



Engineers, Planners & Development Consultants

Babcock Road-US 41 Small-Scale Map Amendment

Lee County Local Planning Agency

Monday, August 28, 2023

THE TEAM

ALAN FREEMAN as TRUSTEE
Applicant

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PRESENTATION OUTLINE

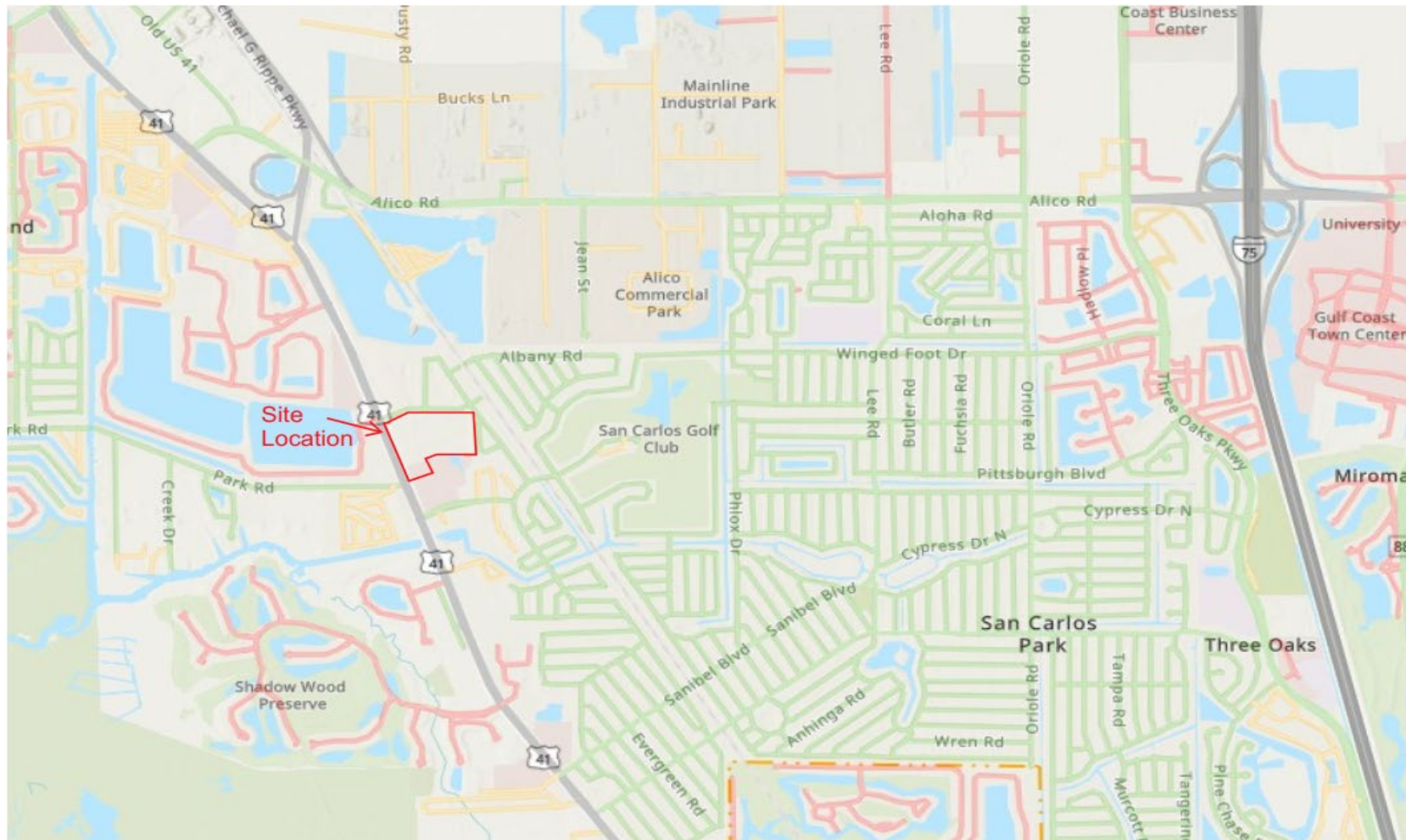
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THE REQUEST

- Amendment to Lee Plan Map I, Page I Future Land Use map designation on ±25.60-acres from Urban Community to Central Urban.
 - Amendment to Table I(b) 2045 Population to accommodate residential development on the subject property.
 - The Amendment to the Future Land Use Map will change the allowable density from 6 dwelling units per acre to allow 10 dwelling units per acre.
 - The Proposed amendment is anticipated to facilitate the development of a residential multifamily complex.
- Staff Found the request consistent with Lee Plan and Recommends Transmittal.



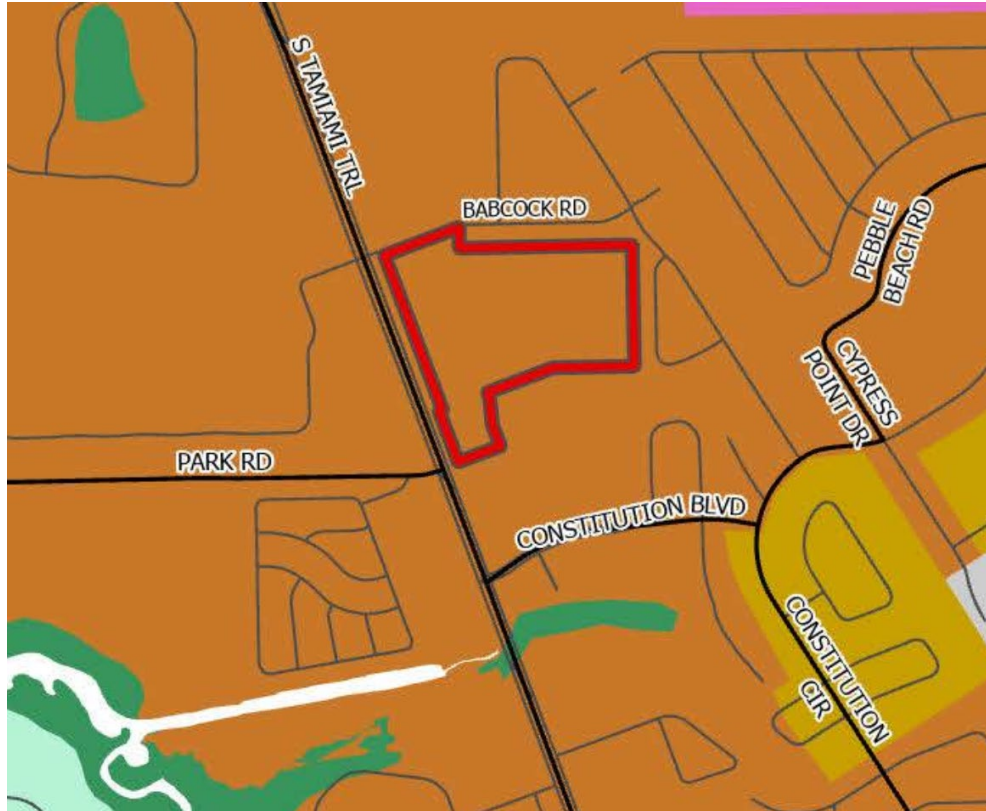
AREA LOCATION MAP



The overall site consists of 8 parcels.

The subject property is located at the southeast corner of US 41 – S. Tamiami Trail (A State Maintained Arterial ROW) and Babcock Rd.

FUTURE LAND USE - EXISTING & PROPOSED



Planning Districts

Mixed Use Overlay

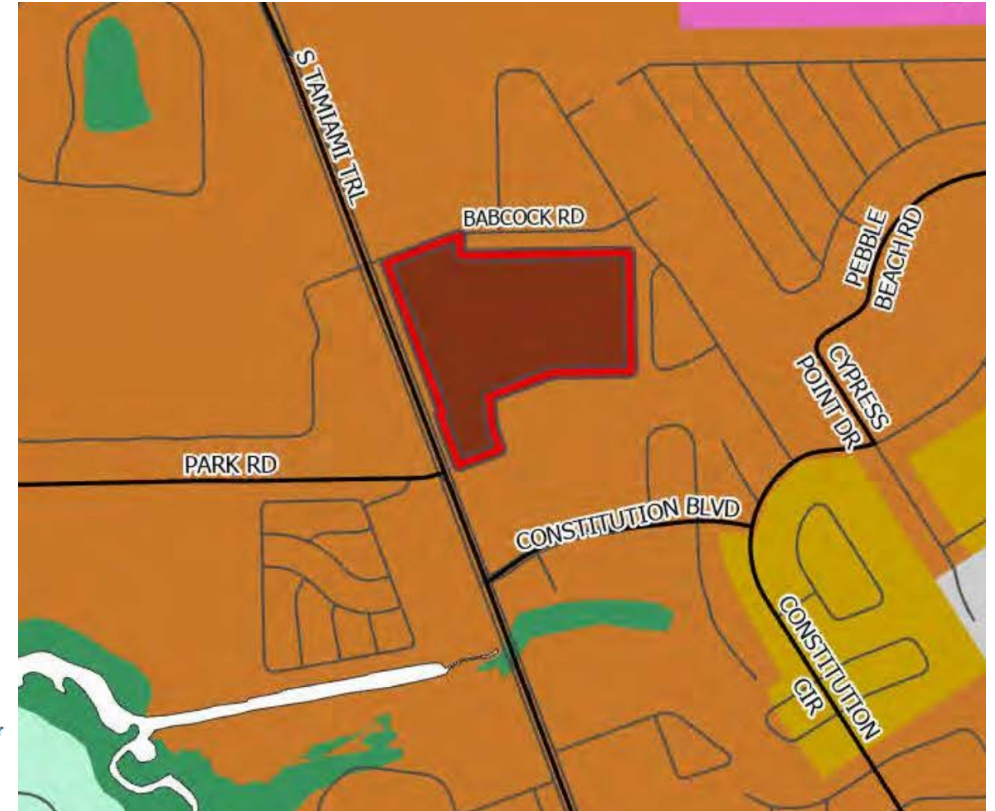


Future Land Use Map

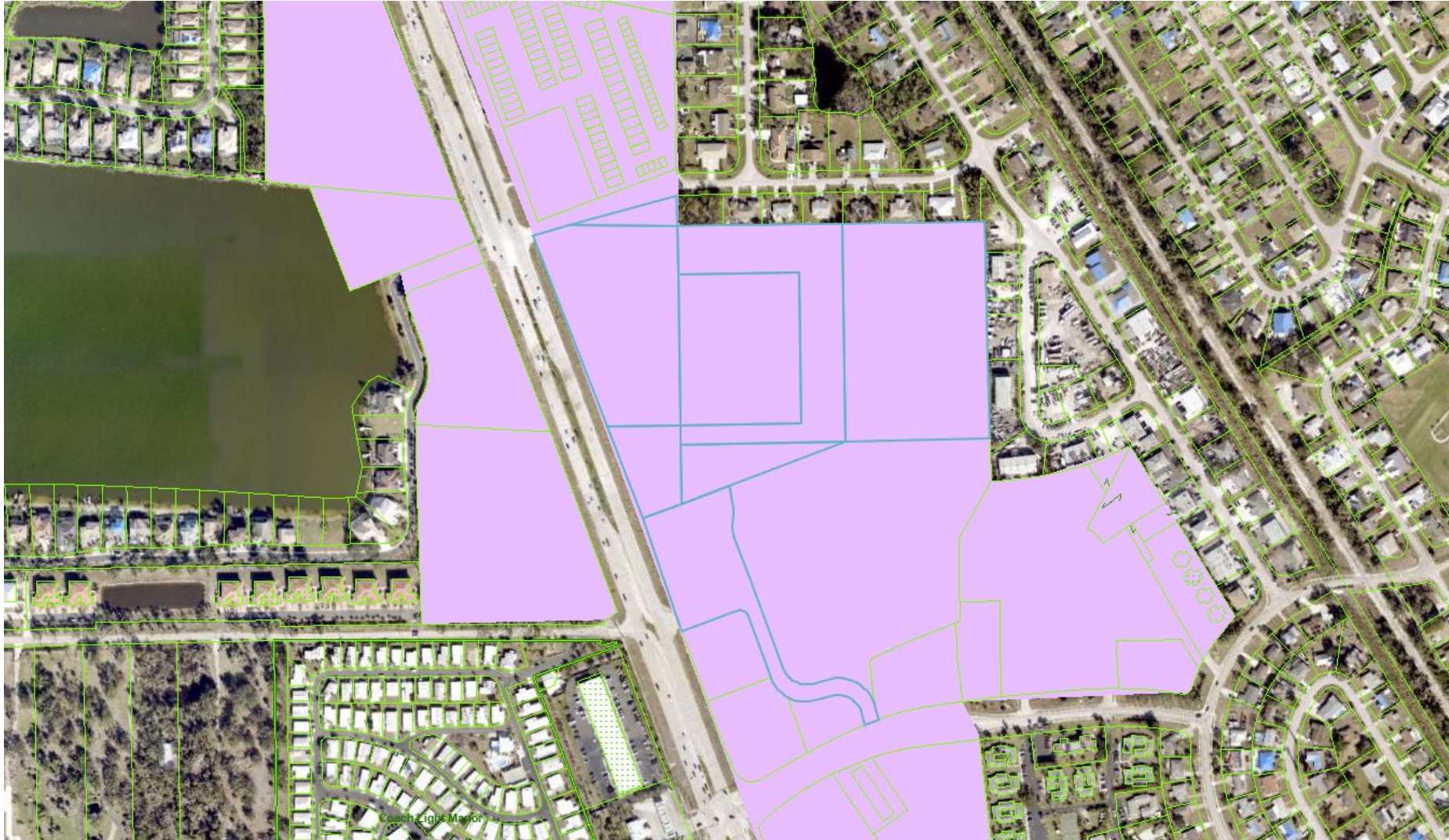
Future Urban Areas

FUTURE URBAN AREAS

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent



MIXED USE OVERLAY



LEE PLAN LAND USE DESCRIPTION

- POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units
- POLICY 1.1.3: The Central Urban future land use category can best be characterized as the “urban core” of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.

► **The requested amendment would allow for greater density on the subject property than is currently permitted. The existing and proposed future land use categories are otherwise similar in allowed uses and intensity of non-residential development**

SUBJECT & SURROUNDING PROPERTIES



► Subject Property

► ±25.60-Acres zoned C-2

► Disturbed Vacant

West

Properties to the west, across US 41 are zoned CS-1 (Special Commercial Office), CN-2 (Neighborhood Commercial) C-1A and CPD (Commercial Planned Development). The Commercial Planned Development known as, Harborage PUD/CPD is approved for 24,900 sf of Commercial and 565 units of Residential Uses.

North

Properties to the North, across Babcock Rd. are zoned C-2 (Commercial) and RM-2 (Residential Multifamily)

East

Properties to the east are zoned C-2(Commercial)

South

To the south, is zoned C-2 + C-1

DESCRIPTION OF EXISTING LAND USE

Subject Property

The subject property consists of 8 parcels that make up 25.60 acres and are located on the southeast corner of S. Tamiami Trail-US41 (State Maintained, 6-lane divided arterial roadway) and Babcock Rd (a county maintained minor collector road) within the commercial road corridor. The property is in Section 07, Township 46 South, Range 25 East, and Section 08, Township 46 South, Range 25 Lee County, Florida at 17801-831 South Tamiami Trail, Fort Myers. We are proposing to extend the existing reverse access road to connect Babcock Rd to Constitution Blvd.

North

To the north, across Babcock Rd. are existing Single-Family and Duplex Residential properties and a hybrid storage facility known as “The Toy Vault”.

East

To the East is a well-established Commercial Subdivision consisting of Marc’s Automotive (auto repair shop), Southwest Florida Auto (Auto Sales), Florida Structural Group (Structural Repair Group), Superior Marine salvage (Marine Shop and Services) as well as several commercial buildings and multifamily buildings.

South

To the south, a neighborhood shopping plaza, fast food restaurant and across from Constitution Blvd is an existing Days Inn, by Wyndham hotel, Springs Grill Pizzeria and Port San Carlos Gardens M/F Condo Building.

West

To the West, across from US Hwy 41 is developed with a multi-use commercial building, Mobile Gas station and vacant land.

PUBLIC FACILITIES

Fire: The San Carlos Park Fire Protection and Rescue Service District indicated that they are capable of providing fire protection to the subject property. The subject property is approximately 1.8 miles from Station 51 with a response time of less than three minutes.

Emergency Medical Services: The subject property has access to Emergency Medical Services. Lee County Emergency Medical Services indicated that they will be able to serve the property from Medic 9 located 1.8 miles from the property. Three other locations are within 6 miles of the property.

Utilities: The subject property is within the Lee County Utilities future potable water and sanitary sewer service areas as identified on Lee Plan Maps 4-A and 4-B. Lee County Utilities has provided a letter stating that adequate potable water and sanitary sewer services are available to support the increased density. Potable water service will be provided through the Pinewood Water Treatment Plant and sanitary sewer will be provided by Three Oaks Water Reclamation Facility. There are no reuse mains within the vicinity of the project.

Public Transit: The subject property is within ¼ mile of a fixed route corridor and bus stop #11569 is within ¼ mile of the property. The 2020 Transit Development Plan identifies the need for enhanced or additional transit services in the area. The developer may be required to connect to and improve transit facilities.

Schools: The School District of Lee County provided a letter stating that capacity is an issue within the Concurrency Service Area (CSA) at the elementary school level, however, capacity is available in the adjacent CSA.

Police: The Lee County Sheriff's Office will provide law enforcement services primarily from the South District Offices in Bonita Springs. The Sheriff indicated in a letter that development of the subject property will not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

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.

Traffic: Long Range & Short-Range Analysis indicated the project will not cause any roadway link to fall below the recommended minimum acceptable level of service thresholds.

LEE PLAN CONSISTENCY

Policy 1.1.4- Urban Community: The site is presently designated as Urban Community on the FLU map. The area has been widely developed with residential and commercial uses since the designation of Urban Community.

- Changing the property to Central Urban future land use will provide opportunities for increased development of economic growth within an area with support capacity.
- The subject parcel is within the boundaries of the Mixed-Use Goal II vision. The mixed use as stated in Policy 11.1.1 is consistent in both Urban Community, existing and Central Urban, proposed.

Policy 2.2.1: The primary access to the site will be provided by US 41 (S. Tamiami Trail), a State maintained Arterial roadway. A secondary access will be provided by Babcock Rd. and Constitution Blvd, a County maintained collector road.

Policy 5.1.1: The Subject parcels are located within the Mixed-Use Overlay the Requested FLU

Policy 5.1.2: The subject property is not within the Coastal High Hazard Area as based on and delineated in Map 5 of the Lee Plan.

- The proposed residential development consisting of approximately 267 dwelling units will utilize a clustered development pattern providing the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design
- The proposed project will be designed in such a way that the future commercial uses will be located along US 41 and the residential development will be clustered on the eastern side of the property.

LEE PLAN CONSISTENCY

Policy 2.2.1: There are existing commercial developments offering employment and shopping opportunities all along S. Tamiami Trail/US 41 with restaurants, businesses, and shopping centers.

Policy 5.1.3: The subject property is in an area surrounded by existing residential and commercial development. The requested increase in density is consistent with the surrounding area and provides for additional infill development in an area where existing public facilities are available.

Policy 6.1.4: The existing zoning and developed uses in the surrounding area are primarily commercial and residential development. The principal land uses for Central Urban are areas that already are heavily settled and have, or will have, the greatest range and highest levels of public services. Residential and commercial land uses will continue to be predominate within the current land use category and therefore continue to be compatible. One of the only differences in the land use category change is the allowable dwelling units per acre. These uses are appropriate in this location due to the proximity to the interstate.

Policy 6.1.5: The subject parcel is in an area where capacity exists on the adjacent existing roadway network. A signalized intersection is located at US 41 and Constitution Blvd, providing access to the site

Policy 6.1.6 The proposed change in land use will not have any impact on landscaping, open space or buffering on the subject site.

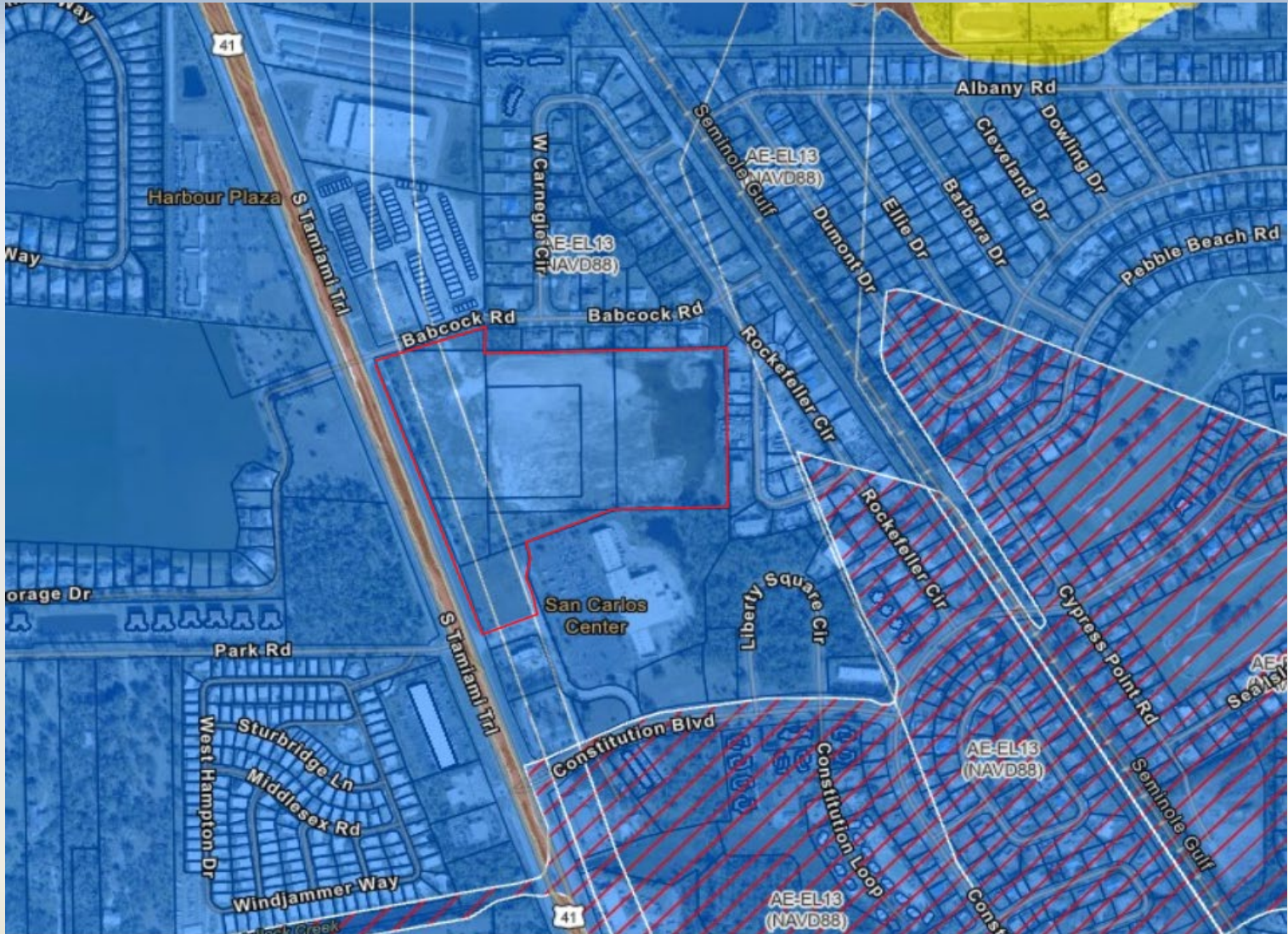
LEE PLAN CONSISTENCY

Policy 11.2.2: Interconnection between Babcock Rd to Constitution is being proposed in Concurrent Development Order (DOS2022-00199)

Policy 37.1.3: The proposed land use change will have no adverse impact on the Level of Service of the Adjacent roads

Policy 126.1.4: The proposed mixed-use development will include an engineered surface water (stormwater) management system, based on the rules, standards, and criteria of the SFVMD ERP program, and be consistent with the criteria of Part IV of Chapter 373, Florida Statutes. Through the elimination of the existing conveyance features, and construction of the stormwater management system, predevelopment water resources conditions (shallow groundwater and surface water) will be maintained, or otherwise enhanced. The attenuation of stormwater flows through the creation of wet detention areas (lakes), results in surface water supplies being seasonally stored, thereby improving recharge potential to the underlying Water Table Aquifer and enhancing shallow groundwater levels. The features also provide improved surface water quality treatment, provide wildlife habitat and can be used to supplement irrigation supplies. Therefore, the development design not only maintains, but potentially improves existing water resource conditions.

SURFACE WATER MANAGEMENT / ENVIRONMENTAL

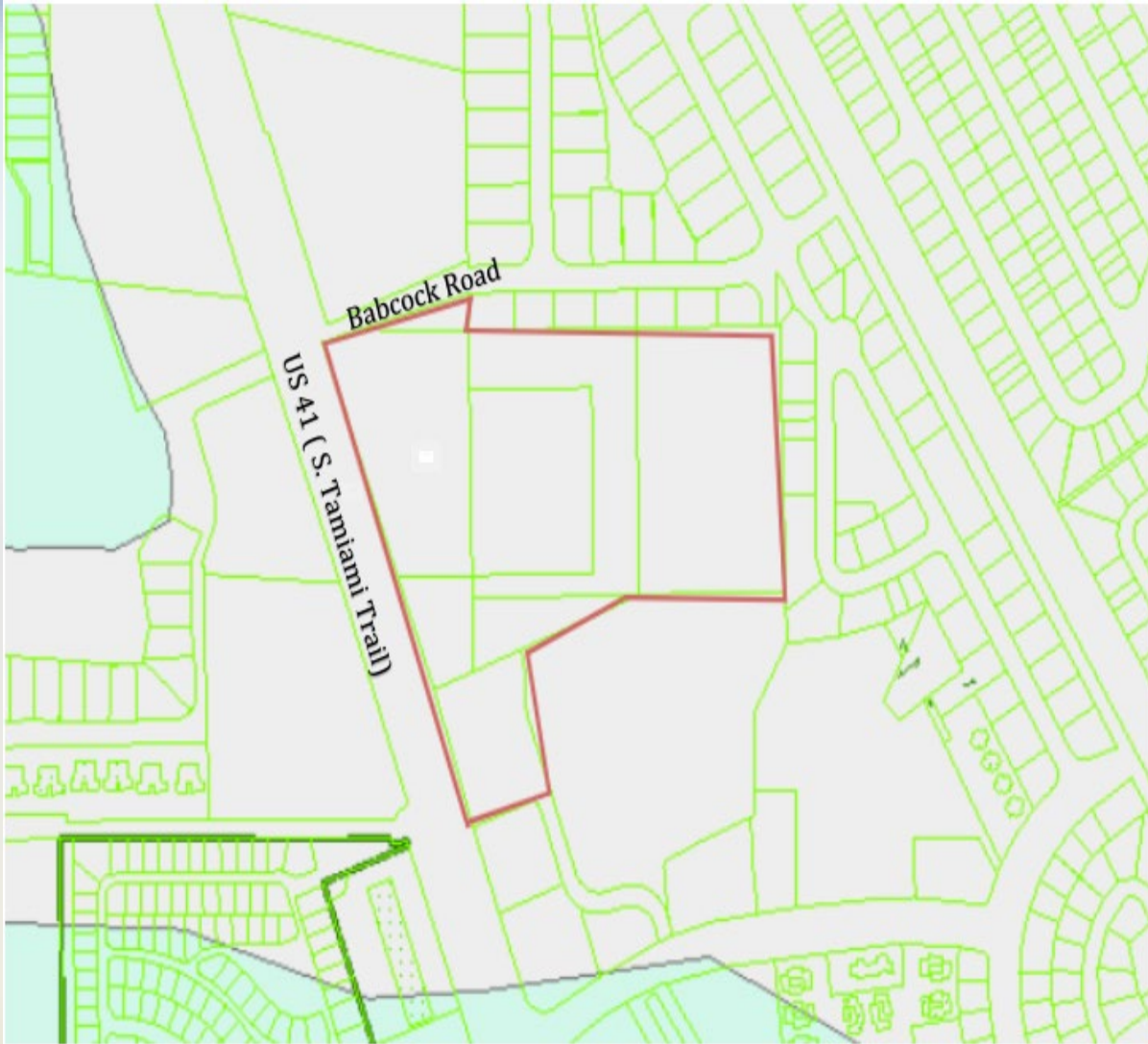


South Florida Water Management District (SFWMD) issued a formal wetland determination and an Environmental Resource Permit (ERP) that determined no wetlands were present on the site. The site previously contained a 13.60-acre shallow borrow pit which has since been filled, as approved by LDO2020-00308 and SFWMD Exemption No. 36-102363-P and SFWMD ERP for the Multifamily Development No. 36-107941-P.

No protected species have been identified within the project boundaries per the Protected Species Survey provided as part of the DOS2022-00199 and SFWMD submittal.

The property is within FEMA flood zone AE 11.00 – 13.00’ contours. This will be mitigated by placing fill such that the finished floor elevation is one foot above the FEMA base flood elevation as required by Florida Building Code and Chapter 6, LDC.

HISTORIC RESOURCES



Florida Master Site File

Per the Florida Master Site File, there are not any previously recorded cultural or historic resources located within 150 feet of the subject property

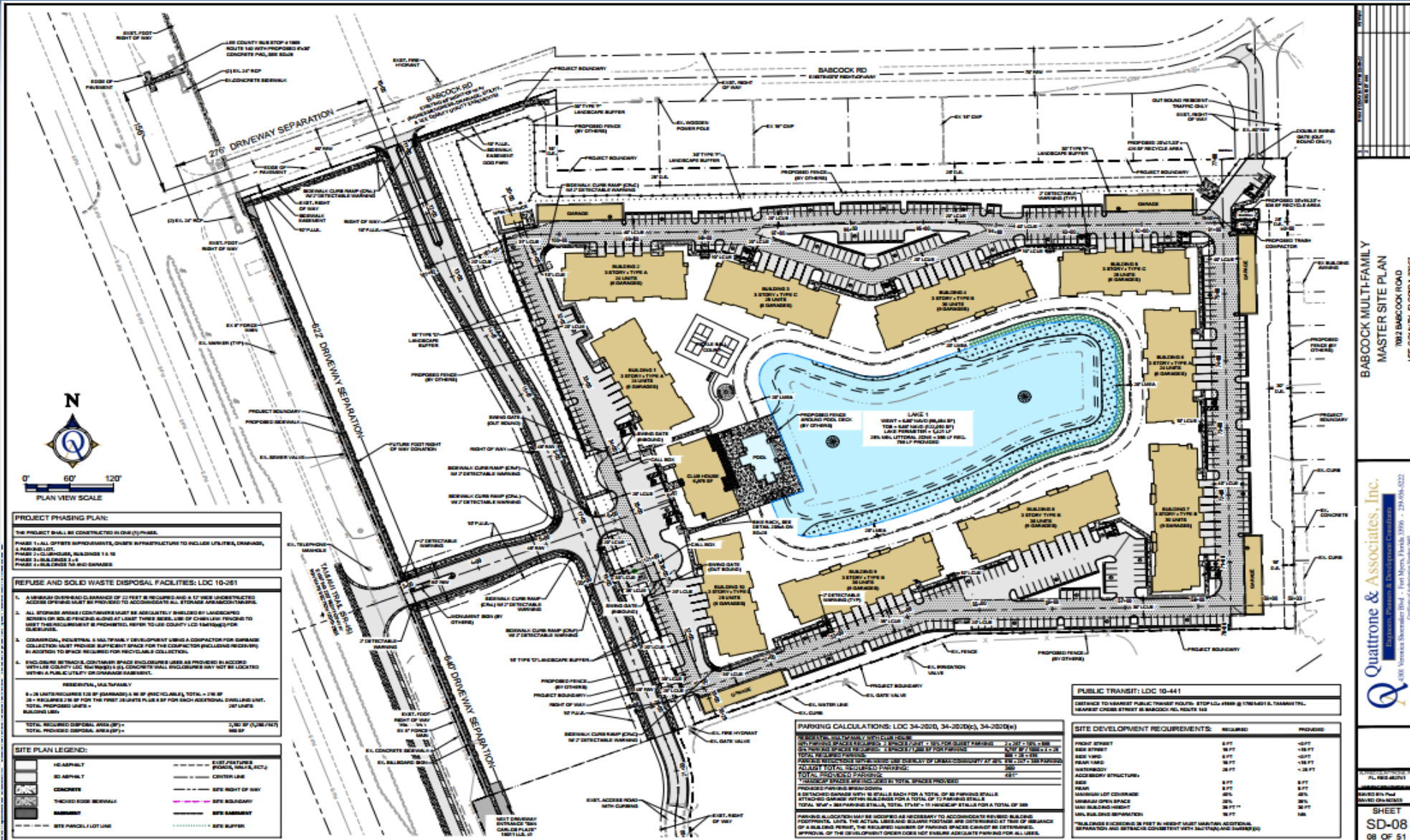
Archaeological Sensitivity Map

±450 ft South of the subject property is identified as being archaeologically sensitive 2 on the Lee County Archaeological Sensitivity Map dated December 2014. See below.

CONCLUSION

The Future Land Use change from Urban Community to Central Urban will allow for a mixed-use infill development with both residential uses and supportive neighborhood commercial uses. The property is located within a mature developed area of Lee County as evidence by surrounding land use, densities, and intensities. The site is in proximity to goods, services, recreation, and public infrastructure. Flexibility in the uses for the subject site will not provide for additional intensity, nor provide any new deficiencies or impact the public health, safety or welfare, only residential density will increase with the change from Urban Community to Central Urban. Central Urban will continue to protect the natural resources and environmental features of the property through compliance with the Land Development Code and will efficiently utilize the existing public facilities and services in the area. The change will allow continued support of mixed-use development within the overlay and in an appropriate location, thereby accommodating growth in areas intended by Lee County Comprehensive Plan. This narrative confirms that the proposed request from Urban Community to Central Urban is consistent with the Lee Plan and Land Development Code for the future land use change.

Site Development Map



**BABCOCK MULTI-FAMILY
 MASTER SITE PLAN**
 7842 BABCOCK ROAD
 LEE COUNTY, FLORIDA 33907

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**SHEET
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 OF 51**