



CPA 2021-00002

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - TEXT

Project Name: Alico West Area 9/CenterPlace

Project Description: Amend Policy 15.1.16.1 and .8 to remove the 25%/487 unit limitation on single-family dwelling units and zero lot line units for Area 9 and reduce retail by 38,700 square feet (from 200,000 to 161,300) to result in no net increase in traffic.

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

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

APPLICANT – PLEASE NOTE:

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

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

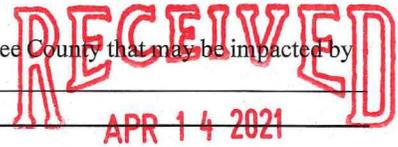
Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each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

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

1. **Name of Applicant:** Alico Multifamily LLC
Address: 2101 W. Commercial Blvd. Suite 4800
City, State, Zip: Fort Lauderdale, FL 33309
Phone Number: c/o 239-770-2527/239-939-5490 E-mail: c/o shewitt@bankseng.com

2. **Name of Contact:** Stacy Ellis Hewitt, AICP, Banks Engineering
Address: 10511 Six Mile Cypress Pkwy Suite 101
City, State, Zip: Fort Myers, FL 33966
Phone Number: 239-770-2527/239-939-5490 E-mail: shewitt@bankseng.com

3. **Property Information:** Provide an analysis of any property within Unincorporated Lee County that may be impacted by the proposed text amendment. Alico West Area 9



4a. Does the proposed change affect any of the following areas?

COMMUNITY DEVELOPMENT

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

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

4b. Planning Communities/Community Plan Area Requirements

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

- N/A
- Bayshore [Goal 18]
- Boca Grande [Goal 19]
- Buckingham [Goal 20]
- Caloosahatchee Shores [Goal 21]
- Olga [Goal 22]
- Captiva [Goal 23]
- Greater Pine Island [Goal 24]
- Lehigh Acres [Goal 25]
- North Captiva [Goal 26]
- NE Lee County [Goal 27]
- Alva [Goal 28]
- North Olga [Goal 29]
- North Fort Myers [Goal 30]
- Page Park [Goal 31]
- San Carlos Island [Goal 32]
- Southeast Lee County [Goal 33]
- Tice [Goal 34]

Public Facilities Impacts

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

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

Environmental Impacts

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

Historic Resources Impacts

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

Internal Consistency with the Lee Plan

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

Justify the proposed amendment based upon sound planning principles

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

SUBMITTAL REQUIREMENTS

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

MINIMUM SUBMITTAL ITEMS

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



Professional Engineers, Planners & Land Surveyors

**Alico West Area 9/CenterPlace
Comprehensive Plan Amendment
Pre-Application Zoom Meeting Minutes
EXHIBIT "T3"**

Date: January 29, 2021 at 10:30 a.m.

County Staff: Brandon Dunn, Mikki Rozdolski, Nic DeFilippo, Tyler Griffin, Lili Wu

Applicant Representatives: Steve Hartsell, Tom Lehnert, Stacy Ellis Hewitt, Ted Treesh, Peter Olesiewicz, Chris Stephens

Pre-application meeting was held to discuss potential plan text amendment and administrative zoning amendment. January 6, 2021 memorandum package was provided to facilitate discussion.

1. Amend/delete plan policy 15.1.16.8 to eliminate the 25% Limit on single-family.
2. Administrative amendment to the Center Place MPD to provide for the 140 unit Marquesa detached multi-family/"single-family" development.

Staff included were to discuss if there may be any transportation or environmental impacts from the proposed amendment.

- There was consensus confirmed by the County environmental staff that the property is already developed and there would be no environmental impacts.
- County transportation staff raised questions about the transportation impact of allowing more single family units which generate higher trips than multi family.
- Applicant pointed out that the original limitation was not due to traffic impacts but was due to the dwelling unit type.
- Applicant recognized that the transportation analysis would need to be done and that it is probably possible to reduce the overall project density/intensity so that there would be no net increase in trips even if additional single-family units are permissible.
- Applicant acknowledged that any reduction in the overall number of units would need to be coordinated with the other property owners.
- There were no other transportation questions, or any other questions from the staff present.
- County staff indicated that they were expecting the administrative zoning amendment to be filed concurrently with the plan amendment and that they would be coordinated together.

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**Alico West Area 9/CenterPlace
Comprehensive Plan Amendment
Proposed Text Changes
Exhibit T4**

POLICY 15.1.16: For those lands in Area 9, all development must be designed to enhance and support the University. All rezonings in this area must include a specific finding that the proposed uses qualify as Associated Support Development, as that term is defined in the glossary. The final design and components will be determined as part of the rezoning process and must be consistent with the following development standards:

1. Mixed Use: Development must incorporate a mix of uses (multiple types of residential development along with non-residential development) and be consistent with the intent of Goals 11 and 15 and Policy 1.1.9. Development on Alico West, Area 9, must be rezoned to a planned development as specified by the Land Development Code. The following maximum development parameters per use are approved for Area 9, subject to transportation mitigation requirements:
 - Residential: A maximum of 1,950 units
 - Retail: A maximum ~~200,000~~161,300 square feet
 - Office/Research/Development: A maximum of 140,000 square feet
 - Hotel: 250 rooms
2. Density: To ensure the creation of a development that has sufficient residential mass to support the proposed non-residential intensity, while providing a mixture of housing types to meet the needs and accommodate the varying lifestyles of persons related directly and indirectly to the University as required by Policy 15.1.2, the total project must not exceed a total of 1,950 dwelling units.
3. Non-Residential Uses: Specific location of non-residential uses, design details, and intensities of non-residential uses will be reviewed during the rezoning process to determine compliance with the requirements of applicable Lee Plan provisions, including but not limited to compatibility, mix of uses, civic spaces, recreation and open space, interconnectivity, and multi-modal design elements.
4. Office, Research and Development Facilities: Research and development facilities and office buildings are encouraged which will attract the targeted industries as established by the State of Florida and by Lee County to create economic diversity and to create synergy between FGCU and private facilities. As required by Policy 15.1.1, the emphasis will be on University related scientific research and high technology development activities but may also include and allow a diversity of activities that support the University and private development within Area 9 in keeping with the predominant land uses as established by Policy 15.2.2.
5. Connectivity to FGCU: To further implement Policy 15.1.5 relative to alternative modes of transportation, Area 9 will be designed with a connection to FGCU. This connection will be a pedestrian-friendly multi-modal facility, with traffic calming, multi use paths, and other pedestrian oriented safety features. The connection to FGCU must be constructed consistent with the FGCU Campus Master Plan and Development Agreement.
6. Pedestrian Friendly Design: The development will be designed as a pedestrian-friendly

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community. Areas targeted and marketed as student housing, as well as retail, office, and research and development areas, will include pedestrian oriented design features, including traffic calming, sidewalks on both sides of the road system, safety call boxes, and facilities to accommodate the FGCU Eagle Express, Lee Tran, and other alternative modes of transportation.

7. Parking: Parking in Area 9 should be screened and minimized to the furthest extent possible in order to create a walkable community that considers the needs of pedestrians and recognizes the possibility for internal trip capture. Parking may be minimized by using on-street parking, shared parking, or structured parking.

~~8. Residential Uses: Single family residential units and zero lot line units, as defined in the Land Development Code, will be limited to a maximum of 25% of the total approved dwelling units in the planned development.~~

- ~~9.8.~~ Town Square: Area 9 may contain public and private entertainment venues, including but not limited to facilities such as theaters, bars and cocktail lounges, restaurants, bowling alleys, batting cages, arcades, as well as passive recreation facilities.

~~10.9.~~ Landscaping: All plantings used in buffers and landscaping must be at least 75% native. Irrigation must be provided through a central irrigation system that complies with the Lee County Water Conservation Ordinance. Irrigation control boxes and wells are prohibited on individual residential lots.

~~11.10.~~ Florida Gulf Coast University Participation: The owner or agent for Development of Regional Impact or planned development rezoning requests must conduct two meetings with the President of FGCU or designees and will provide detailed information to such representatives at those meetings relating to the Site Plan and Master Concept Plan for any proposed development within Area 9. The developer must invite Lee County zoning and planning staff to participate in such meetings. These meetings must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meetings, list of attendees; a summary of the concerns or issues that were raised at the meetings; and a proposal of how the applicant will respond to any issues that were raised.

~~12.11.~~ Stormwater Retention for adjacent transportation facilities: Area 9 will accommodate stormwater detention/retention requirements for the Alico Road widening and County Road 951 extension adjacent to the property, if constructed.



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TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Ms. Stacey Hewitt, AICP
Banks Engineering, Inc.

FROM: Ted B. Treesh
President

DATE: April 7, 2021

RE: Marquesa at CenterPlace
Lee County, Florida

TR Transportation Consultants, Inc. has completed the following trip generation calculation to demonstrate the necessary reduction in commercial retail floor area to accommodate an additional 140 single family dwelling units within the Marquesa development as part of the CenterPlace MPD in Lee County, Florida.

Under Zoning Resolution Z-17-014 and ADD2017-00139, CenterPlace is approved for the following development intensities:

- 487 Single Family Dwelling Units
- 1,463 Multi-Family Dwelling Units
- 200,000 square feet of Retail uses
- 110,000 square feet of Office uses
- 10,000 square feet of Medical Office uses
- 20,000 square feet of Research & Development Uses
- 250 rooms of Hotel

The Developer would like to increase the number of Single Family Dwelling units permitted to a total of 627 units, decrease the total number of multi-family dwelling units to 1,323 to maintain the overall residential dwelling unit total of 1,950 dwelling units, and decrease the amount of retail floor area to the same weekday PM peak hour trip generation as was studied in the zoning case that was approved by Lee County. The following tables will demonstrate that by decreasing the retail floor area by approximately 38,700 square feet to a total retail floor area of 161,300 square feet, the project will not exceed the gross weekday PM peak hour trip generation as originally analyzed. The impacts of internal capture and pass-by trips will remain consistent as

previously analyzed and do not have any significant impacts on the reduction of retail floor area.

TRIP GENERATION

Consistent with the traffic study prepared for the rezoning application, similar Land Use Codes were utilized to generate the weekday P.M. peak hour trip generation. Because the previous zoning traffic study was prepared based on the Institute of Transportation Engineers Report titled *Trip Generation*, 9th Edition, this analysis was updated to reflect the trip generation of the approved and proposed uses based on the 10th Edition.

The 10th Edition of the ITE report has now divided the multi-family land uses into three categories. For this analysis, Land Use Code 221 – Multifamily Housing (Mid-Rise) was utilized. The other uses utilized the same Land Use Code as was utilized in the previously zoning traffic study. Copies of the trip generation sheets from this report for the weekday P.M. peak hour are attached to this memo for reference. **Table 1** below identifies the trip generation of the CenterPlace project as currently existing/approved. Copies of the trip generation equations are attached to this report for reference.

**Table 1
 Trip Generation
 CenterPlace as Approved**

Approved Land Uses	Weekday PM Peak Hour Net New Trips
Single Family Detached (487 Dwelling Units)	464
Multi-Family – Mid-Rise (1,463 Dwelling Units)	582
Retail (200,000 sq. ft.)	908
General Office (110,000 sq. ft.)	125
Medical Office (10,000 sq. ft.)	36
Research & Development (20,000 sq. ft.)	30
Hotel (250 Rooms)	161
Total Trips	2,306

Table 2 below identifies the trip generation of the CenterPlace project with the 140 single family dwelling units added to the Marquesa project and the multi-family dwelling units reduced to 1,323 dwelling units and the retail reduced to 161,300 square feet. As can be seen, the resulted weekday P.M. peak hour trip generation remains the same as approved and illustrated in Table 1.

**Table 2
 Trip Generation
 CenterPlace as Proposed**

Existing Land Use	Weekday PM Peak Hour Net New Trips
Single Family Detached (627 Dwelling Units)	592
Multi-Family – Mid-Rise (1,323 Dwelling Units)	588
Retail (161,300 sq. ft.)	774
General Office (110,000 sq. ft.)	125
Medical Office (10,000 sq. ft.)	36
Research & Development (20,000 sq. ft.)	30
Hotel (250 Rooms)	161
Total Trips	2,306

As can be seen from the weekday P.M. peak hour trip generation in Table 2, the total amount of weekday P.M. peak hour trips will remain the same once the single family dwelling units are increased to 627 dwelling units, the multi-family dwelling units are decreased to 1,323 dwelling units and the retail floor area is reduced to 161,300 square feet.

Attachments

Single-Family Detached Housing (210)

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: 190

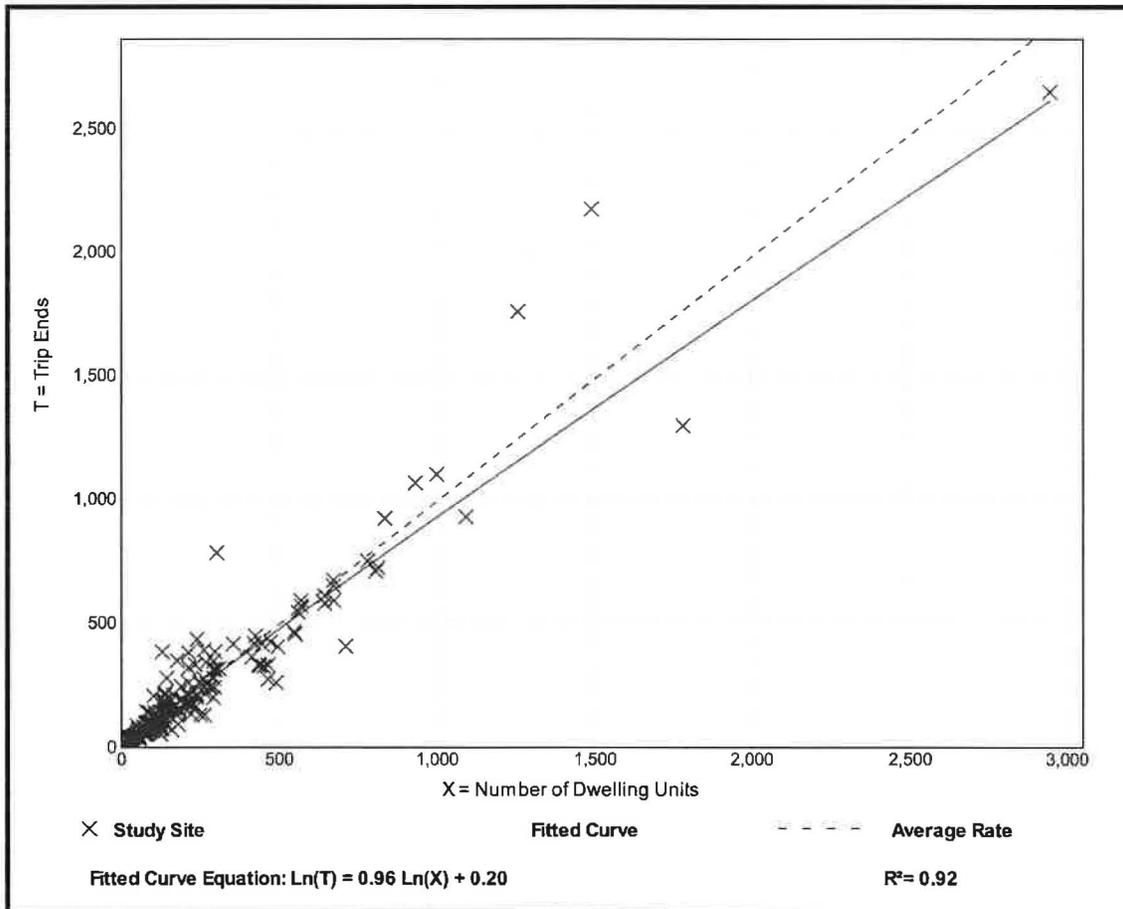
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Multifamily Housing (Mid-Rise)

(221)

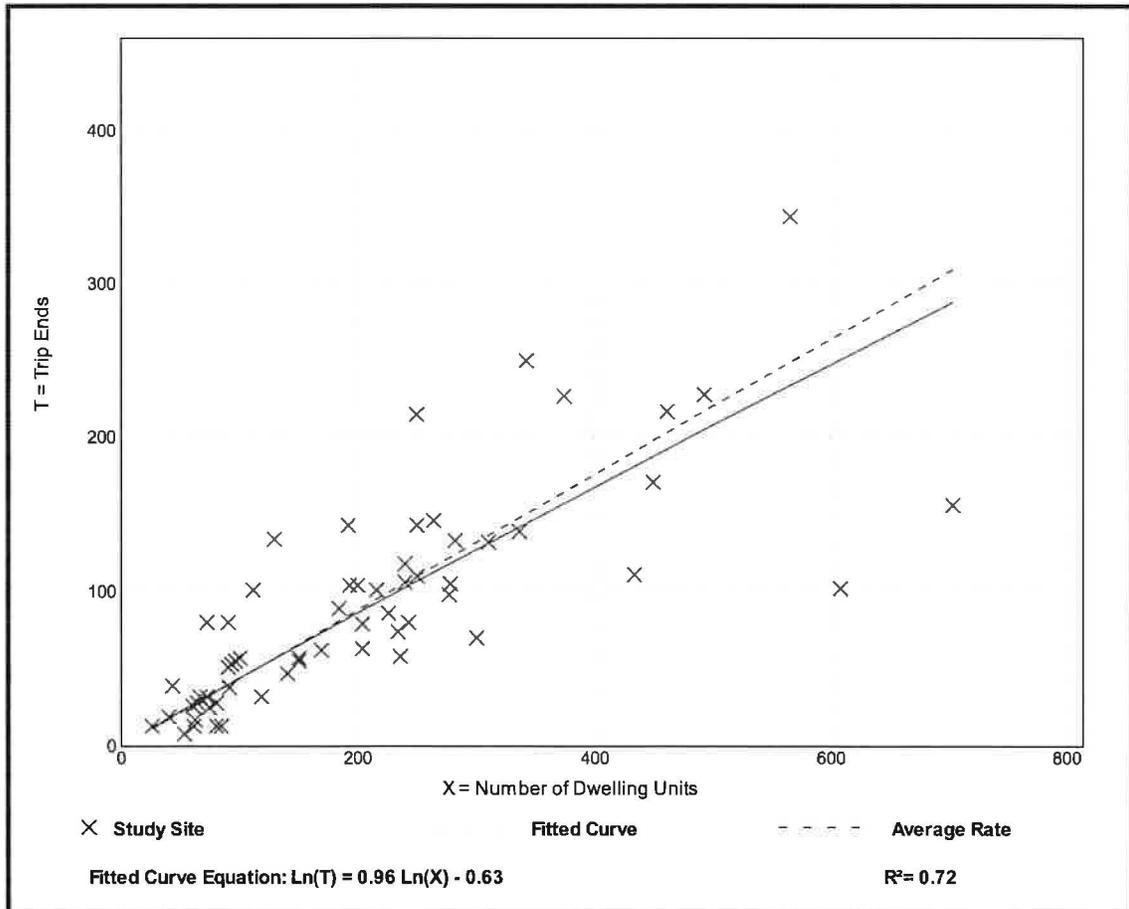
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban

Number of Studies: 60
 Avg. Num. of Dwelling Units: 208
 Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

Data Plot and Equation



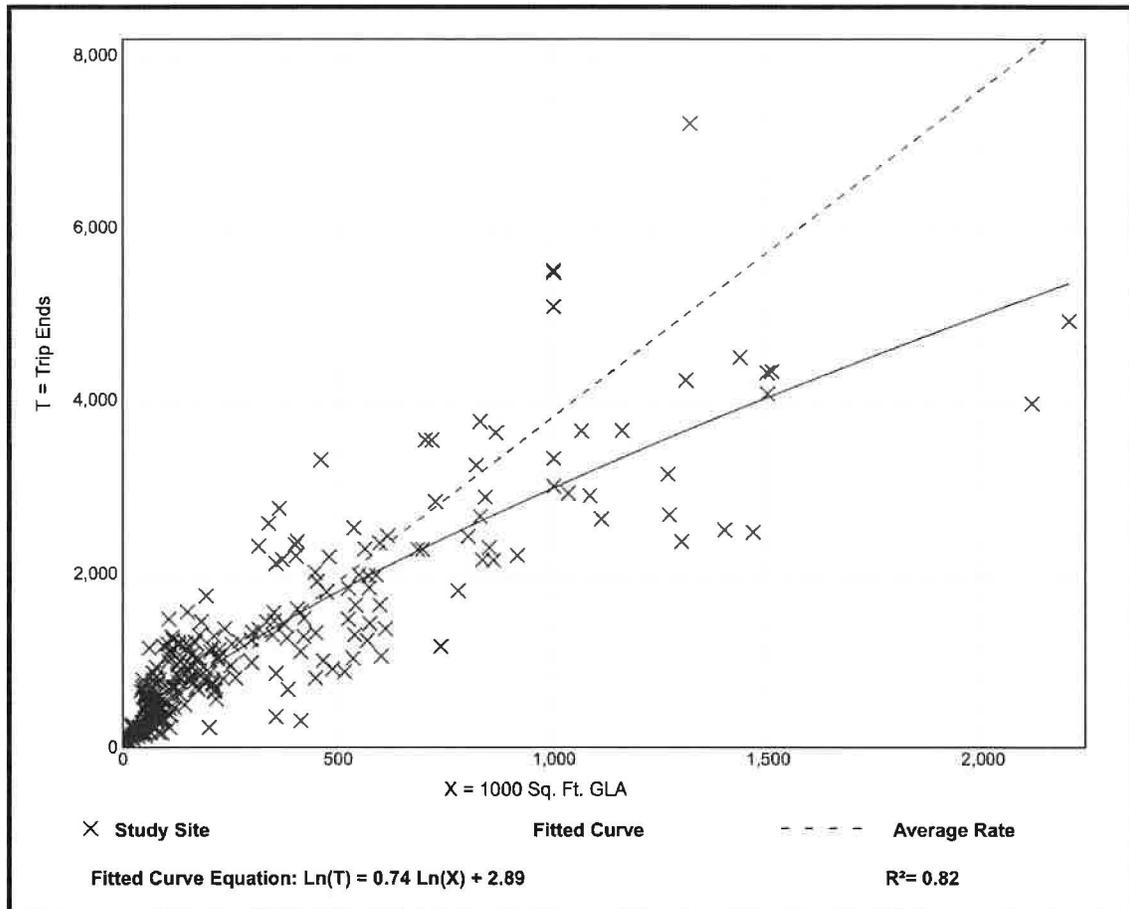
Shopping Center (820)

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



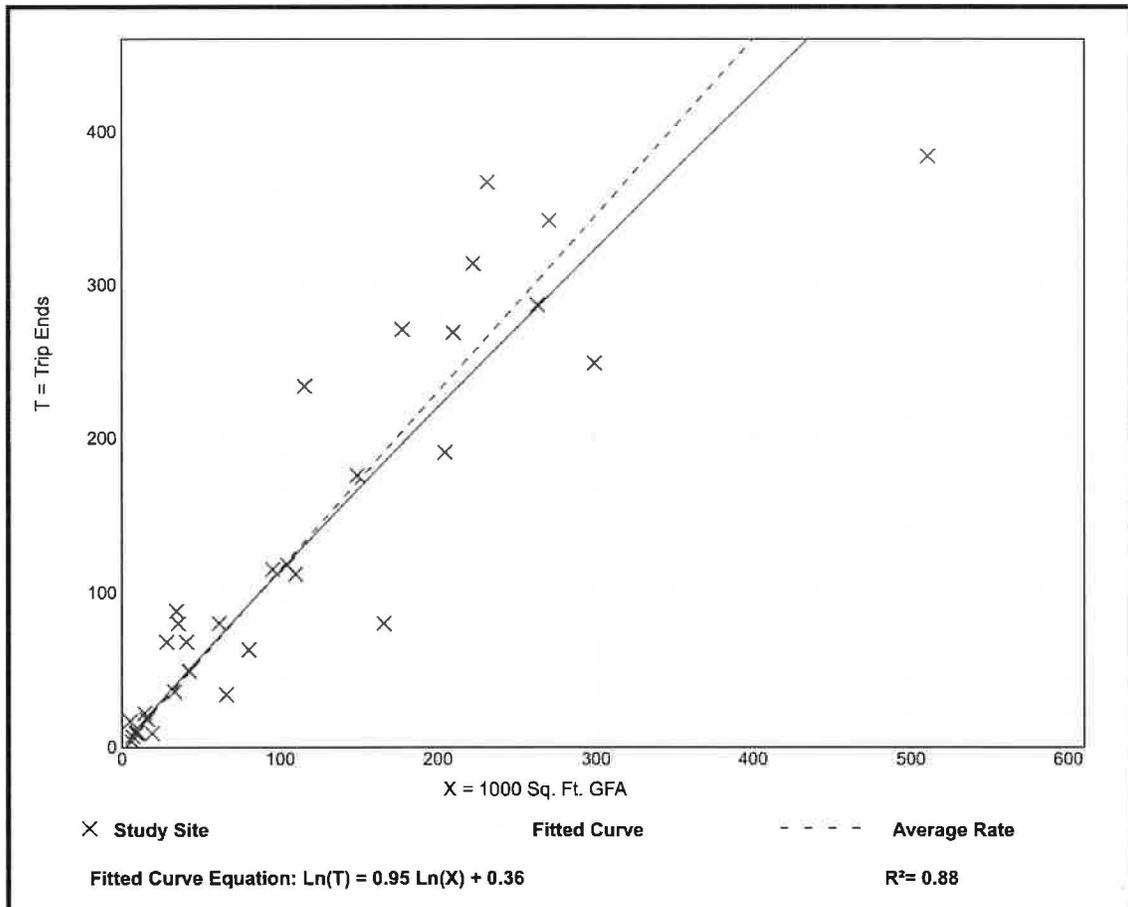
General Office Building (710)

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: 32
 1000 Sq. Ft. GFA: 114
 Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



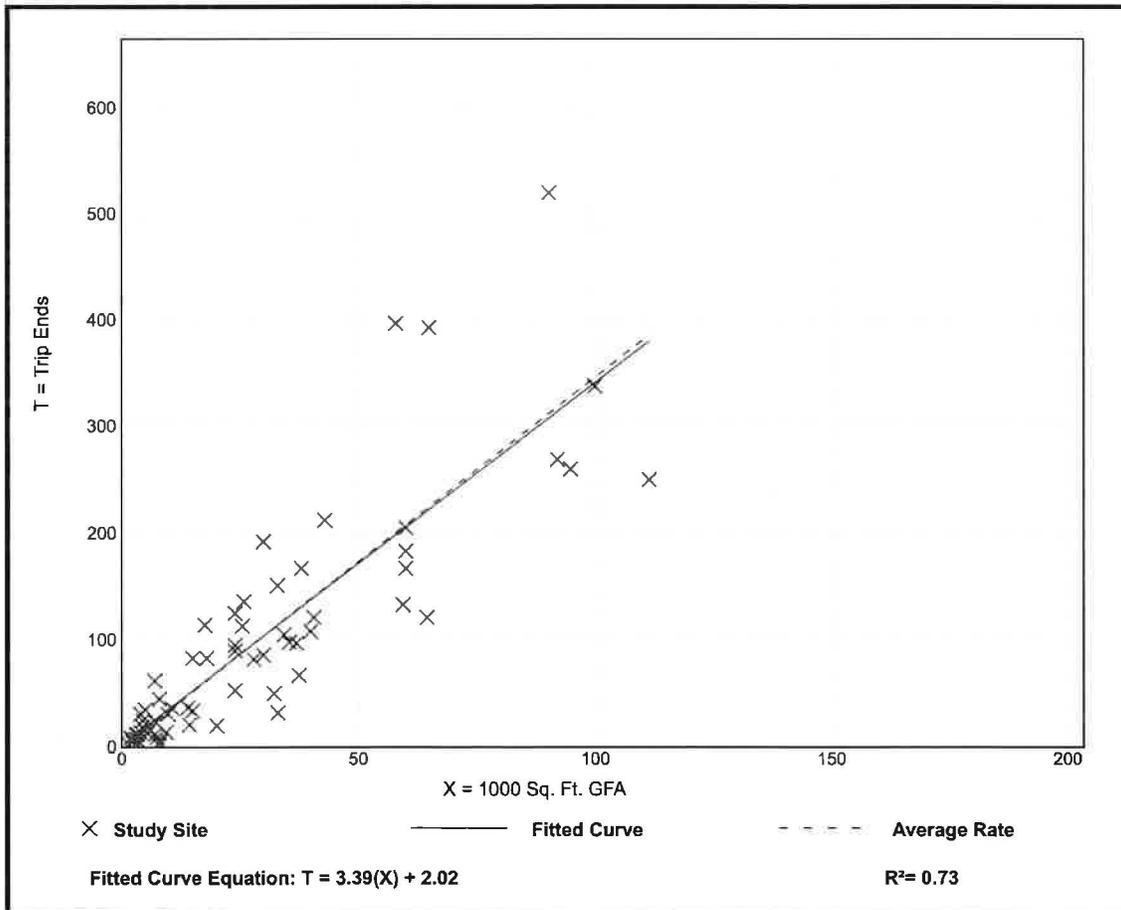
Medical-Dental Office Building (720)

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



Hotel (310)

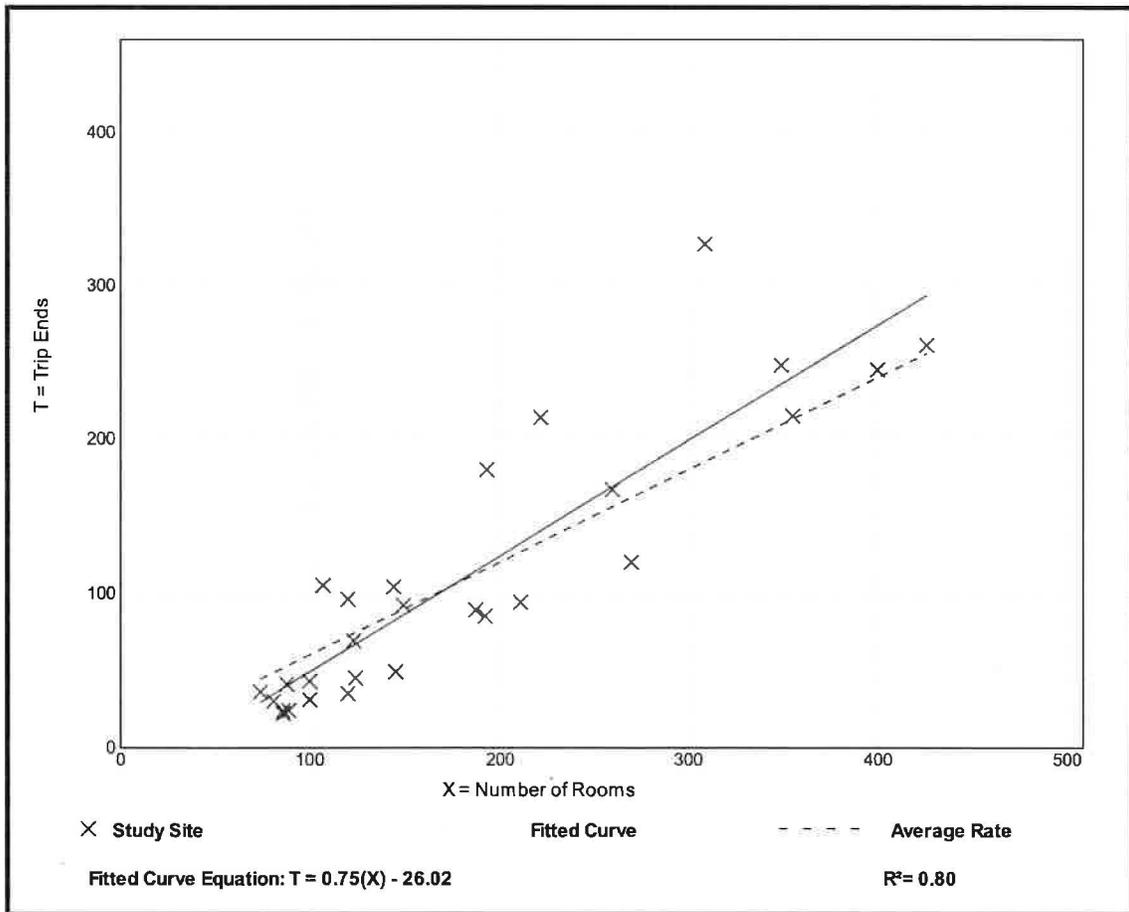
Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 28
 Avg. Num. of Rooms: 183
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

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

Data Plot and Equation





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**Alico West Area 9/CenterPlace
Comprehensive Plan Amendment
Narrative and Lee Plan Consistency
State & Regional Policy Plan Compliance
EXHIBITS "T6, T9 & T10"**

INTRODUCTION

The Alico West Area 9/CenterPlace property is ±886-acres located at the South side of Alico Road, about 0.9-mile East of Ben Hill Griffin Parkway, within the San Carlos Planning Community. The property is zoned Mixed Use Planned Development (MPD) known as CenterPlace MPD (aka Esplanade Lake Club) and is within the University Community future land use category.

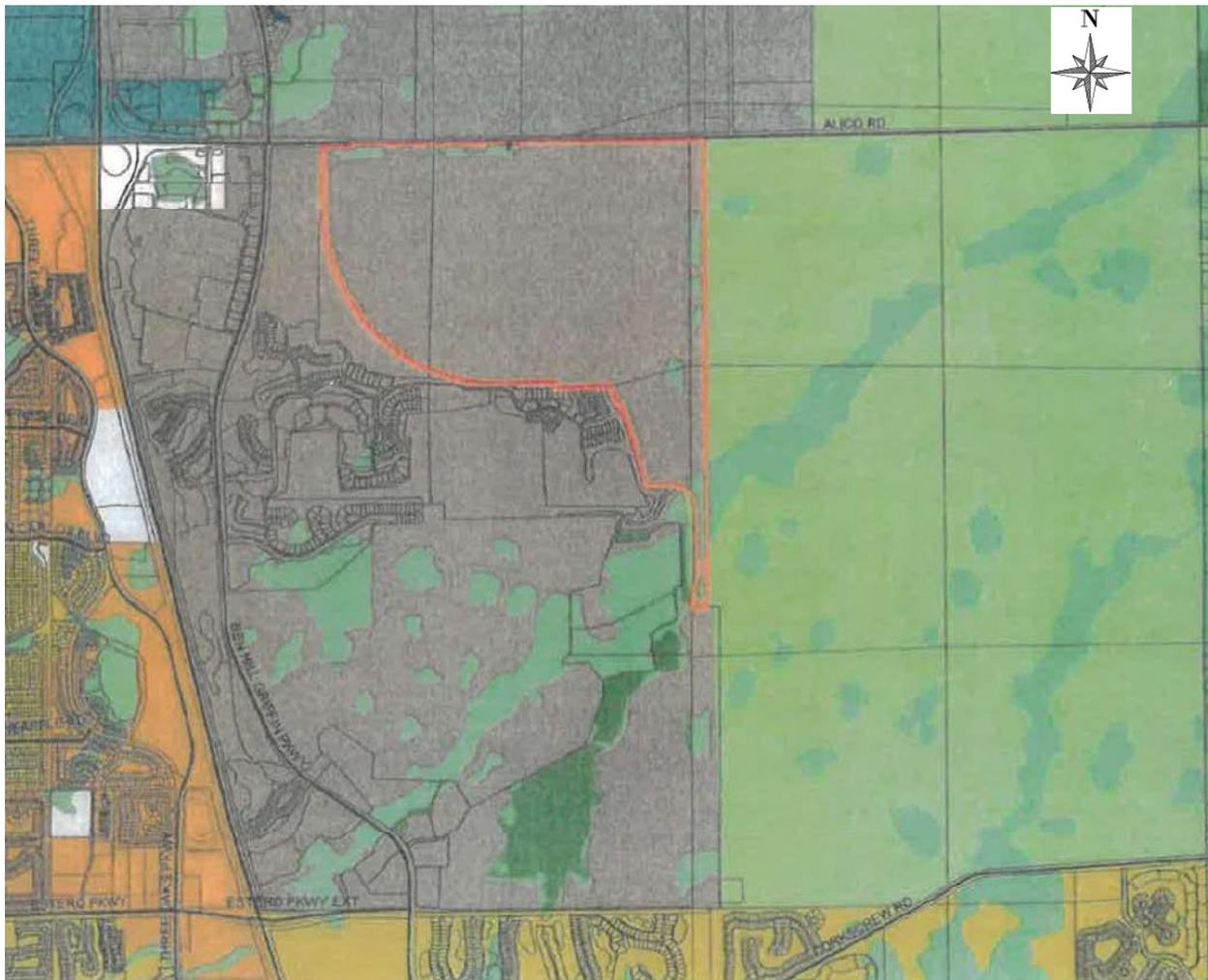


Figure 1. Location of Subject Property

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Lee Plan Policy 15.1.16.1 provides the following maximum intensities for Area 9: 1,950 residential units required to be “multiple types of residential development,” 200,000 SF retail, 140,000 SF office/research/development, and 250 hotel rooms which requires planned development rezoning approval. In order to encourage diverse residential options for the University Community and to discourage large lot, gated single-family golf course communities which in general do not serve the student body, faculty or support staff of the university; language was included in Policy 15.1.16.8 to limit single-family and zero-lot line residential uses within Area 9 to 25 percent or 487 of the 1,950 total dwelling units.

The CenterPlace MPD (aka Esplanade Lake Club) was originally rezoned to Mixed Use Planned Development by Z-14-021 and was subsequently amended by Resolution Z-17-014, ADD2017-00139, ADD2017-00170, ADD2018-00100, ADD2019-00078 and ADD2019-00098; and ADD2020-00148 and currently provides for the following intensities: 1,950 dwelling units (up to 487 dwelling units may be single family/zero lot line), 250 hotel rooms, 200,000 SF of retail, 110,000 SF of office, 20,000 SF of research and development and 10,000 SF of medical office.

The existing entitlements and current approved/proposed development parameters for Area 9 include a FGCU donation parcel, CenterPlace apartments (300 multi-family units under construction), a convenience store with development order approval, Esplanade residential development (186 twin-villas and 467 single-family with varying lot sizes – a total of 653 units per Community Development District Report), and a future commercial development parcel.

Now that Area 9 has received entitlements demonstrating that an appropriate mix of uses and diversity of housing options to serve the University Community are successfully being proposed, this single-family cap is no longer necessary, serves no benefit or purpose, and is proposed to be removed by a text amendment to Policy 15.1.16.1 and .8 to remove the 25%/487 unit limitation on single-family dwelling units and zero lot line units for Area 9. Although the 25% limitation was to prevent single-family golf course communities and was not related to traffic, the applicant proposes to reduce the retail by 38,700 square feet (from 200,000 to 161,300) to demonstrate no net increase in traffic impacts as a result of the request. Please refer to the attached memorandum from TR Transportation Consultants, Inc. as discussed at the pre-application meeting. A concurrent application for an administrative amendment to the planned development will be filed to remove the single-family limitation language from the zoning.

The applicant owns ±16.17 acres located at the southwest corner of Alico Road and Centerplace Boulevard within the CenterPlace MPD and is identified as Tract C1, Esplanade Lake Club Phase 1 as recorded in Instrument number 2019000189935 of the Public Records of Lee County. The applicant is proposing the Marquesa development on this parcel: an innovative “single-family” rental community to be built on a single parcel containing numerous one-, two- and three-bedroom units served by shared infrastructure (e.g., parking lots, sidewalks, shared solid waste receptacles, common drainage, common landscaping, open spaces, and amenities). Although the project functions as detached multi-family, it falls under the LDC single-family definition. The proposed Marquesa design adds to the diversity of the residential options provided in Area 9 and meets the intent of the University Community. If the 25% limit on single-family is removed, Marquesa will be able to provide a unique “single-family” product on a single lot that will provide even more housing diversity to meet the housing needs of the University Community.

VISION STATEMENT

13. San Carlos - This community is located in the southern portion of Lee County, east of Hendry Creek, north of the Village of Estero and, for the most part, south of Alico Road. It also includes all lands designated University Community, located east of I-75.

The majority of the land in this community is designated as Suburban and then Urban

Community with the remaining areas designated as Rural, Outlying Suburban, and Industrial Development. There are three distinct areas within this community: San Carlos Park, Island Park, and the university area. This community will continue to grow into a vibrant urban core for Lee County's high-tech research and development employment base.

The existing CenterPlace MPD (aka Esplanade Lake Club) zoning has previously been found consistent with the University Community designation and provides a mix of uses that furthers the San Carlos vision statement. The proposed text amendment and concurrent administrative amendment to the planned development will continue to further the vision statement.

FUTURE LAND USE

POLICY 1.1.9: The University Community future land use category provides for Florida's 10th University, Florida Gulf Coast University (FGCU), and for associated support development. The location and timing of development within this area must be coordinated with the development of the University and the provision of necessary infrastructure. All development within the University Community must be designed to enhance and support the University. In addition to all other applicable regulations, development within the University Community will be subject to cooperative master planning with, and approval by, the FGCU President or their designee.

Prior to development in the University Community future land use category, there will be established a Conceptual Master Plan which includes a generalized land use plan and a multiobjective water management plan. These plans will be developed through a cooperative effort between the property owner, Lee County, and South Florida Water Management District.

Within the University Community are two distinct sub-categories: University Campus and the University Village. The University Window Overlay, although not a true sub-category, is a distinct component of the total university environment. Together these functions provide the opportunity for a diversity of viable mixed use centers. Overall residential development within the University Village will not exceed 6,510 dwelling units. None of the 6,510 dwelling units may be used on or transferred to lands located outside of the University Community land use boundaries as they exist on October 20, 2010. Specific policies related to the University Community are provided in Goal 15.

The existing CenterPlace MPD (aka Esplanade Lake Club) zoning has previously been found consistent with Policy 1.1.9 and the proposed text amendment to remove the 25% limitation on single-family and zero lot line dwelling units and slight reduction in retail uses will remain consistent. Approval of the text amendment will allow the proposed Marquesa development to proceed which will provide a unique "single-family" product that is designed to enhance and support the University Community by providing even more housing diversity to meet the housing needs of the University Community. The applicant is in the process of coordinating with the adjacent developer and FGCU.

POPULATION PROJECTIONS & TABLE 1(B) DISCUSSION

Since the total number of dwelling units is not proposed to change as part of this text amendment, the request will have no impact on established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.

GROWTH MANAGEMENT

The existing CenterPlace MPD (aka Esplanade Lake Club) zoning has been found consistent

and the requested text amendment will have no impact on the development's continued consistency with Development Location Objective 2.1, Policies 2.1.1 and 2.1.2.

The existing CenterPlace MPD (aka Esplanade Lake Club) zoning has been found consistent and the requested text amendment will have no impact on the development's continued consistency with Development Timing Objective 2.2, Policy 2.2.1.

INFRASTRUCTURE AND SERVICES

The San Carlos Park Fire Protection and Rescue Service District provides fire protection services for the subject property. Lee County EMS provides emergency medical services. Law enforcement services are provided by Lee County Sheriff's South District Office in Bonita Springs. The proposed text amendment does not affect these services. No change is proposed to the total dwelling units so there should be no impact on classroom needs for the Lee County School District. No impacts are anticipated to Lee County Solid Waste's service of the site. Lee Tran does not currently service the site. Lee County Utilities provides water and sewer services to the site and capacity has been previously verified. The proposed text amendment will not affect these services.

RESIDENTIAL LAND USES

The existing CenterPlace MPD (aka Esplanade Lake Club) zoning has been found consistent and the requested text amendment will have no impact on the development's continued consistency with Goal 5 and its implementing Objectives and Policies.

COMMERCIAL LAND USES

The existing CenterPlace MPD (aka Esplanade Lake Club) zoning has been found consistent and the requested text amendment will have no impact on the development's continued consistency with Goal 6 and its implementing Objectives and Policies.

GOAL 15: UNIVERSITY COMMUNITY

The existing CenterPlace MPD (aka Esplanade Lake Club) zoning has been found consistent and the requested text amendment will have no impact on the development's continued consistency with Goal 15 and its implementing Objectives and Policies. Approval of the text amendment will allow the proposed Marquesa development to proceed which will provide a unique detached multi-family product that will provide even more diversity to the mix of housing types to accommodate the varying lifestyles of students, faculty, administration, other university personnel and employees of the associated support development, furthering consistency with Policies 15.1.2 and 15.1.3.

CONCLUSIONS

The requested text amendment remains consistent with and in furtherance of the intent of the Lee Plan as discussed in this analysis. The existing University Community Objectives and Policies relating to Area 9 were based upon sound planning principles and the requested text amendment is minor in nature and has no impact on the previous findings.

ADJACENT LOCAL GOVERNMENTS & THEIR COMPREHENSIVE PLANS

The requested text amendment will have no affect on existing adjacent local governments and their comprehensive plans. The closest adjacent local government to the subject property is the Village of Estero.

STATE POLICY PLAN AND REGIONAL POLICY PLAN

State Comprehensive Plan

Although the Community Planning Act of 2011 eliminated the requirement for consistency of the local comprehensive plan with the state comprehensive plan, the requested text amendment has no impact on the existing consistency and general furtherance of the adopted State Comprehensive Plan.

Strategic Regional Policy Plan (SRPP)

The text amendment remains consistent with and generally furthers the Strategic Regional Policy Plan. The request furthers the following Strategic Regional Policy Plan goal.

Affordable Housing Element

Goal 1: Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.

The proposed text amendment will allow for additional innovative housing type options to the university area, furthering this goal.