

EXHIBITS

CASE # DCI2023-00024

CASE NAME: ARBORWOOD VILLAGE CPD
AMENDMENT

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS?	YES	NO

LOCATION OF BOARDS

If there are any board exhibits, attach another copy of this form to boards for identification purposes.

EXHIBITS

Case #

DCI2023-00024

APPLICANT

a. 48-Hour b. corrected 48-Hour

STAFF

a) Oadl info by H&X

#1 Resume Chastain#1 Staff Report#2 presentation & composite ex.

#2

#3

#3

#4

#4

#5

#5

#6

#6

#7

#7

#8

#8

#9

#9

#10

#10

OTHER EXHIBITSNAMENUMBERDESCRIPTION

#

#

#

#

#

#

Perez, Maria

From: Jeremie Chastain <jeremiechastain@hmeng.com>
Sent: Monday, February 12, 2024 4:27 PM
To: Perez, Maria; beu@msepartners.net; Badamtchian, Chahram
Cc: Sweigert, Rebecca; Toussaint, Tracy; Princing, Jamie; Workman, Elizabeth; Ennis, Audra; DeFilippo, Nicholas; Kleinmann, Ohdet H; Henderson, Abby; Werst, Lee; Baucom, Warren; Rozdolski, Mikki; Rodriguez, Anthony; Danley Jr, Dirk; Gillogly, Phil; Evans, Marcus; Rodriguez, Jennifer
Subject: RE: DCI2023-00024 ARBORWOOD VILLAGE CPD AMENDMENT
Attachments: 48 Hour Letter (2-12-2024).pdf

Caution: This email originated from an external source. Be cautious of attachments and links, and do not provide login information. Report suspicious activity to the Service Desk: servicedesk@leegov.com or 533-HELP.

Hello Maria,

Attached please find the applicant's 48-hour notice that includes an exhibit list. Please let me know if you have any questions.

JEREMIE CHASTAIN, AICP

Lead Planner | Hole Montes, a **BOWMAN** company
950 Encore Way, Naples, FL 34110
O: (239) 254-2000 | D: (239) 254-2027 | M: (949) 214-5031
jchastain@bowman.com | bowman.com



As of May 15, 2023, Hole Montes has officially joined Bowman.

Bowman is a national professional services firm offering multi-disciplinary engineering, planning, surveying, geomatics, construction management, environmental consulting, landscape architecture, and right-of-way acquisition. This change provides a strong foundation for us to merge our comprehensive skillsets while offering the same level of commitment to our clients and employees. To learn more, visit bowman.com.

From: Perez, Maria <MPerez@leegov.com>
Sent: Monday, February 12, 2024 2:28 PM
To: beu@msepartners.net; Jeremie Chastain <jeremiechastain@hmeng.com>; Badamtchian, Chahram <CBADAMTCHIAN@leegov.com>
Cc: Sweigert, Rebecca <RSweigert@leegov.com>; Toussaint, Tracy <TToussaint@leegov.com>; Princing, Jamie <JPrincing@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Ennis, Audra <AEnnis@leegov.com>; DeFilippo, Nicholas <NDeFilippo@leegov.com>; Kleinmann, Ohdet H <OKleinmann@leegov.com>; Henderson, Abby <AHenderson@leegov.com>; Werst, Lee <LWerst@leegov.com>; Baucom, Warren <WBaucom@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Danley Jr, Dirk <DDanleyJr@leegov.com>; Gillogly, Phil <PGillogly@leegov.com>; Evans, Marcus <MEvans@leegov.com>; Rodriguez, Jennifer <JMRodriguez@leegov.com>
Subject: [EXTERNAL] DCI2023-00024 ARBORWOOD VILLAGE CPD AMENDMENT

APPLICANT'S
EXH # a

Good afternoon. Ms. Amanda L. Rivera will be the Hearing Examiner presiding over the subject zoning case scheduled to be heard on February 14, 2024.

I have attached instructions on how to submit 48-hour notice and the exhibit list. Please do not pre-label your exhibits.

A court reporter will not be present. Applicant may hire a court report is they wish to have one.

We have upgraded our equipment in our hearing room. I have attached the new project layout so PowerPoint Presentations may be prepared to fit the screen. Thank you.

MARIA D. PEREZ

ADMINISTRATIVE SPECIALIST SENIOR

LEE COUNTY HEARING EXAMINER'S OFFICE

BOARD OF COUNTY COMMISSIONERS

P.O. Box 398

(1500 Monroe Street)

Fort Myers, Florida 33902

Tel: (239) 533-8100

E-mail: perezmd@leegov.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Please note our general office email address: hex@leegov.com



February 12, 2024

Amanda L. Rivera
Deputy Hearing Examiner
1500 Monroe Street
Fort Myers, FL 33901

**Re: Arborwood Village CPD Amendment
(DCI2023-00024)
HM File No.: 2022.115**

Dear Ms. Rivera:

Please be advised that Hole Montes, a Bowman Company, and TR Transportation Consultants, Inc., represent the Applicant for the requested Commercial Planned Development Amendment on the subject property.

1. Witness Summary:

Jeremie Chastain, AICP, Lead Planner, Hole Montes, a Bowman Company, 950 Encore Way, Naples, FL 34110.

- Seeking to be qualified as an expert witness by the Lee County Hearing Examiner. Current resume is submitted to be placed on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, Zoning, Site Planning, and land use planning, as they relate to Lee County zoning and planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Ted Treesh, TR Transportation Consultants, Inc., 2726 Oak Ridge Ct. STE 503, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.

The applicant reserves the right to rely upon and call any of the Expert Witnesses listed by the Staff Expert Witness List submitted with the Staff Report, as that may be added or supplemental.

950 Encore Way, Naples, FL 34110
P: 239.254.2000
holemontes.com | bowman.com

Amanda L. Rivera, Deputy Hearing Examiner
Re: Arborwood Village CPD Amendment
(DCI2023-00024)
HM File No.: 2022.115
February 12, 2024
Page 2

2. Outstanding Issues:

The applicant agrees with the proposed conditions as indicated in the Findings and Conclusions of the Staff Report. There are no outstanding issues.

3. Exhibit List:

Applicant's PowerPoint presentation
Jeremie Chastain Resume
Proposed MCP Option A
Proposed MCP Option B
Parking Demand Study
Updated Parking Summary Data
Supplemental Parking Study

If you have any questions, please don't hesitate to contact me.

Very truly yours,

HOLE MONTES, A BOWMAN COMPANY



Jeremie Chastain, AICP
Lead Planner

950 Encore Way, Naples, FL 34110
P: 239.254.2000
holemontes.com | bowman.com

Perez, Maria

From: Jeremie Chastain <jeremiechastain@hmeng.com>
Sent: Tuesday, February 13, 2024 3:19 PM
To: Perez, Maria
Cc: Badamtchian, Chahram
Subject: RE: DCI2023-00024 ARBORWOOD VILLAGE CPD AMENDMENT

Caution: This email originated from an external source. Be cautious of attachments and links, and do not provide login information. Report suspicious activity to the Service Desk: servicedesk@leegov.com or 533-HELP.

Hi Maria,

I just realized there was a typo in my 48hr Letter. I mistakenly included Proposed MCP Option B under the Exhibit List. It should be Proposed MCP Option C. Option B was revised nor submitted as part of this petition. My apologies.

JEREMIE CHASTAIN, AICP

Lead Planner | Hole Montes, a **BOWMAN** company
950 Encore Way, Naples, FL 34110
O: (239) 254-2000 | D: (239) 254-2027 | M: (949) 214-5031
jchastain@bowman.com | bowman.com



As of May 15, 2023, Hole Montes has officially joined Bowman.

Bowman is a national professional services firm offering multi-disciplinary engineering, planning, surveying, geomatics, construction management, environmental consulting, landscape architecture, and right-of-way acquisition. This change provides a strong foundation for us to merge our comprehensive skillsets while offering the same level of commitment to our clients and employees. To learn more, visit bowman.com.

From: Perez, Maria <MPerez@leegov.com>
Sent: Monday, February 12, 2024 4:28 PM
To: Jeremie Chastain <jeremiechastain@hmeng.com>; beu@msepartners.net; Badamtchian, Chahram <CBADAMTCHIAN@leegov.com>
Cc: Sweigert, Rebecca <RSweigert@leegov.com>; Toussaint, Tracy <TToussaint@leegov.com>; Princing, Jamie <JPrincing@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Ennis, Audra <AEnnis@leegov.com>; DeFilippo, Nicholas <NDeFilippo@leegov.com>; Kleinmann, Ohdet H <OKleinmann@leegov.com>; Henderson, Abby <AHenderson@leegov.com>; Werst, Lee <LWerst@leegov.com>; Baucom, Warren <WBaucom@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Danley Jr, Dirk <DDanleyJr@leegov.com>; Gillogly, Phil <PGillogly@leegov.com>; Evans, Marcus <MEvans@leegov.com>; Rodriguez, Jennifer <JMRodriguez@leegov.com>
Subject: [EXTERNAL] RE: DCI2023-00024 ARBORWOOD VILLAGE CPD AMENDMENT

Thank you.

From: Jeremie Chastain <jeremiechastain@hmeng.com>
Sent: Monday, February 12, 2024 4:27 PM

APPLICANT'S
EXH # b

To: Perez, Maria <MPerez@leegov.com>; beu@msepartners.net; Badamtchian, Chahram <CBADAMTCHIAN@leegov.com>

Cc: Sweigert, Rebecca <RSweigert@leegov.com>; Toussaint, Tracy <TToussaint@leegov.com>; Princing, Jamie <JPrincing@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Ennis, Audra <AEnnis@leegov.com>; DeFilippo, Nicholas <NDeFilippo@leegov.com>; Kleinmann, Ohdet H <OKleinmann@leegov.com>; Henderson, Abby <AHenderson@leegov.com>; Werst, Lee <LWerst@leegov.com>; Baucom, Warren <WBaucom@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Danley Jr, Dirk <DDanleyJr@leegov.com>; Gillogly, Phil <PGillogly@leegov.com>; Evans, Marcus <MEvans@leegov.com>; Rodriguez, Jennifer <JMRodriguez@leegov.com>

Subject: RE: DCI2023-00024 ARBORWOOD VILLAGE CPD AMENDMENT

Caution: This email originated from an external source. Be cautious of attachments and links, and do not provide login information. Report suspicious activity to the Service Desk: servicedesk@leegov.com or 533-HELP.

Hello Maria,

Attached please find the applicant's 48-hour notice that includes an exhibit list. Please let me know if you have any questions.

JEREMIE CHASTAIN, AICP

Lead Planner | Hole Montes, a **BOWMAN** company

950 Encore Way, Naples, FL 34110

O: (239) 254-2000 | D: (239) 254-2027 | M: (949) 214-5031

jchastain@bowman.com | bowman.com



As of May 15, 2023, Hole Montes has officially joined Bowman.

Bowman is a national professional services firm offering multi-disciplinary engineering, planning, surveying, geomatics, construction management, environmental consulting, landscape architecture, and right-of-way acquisition. This change provides a strong foundation for us to merge our comprehensive skillsets while offering the same level of commitment to our clients and employees. To learn more, visit bowman.com.

From: Perez, Maria <MPerez@leegov.com>

Sent: Monday, February 12, 2024 2:28 PM

To: beu@msepartners.net; Jeremie Chastain <jeremiechastain@hmeng.com>; Badamtchian, Chahram <CBADAMTCHIAN@leegov.com>

Cc: Sweigert, Rebecca <RSweigert@leegov.com>; Toussaint, Tracy <TToussaint@leegov.com>; Princing, Jamie <JPrincing@leegov.com>; Workman, Elizabeth <EWorkman@leegov.com>; Ennis, Audra <AEnnis@leegov.com>; DeFilippo, Nicholas <NDeFilippo@leegov.com>; Kleinmann, Ohdet H <OKleinmann@leegov.com>; Henderson, Abby <AHenderson@leegov.com>; Werst, Lee <LWerst@leegov.com>; Baucom, Warren <WBaucom@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>; Danley Jr, Dirk <DDanleyJr@leegov.com>; Gillogly, Phil <PGillogly@leegov.com>; Evans, Marcus <MEvans@leegov.com>; Rodriguez, Jennifer <JMRodriguez@leegov.com>

Subject: [EXTERNAL] DCI2023-00024 ARBORWOOD VILLAGE CPD AMENDMENT

Good afternoon. Ms. Amanda L. Rivera will be the Hearing Examiner presiding over the subject zoning case scheduled to be heard on February 14, 2024.

I have attached instructions on how to submit 48-hour notice and the exhibit list. Please do not pre-label your exhibits.

A court reporter will not be present. Applicant may hire a court report is they wish to have one.

We have upgraded our equipment in our hearing room. I have attached the new project layout so PowerPoint Presentations may be prepared to fit the screen. Thank you.

MARIA D. PEREZ

ADMINISTRATIVE SPECIALIST SENIOR

LEE COUNTY HEARING EXAMINER'S OFFICE

BOARD OF COUNTY COMMISSIONERS

P.O. Box 398

(1500 Monroe Street)

Fort Myers, Florida 33902

Tel: (239) 533-8100

E-mail: perezmd@leegov.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Please note our general office email address: hex@leegov.com



Jeremie Chastain, AICP

Lead Planner

Mr. Chastain is a Senior Planner who has worked on private and public planning projects throughout Southwest Florida. His work on land use approvals has included rezonings (conventional and planned development) and land use plan amendments. In this role, Jeremie has performed site analyses and been responsible for researching entitlements, vested rights, and land development regulations, and recommending an entitlement strategy. Mr. Chastain has assisted with the design of Master Plans, prepared aerial exhibits and location maps, and created presentations for public meetings and hearings.

Education

B.A. Urban Planning and Design,
University of California

Registrations

American Institute of Certified
Planners (#33820)

Professional Affiliations

American Planning Association,
Florida Chapter, EDI Committee
Florida Planning & Zoning
Association Treasurer, 2019-Current

Based on current commitments, the
Hole Montes team will have available
time to dedicate and support the
District to ensure success on any future
assignment.

Experience

Paradise Isle MPD | *North Fort Myers, Florida*

Project planner on a 271 acre mixed use planned development consisting of 1,200 multi-family dwelling units; 543 hotel rooms; up to 55,000 square feet of commercial/retail; up to 22,500 square feet of office; up to 23,000 square feet of accessory health spa/fitness facilities; an 18-hole golf course; 200 dry boat storage slips; a 200 wet slip marina; and up to 22,500 square feet of stand-alone restaurant use.

Vanderbilt Beach Commercial Tourist CPUD | *Naples, Florida*

Project planner for a concurrent small scale growth management plan amendment and planned unit development rezoning to allow an existing, non-conforming use to be permitted by right; and to facilitate redevelopment of the site with existing intensities.

Hyde Park Village SRA | *Naples, Florida*

Project planner on a 655 acre Stewardship Receiving Area in the form of a Village; consisting of up to 1,800 single and multi-family dwelling units, 45,000 square feet of commercial uses, and 18,000 square feet of civic, institutional, and governmental uses.

Gateway PUD | *Lee County, Florida*

As the lead planner, Jeremie prepared the administrative amendment and final plan approval applications for multiple projects to allow for development of multi-family dwelling units.

Sports Challenge America | *Bonita Springs, Florida*

Project Planner to amend the existing CPD to allow for a sports challenge complex consisting of a 10,246 square foot building that includes bowling lanes, virtual simulators, and an outdoor bar area; and outdoor recreational uses including a basketball court, reduced width football and baseball fields, and a single hole golf course.

Arborwood Village CPD

Commercial Planned Development Amendment

Hearing Examiner

February 14, 2024

DCI2023-00024

1

Project Team

- Applicant: Arborwood Self Storage LLC
- Jeremie Chastain, AICP, Hole Montes, a Bowman Company
- Ted Treesh, TR Transportation Consultants, Inc.
- Charlie Krebs, P.E., Hole Montes, a Bowman Company



2

APPLICANT EXHIBIT# 2

Location



3

Location



4

7

Request

- Amend Lee County Zoning Resolution Number Z-19-021 (Arborwood Village Commercial Planned Development) to request a deviation to allow for a parking reduction greater than 10% for storage, indoor uses located within Anchor Parcel 1-A as depicted on Option A of the Master Concept Plan (MCP), or within Anchor Parcel 1-C as depicted on Option C of the MCP.
- There are no proposed changes to the existing site layout, such as to stormwater, roadways, or indigenous preserves.



7

8

Project History

- 2006 – Original rezoning from Agricultural (AG-2) and Tourist Commercial (CT) to CPD (Z-06-061).
 - The CPD allowed for 302,000 sq. ft. of commercial office and or retail and up to 120 hotel rooms; and a maximum height of 45 ft./3 stories for commercial uses and 130 ft./12 stories for a hotel use.
- There were four subsequent administrative amendments to Resolution Z-06-061:
 - ADD2006-00112, approving a deviation from the LDC to reduce a connection separation;
 - ADD2007-00199, to reconfigure a lake and Tract 1;
 - ADD2008-00039, to amend the Schedule of Uses, reduce the maximum height for hotels to 75 ft./6 stories, to add a Land Use Conversion Matrix to the MCP; and
 - ADD2008-00168, to reallocate the fuel pumps to the outparcels, and to reconfigure the outparcels from seven to six.



8

9

Project History

- Resolution Z-15-037A, approved in 2018, amended Resolution Z-06-061 to allow:
 - An alternate plan of development on Tract 1 consisting of up to 153 multi-family dwelling units or the density equivalent of assisted living units/beds.
- Resolution Z-19-021, approved in 2019, amended Resolution Z-15-037A to allow:
 - An alternate plan of development on the Anchor Parcel consisting of up to 56 multi-family dwelling units or an equivalent number of assisted/independent living beds/units, not to exceed 224; amended the Schedule of Uses for the Anchor Parcel and Outparcel 2 to allow Vehicle and Equipment Dealers, Group I; garage, private; and Warehouses, both mini and public; and added an additional 180 hotel rooms, for a total of 300, with the additional rooms allocated to the Anchor Parcel and Outparcel 2.



9

10

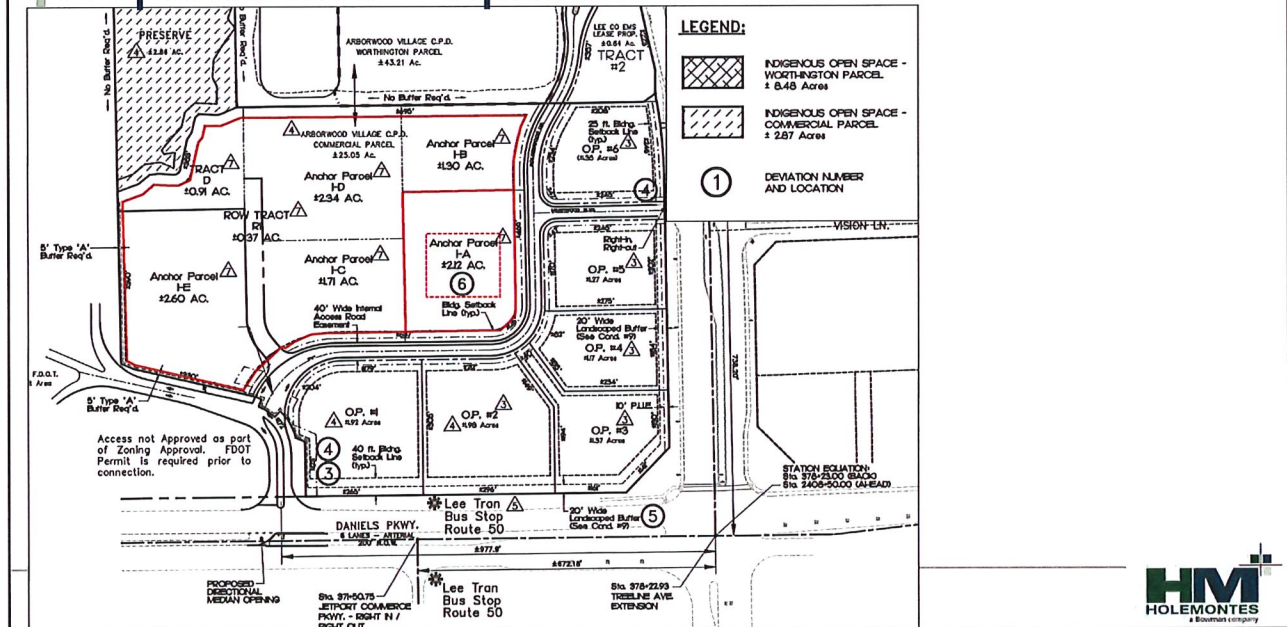
Project History

- There were three subsequent amendments:
 - ADD2019-00133, to modify MCP B, and amend the "conversion of land uses" of Resolution Z-19-021 for MCPB on property located west of Treeline Ave. and north of Goldenwood Dr.; and
 - ADD2019-00203, to amend the Schedule of Uses for Outparcel 2, Options A and C, to add "car wash, stand-alone", limited to one for the CPD and to reduce the required landscape buffer along rights-of-way external to the development for Outparcel 2, Options A and C only.
 - ADD2023-00091, to amend the Schedule of Uses for Lot 6 to add "EMS, Fire, or Sheriff's Station".

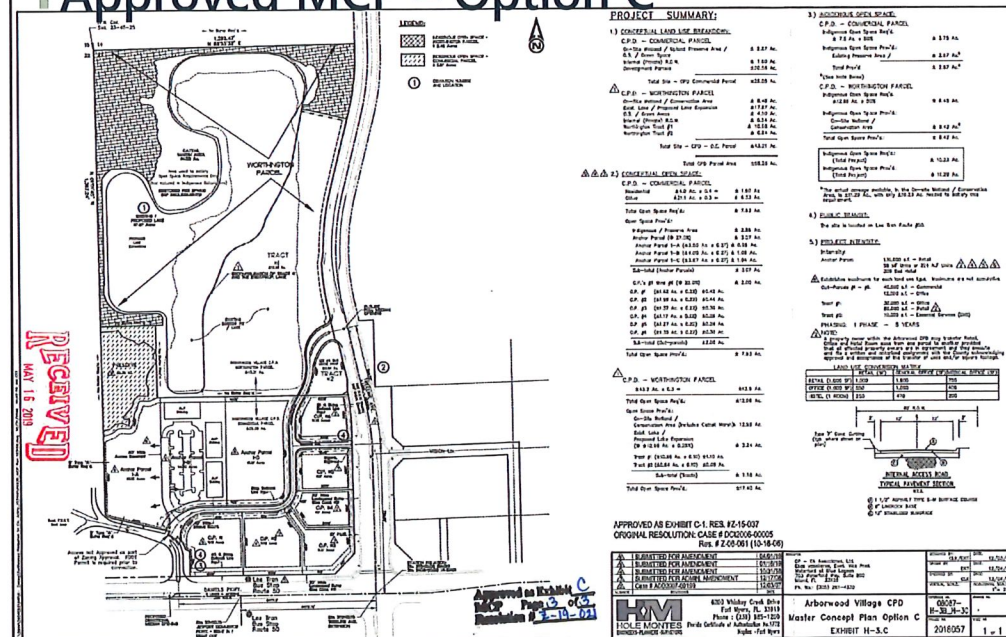


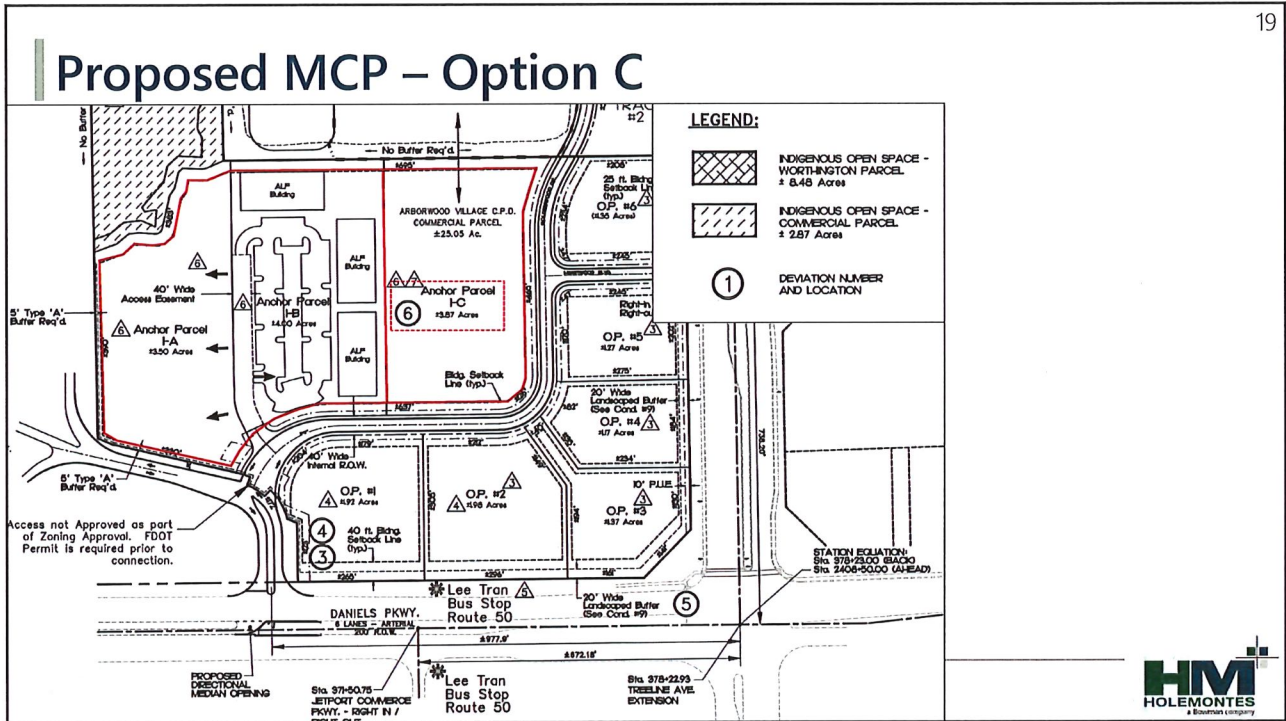
10

15

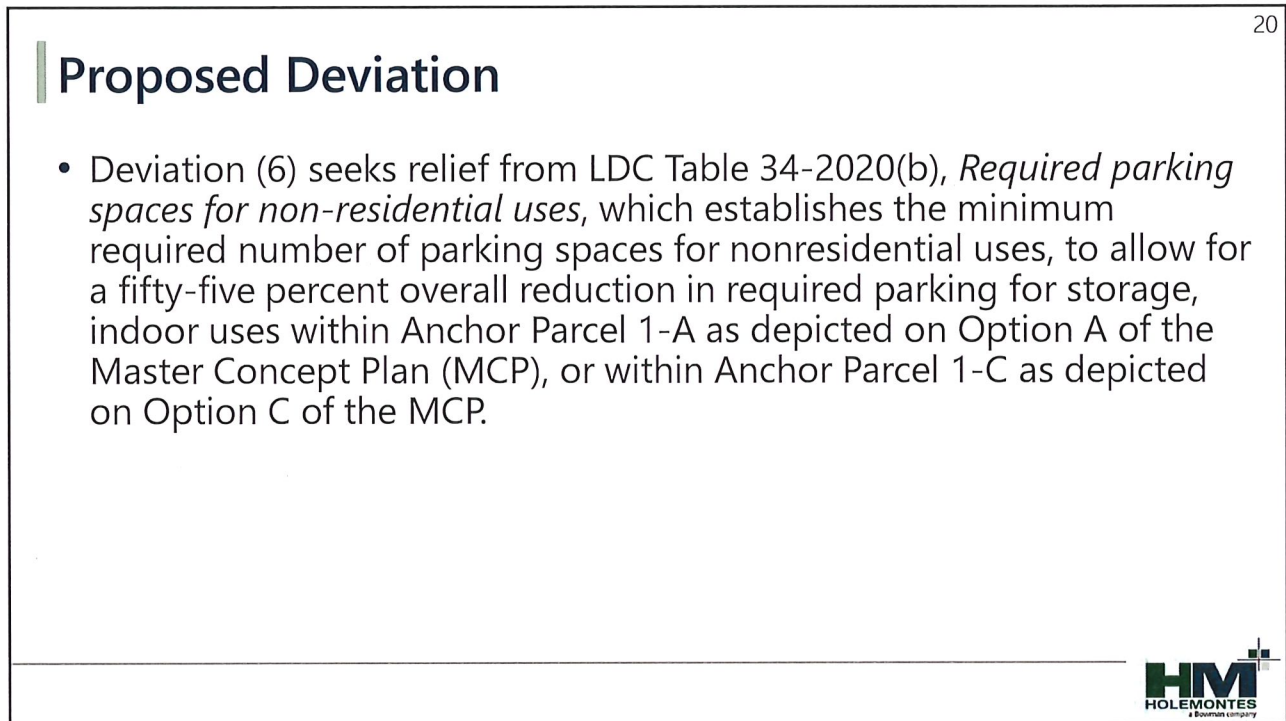


16





19



20

21

Justification

- LDC Table 34-2020(b) requires 1 parking space per 25 storage units, with a minimum of 5 spaces for warehouse, mini-warehouse uses.
- The Arborwood Self-Storage facility is proposing a total of 715 units and providing a total of 13 parking spaces.
- A parking demand study and subsequent supplemental study for indoor self-storage facilities was prepared by TR Transportation Consultants, Inc. Parking data was collected at six existing indoor self-storage facilities in Lee County that were like the proposed facility. **The data collected reflects an average peak parking demand of 1 parking space for every 100 storage units and supports the requested reduction.**



21

22

Lee Plan Consistency

- **OBJECTIVE 1.3: INTERSTATE HIGHWAY INTERCHANGE AREAS.** Special areas adjacent to the interchanges of Interstate 75 that maximize critical access points will be designated on the Future Land Use Map. Development in these areas must minimize adverse traffic impacts and provide appropriate buffers, visual amenities, and safety measures. ...
- **POLICY 1.3.3:** The General Interchange areas are intended primarily for general community commercial land uses: retail, planned commercial districts, shopping, office, financial, and business.



22

23

Lee Plan Consistency

- The proposed development is in an appropriate location and served by adequate public facilities. There are no changes to preserves and no additional impacts to the environment. The proposed amendment will not result in an increase in traffic congestion.
- **OBJECTIVE 2.1: DEVELOPMENT LOCATION.**
- **OBJECTIVE 2.2: DEVELOPMENT TIMING.**
- **POLICY 2.2.1** (availability and proximity of public facilities, compatibility)
- **STANDARD 4.1.1: WATER.**
- **STANDARD 4.1.2: SEWER.**
- **STANDARD 4.1.4: ENVIRONMENTAL FACTORS.**



23

24

Lee Plan Consistency

- Further consistent with Goal 6, Commercial Land Uses, and its Objectives and Policies.
- **POLICY 6.1.1**
- **POLICY 6.1.3**
- **POLICY 6.1.4**
- **POLICY 6.1.5**
- **POLICY 6.1.6**
- **POLICY 6.1.7**



24

25

Consistency with LDC Section 34-145

- In accordance with LDC Section 34-145, the data and analysis provided in the enclosed application demonstrates the following.

1. Rezoning.

- a) The application is consistent with the uses and densities allowed by the General Interchange Future Land Use Designation and other applicable Goals, Objectives, and Policies.
- b) The request will meet or exceed all performance and locational standards set forth in the Lee Plan and LDC.
- c) The proposed structures and uses will be compatible with the area.
- d) The project will have access to adequate public facilities.
- e) The project will not unduly burden the transportation network. Adjacent streets have capacity to carry traffic generated by the proposal.
- f) The project will not adversely affect environmentally critical or sensitive areas and natural resources. Preliminary site work has been completed per local development order approval and an existing SFWMD ERP.



25

26

Consistency with LDC Section 34-145

2. Planned developments.

- a) The proposed use or mix of uses is appropriate at the proposed location;
- b) The recommended conditions provide sufficient safeguards to the public interest and are reasonable related to the impacts on the public's interest expected from the proposed development.
- c) One new deviation is being requested.
 - 1) The new deviation requested enhances the achievement of the objectives of the planned development; and
 - 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.



26

Planning Conclusion

- It is my professional planning opinion that:
- The proposed amendment has met all the applicable standards and is consistent with the Lee County Land Development Code, public hearing considerations, and generally accepted planning principles; is compatible with adjacent uses; and has provided the necessary record that entitles it to approval.



MEMORANDUM
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION

DATE: February 12, 2024

TO: Amanda L. Rivera
Deputy Hearing Examiner

FROM: Chahram Badamtschian
Planner, Senior

SUBJECT: DCI2023-00024, Arborwood Village CPD Amendment

In response to your memorandum dated February 12, 2024, requesting additional information, attached you will find Conditions and Deviations for this project along with revised Master Concept Plans Option A and Option C. and Master Concept Plan Option B, as amended by ADD2019-00133.

Staff report, erroneously states "Paula McMichael representing DP-TA Associates" as the applicant. The correct applicant is "Jeremie Chastain, AICP from Hole Motez, Inc. representing Arborwood Self Storage LLC."

STAFF'S
EXHIBIT A

LEE COUNTY
HEARING EXAMINER
2024 FEB 12 PM 3:29

DCI2023-00024, ARBORWOOD VILLAGE CPD
Conditions and Deviations

A. Conditions

1. MASTER CONCEPT PLAN/DEVELOPMENT PARAMETERS

The development of this project must be consistent with the Master Concept Plan entitled "ARBORWOOD VILLAGE CPD: MASTER CONCEPT PLAN OPTIONS A, B and C" last amended on May 09, 2023, for Options A and C and January 24, 2019, for Option B, except as modified by the conditions below.

This development must comply with all requirements of the Lee County LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

Development approval is limited to the following:

Commercial Floor Area

250,000 s/f of retail commercial.

No individual retail building may exceed 100,000 s/f

42,000 s/f of office

10,000 s/f of essential services

300 hotel rooms

Maximum Number of Dwelling Units

153 multi-family dwelling units

This zoning also permits any configuration of Assisted Living Facility, Independent Living, and Continuing Care bed/units up to 612 beds/units on Tract #1, provided the density for Tract #1 does not exceed 153 standard dwelling units. And Assisted Living Facility on Anchor Parcel 1-B with a density for Anchor Parcel 1-B does not exceed equivalent to 56 standard dwelling units. See LDC Sec. 34-1494 and LDC Sec. 34-1414(c).

Conversion of Land Uses

Retail, office and hotel room uses may be transferred between parcels consistent with the Land Use Matrix Table subject to the following conditions:

- All affected property owners execute a notarized transfer of uses evidencing agreement to the transfer.
- The County approves the transfer of uses/square footage.
- Multifamily and Assisted Living Facilities uses may not be transferred between parcels.

LAND USE CONVERSION MATRIX			
	RETAIL (SF)	GENERAL OFFICE (SF)	MEDICAL OFFICE (SF)
RETAIL (1,000 SF)	1,000	1,800	750
OFFICE (1,000 SF)	550	1,000	400
HOTEL (1 ROOM)	250	470	200

2. USES AND SITE DEVELOPMENT REGULATIONS

a. Schedule of Uses

OUTPARCELS 1 THROUGH 7

ACCESSORY USES

ADMINISTRATIVE OFFICES

AUTOMATIC TELLER MACHINE

AUTO PARTS STORE

AUTOMOBILE REPAIR AND SERVICE, GROUP I - LIMITED TO ONE
FOR THE ENTIRE CPD

BANKS AND FINANCIAL ESTABLISHMENTS, GROUP I AND II

BUSINESS SERVICES, GROUPS I AND II - EXCLUDING BAIL
BONDING, ARMORED CAR SERVICES, AND AUTOMOBILE
REPOSSESSING SERVICES

CAR WASH, LIMITED TO ONE FOR THE ENTIRE COMMERCIAL
PLANNED DEVELOPMENT. NO FULL SERVICE CAR WASHES.
ONLY PERMITTED FOR A SINGLE-BAY CAR WASH
ANCILLARY TO A CONVENIENCE FOOD & BEVERAGE
STORE.

CONVENIENCE FOOD AND BEVERAGE SHOP - LIMITED TO ONE
FOR THE ENTIRE PLANNED DEVELOPMENT.

CONSUMPTION ON PREMISES - INDOOR AND OUTDOOR - SEE
CONDITION #8.

DAY CARE CENTER, CHILD AND ADULT

DRIVE THROUGH FOR ANY PERMITTED USE

DRUGSTORE, PHARMACY

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES, GROUP I

EXCAVATION, WATER RETENTION

FENCES, WALLS

FOOD STORE, GROUP I - NOT INCLUDING SUPERMARKETS

HOBBY, TOY AND GAME SHOPS

HOTEL/MOTEL – MAXIMUM 300 ROOMS FOR THE ENTIRE CPD.

HOUSEHOLD AND OFFICE FURNISHINGS, GROUP I AND II

NO OUTDOOR DISPLAY OR SALES

INSURANCE COMPANIES

LAUNDRY AND DRY CLEANERS, GROUP I

MEDICAL OFFICE

NON-STORE RETAILERS, ALL GROUPS
PACKAGE STORE, PERMITTED IN A MULTI-OCCUPANCY BUILDING.
ONE STAND-ALONE PACKAGE STORE PERMITTED ON THE
ENTIRE PLANNED DEVELOPMENT
PARKING LOT, ACCESSORY
PERSONAL SERVICES, GROUP I, II, III AND IV. EXCLUDING
MASSAGE PARLORS, STEAM OR TURKISH BATHS, DATING
SERVICES, ESCORT SERVICES, PALM READERS, FORTUNE
TELLERS, CARD READERS, TATTOO PARLORS.
PET SERVICES, PET SHOPS - INDOOR ONLY, NO OUTDOOR RUNS
REAL ESTATE SALES OFFICE
REPAIR SHOP, GROUP I, II AND III
RESTAURANT, FAST FOOD - LIMITED TO TWO STAND-ALONE FOR
THE ENTIRE CPD.
OTHER FAST FOOD ESTABLISHMENTS MAY BE PART OF A
MULTI-OCCUPANCY BUILDING OR AS AN ACCESSORY USE
WITHIN A CONVENIENCE FOOD AND BEVERAGE STORE.
RESTAURANT, GROUP I, II AND III
SELF SERVICE FUEL PUMPS - LIMITED TO 24 IN CONJUNCTION
WITH A CONVENIENCE FOOD & BEVERAGE STORE ONLY.
SIGNS
STORAGE, INDOOR ONLY
TEMPORARY USES
USED MERCHANDISE STORES, GROUP I AND II - NO PAWN SHOPS
VARIETY STORES
VEHICLE AND EQUIPMENT DEALER, GROUPS I AND II (LIMITED TO
OUTPARCEL #2)
WAREHOUSE, MINI AND PUBLIC (LIMITED TO OUTPARCEL #2)

ANCHOR PARCEL

ACCESSORY USES
ADMINISTRATIVE OFFICES
ASSISTED LIVING FACILITY-UP TO A MAXIMUM OF 224
BEDS/UNITS, PROVIDED THE DENSITY DOES NOT EXCEED
56 STANDARD DWELLING UNITS-LIMITED TO ANCHOR
PARCEL 1-B AS SHOWN ON MCP OPTION "C"
AUTOMATIC TELLER MACHINE
AUTO PARTS STORE
AUTOMOBILE REPAIR AND SERVICE, GROUP I - LIMITED TO ONE
FOR THE ENTIRE CPD
BANKS AND FINANCIAL ESTABLISHMENTS, GROUP I AND II
BUSINESS SERVICES, GROUPS I AND II - EXCLUDING BAIL
BONDING, ARMORED CAR SERVICES, AND AUTOMOBILE
REPOSSESSING SERVICES
CLOTHING STORES
CONSUMPTION ON PREMISES - INDOOR AND OUTDOOR - SEE
CONDITION #8.
CONTRACTORS AND BUILDERS, GROUP I
DAY CARE CENTER, CHILD AND ADULT
DEPARTMENT STORE

DRIVE THROUGH FOR ANY PERMITTED USE
 DRUGSTORE, PHARMACY
 ESSENTIAL SERVICES
 ESSENTIAL SERVICE FACILITIES, GROUP I
 EXCAVATION, WATER RETENTION - NO BLASTING. NOT TO
 INCLUDE REMOVAL OF EXCAVATED MATERIAL FROM SITE.
 FENCES, WALLS
 FOOD STORE, GROUP I AND II
 HARDWARE STORE
 HOBBY, TOY AND GAME SHOPS
 HOTEL/MOTEL - MAXIMUM 300 ROOMS FOR THE ENTIRE CPD.
 HOUSEHOLD AND OFFICE FURNISHINGS, GROUP I, II AND III
 LAUNDRY AND DRY CLEANERS, GROUP I
 LAWN AND GARDEN STORES
 MEDICAL OFFICE
 NON-STORE RETAILERS, ALL GROUPS
 PACKAGE STORE, PERMITTED IN A MULTI-OCCUPANCY BUILDING.
 ONE STAND-ALONE PACKAGE STORE PERMITTED ON THE
 ENTIRE PLANNED DEVELOPMENT
 PAINT, GLASS AND WALLPAPER
 PARKING LOT, ACCESSORY
 PERSONAL SERVICES, GROUP I, II, III AND IV. EXCLUDING
 MESSAGE PARLORS, STEAM OR TURKISH BATHS, DATING
 SERVICES, ESCORT SERVICES, PALM READERS, FORTUNE
 TELLERS, CARD READERS, TATTOO PARLORS.
 PET SERVICES, PET SHOPS - INDOOR ONLY, NO OUTDOOR RUNS
 REAL ESTATE SALES OFFICE
 RENTAL AND LEASING ESTABLISHMENTS, GROUP II AND III
 REPAIR SHOP, GROUP I, II AND III
 RESTAURANT, FAST FOOD - FAST FOOD ESTABLISHMENTS MAY
 BE PART OF A MULTI-OCCUPANCY BUILDING
 NO DRIVE-THROUGH FAST FOOD IN THE ANCHOR PARCEL
 NO STAND-ALONE FAST FOOD IN THE ANCHOR PARCEL
 RESTAURANT, GROUP I, II, III AND IV
 RETAIL AND WHOLESALE WHEN CLEARLY INCIDENTAL AND
 SUBORDINATE TO A PERMITTED PRINCIPAL USE ON THE
 SAME PREMISES
 SELF SERVICE FUEL PUMPS - LIMITED TO 8
 SIGNS
 SPECIALTY RETAIL SHOP, GROUP I, II, III, AND IV
 STORAGE, INDOOR ONLY
 TEMPORARY USES
 THEATER, INDOOR
 VEHICLE AND EQUIPMENT DEALER, GROUPS I AND II
 WAREHOUSE, MINI AND PUBLIC

TRACT #1 AND TRACT #2

ACCESSORY USES
 ACCESSORY COMMERCIAL SUPPORT USES FOR ASSISTED LIVING
 ADMINISTRATIVE OFFICES

ASSISTED LIVING FACILITY LIMITED TO TRACT #1
 AUTOMATIC TELLER MACHINE
 AUTO PARTS STORE
 AUTOMOBILE REPAIR AND SERVICE, GROUP I - LIMITED TO ONE
 FOR THE ENTIRE CPD
 BANKS AND FINANCIAL ESTABLISHMENTS, GROUP I AND II
 BUSINESS SERVICES, GROUPS I AND II - EXCLUDING BAIL
 BONDING, ARMORED CAR SERVICES, AND AUTOMOBILE
 REPOSSESSING SERVICES
 CAR WASH, LIMITED TO ONE FOR THE ENTIRE COMMERCIAL
 PLANNED DEVELOPMENT. NO FULL SERVICE CAR WASHES.
 ONLY PERMITTED FOR A SINGLE-BAY CAR WASH
 ANCILLARY TO A CONVENIENCE FOOD & BEVERAGE
 STORE.
 COMMUNITY GARDEN PER LDC SEC. 34-1716
 CONTRACTORS AND BUILDERS, GROUP I
 CONTINUING CARE FACILITY LIMITED TO TRACT #1
 CONVENIENCE FOOD AND BEVERAGE SHOP - LIMITED TO ONE
 FOR THE ENTIRE PLANNED DEVELOPMENT.
 CONSUMPTION ON PREMISES - INDOOR AND OUTDOOR - SEE
 CONDITION #8.
 DAY CARE CENTER, CHILD AND ADULT
 DRIVE THROUGH FOR ANY PERMITTED USE
 DRUGSTORE, PHARMACY
 DWELLING UNITS – MULTI-FAMILY. 153 UNITS MAXIMUM.
 SEE CONDITION 1 ABOVE (TRACT #1 ONLY)
 EMS, FIRE OR SHERIFF'S STATION
 ENTRANCE GATES OR GATEHOUSES – IN ACCOCIATION WITH
 MULTI-FAMILY DWELLING UNITS ON TRACT #1 ONLY
 ESSENTIAL SERVICES
 ESSENTIAL SERVICE FACILITIES, GROUP I
 EXCAVATION, WATER RETENTION - NO BLASTING. NOT TO
 INCLUDE REMOVAL OF EXCAVATED MATERIAL FROM SITE.
 FENCES, WALLS
 FOOD STORE, GROUP I - NOT INCLUDING SUPERMARKETS
 HARDWARE STORE – NO OUTDOOR DISPLAY
 HOBBY, TOY AND GAME SHOPS
 HOTEL/MOTEL – MAXIMUM 300 ROOMS FOR THE ENTIRE CPD.
 HOUSEHOLD AND OFFICE FURNISHINGS, GROUP I AND II
 NO OUTDOOR DISPLAY OR SALES
 INDEPENDENT LIVING FACILITIES LIMITED TO TRACT #1
 INSURANCE COMPANIES
 LAWN AND GARDEN STORES – NO OUTDOOR SALES OR DISPLAY
 LAUNDRY AND DRY CLEANERS, GROUP I
 MEDICAL OFFICE
 MODEL UNITS – TRACT #1 ONLY – SEE CONDITIONS
 NON-STORE RETAILERS, ALL GROUPS
 PARCEL AND EXPRESS SERVICES
 PARKING LOT, ACCESSORY

PACKAGE STORE – PERMITTED IN A MULTI-OCCUPANCY BUILDING. ONE STAND ALONE PACKAGE STORE PERMITTED ON THE ENTIRE PLANNED DEVELOPMENT.

PERSONAL SERVICES, GROUP I, II, III AND IV. EXCLUDING MASSAGE PARLORS, STEAM OR TURKISH BATHS, DATING SERVICES, ESCORT SERVICES, PALM READERS, FORTUNE TELLERS, CARD READERS, TATTOO PARLORS.

PET SERVICES, PET SHOPS - INDOOR ONLY, NO OUTDOOR RUNS

REAL ESTATE SALES OFFICE

RECREATIONAL FACILITIES, COMMERCIAL, GROUP III

RECREATIONAL FACILITIES, PERSONAL, PRIVATE (IN ASSOCIATION WITH MULTI-FAMILY DWELLING UNITS, ASSISTED LIVING, OR INDEPENDENT LIVING FACILITIES ON TRACT #1 ONLY)

RENTAL AND LEASING ESTABLISHMENTS, GROUPS II AND III

REPAIR SHOP, GROUP I, II AND III

RESIDENTIAL ACCESSORY USES, TRACT #1 ONLY

RESTAURANT, FAST FOOD - LIMITED TO TWO STAND-ALONE FOR THE ENTIRE CPD.

OTHER FAST FOOD ESTABLISHMENTS MAY BE PART OF A MULTI-OCCUPANCY BUILDING OR AS AN ACCESSORY USE WITHIN A CONVENIENCE FOOD AND BEVERAGE STORE.

RETAIL AND WHOLESALE WHEN CLEARLY INCIDENTAL AND SUBORDINATE TO A PERMITTED PRINCIPLE USE ON THE SAME PREMISES

SELF SERVICE FUEL PUMPS - LIMITED TO 16 IN CONJUNCTION WITH A CONVENIENCE FOOD & BEVERAGE STORE ONLY.

SIGNS, IN ACCORDANCE WITH CH. 30

SPECIALTY RETAIL SHOPS, GROUPS, I, II, III, AND IV

STORAGE, INDOOR ONLY

TEMPORARY USES

THEATRE, INDOOR

USED MERCHANDISE STORES, GROUP I AND II - NO PAWN SHOPS

VARIETY STORES

VEHICLE AND EQUIPMENT DEALER, GROUP II ONLY - 10,000 S/F OF OUTDOOR DISPLAY AREA ONLY

b. Site Development Regulations

**OUTPARCELS 1-7; ANCHOR PARCEL; TRACTS 1 AND 2
COMMERCIAL USES**

Minimum Lot Area and Dimensions

Lot Size:	20,000 s/f
Lot Width:	100 feet
Lot Depth	100 feet

Minimum Setbacks

Street (Daniels Parkway)	40 feet
--------------------------	---------

(Treeline Avenue)	25 feet
Internal Street	20 feet
Side	10 feet
Rear	25 feet
Water Body	25 feet (20 feet for accessory uses)

Accessory Uses: Per the LDC 34-1171 et al (20 feet for water bodies, whichever is greater)

Setbacks from Preserves: 25 feet for all buildings

Minimum Perimeter Setbacks 25 feet

Maximum Lot Coverage: 40%

Maximum Building Height:

OUTPARCELS 35 feet - 75 feet/~~6 stories~~ for hotel/motel use only.

ANCHOR PARCEL 45 feet - 75 feet for hotel/motel use only.

TRACT 1 45 feet - no hotel.

TRACT 2 35 feet - 75 feet for hotel/motel use only.

Minimum Building Separation: One half of the sum of the building heights, but not less than 20 feet.

Maximum Lot Coverage: 40%

TRACT 1 RESIDENTIAL, ASSISTED LIVING OR INDEPENDENT LIVING

Minimum Lot Area and Dimensions

Lot Size:	90,000 s/f
Lot Width:	90 feet
Lot Depth	100 feet

Minimum Setbacks

Street (Treeline Avenue)	25 feet
Internal Street	20 feet
Side	10 feet
Rear	10 feet
Water Body	25 feet (20 feet for accessory uses)

Accessory Uses: Per the LDC (20 feet for water bodies, whichever is greater)

Setbacks from Preserves: 25 feet for all buildings

Minimum Perimeter Setbacks 25 feet

Maximum Lot Coverage: 40%

Maximum Building Height: 75 feet

Minimum Building Separation: One half of the sum of the building heights, but not less than 20 feet.

ANCHOR PARCEL 1-B: ASSISTED LIVING FACILITY
Minimum Lot Area and Dimensions

Lot Size: 90,000 s/f

Lot Width: 90 feet

Lot Depth 100 feet

Minimum Setbacks

Internal Street 20 feet

Side 10 feet

Rear 10 feet

Water Body 25 feet (20 feet for accessory uses)

Accessory Uses: Per LDC 34-1171

Setbacks from Preserves: 25 feet for all buildings

Minimum Perimeter Setbacks 25 feet

Maximum Lot Coverage: 40%

Maximum Building Height: 75 feet

Minimum Building Separation: 20 feet minimum.

3. **VEHICULAR/PEDESTRIAN IMPACTS**

Zoning approval does not address mitigation of vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

4. **PLAN CONSISTENCY**

Zoning approval does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with all other Lee Plan Provisions.

5. **CONCURRENCY**

This zoning approval does not guarantee approval of a local development order. Development Orders must comply with the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b).

6. **NO AGRICULTURAL USES**

No agricultural uses exist on site. This zoning approval does not authorize agricultural use of the property except for community gardens.

7. **ENHANCED BUFFER**

Development order plans must be revised to include a minimum 20 or 25-foot wide right of way buffer along Daniels Parkway and Treeline Avenue. The buffer must include a double staggered hedge of native shrubs (minimum 3 gallon container size, 3 feet height at planting, maintained at a minimum of 4 feet high). All shrubs must create a continuous visual screen within 1 year after time of planting. A minimum of 10 native trees per 100 linear feet (minimum 10-foot height at planting) are required. At a minimum, ½ of the buffer trees must be a minimum of canopy-type trees. No more than ½ of the required buffer trees may be native palms.

8. **CONSUMPTION ON PREMISES**

Indoor and Outdoor Consumption on premises is permitted in conjunction with a Group III Restaurant or Hotel/Motel use, or a Restaurant within an assisted living facility subject to the following limitations:

a. **Hours of Operation**

Outdoor Consumption on Premises: noon to midnight daily.

Indoor Consumption on Premises: 7 a.m. to 2 a.m. daily.

b. **Service of Food and Non-alcoholic Beverages Required.** Sale, service and consumption of alcoholic beverages is permitted only when food and non-alcoholic beverages are sold/available on the same premises.

c. **Administrative Approval.** Outdoor Consumption on Premises may be approved by administrative amendment without public hearing. The applicant must provide details of outdoor seating areas consistent with the LDC (including 500-foot separation from parks and dwelling units under separate ownership).

9. **DEWATERING**

Dewatering is not an approved use. However, dewatering in conjunction with utility installations may be permitted if approved by the South Florida Water Management District and addressed by the local development order.

10. **BIG BOX STORES PROHIBITED**

Commercial buildings exceeding 100,000 s/f are prohibited.

11. **WIRELESS COMMUNICATION FACILITIES/HEIGHT**

a. Freestanding wireless communication facilities (tower, including stealth type) are prohibited. Other wireless communication facilities (including

wall-mounted and roof-mounted antennas) may be approved in accordance with LDC Section 34-1441, et. seq.

- b. Due to the proximity to the airport runways, buildings in excess of 45 feet in height, including wireless communication facilities, must be first reviewed by the Federal Aviation Administration and the Lee County Port Authority for confirmation that they will not be an obstruction to air traffic.
- c. Development must comply with Lee County Administrative Code 13-7 "Tall Structures Permitting procedures." Depending on the height and location of the proposed structures, the developer must submit an application to the Federal Aviation Administration (FAA) and the Lee County Port Authority to determine airspace impacts of proposed permanent buildings, wireless communication facilities, and any temporary construction equipment (cranes).
- d. Wireless communication must be reviewed by the Federal Communication Commission to ensure that signals from the facilities do not interfere with navigation aids and radar at the Lee County Port Authority (and airport).

12. **Notification of Mosquito District**

Lee County Mosquito district must be notified of the location of all tall structures (75 foot and taller) and equipment prior to their erection and/or construction.

13. **OPEN SPACE**

Development order landscape plans must demonstrate that 30 % or 24.14 acres of open space is provided for this project with a minimum 10 % open space on each lot.

Options B and C development order plans must reflect open space in compliance with the Project Summary Open Space and Indigenous Summary Tables on MCP Options B and C respectively.

14. **INDIGENOUS**

Development order plans must reflect 11.29 acres of indigenous preservation.

15. **SHORELINES**

Development order plans must include sloped or bermed shorelines to direct storm water through pretreatment systems/swales prior to discharge into the lake. The minimum number of native wetland herbaceous plants is one plant per linear foot of shoreline measured at the control elevation water level.

The developer may substitute native wetland trees or shrubs for up to 50% of the required number of herbaceous plants. The developer may substitute 1 tree (minimum 4 foot height; 3 gallon container size at planting) or 1 shrub minimum 24 inch height; 3 gallon container size at planting) for 10 herbaceous plants.

The developer must install plants around the lake perimeter and cluster plants around inlet and outfall areas. Clusters must contain a minimum of 25 plants within a 50 square foot area. The developer must plant at least 4 herbaceous

wetland species with a minimum 2 inch liner container size. Trees and shrubs must meet the minimum standards in accordance with LDC 910-420. Trees and littoral zone plantings required by the Deep Lake Management Plan must be strategically clustered along the littoral zone.

16. **DRY DETENTION**

Development order plans must delineate native herbaceous vegetation with a minimum 1 gallon container size planted on 3 foot centers for the 0.9 acres of dry detention. For each 400 square feet of dry detention area or drainage swale planted with the appropriate native herbaceous vegetation (minimum one-gallon container size planted 3 foot on the center). The general tree requirement may be reduced by one 10 foot tree per LDC Sec.10-418(4). The number of trees that are reduced by meeting this requirement must also be included on the development order plans.

17. **EXCAVATION**

Removal of material excavated from the property is prohibited. This includes material excavated from the proposed lake expansion.

18. **MODEL UNITS**

- a. Model units are limited to a maximum of 4 each, for Tract 1 and Anchor Parcel.
- b. Hours of operation for model units and real estate sales in the residential area are limited to Monday through Sunday 8 a.m. to 8 p.m.
- c. No dry models are permitted.

19. **Trip Generation**

A.) The development's trip generation will not exceed that calculated under the following development scenario:

- 120 hotel rooms,
- 10,000-SF essential services,
- 42,000-SF medical office, and
- 250,000-SF commercial retail."

B.) Permitted restaurant gross floor area includes restaurant outdoor seating areas.

C.) If the development is developed in phases, each local development order site development plan must contain a tabulation that at minimum itemizes:

- i. the density of residential uses expressed in number of units for each use proposed by the development order application;
- ii. the intensity of non-residential and non-hotel uses expressed in gross floor area and number of hotel rooms for each use proposed by the development order application;

- iii. the cumulative total density and intensity for each use permitted by previous development order approvals;
- iv. the cumulative total density and intensity for each use permitted by previous building permits; and
- v. the remaining density and intensity for each use available for future development.

20. **DEVELOPMENT PERMITS**

County development permits do not establish a right to obtain permits from state or federal agencies. Further, it does not establish liability on the part of the County if the Developer: (a) does not obtain requisite approvals or fulfill obligations imposed by state or federal agencies or (b) undertakes actions that result in a violation of state or federal law.

Deviations

This amendment is not proposing any new deviations. However, 4 previously approved deviations for this project will remain in effect.

Deviation (1), Lake Depth, seeks relief from the LDC SEC. 10-329(d)(3)b. requirement to provide "any water retention or detention pond proposed to be greater than 20 feet in depth must be approved as a planned development rezoning deviation or as a condition of a zoning special exception." The deviation would allow excavation of the existing borrow pit and to be expanded to a depth of 35 feet, or to the confining layer, whichever comes first.

This deviation was previously approved in Z-06-061 subject to the following conditions:

- a. The applicant must comply with the terms and conditions of the Arborwood Village CPD Lake Management Plan attached as Attachment "E".
- b. Removal of excavated material from the site is prohibited. Fill material removed from the excavation must be utilized on site.
- c. The developer must submit a Deep Lake Management Plan for review and approval by Environmental Sciences and Natural Resources staff prior to development order approval. The Deep Lake Management Plan must require monitoring for water quality and groundwater levels using a minimum of four wells (one at each corner) and also require the developer to monitor wells at least three years after the County issues a Certificate of Compliance for the lake.

Deviation (2), Intersection Separation, seeks relief from the intersection separation requirements for Arterial Roads set forth in LDC SEC.10-285(a) Table 1. The deviation would allow the intersection separation distances reflected on the MCP.

This deviation was previously approved in Z-06-061 and ADD2006-00112.

Deviation (3), Signs, seeks relief from the LDC SEC 30-153(2)a.4, requirement to provide identification signs be set back a minimum of 15 feet from street rights of way and 10 feet from property lines. The deviation would allow an identification sign set back

of 7.5 feet from the west property line so long as the sign is outside the visibility triangle described in LDC §30-93(a).

This deviation was previously approved in Z-06-061 subject to the following conditions:

- a. Signs must conform to the LDC,
- b. Signs must be consistent with the "Proposed Project Signage Plan" stamp received by the permit counter on July 26, 2006. Exhibit E.
- c. Signs must be consistent with the architectural theme of the development.

Deviation (4), Signs, seeks relief from the LDC SEC 30-153(3), requirement to provide limiting individual commercial lots to one ground-mounted project identification sign. The deviation would allow two ground mounted project identification signs in addition to the individual ground mounted occupant signs on outparcel #1 and #7.

This deviation was previously approved by Z-06-061 subject to the following conditions:

- a. The minimum separation between the two signs on each out parcel will be 100 feet.
- b. Signs must be consistent with the architectural theme of the development.
- c. Signs must be consistent with the "Proposed Project Signage Plan" stamp received by the permit counter on July 26, 2006.
- d. All other signage must conform to the LDC.

Deviation (5) Street Right-of-Way Buffer Landscaping, seeks relief from the Land Development Code Section 34-1353(e)(1) requirement to provide a minimum 25 foot landscape buffer along rights-of-way external to the development project, to allow the existing 20 foot enhanced landscape buffer required by Condition 7 of Resolution Z-19-021 for Car Wash use on Outparcel 2, Options A and C only, of the approved Master Concept Plan.

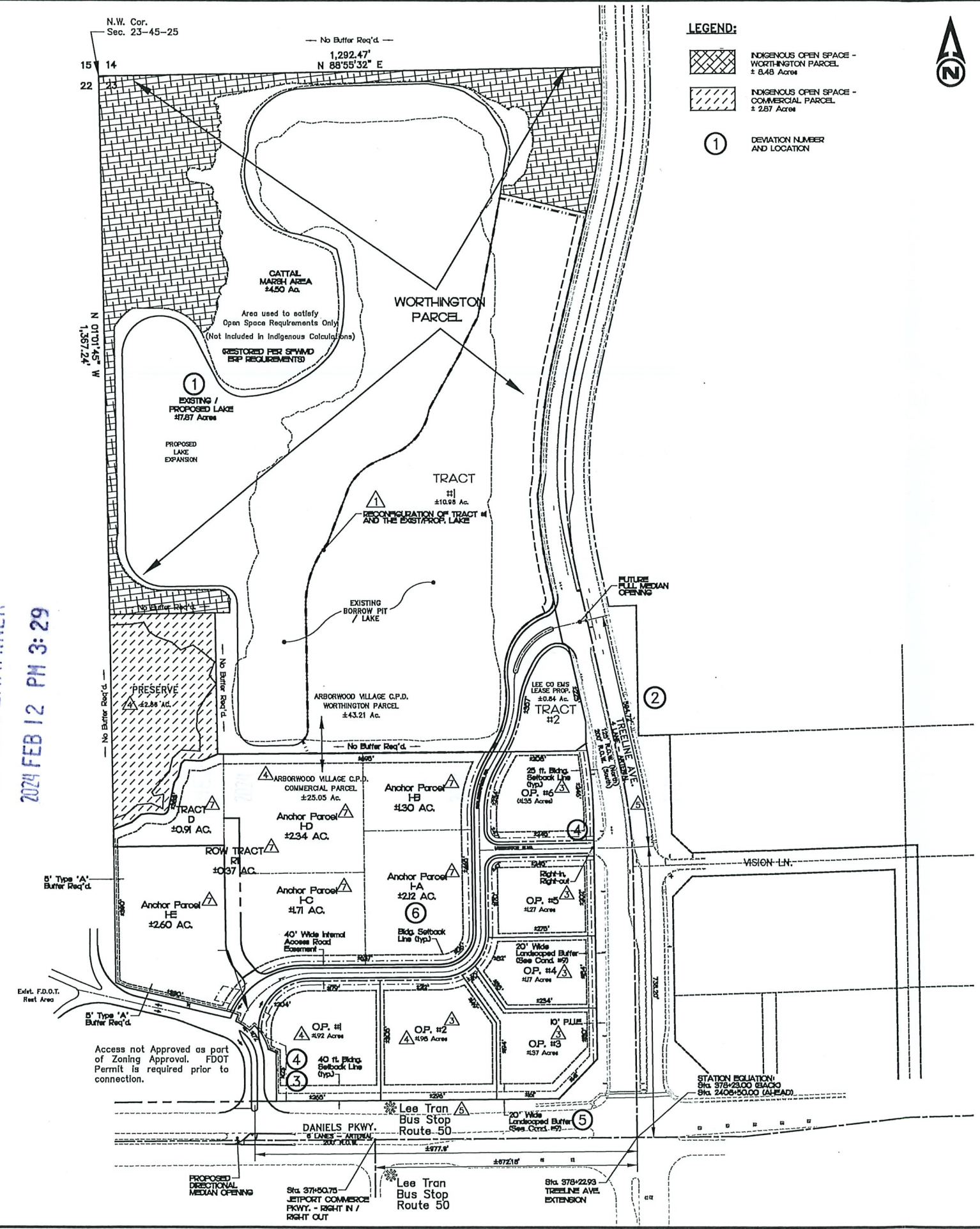
Deviation (6): Required parking spaces, seeks relief from the Land Development Code Table 34-2020(b), Required parking spaces for nonresidential uses, which establishes the minimum required number of parking spaces for nonresidential uses, to allow for a fifty-five percent overall reduction in required parking for Warehouse, Public and Mini-uses within Anchor Parcel 1-A as depicted on Master Concept Plan Option A, or within Anchor Parcel 1-C as depicted on Master Concept Plan Option C.

This deviation is approved subject to the following condition:

This deviation is limited to a Warehouse, Public and Mini-warehouse development with a minimum of 700 mini-storage units on Parcel 1-A, as depicted on Master Concept Plan Option A, or on Parcel 1-C, as depicted on the Master Concept Plan Option C.

H:\2022\2022115.DWG Plan Set\Zoning\22115_H-3B_H-3C-A.dwg 05/09/2023 11:08 EST

LEE COUNTY
HEARING EXAMINER
2024 FEB 12 PM 3:29



PROJECT SUMMARY:

1.) CONCEPTUAL LAND USE BREAKDOWN:

C.P.D. — COMMERCIAL PARCEL	
On-Site Wetland / Upland Preserve Area / O.S. / Green Space	± 2.87 Ac.
Internal (Private) R.O.W.	± 1.60 Ac.
Development Parcels	±20.58 Ac.
Total Site — CPD Commercial Parcel ±25.05 Ac.	
C.P.D. — WORTHINGTON PARCEL	
On-Site Wetland / Conservation Area	± 8.48 Ac.
Exist. Lake / Proposed Lake Expansion	±17.87 Ac.
O.S. / Green Areas	± 4.50 Ac.
Internal (Private) R.O.W.	± 0.54 Ac.
Worthington Tract #1	± 10.98 Ac.
Worthington Tract #2	± 0.84 Ac.
Total Site — CPD — D.E. Parcel ±43.21 Ac.	
Total CPD Parcel Area ±68.26 Ac.	

2.) CONCEPTUAL OPEN SPACE:

C.P.D. — COMMERCIAL PARCEL	
±25.1 Ac. x 0.3 = ± 7.50 Ac.	
Total Open Space Req'd.: ± 7.50 Ac.	
Open Space Prov'd.:	
Indigenous / Preserve Area	± 2.86 Ac.
Anchor Parcels (± 17.5%)	± 2.67 Ac.
1-A (±2.12 Ac. x 0.175) ±0.37 Ac.	
1-B (±1.30 Ac. x 0.175) ±0.23 Ac.	
1-C (±1.71 Ac. x 0.175) ±0.30 Ac.	
1-D (±2.34 Ac. x 0.175) ±0.41 Ac.	
1-E (±2.60 Ac. x 0.175) ±0.46 Ac.	
TRACT R1 ±0.00 Ac.	
TRACT D ±0.91 Ac.	
Sub-total (Anchor Parcels) ±2.67 Ac.	
O.P.'s #1 thru #6 (± 22.0%) ± 2.00 Ac.	
O.P. #1 (±1.92 Ac. x 0.22) ±0.42 Ac.	
O.P. #2 (±1.98 Ac. x 0.22) ±0.44 Ac.	
O.P. #3 (±1.37 Ac. x 0.22) ±0.30 Ac.	
O.P. #4 (±1.17 Ac. x 0.22) ±0.26 Ac.	
O.P. #5 (±1.27 Ac. x 0.22) ±0.28 Ac.	
O.P. #6 (±1.35 Ac. x 0.22) ±0.30 Ac.	
Sub-total (Out-parcels) ±2.00 Ac.	
Total Open Space Prov'd.: ± 7.53 Ac.	

1. C.P.D. — WORTHINGTON PARCEL

±43.2 Ac. x 0.3 = ±12.9 Ac.	
Total Open Space Req'd.: ±12.96 Ac.	
Open Space Prov'd.:	
On-Site Wetland / Conservation Area (Includes Cattail Marsh):	12.98 Ac.
Exist. Lake / Proposed Lake Expansion (± 12.96 Ac. x 0.25%)	± 3.24 Ac.
Tract #1 (±10.98 Ac. x 0.10) ±1.10 Ac.	
Tract #2 (±0.84 Ac. x 0.10) ±0.08 Ac.	
Sub-total (Tracts) ± 1.18 Ac.	
Total Open Space Prov'd.: ±17.40 Ac.	

APPROVED AS EXHIBIT C-1: RES. #Z-15-037
ORIGINAL RESOLUTION: CASE # DCI2006-00005
Res. # Z-06-061 (10-16-06)

1. SUBMITTED FOR AMENDMENT	05/09/23	DESIGNED BY: CLK/ERT	DATE: 12/03/08
2. SUBMITTED FOR AMENDMENT	04/02/19	DRAWN BY: ERT	DATE: 12/04/08
3. SUBMITTED FOR AMENDMENT	01/16/19	CHECKED BY: CLK	DATE: 12/04/08
4. SUBMITTED FOR AMENDMENT	10/31/18	VERTICAL SCALE: 1"= 200'	HORIZONTAL SCALE: 1"= 200'
5. SUBMITTED FOR ADMIN. AMENDMENT	12/17/08	REFERENCE NO. 08087-H-3B_H-3C	DRAWING NO. 2008087
6200 Whiskey Creek Drive Fort Myers, FL 33919 Phone : (239) 985-1200 Florida Certificate of Authorization No.1772 Naples - Fort Myers		Arborwood Village CPD Master Concept Plan Option A EXHIBIT H-3.C	

3.) INDIGENOUS OPEN SPACE:

C.P.D. — COMMERCIAL PARCEL	
Indigenous Open Space Req'd.	± 7.5 Ac. x 50% ± 3.75 Ac.
Indigenous Open Space Prov'd.:	
Existing Preserve Area /	± 2.87 Ac.*
Total Prov'd.	± 2.87 Ac.*
*(See Note Below)	
C.P.D. — WORTHINGTON PARCEL	
Indigenous Open Space Req'd.	±12.96 Ac. x 50% ± 6.48 Ac.
Indigenous Open Space Prov'd.:	
On-Site Wetland / Conservation Area	± 8.42 Ac.*
Total Open Space Prov'd.:	± 8.42 Ac.
Indigenous Open Space Req'd. (Total Project) ± 10.23 Ac.	
Indigenous Open Space Prov'd. (Total Project) ± 11.29 Ac.	

*The actual acreage available, in the On-site Wetland / Conservation Area, is ±11.29 Ac., with only ±10.23 Ac. needed to satisfy this requirement.

4.) PUBLIC TRANSIT:

The site is located on Lee Tran Route #50.

5.) PROJECT INTENSITY:

Intensity:

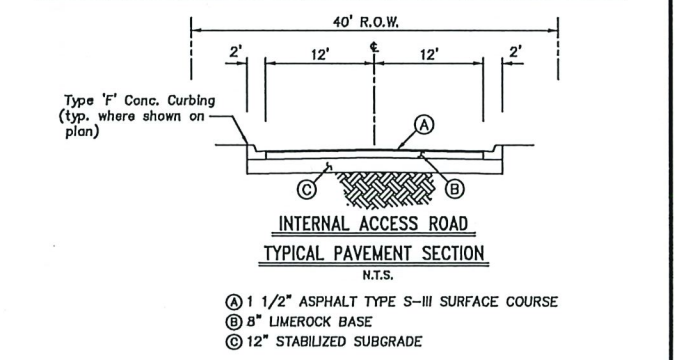
Anchor Parcel:	130,000 s.f. — Retail, and 300 Bed Hotel
Establishes maximums for each land use type. Maximums are not cumulative.	
Out-Parcels #1 — #6:	40,000 s.f. — Commercial 12,000 s.f. — Office
Tract #1:	30,000 s.f. — Office 80,000 s.f. — Retail
Tract #2:	10,000 s.f. — Essential Services (EMS)

PHASING: 1 PHASE — 5 YEARS

NOTE:
A property owner within the Arborwood CPD may transfer Retail, Office and Hotel Room uses from one parcel to another provided that all affected property owners are in agreement and they execute and file a written and notarized assignment with the County acknowledging approval and acceptance of the transfer of uses and/or square footage.

LAND USE CONVERSION MATRIX

	RETAIL (SF)	GENERAL OFFICE (SF)	MEDICAL OFFICE (SF)
RETAIL (1,000 SF)	1,000	1,800	750
OFFICE (1,000 SF)	550	1,000	400
HOTEL (1 ROOM)	250	470	200



MASTER CONCEPT PLAN OPTION B
ARBORWOOD VILLAGE CPD
CLIENT: TREELINE 200, LLC

PLAN REVISIONS

SCALE IN FEET
0 75 150 300

FLORIDA CERTIFICATE OF AUTHORIZATION #1044

SET NUMBER: 441-01-E03
SHEET: 1

PROJECT SUMMARY:

1) PROJECT SUMMARY (NOTE 1):

CPD COMMERCIAL PARCEL	2.87 AC.
ON-SITE WETLAND/PLAND PRESERVE AREA/O.S. GREEN AREA	1.46 AC.
INTERNAL (PRIVATE) R.O.W.	20.72 AC.
DEVELOPMENT PARCELS	
TOTAL SITE - CPD COMMERCIAL PARCEL	25.05 AC.

WORTHINGTON PARCEL	12.95 AC.
ON-SITE WETLAND/CONSERVATION AREA	17.90 AC.
O.S./GREEN AREA (RESTORED CATTAIL MARSH)	0.54 AC.
INTERNAL (PRIVATE) R.O.W.	10.98 AC.
WORTHINGTON TRACT #1 (RESIDENTIAL/OFFICE/RETAIL)	0.84 AC.
WORTHINGTON TRACT #2 (EMS)	
TOTAL SITE - WORTHINGTON PARCEL	43.21 AC.

TOTAL CPD AREA	68.26 AC.
----------------	-----------

2) OPEN SPACE SUMMARY (NOTE 2):

REQUIRED OPEN SPACE	
RESIDENTIAL DEVELOPMENT AREA	10.98 AC. (32% OF DEVELOPMENT AREA)
COMMERCIAL DEVELOPMENT AREA	23.02 AC. (64% OF DEVELOPMENT AREA)
TOTAL CPD (DEVELOPMENT) AREA	34.00 AC.

RESIDENTIAL OPEN SPACE REQUIRED	8.7 AC. (32% x 68.26 AC x 40%)
COMMERCIAL OPEN SPACE REQUIRED	13.9 AC. (64% x 68.26 AC x 30%)
TOTAL OPEN SPACE REQUIRED	22.6 AC.

PROVIDED OPEN SPACE

CPD COMMERCIAL PARCEL	7.50 AC.
INDIGENOUS/PRESERVE AREA	2.87 AC.
ANCHOR PARCEL (@ 23.5%)	2.71 AC.
O.P. #1 THRU #7 (@ 0.22%)	1.59 AC.
LAKE (22.8 AC. X 25%)	5.60 AC.
ON-SITE WETLAND/CONSERVATION AREA	12.95 AC.
(INCLUDING CATTAIL MARSH)	
WORTHINGTON TRACT #1 (@ 10%)	1.10 AC.
WORTHINGTON TRACT #2 (@ 10%)	0.08 AC.
TOTAL OPEN SPACE PROVIDED	27.33 AC.

NOTES:

1. A PROPERTY OWNER WITHIN THE ARBORWOOD VILLAGE CPD MAY TRANSFER RETAIL, OFFICE AND HOTEL ROOM USES FROM ONE PARCEL TO ANOTHER PROVIDED THAT ALL AFFECTED PROPERTY OWNERS ARE IN AGREEMENT AND THEY EXECUTE AND FILE A WRITTEN AND NOTARIZED ASSIGNMENT WITH THE COUNTY. ACKNOWLEDGING APPROVAL AND ACCEPTANCE OF THE TRANSFER OF USES AND/OR SQUARE FOOTAGE. MULTI-FAMILY RESIDENTIAL AND ALF USES ARE ONLY PERMITTED IN TRACT #1 AND MAY NOT BE TRANSFERRED TO ANOTHER TRACT OR OUTPARCEL WITHIN THE CPD.
2. FINAL OPEN SPACE AND INDIGENOUS AREAS WILL COMPLY WITH THE LDC SUBJECT TO LAND USE MATRIX PROVIDED IN CONDITION 1.

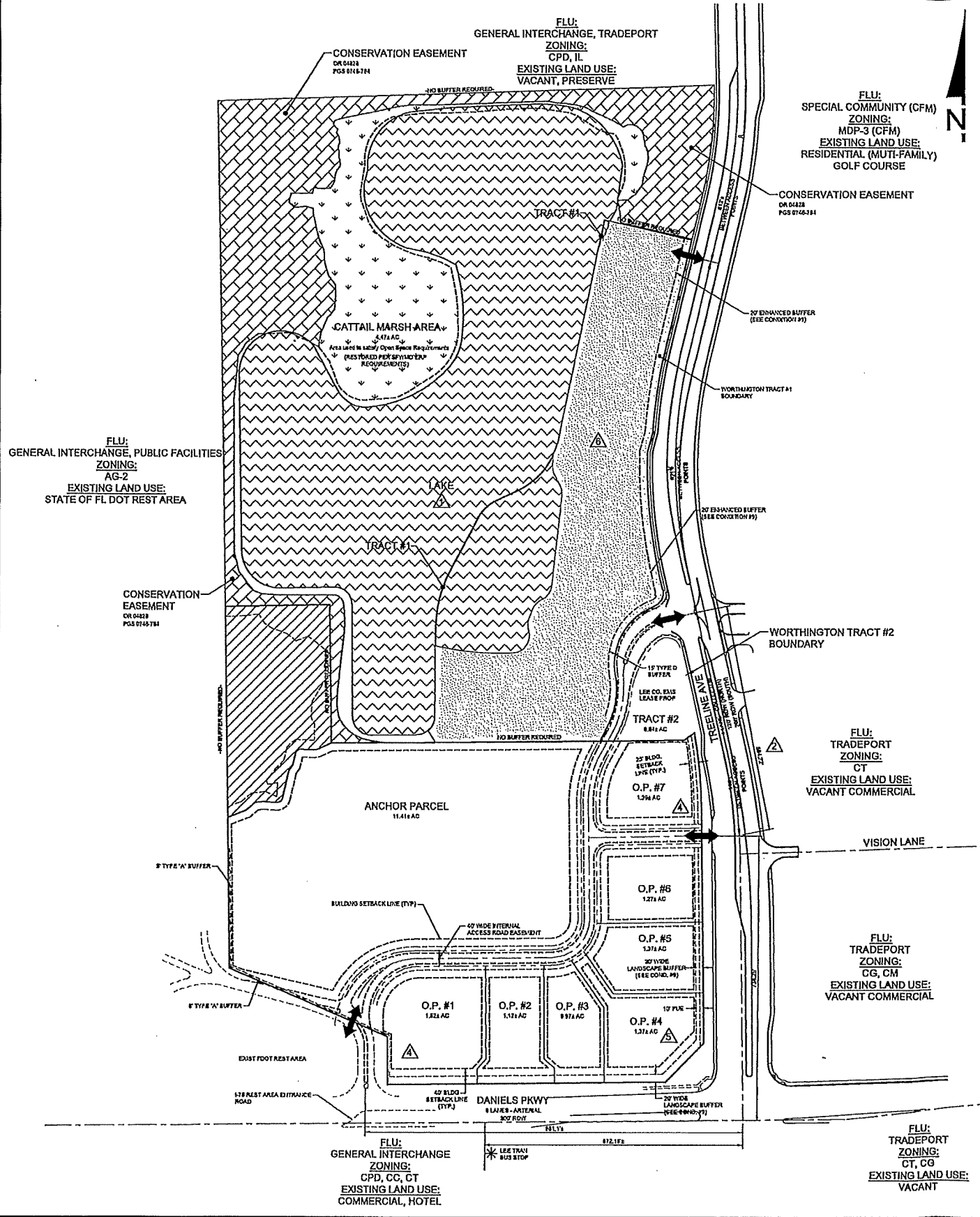
LEGEND

- ▲ DEVIATION LOCATION
- LAKE
- INDIGENOUS OPEN SPACE (WORTHINGTON PARCEL 8.42± AC)
- INDIGENOUS OPEN SPACE (COMMERCIAL PARCEL 2.87± AC)
- WORTHINGTON TRACT #1 BOUNDARY
- INGRESS / EGRESS

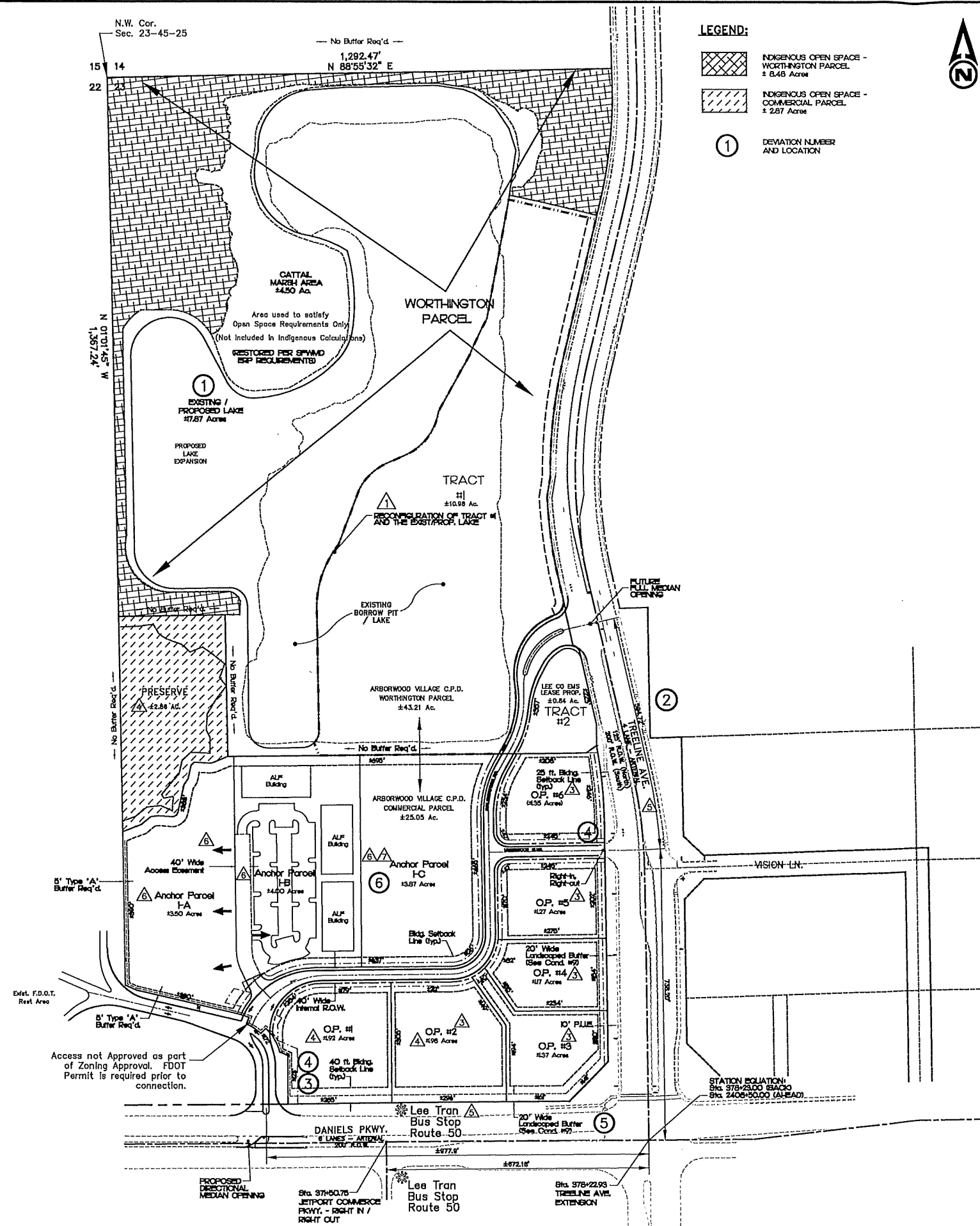
***PROJECT DENSITY / INTENSITY SUMMARY TABLE**

APPROVED DENSITY / INTENSITY	PROPOSED DENSITY / INTENSITY
ANCHOR PARCEL 130,000 S.F. RETAIL 120 BED HOTEL	ANCHOR PARCEL NO CHANGE
OUT-PARCELS 1-7 40,000 S.F. RETAIL 12,000 S.F. OFFICE	OUT-PARCELS 1-7 NO CHANGE
TRACT 1 30,000 S.F. OFFICE 80,000 S.F. RETAIL	TRACT 1 153 MF/LF UNITS OR 612 ALF UNITS OR 30,000 S.F. OFFICE/ 80,000 S.F. RETAIL
TRACT 2 10,000 S.F. ESSENTIAL SERVICES	TRACT 2 NO CHANGE
TOTALS 250,000 S.F. RETAIL 42,000 SF OFFICE 120 BED HOTEL 10,000 S.F. ESSENTIAL SERVICES	TOTALS 250,000 SF RETAIL 42,000 SF OFFICE 120 BED HOTEL 10,000 SF ESSENTIAL SERVICES 153 MF/LF UNITS OR 612 ALF UNITS

*SUBJECT TO LAND USE CONVERSION MATRIX (CONDITION 1).



H:\2022\2022115\DWG\Plan Sets\Zoning\22115_H-3B_H-3C-C.dwg 05/09/2023 11:08 EST



PROJECT SUMMARY:

1.) CONCEPTUAL LAND USE BREAKDOWN:

C.P.D. - COMMERCIAL PARCEL		
On-Site Wetland / Upland Preserve Area /		± 2.87 Ac.
O.S. / Green Space		± 1.60 Ac.
Internal (Private) R.O.W.		± 20.58 Ac.
Development Parcels		
Total Site - CPD Commercial Parcel		± 25.05 Ac.

C.P.D. - WORTHINGTON PARCEL		
On-Site Wetland / Conservation Area		± 8.48 Ac.
Exist. Lake / Proposed Lake Expansion		± 17.87 Ac.
O.S. / Green Areas		± 4.50 Ac.
Internal (Private) R.O.W.		± 0.54 Ac.
Worthington Tract #1		± 10.98 Ac.
Worthington Tract #2		± 0.84 Ac.
Total Site - CPD - D.E. Parcel		± 43.21 Ac.

Total CPD Parcel Area	± 68.26 Ac.
-----------------------	-------------

2.) CONCEPTUAL OPEN SPACE:

C.P.D. - COMMERCIAL PARCEL		
Residential	± 4.0 Ac. x 0.4 =	± 1.60 Ac.
Other	± 21.1 Ac. x 0.3 =	± 6.33 Ac.

Total Open Space Req'd.: ± 7.93 Ac.

Open Space Prov'd.:

Indigenous / Preserve Area	± 2.86 Ac.
Anchor Parcel (± 27.0%)	± 3.07 Ac.
Anchor Parcel 1-A (± 3.50 Ac. x 0.27)	± 0.95 Ac.
Anchor Parcel 1-B (± 4.00 Ac. x 0.27)	± 1.08 Ac.
Anchor Parcel 1-C (± 3.87 Ac. x 0.27)	± 1.04 Ac.

Sub-total (Anchor Parcels) ± 3.07 Ac.

O.P.'s #1 thru #6 (± 22.0%) ± 2.00 Ac.

O.P. #1 (± 1.92 Ac. x 0.22)	± 0.42 Ac.
O.P. #2 (± 1.98 Ac. x 0.22)	± 0.44 Ac.
O.P. #3 (± 1.37 Ac. x 0.22)	± 0.30 Ac.
O.P. #4 (± 1.17 Ac. x 0.22)	± 0.26 Ac.
O.P. #5 (± 1.27 Ac. x 0.22)	± 0.28 Ac.
O.P. #6 (± 1.35 Ac. x 0.22)	± 0.30 Ac.

Sub-total (Out-parcels) ± 2.00 Ac.

Total Open Space Prov'd.: ± 7.93 Ac.

C.P.D. - WORTHINGTON PARCEL

± 43.2 Ac. x 0.3 = ± 12.9 Ac.

Total Open Space Req'd.: ± 12.96 Ac.

Open Space Prov'd.:

On-Site Wetland / Conservation Area (Includes Cattail Marsh):	12.98 Ac.
Exist. Lake / Proposed Lake Expansion (± 12.96 Ac. x 0.25%)	± 3.24 Ac.
Tract #1 (± 10.98 Ac. x 0.10)	± 1.10 Ac.
Tract #2 (± 0.84 Ac. x 0.10)	± 0.08 Ac.

Sub-total (Tracts) ± 1.18 Ac.

Total Open Space Prov'd.: ± 17.40 Ac.

3.) INDIGENOUS OPEN SPACE:

C.P.D. - COMMERCIAL PARCEL		
Indigenous Open Space Req'd.	± 7.5 Ac. x 50%	± 3.75 Ac.
Indigenous Open Space Prov'd.:		
Existing Preserve Area /		± 2.87 Ac.*
Total Prov'd.		± 2.87 Ac.*

*(See Note Below)

C.P.D. - WORTHINGTON PARCEL		
Indigenous Open Space Req'd.	± 12.96 Ac. x 50%	± 6.48 Ac.
Indigenous Open Space Prov'd.:		
On-Site Wetland / Conservation Area		± 8.42 Ac.*
Total Open Space Prov'd.:		± 8.42 Ac.

Indigenous Open Space Req'd.:	± 10.23 Ac.
(Total Project)	
Indigenous Open Space Prov'd.:	± 11.29 Ac.
(Total Project)	

*The actual acreage available, in the On-site Wetland / Conservation Area, is ± 11.29 Ac., with only ± 10.23 Ac. needed to satisfy this requirement.

4.) PUBLIC TRANSIT:

The site is located on Lee Tran Route #50.

5.) PROJECT INTENSITY:

Intensity:	
Anchor Parcel:	130,000 s.f. - Retail 56 MF Units or 224 ALF Units 300 Bed Hotel
Establishes maximums for each land use type. Maximums are not cumulative.	
Out-Parcels #1 - #6:	40,000 s.f. - Commercial 12,000 s.f. - Office
Tract #1:	30,000 s.f. - Office 80,000 s.f. - Retail
Tract #2:	10,000 s.f. - Essential Services (EMS)

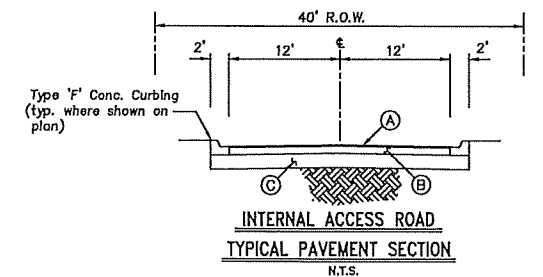
PHASING: 1 PHASE - 5 YEARS

NOTE:

A property owner within the Arborwood CPD may transfer Retail, Office and Hotel Room uses from one parcel to another provided that all affected property owners are in agreement and they execute and file a written and notarized assignment with the County acknowledging approval and acceptance of the transfer of uses and/or square footage.

LAND USE CONVERSION MATRIX

	RETAIL (SF)	GENERAL OFFICE (SF)	MEDICAL OFFICE (SF)
RETAIL (1,000 SF)	1,000	1,800	750
OFFICE (1,000 SF)	550	1,000	400
HOTEL (1 ROOM)	250	470	200



- A 1 1/2" ASPHALT TYPE S-III SURFACE COURSE
- B 8" LIMEROCK BASE
- C 12" STABILIZED SUBGRADE

APPROVED AS EXHIBIT C-1: RES. #Z-15-037
ORIGINAL RESOLUTION: CASE # DCI2006-00005
Res. # Z-06-061 (10-16-06)

SUBMITTED FOR AMENDMENT		05/09/23	DEVELOPER: DP - TA Associates, Ltd. Elias Vassilarios, Exec. Vice Pres. Waterford at Blue Lagoon 703 Waterford Way, Suite 800 Miami, FL 33126 Ph. No.: (305) 261-4330	DESIGNED BY:	DATE:
SUBMITTED FOR AMENDMENT		04/01/19		CLK/ERT	12/03/08
SUBMITTED FOR AMENDMENT		01/16/19		ERT	12/04/08
SUBMITTED FOR AMENDMENT		10/31/18		CLK	12/04/08
SUBMITTED FOR ADMIN. AMENDMENT		12/17/08			
NUMBER	REVISIONS	DATE	REFERENCE NO.		
			Arborwood Village CPD		
			Master Concept Plan Option C		
			EXHIBIT H-3.C		
			2018057		
			1 of 1		

LEE COUNTY, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING DIVISION
STAFF REPORT

LEE COUNTY
HEARING EXAMINER

JAN 30 PM 1:06

TYPE OF CASE: PLANNED DEVELOPMENT/DCI
CASE NUMBER: DCI2023-00024
HEARING EXAMINER DATE: February 14, 2024

APPLICATION SUMMARY

Applicant: Paula McMichael representing DP-TA Associates, Inc. in reference to Arborwood Village CPD.

Request: Request to amend Resolution Z-19-021 (Arborwood Village CPD) to seek a deviation to allow for a parking reduction greater than 10% for a warehouse, Public and Mini development.

Location: The subject property is located at 13600 Goldenwood Drive, Gateway/Airport Planning Community, Lee County, FL. (District #2). The applicant indicates the STRAP number is 23-45-25-06-00000.0010.

SUMMARY:

The applicant is requesting the following deviation for Parcel 1-A, as depicted on Master Concept Plan "Option A" and for Parcel 1-C, as depicted on Master Concept Plan "Option C":

Deviation (6): A deviation from Land Development Code Table 34-2020(b), Required parking spaces for nonresidential uses, which establishes the minimum required number of parking spaces for nonresidential uses, to allow for a fifty-five percent overall reduction in required parking for Warehouse, Public and Mini- uses within Anchor Parcel 1-A as depicted on Master Concept Plan Option A, or within Anchor Parcel 1-C as depicted on Master Concept Plan Option C.

Staff recommends denial of this deviation to the extent proposed by the applicant, but recommends approval of a maximum parking reduction of fifty percent for this project, subject to the following condition:

This deviation is limited to a Warehouse, Public and Mini-warehouse development with a minimum of 700 mini-storage units on Parcel 1-A, as depicted on Master Concept Plan Option A, or on Parcel 1-C, as depicted on the MASTER Concept Plan Option C.

HISTORY OF PARCEL

The subject site was originally rezoned from Agricultural (AG-2) and Tourist Commercial (CT) to CPD in 2006 via Resolution Z-06-061. The CPD allowed for 302,000 square feet of commercial office and/or retail and up to 120 hotel rooms, with a maximum height of three stories/45 feet for commercial uses and 12 stories/130 feet for hotel use.

There were four subsequent administrative amendments to Resolution Z-06-061: ADD2006-00112, approving a deviation from the Land Development Code (LDC) to reduce a connection separation; ADD2007-00199, to reconfigure a lake and Tract 1; ADD2008-00039, to amend the

STAFF EXHIBIT# /

Schedule of Uses, reduce the maximum height for hotels to six stories/75 feet, and to add a Land Use Conversion Matrix to the master concept plan; and ADD2008-00168, to reallocate eight of the self-service fuel pumps approved for the Anchor Parcel to the outparcels, and to reconfigure the outparcels from a total of seven to six on the approved master concept plan.

Resolution Z-15-037A, approved in 2018, rescinded and replaced Resolution Z-06-061, ADD2006-00112, ADD2007-00199, ADD2008-00039, and ADD2008-00168. Resolution Z-15-037A allowed 250,000 square feet of Retail Commercial, 42,000 square feet of Office Space, 10,000 square feet of Essential Services, 120 Hotel Rooms, and up to 153 multi-family dwelling units or the density equivalent of assisted living units/beds.

Resolution Z-19-021, approved in 2019 revised the schedule of uses for the Anchor Parcel and Outparcel #2, and added Vehicle and Equipment Dealers, Group I only (including multi-level parking/display structures), and Warehouse, Mini and Public. This Resolution also amended the Schedule of Uses for the Anchor Parcel only to add Assisted Living Facility and increase the number of hotel/motel rooms from 120 to 300. ADD2019-00203 amended schedule of uses for Outparcel 2, MCP Options A and C to allow car wash use, and reduced the width of landscape buffers for Outparcel 2 from 25 feet to 20 feet. ADD2023-00091 amended the schedule of uses to add EMS, Fire and Sheriff's Station to the list of permitted uses on Lot 6.

CHARACTER OF THE AREA

The area where Arborwood Village CPD is located is partially developed with commercial uses but is going through an accelerated development, partially due to its proximity to the Daniels Parkway Interchange with Interstate 75 and the Boston Red Sox Ballpark, which is located to the east approximately 1.5 miles from this site.

The parcels subject to this deviation request are all internal to Arborwood Village CPD.

ANALYSIS

Arborwood Village CPD is located on the north side of Daniels Parkway and west Treeline Avenue and approximately 1000 feet east of the Interstate 75 entrance ramp; and 1.5 miles west of Boston Red Sox Ballpark. The entire Arborwood Village site consists of 68.3 acres and is partially developed.

This amendment is for the parcel labeled as "Anchor Parcel". This amendment is to request a deviation from Land Development Code Table 34-2020(b), Required parking spaces for nonresidential uses, which establishes the minimum required number of parking spaces for nonresidential uses, to allow for a fifty-five percent overall reduction in required parking for Warehouse, Public and Mini uses within Anchor Parcel 1-A as depicted on Master Concept Plan Option A, or within Anchor Parcel 1-C as depicted on Master Concept Plan Option C. Land Development Code Table 34-2020(b) requires one parking space per 25 mini-storage units. The applicant is requesting to reduce this number from one parking space per 25 units to one parking space per 55 mini-warehouse units (55% reduction the number of the required parking spaces). Staff, after reviewing the parking demand study provided by the applicant and other documents and materials, as highlighted in the attached memorandum from Development Services Section (Attachment "C"), does not agree with the 55 percent reduction, but recommends approval of a 50 percent reduction in the number of overall parking spaces, provided the number of mini-storage units is kept above 700 units.

LEE PLAN

The site is located in the General Interchange Future Land Use category of the Lee Plan.

The Lee Plan defines General Interchange as the areas intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. This Land Use category allows tourist commercial, general commercial, light industrial /commercial, and multi-family dwelling units with a standard density of 8 to 14 dwelling units per acre. Uses that are listed in the schedule of uses, including Warehouse, Public and Mini-warehouse, will provide employment opportunities. Staff finds that the proposed development, as conditioned, is CONSISTENT with Policy 1.3.3 of the Lee Plan.

The proposed deviation will continue to promotes contiguous and compact growth patterns, containing urban sprawl and minimizing the costs of services. Adequate public services exist. Water and sewer services are available to the site. The property has access to Daniel Parkway and Treeline Avenue via Goldenwood Drive, which are east-west and north-south arterial roads. Public transportation is available to the site via Bus Route 50, which travels from Sanibel Outlets to the Southwest Florida International Airport. Fire protection is provided by South Trail Fire District. Therefore, the request is consistent with Objectives 2.1, 2.2, and Policy 2.2.1 of the Lee Plan.

Standard 4.1.1 requires commercial and industrial developments in excess of 30,000 square feet to connect to public water system. Standard 4.1.2 requires commercial developments that generate more than 5,000 gallons of sewage to connect to a sanitary sewer system. Water and sewer lines are already in existence with available capacity to serve this development. Staff finds that the proposed amendment, as conditioned, is CONSISTENT with Standards 4.1.1 and 4.1.2 of the Lee Plan.

The subject property is designed and arranged as an integrated and cohesive unit. The development will be in accordance with the requirements of the Lee County Land Development Code (LDC). The proposed development will provide landscape plantings not presently found on site. The applicant has indicated that all necessary services are available to the site and will be enhanced if not found adequate to serve the proposed development. The proposed development is compatible with surrounding uses and the proposed development will not reduce the level of service (LOS) below acceptable levels. Staff finds that the proposed amendment, as conditioned, is CONSISTENT with Objective 6.1 and Policies 6.1.3 and 6.1.4 of the Lee Plan.

This CPD is consistent with Policy 135.9.5. The design of this site, as amended, takes into consideration existing development patterns and is sensitive to the integrity of the neighborhood. There are adopted conditions, which are intended to make this development more compatible with the area's existing character. Staff finds that the proposed amendment, as conditioned, is CONSISTENT with Policy 135.9.5 of the Lee Plan.

Deviations

This development was approved originally with five deviations (Four deviations via Resolution Z-19-021 and one via ADD2019-00203). The applicant is requesting the following sixth deviation with this application:

Deviation (6): A deviation from Land Development Code Table 34-2020(b), Required parking spaces for nonresidential uses, which establishes the minimum required number of parking spaces for nonresidential uses, to allow for a fifty-five percent overall reduction in required parking for Warehouse, public and mini uses within Anchor Parcel 1-A as depicted on Master Concept Plan Option A, or within Anchor Parcel 1-C as depicted on Master Concept Plan Option C.

As discussed throughout the staff report, after reviewing the parking studies provided by the applicant, staff does not recommend approval of the requested 55% reduction in the parking requirements for the proposed self-storage development; however, staff recommends 50% reduction in the number of parking spaces for a Warehouse, public and mini development with a minimum of 700 mini-storage units.

Findings and Conclusions

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff finds that the deviation request, as conditioned:

- a) Complies with Lee Plan as discussed in the Lee Plan analysis section of this report, specifically Lee Plan Policy 1.3.3; Objectives 2.1, 2.2 and 6.1 and Policy 2.2.1, 6.1.3 and 6.1.4 and Standards 4.1.1 and 4.1.2 of the LDC, and other applicable codes and regulations;
- b) Meets the Land Development Code and other applicable County regulations;
- c) Is compatible with existing and planned uses in the surrounding area;
- d) Will provide access sufficient to support the proposed development intensity and the expected impacts on existing or planned transportation facilities will be mitigated through existing County regulations or conditions of approval;
- e) Will not adversely affect environmentally critical or sensitive areas and natural resources;
- f) Will be served by urban services, defined in the Lee Plan including Standards 4.1.1 and 4.1.2;
- g) The proposed mix of uses is appropriate at the proposed location;
- h) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.
- i) The proposed deviation, as amended by staff and conditioned:
 - 1) Enhances the achievement of the objectives of the planned development; and
 - 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The request to amend this CPD to allow an additional deviation, as amended by staff, is appropriate and meets the standards for approval of a Planned Development amendment. Staff

cannot support a 55 percent reduction in the number of parking spaces for this Warehouse, Public and Mini-warehouse development; however, staff supports a maximum of 50 percent reduction in the number of parking spaces, provided that the site develops more than 700 storage units.

ATTACHMENTS:

- A. Expert Witness Information
- B. Maps: surrounding zoning, future land use and aerial photograph
- C. Development Services Section memorandum concerning Parking.
- D. Resolution Z-19-021, Amendments: ADD2019-00133, ADD2019-00203, and ADD2023-00091
- E. Application and Narrative
- F. Applicant's Parking Study
- G. Legal Description

LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

Case Number: DCI2023-00024
Project Name: Arborwood Village CPD
Hearing Examiner Date: February 14, 2024

CHAHRAM BADAMTCHIAN, AICP, Planner, Senior, Zoning Section, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

CAMRYN SIVERSON, Environmental Planner, Zoning Section, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, and environmental planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

MARCUS EVANS P.E., Engineer, Senior, Development Services Section, 1500 Monroe Street, Fort Myers, FL. 33901

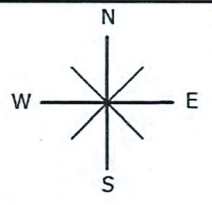
- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

ATTACHMENT A

BRANDON DUNN, Planning Section Manager, 1500 Monroe Street, Fort Myers, FL. 33901

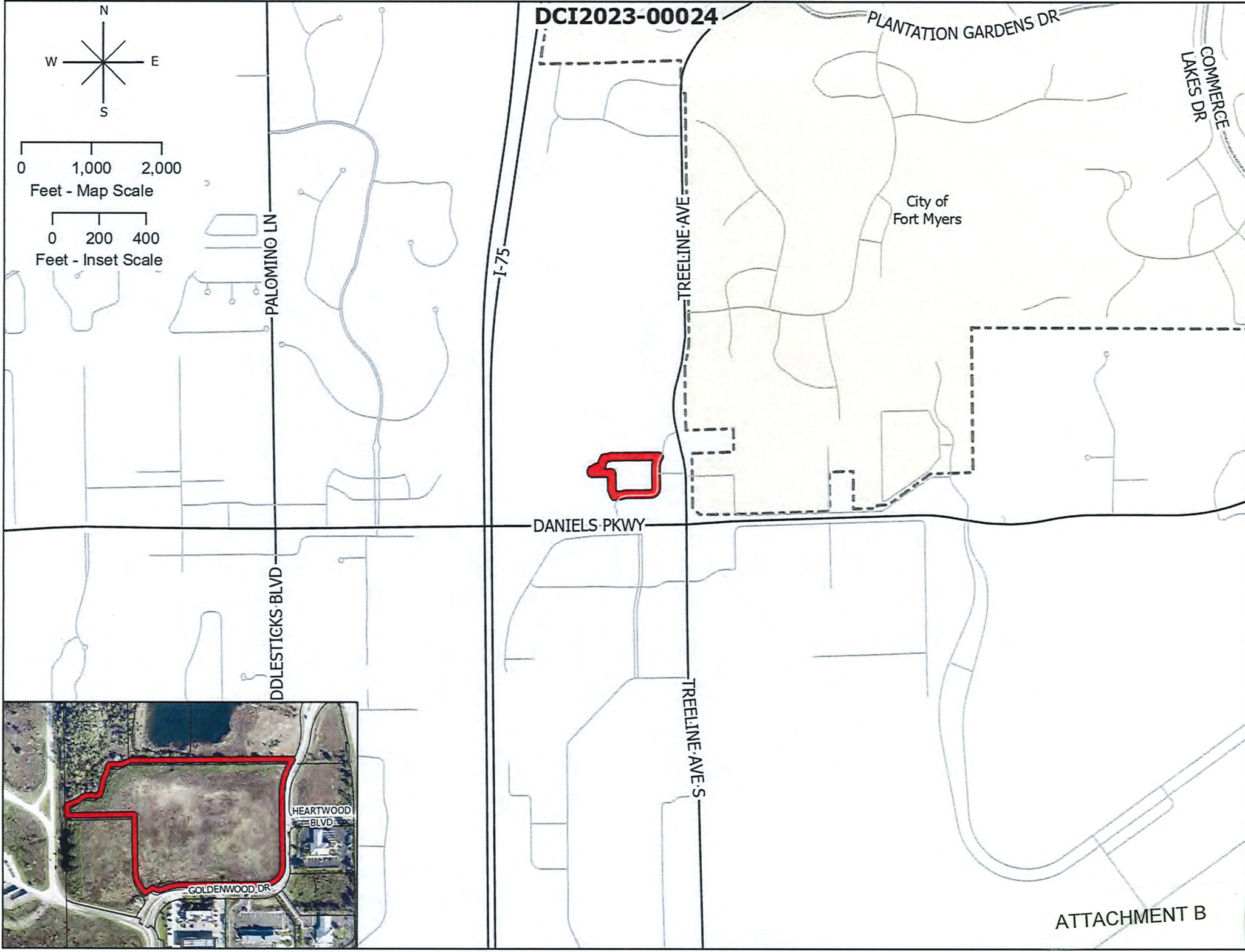
- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan and comprehensive planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

DCI2023-00024



0 1,000 2,000
Feet - Map Scale

0 200 400
Feet - Inset Scale

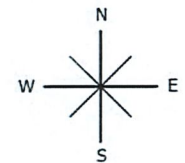


DCI2023-00024

Aerial

 Subject Property

 City Limits



0 300 600 900
Feet



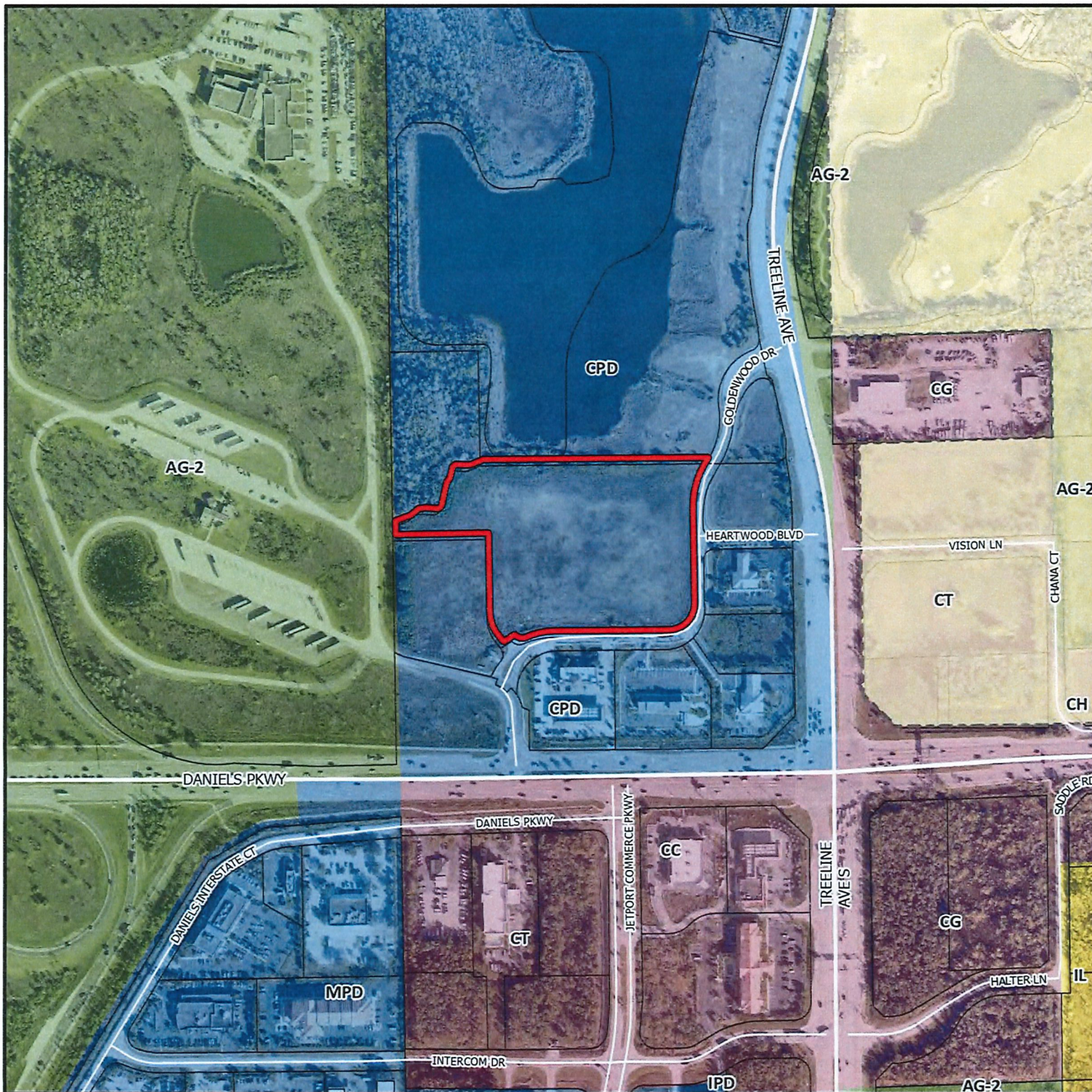
DCI2023-00024

Future Land Use



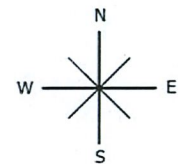
DCI2023-00024

Zoning



 Subject Property

 City Limits



0 300 600 900
Feet



MEMORANDUM

Date: January 16, 2024

To: C. Badamtchian
Senior Planner

From: M. Evans *ME*
Senior Engineer

Subject: **Arborwood Village CPD Amendment Parking-Related Analysis and Recommendations**
Case No. DCI2023-00024
STRAP No. 23-45-25-06-00000.0010 (lowest)

I. Purpose

The purpose of this memorandum is to provide substantive comments related to Development Services Section (DSS) staff review of subject-case documents that pertain to parking elements received to date by Lee County through the applicant's formal written submittals.

II. Site Location

The approximately 8.75-acre subject site is located on the north/west side of Goldenwood Drive between Daniels Parkway and Treeline Avenue. Current planning/zoning information applicable to the subject site is described in **Table 1**.

Table 1
Current Site-Related Planning/Zoning Information

Future Land Use Category ⁽¹⁾	Planning Community ⁽²⁾	Mixed Use Overlay Area? ⁽³⁾	Zoning District
General Interchange	Gateway/Airport	no	CPD ⁽⁴⁾

⁽¹⁾ see *The Lee Plan* Map 1A and related policies

⁽²⁾ see *The Lee Plan* Map 1B and related policies

⁽³⁾ see *The Lee Plan* Map 1C and related policies

⁽⁴⁾ commercial planned development

III. Proposed Residential Density/Non-Residential Intensity of Use

The subject site is currently undeveloped. With the subject case, the applicant proposes to develop Anchor Parcel I-C of the "Arborwood Village CPD" development as currently allowed and described in **Table 2**.

MEMORANDUM

Table 2
 Development Parameters
 Anchor Parcel I-C

Land Use	Proposed Zoning Density/Intensity
mini-warehouse	98,940-SF (715 storage units) ⁽¹⁾

(1) includes administrative office use of unspecified gross floor area

IV. Applicant Deviation Request

As part of the application for the subject case, the applicant requests to deviate from the requirements of the Lee County *Land Development Code* (LDC), Section 34-2020, as related to mini-warehouse minimum parking requirements. The applicant requests a reduction in the minimum required parking rate of 1 space per 25 units (4 spaces per 100 units) to 0.45 spaces per 25 warehouse units (1.82 spaces per 100 units) which is assumed to meet combined parking needs of employees and users of the proposed mini-warehouse development. The applicant provided for staff consideration a parking demand study of mini-warehouse developments deemed similar by the applicant to that proposed in the application to justify the deviation request.

V. Lee County Land Development Code Parking-related Requirements

On November 13, 2001, the Lee County Board of County Commissioners (BoCC) approved Ordinance 01-18 which revised the LDC, Section 34-2020, mini-warehouse minimum parking requirements to the current requirements. The minimum parking requirements for this use prior to 2001 remained unchanged since the June 25, 1986 BoCC adoption of Lee County's "Official Zoning Ordinance". A comparison of the pre-Ordinance 01-18 and current minimum parking requirements is provided in **Table 3**.

Table 3
 Lee County *Land Development Code*
 Minimum Parking Requirements

Land Use	Land Development Code Minimum Parking Requirements (parking spaces per unit)	
	Pre-Ordinance 01-18	Ordinance 01-18
mini-warehouse	1 space/10 warehouse units ⁽¹⁾	1 space/25 warehouse units ⁽¹⁾

⁽¹⁾ sites with this primary use were/are also required to include not less than five parking spaces for a site with this use

Since the 2001 LDC revision, staff is unaware of any projects with approved deviation requests from the mini-warehouse minimum parking requirements of Section 34-2020 that are based upon findings of a parking demand study conducted in Lee County.

MEMORANDUM

A comparison of Lee County's current minimum parking requirements to the applicant's deviation request may be referenced in **Table 4**.

Table 4
 Applicant Deviation Request/Current Lee County
 Land Development Code (LDC) Parking Requirements Comparison

Land Use	Minimum Required Parking Spaces	
	Applicant Request	LDC Requirement
mini-warehouse	13	29
Difference – Requested/Required	-19 parking spaces (-59%)	

Table 4 assumes a single-use development that includes a 715-unit mini-warehouse development with administrative office in a single 3-story building.

VI. Minimum Parking-Related Requirements of Other Florida Counties

Staff researched the current minimum parking requirements of ten Florida counties with highest population densities aside from Lee County. **Table 5** summarizes minimum required parking based upon each county's regulations as applied to a sample mini-warehouse development composed of a single 98,940-SF building containing 715 warehouse units and a 989-SF administrative office in a non-specialized zoning district.

Table 5
 Mini-Warehouse Development Parking Requirements
 Florida County Comparison

County	Population Density (persons/mile ²) ⁽¹⁾	Effective Minimum Required Parking (parking spaces per 25 units) ⁽²⁾	Effective Minimum Required Parking (parking spaces per 100 units)
Pinellas	3,524	0.69	2.77
Broward	1,626	0.19	0.78
Orange	1,616	0.21	0.84
Seminole	1,543	3.49	13.98
Hillsborough	1,458	0.50	2.00
Miami-Dade	1,438	0.50	2.01
Duval	1,333	1.73	6.92
Lee	1,002	1.00	4.00
Sarasota	794	0.14	0.55
Pasco	771	0.17	0.70
Palm Beach	765	0.44	1.75
MINIMUM⁽³⁾	--	0.14	0.55
AVERAGE⁽³⁾	--	0.81	3.23
MEDIAN⁽³⁾	--	0.47	1.88
MAXIMUM⁽³⁾	--	3.49	13.98

MEMORANDUM

- (1) University of Florida Bureau of Economic and Business Research 2021 "Florida Estimates of Population" (April 1, 2021)
(2) values shown are rounded to 2 decimal places and include conversion to spaces-per-25 units basis for normalized comparison to Lee County minimum parking requirements
(3) Lee County data is excluded in these calculations; Lee County data is shown in the table for comparative purposes only

As noted in Table 5, Lee County's mini-warehouse minimum parking requirements are overall more conservative than that of the other ten counties, except for Duval (City of Jacksonville) and Seminole Counties. Lee County's minimum required parking rate for the above-described sample development is over twice as high as the median effective rate of the other ten counties in Table 5. However, caution should be exercised in interpreting the data in Table 5 to suggest that Lee County's minimum parking requirements are too conservative, since Lee County's rates are only compared to ten other Florida counties which compose a relatively small sample size.

VII. Parking Demand Study Methodology

On September 15, 2022, at the applicant's request, staff met with the applicant's team to discuss a potential request to deviate from the minimum parking requirements of the LDC as applied to the subject site.

At the meeting, the applicant described the location of the subject site and indicated that the proposed development would be a single 2-3-story building with approximately 100,000-SF of gross floor area with no gated entry. The applicant indicated that an hourly parking survey would be conducted at 4-5 similar sites for at least 4 days and include at least 2 weekends. Staff recalls discussing with the applicant about how the survey would be conducted behind any closed site access gates and the applicant indicated that an aerial drone could be used if needed.

As with past parking study methodology meetings with the applicant's parking consultant for other projects, staff understood that the consultant would prepare a methodology statement and provide a list of prospective parking survey sites for staff review and comment prior to the collection of any survey data. Unfortunately, this did not occur, and staff was not provided opportunity to review and provide comment on a proposed written parking demand study methodology statement and a list of proposed survey sites prior to the consultant's collection and submission of data as contained in the December 20, 2022 study.

VIII. Parking Demand Study Review and Analysis

The applicant provided parking-related data and analysis in a parking demand study submittal for the subject site assuming land use of the proposed intensity

MEMORANDUM

described in **Table 2**. The submittal included periodic occupied parking space counts at six sites deemed similar to the subject site by the applicant at times of assumed greatest use from November 10 to December 1, 2022 (5 sites), and October 25 to October 20, 2023 (1 site).

Based upon the proposed development intensity and use described in **Table 2**, Development Services Section staff referenced the current Institute of Transportation Engineers (ITE) report, *Parking Generation*, 6th Edition, (also known as the *ITE Parking Generation Manual*) to compare the parking rate derived by the applicant's parking demand study to the ITE rates derived from a sample of parking data for similar uses at locations in a number of states, not including Florida. A related findings summary is provided in **Table 6**.

Table 6
 Institute of Transportation Engineers/Applicant Parking Demand Study
 Parameters/Statistics Comparison

Description	Institute of Transportation Engineers Data ⁽¹⁾		Staff-Adjusted 2022-2023 Parking Survey Data	
Land Use	mini-warehouse			
Location	general urban/suburban			
Number of Study Sites	2-7 ⁽²⁾	3-11 ⁽³⁾	3 ⁽⁴⁾	
Independent Variable	warehouse units (100s)	gross floor area (1K-SF)	warehouse units (100s)	gross floor area (1K-SF)
Unit Occupancy Rate	unknown		>85% ⁽⁵⁾	
Survey Dates	unknown		late 2022 and 2023	
Peak Period – Weekday	unknown		10:00 a.m. to noon; 1:00 to 5:00 p.m.	
Peak Period – Saturday	unknown		10:00 a.m. to 11:00 a.m.; noon to 1:00 p.m.; 3:00 to 5:00 p.m.	
Peak Period – Sunday	-----		10:00 to 11:00 a.m.; 3:00 to 5:00 p.m.	
Average Peak Period Parking Demand – Weekday	<u>1.26</u> parking spaces per 100 units	<u>0.10</u> parking spaces per 1K-SF	<u>1.27</u> parking spaces per 100 units	<u>0.10</u> parking spaces per 1K-SF
Average Peak Period Parking Demand - Saturday	0.94 parking spaces per 100 units	0.09 parking spaces per 1K-SF	1.15 parking spaces per 100 units	0.09 parking spaces per 1K-SF
Average Peak Period Parking Demand - Sunday	-----	-----	1.11 parking spaces per 100 units	0.08 parking spaces per unit ⁽⁵⁾

⁽¹⁾ *Parking Generation*, 6th Edition

⁽²⁾ 7 and 2 sites surveyed during respective weekday and Saturday periods

⁽³⁾ 11 and 3 sites surveyed during respective weekday and Saturday periods

MEMORANDUM

(4) value includes sites located at (1) 20091 Tiburon Way, (2) 9901 Estero Oaks Drive, and (3) 4500 Sommerset Drive, Fort Myers

(5) although the applicant did not indicate the unit occupancy rate of the 4500 Sommerset Drive site at the time of the parking survey, staff assumed the warehouse units to be at least 85% occupied; the parking demand study indicated that the other two sites listed above in note (4) were 98% occupied at the time of the parking survey

The peak period parking demand rates in the rightmost columns of **Table 6** may differ from that contained in the applicant's parking demand study. The average peak parking demand rates were specifically adjusted by staff as noted in the table in an attempt to reconcile staff concerns as follows:

(A) Although the applicant's parking demand study ultimately includes parking surveys of 6 sites, staff primarily did not agree with the survey methodology used for the 11995 State Road 82, 10688 Colonial Boulevard, and 2399 Champion Ring Road, Fort Myers sites due to the fact that the survey did not include vehicles parking behind the sites' access gates. The current ITE *Parking Generation Manual* indicates that when a parking survey is performed, "the analyst should make sure that all employee, customer, visitor and resident parking associated with the subject land use can be observed (including on-site parking, adjacent on-street parking, and remote parking associated with the study site)" and that a "comprehensive count of motor vehicle parking is the primary subject" of the manual. Neither the LDC nor the ITE *Parking Generation Manual* specifies that parking rates in each document solely relate to "public parking" – parking perhaps understood by the applicant to relate to readily-accessible parking not behind access gates. Further, when review staff contacted ITE to address this concern in late-September 2023, ITE's professional engineering staff stated regarding each site survey incorporated into the *Parking Generation Manual* that "all parked vehicles associated with the mini-warehouse were counted regardless of their location on the site", and that the majority of the survey sites had security gates.

For the above reasons, parking survey data from the three aforementioned sites were not included in **Table 6** since staff believes that the data for these sites as included in the applicant's parking demand study is incomplete.

(B) When prompted by staff to consider applying a seasonal adjustment factor to the parking survey counts, the applicant declined to do so, indicating in a response to staff's comment that the mini-warehouse use is "not a seasonal adjusted use" (see applicant's response letter received on October 31, 2023). The applicant provided no evidence to support this claim. Staff does not agree with this approach as it may be assumed that both seasonal and full-time area residents use each site. Similar to traffic counts, staff believes that a peak-season factor should be applied to the survey counts to account for a potential seasonal fluctuation in site use. To be reasonably conservative, staff referenced published 2022 Florida Department of Transportation peak-

MEMORANDUM

season traffic volume adjustment factors for Lee County and applied an adjustment factor to parking survey counts, increasing the raw count data by 10-12% depending on the date of counts.

IX. Observations and Conclusions

Based upon a review of the applicant submittals, the LDC, a sampling of other Florida county minimum parking requirements, and the current *ITE Parking Generation Manual*, DSS staff provides the following observations and conclusions with respect to the applicant's parking-related deviation request:

- A. As noted in **Table 4**, the applicant is seeking a large 55% reduction in parking spaces from the minimum currently required by the LDC for a mini-warehouse use (29 minimum required spaces versus 13 proposed spaces).
- B. As noted in **Table 5**, Lee County's minimum parking requirements of 1 parking space per 25 warehouse units (or its equivalent of 4 spaces per 100 units) for mini-warehouse developments are more conservative than a number of other Florida counties with high population density.

If the applicant's proposed mini-warehouse development and was located in one of the ten other Florida counties of highest population density as referenced in Table 5, the applicant would need to deviate from the minimum county parking requirements in 5 of 10 counties (50%) if a parking rate of 0.45 spaces per 25 units was contemplated for the development.

- C. Staff was not consulted to concur with or provide comments on a written parking demand study methodology for the parking-related deviation for the subject project or asked to concur with the selected study sites and/or dates/times of data collection for the 2022 survey sites, prior to the applicant's parking data collection.

Staff noted that a different survey methodology appeared to have been used in the final late-2023 survey as compared to the five 2022 surveys. The 2022 surveys were conducted on 13 non-continuous days within a period of 22 days at various times that appeared to be randomly selected, whereas the 2023 surveys were conducted on 5 continuous days at continuous times from 8:00 a.m. to 8:00 p.m. Staff believes that the 2023 survey was conducted using a methodology more aligned with staff's expectations for performing a parking survey for a mini-warehouse use.

MEMORANDUM

- D. It should be understood that since parking survey counts at each location were not taken continuously throughout an infinite time period, each count may be considered a snapshot-in-time under a given set of conditions (unit pricing, nearby development, given site management/business models, age of facility, etc.) and may not be representative of every day of a given year. Many often-changing factors may influence counts, including seasonal users, nearby construction activity, and others.

Another factor that may influence counts is user demographics. If the subject site's user demographics differ from that of the survey sites, the subject site's peak parking demand may be greater or less than the survey sites. User demographics that may influence peak parking demand may include age of users, user family size, user income, etc.

- E. Many seasonal visitors converge upon Lee County during the winter months. According to the 2022 *Lee County Public Facilities Level of Service and Concurrency Report*, Lee County's population seasonally grows by approximately 18% based upon historic data. Per Florida Statute §163.3164(42), this seasonal population includes "part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and includes tourists, migrant farmworkers, and other short-term and long-term visitors." Lee County clearly acknowledges its seasonal population as evidenced by a number of citations that relate to this population in *The Lee Plan*. Assuming that Lee County is unique with respect to an expectation of seasonal visitors, particularly during winter months, an increase in the number of minimum required parking spaces to accommodate commercial site users during these months does not appear unreasonable. Commercial development parking surveys conducted during non-peak-seasons months should accordingly be adjusted to account for times when the population swells from seasonal visitors during winter months.
- F. In reviewing the relatively limited amount of current ITE parking generation data during weekday periods, it appears that there is more scatter (higher fluctuation) in parking rates when considering building gross floor area as compared to a site's number of warehouse units. In other words, based upon the ITE data, the number of mini-warehouse units appears to be a more statistically reliable metric for estimating a site's parking demand.

In reviewing ITE weekday data for a mini-warehouse use, it further appears that there may be higher parking space demand for sites with a

MEMORANDUM

lower warehouse unit count as compared to sites with a higher warehouse unit count.

In reviewing ITE data, it also appears that the average Saturday parking demand for a mini-warehouse use was approximately 25% lower than the average weekday parking demand. In staff's review of the 2022 Tiburon Way and Estero Oaks Drive parking survey data, this general observation appeared to hold in that the average Saturday parking demand was overall approximately 25% lower than the weekend demand. However, when reviewing 2023 parking survey from the Sommerset Drive site, the average Saturday parking demand was approximately 20% higher than the weekend demand. Staff initially believed that this difference might be an anomaly. However, when reviewing albeit limited ITE data from sites surveyed on weekdays and Saturdays, more than one site appeared to show a higher average parking demand on Saturday as compared to the weekday period. Interestingly, the Sommerset Drive site also had a relatively high parking demand on Sunday afternoon that appeared comparable to that recorded on Saturday. The weekend parking demand for the Sommerset Drive site was also 31-55% higher than the weekend parking demand for the Tiburon Way and Estero Oaks Drive sites.

In reviewing current ITE parking generation data for a mini-warehouse use, the range of average weekday peak period parking demand varies from 1.05 to 2.38 spaces per 100 units – a difference of over 1.25 spaces per 100 units. This variance may be due to such factors as differences in site location, demand for the mini-warehouse use, cost of warehouse space, site-management/business models, age of facilities, user demographics, etc.

- G. It should be understood that while the unit occupancy rates of the survey sites may have been over 85% when surveyed, there is no guarantee that units at the survey sites were under "normal" use at that time. Since Lee County was ravaged by Hurricane Ian on September 28, 2022, a catastrophic Category 4-5 hurricane and one of the worst in the area's recent history, it may be difficult to discern if the parking demand data gathered from November 10 through December 1, 2022, for the Tiburon Way and Estero Oaks Drive sites were somehow affected by recovery efforts related to the hurricane. The applicant did not provide any data from each site prior to and after the hurricane event to clearly substantiate that the data was "normal" or typical and unaffected by the event.
- H. In reviewing the parking survey data described in **Table 6**, the minimum parking-related requirements of the LDC for the subject site use are high

MEMORANDUM

when compared to related data presented in the current *ITE Parking Generation Manual*.

The current *ITE Parking Generation Manual* includes "85th Percentile" values for the weekday sample set for mini-warehouse developments. The manual defines "85th Percentile" as "the point at which 85 percent of the values fall at or below and 15 percent of values are above". In other words, the value listed in the manual as "85th Percentile" is the parking rate at which not less than 85% of the survey sites were parked when surveyed. Using an "85th Percentile" parking rate as a required minimum rate might seem reasonable since it is more conservative than an average parking rate and may better serve the needs of site users in a great majority of mini-warehouse developments. It should be understood that the "85th Percentile" parking rate value listed in the *ITE Parking Generation Manual* was derived from a sample set of developments that did not include Florida.

The "85th Percentile" parking demand values from ITE as well as combined ITE and applicant parking survey data is summarized in **Table 7**.

Table 7
 Institute of Transportation Engineers /Applicant Parking Demand Survey
 85th Percentile Parking Demand Statistics Comparison

Description	Institute of Transportation Engineers (ITE) Data ⁽¹⁾	Combined ITE ⁽¹⁾ and 2022 Parking Demand Survey ⁽²⁾ Data	Combined ITE ⁽¹⁾ and 2023 Parking Demand Survey ⁽³⁾ Data
Land Use	mini-warehouse		
Location	general urban/suburban		
Number of Study Sites	2-7 ⁽⁴⁾	5-10 ⁽⁵⁾	3-8 ⁽⁶⁾
Independent Variable	warehouse units (100s)		
85th-Percentile Peak Period Parking Demand - Weekday	2.30 parking spaces per 100 units	1.85 parking spaces per 100 units	1.94 parking spaces per 100 units
85th-Percentile Peak Period Parking Demand - Saturday	-----	1.37 parking spaces per 100 units	1.41 parking spaces per 100 units

⁽¹⁾ *Parking Generation*, 6th Edition

⁽²⁾ includes sites located at (1) 20091 Tiburon Way, (2) 9901 Estero Oaks Drive, and (3) 4500 Sommerset Drive, Fort Myers

⁽³⁾ includes site located at 4500 Sommerset Drive, Fort Myers

⁽⁴⁾ 7 and 2 sites surveyed during respective weekday and Saturday periods

⁽⁵⁾ 10 and 5 sites surveyed during respective weekday and Saturday periods

MEMORANDUM

(6) 8 and 3 sites surveyed during respective weekday and Saturday periods

In reviewing the data in Table 7, the parking demand rates derived from the combined ITE and applicant parking demand survey data are approximately 16-20% lower than the ITE data alone. This difference may be due to the fact that (1) the survey sample size is larger for the combined data and (2) the survey data included more sites with higher warehouse unit counts (see Section IX.F. above for further observations in this regard).

- I. A decision to approve the applicant's parking deviation request has huge potential to set precedent that could be applied to other projects. If this deviation request is approved and relevant LDC citations are *not* changed, further potentially time-consuming challenges to the LDC minimum parking requirements using this data will likely be undertaken at future zoning public hearings.

X. Recommendations and Proposed Conditions

Per the LDC, Section 34-145(d)(4)a.2.c), the hearing examiner must find "that each requested deviation: 1) Enhances the achievement of the objectives of the planned development; and 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare."

After considering information in the applicant's parking demand study and weighing factors considered in this memorandum, **DSS staff respectfully recommends DENIAL of the applicant's parking-related deviation request, but recommends that consideration be given to allowing a minimum parking rate for the development, including the administrative office use, of 0.50 parking spaces per 25 warehouse units (equivalent to 2 parking spaces per 100 warehouse units) if the following two conditions are met: (1) the applicant verifies in writing that the Somerset Drive site was surveyed during a time when at least 85% of the warehouse units were occupied and (2) the local development order associated with the site contains not less than 700 warehouse units.**

Staff recommends that future deviation requests from the LDC minimum parking requirements for mini-warehouse developments be considered by county staff, but that such requests not be allowed to include 2022 parking survey data from the applicant's parking demand study. As noted in Sections IX.C. and G. of this document, staff has concern with the apparent randomness of the 2022 survey days/times and that the surveys were conducted during a time when the area may have still been recovering from Hurricane Ian which may have unduly influenced

MEMORANDUM

use of the mini-warehouse survey sites from what might be considered “normal” operating conditions. As noted in Section VIII. of this document, staff also believes that the data for three of the five 2022 survey sites is incomplete.

Based upon a review of ITE’s and the applicant’s parking demand study data, staff further recommends that future parking demand studies used to support LDC deviation requests for Lee County mini-warehouse developments survey at least three sites as agreed-upon by staff, for at least five consecutive days, including Saturday and Sunday, on a continuous hourly basis from at least 9 a.m. to 6 p.m. Staff should also be provided opportunity to review and provide comment on a proposed written parking demand study methodology statement and a list of proposed survey sites. The dates of the parking survey should also be provided to staff prior to data collection.

Regardless of whether or not a deviation from the LDC minimum parking requirements is granted for this or other cases, responsible developers and the developers’ responsible licensed design professionals are expected to ensure that each site has parking adequate to accommodate site users.

MJE:mje

Copy: M.R. Alam – Lee County Department of Transportation
O. Kleinmann – Lee County Department of Community Development
D. Wagley – Lee County Department of Community Development
file

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, DP-TA Associates, LTD., to amend the Arborwood Village Commercial Planned Development (CPD), a 68.23 ± acre parcel, in reference to Arborwood Village CPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on August 8, 2019; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2018-10018 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on November 6, 2019 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend the Arborwood Village Commercial Planned Development (CPD) to revise the Schedule of Uses for the Anchor Parcel and Outparcel #2 to add Vehicle and Equipment Dealers, Group I only (including multi-level parking/display structures); Warehouse, Mini and Public. Amend Schedule of Uses for the Anchor Parcel to add Assisted Living Facility, and increase Hotel/motel rooms from 120 to 300.

The property is located in the General Interchange Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the Master Concept Plan entitled "ARBORWOOD VILLAGE CPD: MASTER CONCEPT PLAN OPTIONS A, B and C" stamped received May 16, 2019 for Options A and C and January 24, 2019 for Option B, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Zoning Resolution Z-15-037A is hereby replaced by this zoning resolution No. Z-19-021.

Approved development parameters:

Commercial Floor Area

250,000 s/f of retail commercial

No individual retail building may exceed 100,000 s/f

42,000 s/f of office

10,000 s/f of essential services

300 hotel rooms

Maximum Number of Dwelling Units

153 multi-family dwelling units

This zoning approval permits any configuration of Assisted Living Facility, Independent Living, and Continuing Care bed/units up to 612 beds/units on Tract #1, provided the density for Tract #1 does not exceed 153 standard dwelling units, and Assisted Living Facility on Anchor Parcel 1-B with a density for Anchor Parcel 1-B does not exceed equivalent to 56 standard dwelling units.

Conversion of Land Uses

Retail, office and hotel room uses may be transferred between parcels consistent with the Land Use Matrix Table subject to the following conditions:

- All affected property owners execute a notarized transfer of uses evidencing agreement to the transfer.
- The County approves the transfer of uses/square footage.
- Multifamily and Assisted Living Facilities uses may not be transferred between parcels.

LAND USE CONVERSION MATRIX			
	RETAIL (SF)	GENERAL OFFICE (SF)	MEDICAL OFFICE (SF)
RETAIL (1,000 SF)	1,000	1,800	750
OFFICE (1,000 SF)	550	1,000	400
HOTEL (1 ROOM)	250	470	200

2. Uses and Site Development Regulations

a. Schedule of Uses

Outparcels 1 through 7

Accessory Uses

Administrative Offices

Automatic Teller Machine

Auto Parts Store

Automobile Repair and Service, Group I - limited to one for the entire CPD

Banks and Financial Establishments, Groups I and II
 Business Services, Groups I and II - excluding bail bonding, armored car services,
 and automobile repossessing services
 Car Wash, limited to one for the entire CPD. No full service car washes. Only
 permitted for a single-bay carwash ancillary to a convenience food &
 beverage store.
 Convenience Food and Beverage Shop – limited to one for the entire planned
 development.
 Consumption on Premises - indoor and outdoor, subject to Condition 8
 Day Care Center, Child and Adult
 Drive Through for any permitted use
 Drugstore, Pharmacy
 Essential Services
 Essential Service Facilities, Group I
 Excavation, Water Retention
 Fences, Walls
 Food Store, Group I - not including supermarkets
 Hobby, Toy and Game Shops
 Hotel/Motel – maximum 300 for the entire CPD
 Household and Office Furnishings, Groups I and II – no outdoor display or sales
 Insurance Companies
 Laundry and Dry Cleaners, Group I
 Medical Office
 Non-Store Retailers, all Groups
 Package Store, permitted in a multi-occupancy building. One standalone package
 store permitted on the entire planned development.
 Parking Lot, accessory
 Personal Services, Groups I, II, III and IV. Excluding massage parlors, steam or
 Turkish baths, dating services, escort services, palm readers,
 fortunetellers, card readers, tattoo parlors.
 Pet Services, Pet Shops - indoor only, no outdoor runs
 Real Estate Sales Office
 Repair Shop, Groups I, II and III
 Restaurant, Fast Food - limited to two standalone for the entire CPD.
 Other fast food establishments may be part of a multi-occupancy building
 or as an accessory use within a convenience food and beverage store.
 Restaurant, Groups I, II and III
 Self Service Fuel Pumps - limited to 24 in conjunction with a convenience food &
 beverage store only.
 Signs
 Storage, Indoor Only
 Temporary Uses
 Used Merchandise Stores, Groups I and II - no pawn shops
 Variety Stores
 Vehicle and Equipment Dealer, Groups I and II. Limited to Outparcel #2
 Warehouse, Mini and Public. Limited to Outparcel #2

Anchor Parcel

Accessory Uses
 Administrative Offices

Assisted Living Facility - up to a maximum of 224 beds/units, provided density does not exceed 56 standard dwelling units, limited to Anchor Parcel 1-b shown on MCP Option "C"
 Automatic Teller Machine
 Auto Parts Store
 Automobile Repair and Service, Group I - limited to one for the entire CPD
 Banks and Financial Establishments, Groups I and II
 Business Services, Groups I and II - excluding bail bonding, armored car services, and automobile repossessing services
 Clothing Stores
 Consumption on Premises - indoor and outdoor -See Condition 8
 Contractors and Builders, Group I
 Day Care Center, child and adult
 Department Store
 Drive Through for any permitted use
 Drugstore, Pharmacy
 Essential Services
 Essential Service Facilities, Group I
 Excavation, Water Retention - no blasting. Not to include removal of excavated material from site.
 Fences, Walls
 Food Store, Groups I and II
 Hardware Store
 Hobby, Toy and Game Shops
 Hotel/Motel - maximum 300 rooms for the entire CPD
 Household and Office Furnishings, Groups I, II and III
 Laundry and Dry Cleaners, Group I
 Lawn and Garden Stores
 Medical Office
 Non-Store Retailers, all Groups
 Package Store, permitted in a multi-occupancy building. One standalone package store permitted on the entire planned development.
 Paint, Glass and Wallpaper
 Parking Lot, accessory
 Personal Services, Groups I, II, III and IV. Excluding massage parlors, steam or Turkish baths, dating services, escort services, palm readers, fortunetellers, card readers, tattoo parlors.
 Pet Services, Pet Shops - indoor only, no outdoor runs
 Real Estate Sales Office
 Rental and Leasing Establishments, Groups II and III
 Repair Shop, Group I, II and III
 Restaurant, Fast Food - fast food establishments may be part of a multi-occupancy building - no Drive-Through Fast Food in the anchor parcel - no standalone fast food in the anchor parcel.
 Restaurant, Groups I, II, III and IV
 Retail and Wholesale when clearly incidental and subordinate to a permitted principal use on the same premises.
 Self Service Fuel Pumps - limited to eight
 Signs
 Specialty Retail Shop, Groups I, II, III, and IV
 Storage, Indoor Only

Temporary Uses
Theater, indoor
Vehicle and Equipment Dealer, Groups I and II
Warehouse, mini and public

Tract #1 and Tract #2

Accessory Uses
Accessory Commercial Support Uses for Assisted Living
Administrative Offices
Assisted Living Facility – Limited to Tract #1
Automatic Teller Machine
Auto Parts Store
Automobile Repair and Service, Group I - limited to one for the entire CPD
Banks and Financial Establishments, Groups I and II
Business Services, Groups I and II - excluding bail bonding, armored car services,
and automobile repossessing services.
Car Wash, limited to one for the entire Commercial Planned Development. No full
service car washes. Only permitted for a single-bay car wash ancillary to a
convenience food & beverage store.
Community Garden
Contractors and Builders, Group I
Continuing Care Facility – Limited to Tract #1
Convenience Food and Beverage Shop - limited to one for the entire planned
development.
Consumption on Premises - indoor and outdoor, subject to Condition 8
Day Care Center, child and adult
Drive Through for any permitted use
Drugstore, Pharmacy
Dwelling Units – multi-family. 153 units maximum.
See Condition 1 above, limited to Tract #1
Ems, Fire or Sheriff's Station
Entrance Gates or Gatehouses – in association with multi-family dwelling Units on
Tract #1 only
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - no blasting. Not to include removal of excavated
material from site.
Fences, Walls
Food Store, Group I - not including supermarkets
Hardware Store – no outdoor display
Hobby, Toy and Game Shops
Hotel/Motel – maximum 300 rooms for the entire CPD
Household and Office Furnishings, Groups I and II
no outdoor display or sales
Independent Living Facilities – Limited to Tract #1
Insurance Companies
Lawn and Garden Stores – no outdoor sales or display
Laundry and Dry Cleaners, Group I
Medical Office
Model Units – Tract #1 only – see conditions

Non-Store Retailers, all groups
 Parcel and Express Services
 Parking Lot, accessory
 Package Store – permitted in a multi-occupancy building. One standalone package store permitted on the entire planned development.
 Personal Services, Groups I, II, III and IV. Excluding massage parlors, steam or Turkish baths, dating services, escort services, palm readers, fortunetellers, card readers, tattoo parlors.
 Pet Services, Pet Shops - indoor only, no outdoor runs
 Real Estate Sales Office
 Recreational Facilities, commercial, Group III
 Recreational Facilities, personal, private (in association with multi-family dwelling units, assisted living, or independent living facilities on Tract #1 only)
 Rental and Leasing Establishments, Groups II and III
 Repair Shop, Groups I, II and III
 Residential Accessory Uses, Tract #1 only
 Restaurant, Fast Food - limited to two standalone for the entire CPD.
 Other fast food establishments may be part of a multi-occupancy building or as an accessory use within a convenience food and beverage store.
 Retail and Wholesale when clearly incidental and subordinate to a permitted principle use on the same premises.
 Self Service Fuel Pumps - limited to 16 in conjunction with a convenience food & beverage store only.
 Signs
 Specially retail Shops, Groups I, II, III, and IV
 Storage, indoor only
 Temporary Uses
 Theatre, indoor
 Used Merchandise Stores, Groups I and II - no pawn shops
 Variety stores
 Vehicle and Equipment Dealer, Group II only - 10,000 s/f of outdoor display area only

b. Site Development Regulations

OUTPARCELS 1-7; ANCHOR PARCEL; TRACTS 1 AND 2
COMMERCIAL USES

Minimum Lot Area and Dimensions:

Lot Size:	20,000 s/f
Lot Width:	100 feet
Lot Depth	100 feet

Minimum Setbacks:

Street (Daniels Parkway)	40 feet
(Treeline Avenue)	25 feet
Internal Street	20 feet
Side	10 feet
Rear	25 feet

Water Body	25 feet (20 feet for accessory uses)
Accessory Uses:	Per the LDC (20 feet for water bodies, whichever is greater)
Setbacks from Preserves:	25 feet for all buildings
Minimum Perimeter Setbacks:	25 feet
Maximum Lot Coverage:	40%
Maximum Building Height:	
OUTPARCELS	35 feet - 75 feet for hotel/motel use only
ANCHOR PARCEL	45 feet - 75 feet for hotel/motel use only
TRACT 1	45 feet - no hotel.
TRACT 2	35 feet - 75 feet for hotel/motel use only

Minimum Building Separation: One-half of the sum of the building heights, but not less than 20 feet.

Maximum Lot Coverage: 40%

TRACT 1 RESIDENTIAL, ASSISTED LIVING OR INDEPENDENT LIVING

Minimum Lot Area and Dimensions

Lot Size:	90,000 s/f
Lot Width:	90 feet
Lot Depth	100 feet

Minimum Setbacks:

Street (Treeline Avenue)	25 feet
Internal Street	20 feet
Side	10 feet
Rear	10 feet
Water Body	25 feet (20 feet for accessory uses)

Accessory Uses: Per the LDC (20 feet for water bodies, whichever is greater)

Setbacks from Preserves: 25 feet for all buildings

Minimum Perimeter Setbacks 25 feet

Maximum Lot Coverage: 40%

Maximum Building Height: 75 feet

Minimum Building Separation: One-half of the sum of the building heights, but not less than 20 feet.

ANCHOR PARCEL 1-B: ASSISTED LIVING FACILITY

Minimum Lot Area and Dimensions

Lot Size: 90,000 s/f
Lot Width: 90 feet
Lot Depth: 100 feet

Minimum Setbacks:

Internal Street: 20 feet
Side: 10 feet
Rear: 10 feet
Water Body: 25 feet (20 feet for accessory uses)

Accessory Uses: Per LDC §34-1171

Setbacks from Preserves: 25 feet for all buildings

Minimum Perimeter Setbacks: 25 feet

Maximum Lot Coverage: 40%

Maximum Building Height: 75 feet

Minimum Building Separation: 20 feet minimum.

3. Vehicular/Pedestrian Impacts

Zoning approval does not address mitigation of vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

4. Plan Consistency

Zoning approval does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with all other Lee Plan Provisions.

5. Concurrency

This zoning approval does not guarantee approval of a local development order. Development Orders must comply with the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b).

6. No Agricultural Uses

No agricultural uses exist on site. This zoning approval does not authorize agricultural use of the property.

7. Enhanced Buffer
Development order plans must be revised to include a minimum 20 or 25-foot wide right of way buffer along Daniels Parkway and Treeline Avenue. The buffer must include a double staggered hedge of native shrubs (minimum 3-gallon container size, 3 feet height at planting, maintained at a minimum of 4 feet high). All shrubs must create a continuous visual screen within 1 year after time of planting. A minimum of 10 native trees per 100 linear feet (minimum 10-foot height at planting) are required. At a minimum, ½ of the buffer trees must be a minimum of canopy-type trees. No more than ½ of the required buffer trees may be native palms.
8. Consumption on Premises
Indoor and Outdoor Consumption on premises is permitted in conjunction with a Group III Restaurant or Hotel/Motel use, or a Restaurant within an assisted living facility subject to the following limitations:
 - a. Hours of Operation
Outdoor Consumption on Premises: noon to midnight daily.
Indoor Consumption on Premises: 7 a.m. to 2 a.m. daily.
 - b. Service of Food and Non-alcoholic Beverages Required. Sale, service and consumption of alcoholic beverages is permitted only when food and non-alcoholic beverages are sold/available on the same premises.
 - c. Administrative Approval. Outdoor Consumption on Premises may be approved by administrative amendment without public hearing. The applicant must provide details of outdoor seating areas consistent with the LDC (including 500-foot separation from parks and dwelling units under separate ownership).
9. Dewatering
Dewatering is not an approved use. However, dewatering in conjunction with utility installations may be permitted if approved by the South Florida Water Management District and addressed by the local development order.
10. Big Box Stores Prohibited
Commercial buildings exceeding 100,000 s/f are prohibited.
11. Wireless Communication Facilities/Height
 - a. Freestanding wireless communication facilities (tower, including stealth type) are prohibited. Other wireless communication facilities (including wall-mounted and roof-mounted antennas) may be approved in accordance with LDC §34-1441, *et. seq.*
 - b. Due to the proximity to the airport runways, buildings in excess of 45 feet in height, including wireless communication facilities, must be first reviewed by the Federal Aviation Administration and the Lee County Port Authority for confirmation that they will not be an obstruction to air traffic.
 - c. Development must comply with Administrative Code 13-7 "Tall Structures Permitting procedures." Depending on the height and location of the proposed

structures, the developer must submit an application to the Federal Aviation Administration (FAA) and the Lee County Port Authority to determine airspace impacts of proposed permanent buildings, wireless communication facilities, and any temporary construction equipment (cranes).

- d. Wireless communication must be reviewed by the Federal Communication Commission to ensure that signals from the facilities do not interfere with navigation aids and radar at the Lee County Port Authority (and airport).

12. Notification of Mosquito District

Lee County Mosquito district must be notified of the location of all tall structures (75 foot and taller) and equipment prior to their erection and/or construction.

13. Open Space

Development order landscape plans must demonstrate that 30% or 24.14 acres of open space is provided for this project with a minimum 10% open space on each lot.

Options B and C development order plans must reflect open space in compliance with the Project Summary Open Space and Indigenous Summary Tables on MCP Options B and C respectively.

14. Indigenous

Development order plans must reflect 11.29 acres of indigenous preservation.

15. Shorelines

Development order plans must include sloped or bermed shorelines to direct storm water through pretreatment systems/swales prior to discharge into the lake. The minimum number of native wetland herbaceous plants is one plant per linear foot of shoreline measured at the control elevation water level.

The developer may substitute native wetland trees or shrubs for up to 50% of the required number of herbaceous plants. The developer may substitute 1 tree (minimum 4 foot height; 3 gallon container size at planting) or 1 shrub minimum 24 inch height; 3 gallon container size at planting) for 10 herbaceous plants.

The developer must install plants around the lake perimeter and cluster plants around inlet and outfall areas. Clusters must contain a minimum of 25 plants within a 50 square foot area. The developer must plant at least four herbaceous wetland species with a minimum 2-inch liner container size. Trees and shrubs must meet the minimum standards in accordance with LDC §10-420. Trees and littoral zone plantings required by the Deep Lake Management Plan must be strategically clustered along the littoral zone.

16. Dry Detention

Development order plans must delineate native herbaceous vegetation with a minimum 1-gallon container size planted on 3-foot centers for the 0.9 acres of dry detention. For each 400 square feet of dry detention area or drainage swale planted with the appropriate native herbaceous vegetation (minimum one-gallon container size planted 3 foot on the center). The general tree requirement may be reduced by one 10-foot tree per LDC §10-418(4). The number of trees that are reduced by meeting this requirement must also be included on the development order plans.

17. Excavation
Removal of material excavated from the property is prohibited. This includes material excavated from the proposed lake expansion.
18. Model Units
- a. Model units are limited to a maximum of four each, for Tract 1 and Anchor Parcel.
 - b. Hours of operation for model units and real estate sales in the residential area are limited to Monday through Sunday 8 a.m. to 8 p.m.
 - c. No dry models are permitted.
19. Trip Generation
- a. The development's trip generation will not exceed that calculated under the following development scenario:
 - 120 hotel rooms,
 - 10,000-SF essential services,
 - 42,000-SF medical office, and
 - 250,000-SF commercial retail.
 - b. Permitted restaurant gross floor area includes restaurant outdoor seating areas.
 - c. If the development is developed in phases, each local development order site development plan must contain a tabulation that at minimum itemizes the:
 - i. density of residential uses expressed in number of units for each use proposed by the development order application;
 - ii. intensity of non-residential and non-hotel uses expressed in gross floor area and number of hotel rooms for each use proposed by the development order application;
 - iii. cumulative total density and intensity for each use permitted by previous development order approvals;
 - iv. cumulative total density and intensity for each use permitted by previous building permits; and
 - v. remaining density and intensity for each use available for future development.
20. Development Permits
County development permits do not establish a right to obtain permits from state or federal agencies. Further, it does not establish liability on the part of the County if the Developer: (a) does not obtain requisite approvals or fulfill obligations imposed by state or federal agencies or (b) undertakes actions that result in a violation of state or federal law.

SECTION C. DEVIATIONS:

This amendment is not proposing any new deviations. However, four previously approved deviations for this project will remain in effect.

1. Deviation (1), Lake Depth, seeks relief from the LDC §10-329(d)(3)b requirement to provide "any water retention or detention pond proposed to be greater than 20 feet in depth must be approved as a planned development rezoning deviation or as a condition of a zoning special exception." The deviation would allow excavation of the existing borrow pit to be expanded to a depth of 35 feet, or to the confining layer, whichever comes first.

This deviation was previously approved in Z-06-061 subject to the following conditions:

- a. The applicant must comply with the terms and conditions of the Arborwood Village CPD Lake Management Plan attached as Exhibit D.
 - b. Removal of excavated material from the site is prohibited. Fill material removed from the excavation must be utilized on site.
 - c. The developer must submit a Deep Lake Management Plan for review and approval by Environmental Sciences and Natural Resources staff prior to development order approval. The Deep Lake Management Plan must require monitoring for water quality and groundwater levels using a minimum of four wells (one at each corner) and also require the developer to monitor wells at least three years after the County issues a Certificate of Compliance for the lake.
2. Deviation (2) Intersection Separation, seeks relief from the LDC §10-285(a) Table 1 related to intersection separation requirements for Arterial Roads. The deviation would allow the intersection separation distances reflected on the MCP.

This deviation was previously approved in Z-06-061 and ADD2006-00112.

3. Deviation (3), Signs, seeks relief from the LDC §30-153(2)a.4, requirement to provide identification signs be set back a minimum of 15 feet from street rights of way and 10 feet from property lines. The deviation would allow an identification sign set back of 7.5 feet from the west property line so long as the sign is outside the visibility triangle described in LDC §30-93(a).

This deviation was previously approved in Z-06-061 subject to the following conditions:

- a. Signs must conform to the LDC.
 - b. Signs must be consistent with the "Proposed Project Signage Plan" stamped received by the permit counter on July 26, 2006. Exhibit E.
 - c. Signs must be consistent with the architectural theme of the development.
4. Deviation (4), Signs, seeks relief from the LDC §30-153(3), requirement to provide limiting individual commercial lots to one ground-mounted project identification sign. The deviation would allow two ground mounted project identification signs in addition to the individual ground mounted occupant signs on outparcel #1 and #7.

This deviation was previously approved by Z-06-061 subject to the following conditions:

- a. The minimum separation between the two signs on each out parcel will be 100 feet.
- b. Signs must be consistent with the architectural theme of the development.
- c. Signs must be consistent with the "Proposed Project Signage Plan" stamped received by the permit counter on July 26, 2006.
- d. All other signage must conform to the LDC.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Arborwood Village CPD Lake Management Plan
- Exhibit E: Proposed Project Signage Plan

SECTION E. FINDINGS AND CONCLUSIONS:

1. The requested amendment to the Arborwood Village CPD zoning approvals is consistent with the Lee Plan and will comply with applicable County regulations. See Lee Plan Goals 2, 4, 5, 6, 158; Objectives 1.3, 2.1, 2.2, 4.1, and 152.1; Lee Plan Map 16 and Table 1(b); Lee Plan Vision Statement Paragraph 10; LDC §34-934.
2. As conditioned, the CPD:
 - a. is consistent with the densities and uses in the General Interchange Future Land Use category and the Gateway/Airport Planning Community described in Lee Plan Vision Statement Paragraph 10; Objective 1.3, Policies 1.3.2, 5.1.2, 6.1.1;
 - b. meets or exceeds the performance standards for the potential uses contemplated by Lee Plan Objectives 1.3, 2.1, 2.2, 5.1 and Policies 1.3.2, 2.1.1, 5.1.1, 5.1.2, 5.1.3, 5.1.5, 5.1.6, 6.1.1., 6.1.2, 6.1.3, 6.1.6, 6.1.7;
 - c. is compatible with existing and planned uses in the surrounding area; See Lee Plan Goals 5, 6; Objectives 2.1, 2.2 and 47.2; Policies 5.1.2, 5.1.3, 5.1.5, 5.1.7, 5.2.4, 6.1.4, 6.1.6, 6.1.7, 39.1.6, 135.1.9 and 135.9.5;
 - d. will not adversely affect environmentally sensitive areas or natural resources. See Lee Plan Goal 4, Standard 4.1.4, Objectives 77.1, 77.2, and 77.3, and Policy 6.1.6; LDC §§ 34-411(c) and (g); and
 - e. will provide access sufficient to support the approved intensity of development and roadway impacts will be addressed by existing County regulations and the

conditions of approval. See Lee Plan Goal 4; Policies 5.1.3, 6.1.5, 39.1.1; Lee Plan Map 3C. See also LDC §§ 34-411(d) and (e).

3. Urban services are available to serve the project. See Objectives 2.1 and 2.2; Policies 2.2.1, 2.2.2.
4. The proposed uses are appropriate at the subject location. See Lee Plan Goals 4, 5, and 6; Policies 1.7.6, 2.1.1, 2.2.2, 6.1.4, and 135.1.9.
5. The recommended conditions of approval and County regulations provide sufficient safeguards to protect the public interest. Lee Plan Policies 2.2.2, 5.1.5, 6.1.3, and LDC §§ 10-610(d)(1) and 34-411(c).
6. The recommended conditions reasonably relate to the impacts expected from the proposed development. Lee Plan Policies 5.1.5, 5.2.2, 6.1.3, LDC §§ 34-411(c), (i), (j) and (k) and 34-932.
7. Consistent with the LDC, the previously approved deviations:
 - a. enhance the achievement of the objectives of the planned development; and
 - b. preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Mann. The vote was as follows:

Adopted by unanimous consent.

John Manning	Aye
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 6th day of November 2019.

ATTEST:
LINDA DOGGETT, CLERK
LEE COUNTY CLERK OF COURTS

BY: Missy Flint
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Brian Hamman
Brian Hamman, Acting Chair/Vice Chair



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Michael D. Jacob
Michael D. Jacob
Deputy County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
2019 NOV 26 AM 9:21
ONE

CASE NUMBER: DCI2018-10018

LEGAL DESCRIPTION

LOTS 1 AND 3, OF ARBORWOOD VILLAGE II, A SUBDIVISION,
LOCATED IN SECTION 23, TOWNSHIP 45, RANGE 25 EAST AS
RECORDED IN INSTRUMENT 2007000019462 OF THE PUBLIC
RECORDS OF LEE COUNTY, FLORIDA.

STRAP NUMBERS

23-45-25-08-00000.0030

23-45-25-08-00000.0010

Applicant's Legal Checked
by Dm 11/14/18

EXHIBIT A

DCI2018-10018 Zoning

Legend

- Subject Parcel
- City Limits



0 500
Feet

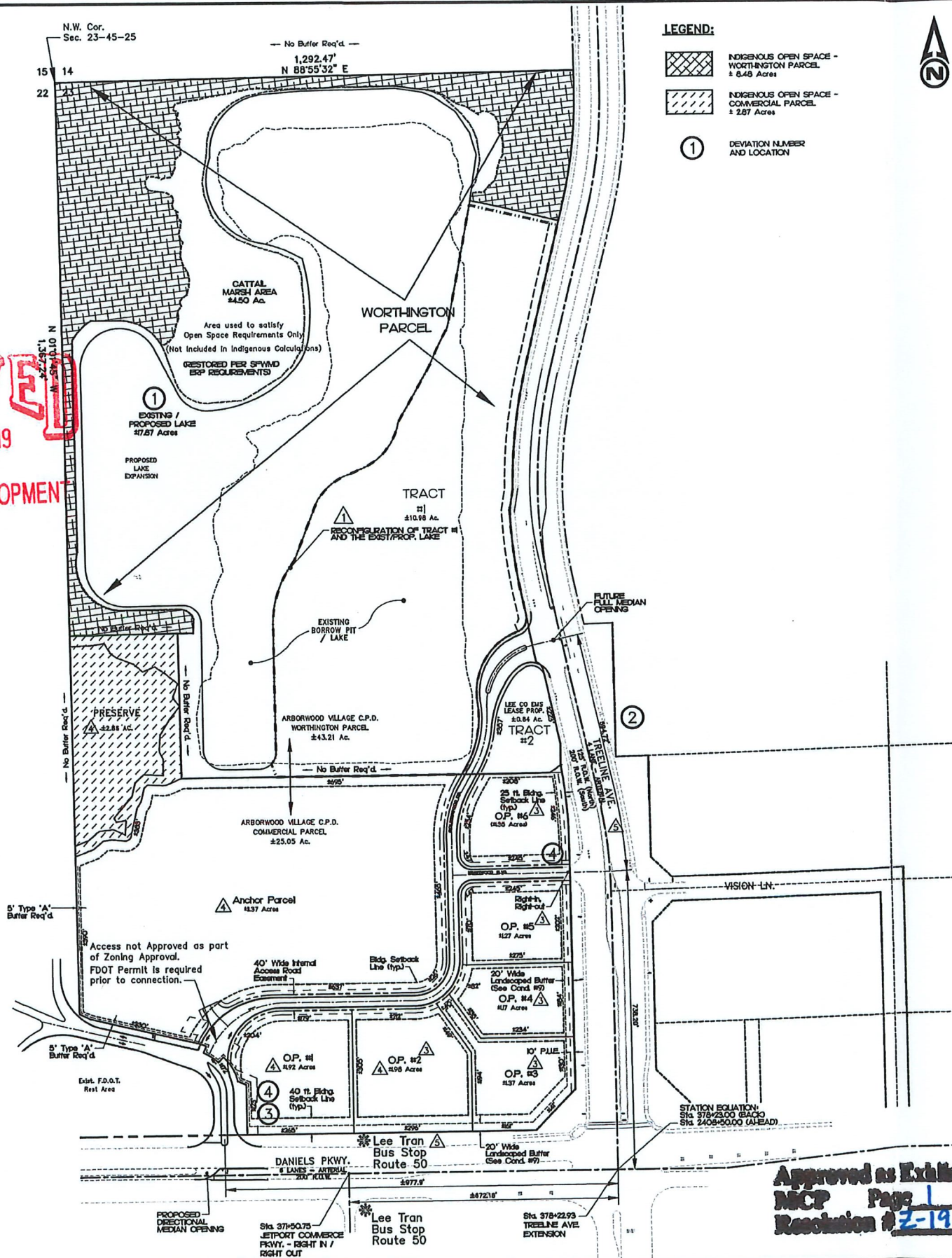


EXHIBIT B

RECEIVED
MAY 16 2019
COMMUNITY DEVELOPMENT

DCI 2018-10018

H:\2004\20040002\DWG- Zoning\Surficiency Responses to Co. Althm\103105\04925_MCP Rev 103106.dwg 10/31/2008 10:07:59 AM EST



PROJECT SUMMARY:

1.) CONCEPTUAL LAND USE BREAKDOWN:

C.P.D. - COMMERCIAL PARCEL	
On-Site Wetland / Upland Preserve Area / O.S. / Green Space	± 2.87 Ac.
Internal (Private) R.O.W.	± 1.60 Ac.
Development Parcels	± 20.58 Ac.

Total Site - CPD Commercial Parcel ± 25.05 Ac.

△ C.P.D. - WORTHINGTON PARCEL

On-Site Wetland / Conservation Area	± 8.48 Ac.
Exist. Lake / Proposed Lake Expansion	± 17.87 Ac.
O.S. / Green Areas	± 4.50 Ac.
Internal (Private) R.O.W.	± 0.54 Ac.
Worthington Tract #1	± 10.98 Ac.
Worthington Tract #2	± 0.84 Ac.

Total Site - CPD - D.E. Parcel ± 43.21 Ac.

Total CPD Parcel Area ± 68.26 Ac.

2.) CONCEPTUAL OPEN SPACE:

C.P.D. - COMMERCIAL PARCEL	
± 25.1 Ac. x 0.3 =	± 7.50 Ac.

Total Open Space Req'd: ± 7.50 Ac.

Open Space Prov'd:

Indigenous / Preserve Area	± 2.86 Ac.
Anchor Parcel (± 23.5%)	± 2.67 Ac.
O.P.'s #1 thru #6 (± 22.0%)	± 2.00 Ac.

△ O.P. #1 (± 1.92 Ac. x 0.22) ± 0.42 Ac.

△ O.P. #2 (± 1.98 Ac. x 0.22) ± 0.44 Ac.

△ O.P. #3 (± 1.37 Ac. x 0.22) ± 0.30 Ac.

△ O.P. #4 (± 1.17 Ac. x 0.22) ± 0.26 Ac.

△ O.P. #5 (± 1.27 Ac. x 0.22) ± 0.28 Ac.

△ O.P. #6 (± 1.35 Ac. x 0.22) ± 0.30 Ac.

△ Sub-total (Out-parcels) ± 2.00 Ac.

Total Open Space Prov'd: ± 7.53 Ac.

△ C.P.D. - WORTHINGTON PARCEL

± 43.2 Ac. x 0.3 =	± 12.9 Ac.
--------------------	------------

Total Open Space Req'd: ± 12.96 Ac.

Open Space Prov'd:

On-Site Wetland / Conservation Area (Includes Cattail Marsh)	± 12.98 Ac.
Exist. Lake / Proposed Lake Expansion (± 12.96 Ac. x 0.25%)	± 3.24 Ac.

Tract #1 (± 10.98 Ac. x 0.10) ± 1.10 Ac.

Tract #2 (± 0.84 Ac. x 0.10) ± 0.08 Ac.

Sub-total (Tracts) ± 1.18 Ac.

Total Open Space Prov'd: ± 17.40 Ac.

3.) INDIGENOUS OPEN SPACE:

C.P.D. - COMMERCIAL PARCEL	
Indigenous Open Space Req'd. ± 7.5 Ac. x 50%	± 3.75 Ac.
Indigenous Open Space Prov'd:	
Existing Preserve Area /	± 2.87 Ac.*
Total Prov'd.	± 2.87 Ac.*

*(See Note Below)

C.P.D. - WORTHINGTON PARCEL

Indigenous Open Space Req'd. ± 12.96 Ac. x 50%	± 6.48 Ac.
Indigenous Open Space Prov'd:	
On-Site Wetland / Conservation Area	± 8.42 Ac.*
Total Open Space Prov'd:	± 8.42 Ac.

Indigenous Open Space Req'd: (Total Project)	± 10.23 Ac.
Indigenous Open Space Prov'd: (Total Project)	± 11.29 Ac.

*The actual acreage available, in the On-site Wetland / Conservation Area, is ± 11.29 Ac., with only ± 10.23 Ac. needed to satisfy this requirement.

4.) PUBLIC TRANSIT:

The site is located on Lee Tran Route #50.

5.) PROJECT INTENSITY:

Intensity:
Anchor Parcel: 130,000 s.f. - Retail, and 300 Bed Hotel

△ Establishes maximums for each land use type. Maximums are not cumulative.

Out-Parcels #1 - #6: 40,000 s.f. - Commercial
12,000 s.f. - Office

Tract #1: 30,000 s.f. - Office

Tract #2: 10,000 s.f. - Retail

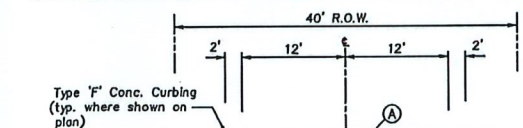
10,000 s.f. - Essential Services (EMS)

PHASING: 1 PHASE - 5 YEARS

△ NOTE:
A property owner within the Arborwood CPD may transfer Retail, Office and Hotel Room uses from one parcel to another provided that all affected property owners are in agreement and they execute and file a written and notarized assignment with the County acknowledging approval and acceptance of the transfer of uses and/or square footage.

LAND USE CONVERSION MATRIX

	RETAIL (SF)	GENERAL OFFICE (SF)	MEDICAL OFFICE (SF)
RETAIL (1,000 SF)	1,000	1,800	750
OFFICE (1,000 SF)	550	1,000	400
HOTEL (1 ROOM)	250	470	200



INTERNAL ACCESS ROAD
TYPICAL PAVEMENT SECTION
N.T.S.

- △ 1 1/2" ASPHALT TYPE S-III SURFACE COURSE
- Ⓑ 8" LIMEROCK BASE
- Ⓒ 12" STABILIZED SUBGRADE

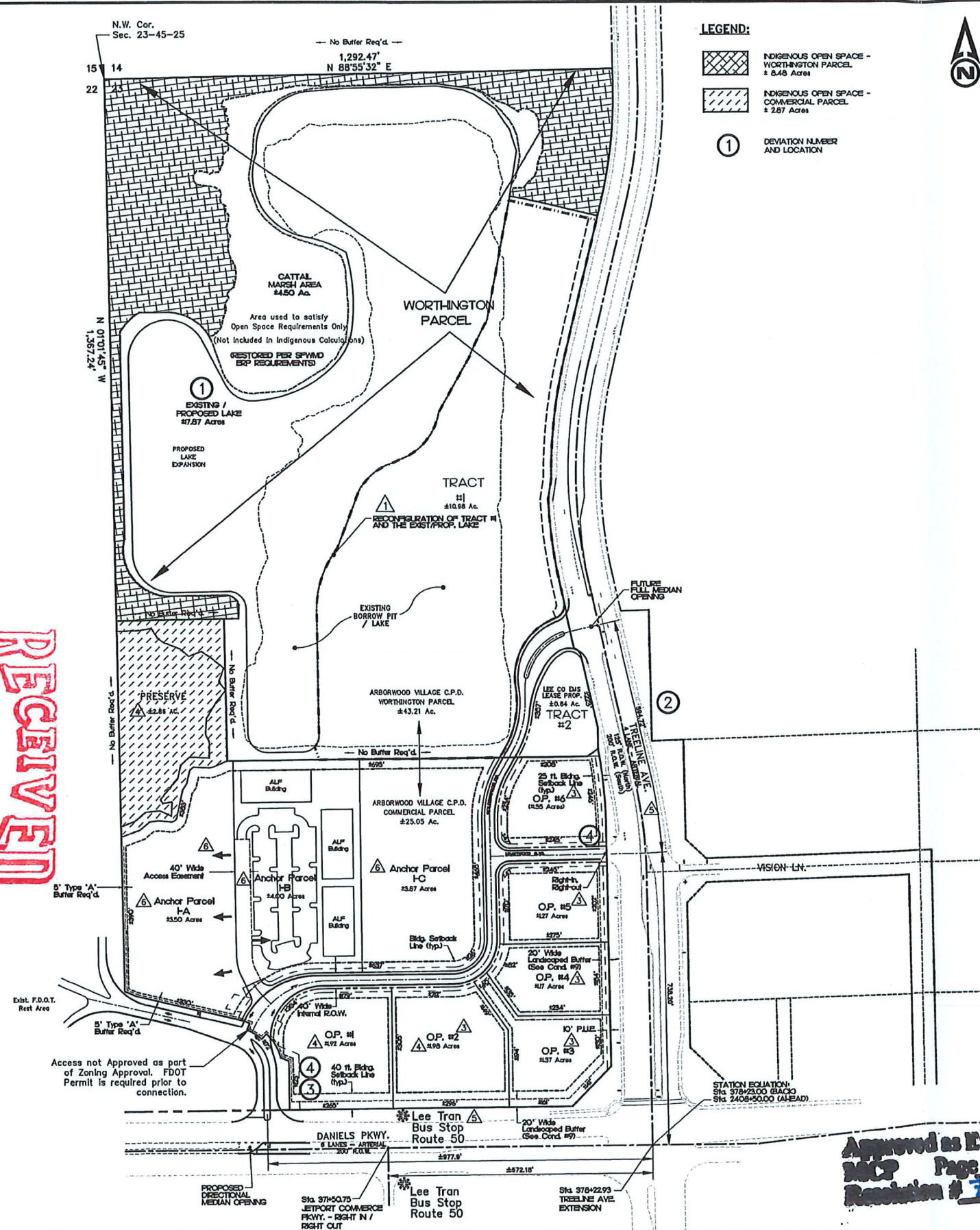
APPROVED AS EXHIBIT C-1: RES. #Z-15-037
ORIGINAL RESOLUTION: CASE # DCI2006-00005
Res. # Z-06-061 (10-16-06)

△ SUBMITTED FOR AMENDMENT	04/02/19
△ SUBMITTED FOR AMENDMENT	01/16/19
△ SUBMITTED FOR AMENDMENT	10/31/18
△ SUBMITTED FOR ADMIN. AMENDMENT	12/17/08
Case # ADD2007-00199	12/03/07
NUMBER	REVISIONS

H.M.
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS
6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of Authorization No. 1772
Naples - Fort Myers

DESIGNED BY: CLK/ERT	DATE: 12/03/08
DRAWN BY: ERT	DATE: 12/04/08
CHECKED BY: CLK	DATE: 12/04/08
VERTICAL SCALE: 1" = 200'	HORIZONTAL SCALE: 1" = 200'
PROJECT NO. 2008087	SHEET NO. 1 OF 1
Arborwood Village CPD Master Concept Plan Option A EXHIBIT H-3.C	

RECEIVED
MAY 16 2019



PROJECT SUMMARY:

1.) CONCEPTUAL LAND USE BREAKDOWN:

C.P.D. - COMMERCIAL PARCEL	
On-Site Wetland / Upland Preserve Area / O.S. / Green Space	± 2.87 Ac.
Internal (Private) R.O.W.	± 1.60 Ac.
Development Parcels	± 20.58 Ac.

Total Site - CPD Commercial Parcel ± 25.05 Ac.

C.P.D. - WORTHINGTON PARCEL

On-Site Wetland / Conservation Area	± 8.48 Ac.
Exist. Lake / Proposed Lake Expansion	± 17.87 Ac.
O.S. / Green Areas	± 4.50 Ac.
Internal (Private) R.O.W.	± 0.54 Ac.
Worthington Tract #1	± 10.98 Ac.
Worthington Tract #2	± 0.84 Ac.

Total Site - CPD - D.E. Parcel ± 43.21 Ac.

Total CPD Parcel Area ± 68.26 Ac.

2.) CONCEPTUAL OPEN SPACE:

C.P.D. - COMMERCIAL PARCEL

Residential	± 4.0 Ac. x 0.4 =	± 1.60 Ac.
Other	± 21.1 Ac. x 0.3 =	± 6.33 Ac.

Total Open Space Req'd.: ± 7.93 Ac.

Open Space Prov'd.:

Indigenous / Preserve Area	± 2.86 Ac.
Anchor Parcel (± 27.0%)	± 3.07 Ac.
Anchor Parcel 1-A (± 3.50 Ac. x 0.27)	± 0.95 Ac.
Anchor Parcel 1-B (± 4.00 Ac. x 0.27)	± 1.08 Ac.
Anchor Parcel 1-C (± 3.87 Ac. x 0.27)	± 1.04 Ac.

Sub-total (Anchor Parcels) ± 3.07 Ac.

O.P.'s #1 thru #6 (± 22.0%) ± 2.00 Ac.

O.P. #1 (± 1.92 Ac. x 0.22) ± 0.42 Ac.

O.P. #2 (± 1.98 Ac. x 0.22) ± 0.44 Ac.

O.P. #3 (± 1.37 Ac. x 0.22) ± 0.30 Ac.

O.P. #4 (± 1.17 Ac. x 0.22) ± 0.26 Ac.

O.P. #5 (± 1.27 Ac. x 0.22) ± 0.28 Ac.

O.P. #6 (± 1.35 Ac. x 0.22) ± 0.30 Ac.

Sub-total (Out-parcels) ± 2.00 Ac.

Total Open Space Prov'd.: ± 7.93 Ac.

C.P.D. - WORTHINGTON PARCEL

± 43.2 Ac. x 0.3 = ± 12.9 Ac.

Total Open Space Req'd.: ± 12.96 Ac.

Open Space Prov'd.:

On-Site Wetland / Conservation Area (Includes Cattail Marsh)	± 12.98 Ac.
Exist. Lake / Proposed Lake Expansion (± 12.96 Ac. x 0.25%)	± 3.24 Ac.

Tract #1 (± 10.98 Ac. x 0.10) ± 1.10 Ac.

Tract #2 (± 0.84 Ac. x 0.10) ± 0.08 Ac.

Sub-total (Tracts) ± 1.18 Ac.

Total Open Space Prov'd.: ± 17.40 Ac.

3.) INDIGENOUS OPEN SPACE:

C.P.D. - COMMERCIAL PARCEL

Indigenous Open Space Req'd.	± 7.5 Ac. x 50%	± 3.75 Ac.
Indigenous Open Space Prov'd.:		
Existing Preserve Area /		± 2.87 Ac.*
Total Prov'd.		± 2.87 Ac.*

*(See Note Below)

C.P.D. - WORTHINGTON PARCEL

Indigenous Open Space Req'd.	± 12.96 Ac. x 50%	± 6.48 Ac.
Indigenous Open Space Prov'd.:		
On-Site Wetland / Conservation Area		± 8.42 Ac.*
Total Open Space Prov'd.:		± 8.42 Ac.

Indigenous Open Space Req'd. (Total Project)	± 10.23 Ac.
Indigenous Open Space Prov'd. (Total Project)	± 11.29 Ac.

*The actual acreage available, in the On-site Wetland / Conservation Area, is ± 11.29 Ac., with only ± 10.23 Ac. needed to satisfy this requirement.

4.) PUBLIC TRANSIT:

The site is located on Lee Tran Route #50.

5.) PROJECT INTENSITY:

Intensity:	
Anchor Parcel:	130,000 s.f. - Retail 56 MF Units or 224 ALF Units 300 Bed Hotel

Establishes maximums for each land use type. Maximums are not cumulative.

Out-Parcels #1 - #6: 40,000 s.f. - Commercial

12,000 s.f. - Office

Tract #1: 30,000 s.f. - Office

80,000 s.f. - Retail

10,000 s.f. - Essential Services (EMS)

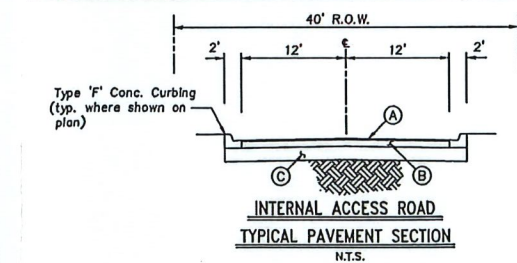
PHASING: 1 PHASE - 5 YEARS

NOTE:

A property owner within the Arborwood CPD may transfer Retail, Office and Hotel Room uses from one parcel to another provided that all affected property owners are in agreement and they execute and file a written and notarized assignment with the County acknowledging approval and acceptance of the transfer of uses and/or square footage.

LAND USE CONVERSION MATRIX

	RETAIL (SF)	GENERAL OFFICE (SF)	MEDICAL OFFICE (SF)
RETAIL (1,000 SF)	1,000	1,800	750
OFFICE (1,000 SF)	550	1,000	400
HOTEL (1 ROOM)	250	470	200



① 1 1/2" ASPHALT TYPE S-III SURFACE COURSE
② 8" LIME ROCK BASE
③ 12" STABILIZED SUBGRADE

APPROVED AS EXHIBIT C-1: RES. #Z-15-037
ORIGINAL RESOLUTION: CASE # DC12006-00005
Res. # Z-06-061 (10-16-06)

NUMBER	REVISIONS	DATE
1	SUBMITTED FOR AMENDMENT	04/01/19
2	SUBMITTED FOR AMENDMENT	01/16/19
3	SUBMITTED FOR AMENDMENT	10/31/18
4	SUBMITTED FOR ADMIN. AMENDMENT	12/17/08
5	Case # ADD2007-00199	12/03/07

H.M.
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of Authorization No. 1772
Naples - Fort Myers

DESIGNED BY: CLK/ERT	DATE: 12/03/08
DRAWN BY: ERT	DATE: 12/04/08
CHECKED BY: CLK	DATE: 12/04/08
VERTICAL SCALE: 1" = 200'	HORIZONTAL SCALE: 1" = 200'
REFERENCE NO. 08087-H-3B_H-3C	DRAWING NO. 2018057
PROJECT NO. 2018057	SHEET NO. 1 OF 1

Arborwood Village CPD
Master Concept Plan Option C
EXHIBIT H-3.C

Approved as Exhibit C
MCP Page 3 of 3
Resolution # Z-19-021

ARBORWOOD VILLAGE CPD

General Background

Arborwood Village is located at the northwest corner of Daniels Parkway and Treeline Avenue. There is an existing borrow pit lake that provides the attenuation for the southern 25.05 Acres of the water management system. This lake will be excavated to a maximum depth of 35 feet, or to the confining layer, whichever is less.

This plan outlines one method of lake circulation: aeration. Irrigation or fountains can vertically mix the water column and may be used in addition to aeration. This lake management plan required using the on-site wetlands and adjacent buffers as a means of reducing pollution. Additional trees will be planted along the lakes as part of the aquatic planting plan.

LAKE MANAGEMENT PLAN

Introduction

One component of lake management for maintaining good water quality is to prevent deeper lakes from having long-term vertical stratification during the warmer months of the year. Such stratification will eventually lead to low dissolved oxygen and enhanced regeneration of nutrients from the sediments. Both conditions lead to undesirable habitat conditions for many aquatic organisms and complaints from property owners adjacent to such lakes. Because of these typical stratification conditions eventually forming in deep lakes, Lee County has general criteria preventing lakes from being dug deeper than 12 feet from the surface of ordinary high water. No direct management is required for shallow lake water quality by Lee County, since stormwater management and littoral vegetation plantings are required. More intensive management is proposed for lakes dug deeper than 12 feet.

Warmer temperatures of surface waters can have a negative role within natural and artificial water bodies. Therefore, it is desirable to provide for shade tree plans around the perimeter of water bodies to decrease surface water temperatures.

Any water body which has multiple use such as, part of the development's flow-way for moving stormwater from the uplands to offsite, boating, fishing, good habitat for aquatic life and swimming or owned by more than one entity may have to directly meet State Water Quality Standards. Artificial systems which are used solely for stormwater management and owned by one entity may have to meet State Water quality Standards only at the outfall of the property. The State Standard for dissolved oxygen content in Class III fresh waters is 5.0 mg/l or greater at all times. The target dissolved oxygen content Class III freshwaters is dissolved oxygen level greater than 5.0 mg/l at all times.

RECEIVED
APR 27 2006

PERMIT COUNTER

Exhibit D
Page 1 of 3

DCI 2006-00005

Lakes greater than 12 feet deep

Arborwood Village proposes to excavate all lakes to depths greater than 12 feet, but not greater than 35 feet.

Financial Management of Lakes

A section in the property owner's Covenants would provide that the property owners are responsible for the lake management programs for the life of the deeper lakes. In addition to these covenants, the developer agrees to provide assurance of financial support for the installation of appropriate aeration devices to inhibit vertical stratification. The amount of the assurance will be based on the estimated cost of providing appropriate measures to inhibit stratification. The assurance would be placed in the form of an escrow agreement, irrevocable letter of credit, performance assurance bond, special reserve fund or other assurance as approved by Lee County.

The lakes identified in this document are planned to be excavated in a short period of time. A showing of financial responsibility will proceed based on actual excavation plans for the lakes.

Lake circulation

A breakdown of the stratified (thermocline or halocline) water layers to completely mixed is the solution to poor dissolved oxygen levels. This change in the vertical characteristic of the water body may occur by: 1) forcing water from the bottom to the surface for re-aeration by physical exchange with the atmosphere, 2) removing enough bottom water for irrigation or by use of a fountain, 3) a combination used to restore a vertically mixed water body throughout the water columns.

Definition of satisfaction: Water columns with less dense water overlaying water with a greater density.

Physical evidence of stratification caused by density differences include the following vertical profile characteristics:

1. A change in temperature (thermocline) from a mixed layer above to a cooler layer below. The discontinuity often occurs over a short distance.
2. A change in conductivity from a mixed layer above to a high conductivity below. The discontinuity often occurs over a short distance. Sometimes salinity or chloride levels are used to describe the halocline. Conductivity is often a good predictor of salinity.

RECEIVED
APR 27 2006

Exhibit D
Page 2 of 3

3. Both the thermocline and halocline usually have high correlation in the shape of the curves and reflect the underlying density differences.
4. Calculation of specific gravity from temperature and chloride, salinity or conductivity values confirm the density differences.

Vegetation Planting

Due to the fact that warmer temperatures and nutrient runoff can play a negative role within natural and artificial water bodies, it is desirable to provide for shade tree plantings around the perimeter of the water bodies to decrease surface water temperatures. In addition to standard requirements for <12' water bodies by Lee County for lake and littoral plantings, any lake deeper than 12' will have more native shade trees planted around the perimeter calculated on 100' centers. Desirable species include cypress, maple, cabbage palm, live oak and laurel oak. Specifically, live oak and laurel oak trees are the most desirable due to their more abundant shade benefits, wildlife perching and nesting values. All aforementioned tree plantings will be a minimum of 10 gallon material. These plantings will be coordinated with the littoral zone plan and will be appropriately clumped. Seasonal low and high level pools will be maintained in the lakes connected to natural wetlands to maintain healthy systems.

Vertical Stratification

Dissolved oxygen values near the bottom should reach at least 4.0 mg/l and be maintained during the summer higher than 2.0 mg/l. Documentation of aeration systems adequacy for each lake must be provided to the Division of Environmental Sciences.

Aeration diffusers

Aeration systems will be designed for the lake to meet a minimum of 5.0 mg/l dissolved oxygen level. Documentation of the aeration system adequacy for each lake must be provided to the Division of Environmental Sciences prior to issuing a certificate of compliance. Minimum operation of the air compressors will be from May through October each year. No water quality monitoring will be required in lakes with aeration systems.

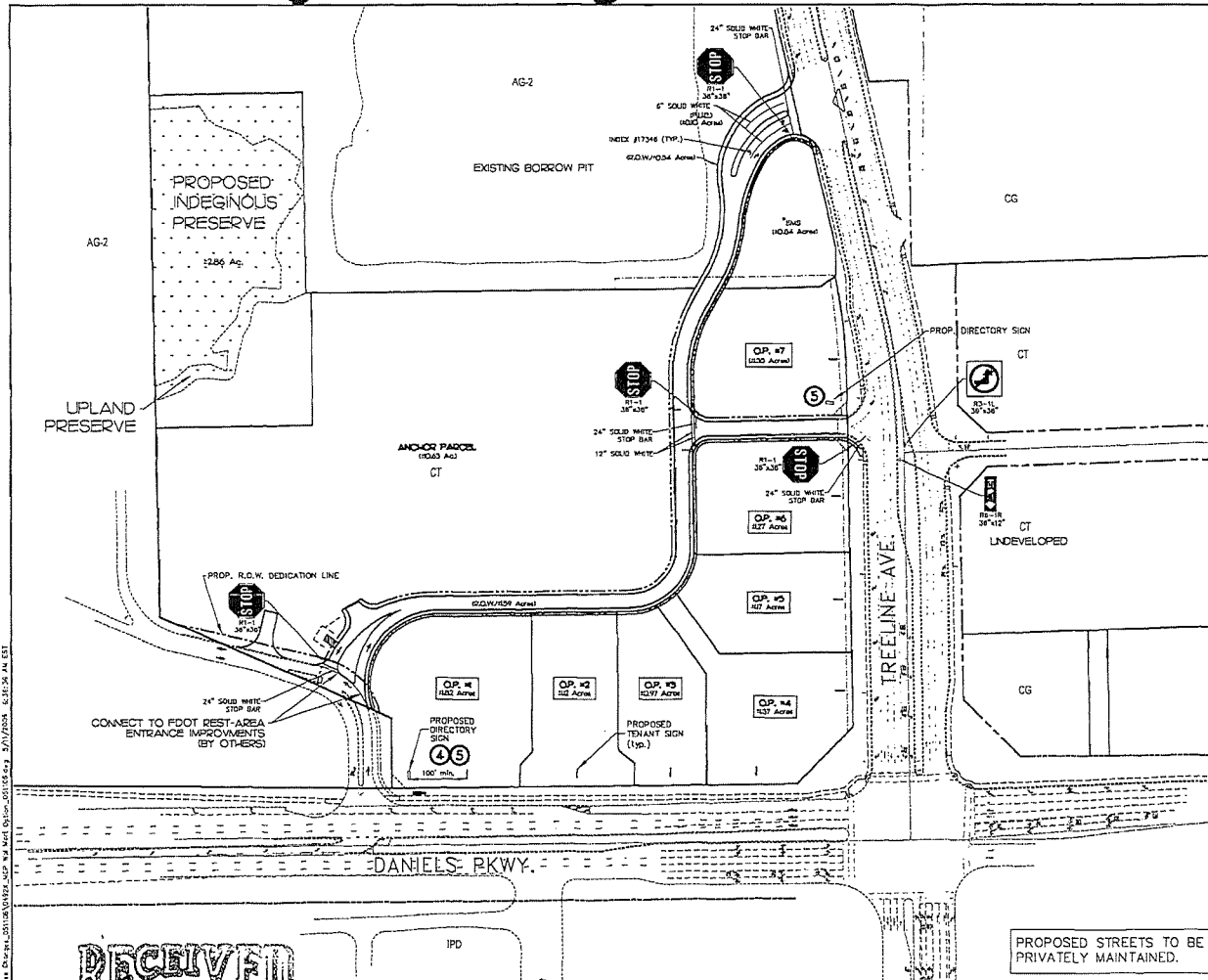
Irrigation and fountain systems

The amount of water pumped through one or more fountains or from irrigation systems can be sufficient to prevent stratification of the water column and may augment aeration diffusers.

RECEIVED
APR 27 2006

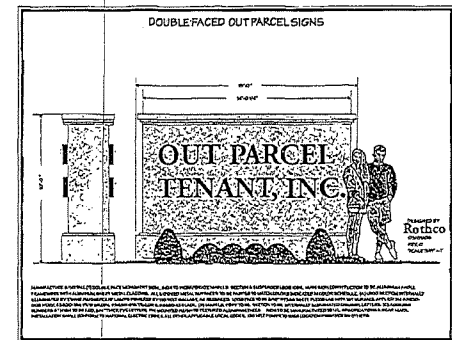
PERMIT COUNTER

Exhibit D
Page 3 of 3



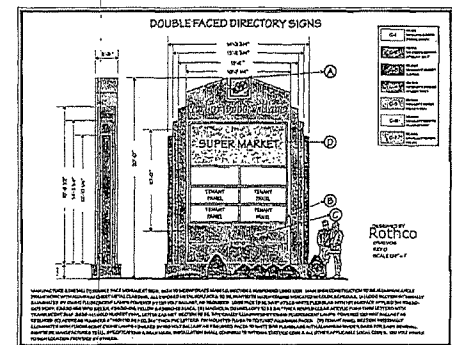
LEGEND

	CONSERVATION AREA		RIGHT-OF-WAY
	BOUNDARY LINE		PROPOSED LOT LINE
	EASEMENT		BACK OF CURB / EDGE OF PAVEMENT
			EXISTING EDGE OF PAVEMENT



PROPOSED PROJECT TENANT SIGNS

N.T.S.



PROPOSED PROJECT DIRECTORY SIGNS

N.T.S.

DCI 2006-00005

PROPOSED PROJECT SIGNAGE PLAN

REFERENCE NO.	DRAWING NO.
0492B_PSP	
PROJECT NO.	SHEET NO.
04.92-B	1 of 1

Exhibit E



RECEIVED
JUL 26 2006

PERMIT COUNTER

ARBORWOOD
VILLAGE
CPD

ENVELOPE:
DP - TA Associates, Ltd.
Sloan Vassilopoulos, Exec. Vice Pres.
Waterford at Blue Lagoon
103 Waterford Way, Suite 800
Miami, FL 33126
Ph. No. (305) 261-4330

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
VERTICAL SCALE: HORIZONTAL SCALE: 1" = 200'

HM
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of Authorization No.172
Naples - Fort Myers - Venice - Englewood

H:\2006\200600005\200600005_PSP.dwg 3/7/2006 12:31:36 PM 3/7/2006 12:31:36 PM

ADMINISTRATIVE AMENDMENT (PD) ADD2019-00133

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Treeline 200 LLC c/o John Gnagey filed an application for an administrative amendment to a Commercial Planned Development on a project known as Arborwood Village Commercial Planned Development to modify MCP "B", and amend "Conversion of Land Uses" of Resolution Z-19-021 for Master Concept Plan "B", on property located west of Treeline Ave. & north of Goldenwood Drive, described more particularly as:

LEGAL DESCRIPTION: In Section 23, Township 45 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number Z-06-061 (with subsequent amendments in case number ADD2007-00199, ADD2008-00039, ADD2008-00168, Z-15-037A and Z-19-021); and

WHEREAS, the subject property is located in the General Interchange Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the planned development currently allows Assisted Living Facility on Tract 1 of the development; and

WHEREAS, the applicant wishes to allow more flexibility on Tract 1 by allowing residential multiple-family and commercial retail and office, in addition to Assisted Living Facility, while staying within the maximum allowable densities and intensities for the Planned Development; and

WHEREAS, it is necessary to amend MCP Option "B", which depicts ALF buildings on Tract 1; and

WHEREAS, it is also necessary to amend the Land Use Conversion Matrix to provide conversion parameters for converting ALF to commercial and residential uses; and

WHEREAS, this request was reviewed by Lee County Departments of Transportation and Community Development and found to be consistent with the Lee Plan and Land Development Code requirements; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Commercial Planned Development to modify Master Concept Plan "B", and amend "Conversion of Land Uses" of Condition 1 of Resolution Z-19-021 for Master Concept Plan "B" for Tract #1 only, is **APPROVED subject to the following conditions:**

1. **The Development must be in compliance with Master Concept Plans A or C of Resolution Z-19-021 or the amended Master Concept Plan "B" hereby APPROVED and adopted. A reduced copy is attached hereto as Exhibit "B".**
2. **Land Use Conversion Table of Resolution Z-19-021 is hereby amended for Master Concept Plan "B". The amended conversion table is only applicable to Tract 1 of the Planned Development.**

CONVERSION OF LAND USES

Retail, office, hotel room, assisted living facility, and multi-family uses may be transferred between parcels consistent with the Schedule of Uses and Land Use Matrix table, subject to the following conditions:

- All affected property owners execute a notarized transfer of uses evidencing agreement to the transfer.
- The County approves the transfer of uses/square footage.
- Retail and office uses approved for Tract 1 may be developed in conjunction with multi-family and/or assisted living facility uses in compliance with the Land Use Conversion Matrix, provided the density and intensity does not exceed density and intensity table of MCP "B" for Tract 1.

LAND USE MATRIX (APPLICABLE TO TRACT 1 ONLY)					
	RETAIL (SF)	GENERAL OFFICE (SF)	MEDICAL OFFICE (SF)	MULTI-FAMILY (1 DU)	ASSISTED LIVING (1 BED/UNIT)
RETAIL (1,000 SF)	1,000	2,300	770	5	10.5
OFFICE (1,000 SF)	430	1,000	330	2	4.5
HOTEL (1 ROOM)	270	630	210	1.5	3
MULTI-FAMILY (1 DU)	210	490	150	1	4
ASSISTED LIVING (1 BED/UNIT)	100	230	75	0.25	1

2. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.
3. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

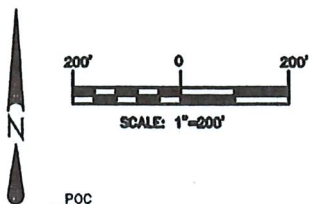
Duly passed, adopted, and electronically signed on 12/16/2019

Audra Ennis, Zoning Manager
Lee County Community Development

Attachments: Exhibit "A" Legal Description
Exhibit "B" Revised Master Concept Plan "B"

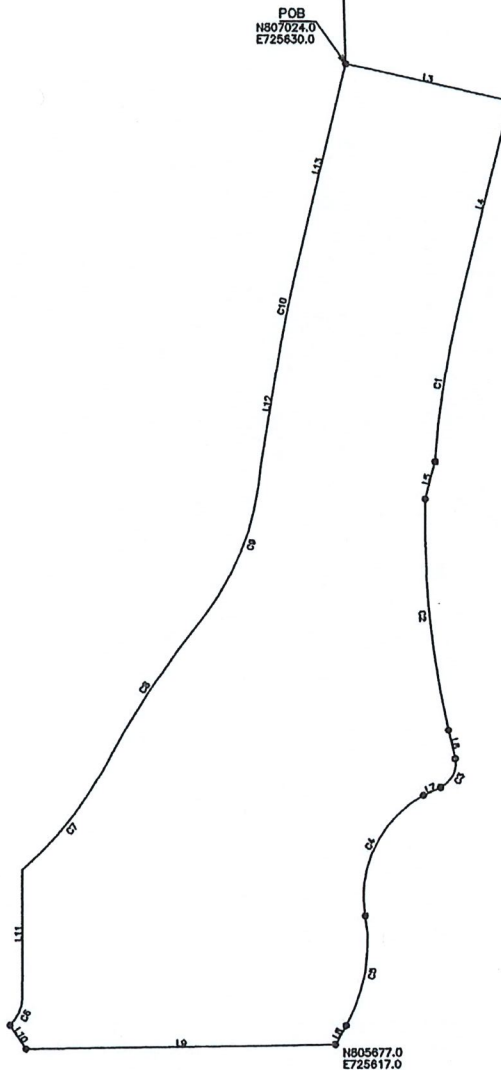
EXHIBIT A

SKETCH
OF A PARCEL LYING IN
SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



POC
N807328.0
E724619.0

REVIEWED
ADD2019-00133
Daniel Munt, Planner
Lee County DCD
8/30/2019



CERTIFIED TO:

TREELINE 200 LLC

*** THIS IS NOT A SURVEY***

REVISIONS:

SHEET 1 OF 3

PROJECT NO. TREELINE
SCALE: 1"=200'
DRAWN BY: GBY
CHECKED BY: ADM
DATE DRAWN: 03/10/14
FIELD BOOK/PAGE:



community engineering services, inc.
civil engineering . surveying . project management

EB-0006613 - LB-6572

13650 Fiddlesticks Boulevard, PMB 202-389

Fort Myers, Florida 33912

Telephone (239) 936-9777

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND RAISED SEAL OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER

Mark D. McLeary, P.S.M.
FLORIDA REGISTRATION NO. 6557
FOR THE FIRM LA-6572
DATE ISSUED: 7/1/15

SKETCH
OF A PARCEL LYING IN
SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

LINE	BEARING	DISTANCE
L1	N 88°10'10" E	1000.86'
L2	S 01°49'50" E	335.79'
L3	S 77°12'50" E	230.02'
L4	S 13°29'05" W	293.55'
L5	S 14°33'39" W	53.27'
L6	S 12°55'07" E	40.55'
L7	S 65°03'09" W	25.93'
L8	S 29°25'05" W	29.59'
L9	S 89°26'26" W	420.08'
L10	N 33°24'44" W	38.85'
L11	N 00°00'00" W	176.48'
L12	N 09°27'06" E	163.93'
L13	N 13°28'58" E	290.74'

REVIEWED
ADD2019-00133
Daniel Munt, Planner
Lee County DCD
8/30/2019

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1262.50'	212.84'	212.59'	S 08°39'18" W	9°39'34"
C2	1273.50'	319.81'	318.97'	S 05°43'28" E	14°23'18"
C3	35.00'	47.63'	44.04'	S 26°04'00" W	77°58'15"
C4	158.00'	195.90'	183.59'	S 26°00'55" W	71°02'16"
C5	230.00'	156.24'	153.25'	S 09°57'26" W	38°55'18"
C6	50.00'	41.71'	40.51'	N 23°53'49" E	47°47'37"
C7	481.22'	171.96'	171.04'	N 38°51'57" E	20°28'26"
C8	1292.87'	258.60'	258.17'	N 32°53'04" E	11°27'37"
C9	390.90'	224.16'	221.10'	N 19°49'54" E	32°51'24"
C10	1492.50'	105.06'	105.04'	N 11°28'06" E	4°01'59"

REVISIONS:

SHEET 2 OF 3

PROJECT NO. TRAILLINE

SCALE: 1" = 200'

DRAWN BY: ESY

CHECKED BY: MBH

DATE DRAWN: 03/20/11

FIELD BOOK/PAGE: _____



community engineering services, inc.
civil engineering . surveying . project management

EB-0006613 - LB-6572

13650 Fiddlesticks Boulevard, PMB 202-389

Fort Myers, Florida 33912

Telephone (239) 936-9777

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND RASPED SEAL OF THE FLORIDA
LICENSED SURVEYOR AND WATER

[Signature]

MARK D. HICKLEARY, P.S.A.L.

FLORIDA REGISTRATION NO. 4507

DATE SIGNED: 7/11/15

**DESCRIPTION
OF A PARCEL LYING IN
SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA**

DESCRIPTION OF A PARCEL OF LAND LYING IN
SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA
(TREELINE 200 LLC)

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE N 88°10'10" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 23, A DISTANCE OF 1000.86 FEET; THENCE S 01°49'50" E A DISTANCE OF 335.79 FEET TO THE POINT OF BEGINNING;

THENCE S 77°12'50" E A DISTANCE OF 230.02'; THENCE S 13°29'05" W A DISTANCE OF 293.55'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 212.84', WITH A RADIUS OF 1262.50', WITH A DELTA ANGLE OF 09°39'34", WITH A CHORD BEARING OF S 08°39'18" W, WITH A CHORD LENGTH OF 212.59'; THENCE S 14°33'39" W A DISTANCE OF 53.27'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 319.81', WITH A RADIUS OF 1273.50', WITH A DELTA ANGLE OF 14°23'18", WITH A CHORD BEARING OF S 05°43'28" E, WITH A CHORD LENGTH OF 318.97'; THENCE S 12°55'07" E A DISTANCE OF 40.55'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 47.63', WITH A RADIUS OF 35.00', WITH A DELTA ANGLE OF 77°58'15", WITH A CHORD BEARING OF S 26°04'00" W, WITH A CHORD LENGTH OF 44.04'; THENCE S 65°03'09" W A DISTANCE OF 25.93'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 195.90', WITH A RADIUS OF 158.00', WITH A DELTA ANGLE OF 71°02'16", WITH A CHORD BEARING OF S 26°00'55" W, WITH A CHORD LENGTH OF 183.59'; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 156.24', WITH A RADIUS OF 230.00', WITH A DELTA ANGLE OF 38°55'18", WITH A CHORD BEARING OF S 09°57'26" W, WITH A CHORD LENGTH OF 153.25'; THENCE S 29°25'05" W A DISTANCE OF 29.59'; THENCE S 89°26'26" W A DISTANCE OF 420.08'; THENCE N 33°24'44" W A DISTANCE OF 38.85'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 41.71', WITH A RADIUS OF 50.00', WITH A DELTA ANGLE OF 47°47'37", WITH A CHORD BEARING OF N 23°53'49" E, WITH A CHORD LENGTH OF 40.51'; THENCE N 00°00'00" W A DISTANCE OF 176.48'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 171.96', WITH A RADIUS OF 481.22', WITH A DELTA ANGLE OF 20°28'26", WITH A CHORD BEARING OF N 38°51'57" E, WITH A CHORD LENGTH OF 171.04'; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 258.60', WITH A RADIUS OF 1292.87', WITH A DELTA ANGLE OF 11°27'37", WITH A CHORD BEARING OF N 32°53'04" E, WITH A CHORD LENGTH OF 258.17'; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 224.16', WITH A RADIUS OF 390.90', WITH A DELTA ANGLE OF 32°51'24", WITH A CHORD BEARING OF N 19°49'54" E, WITH A CHORD LENGTH OF 221.10'; THENCE N 09°27'06" E A DISTANCE OF 163.93'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 105.06', WITH A RADIUS OF 1492.50', WITH A DELTA ANGLE OF 04°01'59", WITH A CHORD BEARING OF N 11°28'06" E, WITH A CHORD LENGTH OF 105.04'; THENCE N 13°28'58" E A DISTANCE OF 290.74' TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST, AS BEARING N 88°10'10" E.

**REVIEWED
ADD2019-00133
Daniel Munt, Planner
Lee County DCD
8/30/2019**

REVISIONS:

SHEET 3 OF 3

PROJECT NO. TREELINE
SCALE: 1"=200'
DRAWN BY: CSY
CHECKED BY: NDM
DATE DRAWN: 03/10/14
FIELD BOOK/PAGE:



community engineering services, inc.
civil engineering • surveying • project management
EB-0006613 - LB-6572
13650 Fiddlesticks Boulevard, PMB 202-389
Fort Myers, Florida 33912
Telephone (239) 936-9777

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SURVEYING AND PLANNING SEAL OF THE PLANNING LICENSED SURVEYOR AND PLANNER.

MARK D. MCCLEARY, P.S.M.
FLORIDA REGISTRATION NO. 6657
FOR THE FIRM LB-6572
DATE ISSUED: 7/4/15

ADMINISTRATIVE AMENDMENT (PD) ADD2019-00203

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Elias Vassilaros/DP-TA Associates, Ltd filed an application for an administrative amendment to a Commercial Planned Development on a project known as Arborwood Village CPD to amend the Schedule of Uses for Outparcel 2, Options A and C to add "Car Wash, stand-alone", limited to one, for the Commercial Planned Development and to reduce the required landscape buffer along rights-of-way external to the development from 25 feet for Car Wash uses to allow the existing landscape buffer of 20 feet for Outparcel 2, Options A and C only.

LEGAL DESCRIPTION: In Section 23, Township 45 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in resolution number Z-06-061 with subsequent amendments in case numbers ADD2006-00112, ADD2007-00199, ADD2008-00039, ADD2008-00168, ADD2019-00133, Resolution Z-15-037A, and Resolution Z-19-021; and

WHEREAS, the subject property is located in the General Interchange Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the applicant has submitted a request statement describing the proposed changes to the Commercial Planned Development (Attached as Exhibit "B"); and

WHEREAS, Section 34-1353(e) of the Land Development Code requires a minimum 25 foot landscape buffer adjacent to rights-of-way external to the development for Car Wash uses; and

WHEREAS, Condition 7 of Resolution Z-19-021 required an enhanced 20 foot landscape buffer containing additional plantings above those required by the Land Development Code; and

WHEREAS, the applicant has limited the Car Wash, stand-alone use to one on Outparcel 2 for the Commercial Planned Development; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Commercial Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. The Development must be in compliance with the Master Concept Plan entitled “ARBORWOOD VILLAGE CPD: MASTER CONCEPT PLAN, stamped received May 16, 2019 for Options A and C and January 24, 2019 for Option B as approved by Resolution Z-19-021 and attached as Exhibit “C”.
2. The Schedule of Uses approved by Resolution Z-19-021 is hereby amended to add the use of “Car Wash, stand-alone” limited to one, for the Commercial Planned Development, for Outparcel 2, Options A and C only.
3. The Deviations approved by Resolution Z-19-021 are hereby amended to include:

Deviation (5) Street Right-of-Way Buffer Landscaping, seeks relief from the Land Development Code Section 34-1353(e)(1) requirement to provide a minimum 25 foot landscape buffer along rights-of-way external to the development project, to allow the existing 20 foot enhanced landscape buffer required by Condition 7 of Resolution Z-19-021 for Car Wash use on Outparcel 2, Options A and C only, of the approved Master Concept Plan.

The four deviations previously approved in Resolution Z-19-021 remain in effect.

4. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

Duly passed, adopted, and electronically signed on 1/17/2020

Audra Ennis, Zoning Manager
Lee County Community Development

EXHIBITS

EXHIBIT A: STRAP NUMBER

EXHIBIT B: REQUEST STATEMENT

EXHIBIT C: RESOLUTION NUMBER Z-19-021

REVIEWED
ADD2019-00203
Daniel Munt, Planner
Lee County DCD
12/17/2019

EXHIBIT A

CASE NUMBER: ADD2019-00203

LEGAL DESCRIPTION

LOT 3 OF ARBORWOOD VILLAGE II, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN INSTRUMENT 2009000100646, OF
THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

STRAP NUMBER

23-45-25-08-00000.0030

ADMINISTRATIVE APPROVAL (PD) ADD2023-00091

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Lee County, a political subdivision of the State of Florida, on behalf of DP-TA Associates LTD., filed an application for administrative approval to amend the schedule of uses in the Arborwood Village Commercial Planned Development (CPD), by adding EMS, Fire, or Sheriff's Station to the list of permitted uses on the subject property, located at 13561 Goldenwood Drive in Ft. Myers, described more particularly as:

LEGAL DESCRIPTION: In Section 23, Township 45 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the applicant has indicated the property's current STRAP number is 23-45-25-06-00000.0060; and

WHEREAS, the subject property is zoned Commercial Planned Development by Resolution Z-19-021, and is located in the General Interchange Future Land Use Category as designated by the Lee Plan (see attached Exhibit "B"); and

WHEREAS, an application for approval of an administrative amendment has been filed pursuant to LDC Sections 34-174 and 34-380; and

WHEREAS, the applicant seeks to amend the approved schedule of uses for the subject property to add EMS, Fire or Sheriff's Station; and

WHEREAS, the subject parcel is identified as Outparcel #4 on the approved Master Concept Plan options A and C, and as Outparcel #5 on the approved Master Concept Plan option B; and

WHEREAS, EMS, Fire or Sheriff's Station is an existing permitted use in the Planned Development, per Z-19-021, but not on the subject property; and

WHEREAS, the subject application has been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact surrounding land uses; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to amend the schedule of uses on the subject parcel to include EMS, Fire, or Sheriff's Station in the Arborwood Village Commercial Planned Development (CPD), located at 13561 Goldenwood Drive in Ft. Myers is **APPROVED, subject to the following conditions:**

1. **Condition 2.a of Resolution Z-19-021 is hereby amended as follows:**

Outparcels 1 through 7

EMS, Fire, or Sheriff's Station, limited to Outparcel #4 as depicted on Master Concept Plan Options A and C, and Outparcel #5 as depicted on Master Concept Plan Option B.

2. **The Development must be in compliance with the Master Concept Plan approved by Resolution Z-19-021, attached hereto as Exhibit "B".**
3. **The terms and conditions of the original zoning resolutions remain in full force and effect except as amended herein.**
4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 8/8/2023

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

EXHIBITS

Exhibit "A": Legal

Exhibit "B": Resolution Z-19-021

Exhibit A

CASE NUMBER: ADD2023-00091

LEGAL DESCRIPTION

LOT 6, ARBORWOOD VILLAGE, SECTION 23, TOWNSHIP 45
SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF
ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT,
RECORDED IN INSTRUMENT #2007000019462, PUBLIC
RECORDS OF LEE COUNTY, FLORIDA.

STRAP NUMBER

23-45-25-06-00000.0060

REVIEWED
ADD2023-00091
Rick Burris, Principal
Planner
Lee County DCD/Planning
7/14/2023



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Arborwood Village CPD Amendment

Request: Rezone from: CPD To: CPD

Type: ☐ Major PD ☐ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☒ Minor PD Amendment

Bonus Density included? ☒ NO ☐ YES¹ for: _____ Bonus Units

¹ If YES, submit additional fee required by LDC 2-147(A)(3)

Summary of Project:

The applicant is requesting an amendment to the Arborwood Village CPD (Z-19-021, as subsequently amended) to request a deviation to allow for a parking reduction greater than 10% for storage, indoor uses within Anchor Parcel 1-A as depicted on Option A of the Master Concept Plan (MCP), or within Anchor Parcel 1-C as depicted on Option C of the MCP.

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: Eugene T. Minvielle IV (Manager, Arborwood Self Storage LLC)
Address: 5150 Tamiami Trail N. STE #204
City, State, Zip: Naples, FL 34103
Phone Number: 337-322-4323
E-mail Address: beu@msepartners.net

B. Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:

- ☒ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
- ☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(a)(3)]
- ☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Hole Montes
Contact Person: Jeremie Chastain, AICP
Address: 950 Encore Way
City, State, Zip: Naples, FL 34110
Phone Number: 239-254-2027 Email: jeremiechastain@hmeng.com

2. **[Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202(a)(4)]

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

**PART 2
PROPERTY OWNERSHIP**

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]

Name: Arborwood Self Storage LLC

Address: 633 9th St. N

City, State, Zip: Naples, FL 34102

Phone Number: _____

Email: _____

B. Disclosure of Interest [34-202(a)(2)]:

☒ Attach [Disclosure of Interest](#) Form.

C. Multiple parcels:

☐ Property owners list. [34-202(a)(8)]

☐ Property owners map. [34-202(a)(8)]

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.

2. Date property was acquired by present owner(s): 6/15/2022

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed.] [34-203(a)(5)]

23-45-25-06-00000.0010

B. Street Address of Property: 13600 Goldenwood Dr.

C. Legal Description (must submit) [34-202(a)(5)]:

☒ Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(6)]:

☒ A Boundary survey, tied to the state plane coordinate system.

OR

☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. [34-202(a)(9)]

2. ☒ Map of surrounding property owners. [34-202(a)(9)]

3. ☐ One set of mailing labels. [34-202(a)(9)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: Arborwood Village CPD (Z-19-021)

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: Vacant

2. Intended uses of property are: Storage, indoor

G. Future Land Use Classification (Lee Plan):

General Interchange	<u>8.75</u>	Acres	<u>100</u>	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 717.42 Feet
2. Depth (average if irregular parcel): 531.28 Feet
3. Total area: 8.75 Ac. Acres or square feet
4. Frontage on road or street: 1,106.49 Feet on Goldenwood Dr. Street
- 2nd Frontage on road or street: _____ Feet on _____ Street

I. 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.

- ☒ Not Applicable
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North (Upper) Captiva Community Plan area. [33-1711]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]
- ☐ North Olga Community Plan area. [33-1663(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-201(c)]

PART 4
TYPES OF LAND AREA ON PROPERTY

- A. Gross Acres (total area within described parcel)** 8.75 Acres
1. Submerged land subject to tidal influence _____ Acres
 2.
 - a. Preserved freshwater wetlands _____ Acres
 - b. Impacted wetlands _____ Acres
 - c. Preserved saltwater wetlands _____ Acres
 - d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.) _____ Acres
 3. R-O-W providing access to non-residential uses _____ Acres
 4. Non-residential use areas ⁽¹⁾ ⁽²⁾ 8.75 Acres
- B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).** 8.75 Acres
- C. Gross residential acres. (A minus B) ⁽³⁾** 0 Acres
- D. Gross residential acres (by Land Use Category)**
1.
 - a. Intensive Development – upland _____ Acres
 - b. Intensive Development – preserved freshwater wetlands _____ Acres
 - c. Intensive Development – impacted wetlands _____ Acres
 2.
 - a. Central Urban – upland _____ Acres
 - b. Central Urban – preserved freshwater wetlands _____ Acres
 - c. Central Urban – impacted wetlands _____ Acres
 3.
 - a. Urban Community or Suburban – upland _____ Acres
 - b. Urban Community or Suburban – preserved freshwater wetlands _____ Acres
 - c. Urban Community or Suburban – impacted wetlands _____ Acres

4.	a.	Suburban – upland	_____	Acres
	b.	Suburban – preserved freshwater wetlands	_____	Acres
	c.	Suburban – impacted wetlands	_____	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres

TOTAL (should equal "C" above) 0 **Acres**

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay (see Note (2) below).
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

PART 5 RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: _____

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
	a. Total upland acres (from Part 4, D.)	_____ x _____	equals	_____
	b. Total preserved freshwater wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	c. Total impacted wetlands acres (from Part 4, D.)	_____ x _____	equals	_____
	d. Total Allowed Standard Units ⁽¹⁾			_____
2.	Bonus Units [2-143]			
	a. Site-built Affordable Housing			_____
	b. Transferrable Dwelling Units			_____
	c. Sub-total			_____
3.	Total Permitted Units ⁽¹⁾			_____

Note:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

A. Commercial 1. Medical 2. General Office 3. Retail 4. Other: _____ 5. TOTAL FLOOR AREA	Height _____ _____ 45 ft. _____ _____	Total Floor Area (Square Feet) _____ _____ 98,940 _____ _____
B. Industrial 1. Under Roof 2. Not Under Roof 3. TOTAL FLOOR AREA	Height _____ _____ _____	Total Floor Area (Square Feet) _____ _____ _____
C. Mining 1. Area to be excavated	Depth _____ _____	Total Acres _____ _____
D. Assisted Living Facilities 1. Dependent Living Units 2. Independent Living Units 3. TOTAL BEDS/UNITS	Height _____ _____ _____	Total Beds/Units _____ _____ _____
E. Hotels/Motels (Room Size) 1. < 425 sq. ft. 2. 426-725 sq. ft. 3. 725 < sq. ft. 4. TOTAL UNITS	Height _____ _____ _____ _____	Total Rental Units _____ _____ _____ _____

PART 7
ACTION REQUESTED

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan, the Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized by the Board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]** See enclosed Waiver.
- C. Master Concept Plan:**
- 1. Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 - 2. Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**

3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. [34-373(a)(9)]

D. **Bonus Density:** [34-202(a)(11)]

- ☒ Not Applicable
☐ Bonus Density will be used. Provide the number of Bonus Density units being requested and a narrative of how the request meets the requirements of LDC Section 2-146.

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.]
See enclosed waiver.
-
- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473(f)].
N/A
-
- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
N/A
-
- D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A
-
- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.] See enclosed waiver.
- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)c.] See enclosed waiver.
- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.] See enclosed waiver.
- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)b.v.] See enclosed waiver.

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
N/A
-
- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including: N/A
1. Method and degree of treatment:
 2. Quality of the effluent:

3. Expected life of the facility:

4. Who will operate and maintain the internal collection and treatment facilities:

5. Receiving bodies or other means of effluent disposal:

C. **Spray Irrigation:** If spray irrigation will be used, specify: **N/A**

1. The location and approximate area of the spray fields:

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

PART 10 ADDITIONAL REQUIREMENTS

A. **Major Planned Developments:**

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. **Amendments to Built Planned Developments:** The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. **Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(9)]**

D. **Private Recreational Facility Planned Developments (PRFPDs):**

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)(1)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**

5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. [34-941(g)(2)]
 6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. [34-941(g)(4)]
- E. Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) [34-202(a)(10)]
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) [34-202(a)(10)]
- F. Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." [34-202(a)(12)]
- G. Flood Hazard:**
- ☒ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)
- H. Excavations/Blasting:**
- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. Hazardous Materials Emergency Plan for Port Facilities: [12-110(a)(16)]**
- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan.
- J. Mobile Home Park: [34-174(h)]**
- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- K. Airport Zones & Lee County Port Authority (LCPA) Requirements:**
- ☐ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: [34-1104]
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. [34-1105]
- ☐ Property is located within Airport Residential and Educational Protection Zone: [34-1106]
- ☒ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. [34-1107]
- ☐ A Tall Structures Permit is required. [34-1108]

REQUEST STATEMENT & COMPREHENSIVE PLAN CONSISTENCY ARBORWOOD VILLAGE CPD

Summary of Request

This is a request to amend the existing Arborwood Village CPD (Z-19-021, as subsequently amended) to request a deviation to allow for a parking reduction for storage, indoor uses greater than 10% within Anchor Parcel 1-A as depicted on Option A of the Master Concept Plan (MCP), or within Anchor Parcel 1-C as depicted on Option C of the MCP.

There are no proposed changes to the existing site layout, such as stormwater management, roadways, or indigenous preserves.

Development Location

The Arborwood Village CPD is located on the northwestern corner of the intersection of Treeline Avenue and Daniels Parkway, approximately half a mile east from Interstate 75. Goldenwood Drive runs through the CPD and connects to Treeline Avenue and Daniels Parkway. Across Treeline Avenue, the northern half of the CPD is bordered on the east by the City of Ft. Myers.

The CPD contains approximately 68.25 acres in total. The planned development is abutted on the north by a vacant parcel zoned IL Light Industrial; on the east by a golf course and multi-family residences and a golf course zoned MPD-3 Master Development Plan 3 (City of Ft. Myers), a commercial landscaping company zoned CG Commercial General District, two vacant parcels zoned CT Tourist Commercial District, and one vacant parcel zoned CG Commercial General District; on the south by the Jetport Interstate Commerce Park DRI zoned CT Tourist Commercial District and CC Community Commercial District; and on the west by a Lee County Rest Area and a Florida Highway Patrol Station, zoned AG-2 Agricultural.

Site work was approved per DOS2005-00356, and infrastructure has been installed and the site has been cleared of vegetation. A large lake and indigenous open space take up a majority of the northern portion of the CPD, with the parcels adjacent to Treeline Avenue (Tracts #1 & 2) cleared of vegetation. The southern portion is cleared of vegetation and mostly undeveloped, with the exception of three outparcels. A Fifth Third Bank is located at the northeastern corner of the intersection of Treeline and Daniels (Outparcel #3). There is a Wells Fargo Bank to the north (Outparcel #5), and a RaceTrac on the north side of Daniels Parkway (Outparcel #1). Ingress and egress to these parcels is via Goldenwood Drive, and there are no access points into the parcels from Treeline Avenue or Daniels Parkway.

The requested amendment affects one parcel within the CPD: Anchor Parcel 1-A or 1-C (as shown on MCP Options A and C). The property is designated General Interchange in the Lee Plan. Please see the table below for surrounding zoning and existing land uses.

Anchor Parcel 1-C	Zoning	Existing Land Use
North	CPD (Arborwood Village)	Vacant (Arborwood Village CPD Tract 1).
South	CPD (Arborwood Village)	ROW, Gas station, car wash.
East	CPD (Arborwood Village)	ROW, vacant, bank.
West	CPD (Arborwood Village)	Vacant (Arborwood Village CPD Anchor Parcel 1-B).

Project History

The subject site was rezoned to the Arborwood Village CPD by Z-06-061. The CPD allowed for 302,000 square feet of commercial office and/or retail and up to 120 hotel rooms; and a maximum height of three stories/45 feet for commercial uses and 12 stories/130 feet for a hotel use. There were four subsequent administrative amendments: ADD2006-00112, approving a deviation from the Land Development Code (LDC) to reduce a connection separation; ADD2007-00199, to reconfigure a lake and Tract #1; ADD2008-00039, to amend the Schedule of Uses, reduce the maximum height for hotels to six stories/75 feet, and added a Land Use Conversion Matrix to the master concept plan; and ADD2008-00168, to reallocate eight of the self-service fuel pumps approved for the Anchor Parcel to the outparcels, and to reconfigure the outparcels from a total of seven to six on the approved master concept plan. Resolution Z-15-037A, approved in 2018 by Lee County, amended Resolution Z-06-061 to allow an alternate plan of development on Tract 1 consisting of up to 153 multi-family dwelling units or the density equivalent of assisted living units/beds. Resolution Z-19-021, approved in 2019 by Lee County, amended Z-15-037A to allow, on the anchor parcel, an alternate plan of development consisting of up to 56 multi-family dwelling units or an equivalent number of ALF/ILF beds/units, not to exceed 224; amended the Schedule of Uses for the Anchor Parcel and Outparcel #2 to allow Vehicle and Equipment Dealers, Group I; Garage, private; and Warehouses, both mini and public; and added an additional 180 hotel rooms, for a total of 300, with the additional rooms allocated to the Anchor Parcel and Outparcel #2. There were two subsequent amendments: ADD2019-00133, to modify Master Concept Plan B, and amend “conversion of land uses” of Resolution Z-19-021 for Master Concept Plan B, on property located west of Treeline Ave. and north of Goldenwood Drive; and ADD2019-00203, to amend the schedule of uses for outparcel 2, options A and C to add “car wash, stand-alone”, limited to one for the CPD and to reduce the required landscape buffer along rights-of-way external to the development for outparcel 2, options A and C only.

Design Standards

Across Goldenwood Drive, the Anchor Parcel is adjacent to commercial development in both the east and south. There is the opportunity to connect to the adjacent parcel to the north, if feasible. Sidewalks exist within the CPD and allow for pedestrian connectivity between residential and commercial uses. There are existing pedestrian facilities adjacent to Goldenwood Drive that connect to sidewalks on both Treeline Avenue and Daniels Parkway. There is a Lee Tran stop for Route 50 in the southeastern corner of Outparcel 1. Route 50 runs from the Southwest Florida International Airport on Terminal Access Road to the Sanibel Outlets located at the intersection of Summerlin Road and McGregor Boulevard.

The requested use will be designed in compliance with the applicable supplementary district regulations in LDC Sec. 34-3005, *Storage facilities and outdoor display of merchandise*.

Density

The proposed amendment will not increase the density or intensity of the existing entitlements.

Deviations

This amendment proposes one new deviation. Five previously approved deviations for this project will remain in effect. Please see the Schedule of Deviations for additional details.

Decision Making Compliance

In accordance with LDC Section 34-145, the data and analysis provided in the enclosed application demonstrates the following:

1. Rezoning.
 - a) The application is consistent with the uses and densities allowed by the General Interchange Future Land Use Designation (please see the Lee Plan consistency narrative, below).
 - b) The request will meet or exceed all performance and locational standards set forth in the Lee Plan and LDC. No new deviations are being requested with this amendment.
 - c) The proposed structures and uses will be compatible with the area.
 - d) Sufficient access will be provided to support the proposed development.
 - e) The request will not result in an increase of the approved intensity or density and will not increase the CPD's overall expected impact on transportation facilities. Adjacent streets have the capacity to carry traffic generated by the proposal.
 - f) The project will not adversely affect environmentally critical or sensitive areas and natural resources. Preliminary site work has been completed per local development order approval and an existing SFWMD ERP.
 - g) The project will have access to adequate public facilities and will not unduly burden the transportation network. Lee County Utilities has indicated they have adequate capacity to serve the development.
2. Planned Developments.
 - a) The proposed use or mix of uses is appropriate at the proposed location, as the General Interchange Future Land Use category allows a broad range of commercial uses along with multifamily dwelling units.

- b) The recommended conditions provide sufficient safeguards for the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.
- c) If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:
 - 1) The new deviation requested enhances the achievement of the objectives of the planned development; and
 - 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

Lee Plan Compliance

The project is consistent with the Lee Plan based on the following Objectives and Policies:

POLICY 1.3.2: The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial /commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre). (Ordinance No. 94-30, 99-18, 16-02, 17-12)

The project is consistent with the General Interchange designation permitted residential density and commercial intensity.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Ordinance No. 94-30, 00-22)

The property is located within an existing developed area of Lee County, close to existing services and communities. It has been partially developed with a gas station and two banks, and has existing entitlements indicating it has previously been deemed appropriate for development.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, F.S. and the concurrency requirements in the Land Development Code. (Ordinance No. 94- 30, 00-22, 17-19)

Adequate public services exist and serve the site. The project consists of infill development, assuring compact and contiguous development patterns.

POLICY 2.2.1: Rezonings and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Ordinance No. 94-30, 00-22)

The subject property has access via a private platted roadway, Goldenwood Drive, to Treeline Avenue and Daniels Parkway, both county arterial roadways. The site has access to both central sewer and water. Community services and public facilities are already in place to serve the surrounding community. The requested deviation and proposed development are compatible with the surrounding commercial land uses. The Anchor Parcel is adjacent to commercial development on the south and east sides, and the Arborwood Village CPD is adjacent to commercial zoning and development to the south and east, and an FDOT Rest Stop to the west.

STANDARD 4.1.1: WATER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a “community” water system as that is defined by Chapter 62-550, F.A.C.).***
- 2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.***
- 3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.***
- 4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 62-555, F.A.C.***
- 5. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.***
- 6. If a development lies outside any service area as described above, the developer may:***
 - request that the service area of Lee County Utilities or an adjacent water utility be extended to incorporate the property;***
 - establish a community water system for the development; or***
 - develop at an intensity that does not require a community water system.***
- 7. Lee County Utilities may provide potable water service to properties not located within the future water service area when such potable water service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources. (Ordinance No. 94-30, 00-22, 16-01, 17-13, 17-19)***

The project will access potable water service in accordance with this standard.

STANDARD 4.1.2: SEWER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*
2. *If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and that utility has sufficient capacity to provide minimum service to the development, then the development must connect to that sewer utility if there is existing infrastructure adequate to accept the effluents of the development within 1/4 mile from any part of the development.*
3. *If there is not sufficient capacity nor adequate infrastructure within 1/4 mile of the development, the developer must provide proof in the form of a clearly stated rejection of service.*
4. *If a new development is located in a certificated or franchised service area, or Lee County Utilities' future sanitary sewer service area (see Map 7), and the utility cannot provide the service, or cannot provide the service except at a clearly unreasonable cost to the developer, the developer may establish on a temporary basis a self-provided sanitary sewer facility for the development, to be abated when the utility extends service to the site. The developer may also petition the appropriate regulatory agency to contract the service area of the utility in order that another utility may be invited to provide the service.*
5. *If a development lies outside any service area as described above, the developer may:*
 - *request that the service area of Lee County Utilities or an adjacent sewer utility be expanded to incorporate the property;*
 - *establish a self-provided sanitary sewer system for the development;*
 - *develop at an intensity that does not require sanitary sewer service; or*
 - *if no more than 5000 gallons of effluent per day per parcel is produced, an individual sewage disposal system per Chapter 64E-6, F.A.C. may be utilized, contingent on approval by all relevant authorities.*
6. *Lee County Utilities may provide sanitary sewer service to properties not located within the future sewer service area when such sanitary sewer service is found to benefit public health, safety, and welfare, including protection of Lee County's natural resources. (Ordinance No. 94-30, 00-22, 16-01, 17-13, 17-19)*

The project will access sanitary sewer service in accordance with this standard.

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

1. *In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District, or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated*

environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.

- 2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.*
- 3. Ensure development minimizes the need for expansion and construction of street and utility improvements. (Ordinance No. 94-30, 91-19, 00-22, 17-13, 17-19)*

The proposed changes to the Arborwood Village CPD will not impact the existing lake or wetlands in the northern portion of the site. Development areas are located along the east and south property boundaries. This allows the existing lake to act as a buffer for the majority of the retained native vegetation, ensuring that development will not encroach on the preserves. There is an existing street network, and adequate public facilities exist to serve to the site.

OBJECTIVE 6.1: Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 4 and other provisions of this plan. (Ordinance No. 94-30, 11-18)

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

- a. Traffic and access impacts (rezoning and development orders);*
The proposed amendment will not increase the density or intensity of the existing entitlements.
- b. Landscaping and detailed site planning (development orders);*
N/A
- c. Screening and buffering (planned development rezoning and development orders);*
Screening and buffering will meet applicable LDC standards.
- d. Availability and adequacy of services and facilities (rezoning and development orders);*
Public services and facilities exist and are available.
- e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);*
The amendment will be compatible with the surrounding land uses and neighborhoods.
- f. Proximity to other similar centers (rezoning); and*
The proposed development is consistent with adjacent commercial both within the Arborwood Village CPD and external development to the east and south.
- g. Environmental considerations (rezoning and development orders).*
N/A

(Ordinance No. 00-22)

POLICY 6.1.3: Commercial developments requiring rezoning and meeting DCI thresholds must be developed as Planned Developments except if located within the Mixed Use Overlay. The Planned Development must be designed to arrange uses in an integrated and cohesive unit in order to: provide visual harmony and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid negative impacts on surrounding land uses and traffic circulation; protect natural resources; and, provide necessary services and facilities where they are inadequate to serve the proposed use. (Ord. No. 94-30, 00-22, 21-09)

This is a request to amend an existing, approved Planned Development permitting commercial uses that has previously been found consistent with this policy. The requested amendment will not result in a change to previously approved preserve areas, overall open space requirements, or property development regulations.

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. (Ordinance No. 94-30, 00-22)

There are existing commercial uses in the Arborwood Village CPD that were previously found compatible with the surrounding area. There are adequate existing public services and facilities.

POLICY 6.1.5: The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements. (Ordinance No. 94-30, 00-22)

Existing entitlements indicate commercial development has previously been deemed appropriate for development. The proposed amendment will not increase the intensity of the existing entitlements.

POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

The Arborwood Village CPD will provide open space above the minimum code requirements and appropriate landscaping and buffering. The project will be designed to have a consistent architectural theme.

POLICY 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.

The CPD is partially developed with commercial uses. The proposed development would be infill, both within the CPD and in the context of the surrounding area, preventing premature, scattered, or strip commercial development.

SCHEDULE OF DEVIATIONS ARBORWOOD VILLAGE CPD

This amendment proposes one new deviation. Five previously approved deviations for this project will remain in effect.

Deviation (6) seeks relief from LDC Table 34-2020(b), *Required parking spaces for non-residential* uses, which establishes the minimum required number of parking spaces for nonresidential uses, to allow for a fifty-five percent overall reduction in required parking for storage, indoor uses within Anchor Parcel 1-A as depicted on Option A of the Master Concept Plan (MCP), or within Anchor Parcel 1-C as depicted on Option C of the MCP.

Justification: LDC Table 34-2020(b) requires 1 parking space per 25 storage units, with a minimum of 5 spaces for warehouse, mini-warehouse uses. The Arborwood Self-Storage facility is proposing a total of 715 units and providing a total of 13 parking spaces. A parking demand study for indoor self-storage facilities was prepared by TR Transportation Consultants, Inc. Parking data was collected at five existing indoor self-storage facilities in Lee County that were similar to the proposed facility. The facilities surveyed have an occupancy level greater than 95%. The methodology of the parking study was to survey the number of public parking spaces and did not include any parking spaces that were behind secured gates. The surveys were conducted in November and December of 2022 at various times throughout the day at each location. The data collected reflects an average peak parking demand of 1 parking space for every 103 storage units and supports the requested reduction. Please see the parking study included with this application for additional details.

PARKING DEMAND STUDY

FOR

MINI-WAREHOUSE INDOOR SELF STORAGE FACILITIES PARKING DEMAND STUDY

PROJECT NO. F2211.06

PREPARED BY:
TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

December 20, 2022

ATTACHMENT F

CONTENTS

- I. INTRODUCTION
- II. METHODOLOGY
- III. RESULTS
- IV. PARKING DEMAND FOR ARBORWOOD SELF-STORAGE
- V. COMPARISON TO ITE PARKING GENERATION, 5th EDITION
- VI. CONCLUSION

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a parking demand study for mini-warehouse uses, more specifically, indoor self-storage facilities, as part of the Arborwood Self Storage facility being proposed in the Arborwood CPD located in the northwest corner of Daniels Parkway and Treeline Avenue in Lee County, Florida. The parking study was conducted in order to support a parking deviation request for the Arborwood Self-Storage facility.

The parking demand study was performed in order to support a parking deviation request for multi-story indoor self-storage facilities, specifically for the project known as Arborwood Self-Storage, located on the north side of Goldenwood Drive within the Arborwood CPD at the northwest corner of Daniels Parkway and Treeline Avenue. The specific request is for relief to the parking requirements for self-storage uses as outlined in Section 34-2020, Table 34-2020(b) of the Lee County Land Development Code. This table states that Warehouse, mini-warehouse facilities should provide **one space for every twenty-five (25) storage units with a minimum of 5 spaces.**

The Arborwood Self-Storage facility is proposing to have a total of 715 storage units within the building and is proposing to provide a total of 13 parking spaces on-site, or a ratio of one space for every 55 storage units. The comprehensive parking demand study conducted by TR Transportation Consultants of similar indoor self-storage facilities in Lee County determined that the maximum parking demand experienced was **1 space for every 104 storage units**. For the Arborwood Self-Storage facility, with 715 units proposed, this would require a total of 7 parking spaces to meet the peak demand.

II. METHODOLOGY

The methodology of the parking study was discussed with Lee County Development Services staff and is consistent with the methodology described in the Institute of Transportation Engineer's (ITE) report titled *Parking Generation*, 5th Edition. A methodology meeting was held with Lee County staff on September 15, 2022 with Lee County Development Services Staff to discuss the methodology of the parking study.

The Parking Demand Study included collecting parking data at five (5) existing indoor self-storage facilities in Lee County. The study sites were selected based on the similarity to the proposed Arborwood facility, the demographics of the properties and the date of construction of the properties. All of the facilities that were surveyed have an occupancy level of greater than 95%. The following provides a summary of the five (5) sites that were surveyed.

The methodology of the parking study was to survey the number of PUBLIC parking spaces available for the public to use at each facility. It did NOT include any marked parking spaces that are behind secured gates that would be utilized by tenants/renters of storage units at each of the facilities to utilize while they are visiting their storage unit. Three of the facilities surveyed had a security gate on-site that provided secured access to a portion of the site. All five (5) sites provided parking for renters, customers and visitors to the office around the building that were accessible at all times during the day. Hours of operations of the office facilities at these sites were all generally from 9:00 A.M. to 5:00 P.M., Monday through Saturday.

Three facilities are a Public Storage facility, one is a Extra Space Storage facility and one is a Lock-Up Storage facility. Included in the Appendix is an aerial location map of each site. Management at each location was consulted with before the study to ensure that each facility was in full operation and was not damaged in Hurricane Ian.

Public Storage – 11995 SR 82 City of Fort Myers

The Public Storage facility located at 11995 SR 82 in the City of Fort Myers and is a 3-story facility containing a total of 895 units and 119,945 square feet of floor area. There are a total of seventeen (17) parking spaces available at this facility for the public to utilize. There are security gates that allow access to the rear of the building where an additional fourteen (14) parking spaces are available but again, these spaces were not included in the survey. There are NO outdoor accessible storage units at this location. All of the storage units are indoor units. The access to the site is a right-in/right-out only access on S.R. 82. The site was constructed in 2019 and is over 97% occupied.

Public Storage – 10688 Colonial Boulevard City of Fort Myers

The Public Storage facility located at 10688 Colonial Boulevard in the City of Fort Myers and is a 2-story facility containing a total of 650 units and 96,118 square feet of floor area. There are a total of twenty-four (24) parking spaces available at this facility for the public to utilize. There are security gates that allow access to the rear of the building but there is no additional parking spaces provided. There are some outdoor accessible storage units at this location. The access to the site is within the existing Arbor Towne Square Shopping Center at Colonial Boulevard and Treeline Avenue. The site was constructed in 2019 and is over 97% occupied.

Extra Space Storage – 2399 Champion Ring Road City of Fort Myers

The Extra Space Storage facility located at 2399 Champion Ring Road within the Forum Development in the City of Fort Myers and is a 3-story facility containing a total of 665 units and 103,500 square feet of floor area. There are a total of twelve (12) parking spaces available at this facility for the public to utilize. There are security gates that allow access to the sides and rear of the building as well as to two single story ground level storage buildings that have external access but there is no additional parking spaces provided. The access to the site is from Champion Ring Road within the Forum development south of S.R. 82. The site was constructed in 2019 and is over 98% occupied.

Public Storage – 20091 Tiburon Way Estero

The Public Storage facility located at 20091 Tiburon Way within the University Highland (Tidewater) development in the Village of Estero and is a 3-story facility containing a total of 600 units and 84,339 square feet of floor area. There are a total of thirty (30) parking spaces available at this facility for the public to utilize. There are no security gates at this facility. The access to the site is from Tiburon Way, which connects to Tidewater Key Boulevard and that accesses Ben Hill Griffin Parkway. The site was constructed in 2018 and is over 98% occupied.

The Lock-Up Self Storage – 9901 Estero Oaks Blvd Lee County

The Lock-Up Self Storage facility located at 9901 Estero Oaks Boulevard within the Estero Oaks MDP at the northwest corner of Three Oaks Parkway and Estero Parkway in Lee County and is a 3-story facility containing a total of 700 units and 88,898 square feet of floor area. There are a total of thirty-three (33) parking spaces available at this facility for the public to utilize. There are no security gates at this facility. The access to the site is from Tuscany Park Way within the Estero Oaks MPD, which connects to Estero Boulevard and Three Oaks Parkway. The site was constructed in 2018 and is over 98% occupied.

The surveys were conducted in November and early December of 2022. The total number of vehicles parked in a surface parking spaces on the property were surveyed at various times throughout the day at each location. The data collection was consistent with the methodologies outlined in the ITE *Parking Generation Manual*, 5th Edition.

The raw data sheets from the parking occupancy study for each property are included in the Appendix of this report for reference. The raw data sheets indicate the date and time of each survey, the **TOTAL** number of vehicles parked on the property in the spaces available to the public. Copies of the site plans for each of the five sites are also included in the Appendix of this report.

III. RESULTS

The peak parking occupancy was surveyed at each property and is summarized in **Table 1**. Table 1 identifies the number of units and the parking demand rate based on the total of number of storage units, since the Lee County Land Development Code bases the parking requirement for the mini-warehouse use based on the number of storage units. This is based on the **HIGHEST** number of parking spaces occupied as recorded from the survey.

Table 1
Indoor Self-Storage Parking Demand Study
Highest Parking Demand Based on Number of Storage Units

Property	Total Number of Units	Highest Number of Occupied Spaces	Units Per Parking Space
Public Storage SR 82	895	5	179.0
Public Storage Colonial	650	7	92.9
Extra Space Storage	665	8	83.1
Public Storage Tiburon	600	7	85.7
Lock-Up	700	9	77.8
AVERAGE			103.7

Table 2 identifies the parking based on the floor area of the facilities. The ratio is based on the number of spaces per 10,000 square feet of floor gross floor area, including office space.

Table 2
Indoor Self Storage Parking Demand Study
Highest Parking Demand Based on Gross Floor Area

Property	Gross Floor Area	Highest Number of Occupied Spaces	Space/10,000 Sq. Ft.
Public Storage SR 82	119,945	5	0.42
Public Storage Colonial	96,118	7	0.73
Extra Space Storage	107,200	8	0.75
Public Storage Tiburon	84,339	7	0.83
Lock-Up	85,898	9	1.05
AVERAGE			0.75

IV. PARKING DEMAND FOR ARBORWOOD SELF STORAGE

Based on the calculations noted above, the proposed 715 units at Arborwood Self Storage would have a **parking demand of 7 spaces** based on the total number of storage units. The building will contain approximately 98,938 square feet of Gross Floor Area. Based on the floor area, a total parking demand of 8 spaces would be needed.

The applicant is requesting a parking deviation to provide a total of 13 parking spaces on the site, or a parking rate of one space for every 55 units.

V. COMARISON TO ITE PARKING GENERATION, 5th EDITION

A comparison of the surveyed data was also made with the data contained in the most recent ITE *Parking Generation Manual*, 5th Edition. The data set from Land Use Code 151 – Mini-Warehouse was compared to the survey data. The applicable sheets from the ITE *Parking Generation Manual* for this Land Use Code is included in the Appendix of this report for reference where the Average Parking Demand Rate as well as any Fitted Curve Equation are identified.

Table 3 identifies the Average Parking Rates per storage unit and per 10,000 square feet to be consistent with the data shown in Tables 1 and 2. Trip Rates were identified for both Monday through Friday data sets as well as for Saturday. The bottom line of Table 3 illustrates the parking demand for the Arborwood Self-Storage based on the ITE data and the intensity of uses being proposed (715 storage units and 98,938 square feet). This is represented by applying the highest parking rate illustrated for that time period. It should be noted that it is unclear the type of mini-warehouse units that were surveyed as part of the data set in the ITE Parking Generation Manual. The data set specifically surveyed as part of this study was focused on the indoor storage facilities, which function differently than the older style mini-warehouse facilities that are all single-story facilities with a majority of units accessed directly from the outside. These types of facilities are utilized more frequently by local contractors and business owners that may store equipment and

other materials related to their business on-site and may have a greater amount of activity throughout the day than the multi-story indoor self-storage facilities, which are typically occupied by tenants with longer terms storage needs that require climate controlled interior storage and the amount of daily activity is far lower than the older mini-warehouse facilities.

Table 3
Self -Storage (Mini-Warehouse) Parking Demand Study
ITE Parking Generation Manual, 5th Edition

Land Use Code	Average Units Per Parking Spaces		Average Trip Rate Per 10,000 Sq. Ft.	
	M-F	Sat	M-F	Sat
LUC 115 – Mini-Warehouse	73.5	106.4	1.0	0.9
Highest Parking Needed for Arborwood	10	7	10	9

715 Storage Units & 98,938 Sq. Ft. proposed at Arborwood

Therefore, based on the ITE *Parking Generation Manual*, 5th Edition, the Arborwood Self-Storage should provide at least 10 parking spaces to meet the anticipated parking demand. The requested deviation is to supply 13 total parking spaces, which is approximately 30% higher than the parking demand identified in the ITE report.

VII. CONCLUSION

The parking demand study by TR Transportation Consultants at five (5) indoor self-storage sites in Lee County over a period of a month supports a deviation request from the Lee County Land Development Code parking requirements for mini-warehouse uses (Section 34-2020). The data collected reflects an average peak parking demand of one (1) parking space for every one hundred and three (103) storage units (1 Space/103 Units), or 0.75 spaces for every 10,000 square feet of building floor area.

Therefore, based on the data submitted, a deviation request to reduce the required parking on the Arborwood Self-Storage facility is clearly supported by the studies conducted by TR Transportation Consultants as well as the data contained in the ITE Parking Generation Manual, 5th Edition.

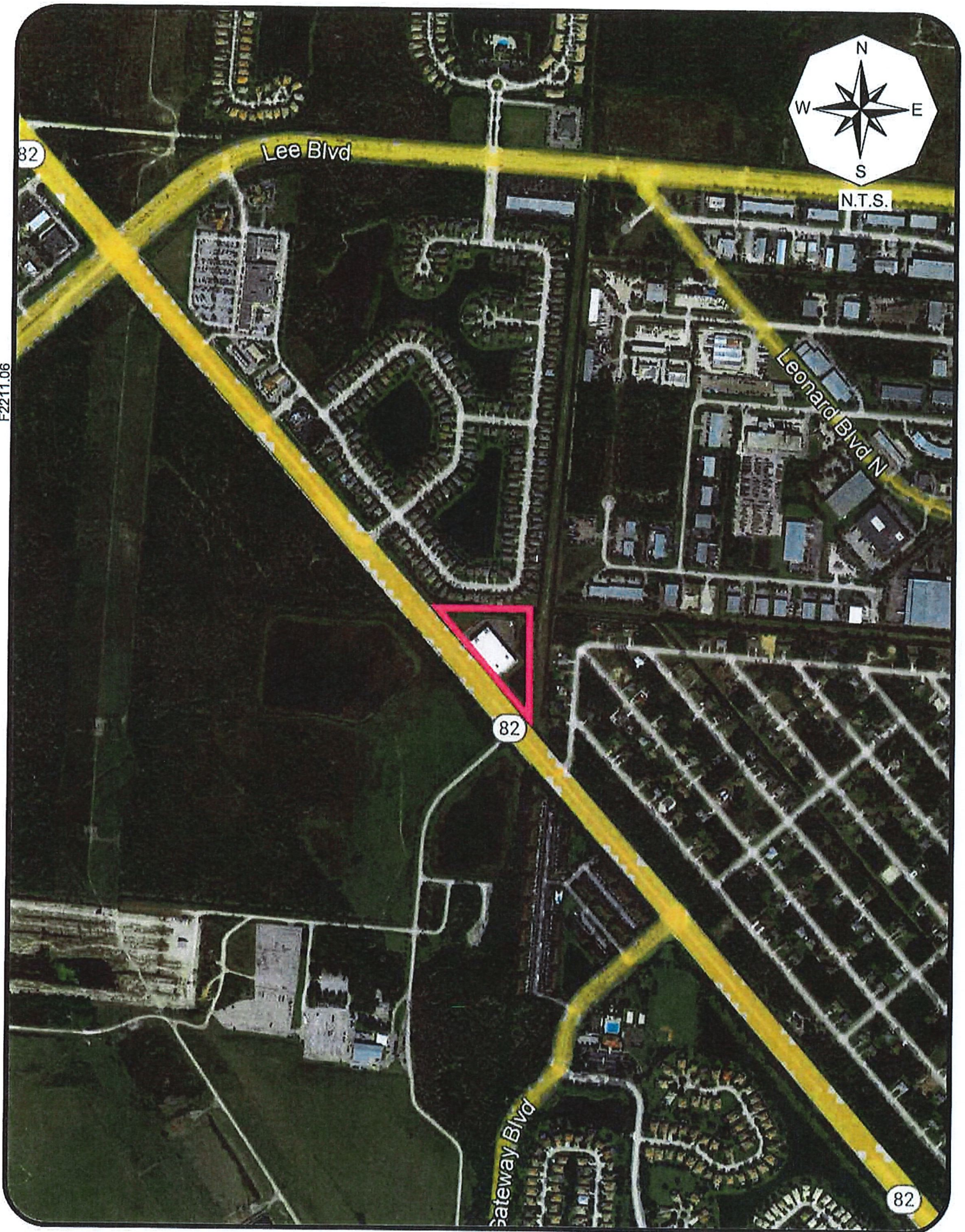
APPENDIX

**LEE COUNTY LAND DEVELOPMENT
CODE SECTION 34-2020(b)**

Use		Special Notes or Regulations	Minimum Required Spaces for Single-Use Development	Minimum Required Spaces for Multiple-Use Development
	a. Passenger car parking		1 space per 1,000 square feet of total floor area for the first 20,000 square feet, plus 1 space per 2,000 square feet for the second 20,000 square feet to 99,999 square feet, plus 1 space per 5,000 square feet for that portion over 100,000 square feet	—
	b. Truck and trailer parking	Notes (12) & (13)	1 space for every 5,000 square feet of total floor area	—
	Warehouse, mini-warehouse.		1 space per 25 storage units, with a minimum of 5 spaces	—
	Wholesale, processing and warehousing establishments.	Note (1)	1.25 spaces per 1,500 square feet of total floor area	0.75 spaces per 1,500 square feet of total floor area

AERIAL LOCATION MAPS

F2211.06



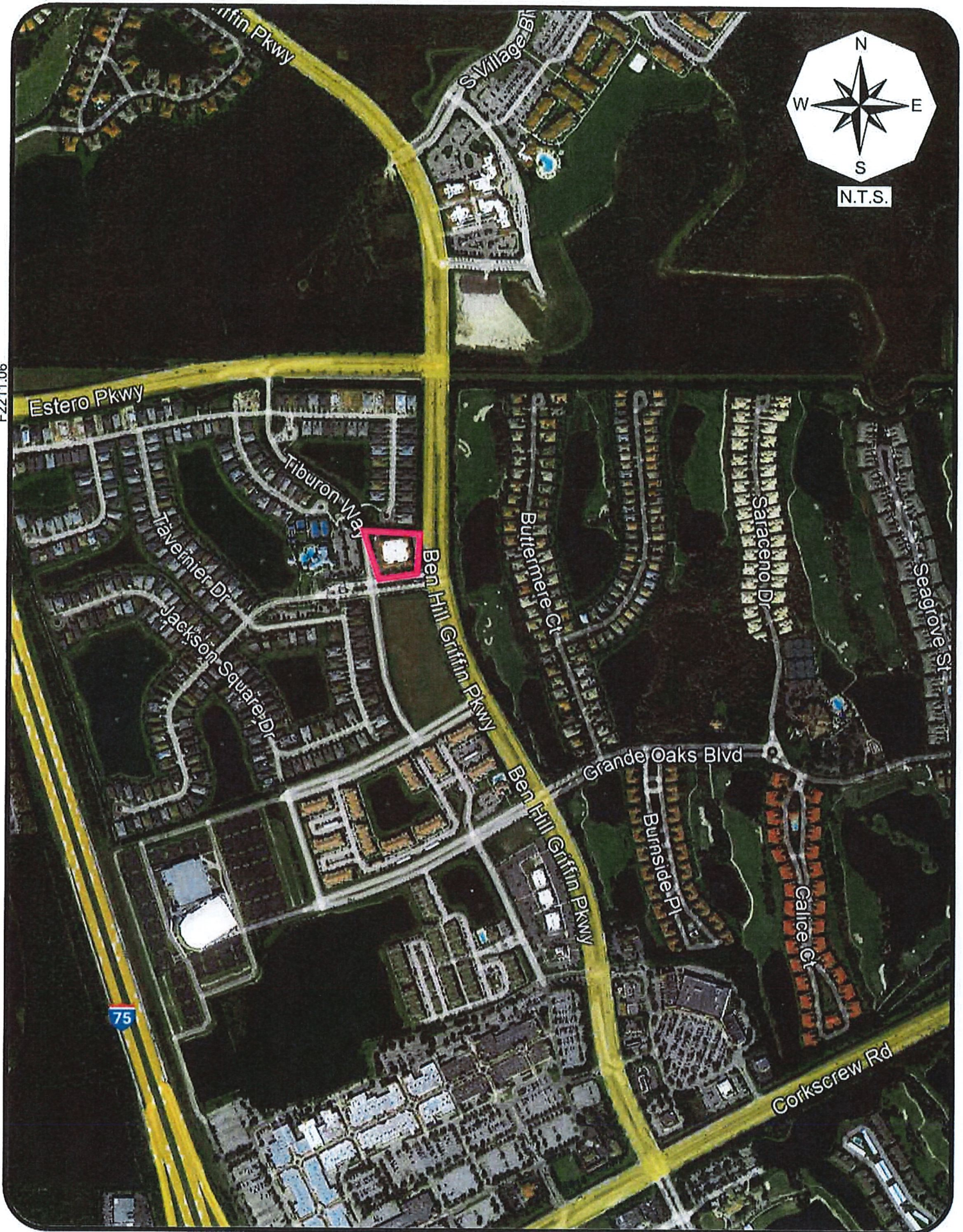
F2211.06



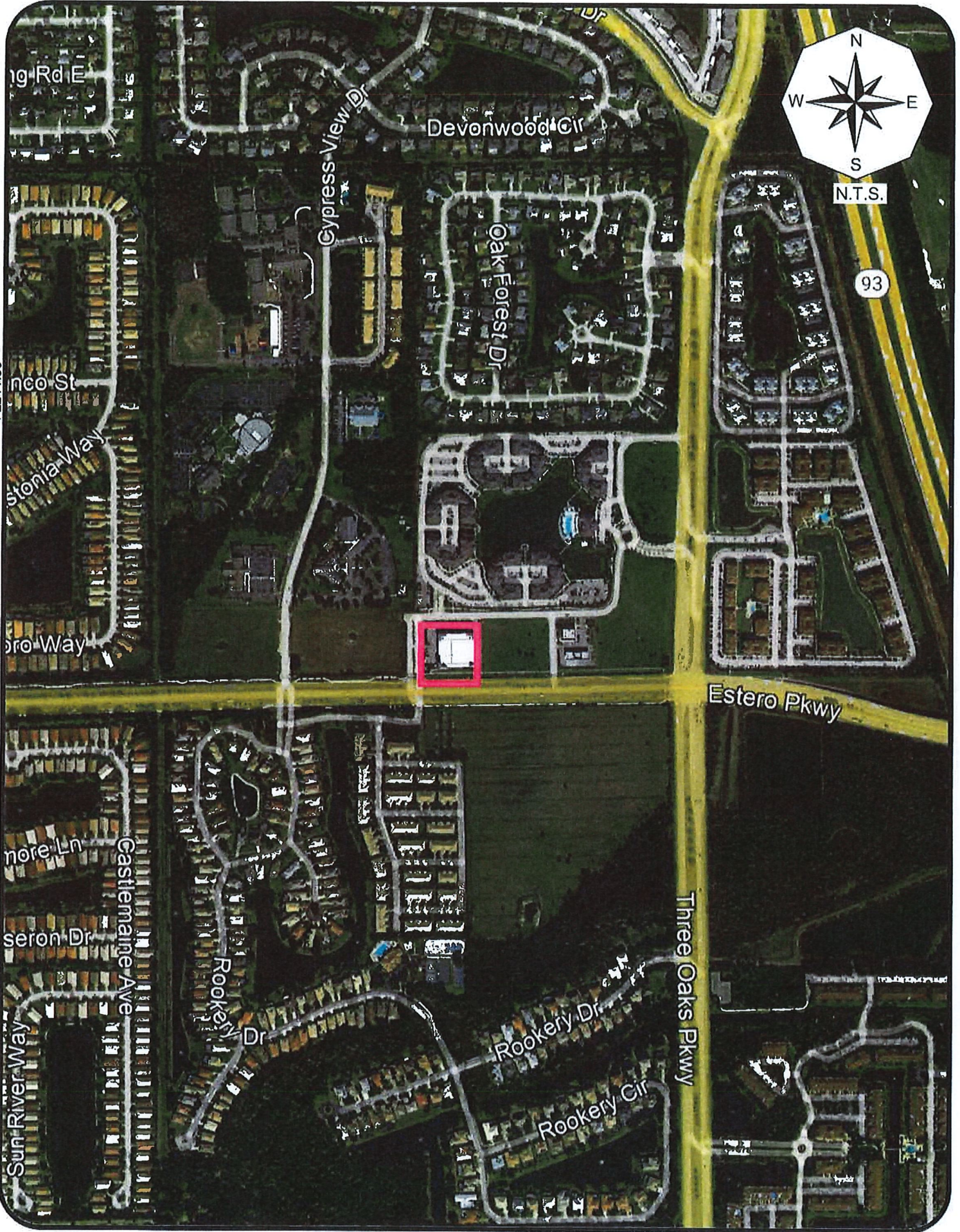
F2211.06



F2211.06



F2211.06



PARKING STUDY SUMMARY SHEETS

Indoor Self Storage Parking Survey Summary

Location	One Space Per XX Unit	Spaces/10,000 Sq. Ft. GFA
Extra Space Champion Ring Road 665 Units/103,500 Sq. Ft.	83.1	0.75
Lock-Up Lee County 700 Units/85,889 Sq. Ft.	77.8	1.05
Public Storage Tiburon Way 600 Units/84,339 Sq. Ft.	85.7	0.83
Public Storage SR 82 895 Units/119,945 Sq. Ft.	179.0	0.42
Public Storage Colonial Blvd. 650 Units/96,118 Sq. Ft.	92.9	0.73
Average	103.7	0.75

One Parking Space Per 104 Units

0.75 Spaces for every 10,000 Sq. Ft of Gross Floor Area

Average of Unit Count of Surveyed Sites	702	Units
Average of Floor Area of Surveyed Sites	98,700	sf

Public Storage
11995 FL-82
City of Fort Myers

Total Spaces in Lot	17	Number of Storage Units
Total Building Square Feet	119,945	895

<u>Suvery Date</u>	<u>Day</u>	<u>Time</u>	<u>Occupied</u>	
			<u>Spaces</u>	<u>% Occupied</u>
11/10/2022	Thu	11:25 AM	2	12%
11/10/2022	Thu	2:25 PM	3	18%
11/10/2022	Thu	4:00 PM	1	6%
11/12/2022	Sat	10:40 AM	2	12%
11/12/2022	Sat	1:15 PM	0	0%
11/12/2022	Sat	3:45 PM	2	12%
11/12/2022	Sat	6:00 PM	0	0%
11/13/2022	Sun	10:20 AM	3	18%
11/13/2022	Sun	1:05 PM	2	12%
11/13/2022	Sun	3:00 PM	1	6%
11/13/2022	Sun	5:05 PM	1	6%
11/14/2022	Mon	10:40 AM	1	6%
11/14/2022	Mon	1:30 PM	2	12%
11/14/2022	Mon	5:30 PM	1	6%
11/15/2022	Tue	10:50 AM	2	12%
11/15/2022	Tue	12:29 PM	1	6%
11/15/2022	Tue	3:26 PM	1	6%
11/16/2022	Wed	9:30 AM	1	6%
11/16/2022	Wed	4:35 PM	3	18%
11/17/2022	Thu	11:00 AM	1	6%
11/17/2022	Thu	4:00 PM	0	0%
11/19/2022	Sat	11:50 AM	2	12%
11/19/2022	Sat	2:45 PM	3	18%
11/19/2022	Sat	5:10 PM	2	12%
11/20/2022	Sun	10:25 AM	0	0%
11/20/2022	Sun	12:45 PM	4	24%
11/28/2022	Mon	10:35 AM	1	6%
11/28/2022	Mon	12:35 PM	1	6%
11/28/2022	Mon	1:55 PM	3	18%
11/28/2022	Mon	4:30 PM	1	6%
11/28/2022	Mon	5:40 PM	2	12%
11/29/2022	Tue	10:45 AM	2	12%
11/29/2022	Tue	4:00 PM	0	0%
11/30/2022	Wed	10:05 AM	2	12%
11/30/2022	Wed	3:35 PM	0	0%
12/1/2022	Thu	10:55 AM	2	12%
12/1/2022	Thu	3:05 PM	5	29% HIGH
Average			1.6	10%

Parking Demand Per Storage Unit

One Space for Every 179 Units

0.42 Spaces Per 10,000 Sq. Ft.

Based on Peak Parking Demand

Public Storage
10688 Colonial Blvd
City of Fort Myers

Total Spaces in Lot	24	Number of Storage Units
Total Building Square Feet	96,118	650

<u>Suvery Date</u>	<u>Day</u>	<u>Time</u>	<u>Occupied</u>		
			<u>Spaces</u>	<u>% Occupied</u>	
11/10/2022	Thu	11:15 AM	7	29%	HIGH
11/10/2022	Thu	2:20 PM	4	17%	
11/10/2022	Thu	4:15 PM	1	4%	
11/12/2022	Sat	10:45 AM	4	17%	
11/12/2022	Sat	1:10 AM	2	8%	
11/12/2022	Sat	3:35 AM	3	13%	
11/12/2022	Sat	6:20 AM	0	0%	
11/13/2022	Sun	10:51 AM	2	8%	
11/13/2022	Sun	1:10 PM	6	25%	
11/13/2022	Sun	3:00 M	2	8%	
11/13/2022	Sun	5:00 PM	4	17%	
11/14/2022	Mon	10:45 AM	3	13%	
11/14/2022	Mon	1:40 AM	3	13%	
11/14/2022	Mon	5:20PM	2	8%	
11/15/2022	Tue	11:00 AM	5	21%	
11/15/2022	Tue	12:23 PM	7	29%	HIGH
11/15/2022	Tue	3:22 PM	5	21%	
11/16/2022	Wed	9:35 AM	5	21%	
11/16/2022	Wed	4:29 PM	0	0%	
11/17/2022	Thu	11:05 AM	5	21%	
11/17/2022	Thu	3:55 PM	4	17%	
11/19/2022	Sat	11:42 AM	6	25%	
11/19/2022	Sat	5:00 PM	1	4%	
11/20/2022	Sun	10:35 AM	3	13%	
11/20/2022	Sun	12:40 PM	2	8%	
11/28/2022	Mon	10:40 AM	4	17%	
11/28/2022	Mon	12:30 PM	5	21%	
11/28/2022	Mon	2:00 PM	4	17%	
11/28/2022	Mon	4:20 PM	5	21%	
11/28/2022	Mon	5:35 PM	3	13%	
11/29/2022	Tue	10:55 AM	6	25%	
11/29/2022	Tue	3:50 PM	2	8%	
11/30/2022	Wed	10:07 AM	5	21%	
11/30/2022	Wed	3:45 PM	4	17%	
12/1/2022	Thu	11:00 AM	4	17%	
12/1/2022	Thu	3:00 PM	3	13%	

Parking Demand Per Storage Unit

One Space for Every 92.9 Units

0.73 Spaces Per 10,000 Sq. Ft.

Based on Peak Parking Demand

Extra Space Storage
2399 Champion Ring Road
City of Fort Myers

Total Spaces in Lot 12
Total Building Square Feet 107,200

Number of Storage Units
665

<u>Suvery Date</u>	<u>Day</u>	<u>Time</u>	<u>Occupied Spaces</u>	<u>% Occupied</u>	
11/10/2022	Thu	11:10 AM	6	50%	
11/10/2022	Thu	2:00 PM	3	25%	
11/10/2022	Thu	4:20 PM	3	25%	
11/12/2022	Sat	10:30 AM	8	67%	HIGH
11/12/2022	Sat	1:25 PM	6	50%	
11/12/2022	Sat	3:25 PM	5	42%	
11/12/2022	Sat	6:20 PM	0	0%	
11/13/2022	Sun	10:00 AM	0	0%	
11/13/2022	Sun	1:00 PM	0	0%	
11/13/2022	Sun	2:50 PM	0	0%	
11/13/2022	Sun	5:10 PM	0	0%	
11/14/2022	Mon	10:30 AM	1	8%	
11/14/2022	Mon	1:25 PM	1	8%	
11/14/2022	Mon	6:00 PM	3	25%	
11/15/2022	Tue	10:40 AM	2	17%	
11/15/2022	Tue	12:15 PM	2	17%	
11/15/2022	Tue	3:15 PM	1	8%	
11/16/2022	Wed	9:20 AM	1	8%	
11/16/2022	Wed	4:45 PM	2	17%	
11/17/2022	Thu	10:50 AM	4	33%	
11/17/2022	Thu	2:50 PM	3	25%	
11/17/2022	Thu	4:10 PM	4	33%	
11/19/2022	Sat	11:55 AM	3	25%	
11/19/2022	Sat	2:40 PM	3	25%	
11/19/2022	Sat	5:15 AM	3	25%	
11/20/2022	Sun	10:15 AM	3	25%	
11/20/2022	Sun	12:50 PM	2	17%	
11/28/2022	Mon	10:20 AM	1	8%	
11/28/2022	Mon	12:40 PM	1	8%	
11/28/2022	Mon	1:50 PM	1	8%	
11/28/2022	Mon	4:35 PM	1	8%	
11/28/2022	Mon	5:50 PM	1	8%	
11/29/2022	Tue	10:40 AM	1	8%	
11/29/2022	Tue	4:05 PM	2	17%	
11/30/2022	Wed	9:55 AM	0	0%	
11/30/2022	Wed	3:30 PM	2	17%	
12/1/2022	Thu	10:50 AM	1	8%	
12/1/2022	Thu	3:00 PM	2	17%	
Average			2.2	18%	

Parking Demand Per Storage Unit

One Space for Every 83.1 Units

0.75 Spaces Per 10,000 Sq. Ft.

Based on Peak Parking Demand

Public Storage
20091 Tiburon Way
Village of Estero

Total Spaces in Lot	30	Number of Storage Units	600
Total Building Square Feet	84,339		

<u>Suvery Date</u>	<u>Day</u>	<u>Time</u>	<u>Occupied Spaces</u>	<u>% Occupied</u>	
11/10/2022	Thu	12:00 PM	2	7%	
11/10/2022	Thu	1:30 PM	4	13%	
11/10/2022	Thu	3:25 PM	6	20%	
11/12/2022	Sat	11:15 AM	3	10%	
11/12/2022	Sat	12:25 PM	1	3%	
11/12/2022	Sat	4:25 PM	4	13%	
11/12/2022	Sat	5:30 PM	2	7%	
11/13/2022	Sun	11:20 AM	2	7%	
11/13/2022	Sun	12:35 PM	4	13%	
11/13/2022	Sun	3:30 PM	7	23%	HIGH
11/13/2022	Sun	4:30 PM	6	20%	
11/14/2022	Mon	11:20 AM	5	17%	
11/14/2022	Mon	2:00 PM	4	13%	
11/14/2022	Mon	4:45 PM	1	3%	
11/15/2022	Tue	11:20 AM	4	13%	
11/15/2022	Tue	1:00 PM	1	3%	
11/15/2022	Tue	3:30 PM	2	7%	
11/16/2022	Wed	2:45 PM	4	13%	
11/17/2022	Thu	11:30 AM	6	20%	
11/17/2022	Thu	3:20 PM	4	13%	
11/19/2022	Sat	10:55 AM	6	20%	
11/19/2022	Sat	3:20 PM	4	13%	
11/19/2022	Sat	4:30 PM	1	3%	
11/20/2022	Sun	11:00 AM	3	10%	
11/20/2022	Sun	12:10 PM	3	10%	
11/28/2022	Mon	11:00 AM	3	10%	
11/28/2022	Mon	12:00 PM	2	7%	
11/28/2022	Mon	3:20 PM	3	10%	
11/28/2022	Mon	4:00 PM	4	13%	
11/28/2022	Mon	5:15 PM	3	10%	
11/29/2022	Tue	10:10 AM	7	23%	HIGH
11/29/2022	Tue	3:20 PM	1	3%	
11/30/2022	Wed	10:37 AM	3	10%	
11/30/2022	Wed	4:15 PM	6	20%	
12/1/2022	Thu	12:05 PM	4	13%	
12/1/2022	Thu	2:30 PM	3	10%	
Average			3.56	11.9%	

Parking Demand Per Storage Unit

One Space for Every 85.7 Units

0.83 Spaces Per 10,000 Sq. Ft.

Based on Peak Parking Demand

The Lock-Up Self Storage

9901 Estero Oaks Drive

Lee County

Total Spaces in Lot	33	Number of Storage Units
Total Building Square Feet	85,898	700

<u>Suvery Date</u>	<u>Day</u>	<u>Time</u>	<u>Occupied</u>	
			<u>Spaces</u>	<u>% Occupied</u>
11/10/2022	Thu	11:50 AM	6	18%
11/10/2022	Thu	1:50 PM	6	18%
11/10/2022	Thu	3:17 PM	6	18%
11/12/2022	Sat	11:10 AM	4	12%
11/12/2022	Sat	12:40 PM	6	18%
11/12/2022	Sat	4:20 PM	5	15%
11/12/2022	Sat	5:35 PM	2	6%
11/13/2022	Sun	11:15 AM	0	0%
11/13/2022	Sun	12:30 PM	2	6%
11/13/2022	Sun	3:20 PM	0	0%
11/13/2022	Sun	4:35 PM	1	3%
11/14/2022	Mon	11:15 AM	5	15%
11/14/2022	Mon	1:55 PM	5	15%
11/14/2022	Mon	4:36 PM	7	21%
11/15/2022	Tue	11:15 AM	9	27%
11/15/2022	Tue	1:00 PM	9	27%
11/15/2022	Tue	3:20 PM	6	18%
11/16/2022	Wed	10:15 AM	2	6%
11/16/2022	Wed	2:50 PM	4	12%
11/17/2022	Thu	11:25 AM	7	21%
11/17/2022	Thu	3:15 PM	3	9%
11/19/2022	Sat	10:50 AM	4	12%
11/19/2022	Sat	3:10 PM	4	12%
11/19/2022	Sat	4:35 PM	2	6%
11/20/2022	Sun	10:50 AM	4	12%
11/20/2022	Sun	12:15 PM	1	3%
11/28/2022	Mon	12:10 PM	6	18%
11/28/2022	Mon	10:50 AM	5	15%
11/28/2022	Mon	2:30 PM	8	24%
11/28/2022	Mon	3:50 PM	6	18%
11/28/2022	Mon	5:05 PM	4	12%
11/29/2022	Tue	10:20 AM	8	24%
11/29/2022	Tue	3:30 PM	4	12%
11/30/2022	Wed	10:30 AM	3	9%
11/30/2022	Wed	4:10 PM	3	9%
12/1/2022	Thu	12:00 PM	8	24%
12/1/2022	Thu	2:40 PM	6	18%
Average			4.62	14%

Parking Demand Per Storage Unit

One Space for Every 77.8 Units

1.05 Spaces Per 10,000 Sq. Ft.

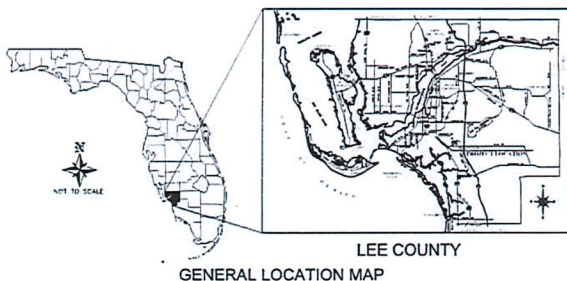
Based on Peak Parking Demand

SITE PLANS OF SURVEY SITES

PUBLIC STORAGE
11995 SR 82

STOR ALL BUILDING

PREPARED FOR:
STATE ROAD 82 LLC
1375 WEST HILLSBORO BLVD
DEERFIELD BEACH, FL 33442



SECTION 36, TOWNSHIP 44 SOUTH, RANGE 25 EAST
FORT MYERS, FLORIDA

SITE INFORMATION

PROJECT AREA: 5.01 ACRES
PARCEL STRAP NO.: 36-44-25-P2-00060.000
PARCEL ADDRESS: 11995 SR 82
FT. MYERS, FL 33973
CURRENT ZONING: COMMERCIAL INTENSIVE
PROPOSED USE: MINI STORAGE

UTILITY SERVICE PROVIDERS

WATER:
CITY OF FORT MYERS UTILITIES
2025 DR MARTIN LUTHER KING JR. BLVD
FORT MYERS, FL 33916
PH (239) 321-8100

SEWER:
CITY OF FORT MYERS UTILITIES
2025 DR MARTIN LUTHER KING JR. BLVD
FORT MYERS, FL 33916
PH (239) 321-8100

ELECTRIC:
FLORIDA POWER AND LIGHT CO
15834 WHOLEY ROAD
FORT MYERS, FL 33908
PH (239) 332-9214

FIRE PROTECTION:
CITY OF FORT MYERS FIRE DEPARTMENT
2032 JACKSON STREET
FORT MYERS, FL 33901

SOLID WASTE DISPOSAL:
CITY OF FORT MYERS
2200 SECOND STREET
FORT MYERS, FL 33901
PH (239) 321-8050

PROJECT CONTACTS

ARCHITECT:
FELIX PARDIC & ASSOCIATES, INC.
255 UNIVERSITY DRIVE
CORAL GABLES, FLORIDA 33134
PHONE: (305) 445-4555
FAX: (305) 445-7006

STRUCTURAL ENGINEER:
BIM STRUCTURAL ENGINEERS, INC.
JILL R. MIDDLEBROOKS, JR., P.E.
399 W PALMETTO ROAD, SUITE 200
BOCA RATON, FLORIDA 33432
PHONE: (561) 750-1916

ELECTRICAL/PLUMBING/MECHANICAL ENGINEER:
FRANKE ENGINEERS INC.
VIVIANA FRANYE, P.E.
ANTONIO FRANYE, P.E. LIC. #11640
10610 NW 27 STREET
MIAMI, FLORIDA 33172
PHONE: (305) 592-1360
FAX: (305) 594-9279

CIVIL ENGINEER:
BANKS ENGINEERING
SAMUEL W. MARSHALL, P.E., LIC. #48881
10511 SIX MILE CYPRESS PKWY.
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490

SURVEYOR:
CHESNEY'S
DAVID A. NIX, LIC. #7057
524 W SYCAMORE ST
FAYETTEVILLE, ARKANSAS 72703
PHONE: (479) 443-4506

TRAFFIC ENGINEER:
TR TRANSPORTATION CONSULTANTS, INC.
2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FLORIDA 33901-9256
PHONE: (239) 278-3090

LANDSCAPE ARCHITECT:
DAVID M. JONES JR. AND ASSOCIATES, INC.
2221 MCGREGOR BLVD.
FORT MYERS, FL 33901
PHONE: (239) 337-5525

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

REVIEWED
FOR CODE COMPLIANCE
CITY OF FORT MYERS
ENGINEERING

AS-BUILTS / CLOSEOUTS DOCUMENTS
ARE TO BE SUBMITTED TO THE
ENGINEERING DIVISION PRIOR TO
FINAL CLOSEOUT OF THE PROJECT.

The Contractor is responsible
to ensure that all construction
conforms to the latest City of
Fort Myers standard details,
regardless of what is shown on
the approved plans.

PRECONSTRUCTION MEETING REQUIRED WITH
ENGINEERING DIVISION FOR ALL NEW
COMMERCIAL DEVELOPMENT. CONTRACTOR
SHALL CONTACT BARBIE ROY AT 239-321-7445
TO SCHEDULE THE APPOINTMENT.

SHEET LIST

SHEET #	SHEET TITLE
01	COVER
02	GENERAL NOTES AND SPECIFICATIONS
03	AERIAL AND BEST MANAGEMENT PRACTICES
04	EXISTING CONDITIONS AND DEMOLITION PLAN
05	SITE PLAN
06	ENGINEERING PLAN
07	CROSS SECTIONS
08	PAVING, GRADING, & DRAINAGE DETAILS
09	UTILITY DETAILS
10	LIFT STATION DETAILS

ALL EXISTING ELEVATIONS AND PROPOSED
GRADES ARE N.A.V.D. 1988



SAMUEL W. MARSHALL, P.E.
LIC. #48881

CITY OF FORT MYERS
THIS PLAN REVIEWED FOR SUBSTANTIAL CODE
COMPLIANCE WITH ALL APPLICABLE CODES.
DATE APPROVED: 04/10/19
PERMIT NUMBER: SIT2018-00361
PROPERTY ADDRESS: 11995 SR 82
JOB DESCRIPTION: Construction of one (1)
commercial building with
related parking and
infrastructure

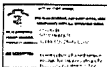
COVER SHEET	
SR 82 STOR-ALL MINI WAREHOUSE CITY OF FORT MYERS, FLORIDA	
SHEET	01
1. IF ANY CHANGES ARE MADE TO THE ORIGINAL DRAWINGS, THE ENGINEER SHALL BE NOTIFIED BY THE CLIENT AND THE ENGINEER SHALL BE RESPONSIBLE FOR THE REVISIONS.	100%
2. THE ENGINEER SHALL BE RESPONSIBLE FOR THE REVISIONS TO THE ORIGINAL DRAWINGS.	100%
3. THE ENGINEER SHALL BE RESPONSIBLE FOR THE REVISIONS TO THE ORIGINAL DRAWINGS.	100%
4. THE ENGINEER SHALL BE RESPONSIBLE FOR THE REVISIONS TO THE ORIGINAL DRAWINGS.	100%

**PUBLIC STORAGE
10688 COLONIAL BLVD.**

The authors thank the referees and the editor-in-chief, *Journal of Management Studies*, for their helpful comments and suggestions. The authors also thank the *Journal of Management Studies* for its contribution to the field of management studies.

For more information and to schedule your
 ENGINEERING DESIGN FOR ALL NEW
 COMMERCIAL BUILDINGS CONTRACTING
 QUOTE CONTACT DARRYL HOFF AT 206-521-7849
 FITTINGLY, THE APPOINTMENT.

1. Information on this page must be verified on: a. any electronic copies b. email-Byron.Taylor@hmmeng.com, c=US c. Date-2018.05.11.14.56.24-04007		2. DATE DRAFTER AND PROJECT NUMBER DATE: 5/11/2018 14:56:24 PROJECT: 1433-01	3. DRAWING NO. 1433
4. DATE 5/11/2018	5. PROJECT NAME 2017.038	6. SHEET NO. 1	



PROPOSED SITE DATA:

DEVELOPMENT AREA	SQ. FT.	ACREAGE	PERCENTAGE
1. TOTAL SITE AREA:	148,328	3.23	100%
2. IMPERVIOUS SURFACE AREA:	88,448	2.28	68.9%
a. EXISTING & PROPOSED BUILDINGS TOTAL AREA	52,848	1.21	37.4%
b. EXIST. & PROP. ASPHALT / CONC. S/W AND CURB	45,882	1.86	32.5%
3. PERVIOUS SURFACE AREA:	42,380	0.97	30.1%
a. PROP. GREEN AREAS / BUFFERS / EASEMENTS	6,493	0.16	5.8%
b. PROPOSED DRY DETENTION AREAS	22,877	0.78	24.3%

SITE DEVELOPMENT REGULATIONS:
(PER City of Fort Myers Land Development Code, Pelican Preserve Special Development Area: 118.8.2)

MINIMUM LOT AREA AND DIMENSIONS
AREA: 20,000 SF
WIDTH: 100 FT
DEPTH: 150 FT

MINIMUM SETBACKS

STREET:
Colonial Boulevard: 50 FT plus 1 FT for every 2 FT over 50 FT
Trailing Arrows: 50 FT plus 1 FT for every 2 FT over 50 FT
Internal Streets: 20 FT
Parcel Boundaries: (If not ROW) 25 FT plus 1 FT for every 2 FT over 25 FT

Building Separations: 25 FT
Maximum Building Height: 10 Stories

MAXIMUM LOT COVERAGE: 50%

MIN. OPEN SPACE REQUIRED: 30.00%

MUNICODE SEC. 33-1514

REQUIRED: 3.23 AC. x 0.30 = 0.97 AC.
PROVIDED: = 0.97 AC.

OPEN SPACE PROVIDED WITHIN OVERALL DEVELOPMENT INCLUDES:

- EXISTING INDIGENOUS VEGETATION AREA
- RIGHT-OF-WAY AND SETBACKS
- PROPOSED DRY DETENTION AREAS

SOLID WASTE DISPOSAL:

REQUIRED: 880 SF OFFICE GFA: 120 SF
(MINIMUM REQUIREMENT)

PROVIDED: DUMPSTER ENCLOSURE: 186 SF
RECYCLABLES ENCLOSURE: 64 SF

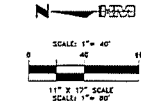
TOTAL AREA PROVIDED: 250 SF

PARKING DATA:

PROP BUILDING	USE	CODE-134.3.5(15)	S.F.	SPACES
MINI-WAREHOUSE	1 PER 300 SF OFFICE		880	2
TOTAL REQUIRED	(MINIMUM OF 5 SPACES)			5

TOTAL REQUIRED = 5 SPACES

TOTAL PROVIDED = 16 SPACES (INCLUDES 1 HANDICAP SPACE)



COLONIAL BLVD

LEGEND:

- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- LANDSCAPE AREA
- PROP SIGNAGE
- FIRE HYDRANT
- 12:1 GRADE TRANSITION
- ADA DETECTABLE WARNING STRIP
- EXISTING LIGHTPOLE

ARBOR TOWNE STORAGE, LLC
FORT MYERS, FLORIDA

H M
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No. 1772

SITE PLAN

THIS DRAWING IS THE PROPERTY OF HOLE MONTES ENGINEERS-PLANNERS-SURVEYORS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF HOLE MONTES ENGINEERS-PLANNERS-SURVEYORS IS STRICTLY PROHIBITED.	CAD FILE NAME: 1433-05	DRAWING NO.: 1433
DATE: MAY 11, 2018	PROJECT NO.: 2017.038	SHEET NO.: 5

C:\Users\livermore\appdata\local\temp\AcPublish-9368\005 SITE PLAN.dwg Job: 005 May 11, 2018 - 9:37am

EXTRA SPACE STORAGE
2399 CHAMPION RING ROAD

UTILITIES PROVIDING SERVICE:

WATER AND SEWER
CITY OF FORT MYERS UTILITIES
2325 DR. MARTIN LUTHER KING, JR. BOULEVARD
FORT MYERS, FLORIDA 33901
PHONE: (239) 321-8100

TELEPHONE
CENTURYLINK
1500 LEE STREET
FORT MYERS, FLORIDA 33901
PHONE: (239) 335-2012

CABLE
COMCAST
12641 CORPORATE LAKES DRIVE
FORT MYERS, FLORIDA 33905
PHONE: (800) 266-2278

ELECTRIC
FLORIDA POWER & LIGHT COMPANY
15524 WINKLER ROAD
FORT MYERS, FLORIDA 33905
PHONE: (239) 415-1322

GARBAGE COLLECTION
CITY OF FORT MYERS
2325 DR. MARTIN LUTHER KING JR. BOULEVARD
FORT MYERS, FLORIDA 33901
PHONE: (239) 321-8000

FIRE CONTROL DISTRICT
FORT MYERS FIRE DEPARTMENT
2404 DR. MARTIN LUTHER KING JR. BOULEVARD
FORT MYERS, FLORIDA 33901
PHONE: (239) 321-7211

**REVIEWED
FOR CODE COMPLIANCE**

**CITY OF FORT MYERS
ENGINEERING**

AS-BUILTS / CLOSEOUTS DOCUMENTS
ARE TO BE SUBMITTED TO THE
ENGINEERING DIVISION PRIOR TO
FINAL CLOSEOUT OF THE PROJECT.

The Contractor is responsible
to ensure that all construction
conforms to the latest City of
Fort Myers standard details,
regardless of what is shown on
the approved plans.

PRECONSTRUCTION MEETING REQUIRED WITH
ENGINEERING DIVISION FOR ALL NEW
COMMERCIAL DEVELOPMENT. CONTRACTOR
SHALL CONTACT BARRIE ROY AT 239-321-7445
TO SCHEDULE THE APPOINTMENT.

CONSTRUCTION PLANS FOR CHAMPION RING ROAD EXTENSION & SELF STORAGE UNITS

SECTION 22, TOWNSHIP 44 S., RANGE 25 E.

OWNER/DEVELOPER

CHAMPION DEVELOPMENT
6959 LEBANON ROAD
FRISCO, TX 75034
PHONE: (214) 618-5555
FAX: (214) 618-5555
EMAIL: HORNENT@AOL.COM

STRAP NUMBER

22-45-25-P3-00905.0000

PROJECT LIMITS AREA

±6.98 ACRES

ZONING

THE FORUM SPECIAL DEVELOPMENT AREA

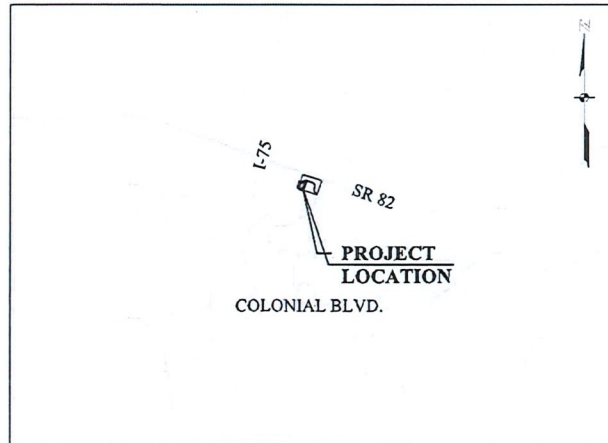
CITY OF FORT MYERS
THIS PLAN REVIEWED FOR SUBSTANTIAL CODE
COMPLIANCE WITH ALL APPLICABLE CODES.

DATE APPROVED: 07/26/18
STAFF NUMBER: S172017-00262
PROPERTY ADDRESS: 2399 CHAMPION RING RD

ASB DESCRIPTION: Platting of subject parcel
(20.30 acres) approximate
1,600' +/- linear foot extension
of Champion Ring Road and
construction of a 103,500
square foot s

Sheet List Table

Sheet Number	Sheet Title
C01	COVER SHEET
C02	NOTES & ABBREVIATIONS
C03	AERIAL PHOTOGRAPH
C04	EROSION CONTROL & EXISTING CONDITIONS PLAN
C05	MASTER SITE PLAN
C06	MASTER GRADING & DRAINAGE PLAN
C07	FORUM BLVD. TURN LANE IMPROVEMENTS
C08	MASTER UTILITY PLAN
C09	SELF STORAGE SITE PLAN
C10	SELF STORAGE GRADING PLAN
C11	SELF STORAGE DRAINAGE STRUCTURE PLAN
C12	SELF STORAGE UTILITY PLAN
C13	PLAN & PROFILE - WEST END
C14	PLAN & PROFILE - EAST END
C15	CROSS SECTIONS
C16	TYPICAL DETAILS
R01	FDOT DETAILS
R02	FDOT DETAILS
R03	CITY OF FORT MYERS DETAILS
L01	LANDSCAPE PLAN
L02	LANDSCAPE NOTES
L03	LANDSCAPE DETAILS
E01	PHOTOMETRICS



LOCATION MAP

(INTENDED DISPLAY SCALE: 1"=3,000')

DECEMBER 2017

REVISED: FEBRUARY 2018

REVISED: MARCH 2018

BEFORE YOU DRIVE
STOP
CALL 800-455-4555
FOR MORE INFORMATION

**JOHNSON
ENGINEERING**

JOHNSON ENGINEERING, INC.
1100 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0014
FAX: (239) 334-0015
E-MAIL: J.E. @ J.E. ENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 82277

TYLER M. SHARPE, PE

DATE



Tyler M. Sharpe, P.E. 82277 STATE OF
FLORIDA
can Tyler M. Sharpe, P.E. 82277
STATE OF FLORIDA on this seal has
been electronically signed and
sealed using a SHA-1 authentication
code. All printed copies of this
document are not considered
signed and sealed and all SHA-1
authentications codes must be
verified at any electronic copies.
email: This@johnsonengineering.com, LLC
2018 03 04 10:00:16 -05'00'

SHEET NUMBER
C01

CHAMPION
RING ROAD

**REVIEWED
FOR CODE COMPLIANCE**

CITY OF FORT MYERS
ZONING

CODE SETBACKS:

FRONT - 25'
WEST SIDE - 10'
EAST SIDE - 10'
REAR - 10'
MAX HEIGHT - 70'

CODE BUFFERS:

NORTH - 15'
WEST SIDE - 20'
EAST SIDE - 5'
SOUTH - 20'

LAND COVERAGE:

SELF STORAGE FACILITY PARCEL
BUILDING - 1.04 AC
PAVEMENT/CURB/SIDEWALK - 0.75 AC
DRY DETENTION - 0.25 AC
OPEN SPACE - 0.64 AC
PARCEL ACREAGE - 2.62 AC

PARKING CALCULATIONS:

PER CODE - 1 SPACE PER 300 SF IN
MANAGERS OR LEASING OFFICE

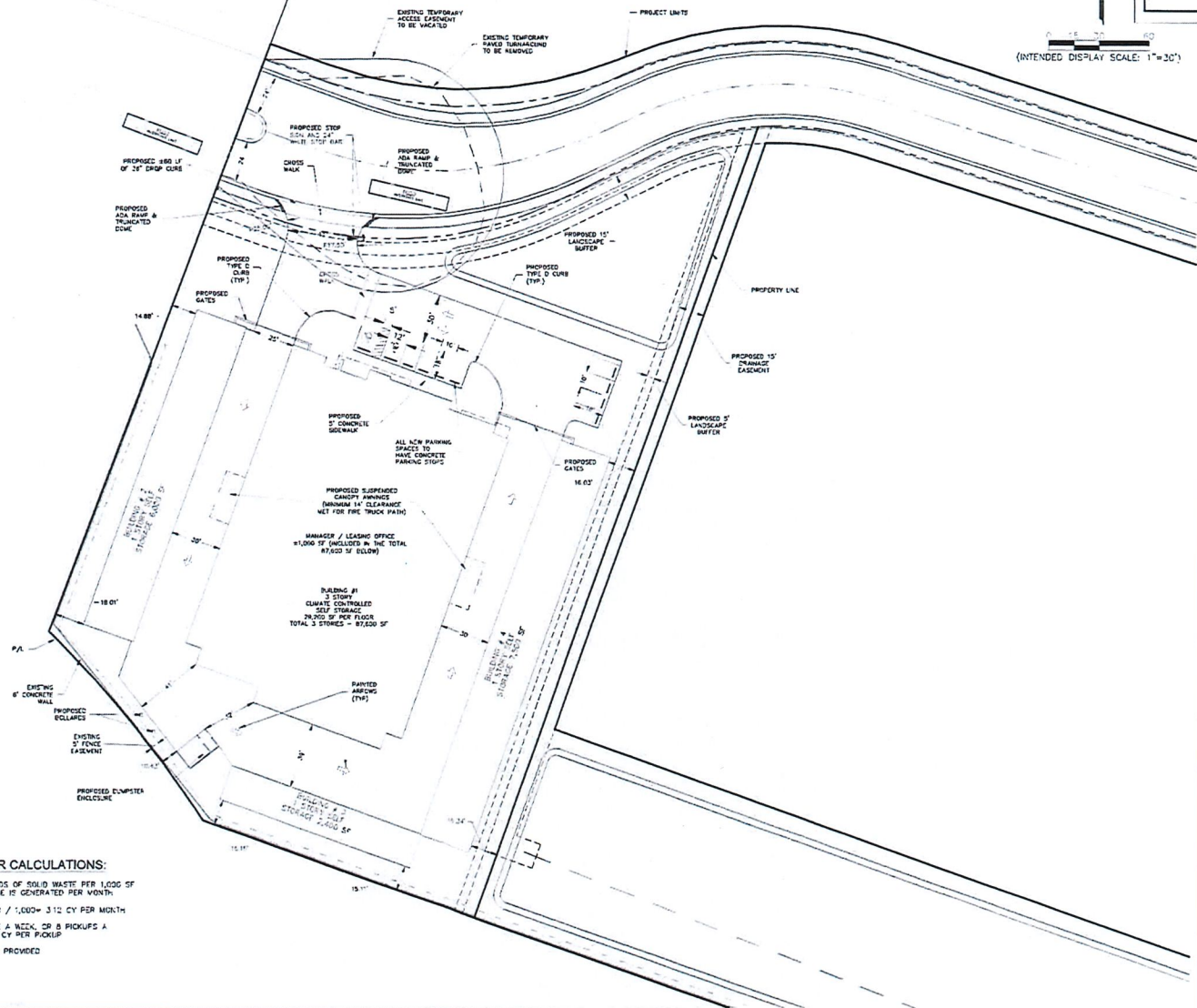
1 SPACE / 300 SF X 1000 SF = 4
SPACES

SPACES PROVIDED

8 REGULAR SPACES
2 HANDICAP SPACES

DUMPSTER CALCULATIONS:

3 1/2 CURB YARDS OF SOLID WASTE PER 1,000 SF
OF OFFICE SPACE IS GENERATED PER MONTH
1 1/2 CY X 1,000 / 1,000 = 3 1/2 CY PER MONTH
ROUND UP THREE A WEEK, OR 8 PICKUPS A
MONTH OR 1 1/2 CY PER PICKUP
2 CY DUMPSTER PROVIDED



CITY OF FORT MYERS
THIS PLAN REVIEWED FOR SUBSTANTIAL CODE
COMPLIANCE WITH ALL APPLICABLE CODES.
DATE APPROVED: 07/26/18
PERMIT NUMBER: SIT2017-00262
PROPERTY ADDRESS: 2399 CHAMPION RING RD
JOB DESCRIPTION: Platting of subject parcel
(20.30 acres) approximate
1,500+/- linear foot extension
of Champion Ring Road and
construction of a 103,500
square foot s
t =

(INTENDED DISPLAY SCALE: 1"=30')

THE FORUM

CHAMPION RING ROAD EXTENSION &
SELF STORAGE UNITS

NO.	DATE	DESCRIPTION
1	12/11/17	CHAMPION
2	12/11/17	CHAMPION
3	12/11/17	CHAMPION
4	12/11/17	CHAMPION
5	12/11/17	CHAMPION
6	12/11/17	CHAMPION
7	12/11/17	CHAMPION
8	12/11/17	CHAMPION
9	12/11/17	CHAMPION
10	12/11/17	CHAMPION

DATE: DECEMBER 2017
PROJECT NO: 20032780-002
FILE NO: 22-44-25
SCALE: AS SHOWN

SELF STORAGE
SITE PLAN

SHEET NUMBER
C09

REVIEWED
FOR CODE COMPLIANCE

CITY OF FORT MYERS
ZONING

CODE SETBACKS:

FRONT - 25'
WEST SIDE - 10'
EAST SIDE - 10'
REAR - 10'
MAX HEIGHT - 70'

CODE BUFFERS:

NORTH - 15'
WEST SIDE - 20'
EAST SIDE - 5'
SOUTH - 20'

LAND COVERAGE:

SELF STORAGE FACILITY PARCEL

BUILDING - 1.04 AC
PAVEMENT/CURB/SIDEWALK - 0.75 AC
DRY DETENTION - 0.20 AC
OPEN SPACE - 0.64 AC

PARCEL ACREAGE - 2.63 AC

PARKING CALCULATIONS:

PER CODE - 1 SPACE PER 300 SF IN
MANAGERS OR LEASING OFFICE

1 SPACE / 300 SF X 1000 SF = 4
SPACES

SPACES PROVIDED

8 REGULAR SPACES
2 HANDICAP SPACES

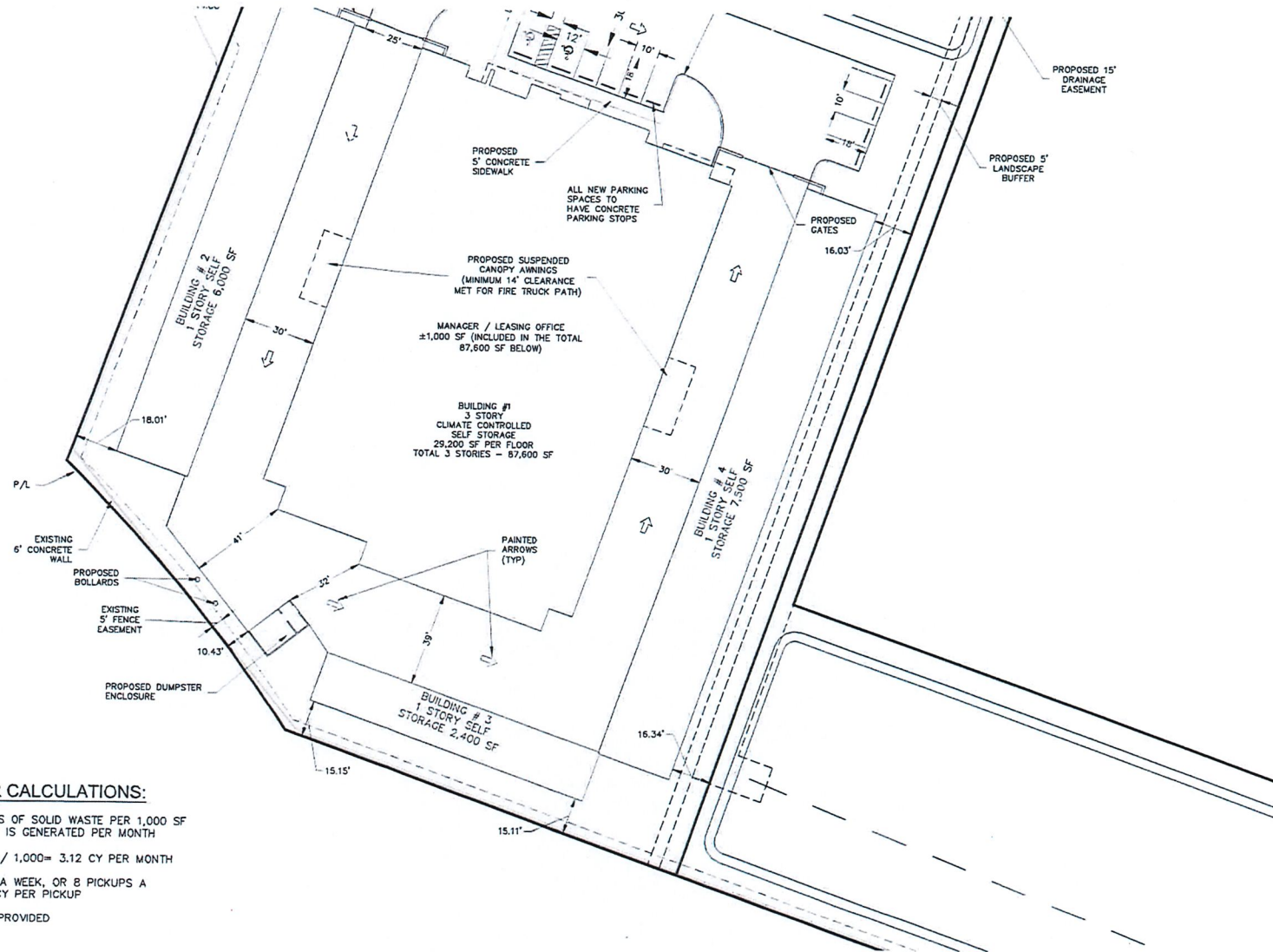
DUMPSTER CALCULATIONS:

3.12 CUBIC YARDS OF SOLID WASTE PER 1,000 SF
OF OFFICE SPACE IS GENERATED PER MONTH

3.12 CY X 1,000 / 1,000 = 3.12 CY PER MONTH

PICKUP IS TWICE A WEEK, OR 8 PICKUPS A
MONTH OR 1.56 CY PER PICKUP

2 CY DUMPSTER PROVIDED



PUBLIC STORAGE
20091 TIBURON WAY

REFUSE AND SOLID WASTE DISPOSAL:
 LDC 18-2011(a)
 SOLID WASTE / RECYCLE REQUIRED SF
 FDOT 22,000 SF
 TOTAL 216

NOTE: THE SIZE OF THE SOLID WASTE ENCLOSURE HAS BEEN DESIGNED BASED UPON RECOMMENDATIONS BY LEE COUNTY SOLID WASTE FOR THE PARTICULAR "STORAGE UNIT" VERSUS COMMERCIAL AND THE PROHIBITIONS TO ILLEGAL DUMPING BY USERS OF THE FACILITY, AS WELL AS LOCKING OF THE SOLID WASTE ENCLOSURE.

PARKING CALCULATION:
 LDC 31-2002(b) MINI-WAREHOUSE
 1 SPACE PER 25 STORAGE UNITS WITH A MINIMUM OF 5 SPACES
 100 UNITS / 25 = 24 SPACES
 GENERAL OFFICE
 1 SPACE PER 500 SF
 700 SF / 500 = 2 SPACES
 TOTAL REQUIRED = 26 SPACES
 TOTAL PROVIDED = 30 SPACES (INCLUDES 2 H.C.)

ZONING 2-10-031 AREA 42
 MINIMUM SETBACKS:
 STREET (PRIVATE, BLDG HGT 0'-65') 20' + 0.5' FOR EVERY 1' OVER 65'
 STREET (PRIVATE, BLDG HGT 65'-95') 25' + 0.5' FOR EVERY 1' OVER 65'
 STREET (PUBLIC, BLDG HGT 0'-65') 25' + 0.5' FOR EVERY 1' OVER 65'
 STREET (PUBLIC, BLDG HGT 65'-95') 25' + 0.5' FOR EVERY 1' OVER 65'

SIDE SETBACK
 REAR SETBACK 15'
 MAX BUILDING HEIGHT 40'

ADJACENT ZONING:
 NORTH = MTD
 SOUTH = ROW
 EAST = ROW
 WEST = ROW

STIPULATIONS OF USE (ORD. 2015-06) REFER TO SHEET 3 FOR SUMMARY OF UNIVERSITY HIGHLAND LAND DEVELOPMENT TO DATE.
 1) HOURS OF OPERATION RESTRICTED TO 8 AM TO 10 PM. CUSTOMERS MAY ACCESS ONLY DURING THESE HOURS.
 2) NO ON-SITE AUCTIONS PERMITTED.
 3) NO OUTDOOR STORAGE PERMITTED.
 4) NO OVERSIGHT PARKING PERMITTED.
 5) NO BUSINESSES MAY BE CONDUCTED FROM A UNIT.
 6) CUSTOMERS MAY NOT STORE OR ABANDON HAZARDOUS MATERIAL IN THE FACILITY.
 7) NO STORAGE OF ANIMALS, FOOD OR OTHER PERISHABLE ITEMS MAY BE STORED ON SITE.
 8) CUSTOMERS MAY NOT LIVE IN A STORAGE UNIT.
 9) NO RESIDENTIAL USE IS APPROVED.

PROJECT NO.	17033 SP
DATE	20170308
PROJECT NAME	UNIVERSITY STORAGE
PROJECT LOCATION	6200 Whisman Creek Drive Fort Myers, FL 33919 Phone: (239) 985-1200 Florida Certificate of Professional Engineer No. 1772

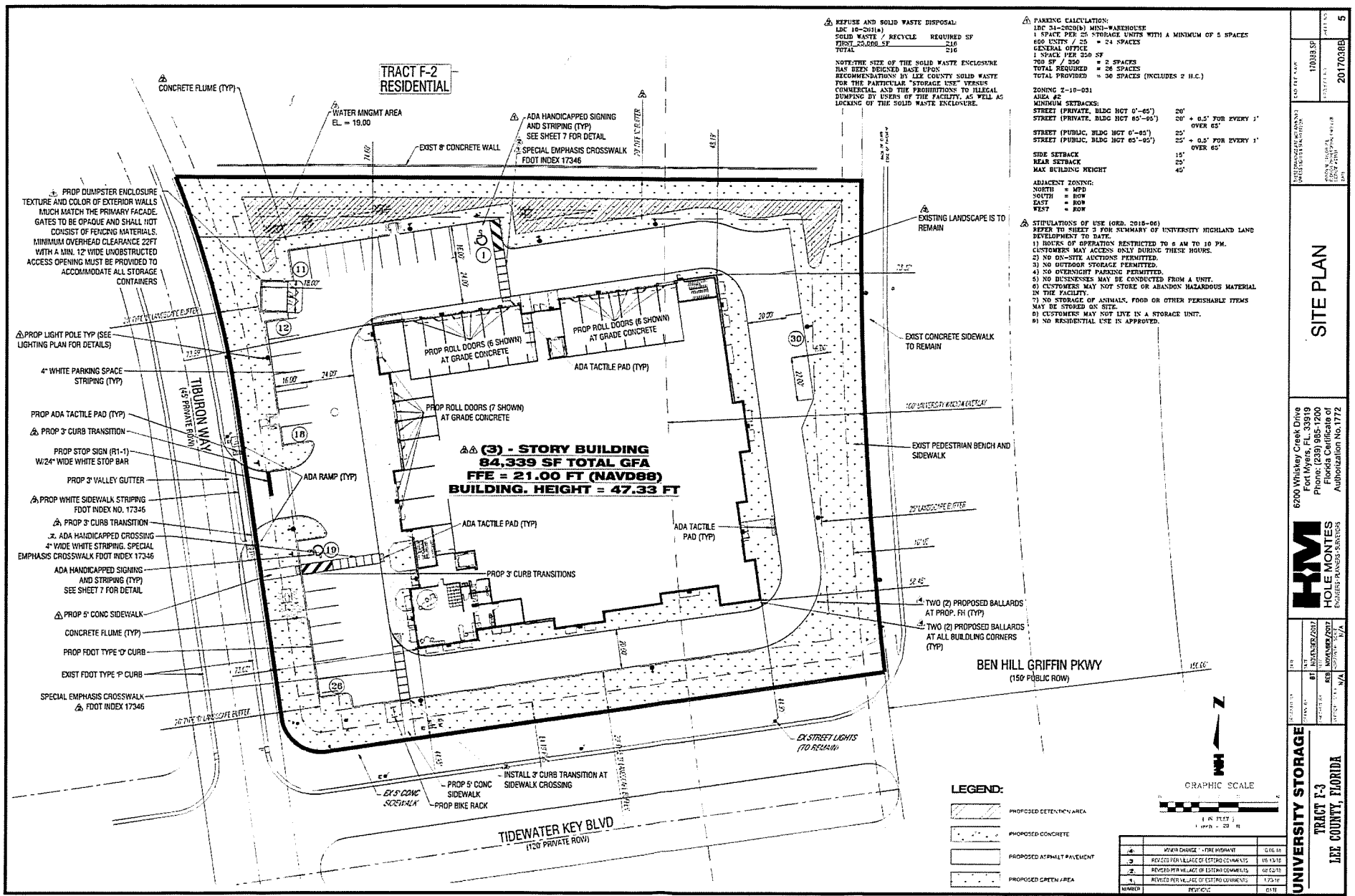
SITE PLAN

6200 Whisman Creek Drive
 Fort Myers, FL 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Professional Engineer No. 1772



PROJECT NO.	17033 SP
DATE	20170308
PROJECT NAME	UNIVERSITY STORAGE
PROJECT LOCATION	6200 Whisman Creek Drive Fort Myers, FL 33919 Phone: (239) 985-1200 Florida Certificate of Professional Engineer No. 1772

UNIVERSITY STORAGE
 TRACT F-3
 LEE COUNTY, FLORIDA



LOCK-UP STORAGE
9901 ESTERO OAKS DRIVE

APPROVED
DOS2017-00022

Robert Hutcherson, AICP, Development Review Representative
Development Services
11/09/2018

M02 MINOR CHANGE

ESTERO OAKS LOCK-UP

DEVELOPMENT ORDER PLANS MINOR CHANGE #2

LOCATED IN LEE COUNTY
SECTION 22, TOWNSHIP 46 SOUTH, RANGE 25 EAST

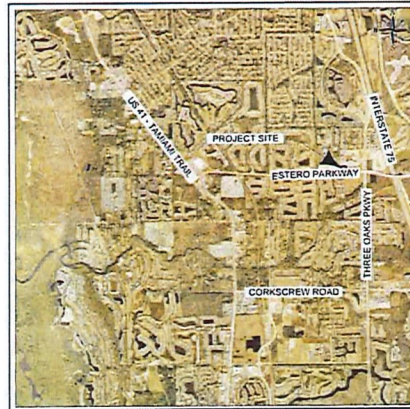
****FINAL INSPECTION REQUIRED****
At the completion of the improvements, please
submit a Letter of Substantial Compliance to
schedule a Final Inspection.

PROPERTY OWNER/DEVELOPER

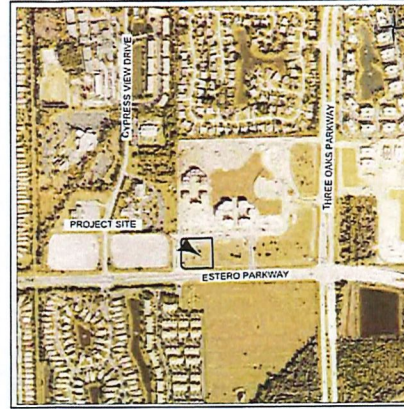
BRB DEVELOPMENT, LLC
800 FRONTAGE ROAD
NORTHFIELD, IL 60093

PROPERTY INFORMATION

FOLIO ID - 10568399
STRAP - 22-46-25-14-0000C.0010
ZONING: MPD / Z-14-011



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

INDEX OF SHEETS

1. COVER SHEET AND INDEX OF DRAWINGS
2. AERIAL W / EXISTING CONDITIONS AND PUBLIC TRANSIT MAP
3. GENERAL NOTES SHEET
4. EROSION CONTROL PLAN
5. MASTER SITE PLAN AND SUMMARY TABLES
6. GRADING, PAVING AND DRAINAGE PLAN AND CROSS SECTIONS
7. UTILITY PLAN
8. GRADING, PAVING AND DRAINAGE DETAILS 1
9. GRADING, PAVING AND DRAINAGE DETAILS 2
10. GRADING, PAVING AND DRAINAGE DETAILS 3
11. SEWER DETAILS
12. WATER DETAILS

ATTACHMENTS:

LIGHTING PLAN
LIGHTING PLAN DETAILS
BOUNDARY SURVEY
LANDSCAPE PLANS
ARCHITECTURAL PLANS

J.R. EVANS ENGINEERING
9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVAENGINEERING.COM

J.R. EVANS
ENGINEERING

ESTERO OAKS LOCK-UP
DEVELOPMENT ORDER PLANS

DATE REVISIONS

Elizabeth A.
Fountain P.E. 60077
State of Florida

PROJECT # 18116-01
SHEET 1



J.R. EVANS
ENGINEERING

9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVAENGINEERING.COM

**ITE PARKING GENERATION
MANUAL, 5TH EDITION
LUC 151 – MINI-WAREHOUSE**

Land Use: 151 Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (nine study sites) and a Saturday (one study site) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	0	–
5:00 a.m.	0	–
6:00 a.m.	0	–
7:00 a.m.	0	–
8:00 a.m.	14	–
9:00 a.m.	71	–
10:00 a.m.	50	–
11:00 a.m.	79	–
12:00 p.m.	57	–
1:00 p.m.	64	91
2:00 p.m.	64	27
3:00 p.m.	79	55
4:00 p.m.	71	100
5:00 p.m.	100	91
6:00 p.m.	14	27
7:00 p.m.	0	0
8:00 p.m.	0	–
9:00 p.m.	0	–
10:00 p.m.	0	–
11:00 p.m.	0	–

Additional Data

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Massachusetts, Minnesota, and Texas.

Source Numbers

37, 314, 415, 556, 562

Mini-Warehouse (151)

Peak Period Parking Demand vs: Storage Units (100)

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 4:00 - 6:00 p.m.

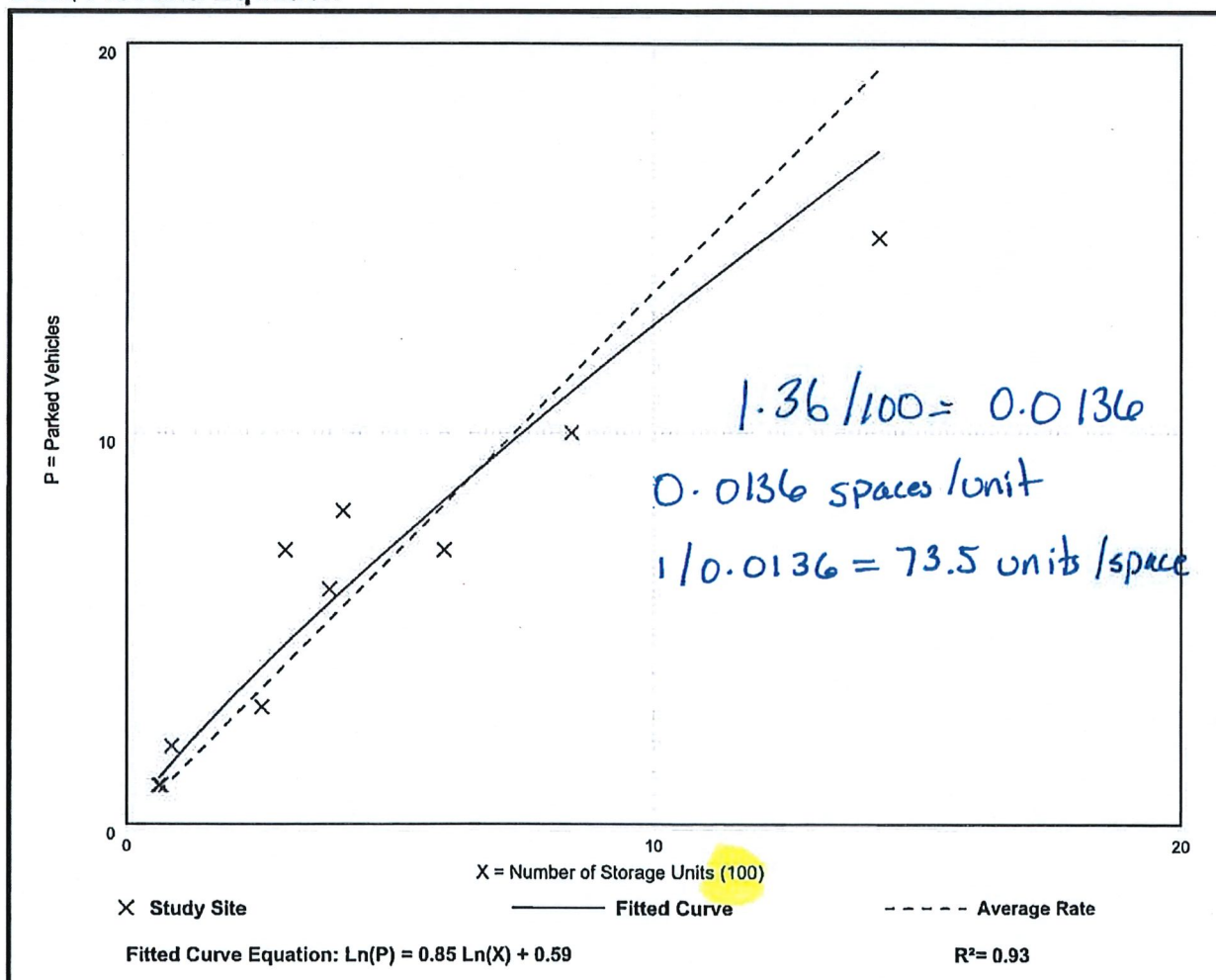
Number of Studies: 10

Avg. Num. of Storage Units (100): 4.4

Peak Period Parking Demand per Storage Unit (100)

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.36	1.05 - 2.38	1.18 / 2.35	***	0.43 (32%)

Data Plot and Equation



Mini-Warehouse (151)

Peak Period Parking Demand vs: Storage Units (100)

On a: Saturday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 1:00 - 5:00 p.m.

Number of Studies: 2

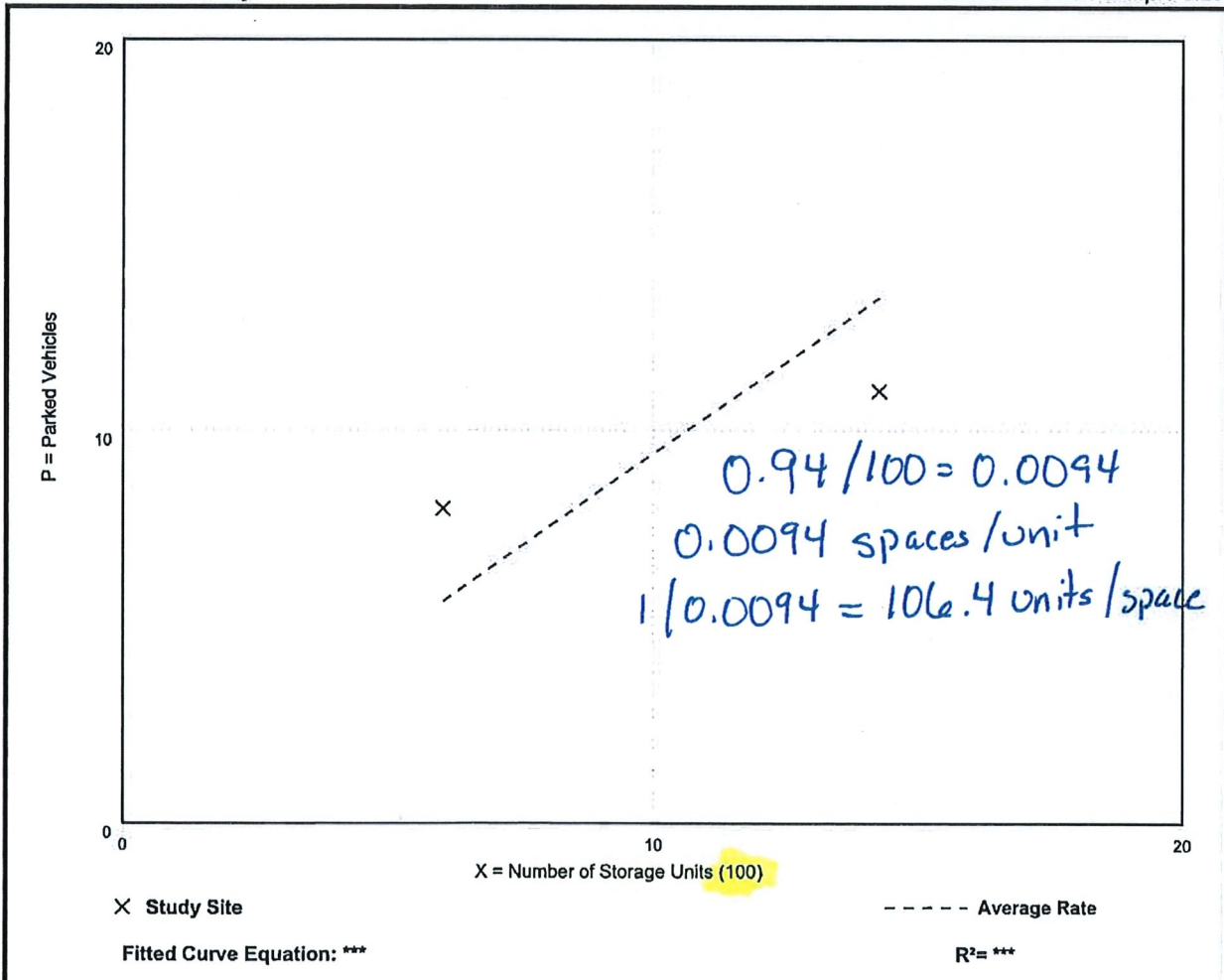
Avg. Num. of Storage Units (100): 10

Peak Period Parking Demand per Storage Unit (100)

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.94	0.77 - 1.33	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Mini-Warehouse (151)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 4:00 - 6:00 p.m.

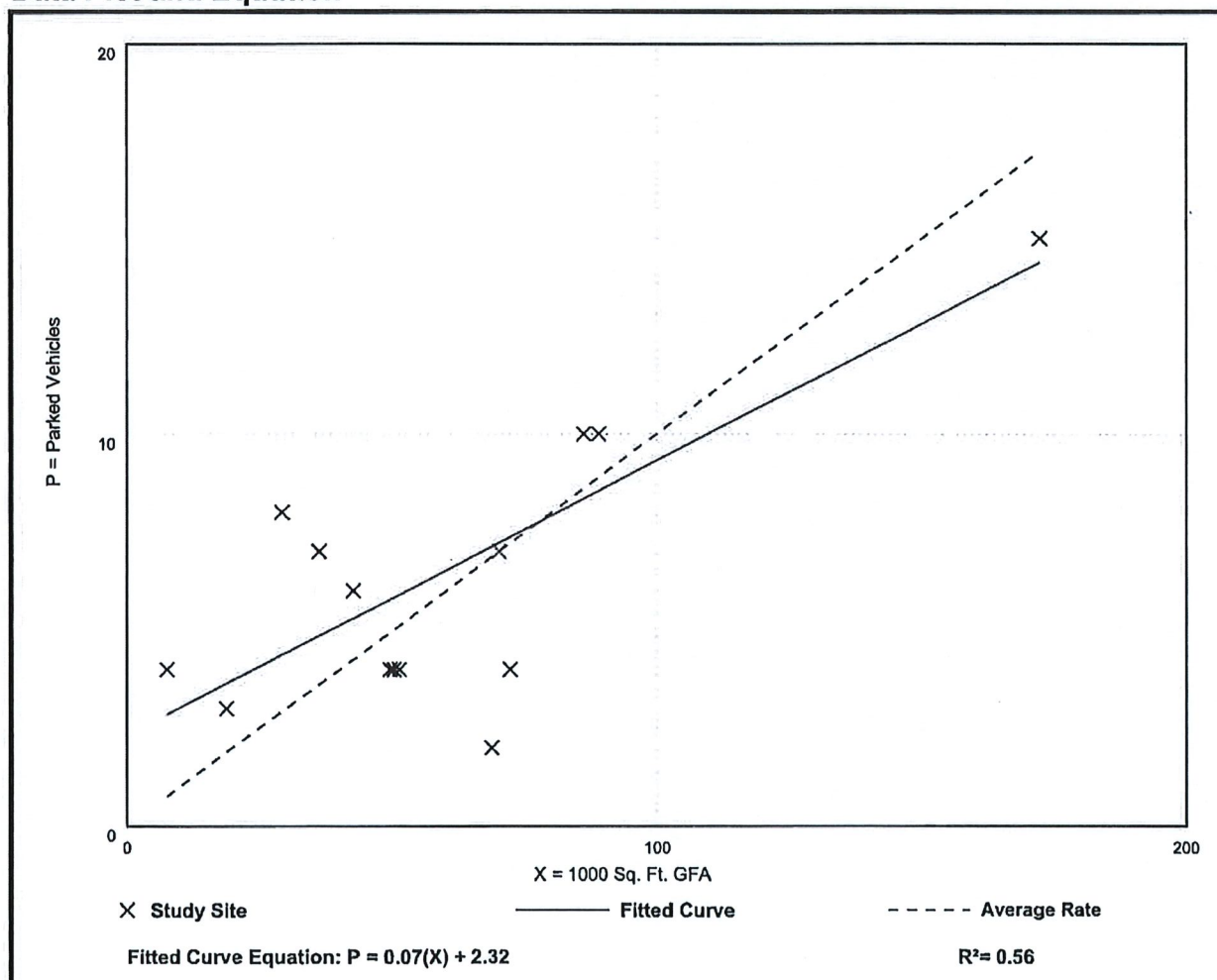
Number of Studies: 14

Avg. 1000 Sq. Ft. GFA: 60

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.10	0.03 - 0.53	0.08 / 0.25	***	0.07 (70%)

Data Plot and Equation



Mini-Warehouse (151)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 1:00 - 5:00 p.m.

Number of Studies: 3

Avg. 1000 Sq. Ft. GFA: 109

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.09	0.06 - 0.14	0.08 / 0.14	***	0.04 (44%)

Data Plot and Equation

Caution – Small Sample Size

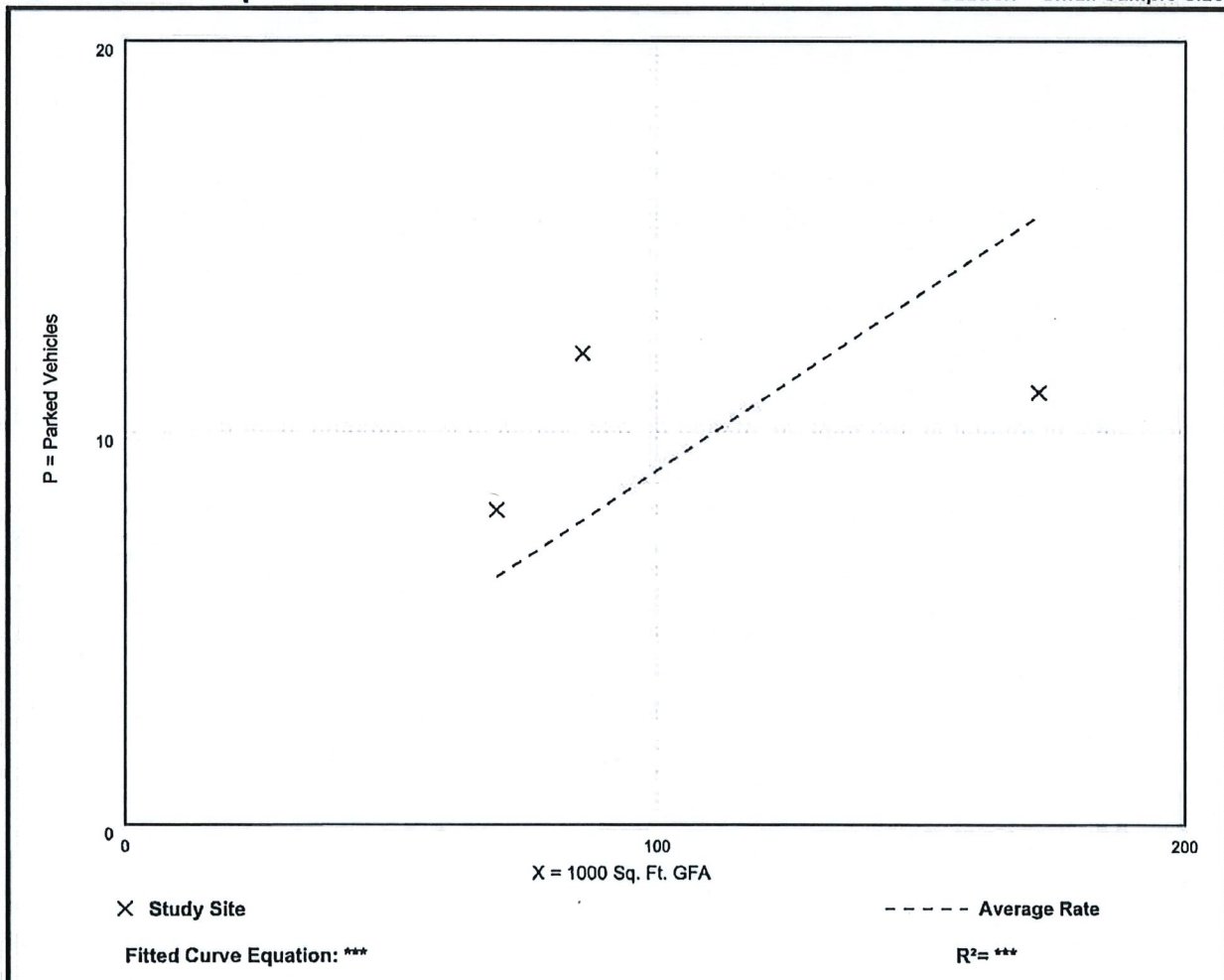
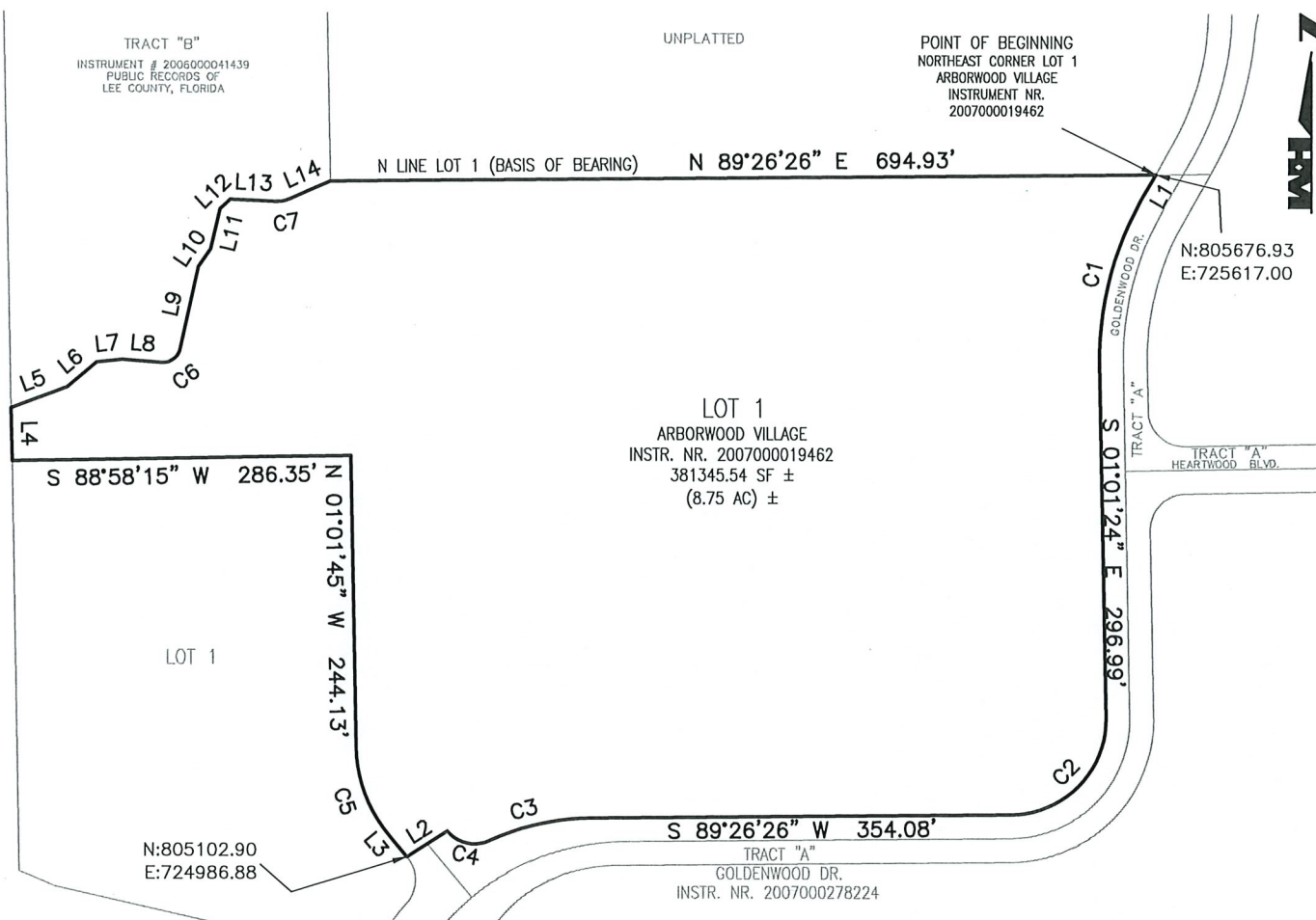


Exhibit A

0 75 150
1" = 150'



COORDINATES SHOWN HEREON REFER TO
FLORIDA STATE PLANE WEST

REVIEWED
DCI2023-00024
Rick Burris, Principal
Planner
Lee County DCD/Planning
9/19/2023

LINE	BEARING	DISTANCE
L1	S 29°25'05" W	24.96'
L2	S 57°39'05" W	40.38'
L3	N 40°10'10" W	23.16'
L4	N 01°01'45" W	44.44'
L5	N 69°33'02" E	50.44'
L6	N 50°02'50" E	32.28'
L7	N 83°18'04" E	21.77'
L8	S 85°13'16" E	32.71'
L9	N 12°39'07" E	70.71'
L10	N 34°13'29" E	18.04'
L11	N 13°06'37" E	34.75'
L12	N 47°22'20" E	11.49'
L13	S 87°32'42" E	39.49'
L14	N 66°43'55" E	38.60'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	270.00'	30°26'29"	141.77'	S 14°11'51" W	143.45'
C2	80.00'	90°27'50"	113.59'	S 44°12'31" W	126.31'
C3	208.00'	24°19'10"	87.62'	S 77°16'51" W	88.29'
C4	30.00'	74°42'34"	36.40'	N 77°31'27" W	39.12'
C5	120.00'	39°08'25"	80.39'	N 20°35'57" W	81.98'
C6	15.00'	82°07'38"	19.71'	N 53°42'55" E	21.50'
C7	25.00'	25°42'12"	11.12'	N 79°36'12" E	11.22'

* NOT A SURVEY *

ATTACHMENT G

DRAWN BY:
K.J.
SHEET
1
SEC-TWN-RGE:
23-45-25

DATE:
03/2022
OF SHEET
2



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
PORTION OF LOT 1 ARBORWOOD VILLAGE

DRAWING NO.
H-1868
PROJECT NO.
04.092
FILE NAME
04.092 lot 1.dwg

REVIEWED
DCI2023-00024
Rick Burris, Principal
Planner
Lee County DCD/Planning
9/19/2023

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF LOT 1, ARBORWOOD VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT NUMBER 2007000019462 AND AS MODIFIED BY AFFIDAVIT FILED UNDER INSTRUMENT NUMBER 2007000278224 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, IN SECTION 23, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF ARBORWOOD VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN INSTRUMENT # 2007000019462 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG THE BOUNDARY OF SAID LOT 1;

1) THENCE RUN S29°25'05"W FOR A DISTANCE OF 24.96 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
2) THENCE RUN ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, THROUGH A CENTRAL ANGLE OF 30°26'29" AND BEING SUBTENDED BY A CHORD OF 141.77 FEET AT A BEARING OF S14°11'51"W, FOR AN ARC LENGTH OF 143.45 FEET;
3) THENCE RUN S01°01'24"E FOR A DISTANCE OF 296.99 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
4) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, THROUGH A CENTRAL ANGLE OF 90°27'50" AND BEING SUBTENDED BY A CHORD OF 113.59 FEET AT A BEARING OF S44°12'31"W, FOR AN ARC LENGTH OF 126.31 FEET;
5) THENCE RUN S89°26'26"W FOR A DISTANCE OF 354.08 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 208.00 FEET, THROUGH A CENTRAL ANGLE OF 24°19'10" AND BEING SUBTENDED BY A CHORD OF 87.62 FEET AT A BEARING OF S77°16'51"W, FOR AN ARC LENGTH OF 88.29 FEET; TO A POINT OF REVERSE CURVATURE, THE SAME BEING A POINT ON THE BOUNDARY OF SAID LOT 1, AS MODIFIED BY AFFIDAVIT FILED AND RECORDED UNDER INSTRUMENT NUMBER 2007000278224 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID MODIFIED LOT 1:

1) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 74°42'34" AND BEING SUBTENDED BY A CHORD OF 36.40 FEET AT A BEARING OF N77°31'27"W, FOR AN ARC LENGTH OF 39.12 FEET;
2) THENCE RUN S57°39'05"W FOR A DISTANCE OF 40.38 FEET;
THENCE LEAVING THE BOUNDARY OF SAID LOT 1 RUN N40°10'10"W FOR A DISTANCE OF 23.16 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 39°08'25" AND BEING SUBTENDED BY A CHORD OF 80.39 FEET AT A BEARING OF N20°35'57"W, FOR AN ARC LENGTH OF 81.98 FEET; THENCE RUN N01°01'45"W FOR A DISTANCE OF 244.13 FEET; THENCE RUN S88°58'15"W FOR A DISTANCE OF 286.35 FEET TO A POINT ON THE BOUNDARY LINE OF SAID LOT 1; THENCE RUN THE REMAINING COURSES ALONG THE BOUNDARY OF SAID LOT 1; THENCE RUN N01°01'45"W FOR A DISTANCE OF 44.44 FEET; THENCE RUN N69°33'02"E FOR A DISTANCE OF 50.44 FEET; THENCE RUN N50°02'50"E FOR A DISTANCE OF 32.28 FEET; THENCE RUN N83°18'04"E FOR A DISTANCE OF 21.77 FEET; THENCE RUN S85°13'16"E FOR A DISTANCE OF 32.71 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 82°07'38" AND BEING SUBTENDED BY A CHORD OF 19.71 FEET AT A BEARING OF N53°42'55"E, FOR AN ARC LENGTH OF 21.50 FEET; THENCE RUN N12°39'07"E FOR A DISTANCE OF 70.71 FEET; THENCE RUN N34°13'29"E FOR A DISTANCE OF 18.04 FEET; THENCE RUN N13°06'37"E FOR A DISTANCE OF 34.75 FEET, THENCE RUN N47°22'20"E FOR A DISTANCE OF 11.49 FEET; THENCE RUN S87°32'42"E FOR A DISTANCE OF 39.49 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 25°42'12" AND BEING SUBTENDED BY A CHORD OF 11.12 FEET AT A BEARING OF N79°36'12"E, FOR AN ARC LENGTH OF 11.22 FEET; THENCE RUN N66°43'55"E FOR A DISTANCE OF 38.60 FEET; THENCE RUN N89°26'26"E FOR A DISTANCE OF 694.93 FEET TO THE POINT OF BEGINNING. CONTAINING 381345.54 SQUARE FEET OR 8.75 ACRES, MORE OR LESS.

BEARINGS REFER TO THE NORTH LINE OF LOT 1, AS BEING N89°26'26"E.

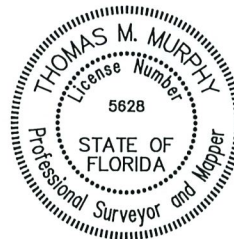
HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

Thomas M. Murphy

Digitally signed by Tom Murphy
DN: cn=Tom Murphy, o=Hole Montes
Inc., ou,
email=tommurphy@hmemg.com, c=US
Date: 2022.04.04 12:00:47 -04'00'

BY THOMAS M. MURPHY

LS5628
STATE OF FLORIDA



* NOT A SURVEY *

DRAWN BY: K.J.	DATE: 03/2022	 6200 Whiskey Creek Dr. Ft. Myers, FL. 33919 Phone: (239) 985-1200 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION PORTION OF LOT 1 ARBORWOOD VILLAGE	DRAWING NO. H-1868
SHEET # 2	OF SHEET 2			PROJECT NO. 04.092
SEC-TWN-RGE: 23-45-25				FILE NAME 04.092 lot 1.dwg