



LEE COUNTY BOARD OF COUNTY COMMISSIONERS

COMPREHENSIVE PLAN AMENDMENT  
and  
ZONING HEARING  
AGENDA

Wednesday, January 20, 2021

9:30AM

CPA2020-00001 & CPA2020-00002    LEE COUNTY HOMES ASSOCIATES I LLLP  
(LEE COUNTY HOMES) - TRANSMITTAL

CPA2020-00003                            INSPIRATION AT SOUTH POINTE – ADOPTION

REZ2020-00004                            INSPIRATION AT SOUTH POINTE  
Z-20-034

DCI2020-00006                            LEHIGH ACRES PARK & RIDE  
Z-20-031

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

The Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, January 20, 2021. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers. At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Economic Opportunity:

CPA2020-00001 & CPA2020-00002 Lee County Homes (Text and Map Amendment): Amend the future land use designation from Sub-Outlying Suburban to Outlying Suburban on 345+ acres located on the east side of Buckingham Road south of Palm Beach Boulevard and amend the Lee Plan Table 1(b) to correspond with the future land use change. The amendments would allow development of up to 1,035 dwelling units.

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

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

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

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact Joan LaGuardia, (239) 839-6038, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.

**CPA2020-00001 &  
CPA2020-00002**

**LEE COUNTY  
HOMES**

**Summary Sheet – Transmittal Hearing**  
**LEE COUNTY HOMES, CPA2020-00001 & CPA2020-00002**

**Request:**

Amend the Future Land Use Map designation from Sub-Outlying Suburban to Outlying Suburban on a 345+/- acre property and amend Lee Plan Table 1(b) to provide additional residential development in the Outlying Suburban Future Land Use category within the Fort Myers Shores planning community.

The subject property is located on the east side of Buckingham Road, about 1¼ miles south of Palm Beach Boulevard (State Road 80).

**Summary:**

The requested amendment would increase the maximum standard density of the property from two dwelling units an acre (2 du/acre) to (3 du/acre); this equates to a potential increase of 345 dwelling units on the subject property.

**LPA Hearing:**

A motion was made to recommend the BoCC transmit CPA2020-00001 and CPA2020-00002. The motion was called and passed 7-0.

**VOTE:**

<b>RAYMOND BLACKSMITH</b>	<b>AYE</b>
<b>DUSTIN GARDNER</b>	<b>AYE</b>
<b>JAMES INK</b>	<b>AYE</b>
<b>ALI OLIVO</b>	<b>AYE</b>
<b>DON SCHROTENBOER</b>	<b>AYE</b>
<b>STAN STOUDE</b>	<b>AYE</b>
<b>HENRY ZUBA</b>	<b>AYE</b>

**Concurrent Planned Development:**

As required by Policy 21.1.3, the applicant filed a concurrent rezoning case. The applicant must demonstrate consistency with the Lee Plan, including the proposed amendments, in order for the companion rezoning to receive a favorable recommendation. The LPA and staff recommend that Lee Plan consistency of the concurrent rezoning be demonstrated prior to the proposed map and text amendments being adopted.

**Public Comments:**

No members of the public were present to address the LPA concerning this case. Staff received one comment stating concerns with the adequacy of public facilities and services in the area and increasing density in this location in general.

I submitted extensive, targeted comments for this CPA. This statement Does Not reflect those comments

**Recommendation:**

LPA and Staff recommend that the Board of County Commissioners transmit CPA2020-00001 and CPA2020-00002 as provided in Attachment 1 of the staff report.

**STAFF REPORT FOR  
CPA2020-00001 and CPA2020-00002:  
Lee County Homes**  
Privately Initiated Map and Text Amendments to the Lee Plan



**Applicant:**

Lee County Homes Associates I  
LLP

**Representative:**

Tina M. Ekblad, AICP  
Morris-Depew Associates, Inc.

**Property Location:**

East side of Buckingham Road  
about 1¼ miles south of SR 80

**Size:**

± 345 acres

**Planning Community:**

Fort Myers Shores;  
Caloosahatchee Shores  
Community Planning Area

**Commissioner District:**

District #5

**Attachments:**

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

**Hearing Dates:**

LPA: 12/07/2020  
BoCC: 01/20/2021

**REQUEST**

- CPA2020-00002: Amend the Future Land Use Map designation from Sub-Outlying Suburban to Outlying Suburban on 345+/- acres located on the east side of Buckingham Road about 1¼ miles south of SR 80.
- CPA2020-00001: Amend Table 1(b) 2030 Population Allocation to provide additional residential development in the Outlying Suburban Future Land Use category within the Fort Myers Shores planning community.

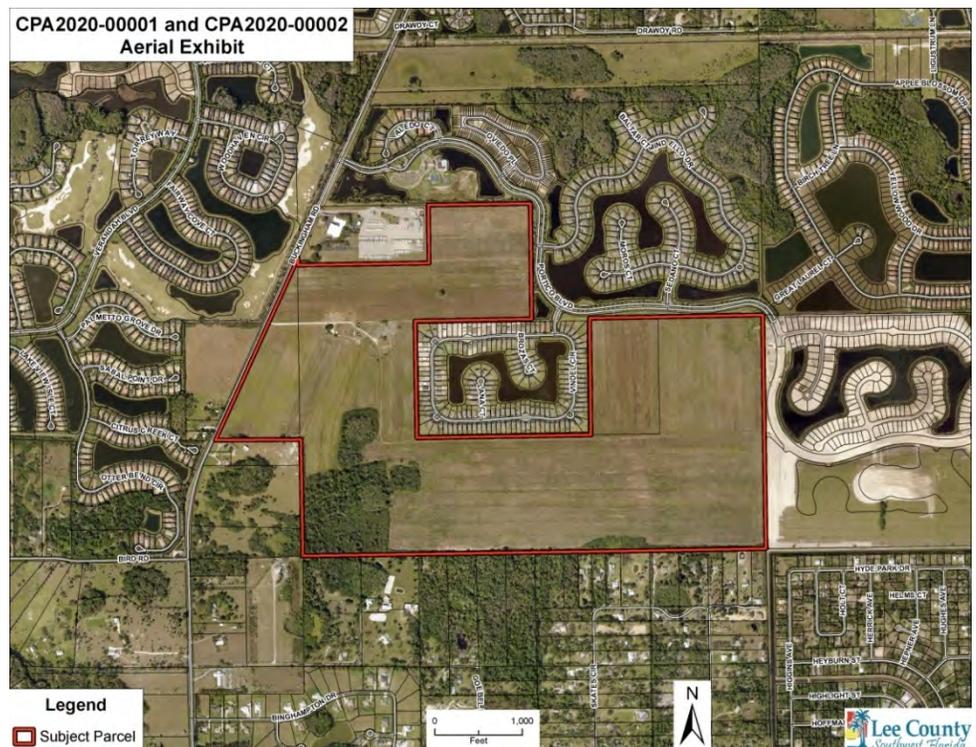
**SUMMARY**

Under the current Future Land Use Map designation, a maximum of 690 dwelling units could be built at two dwelling units per acre. Amending the Future Land Use Map will allow up to 1035 dwelling units on the subject property at three units an acre. This equates to a potential increase of 345 dwelling units on the subject property.

**PROJECT LOCATION**

The subject property is located on the east side of Buckingham Road, about 1¼ miles south of Palm Beach Boulevard (State Road 80).

**FIGURE A: AERIAL LOCATION MAP**



**RECOMMENDATION**

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

**PART 1  
CONCURRENT APPLICATION REVIEW**

The applicant has filed a companion rezoning application (DCI2020-00010) that is being reviewed concurrently with this plan amendment application. The applicant is seeking to amend the existing Buckingham 345 RPD to permit a maximum of 1,035 dwelling units.

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

Staff notes that even with the recommended transmittal of the proposed map and text amendments, the applicant must demonstrate consistency with the Lee Plan, including the proposed amendments, in order for the companion rezoning to receive a favorable recommendation. Staff recommends that consistency with Policy 20.1.6 be demonstrated by the concurrent rezoning, on the MCP and/or as conditions, prior to proposed map and text amendments being adopted.

**PART 2  
PROPERTY INFORMATION**

**Subject Property**

The subject property contains 345+/- acres and is currently known as the Buckingham 345 Residential Planned Development (RPD). The Buckingham 325 RPD (Case #DCI99-10-090.03Z 01.01, Zoning Ordinance Z-00-029) was originally approved for 640 residential units on 325 acres. In 2005, twenty acres were added, the project name changed to Buckingham 345 RPD, and an additional fifty units were approved to the overall RPD (DCI2004-00090, Z-05-074).

This statement fails to show subsequent requests were DISAPPROVED by the HEX and BOCC due to inconsistencies w/Shores and Buckingham Community plans

Beach Boulevard (State Road 80). The subject property is located in the Fort Myers Shores Planning Community and is in the Sub-Outlying Suburban future land use category.

**Fort Myers Shores Vision Statement:**

The Fort Myers Shores Planning Community has two components. The subject property is within the Caloosahatchee Shores area located east of I-75. The area is anticipated to grow and currently contains a variety of future land use categories.

*Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange River; and along I-75 east to the Buckingham Rural Community Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.*

River Hall abuts this proj and is 2000+ acres and is rural/Sub-Outlying Suburban-why is this fact not mentioned?

**Current Future Land Use Category - Sub-Outlying Suburban:**

The subject property is designated as Sub-Outlying Suburban on the Future Land Use Map. The Sub-Outlying Suburban future land use category is limited to low density residential development with a maximum of two dwelling units per acre.

***POLICY 1.1.11:** The Sub-Outlying Suburban future land use category is characterized by low density residential areas. Generally the infrastructure needed for higher density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.*

**Surrounding Properties**

The surrounding properties are within the Outlying Suburban, Suburban, Urban Community, Rural Community Preserves, Rural, Wetlands, and Public Facilities future land use categories and are zoned Residential Planned Development (RPD), Mixed Use Planned Development (MPD), Residential RS-1 and Agriculture (AG-2). Table 1 provides detailed information on the surrounding properties.

**TABLE 1: SURROUNDING PROPERTIES INFORMATION**

	Future Land Use	Zoning	Existing Use
North	Public Facilities; Outlying Suburban-3 units/acre	AG-2; Portico RPD approved for 1,600 units on 589± acres	Buckingham Exceptional School; Residential (under construction)
Northeast	Rural -1 unit/acre <b>1.3 du/ac</b>	River Hall RPD/CPD approved for 2,695 units & 45,000 sf of Commercial on 1,978± acres	<b>43560sf=1ac</b> Residential (under construction)
South	Rural Community Preserves -1 unit/acre	AG-2	Residential, vacant, & agricultural
Southeast	Urban Community - 6 units/acre	RS-1	100 foot canal; vacant
East	Outlying Suburban- 3 units/acre	Portico RPD approved for 1,600 units on 589± acres	Residential (under construction)
West	<b>1.2 du/ac</b> <del>Suburban - 6 units/acre</del> <b>1765/1450=1.2</b>	Verandah MPD approved for 1,765 units, 230,000 sf of commercial & 12,000 sf of community facilities on 1,455± acres; OakView RPD approved for 60 units on 16± acres; AG-2	Buckingham Road; Residential & vacant

No shared  
boundary-point  
source only

**PART 3**  
**STAFF DISCUSSION AND ANALYSIS OF PROPOSED AMENDMENTS**

The applicant has proposed to amend the future land use category of the subject property to Outlying Suburban to increase the number of allowable dwelling units. The request includes amending Table 1(b) to accommodate additional population in the Fort Myers Shores Planning Community within the Outlying Suburban future land use category.

The Outlying Suburban future land use designation is described in Policy 1.1.6:

***POLICY 1.1.6:** The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed. (Ordinance No. 91-19, 03-20, 03-02, 17-13)*

The primary difference between the existing Sub-Outlying Suburban future land use designation of the property and the proposed Outlying Suburban designation is the permissible residential density. Under the current designation, a maximum of 690 dwelling units could be built. Amending the future land use map will allow up to 1,035 dwelling units on the subject property. This equates to an increase of 345 dwelling units on the subject property. The allowable commercial uses and the prohibition of industrial uses are the same under both categories and, therefore, will not change by the proposed amendments.

**This statement has nothing to do with density-it is a diversion.**

The subject property is surrounded by property designated as Outlying Suburban, Suburban, Urban Community, Rural Community Preserve, Rural, Wetlands, and Public Facilities on the Future Land Use Map. As provided in Lee Plan Table 1(a), the surrounding densities range from a maximum of one unit per twenty acres (Wetlands) to a maximum standard density of six units an acre (Urban Community and Suburban). The proposed amendment will allow development of the property within the range of densities currently allowed on surrounding properties.

**This statement is misleading-there is only one "surrounding" property with a higher density(Portico)**

**Lee Plan Consistency**

The proposed amendment is consistent with Lee Plan Goal 2: Growth Management; the proposed amendment would support development with an increased density of one unit an acre in an area where infrastructure and services are available (see discussion below in Service Availability). The Lee Plan provides that in the Sub-Outlying Suburban future land use category "the infrastructure needed for higher density development is not planned or in place," whereas in the Outlying Suburban future land use category "some of the requisite infrastructure needed for higher density development is planned or in place."

**This is not true-the proposed density IS NOT compatible with the So. boundary of 1 du/ae**

The request is also consistent with Policy 5.1.5 which is to "protect residential areas from any encroachment of uses that would be destructive to the character and integrity of the area." The proposed residential use in an existing residential area is not an encroachment of use. The applicant will be required to demonstrate through the concurrent planned development that the proposed density is compatible with, and not destructive to, the surrounding land uses.

Consistent with Policies 17.3.2, 17.3.3 and 17.3.4, the applicant conducted a public information meeting within the Caloosahatchee Shores Community Plan area on July 6, 2020. The attendees asked about

True, however traffic was a major concern, as was stormwater mgmt-as well as the false claim of "transitional" density--the applicant failed to disclose these objections, or their plans to mitigate those objections as required by the policies.

density and zoning related questions. The applicant also conducted a public information meeting within the Buckingham Community Planning area on July 7, 2020. The attendees asked primarily zoning related questions.

The proposed Outlying Suburban future land use designation would increase the density allowed adjacent to the Rural Community Preserve which requires consideration of Policy 20.1.6 of the Buckingham Community Plan Goal as provided below.

***POLICY 20.1.6:** When possible, residential development adjacent to the Rural Community Preserve future land use category should make appropriate transitions to the Community Plan area with a graduated increase in density as development moves away from the Rural Community Preserve future land use category boundary. Appropriate buffers will be established for projects adjacent to the Rural Community Preserve future land use category boundary during the rezoning*

A sudden 200% jump in density is not "transitional". Past HEX determinations denied near-identical requests from this Applicant confirming this, establishing precedent.

The requested three units an acre is the same allowable density on the property immediately north of the subject property and will continue to provide an appropriate transition between the Rural Community Preserves future land use category density of one unit an acre, located south of the property, and lands to the north, near the intersection of Palm Beach Boulevard, located within the Suburban future land use category with a maximum density of six units an acre. In addition, the applicants have committed, through the concurrent rezoning, to transition the lot size within the development, locating larger lots closer to the property's southern boundary (adjacent to property within the Rural Community Preserves future land use category)

Policy 20.1.6 also provides that "appropriate buffers be established for projects adjacent to the Rural Community Preserve future land use category during the rezoning process." This will be reviewed for consistency as part of the concurrent rezoning.

The request is consistent with Goal 21, the Caloosahatchee Shores Community Plan. Goal 21, in part, is to protect the existing character, natural resources and quality of life in Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75. The Lee Plan provides that "In general, this category [Outlying Suburban] is rural in nature or contains existing low-density development." The Outlying Suburban future land use category is consistent with Lee Plan's goal of maintaining a more rural identity while promoting new development in Caloosahatchee Shores.

This goal is NOT what the visioning Shores participants requested (and were assured would not happen)

The request is also consistent with Policy 21.1.3 which requires that amendments to the Future Land Use Map that increase density or intensity be accompanied with a concurrent planned development rezoning. As previously stated the concurrent planned development rezoning is DCI2020-00010.

#### **Table 1(b)**

The request to amend Table 1(b) is consistent with Goal 5 to provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the 2030 projected population of Lee County. To maintain the 2030 Lee County adopted population accommodations, Table 1(b) is being amended to increase the residential acres in the Outlying Suburban future land use category and to decrease the residential acres in the Sub-Outlying Suburban future land use category within the Fort Myers Shore planning community. In order to make the population balance countywide, additional changes are also proposed as shown on the proposed Table 1 (b) located in Attachment 1.

This statement indicates the Shores is taking a huge hit for "population balance" Since when do we have to take up the slack for all of Lee County? The Shores is 'rural' in nature by your own admission-now we get to be less 'rural' ?

Analysis here is not logical--by the Staff statements, this project definitely causes severe impact

**Transportation:**

Access to the property is from Buckingham Road which is a paved, county-maintained, two-lane arterial roadway that intersects with Palm Beach Boulevard/SR 80 to the north. SR 80 is a state-maintained, four-lane median divided arterial roadway that accesses I-75. I-75 is a six-lane median divided freeway maintained by the State. Buckingham Road also links to Cemetery Road and Orange River Boulevard. Both are paved two lane collector roadways maintained by the county. SR 31 is located off of SR 80. SR 31 is an arterial roadway maintained by FDOT.

The 5 year analysis indicates that Buckingham Road from SR 80 to Orange River Blvd is projected to operate at LOS "F" with and without the project in Year 2025. SR 80 from Buckingham Road to SR 31 is projected to operate at LOS "D" without the project and LOS "E" with the project which is below the State adopted LOS standard for the Year 2025.

The Long Range 2040 Horizon LOS analysis indicates that Buckingham Road from Gunnery Road to SR 80, Orange River Blvd from SR 80 to Buckingham Road, SR 80 from Buckingham Road to SR 31, and SR 31 from SR 80 to SR 78 are projected to operate at LOS "F" with and without the project in Year 2040.

Transportation concurrency is not required per Florida Statutes Section 163.3180.

Diversionary statement-has nothing to do with the immediate impact- see prev paragraph

**Service Availability**

Consistent with Objective 2.2, there are adequate potable water, sanitary sewers, solid waste, police, fire/EMS, schools and mass transit services to accommodate the proposed amendment.

**Mass Transit:** The closest bus route is Route 100 along Palm Beach Boulevard located approximately 1 ¼ miles north of the subject property. The property is not within ¼ mile of a fixed route corridor.

Not true--please access the boil water notices from LCU-Olga CANNOT provide reliable potable water

**Utilities:** The subject property has access to water and sewer services. It is within the Lee County Utilities future services area. Potable water is available from the Olga Water Treatment Plant. Wastewater service will be provided by the City of Fort Myers North Water Reclamation Facilities.

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

This is not viable--please access the BOCC meeting minutes for 2020 and the proposals to expand the landfill

**Fire:** The Fort Myers Shores Fire Protection indicated they are capable of providing fire protection.

Not true--FM shores is constructing new facilities at RH--future--not now--read the Chief's response-- He DID NOT concur that FMS fire could support this increase

Emergency Medical Services indicates they will be able to serve the property from Medic 11 located 5.6 miles west of the property, and a second EMS facility located 8 miles from the property.

**Police:** The Lee County Sheriff will provide law enforcement services primarily from the Central District office in Fort Myers. The Sheriff indicated in a letter dated January 7, 2020 that the development of the subject property will not affect the ability of the Lee County Sheriff's Office to provide core services at

Given the serv lev traffic failures previously noted-this statement is dubious, at best-response time will triple- the Sherriff also allowed only 995 units they could support--

**Schools:** There is adequate school seat capacity to serve the subject property and the project's generation of elementary, middle and high school students.

Absolutely not true-the School Brd has already stated they can't support Portico, much less this increase

**PART 4  
CONCLUSIONS**

The Outlying Suburban future land use category on the subject property will allow residential densities comparable with those allowed in the surrounding area and will maintain the standards for commercial and industrial uses since they are the same in both the Sub-Outlying Suburban and Outlying Suburban future land use categories. The area will remain designated as a future suburban area without increasing the allowable commercial and industrial intensities.

Only partially true-Portico is the only comparable RPD-at 2.7 dc/ac

Density, design and mitigation are guided by Lee Plan policies that will be enforced through the planned development rezoning. Prior to adoption of the proposed map and text amendments, staff recommends that consistency with Policy 20.1.6 be demonstrated in the concurrent rezoning.

The amendments to change the Future Land Use Map designation of the subject property to Outlying Suburban and to Table 1(b) for population accommodation are consistent with the Lee Plan.

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

**PART 5  
LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: December 7, 2020

**A. LOCAL PLANNING AGENCY REVIEW:**

The Applicant presented a detailed presentation of the proposed map and text amendments. The presentation addressed background/history of property entitlements, surrounding properties, availability of public services, the concurrent rezoning request, community meetings, transportation, and consistency with the Lee Plan.

Staff provided a brief presentation for the amendment which covered consistency with the Lee Plan and staff recommendation. No members of the public were present to address the LPA concerning this case.

Why would you expect any public attendance given your and the Governor's orders to limit gatherings of > 10 people????

Members of the LPA asked questions about the Level of Service on Buckingham Road and the concurrent planned development rezoning.

The LPA also discussed that, even with the recommended transmittal of the proposed amendments, the applicant must demonstrate consistency with the Lee Plan, including the proposed amendments, in order for the companion rezoning to receive a favorable recommendation. They also agreed with staff's recommendation that consistency with Policy 20.1.6 be demonstrated by the concurrent rezoning, on the MCP and/or as conditions, prior to proposed map and text amendments being adopted.

**B. LOCAL PLANNING AGENCY RECOMMENDATION:**

A motion was made to find the map and text amendments consistent with the Lee Plan and to recommend that the Board of County Commissioners transmit CPA2020-00001 and CPA2020-00002. The motion passed 7 to 0.

**VOTE:**

<b>RAYMOND BLACKSMITH</b>	<b>AYE</b>
<b>DUSTIN GARDNER</b>	<b>AYE</b>
<b>JAMES INK</b>	<b>AYE</b>
<b>ALI OLIVO</b>	<b>AYE</b>
<b>DON SCHROTENBOER</b>	<b>AYE</b>
<b>STAN STOUWER</b>	<b>AYE</b>
<b>HENRY ZUBA</b>	<b>AYE</b>

**PART 6  
ATTACHMENTS**

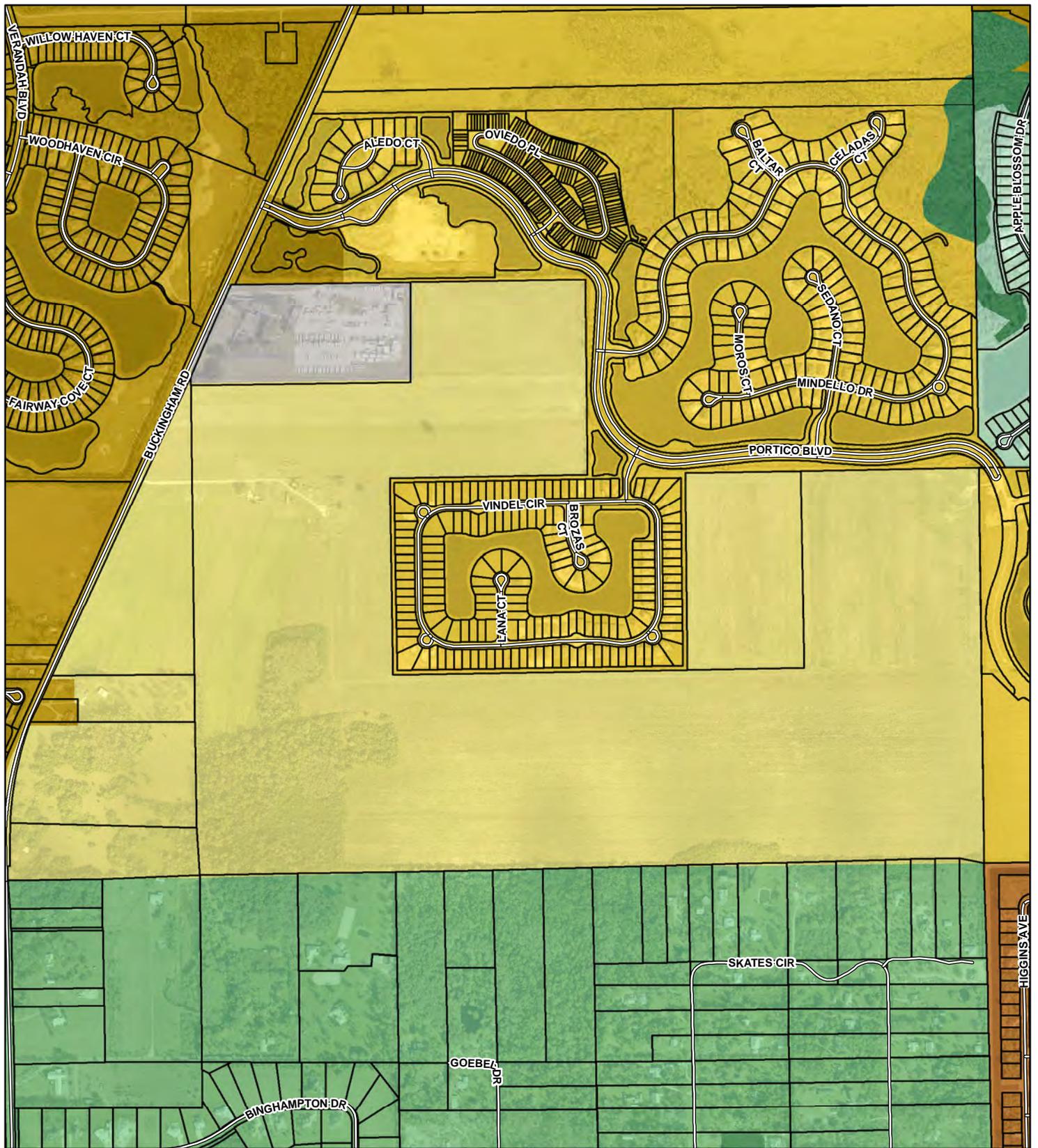
**Attachments:**

- Attachment 1:
  - Proposed Future Land Use Map
  - Proposed Table 1(b)
- Existing Future Land Use Map
- Agency and Staff Comments

**Electronic Files:**

<https://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2020-00001> and  
<https://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2020-00002>

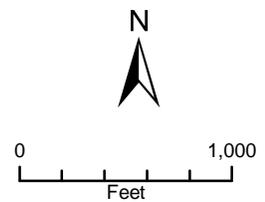
# ATTACHMENT 1

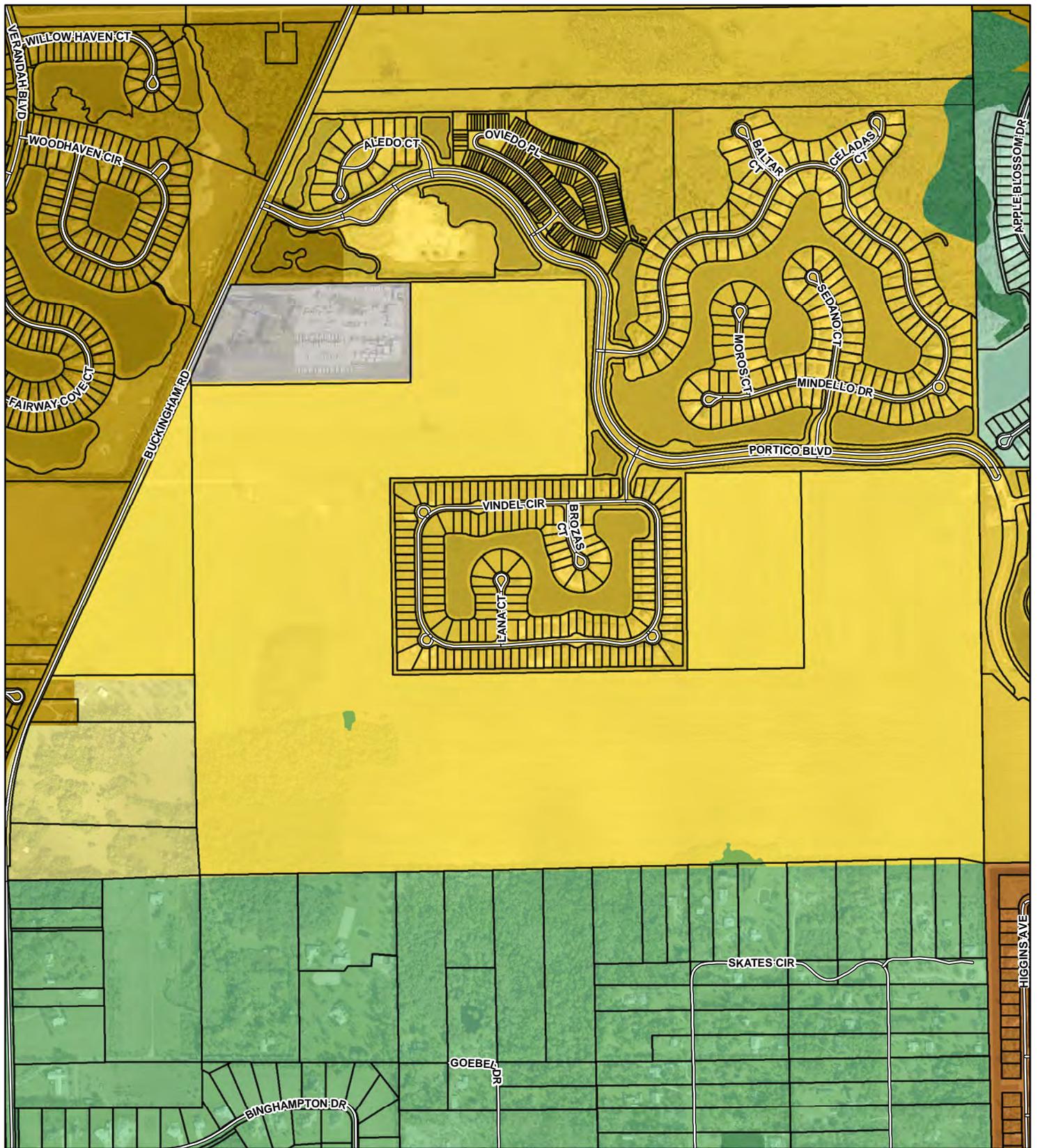


**CPA2020-00001 and  
CPA2020-00002  
Lee County Homes  
Existing Future Land Use**



- |   |                       |   |                          |
|---|-----------------------|---|--------------------------|
|  | Urban Community       |  | Rural                    |
|  | Suburban              |  | Rural Community Preserve |
|  | Outlying Suburban     |  | Wetlands                 |
|  | Sub-Outlying Suburban |   |                          |
|  | Public Facilities     |   |                          |





**CPA2020-00001 and  
CPA2020-00002  
Lee County Homes  
Proposed Future Land Use**



- |   |  |
|---|--|
|  Urban Community       |  Rural                    |
|  Suburban              |  Rural Community Preserve |
|  Outlying Suburban     |  Wetlands                 |
|  Sub-Outlying Suburban |  |
|  Public Facilities     |  |

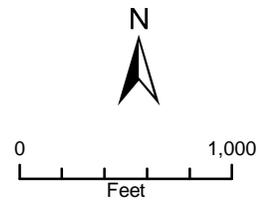


TABLE 1(b) Year 2030 Allocation

Future Land Use Category	Lee County Totals	Northeast Lee County	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/Airport	Daniels Parkway
Intensive Development	1,361				5		27		250			
Central Urban	14,766				225				230			
Urban Community	<del>17,021</del> 16,902	520	485		637						250	
Suburban	16,623				1,810				85			
Outlying Suburban	<del>3,843</del> 4,031	30			40 228	20	2	500				1,438
Sub-Outlying Suburban	<del>1,955</del> 1,762				547 354						227	
Commercial												
Industrial	79								39		20	
Public Facilities	1							1				
University Community	850											
Destination Resort Mixed Use Water Dependent	8											
Burnt Store Marina Village	4					4						
Industrial Interchange												
General Interchange	151										11	58
General Commercial Interchange												
Industrial Commercial Interchange												
University Village Interchange												
Mixed Use Interchange												
New Community	2,100	1,200									900	
Airport												
Tradeport	9										9	
Rural	8,313	1,948			1,400	636						1,500
Rural Community Preserve	3,100											
Coastal Rural	1,300											
Outer Island	202	5			1			150				
Open Lands	2,805	250				590						
Density Reduction/ Groundwater Resource	6,905	711									94	
Conservation Lands Upland												
Wetlands												
Conservation Lands Wetland												
Unincorporated County Total Residential	<del>81,396</del> 81,727	4,664	485		4,665 4660	1,250	29	651	604		1,511	3,116
Commercial	12,793	177	52		400	50	17	125	150		1,100	440
Industrial	13,801	26	3		400	5	26		300		3,100	10
<b>Non Regulatory Allocations</b>												
Public	<del>82,565</del> 82,570	7,100	421		2,000 2005	7,000	20	1,961	350		7,752	2,477
Active AG	17,027	5,100			550	150						20
Passive AG	43,786	12,229			2,500	109					1,241	20
Conservation	81,933	2,214	611		1,142	3,236	133	1,603	748		2,947	1,733
Vacant	<del>23,874</del> 23,993	1,953			61	931	34		45		300	151

CPA2020-00001

Residential By Future Land Use Category

RECEIVED  
MAR 04 2020  
COMMUNITY DEVELOPMENT

**TABLE 1(b) Year 2030 Allocation**

<b>Total</b>	357,176	33,463	1,572		11,718	12,731	259	4,340	2,197		17,951	7,967
<b>Population Distribution (unincorporated Lee County)</b>	495,000	9,266	1,531		30,861	3,270	225	530	5,744		18,333	16,375

TABLE 1(b) Year 2030 Allocation

Future Land Use Category		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore	
Residential By Future Land Use Category	Intensive Development				660	3	42		365		9		
	Central Urban	375	17		3,140		8,179		2,600				
	Urban Community	850	1,000		860	500	11,359 11,240			110	450		
	Suburban	2,488	1,975		1,200	675			6,690		1,700		
	Outlying Suburban	377				600			382		454		
	Sub-Outlying Suburban		25						140	66		950	
	Commercial												
	Industrial	5	5		10								
	Public Facilities												
	University Community		850										
	Destination Resort Mixed Use Water Dependent	8											
	Burnt Store Marina Village												
	Industrial Interchange												
	General Interchange								15	31		6	30
	General Commercial Interchange												
	Industrial Commercial Interchange												
	University Village Interchange												
	Mixed Use Interchange												
	New Community												
	Airport												
	Tradeport												
	Rural		90			190	14			500	50	635	1,350
	Rural Community Preserve										3,100		
	Coastal Rural						1,300						
	Outer Island	1					45						
	Open Lands									45			1,800
Density Reduction/ Groundwater Resource								4,000				2,100	
Conservation Lands Upland													
Wetlands													
Conservation Lands Wetland													
Unincorporated County Total Residential		4,104	3,962		5,870	3,313	19,594 19,475	4,015	10,753	3,326	3,254	6,230	
Commercial		1,100	1,944		2,100	226	1,300	68	1,687	18	1,700	139	
Industrial		320	450		900	64	300	7,246	554	5	87	5	
<b>Non Regulatory Allocations</b>													
Public		3,550	3,059		3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500	
Active AG						2,400		7,171	200	411	125	900	
Passive AG						815		17,521	1,532	3,619	200	4,000	
Conservation		9,306	2,969		188	14,767	1,541	31,210	1,317	336	5,068	864	
Vacant		975	594		309	3,781	9,880 9,999	470	2,060	1,000	800	530	
Total		19,355	12,978		12,867	27,466	47,904	79,701	22,103	10,201	18,234	14,168	
Population Distribution (unincorporated Lee County)		34,538	36,963		58,363	13,265	153,011	1,270	71,001	6,117	25,577	8,760	

**TABLE 1(b) Year 2030 Allocation**

# AGENCY/STAFF COMMENTS

CPA2020-00001 &  
CPA2020-00002

LEE COUNTY  
HOMES



**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

December 26, 2019



**Heather M. Urwiller**  
Morris Depew  
2914 Cleveland Avenue  
Fort Myers, FL 33901  
Phone: 239.337.3993  
Email: [HUrwiller@M-DA.com](mailto:HUrwiller@M-DA.com)

In response to your inquiry of December 24, 2019, the Florida Master Site File lists no previously recorded cultural or historical resources in the following section of Lee County:

**Property directly south of 3291 Buckingham Road, Fort Myers, as depicted in the aerial imagery provided by the client.**

When interpreting the results of this search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Joseph A. Bomberger  
Archaeological Data Analyst  
Florida Master Site File  
[Joseph.Bomberger@DOS.MyFlorida.com](mailto:Joseph.Bomberger@DOS.MyFlorida.com)

CPA 2020-00002

**RECEIVED**  
MAR 14 2020

COMMUNITY DEVELOPMENT





3401 Metro Parkway  
Fort Myers, FL 33901  
Phone: (239) 533-0393

John E. Manning  
District One

January 7, 2020

Cecil L. Pendergrass  
District Two

Ray Sandelli  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wesch  
County Attorney

Donna Marie Collins  
County Hearing  
Examiner

Heather M. Urwiller  
Morris Depew, Inc  
2914 Cleveland Ave  
Fort Myers, FL 33901

**RE: GL Homes (f.k.a Buckingham 345)**

Dear Ms. Urwiller,

LeeTran has reviewed the request for service availability regarding GL Homes (f.k.a Buckingham 345), located southeast of Buckingham Road. 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:

- Currently, the closest route to the identified site is the Route 100 along Palm Beach Boulevard
- The identified site does not lie within the one-quarter mile of a fixed-route corridor via safe pedestrian access.
- The 2016 TDP does not identify the need for enhanced or additional transit services in the area.

Conclusion: Developer will not be required to connect to or improve transit facilities because pedestrian access from proposed development to closest stop is greater than one-quarter mile.

If transit services have been extended within one-quarter mile of the proposed development at time of a DO submittal, necessary improvements will be determined at that time.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or [JPuente@leegov.com](mailto:JPuente@leegov.com).

Sincerely,

*Jorge J. Puente*

Jorge J. Puente

Service Planner, LeeTran Mobility Enhancement Team

CPA 2020-00002



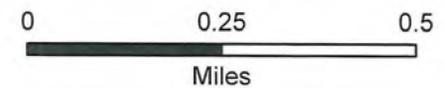
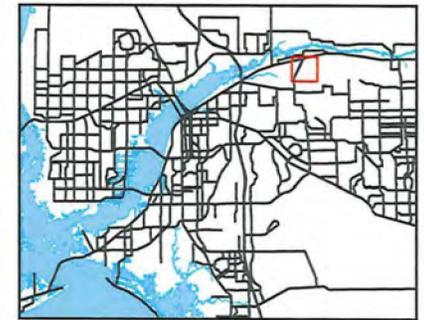
COMMUNITY DEVELOPMENT



## Development Review

Proposed Residential Development  
 GL Homes  
 (f.k.a Buckingham 345)

- Bus Stops
- Bus Routes
- Development Review



**FORT MYERS SHORES FIRE PROTECTION & RESCUE SERVICE DISTRICT**  
**12345 PALM BEACH BOULEVARD S.E.**  
**FORT MYERS, FL. 33905**  
**(239) 694-2833 Fax (239) 694-3355**

---

January 3, 2020

Heather M. Urwiller, AICP, CFM  
Principle Planner  
2914 Cleveland Avenue  
Fort Myers, FL 33901

RE: Request for Letter of Availability

Dear Ms. Urwiller:

Thank you for taking my phone call this morning. We discussed the Buckingham 345 property your client is interested in developing and your request for a Letter of Availability as it pertained to fire service response.

The Public Protection Classification for our fire district is Class 3/10. The GL Homes (Buckingham 345) property should fall within Class 3 designation for fire insurance purposes since the property is within 5-miles of the fire station. Please remember that the other consideration is that all residences must be within 1000 feet of a fire hydrant. Unless there is a dramatic street configuration that would cause extended driving distance the property driving distance from our fire station should be 5-miles or less.

Respectfully submitted for your review,



Chris Dowaliby EFO, BS, BSN  
Fire Chief

This letter in no way states Fire Response from this Station will maintain current response times--as a matter of fact, response times will increase as a result of Road LOS failure prematurely.(this fact is clearly stated in the Applicant's own traffic study)--

**SUPPORT YOUR FIREFIGHTERS. THE LIFE THEY SAVE MAY BE YOURS.**



# LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

John E. Manning  
*District One*

January 9, 2020

Cecil L. Pendergrass  
*District Two*

Ms. Heather Urwiller

Ray Sandelli  
*District Three*

Principal Planner

Brian Hamman  
*District Four*

Morris Depew Associates, Inc.

Frank Mann  
*District Five*

2914 Cleveland Ave.,

Fort Myers, FL 33901

Roger Desjarlais  
*County Manager*

**SUBJECT: GL Homes (f.k.a Buckingham 345) – Letter of Availability**

Richard Wm. Wesch  
*County Attorney*

Dear Ms. Urwiller:

Donna Marie Collins  
*Hearing Examiner*

The Lee County Solid Waste Division is capable of providing solid waste collection service for the approximate 995 single family units proposed for the project known as GL Homes/Buckingham 345 Development located in the Buckingham area of East 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

***Carmine Marceno***  
Sheriff



State of Florida  
County of Lee

*"Proud to Serve"*

January 7, 2020

Heather M. Urwiller  
Morris-Depew Associates  
2914 Cleveland Ave.  
Fort Myers, FL 33901

Ms. Urwiller,

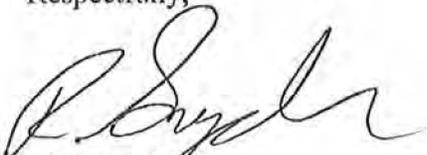
The Lee County Sheriff's Office has reviewed your Letter of Availability request for an existing +-345 acre subdivision known as Buckingham 345, a Residential Planned Development that is approved for the development of 690 single-family dwelling units.

The proposed Comprehensive Plan Amendment and Planned Development to permit an additional 305 units for a total of 995 single-family units would not affect the ability of the Lee County Sheriff's Office to provide core levels of service at this time.

Law enforcement services will be provided from our Central District offices in Fort Myers. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant 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 comment.

Please contact Community Response Unit Manager Beth Schell at (239) 477-1676 with any questions regarding the CPTED study.

Respectfully,

  
Rich Snyder  
Major, Patrol Bureau

Traffic study shows "severe impacts" to SR 80/ Buckingham Road--LOS failure to these roads will necessarily increase emergency response times--the Dept appears to have failed to review the traffic impacts before making this assessment.

additional manpower means additional \$-who pays for this???



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



# 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*

January 16, 2020

Heather Urwiller  
Morris Depew  
2914 Cleveland Ave.  
Fort Myers, FL 33901

Re: Letter of Service Availability – Buckingham 345

Ms. Urwiller,

I am in receipt of your letter requesting a Letter of Service Availability for the development of Buckingham 345, located near Fort Myers Shores.

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 11, located 5.6 miles west; there is a second EMS station within eight 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

Appears there has been no consideration as to increased response time due to the stated traffic study showing "severe impacts" to SR 80 and Buckingham road--there is no way EMS could get through this traffic jam at 1:30-4:30 in the PM within 8 minutes.(EMS would have to be driving >55 mph to make it)



BOARD OF COUNTY COMMISSIONERS

John E. Manning  
*District One*

Cecil L. Pendergrass  
*District Two*

Raymond Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm Wesch  
*County Attorney*

Donna Marie Collins  
*County Chief  
Hearing Examiner*

January 23, 2020

Via E-Mail

Heather M Urwiller, AICP, CFM  
Morris Depew Associates, Inc.  
2914 Cleveland Avenue  
Fort Myers, FL 33901

**RE: Potable Water and Wastewater Availability  
GL Homes, +/- 345-Acre Parcel for Residential Development  
STRAP # 32-43-26-00-00003.0000 and 33-43-26-00-00004.0000**

Dear Ms. Urwiller:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 1035 single family residential units with an estimated flow demand of approximately 258,750 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Olga Water Treatment Plant.

Sanitary sewer service will be provided by our the City of Fort Myers North Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.



Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

**LEE COUNTY UTILITIES**

A handwritten signature in cursive script that reads "Mary McCormic".

Mary McCormic  
Technician Senior  
239-533-8532  
UTILITIES ENGINEERING



## THE SCHOOL DISTRICT OF LEE COUNTY

**Cindy Leal Brizuela**

Senior Planner

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

June 12, 2020

Sharon Jenkins-Owen, AICP  
Principal Planner  
Planning Section – Department of Community Development  
1500 Monroe Street  
Fort Myers, FL 33901

RE: CPA2020-00001/CPA2020-00002

Dear Ms. Jenkins-Owen:

This letter is in response to your request for concurrency review dated May 29, 2020 for the subject property located of CPA2020-00002 in regard to educational impact. The project is located in the East Choice Zone, E2.

This development is a request for up to 1035 single-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 single-family homes, the generation rate is .297 and further broken down by grade level into the following, .149 for elementary, .071 for middle and .077 for high. A total of 307 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

This WAS an issue  
with Portico--now  
it's not??

## LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

**REVIEWING AUTHORITY** Lee County School District  
**NAME/CASE NUMBER** CPA2020-00002  
**OWNER/AGENT** Morris-Depew Associates  
**ITEM DESCRIPTION** various amendments; all impacts in East CSA, sub area E2

**LOCATION** 32-43-26-00-00003.0000 and others  
**ACRES** 345.00  
**CURRENT FLU** Sub-outlying Suburban  
**CURRENT ZONING** RPD

PROPOSED DWELLING UNITS BY TYPE	Single Family	Multi Family	Mobile Home
	1035	0	0

STUDENT GENERATION	Student Generation Rates			Projected Students
	SF	MF	MH	
Elementary School	0.149			154.22
Middle School	0.071			73.49
High School	0.077			79.70
Source: Lee County School District, September 8, 2018 letter				

CSA SCHOOL NAME 2022/23	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
East CSA, Elementary	15,099	14,469	630	154	476	97%	
East CSA, Middle	7,535	6,531	1,004	73	931	88%	
East CSA, High	10,362	8,233	2,129	80	2049	80%	

(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



## DEPARTMENT OF COMMUNITY DEVELOPMENT

# Memo

To: Sharon Jenkins-Owen, Planner, Principal

From: Lili Wu, Planner, Senior

Date: Sept. 24, 2020

**Subject: Lee County Home Map Amendment (CPA2020-00002)**

---

Infrastructure Planning staff has reviewed the reference application which requests to change the current land use designation from “Sub-Outlying Suburban (2 unit/acre)” to “Outlying Suburban (3 unit/acre)” and “Wetlands”. The property is located on the east side of Buckingham Road, less than one mile south of SR 80. Access to the property will be provided via an existing driveway on Buckingham Road.

CPA application is required to provide the information of a short range (5 years) and long range (20+ years) level of service (LOS) analysis. The 5 year analysis indicates that Buckingham Road from SR 80 to Orange River Blvd is projected to operate at LOS “F” with and without the project in Year 2025. SR 80 from Buckingham Road to SR 31 is projected to operate at LOS “D” without project and LOS “E” with project which is below the State adopted LOS standard in Year 2025.

So, there IS an impact!

The Long Range 2040 Horizon LOS analysis indicates that Buckingham Road from Gunnery Road to SR 80, Orange River Blvd from SR 80 to Buckingham Road, SR 80 from Buckingham Road to SR 31, and SR 31 from SR 80 to SR 78 are projected to operate at LOS “F” with and without the project in Year 2040.

Buckingham Road is an arterial and Orange River Blvd is a collector maintained by County. SR 80 and SR31 are arterials maintained by State.