



June 8, 2020

Tyler Griffin, Planner
Lee County Department of Community Development
Planning Section
P.O. Box 398
Fort Myers, FL 33902-0398

**Re: Inspiration at South Pointe
CPA2020-00003**

Dear Ms. Griffin:

Attached, please find the information requested in your sufficiency review. The issues raised by staff have been addressed as follows:

1. The Disclosure of Interest Exhibit is labeled "Exhibit M2" in the application materials. The correct label is "Exhibit M3". Please re-label.

Response: The exhibit has been relabeled as requested. Three (3) copies of Exhibit M3 are attached.

2. Please provide a narrative description of existing land uses as stated in section 5 (Property Information) of the application for Exhibit M5 (Map and Description of Existing Land Uses of Subject Property and Surrounding Properties).

Response: Exhibit M5 has been revised to include a narrative description of existing land uses as requested. Three (3) copies are attached.

3. Please provide a narrative description of existing zoning as stated in section 5 (Property Information) of the application for Exhibit M6 (Existing Zoning of the Subject Property and Surrounding Properties).

Response: Exhibit M6 has been revised to include a narrative description of existing zoning as requested. Three (3) copies are attached.

4. As required by section 3 in the Public Facilities Impact analysis section, please provide letters for Emergency Medical Services (b), Solid Waste (d), and Schools (f), and update Exhibit M17. Complete correspondence, including applicant's request letter, must also be included.

Response: Exhibit M17 has been updated to include letters of availability for Emergency Medical Services (b), Solid Waste (d), and Schools (f) and now includes the applicant's request letters. Three (3) copies are attached.

RECEIVED
JUN 10 2020

COMMUNITY DEVELOPMENT

I hope that this letter and the attached information has adequately addressed staffs' comments and the application can now be considered sufficient. If you have further questions or comments, please do not hesitate to contact me. Thank you.

Sincerely,

JOHNSON ENGINEERING, INC.



Gary Muller, AICP
Principal Planner
(239) 461-2415

cc: Zimmer Development Company, LLC
Strayhorn & Persons, P.L.

20192125-000

Disclosure of Interest
(Exhibit – M3)

RECEIVED
JUN 10 2020

COMMUNITY DEVELOPMENT

CPA2020-00003

LETTER OF AUTHORIZATION

I, T. Rankin Terry, Jr., certify that I am the authorized representative of the properties located in Lee County described by the following STRAP Numbers:

- 15-45-24-00-00018.0000
- 15-45-24-00-00019.0000
- 16-45-24-43-00001.0000

I hereby authorize Zimmer Development Company to act as my representative in all matters relating to the application for a Comprehensive Plan Map Amendment to include the above-referenced properties.

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

T. Rankin Terry, Jr. Signature

April 9, 2020 Date

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 9th day of APRIL, 2020, by T. RANKIN TERRY, JR. (name of person providing oath or affirmation), who is personally known to me or who has produced FL DRIV. LIC # T100-816-746-337-0 (type of identification) as identification.

STAMP/SEAL

Carmelina Bostean
Signature of Notary Public



**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared T. Rankin Terry, Jr., who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is identified by STRAP #'s 15-45-24-00-00018.0000, 15-45-24-00-00019.0000 and 16-45-24-43-00001.0000 is the subject of an Application for a Comprehensive Map Amendment (hereinafter the "Property").

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

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

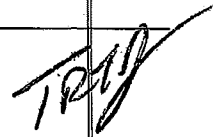
3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property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

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

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

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

Name and Address	Percentage of Ownership
N/A	N/A



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

T. Rannin Terry, Jr.
Property Owner

T. RANNIN TERRY, JR., Agent
Print Name

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 28 day of

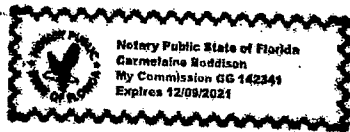
APRIL, 2020, by T. RANNIN TERRY, JR. (name of person providing oath or affirmation),

who is personally known to me or who has produced FL DRV. LIC. #T600-816-46-337-0 (type of identification) as identification.

STAMP/SEAL

Terry CB

Carmichael Boddie
Signature of Notary Public



**Map and Description
of
Existing Land Uses
(Exhibit – M5)**

RECEIVED
JUN 10 2020

COMMUNITY DEVELOPMENT

CPA2020-00003

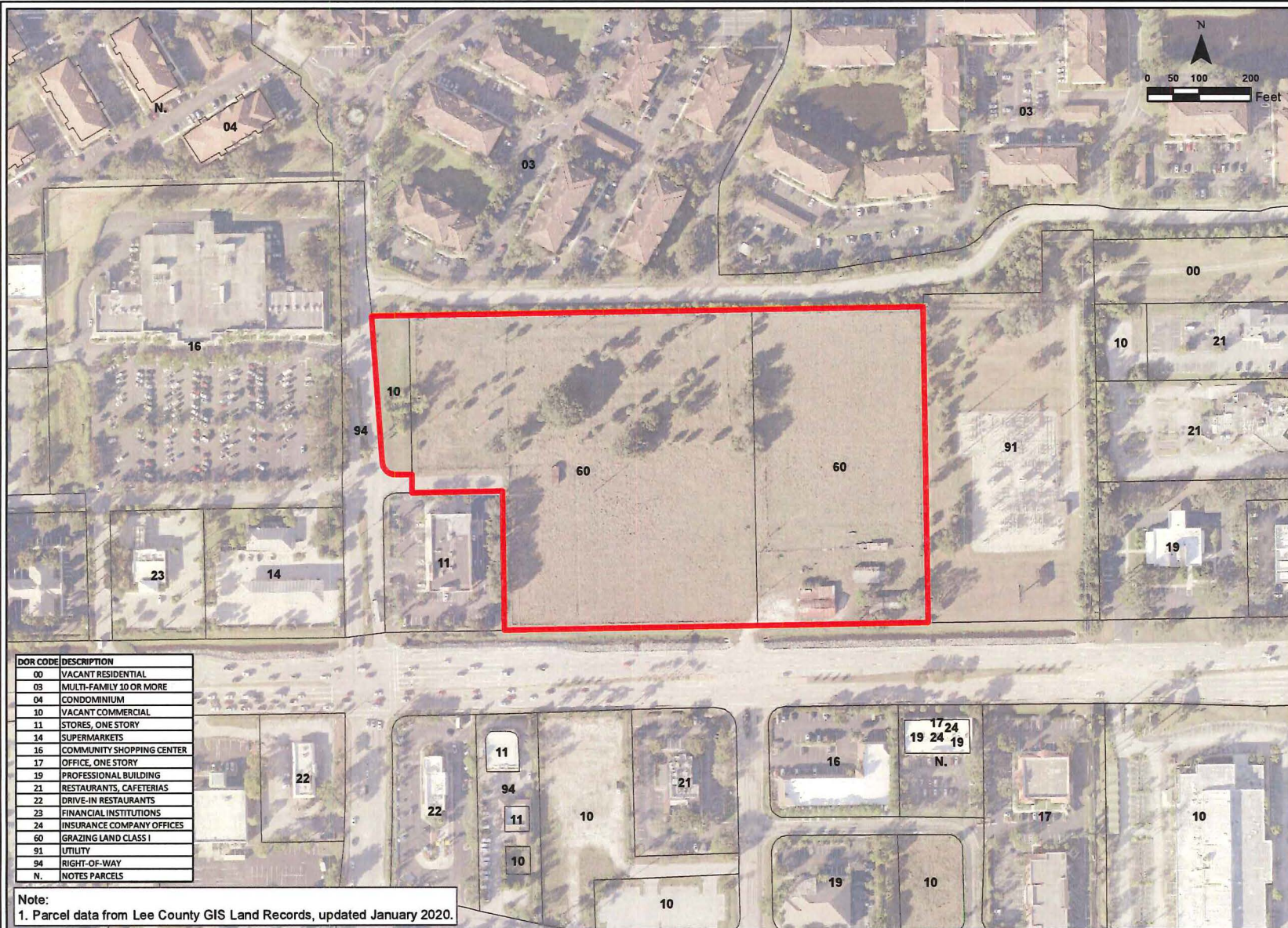
Inspiration at South Pointe Map Amendment

Narrative Description of Existing Land Uses Exhibit M5

The 13.35± acre subject property presently consists of three parcels; a vacant 0.39± acre parcel in the northwest corner of the site and two parcels totaling 12.96± acres that are currently being utilized as an active pasture. The property is bordered by three existing roadways: College Parkway to the south, East College Pointe Drive to the north and South Pointe Boulevard to the west.

North of East College Pointe Drive is The Lakes at College Pointe, a 424 unit rental apartment complex consisting of 19 three story buildings and a clubhouse. To the south, across College Parkway, are five commercial parcels. From east to west are a 1,550± square foot office building, a 14,000± square foot shopping plaza, a Chili's restaurant, a vacant parcel, and a 4,200 square foot retail building.

To the southwest, at the intersection of College Parkway and South Pointe Boulevard is a CVS Pharmacy. West of South Pointe Boulevard is a 46,650± square foot Publix grocery store and 14,600± square feet of retail uses. A Florida Power & Light Electrical Substation abuts the entire eastern boundary of the site.



JOHNSON
ENGINEERING
 JOHNSON ENGINEERING, INC.
 2122 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0444
 FAX (239) 334-3861
 E.D. #42 & L.D. #642

ZIMMER DEVELOPMENT
 COMPANY

INSPIRATION AT SOUTH POINTE
 EXISTING LAND USE MAP

DOR CODE	DESCRIPTION
00	VACANT RESIDENTIAL
03	MULTI-FAMILY 10 OR MORE
04	CONDOMINIUM
10	VACANT COMMERCIAL
11	STORES, ONE STORY
14	SUPERMARKETS
16	COMMUNITY SHOPPING CENTER
17	OFFICE, ONE STORY
19	PROFESSIONAL BUILDING
21	RESTAURANTS, CAFETERIAS
22	DRIVE-IN RESTAURANTS
23	FINANCIAL INSTITUTIONS
24	INSURANCE COMPANY OFFICES
60	GRAZING LAND CLASS I
91	UTILITY
94	RIGHT-OF-WAY
N.	NOTES PARCELS

Note:
 1. Parcel data from Lee County GIS Land Records, updated January 2020.

NO.	REVISIONS	DATE

DATE: February 2020
 PROJECT NO.: 20191215-000
 FILE NO.: 15-45-24
 SCALE: As Shown

EXHIBIT
 M5

SHEET NUMBER
 1

**Map and Description
Of
Existing Zoning
(Exhibit – M6)**

RECEIVED
JUN 10 2020

COMMUNITY DEVELOPMENT

CPA 2020-00003

Inspiration at South Pointe Map Amendment

Narrative Description of Existing Zoning Exhibit M6

The 13.35± acre subject property presently consists of three parcels; a vacant 0.39± acre parcel in the northwest corner of the site zoned MPD and two parcels totaling 12.96± acres that are zoned AG-2.

Properties to the north and northwest are zoned MPD and are part of the Bass Mixed Use Planned Development. The MPD zoning was originally approved in November 1997 pursuant to Resolution Z-97-060 and later amended administratively by PD-98-030 and ADD 2018-00068. The current approval allows a total of 100 hotel rooms, 649 residential dwelling units and 180,000 square feet of commercial uses.

The parcel to the southwest, located at the intersection of College Parkway and South Pointe Boulevard, is zoned CPD. The zoning was approved pursuant to Resolution Z-98-080 and allows a total of 11,200 square feet of commercial uses.

The five commercial parcels across College Parkway to the south were all rezoned to CC pursuant to Resolution Z-79-151. Two of the parcels currently have restaurants have received zoning approval for consumption on premises. The Florida Power & Light Electrical Substation to the east is zoned AG-2.



JOHNSON ENGINEERING
 JOHNSON ENGINEERING, INC.
 2122 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0049
 FAX (239) 334-6881
 E.B. #442 & L.B. #442

ZIMMER DEVELOPMENT
 COMPANY

INSPIRATION AT SOUTH POINTE
 EXISTING ZONING MAP

NO.	DATE	DESCRIPTION

DATE: February 2020
 PROJECT NO.: 20191215-000
 FILE NO.: 15-45-24
 SCALE: As Shown

EXHIBIT
 M6

SHEET NUMBER
 1

C:\2019\20191215-000\ArcGIS\Planning ArcGIS\ExistingZoning03-27-20.mxd

Letters of Availability for Support Services
(Exhibit – M17)

RECEIVED
JUN 10 2020

COMMUNITY DEVELOPMENT

CPA 2020-00003



March 18, 2020

Mr. David Howard, Chief
Iona-McGregor Fire Department Station #74
6061 South Pointe Blvd.
Fort Myers, FL 33919

Re: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000
and 15-45-24-00-00018.0000
Request for Letter of Service Availability

Dear Chief Young:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced parcels located west of Winkler Road at the intersection of South Pointe Blvd and College Parkway in Lee County. The requested amendment would extend the Mixed Use Overlay District (MAP 1) boundary to include the ±13.35 acre subject property. The maximum intensity the property could accommodate includes 20,000 sf of commercial use and a maximum of 400 dwelling units.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 461-2487 or amartin@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Amanda Martin
Planning Technician



IONA MCGREGOR FIRE DISTRICT

6061 SOUTH POINTE BLVD
FORT MYERS, FLORIDA 33919

PREVENTION OFFICE: (239) 425-9336

FAX: (239) 425-9301

"Together we are fighting fire before the fire starts"



March 20, 2020

Attn: Amanda Martin
Planning Technician
Johnson Engineering, Inc.

Re: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000,
and 15-45-24-00-00018.0000 Request for letter of Service Availability

To whom it may concern,

The Iona-McGregor Fire Protection and Rescue Service District is the proper response entity of fire and emergency service and the Authority Having Jurisdiction for this subject ±13.35 acre parcel located West of Winkler Road at the intersection of South Pointe Blvd and College Parkway in Lee county.

Based on the civil plans for a Comprehensive Plan Amendment the District has considered the impact of a mixed use of maximum intensity to include 20,000 sf of commercial use and a maximum of 400 dwelling units.

The Iona-McGregor Fire Protection and Rescue Service District does confirm service availability and does not identify any negative impact nor require any further concurrency review by this project for fire and emergency services.

Respectfully,



Division Chief Edward Steffens, M.A., CFEI

Fire Marshal – Iona McGregor Fire District

steffens@ionafire.com / 239.425.9336 x 313



March 18, 2020

Mr. Benjamin Abes, EMS Chief
Lee County Department of Public Safety
P.O. Box 398
Fort Myers, FL 33902

Re: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000
and 15-45-24-00-00018.0000
Request for Letter of Service Availability

Dear Mr. Abes:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced parcels located west of Winkler Road at the intersection of South Pointe Blvd and College Parkway in Lee County. The requested amendment would extend the Mixed Use Overlay District (MAP 1) boundary to include the ±13.35 acre subject property. The maximum intensity the property could accommodate includes 20,000 sf of commercial use and a maximum of 400 dwelling units.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 461-2487 or amartin@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Amanda Martin
Planning Technician



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

April 15, 2020

Amanda Martin
Johnson Engineering
2122 Johnson St.
Fort Myers, FL 3302

Re: Letter of Service Availability – College Pkwy.

Ms. Martin,

I am in receipt of your letter requesting a Letter of Service Availability for the development of three parcels located along College Parkway, between South Point Blvd. and Winkler Road.

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

The primary ambulance for this location is Medic 20, located 0.3 miles west; there is a second ambulance at this location and two additional EMS stations within four miles of the proposed location. These locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

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

Sincerely,

Benjamin Abes
Chief
Division of Emergency Medical Services



March 18, 2020

Major Rich Snyder
Lee County Office of the Sherriff
14750 Six Mile Cypress Parkway
Fort Myers, Florida 33912

Re: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000
and 15-45-24-00-00018.0000
Request for Letter of Service Availability

Dear Captain Herterick:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced parcels located west of Winkler Road at the intersection of South Pointe Blvd and College Parkway in Lee County. The requested amendment would extend the Mixed Use Overlay District (MAP 1) boundary to include the ±13.35 acre subject property. The maximum intensity the property could accommodate includes 20,000 sf of commercial use and a maximum of 400 dwelling units.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 461-2487 or amartin@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Amanda Martin
Planning Technician

Carmine Marceno
Sheriff



State of Florida
County of Lee

"Proud to Serve"

March 31, 2020

Amanda Martin
Johnson Engineering
2122 Johnson St.
Fort Myers, Florida 33901

Ms. Martin,

The proposed comprehensive plan amendment to extend the Mixed Use Overlay District (MAP 1) to parcels 16-45-24-43-00001.0000, 15-45-24-00-00019-0000 and 15-45-24-00-00018.0000 does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. We have no objections to up to 20,000 square feet of commercial use and up to 400 dwelling units on the 13.35 +/- acre site west of Winkler Road at the intersection of South Point Boulevard and College Parkway.

This agency will provide law enforcement services from our West District substation in south Fort Myers. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at (239) 258-3287 with any questions regarding the CPTED study.

Respectfully,

A handwritten signature in cursive script that reads "Stan Nelson".

Stan Nelson
Director, Planning and Research



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



March 18, 2020

Brigette Kantor
Lee County Public Utilities Solid Waste Division
P.O. Box 398
Fort Myers, FL 33902

via email BKantor@leegov.com

Re: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000
and 15-45-24-00-00018.0000
Request for Letter of Service Availability

Dear Ms. Kantor:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced parcels located west of Winkler Road at the intersection of South Pointe Blvd and College Parkway in Lee County. The requested amendment would extend the Mixed Use Overlay District (MAP 1) boundary to include the ±13.35 acre subject property. The maximum intensity the property could accommodate includes 20,000 sf of commercial use and a maximum of 400 dwelling units.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 461-2487 or amartin@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Amanda Martin
Planning Technician



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

March 24, 2020

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Ms. Amanda Martin
Planning Technician
Johnson Engineering, Inc.
2122 Johnson St.
Fort Myers, FL 33901

**SUBJECT: Comprehensive Plan Amendment for parcels:
16-45-24-43-00001.0000, 15-45-24-00-00019.0000 and
15-45-24-00-00018.0000
Letter of Availability – Solid Waste Services**

Dear Ms. Martin:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the approximate 400 residential dwelling units and 20,000 sqft. commercial designated space proposed for the above comprehensive plan amendment located off College Parkway in South Fort Myers through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Solid Waste Ordinance (11-27) defines those residential dwelling units that are eligible to receive curbside residential collection service and requirements for those as multi-family and/or commercial dwellings. It further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

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

Sincerely,

Brigitte Kantor

Brigitte Kantor
Public Utilities Manager
Solid Waste Division



March 18, 2020

Lee County Transit
Mr. Levi McCollum
3401 Metro Parkway
Fort Myers, FL 33901

Re: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000
and 15-45-24-00-00018.0000
Request for Letter of Service Availability

Dear Mr. McCollum:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced parcels located west of Winkler Road at the intersection of South Pointe Blvd and College Parkway in Lee County. The requested amendment would extend the Mixed Use Overlay District (MAP 1) boundary to include the ±13.35 acre subject property. The maximum intensity the property could accommodate includes 20,000 sf of commercial use and a maximum of 400 dwelling units.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 461-2487 or amartin@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Amanda Martin
Planner I

John E. Manning
District One

April 7, 2019

Cecil L. Pendergrass
District Two

Amanda Martin
JOHNSON ENGINEERING, INC.
2122 Johnson Street
Fort Myers, FL, 33902

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

RE: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000 and 15-45-24-00-00018.0000

Roger Desjarlais
County Manager

Dear Ms. Martin,

Richard Wesch
County Attorney

LeeTran has reviewed your request for service availability in regards to a Comprehensive Plan Amendment on the referenced parcels located west of Winkler Road at the intersection of South Pointe Blvd and College Pkwy in Lee County. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following has been determined:

Donna Marie Collins
County Hearing Examiner

- Subject parcels are within one-quarter mile and abutting a fixed-route corridor, which serves route 30 and operates on the eastbound and westbound directions on College Parkway
- Closest LeeTran bus stop is #208, and is abutting parcel 15-45-24-00-00019.0000, and is the closest bus stop to subject parcels
- The closest bus stop does not have a bicycle storage rack nor the landing pad meet the minimum requirements

Any proposed future development which meets applicability outlined in Sec. 10-442 and Sec. 10-443 will be required to connect to and improve transit facilities because pedestrian access from subject parcels to closest stop is less than one-quarter mile.

If transit services have been modified within one-quarter mile of the subject parcels at time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

Attached is a map of our route serves in relation to the subject parcels. If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or jpunte@leegov.com.

Sincerely,

Jorge J. Puente

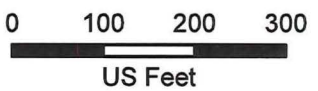
Jorge J Puente, Transit Service Planner
Lee County Transit



Development Review

**LETTER OF SERVICE
AVAILABILITY
SOUTH POINTE BLVD
AND COLLEGE PKWY**

- Bus Stops
- Bus Routes
- Development Review





March 18, 2020

Mr. Dominic Gemelli
Executive Director, Operational Planning & Projects
Division of Operations
School District of Lee County
2855 Colonial Boulevard
Fort Myers, Florida 33966

Re: Comprehensive Plan Amendment for Parcels 16-45-24-43-00001.0000, 15-45-24-00-00019.0000
and 15-45-24-00-00018.0000
Request for Letter of Service Availability

Dear Mr. Gemelli:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced parcels located west of Winkler Road at the intersection of South Pointe Blvd and College Parkway in Lee County. The requested amendment would extend the Mixed Use Overlay District (MAP 1) boundary to include the ±13.35 acre subject property. The maximum intensity the property could accommodate includes 20,000 sf of commercial use and a maximum of 400 dwelling units.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcels at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 461-2487 or amartin@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Amanda Martin
Planning Technician



THE SCHOOL DISTRICT OF LEE COUNTY

Cindy Leal Brizuela

Senior Planner

2855 Colonial Boulevard, Fort Myers, FL 33966 | O: 239.335.1432

May 28, 2020

Amanda Martin
Planning Technician
Johnson Engineering Inc.
2122 Johnson Street
Fort Myers, FL 33902

RE: Multi-Family Concurrency Review north of College Parkway

Dear Ms. Martin:

This letter is in response to your request for concurrency review dated May 18, 2020 for the subject property located at STRAP 15-45-24-00-00018.0000 (& 2 others) in regard to educational impact. The project is located in the South Choice Zone, S1.

This development is a request for 400 multi-family housing units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .116 and further broken down by grade level into the following, .058 for elementary, .028 for middle and .03 for high. A total of 46 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is not an issue within the Concurrency Service Area (CSA).

Thank you and if I may be of further assistance, please contact me at 239-335-1432

Sincerely,

Cindy Leal Brizuela, Senior Planner

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee County School District
NAME/CASE NUMBER CPA North of College Parkway
OWNER/AGENT Johnson Engineering
ITEM DESCRIPTION CPA impacts in South CSA, sub area S1

LOCATION STRAP 15-45-24-00-00018.0000 & 2 others
ACRES 13.35
CURRENT FLU Intensive Development
CURRENT ZONING AG-2, MPD

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	400	0

STUDENT GENERATION

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

Source: Lee County School District, September 8, 2018 letter

CSA SCHOOL NAME 2023/24

	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	13,291	11,993	1,298	23	1275	90%	
South CSA, Middle	6,904	5,561	1,343	11	1332	81%	
South CSA, High	8,703	8,347	356	12	344	96%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by:

Cindy Leal Brizuela, Senior Planner