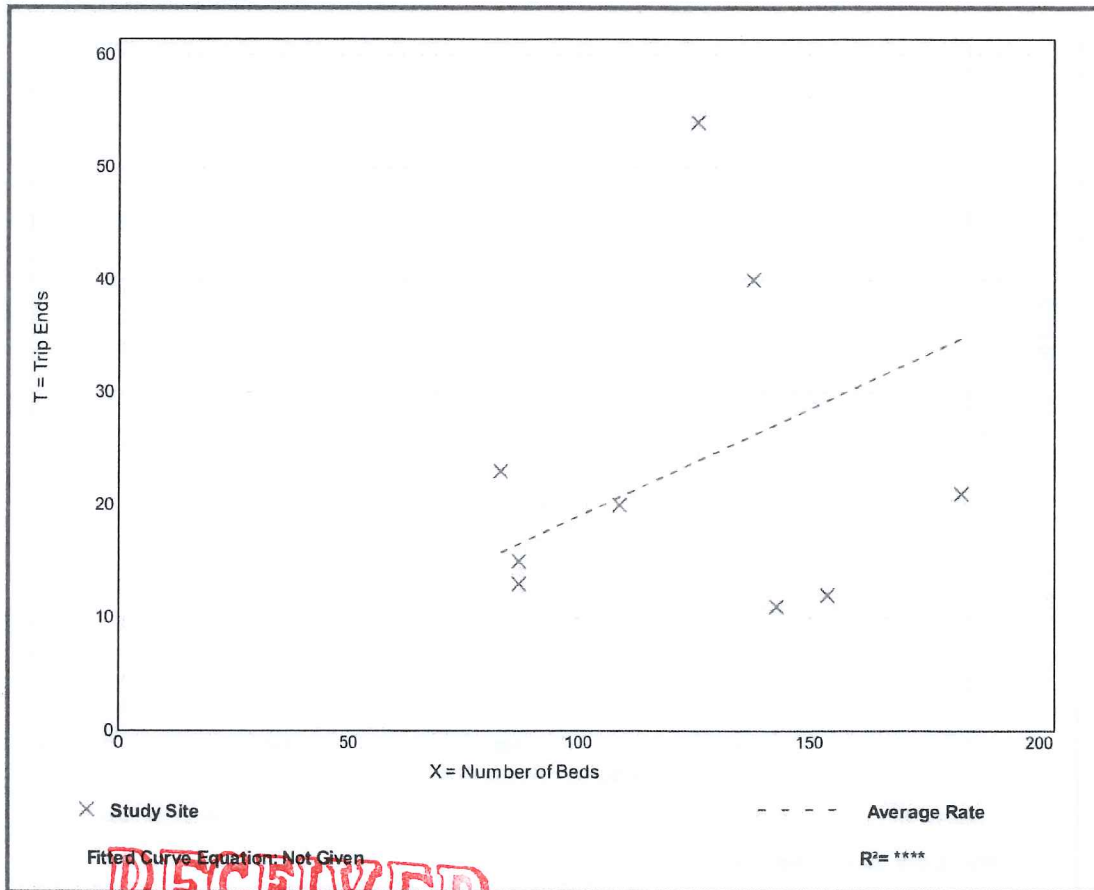
## Assisted Living (254)

**Vehicle Trip Ends vs: Beds**  
**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: 9  
 Avg. Num. of Beds: 123  
 Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.19	0.08 - 0.43	0.12

### Data Plot and Equation



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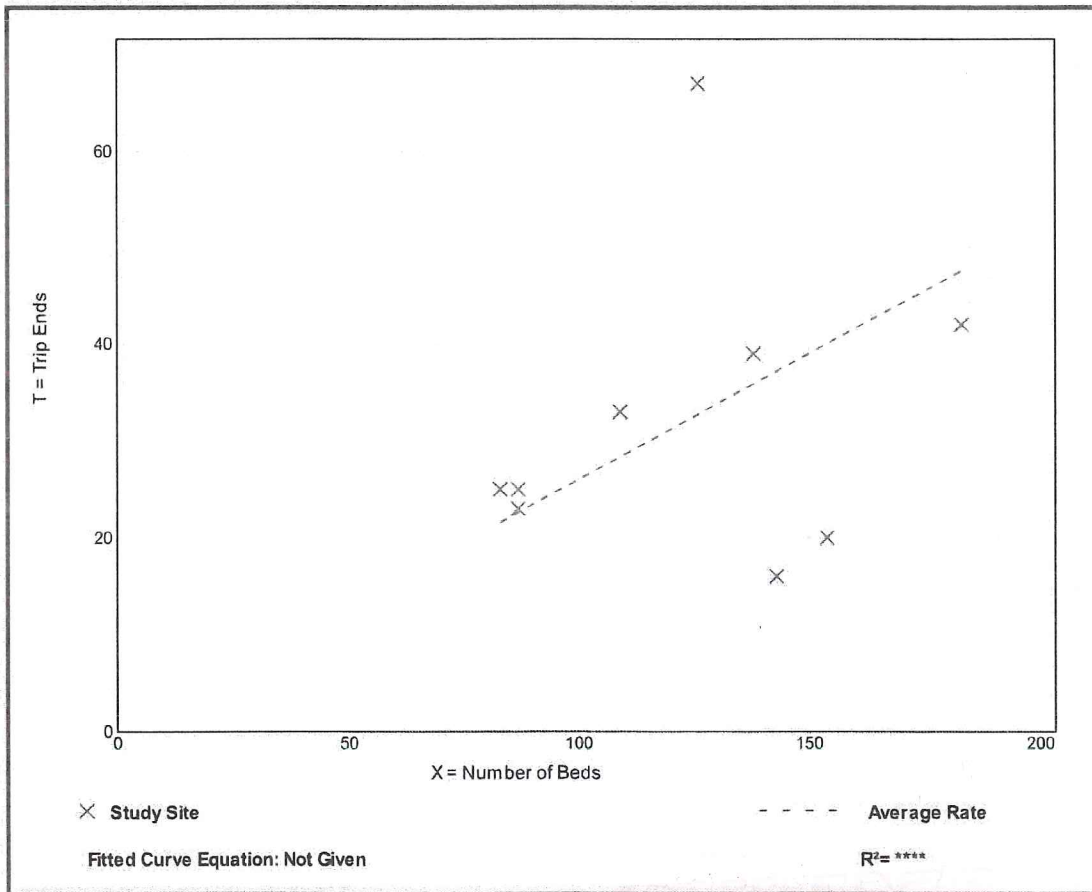
## Assisted Living (254)

**Vehicle Trip Ends vs: Beds**  
**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: 9  
 Avg. Num. of Beds: 123  
 Directional Distribution: 38% entering, 62% exiting

### Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.26	0.11 - 0.53	0.13

### Data Plot and Equation



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## Medical-Dental Office Building (720)

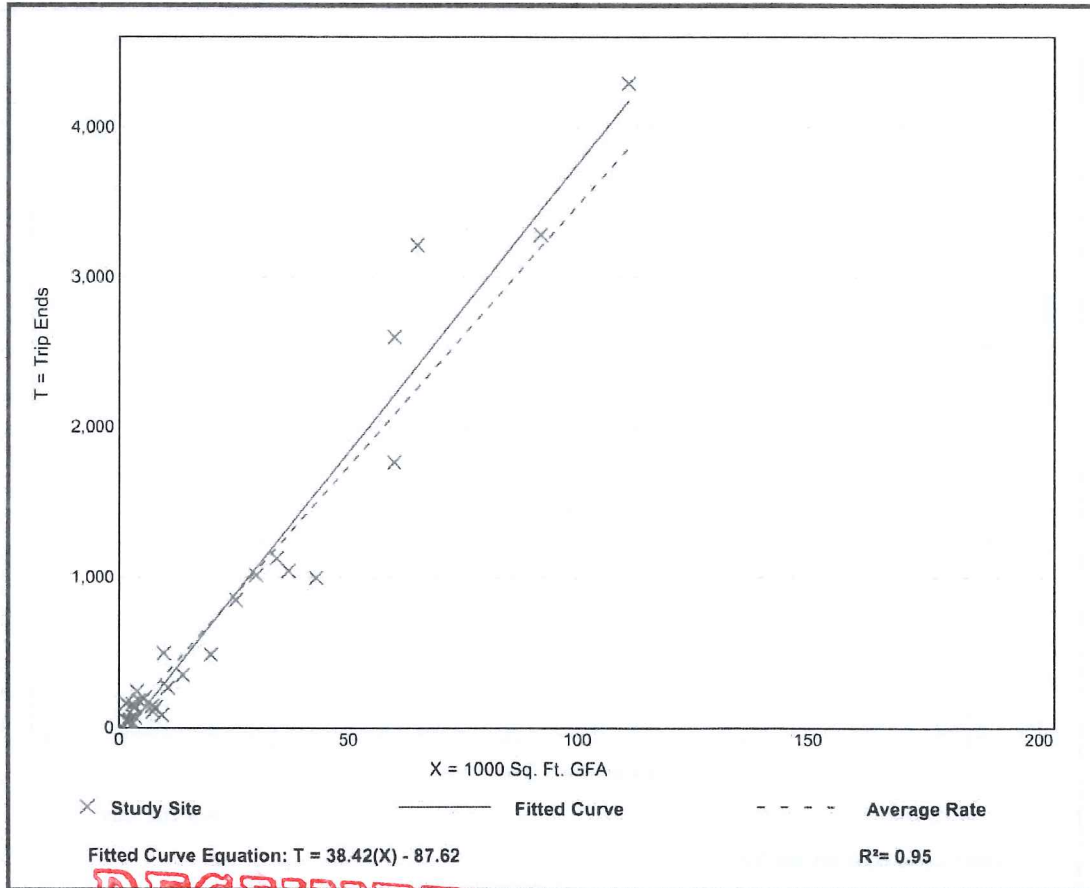
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

**Setting/Location:** General Urban/Suburban  
Number of Studies: 28  
1000 Sq. Ft. GFA: 24  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
34.80	9.14 - 100.75	9.79

### Data Plot and Equation



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## Medical-Dental Office Building (720)

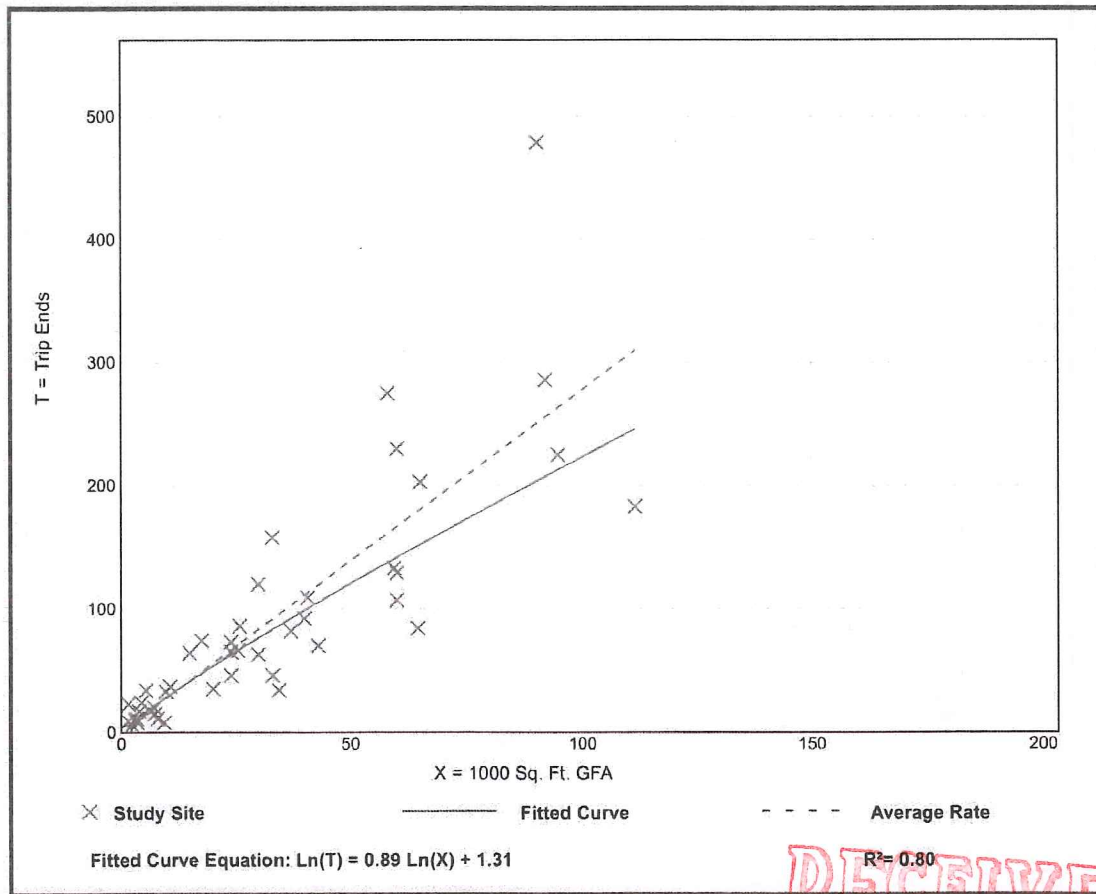
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 44  
 1000 Sq. Ft. GFA: 32  
 Directional Distribution: 78% entering, 22% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	0.85 - 14.30	1.28

### Data Plot and Equation



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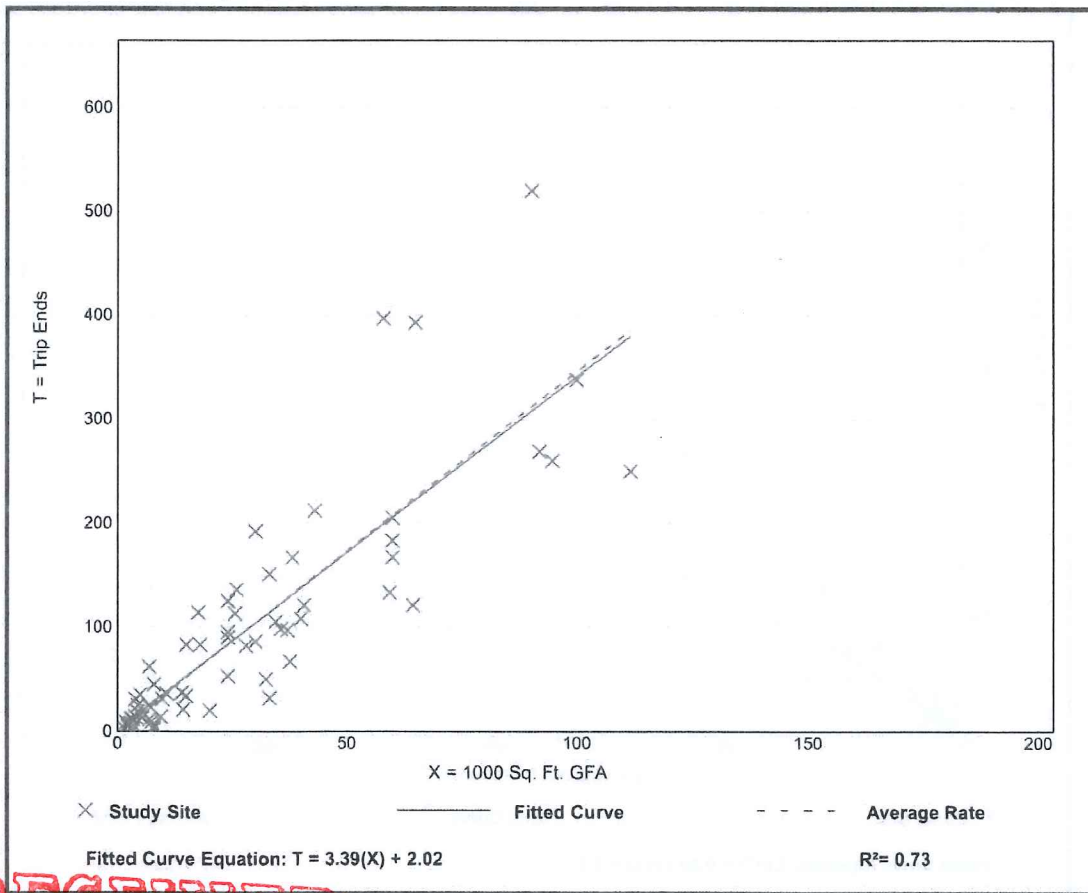
## Medical-Dental Office Building (720)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GFA  
**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: 65  
 1000 Sq. Ft. GFA: 28  
 Directional Distribution: 28% entering, 72% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.46	0.25 - 8.86	1.58

### Data Plot and Equation



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## Shopping Center (820)

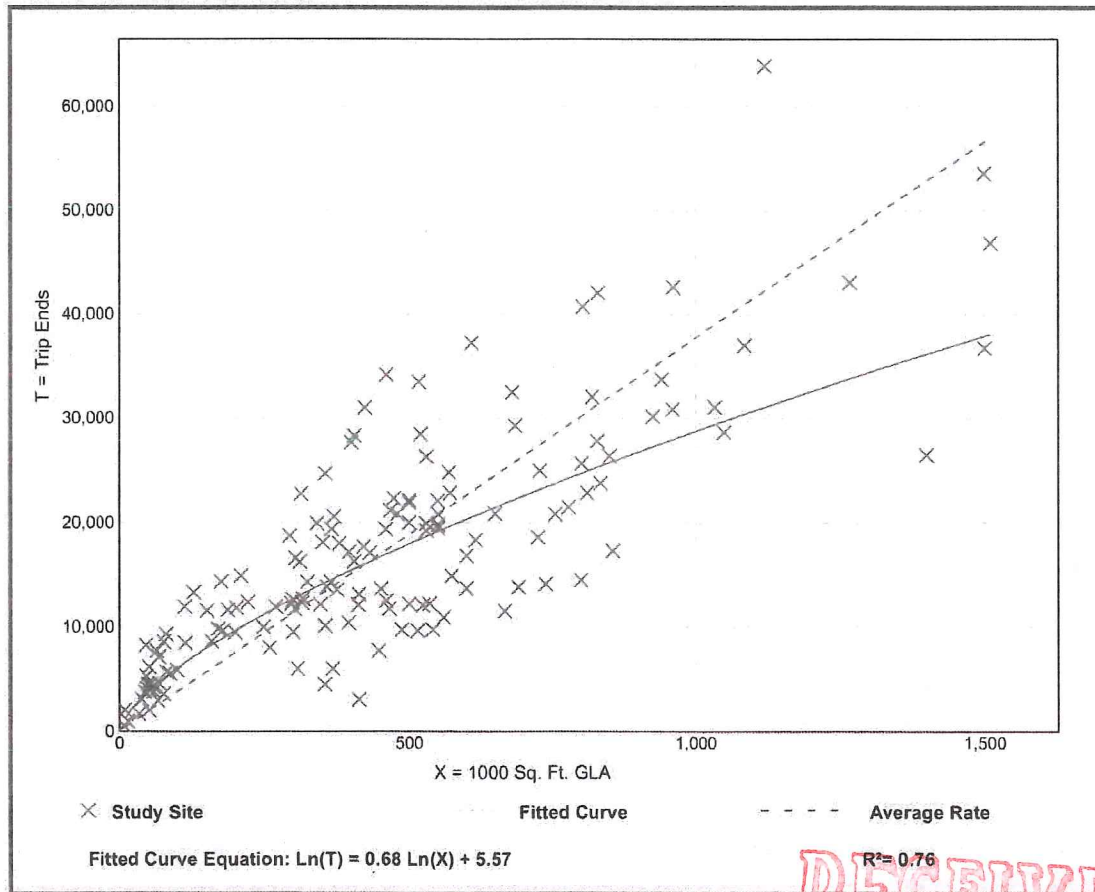
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

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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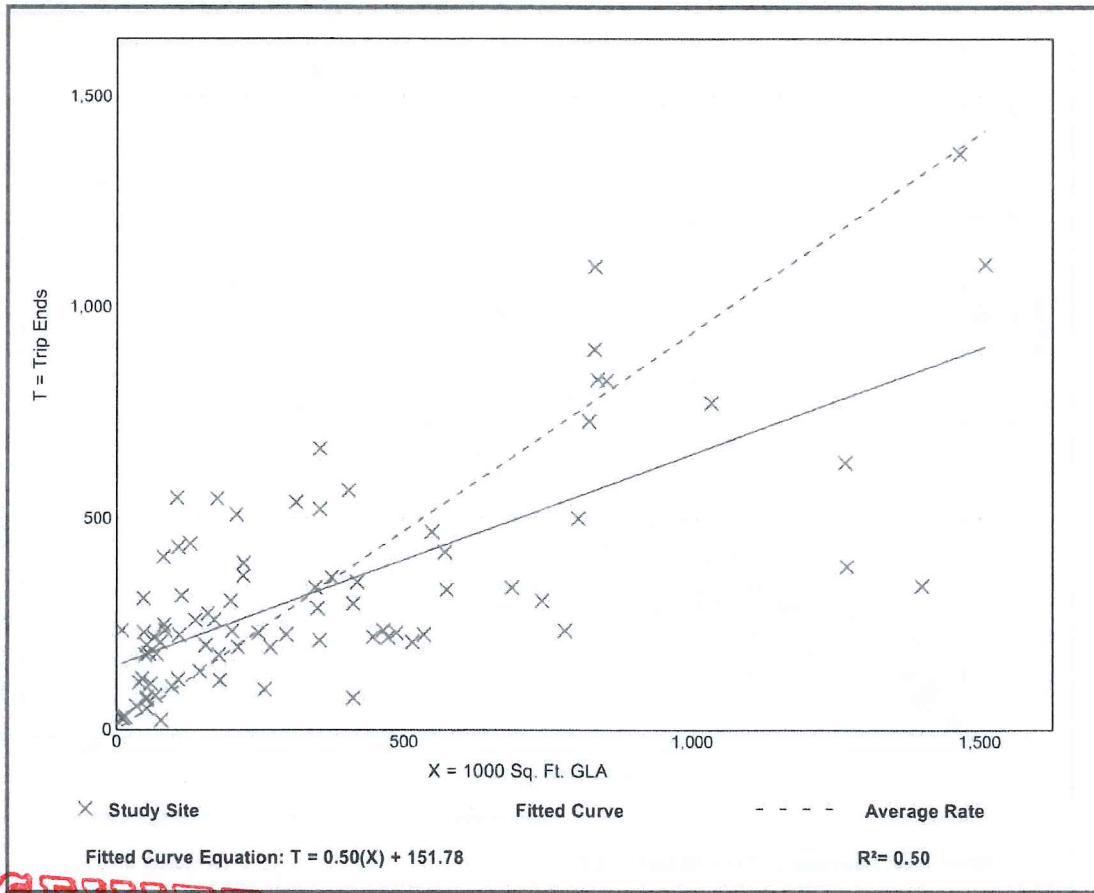
## Shopping Center (820)

**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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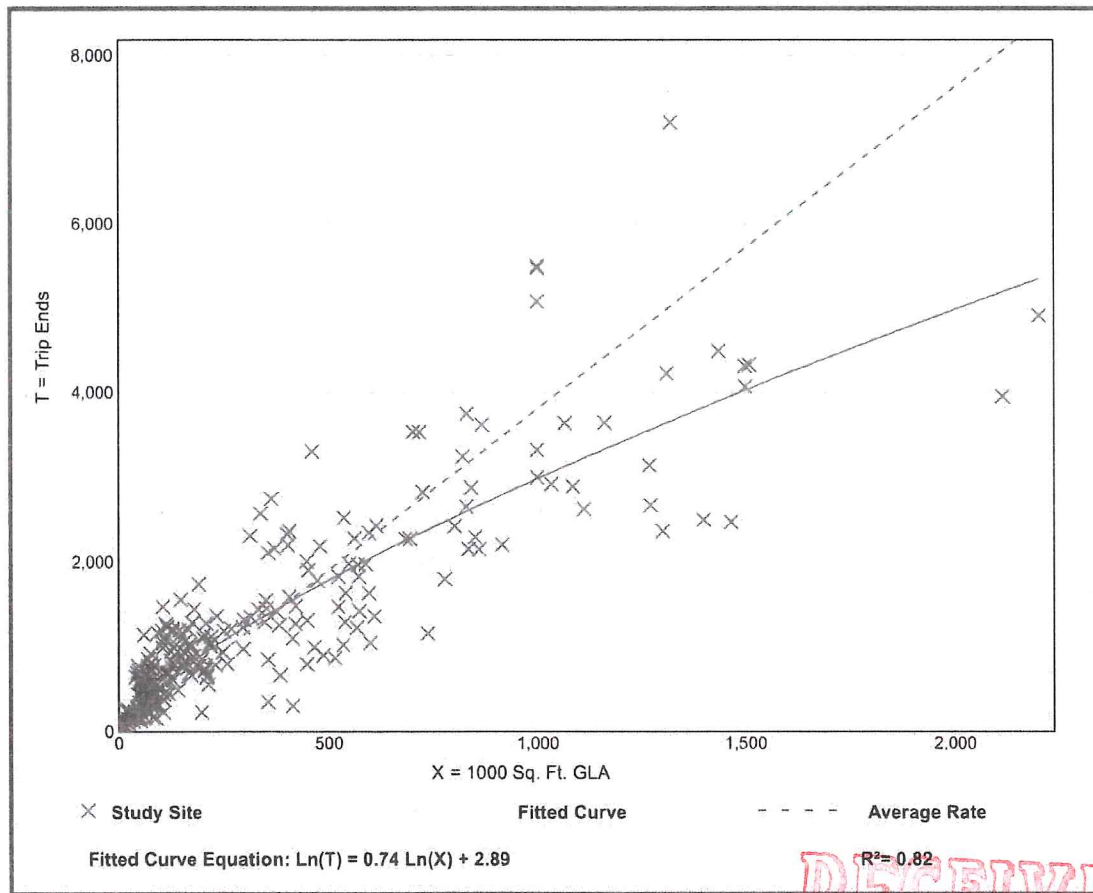
## Shopping Center (820)

**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



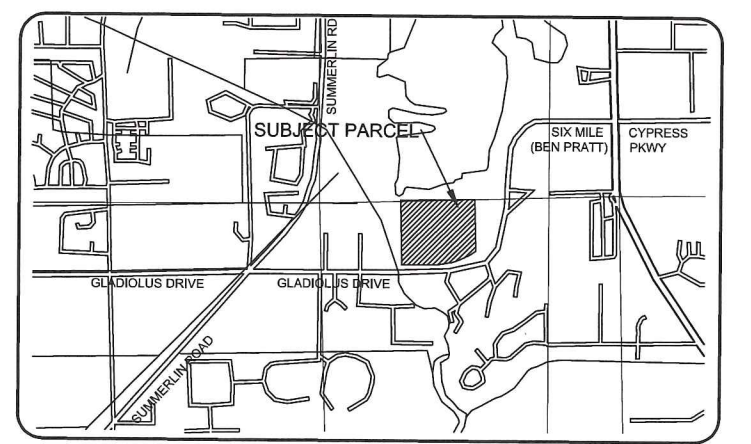
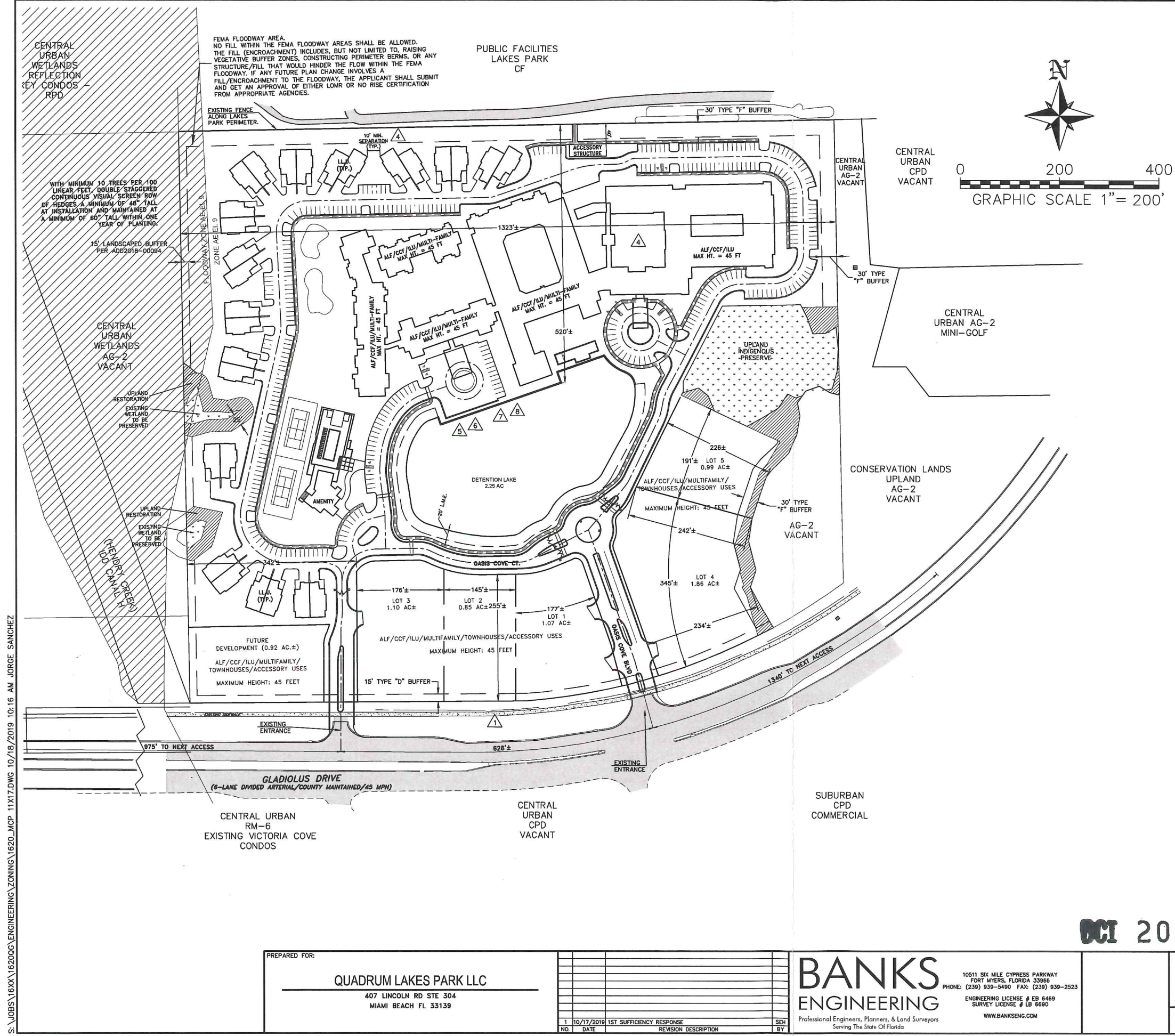
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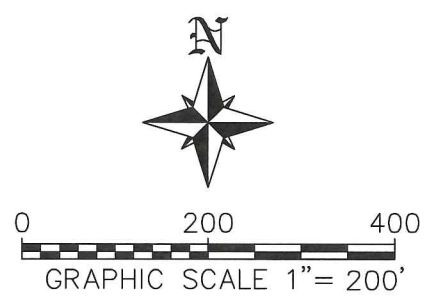
**itc**

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DCI 2019-00019



SECTIONS 35, TOWNSHIP 45 SOUTH, RANGE 24 EAST  
LEE COUNTY, FLORIDA  
N.T.S.



**NOTES:**  
 1. SIGNAGE PURSUANT TO ADD2017-00094 DEVIATIONS 9 AND 10.  
 2. OPEN SPACE TABLE:

**REQUIRED OPEN SPACE:**

ALF/CCF/ILU: 30% 25.75 @ 30% = 7.73 AC.  
 MULTI-FAMILY/ALF: 40% 6.79 @ 40% = 2.72 AC.  
**TOTAL REQUIRED: 10.45 AC MINIMUM**

**REQUIRED INDIGENOUS: 1.57 AC. = (TOTAL INDIGENOUS PRESENT ON SITE)**

**PROVIDED OPEN SPACE:**  
**RAW INDIGENOUS VEGETATION:**  
 UPLAND: 1.19 ACRES  
 WETLAND: 0.10 ACRE  
 1.29 ACRES TOTAL RAW INDIGENOUS

**UPLAND OPEN SPACE CREDITS:**  
 1.19 AC UPLAND AREA x 1.25 CREDIT FOR MORE THAN 1 AC [LDC 10.415(b)(3)a] + 10% CREDIT FOR COMBINING WITH OFFSITE PUBLIC PRESERVE [LDC 40-415 (b)(3)b.2.] (1.19 x 1.35) = 1.60 AC. TOTAL UPLAND WITH OPEN SPACE CREDITS WETLAND = 0.10 AC.  
 TOTAL INDIGENOUS = 1.70 AC.

LAKE = 2.25 AC.  
 BUFFERS/LAKE MAINTENANCE EASEMENT/FEMA FLOODWAY = 2.06± AC.  
 RESTORATION AREAS = 0.74 AC.  
 ADDITIONAL OPEN SPACE = 6.75 AC.  
**TOTAL OPEN SPACE PROVIDED = MINIMUM 10.45 AC/CR**

- LEGEND:**
- = PROPOSED SIDEWALK
  - [Pattern] = INDIGENOUS PRESERVE
  - [Pattern] = UPLAND RESTORATION AREAS
  - [Symbol] = SPECIAL CONDITION/DEVIATION

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PREPARED FOR:  
**QUADRUM LAKES PARK LLC**  
 407 LINCOLN RD STE 304  
 MIAMI BEACH FL 33139

NO.	DATE	1ST SUFFICIENCY RESPONSE	REVISION DESCRIPTION	SEH	BY
1	10/17/2019				

**BANKS ENGINEERING**  
 Professional Engineers, Planners, & Land Surveyors  
 Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY  
 FORT MYERS, FLORIDA 33966  
 PHONE: (239) 939-5490 FAX: (239) 939-2523  
 ENGINEERING LICENSE # EB 6469  
 SURVEY LICENSE # LB 6680  
 WWW.BANKSENG.COM

MASTER CONCEPT PLAN  
**AMAVIDA RPD, F.K.A. AVIDA**  
 LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
7/26/2019	16200G	MCP	SEH	JLS	SEH	1"=200'	1

S:\JOBS\16XX\16200G\ENGINEERING\ZONING\1620\_MCP\_11X17.DWG 10/18/2019 10:16 AM JORGE SANCHEZ

