



Joseph Sarracino, Planner
Lee County Community Development
1500 Monroe St.
Fort Myers, FL 33902



**Re: CPA2022-00016
Barrett Park
Sufficiency #2 Re-Submittal**

Mr. Sarracino,

In response to the comment letter dated March 7, 2023, enclosed are the following items for your review:

1. Exhibit M16
2. Public Information Meeting Summary
3. Revised Sketch and Description
4. Memo from TR Transportation

In addition to the above items, written responses to the comments are provided below:

APPLICATION MATERIALS COMMENTS

1. Please clarify the responses to comments 4 and 5 of the first insufficiency letter. Do the Level of Service analyses need to be updated in light of the most recent Lee County Concurrency Report (2022)? Was Exhibit M 16 of the resubmittal the full exhibit or only the portions updated?

The resubmittal of Exhibit M16 was the full planning exhibit and included a review of the Lee County Concurrency Report from 2022. The Exhibit erroneously included a reference to the 2020 Concurrency Report but was in fact done based on the 2022 Concurrency Report. Additional analyses have been provided for stormwater, transportation, utilities, etc. under separate documents and remain part of the application.

LEE PLAN ANALYSIS COMMENTS

2. Staff acknowledges the applicant's response to the community meeting required by Objective 17 .3. Please provide appropriate documentation once the community meeting has been held.

A community meeting was held with the North Fort Myers Design Review Board on April 4, 2023. The project received favorable support at the meeting. Please see the attached public information summary.

LEGAL REVIEW COMMENTS

3. Please correct the legal description so that the subject property is accurately reflected, as follows: The second call (107.21 feet) and last call (169.22 feet) from the Point Of Beginning have inaccurate distances on the legal description and sketch.

Please see the attached revised sketch and description. We had to correct the first distance, the second is correct and matches the plat.

TRANSPORTATION REVIEW COMMENTS

4. Please provide the steps taken to calculate the "2045 peak direction traffic volumes" in Table 2A. It appears that the appropriate value for the D factor was not used for different road segments (e.g. , Barrett Rd, Pondella Rd, Pine Island Rd). For example in the case of Barrett Rd (S. of Site): 2045 peak direction traffic volumes- 4285 (2045 AADT) * 0.096 (K100) * 0.62 (D) = 255. Please revise Table 2A and provide a proper explanation.

Please see the attached memo from TR Transportation and the revised Table 2A in accordance with Staff's comment.

If there are any questions, please do not hesitate to call me.

Sincerely,

DeLisi, Inc.



Daniel DeLisi, AICP
President



Planning Justification Exhibits - M16 and M19

Location and Property Description

The subject property is located along the west side of Barrett Road approximately ½ mile south of Pine Island Road and approximately ¼ mile north of Pondella Road in North Fort Myers. The property is 20.14 acres in area located in the Sub-Outlying Suburban future land use category but is currently developed with more units than allowed within that future land use category. The current use of the property is for affordable housing. The proposed application will allow for a greater density to accommodate the County's growing needs for affordable units in a strategic location, close to urban infrastructure, transit service and within proximity to one of the County's central employment districts - downtown Fort Myers. The requested future land use map amendment is to change the land use category to Urban Community to allow for a multi-family redevelopment of the subject property.

Surrounding Uses/Compatibility

The property is located in an area of existing development on all sides. To the north of the subject property are a mix of scattered single-family units with two higher density multi-family projects south of Pine Island Road on the east side of Barrett Road within the City of Cape Coral limits. To the west of the subject property is a mix of single and multi-family uses, both within the City of Cape Coral limits and unincorporated Lee County. The Lee County Housing Authority has a single-family affordable housing development approximately 500 feet to the west off of McNeill Road. To the south, along Barrett Road are a mixture of single and multi-family developments on the east and west sides of Barrett Road, north of Pondella Road. To the east of the subject property, across Barrett Road, is a mix of single family and vacant properties.

Existing and Future Conditions Analysis

In accordance with Policy 95.1.3 below is an analysis on public facilities based on the existing development of the subject property as the baseline for the analysis. In addition, attached are analyses of the impacts on sanitary sewer, potable water and surface water by Andrew Fitzgerald, PE, DeLisi Fitzgerald and a Transportation Impact Study by TR Transportation. Letters of service availability for each County service provider are attached to this application as Exhibit M17.

The subject property is currently in the Outlying Suburban future land use category allowing for 42 residential units. However, the subject property is already developed with 50 single family units built and occupied on the property. The proposed amendment would allow for the development of 200 multi-family residential units. Therefore, the following analysis is based on a comparison between the 50 units that are in existence today with the proposed 200 units that are part of the proposed application.

Parks

The level of service for Parks is established in Policy 95.1.3.6 as follows:

NON-REGULATORY STANDARDS

6. Parks and Recreation Facilities: Minimum Level of Service:

(a) Regional Parks - 6 acres of developed regional park land open for public use per 1000 total seasonal county population.

(b) Community Parks - 0.8 acres of developed standard community parks open for public use per 1000 permanent population, unincorporated county only.

The proposed amendment would allow an increase of 150 residential units from what is existing to the proposed density. The addition of 150 units proposed would create the demand for an additional 1.8 acres of regional park, assuming 2 people per unit. In accordance with Lee County's 2022 Concurrency Report, available capacity exists to meet the increase in demand (Page 37).

The inventory indicates a total of 7,066 acres of existing regional parks operated by county, local, state, and federal governments. The capacity required to meet The Lee Plan non-regulatory LOS standard of 6 acres per 1,000 total seasonal county population (as illustrated in Table 3) is equal to 923,000 [seasonal county population] X (6 acres/1,000 population) = 5,538 acres.

The addition of 150 units proposed would create the demand for an additional .24 acres of Community Park, assuming 2 people per unit. In accordance with Lee County's 2022 Concurrency Report, available capacity exists to meet the increase in demand (Page 40). The current demand to meet the County's level of service is 307 acres. The County currently has 762 acres existing.

Lee County Schools

A letter from the Lee County School District has been requested and is forthcoming. The Lee County School Board projects student generation by dwelling unit. According to the School Board, the school children generation rate for single family homes is .297 students per unit and .116 students per unit for multi-family dwellings. This student

generation rate is further broken down by grade level. Assuming a current built density of 50 single family units, the following is what the current level of development generates based on school level.

| Student Generation Rates - Existing Development | | |
|--|-------------|--------------------|
| | Rate | Projected Students |
| Elementary | .149 | 7.5 |
| Middle | .071 | 3.6 |
| High | .077 | 3.9 |
| Total | .297 | 14 |

| Student Generation Rates - Proposed Development | | |
|--|-------------|--------------------|
| | Rate | Projected Students |
| Elementary | .058 | 11.6 |
| Middle | .028 | 5.6 |
| High | .03 | 6.0 |
| Total | .116 | 23 |

The proposed amendment would therefore produce an increase in 9 students. In accordance with the attached letter from the Lee County School Board, capacity exists within each school level to accommodate the increase in units.

Environmental Impacts

The proposed amendment will have no impact on environmentally sensitive resources in Lee County as demonstrated in Exhibit M12 of this application. The subject property has already been developed. The proposed redevelopment of the site will not impact the existing wetland on the east side of the property. The proposed development will need to comply with Lee County open space and indigenous preservation requirements.

**Barrett Park CPA
North Fort Myers Community Meeting Summary**

Date: April 4, 2023

Time: 6pm

Location: 2000 N. Recreation Park Way, North Ft. Myers, FL

Attendees:

Applicant: Daniel DeLisi, Andrew Fitzgerald

Public: Richard Thomas, Charlie Krebs, John Gardner

Meeting Summary:

Mr. DeLisi gave a presentation showing the property's location, size and surrounding uses. He reviewed the current Future Land Use category and the proposed future land use category as well as the total densities under the current Lee Plan, current property and proposed amendment to the Lee Plan.

Andrew Fitzgerald, PE reviewed the rezoning Master Concept Plan, including access, on-site amenities and existing and proposed preserve areas.

No concerns were expressed. The North Fort Myers Design Review Board voted to express support.

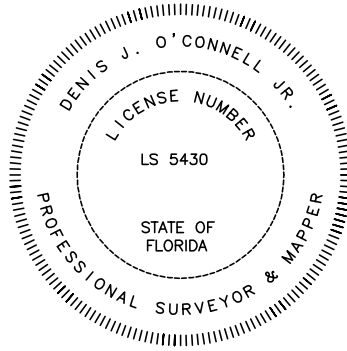
**SKETCH AND DESCRIPTION
OF A PARCEL OF LAND LYING IN
SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PORTION OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, AND BEING ALL OF BARRETT PARK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGES 5 THROUGH 8 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID BARRETT PARK; THENCE S.89°53'53"E., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 1252.85 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF BARRETT ROAD, A 60' RIGHT OF WAY; THENCE S.04°22'31"E., ALONG SAID RIGHT OF WAY AND BOUNDARY OF SAID PLAT, FOR 195.14 FEET; THENCE S.89°50'22"E., ALONG THE SOUTH RIGHT OF WAY LINE OF SAID BARRETT ROAD AND THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 60.38 FEET; THENCE S.04°26'45"E., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 655.90 FEET TO THE SOUTHEAST CORNER; THENCE N.89°45'39"W., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 983.78 FEET; THENCE N04°29'50"W., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 679.95 FEET; THENCE N.89°57'20"W., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 328.39 FEET; THENCE N.04°34'10"W., ALONG THE BOUNDARY OF SAID PLAT, FOR A DISTANCE OF 169.22 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 20.14 ACRES, MORE OR LESS.



BY: _____
DENIS J. O'CONNELL Jr.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

NOTES:

BEARINGS ARE BASED ON THE NORTH LINE OF BARRETT PARK, PLAT BOOK 50, PAGE 5, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING S 89°53'53" E.

2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.


3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

4. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

5. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

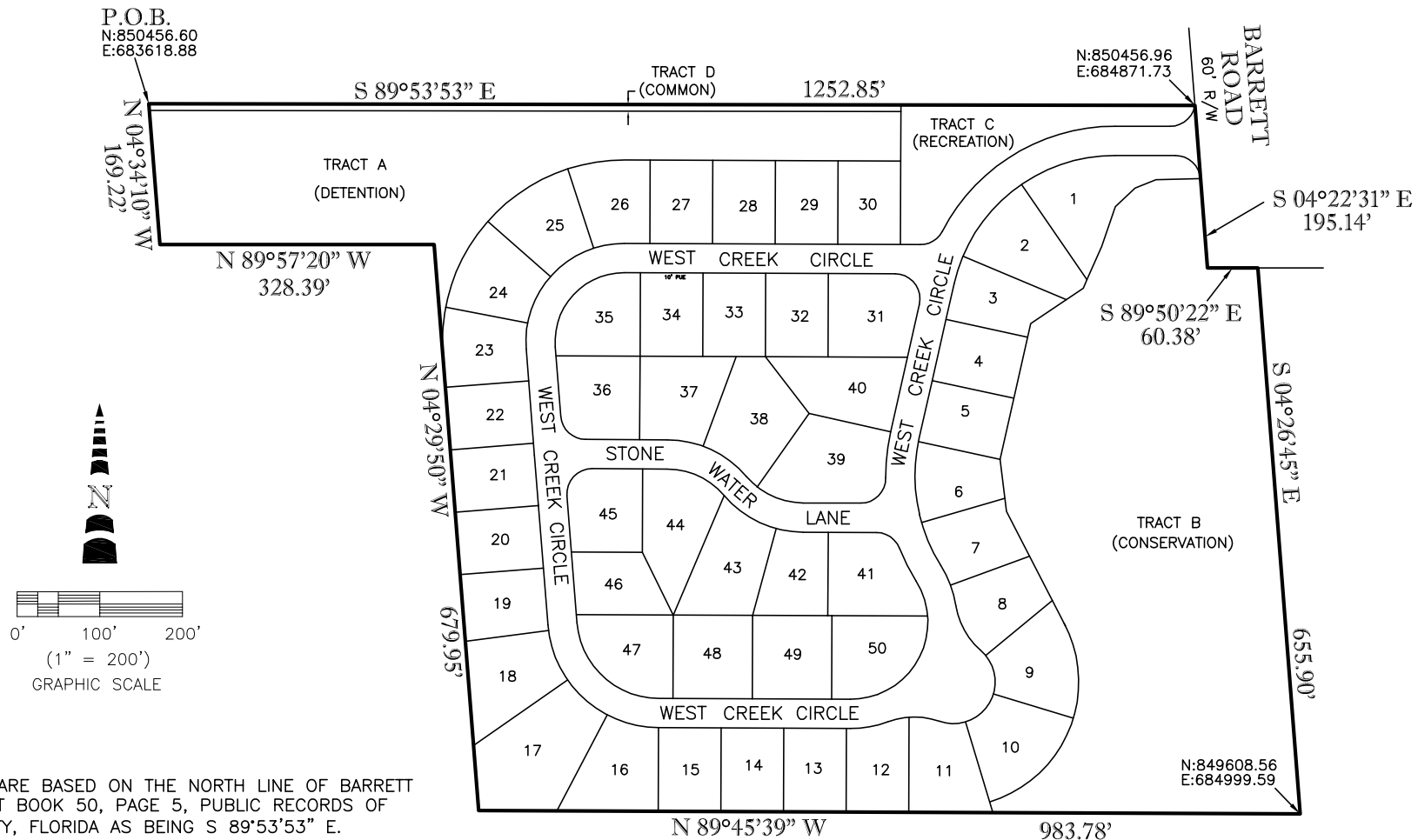
REVISED 1/16/23 -
ADD STATE PLANE COORDS
REVISED 4/06/23 -
PER COUNTY COMMENTS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

| | | | |
|---|--|--|--------------------|
| TITLE: LEGAL DESCRIPTION | | | |
|  | METRON SURVEYING & MAPPING, LLC LAND SURVEYORS · PLANNERS LB# 7071 | 10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com | |
| FILE NAME: 15318sk.dwg | FIELD BOOK/PAGE: 728/1-2,10-11 | PROJECT NO.: 15318 | SHEET: 1 OF 2 |
| EXHIBIT DATE: 11/30/22 | DRAWN BY: BUD | SCALE: 1" = 200' | CHECKED BY: DJO |
| | | FILE NO. (S-T-R) | 4-44-24 |

SKETCH AND DESCRIPTION

OF A PARCEL LYING IN SECTION 4, TOWNSHIP 44 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA



NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF BARRETT PARK, PLAT BOOK 50, PAGE 5, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING S 89°53'53" E.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. RECORDING INFORMATION SHOWN HEREON RELATES TO THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
5. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = ROADWAY EASEMENT
- SEC = SECTION
- TWP = TOWNSHIP
- RNG = RANGE

| | | | |
|--|-----------------------------------|--|--------------------|
| TITLE: SKETCH OF DESCRIPTION | | | |
|  | | METRON SURVEYING & MAPPING, LLC LAND SURVEYORS · PLANNERS LB# 7071 | |
| 10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com | | | |
| FILE NAME: 15318sk.dwg | FIELD BOOK/PAGE: 728/1-2,10-11 | PROJECT NO.: | SHEET: |
| EXHIBIT DATE: 11/30/22 | DRAWN BY: BUD | SCALE: 1" = 200' | CHECKED BY: DJO |
| | | PROJECT NO.: 15318 SHEET: 2 OF 2 FILE NO. (S-T-R): 4-44-24 | |

April 5, 2023

Mr. Dan DeLisi, AICP
DeLisi, Inc.
520 27th St
West Palm Beach, FL 33407

RE: Barret Park
CPA2022-00016

Dear Mr. DeLisi:

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

LC T.I.S. Application Sufficiency Checklist:

- 4. Please provide the steps taken to calculate the "2045 peak direction traffic volumes" in Table 2A. It appears that the appropriate value for the D factor was not used for different road segments (e.g. , Barrett Rd, Pondella Rd, Pine Island Rd). For example in the case of Barrett Rd (S. of Site): 2045 peak direction traffic volumes- 4285 (2045 AADT) * 0.096 (K100) * 0.62 (D) = 255. Please revise Table 2A and provide a proper explanation.*

A footnote has been added to Table 2A that states "The 2045 peak hour peak direction volumes were calculated by adjusting the 2045 AADT volumes obtained from the adopted FSUTMS model by the appropriate K and D factors". Table 2A has also been revised based on the appropriate D factors consistent with this comment. See attached revised Table 2A.

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

Sincerely,



Yury Bykau, P.E.
Senior Project Manager

Attachments

**TABLE 2A
2045 ROADWAY LINK LEVEL OF SERVICE CALCULATIONS
BARRETT PARK**

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 107 VPH IN= 67 OUT= 40

| ROADWAY | ROADWAY SEGMENT | 2045 | | | | | | | | | | | 2045 BACKGROUND PLUS PROJ | |
|------------------------|---------------------------|----------------|-----------------------------|----------------------------|-----------------|--|-------------|-------------------------------|--|-----|-----------------------------|------------------------------|---|-----|
| | | FSUTMS AADT | COUNTY PCS / FDOT SITE # | AADT BACKGROUND TRAFFIC | K-100 FACTOR | 100TH HIGHEST HOUR PK DIR 2-WAY VOLUME | D FACTOR | PM PK HR PEAK DIRECTION | PK HR PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME ¹ | LOS | PROJECT TRAFFIC DIST. | PK DIR PM PROJ TRAFFIC | PEAK DIRECTION TRAFFIC VOLUMES & LOS VOLUME | LOS |
| Barrett Rd | N. of Site | 2,938 | 34 | 2,938 | 0.096 | 282 | 0.62 | SOUTH | 175 | C | 30% | 20 | 195 | C |
| | S. of Site | 4,285 | 34 | 4,285 | 0.096 | 411 | 0.62 | SOUTH | 255 | C | 70% | 47 | 302 | C |
| Pine Island Rd (SR 78) | W. of Del Prado Blvd | 52,351 | 120038 | 52,351 | 0.090 | 4,712 | 0.57 | WEST | 2,686 | C | 8% | 5 | 2,691 | C |
| | W. of Barret Rd | 39,597 | 126049 | 39,597 | 0.090 | 3,564 | 0.57 | WEST | 2,031 | D | 15% | 10 | 2,041 | D |
| | E. of Barret Rd | 40,903 | 125042 | 40,903 | 0.090 | 3,681 | 0.57 | WEST | 2,098 | D | 15% | 10 | 2,108 | F |
| | E. of US 41 | 29,245 | 120003 | 29,245 | 0.090 | 2,632 | 0.57 | EAST | 1,500 | C | 5% | 3 | 1,503 | C |
| Pondella Rd | W. of Barret Rd | 31,553 | 34 | 31,553 | 0.096 | 3,029 | 0.62 | WEST | 1,878 | D | 25% | 17 | 1,895 | D |
| | E. of Barret Rd | 33,206 | 34 | 33,206 | 0.096 | 3,188 | 0.62 | WEST | 1,977 | F | 45% | 30 | 2,007 | F |
| | E. of US 41 | 38,272 | 34 | 38,272 | 0.096 | 3,674 | 0.62 | WEST | 2,278 | F | 15% | 10 | 2,288 | F |
| Orange Grove Blvd | S. of Pondella Rd | 9,240 | 34 | 9,240 | 0.096 | 887 | 0.62 | SOUTH | 550 | C | 25% | 17 | 567 | C |
| | S. of Iris Dr | 10,301 | 34 | 10,301 | 0.096 | 989 | 0.62 | SOUTH | 613 | C | 20% | 13 | 626 | C |
| Hancock Bridge Pkwy | W. of Orange Grove Blvd | 26,855 | 17 | 26,855 | 0.102 | 2,739 | 0.63 | WEST | 1,726 | C | 15% | 10 | 1,736 | C |
| | W. of Del Prado Blvd | 31,026 | 17 | 31,026 | 0.102 | 3,165 | 0.63 | WEST | 1,994 | F | 5% | 3 | 1,997 | F |
| Del Prado Blvd | S. of Hancock Bridge Pkwy | 50,870 | 40 | 50,870 | 0.087 | 4,426 | 0.51 | NORTH | 2,257 | C | 10% | 7 | 2,264 | C |
| US 41 | N. of Pine Island Rd | 36,830 | 125029 | 36,830 | 0.090 | 3,315 | 0.531 | NORTH | 1,760 | C | 5% | 3 | 1,763 | C |
| | S. of Hancock Bridge Pkwy | 65,324 | 126001 | 65,324 | 0.090 | 5,879 | 0.531 | NORTH | 3,122 | F | 25% | 17 | 3,139 | F |
| Business 41 | S. of Pondella Rd | 78,159 | 126041 | 78,159 | 0.090 | 7,034 | 0.526 | NORTH | 3,700 | F | 15% | 10 | 3,710 | F |
| | N. of Pondella Rd | 55,461 | 125043 | 55,461 | 0.090 | 4,991 | 0.526 | NORTH | 2,625 | C | 5% | 3 | 2,628 | C |
| | N. of Pine Island Rd | 40,282 | 125027 | 40,282 | 0.090 | 3,625 | 0.526 | NORTH | 1,907 | C | 5% | 3 | 1,910 | C |

¹ The 2045 Pk Hr Pk Direction Traffic Volumes were calculated by adjusting the 2045 AADT volumes obtained from the adopted FSUTMS model by the appropriate K and D factors.

* The K-100 and D factors for County maintained roadways were obtained from Lee County Traffic Count Report.

Note: Due to lack of traffic data in the Lee County Traffic Count Report, the K-100 and D factors for Barrett Road were assumed from Lee County PCS #34.

Note: Due to lack of traffic data in the Lee County Traffic Count Report, the K-100 and D factors for Orange Grove Boulevard were assumed from Lee County PCS #34.

* The K-100 and D factors for FDOT maintained roadways were obtained from Florida Traffic Online resource.