

CPA 2023-00006



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Certificate of Authorization # 29086

December 14, 2023

Mr. Joseph Sarracino, Planner
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

RECEIVED
DEC 14 2023
COMMUNITY DEVELOPMENT

**Reference: CPA2023-00006, 308 Evergreen Map Amendment
1st ReSubmittal**

Dear Mr. Sarracino:

We are in receipt of your review letter dated July 3, 2023 for the above referenced project. The following items are submitted for your continued review per this request for additional information:

1. One (1) copy of the revised Map and Description of Existing Land Uses Map, Exhibit – M5;
2. One (1) copy of the revised Sketch and Legal Description, Exhibit M-7;
3. One (1) copy of the revised Mixed-Use Overlay Map 1-C, Existing and Proposed, Exhibit M-11;
4. One (1) copy of the revised Lee Plan Analysis, Exhibit M-12; and
5. One (1) copy of the Traffic Circulation Analysis, Exhibit M-16;
6. One (1) copy of the revised Justification of Proposed Amendment, Exhibit M-20;
7. One (1) copy of the Public Information Meeting Summary, Exhibit M-21;
8. One (1) copy of the Flood Insurance Rate Map, Exhibit M-23;
9. One (1) copy of the USGS Topographic Map, Exhibit M-24; and
10. One (1) copy of the Map of the Area to be Rezoned, Exhibit M-25.

Responses to each individual item/comment are as follows:

Application Materials Comments:

1. Include the existing use of the subject property on Exhibit – M5.

Response: Please see the revised Exhibit – M5 for the correction as requested.

2. Provide an existing version and proposed version of Map 1-C as part of Exhibit M – 11.

Response: Please see the revised Exhibit – M11 for the correction as requested. An inset has been added to show the property at a legible scale.

3. Provide a justification of the proposed amendment based on sound planning principles, not just based on the Lee Plan, for Exhibit – M 20.

Response: Please see the revised justification for additional information as requested.

Legal Review Comments:

4. The sketch accompanying the legal description must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other opposing corner.

Response: Please see the revised Sketch and Legal Description for the correction as requested.

Level of Service Analysis Comments:

5. Revise the Lee Plan analysis to be consistent with the requested map amendment. The Lee Plan analysis appears to be tailored to the concurrent rezoning request. The Lee Plan analysis for this request will need to demonstrate why the Mixed-Use Overlay is appropriate for the subject property.

Response: Please see the revised Lee Plan Analysis for the information requested.

Lee Plan Analysis Comments:

6. Update references to the Mixed-Use Overlay Map. The Mixed-Use Overlay Map is now Map 1-C of the Lee Plan, not Map 1, Page 6.

Response: Please see the revised Lee Plan Analysis for the corrections as requested.

7. Ensure that any discussion of the proposed rezoning is limited to the zoning category proposed in REZ2023-00018.

Response: The Applicant intends to withdraw REZ2023-00018 and will submit a Mixed-Use Planned Development rezoning application.

8. Address Lee Plan policies 5.1.2, 5.1.3, 11.2.2, 126.1.1, and 126.1.4.

Response: Please see the revised Lee Plan Analysis for the Lee Plan Policies above.

9. Policy 5.1.5 exists to protect residential areas from incompatible uses. Please demonstrate how the reduction of buffers allowed by the Mixed-Use Overlay will maintain consistency with Policy 5.1.5.

Response: Please see the revised Lee Plan Analysis for additional information as requested.

10. Staff has concerns about the proposed amendment intruding into a predominately single-family residential neighborhood. Please address Policy 11.2.1(5) in depth to demonstrate that the Mixed-Use Overlay will not be incompatible with the surrounding neighborhood.

Response: Please see the revised Lee Plan Analysis for additional information as requested.

11. Our records indicate that the most recent Use Permit on the adjacent parcel to the east (264-266 Evergreen Road) is USE2004-00807, which was for the operation of a preschool. Please provide analysis of Policy 6.1.8 that considers this fact.

Response: Please see the revised Lee Plan Analysis for additional information as requested.

12. The advertisement for the Community Meeting does not mention the proposal to include the subject property within the Mixed-Use Overlay. Staff believes that this will not be sufficient to meet the requirements of Lee Plan Policy 17.3.4. A meeting specific to the proposed amendment is required.

Response: The proposed Comprehensive Plan Amendment was presented and discussed at the Public Information Meeting, which is confirmed by the North Fort Myers Community Planning Panel meeting minutes. A second PIM was held on Dec. 5, 2023. Please see the attached meeting summary.

13. Provide the materials presented by the applicant at the community meeting.

Response: Please see the attached PIM Summary from Dec. 5, 2023, including a copy of TDM's presentation, exhibits, the NFM meeting agenda, public notice and sign-in sheets as requested.

Transportation Analysis Comments:

14. Because the total peak hour net increase in trips falls within the range of fifty (50) to three hundred (300) total trip ends, a Traffic Circulation Analysis report (not Zoning Traffic Impact Statement) must be submitted containing trip generation, trip distribution, and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 years), and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17.

Response: Please see the Traffic Circulation Analysis as requested.

15. The site location appears to be incorrect in Exhibit One of the TIS, please address.

Response: Please see the Traffic Circulation Analysis for the correct location exhibit.

Zoning Comment:

16. Supply a map showing area of pending rezoning for REZ2023-00018.

Response: Please see the attached Map of the Area to be Rezoned as requested. Please note REZ2023-00018 is to be withdrawn and a Mixed-Use Planned Development rezoning is to be submitted as discussed with staff.

Environmental Analysis Comments:

17. Provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

Response: Please see the attached Topographic Map as requested.

18. Provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.

Response: Please see the attached Flood Insurance Rate Map as requested.

This should allow for continued review and a finding of sufficiency of this Future Land Use Map Amendment request. Your time and attention to this matter is appreciated. Should County staff require additional information or have any questions regarding this submittal, feel free to call this office.

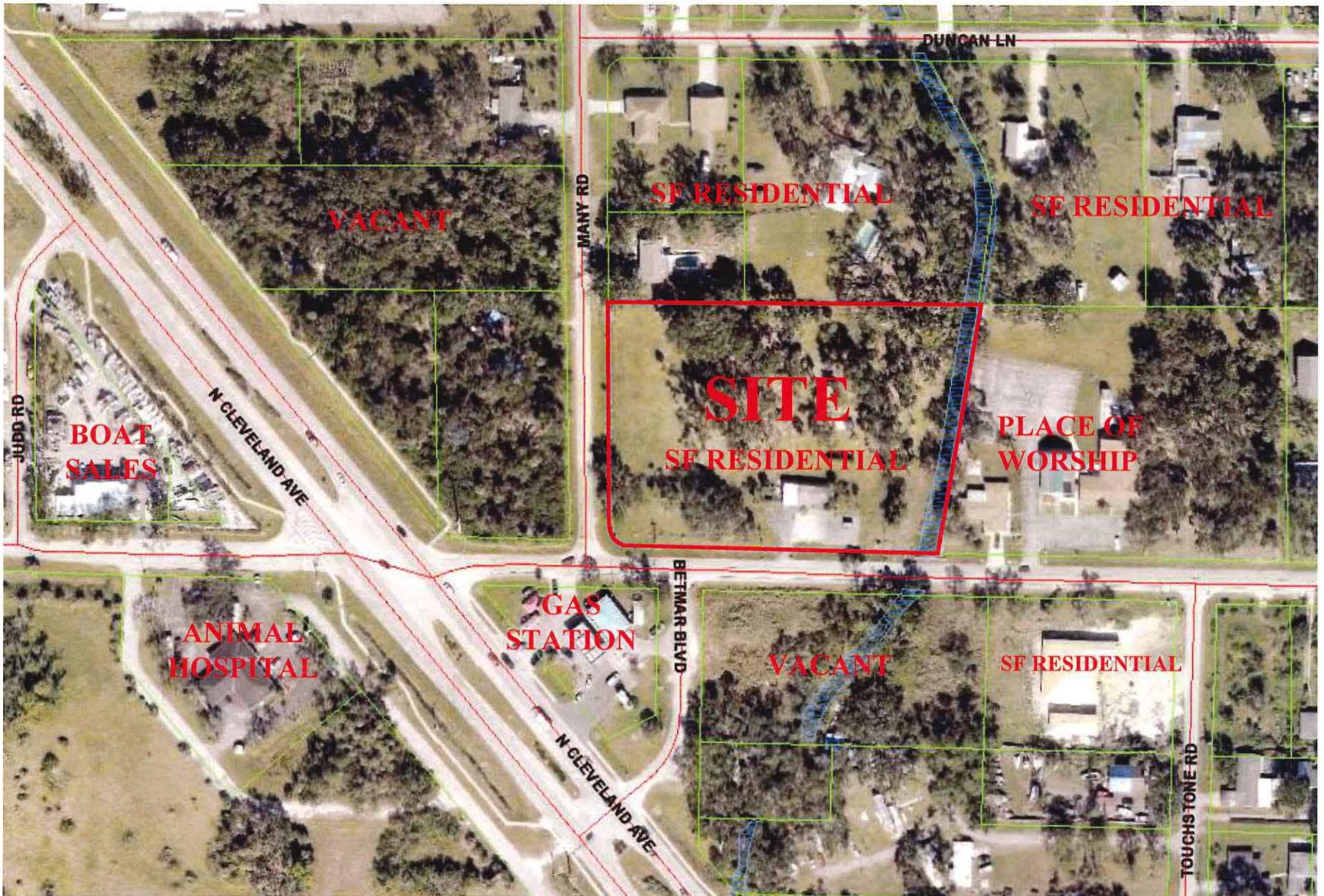
Sincerely,

TDM CONSULTING, INC.

Veronica Martin

Veronica Martin
Senior Planner

308 Evergreen Road, North Fort Myers
Map and Description of Existing Land Uses
Exhibit M5



NOT A BOUNDARY SURVEY
 SEE EXHIBIT "A" FOR DESCRIPTION
 TO ACCOMPANY THIS SKETCH

LOT 22

LOT 21

SKETCH TO ACCOMPANY DESCRIPTION OF:
 LOT 23 & 24, MARIANA PARK,
 2ND ADDITION,
 (PLAT BOOK 10, PAGE 37)
 PUBLIC RECORDS OF
 LEE COUNTY, FLORIDA

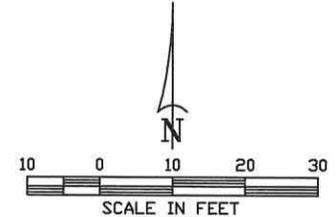
P.O.C. / P.O.B.
 N.W. CORNER
 LOT 23

S.89°43'00"E. 496.36'(P)
 S.89°46'37"E. 496.36'(S)

STATE PLANE COORDINATES
 FLORIDA WEST ZONE NAD83
 N=851233.32, E=690237.22

LOT 23

LOT 24



SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE NORTH RIGHT-OF-WAY LINE OF EVERGREEN ROAD, AS BEING N.88°54'59"W.
2. FIELD NOTES IN MARIANA PARK, 2ND ADDITION.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2 x 14", 60 SCALE DRAWING.

MANY ROAD
 (50' R/W)

N.00°57'19"W. 300.63'(S)
 N.00°53'40"W. 324.76'(P)

Curve number 1 (S)

Radius= 25.00'
 Delta= 87°57'40"
 Arc= 38.38'
 Chord= 34.72'
 Chord Brg.= N.44°56'09"W.

N.88°54'59"W. 407.44'(S)
 N.88°51'20"W. 431.66'(P)

STATE PLANE COORDINATES
 FLORIDA WEST ZONE NAD83
 N=850900.76, E=690657.56

NORTH R/W LINE

EVERGREEN ROAD
 (50' R/W)

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
(1)	CURVE NUMBER
R/W	RIGHT-OF-WAY
⊕	CENTERLINE
(S)	SURVEYED
(P)	PLAT

MP-2A-23

HARRIS-JORGENSEN, LLC,
 3048 DEL PRADO BLVD. S. #100
 CAPE CORAL, FL. 33904
 239-257-2624

"EXHIBIT A"

DESCRIPTION TO ACCOMPANY SKETCH:

*LOT 23 & 24, MARIANA PARK,
2ND ADDITION,*

(PLAT BOOK 10, PAGE 37)
PUBLIC RECORDS OF
LEE COUNTY, FLORIDA

SEE SHEET 1 OF 2 FOR SKETCH TO ACCOMPANY THIS DESCRIPTION

****NOT A BOUNDARY SURVEY****

DESCRIPTION:

LOT 23 AND LOT 24, MARIANA PARK, 2ND ADDITION, AS RECORDED IN PLAT BOOK 10, PAGE 37, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 23, OF SAID MARIANA PARK, 2ND ADDITION, FOR A POINT OF BEGINNING; THENCE RUN S.89°46'37"E. (S.89°43'00"E. PER PLAT) TO A POINT ALONG THE CENTERLINE THREAD OF STREAM OF BUM BUM CREEK FOR 496.36 FEET; THENCE RUN S.10°11'02"W. ALONG SAID CENTERLINE OF BUM BUM CREEK TO A POINT ALONG THE NORTH RIGHT OF WAY LINE OF EVERGREEN ROAD (50 FEET WIDE) FOR 336.24 FEET; THENCE RUN N.88°54'59"W. (N.88°51'20"W. PER PLAT), ALONG SAID NORTH RIGHT OF WAY LINE, TO A POINT OF CURVATURE, FOR 407.44 FEET; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT FOR 38.38 FEET, SAID CURVE HAVING THE FOLLOWING ELEMENTS, A RADIUS OF 25.00 FEET, A CENTRAL DELTA ANGLE OF 87°57'40", A CHORD THAT BEARS N.44°56'09"W., AND A CHORD DISTANCE OF 34.72 FEET; THENCE RUN N.00°57'19"W. (N.00°53'40"W. PER PLAT) ALONG THE EAST RIGHT OF WAY LINE OF MANY ROAD (50 FEET WIDE) TO THE AFORESAID NORTHWEST CORNER OF LOT 23, FOR 300.63 FEET, TO THE POINT OF BEGINNING.

CONTAINING: 152,099.01 SQUARE FEET, OR 3.49 ACRES, MORE OR LESS.

Phillip M
Mould,
LS6515, State
of Florida

Digitally signed
by Phillip M
Mould, LS6515,
State of Florida
Date: 2023.11.16
07:50:19 -05'00'

PHILLIP M. MOULD
PROFESSIONAL SURVEYOR AND MAPPER
LS6515 - STATE OF FLORIDA
05/17/2023

MP-2A-23

HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S. #100
CAPE CORAL, FL. 33904
239-257-2624



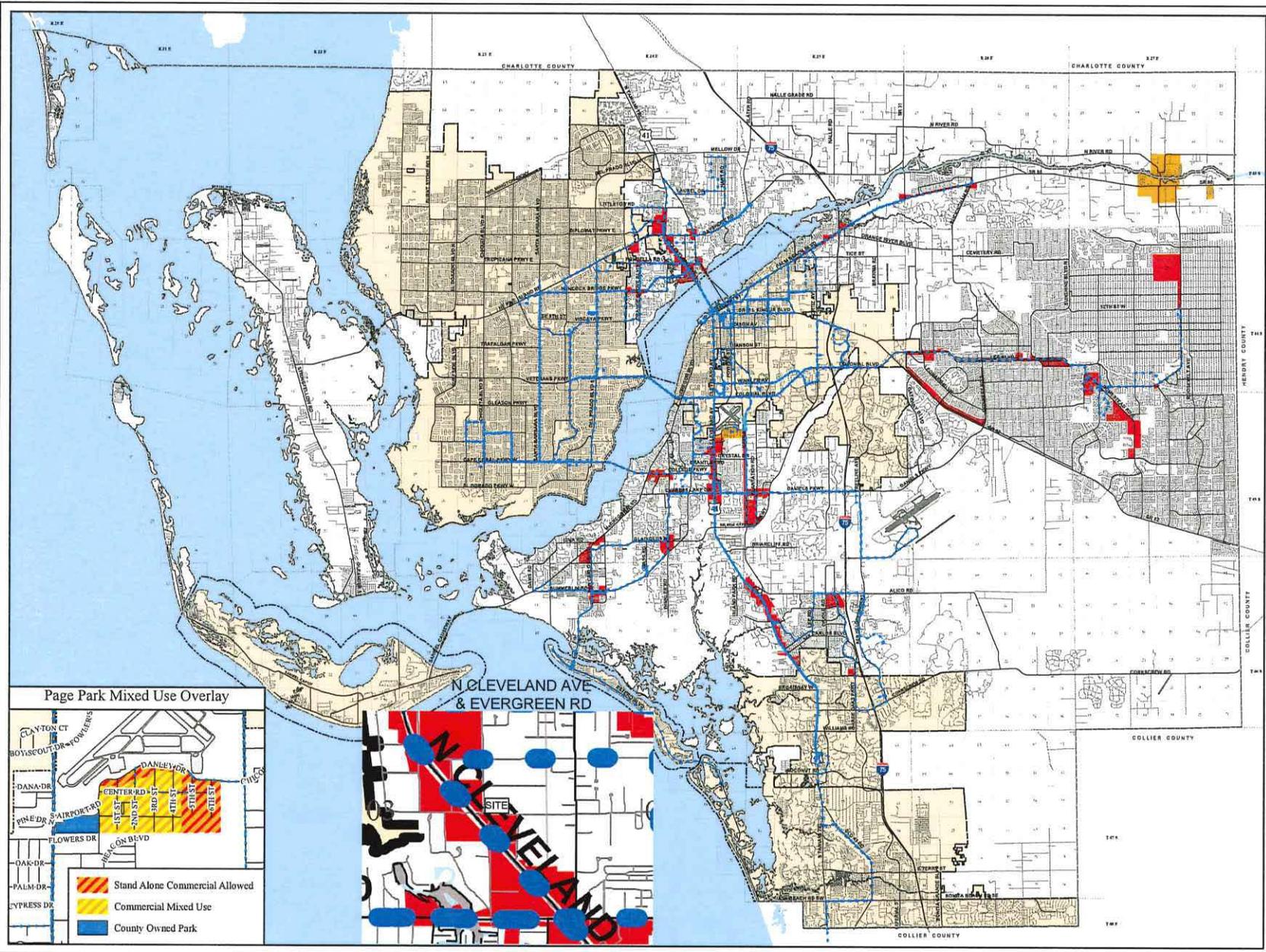
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Proposed Amendment – Exhibit M11

The Applicant, 308 Evergreen Road, LLC, is requesting to amend Lee Plan Map 1-C Mixed Use Overlay Map. The Applicant is requesting to add the ±3.5-acre property located at 308 Evergreen Road into the Mixed Use Overlay.

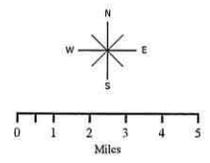
Lee Plan Policy 11.2.3 states that “At the discretion of the Board of County Commissioners, the Mixed Use Overlay boundary may be extended up to one-quarter mile to accommodate developments partially within a Mixed Use Overlay or immediately adjacent to a Mixed Use Overlay. The subject property is adjacent to the Mixed Use Overlay to the south and west.

MIXED USE OVERLAY EXISTING



- Mixed Use Overlay
- Mixed Use Overlay with Specific Community Plan Policies
- - - Transit Route
- City Limits

Ord. No. 07-15, 09-07, 09-08, 10-33, 11-18, 11-21, 17-20, 18-18, 20-08, 21-01, 23-12

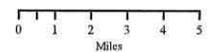
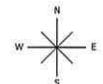


Map Generated: October 2023
City limits and LeeTran Routes current to date of map generation
Lee Plan Map 1-C

MIXED USE OVERLAY PROPOSED

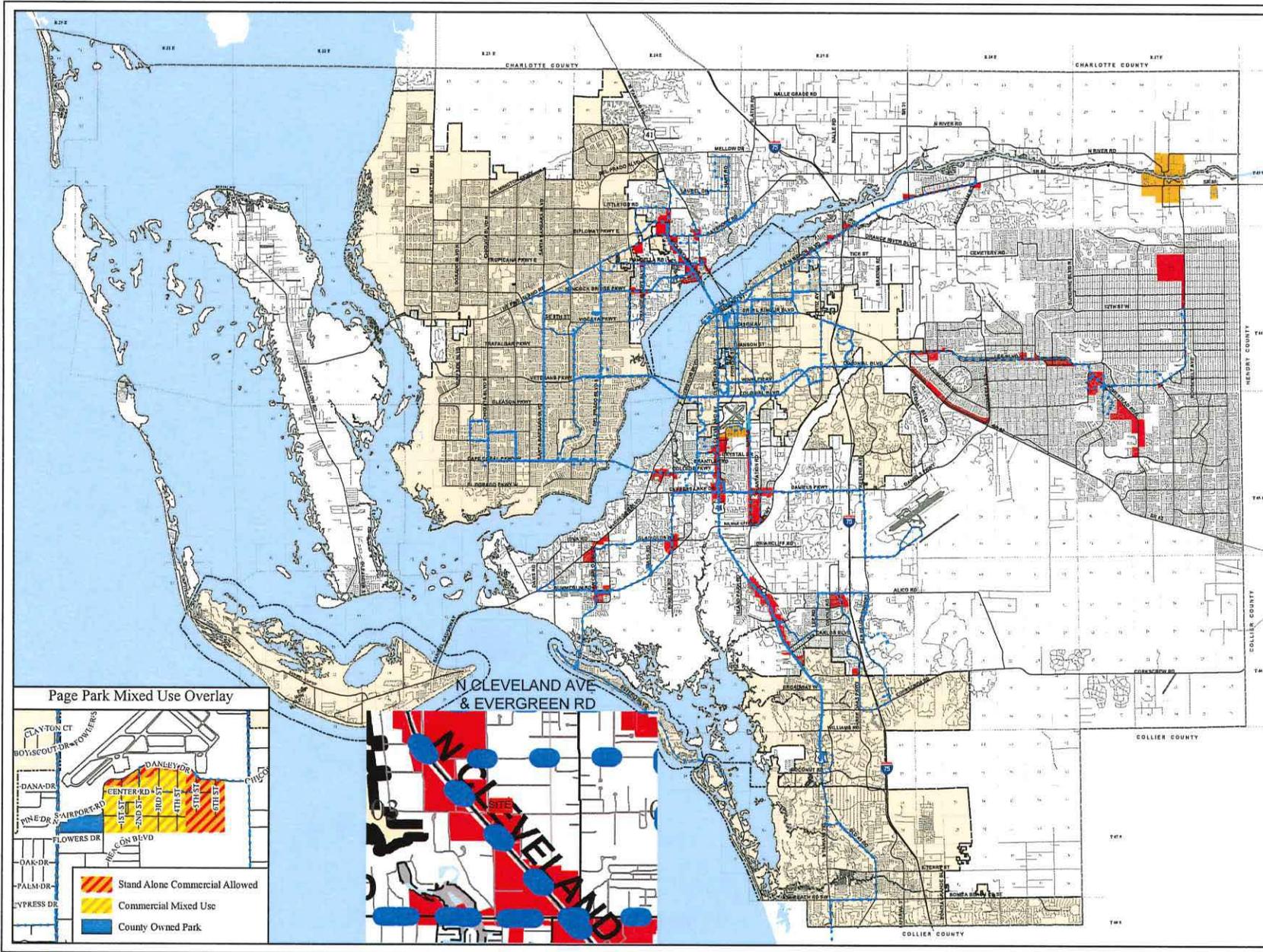
- Mixed Use Overlay
- Mixed Use Overlay with Specific Community Plan Policies
- - - Transit Route
- City Limits

Ord. No. 07-15, 09-07, 09-08, 10-33, 11-18, 11-21, 17-20, 18-18, 20-08, 21-01, 23-12

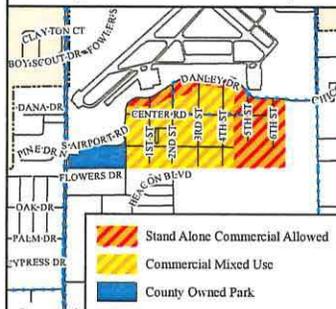


Map Generated: October 2023
 City limits and LeeTran Routes current to date of map generation

Lee Plan Map 1-C



Page Park Mixed Use Overlay



N CLEVELAND AVE & EVERGREEN RD





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308 Evergreen Road
Future Land Use Amendment - Map
Lee Plan Analysis, Exhibit M12
Revised 12-12-2023

The Applicant, 308 Evergreen Road, LLC, is requesting to amend Lee Plan Map 1-C, the Mixed Use Overlay Map. The Applicant is requesting to add the ± 3.5 -acre property located at 308 Evergreen Road into the Mixed Use Overlay. The subject property is located on the north side of Evergreen Road and the east side of Many Road, approximately 230 feet east of N. Cleveland Avenue in the North Fort Myers Planning Community. The Applicant intends to redevelop the subject property as a true mixed use development with neighborhood commercial uses on the first floor and multi-family uses on the second and third floors. The property is an ideal location as a transition between the more intensive uses commercial uses permitted along N. Cleveland Avenue, an arterial roadway in the intensive development future land use category, and the existing lower intensity uses in the Central Urban future land use category east of Bum Bum Creek.

***Policy 1.1.2:** The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

***Policy 1.1.3:** The Central Urban future land use category can best be characterized as the "urban core" of the County. These areas are already the most heavily settled and have, or will have, the greatest range and highest levels of public services. Residential, commercial, public and quasipublic, and limited light industrial land uses will continue to predominate in the Central Urban future land use category. Future development in this category is encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), with a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

The subject property has a future land use classification of Intensive Development. Although not located on a major arterial roadway, the site is approximately 230 feet east of N. Cleveland Avenue. The Intensive Development future land use category has the highest level of urban services and promotes mixed-use developments. The abutting properties to the east have a future land use classification of Central Urban, which is described as the “urban core” of the County where development is encouraged to be mixed use, where appropriate. This rezoning request is consistent with **Policy 1.1.2**.

***Objective 2.1: Development Location** promotes continuous and compact growth patterns through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.*

***Policy 2.1.1:** Most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.*

***Policy 2.1.2:** New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan.*

***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.*

***Policy 2.2.1:** Rezoning 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.*

***Policy 2.2.2:** The Future Land Use Map indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the County’s growth beyond the 2045 planning horizon.*

The property is in an area of North Fort Myers that is heavily settled and has the highest level of urban services. Commercial uses are existing or planned along N. Cleveland Avenue, an arterial roadway, with residential uses located adjacent to those commercial areas. Redeveloping a 3.5-acre single-family lot in the Intensive Development future land use category into a mixed-use development promotes contiguous and compact growth patterns, contains urban sprawl, and conserves land, water, and natural resources. Urban services are available and adequate to service the proposed commercial development. This rezoning request is consistent with **Objectives 2.1 and 2.2 and Policies 2.1.1, 2.1.2, 2.2.1, and 2.2.2**.

Fire/EMS:	North Fort Myers Fire District, Station 2, located at 1280 Barrett Rd., is approximately 1.8 miles away.
Police:	Lee County Sheriff's Office, located at 121 Pondella Rd, is approximately 1.1 miles away.
Solid Waste:	The property is within Lee County Solid Waste Franchise Area 5 and is served by Waste Pro.
Public Transit:	Lee Tran Route 140 services this segment of N. Cleveland Avenue. There is an existing bus shelter located approximately 0.13 miles southeast of the property on N. Cleveland Avenue.
Public Schools:	The property is within the Lee County School District West Zone, District Area 4.
Public Parks:	The property is approximately 0.4 miles east of Judd Community Park.
Water:	LCU has provided a letter of availability to serve the mixed-use development.
Wastewater:	FGUA has provided a letter of availability to serve the mixed-use development.

Objective 4.1: Water, Sewer, and Environmental Standards. Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.

Standard 4.1.1: Water.

(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.

Lee County Utilities (LCU) has provided a Letter of Availability confirming that potable water lines are located adjacent to the subject property and that LCU has the capacity to serve the proposed development. This is consistent with **Standard 4.1.1.**

Standard 4.1.2: Sewer.

(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.

Florida Governmental Utility Authority (FGUA) has provided a Letter of Availability confirming that sanitary sewer lines are located adjacent to the subject property and that FGUA has the capacity to serve the proposed development. This is consistent with **Standard 4.1.2.**

Objective 5.1: *All development approvals for residential, commercial, and industrial land uses must be consistent with the following policies, the general standards under Goal 4, and other provisions of this plan.*

Policy 5.1.2: *Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.*

No protected species were identified on-site during the environmental assessment; however, there is a natural waterway that borders the west property line. Development of the site will include an upland buffer along Bum Bum Creek. The site is not located in a floodway or airport noise zone and no other physical constraints or hazards exist. This is consistent with Lee Plan Policy 5.1.2.

Policy 5.1.3: *During the rezoning process, direct high-density residential developments to locations that are near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities.*

North Cleveland Avenue, a state-maintained arterial roadway is located 230 feet to the west of the subject property. Public transit is located along both sides of N. Cleveland Avenue and along W. Mariana Avenue to the north of Many Road. Pedestrian facilities are located on N. Cleveland Avenue and pedestrian facilities will be required as part of the future development of the site. The Walmart Supercenter is located north of the subject property off Many Road and Pine Island Road plus there's a block of commercial properties located on the west side of N. Cleveland Avenue, providing employment and shopping opportunities. Judd Park is located approximately 0.4 miles to the west of the subject property and several schools are located in the area. This is consistent with Lee Plan Policy 5.1.3.

Policy 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.*

Policy 5.1.6: *Maintain development regulations that require high-density, multi-family, cluster, and mixed use developments to have open space, buffering, landscaping, and recreation areas appropriate to their density and design.*

The applicant is proposing to rezone the property from RS-1 to MPD to permit a mixed-use development of neighborhood commercial and multi-family residential uses with a Schedule of Uses appropriate for the site. In addition to the standard rezoning criteria, planned development

rezonings must also demonstrate that the proposed mix of uses is appropriate at the proposed location and that any deviations enhance the achievement of the objectives of the planned development and that those deviations protect the public health, safety and welfare. In addition, staff is able to recommend conditions to provide sufficient safeguards to the public interest that are reasonably related to the impacts on the public's interest expected from the proposed development.

Surrounding zoning includes RS-1 to the north and east, C-1, C-1A, and AG-2 south of Evergreen Road, and CS-1 and CC west of Many Road. Surrounding uses include single-family homes to the north, a place of worship to the east, a gas station and vacant land south of Evergreen Road, and vacant land west of Many Road. The Mixed-Use Overlay includes the properties along N. Cleveland Avenue and those lots south of Evergreen Road to Touchstone Road. The applicant is requesting to add the 3.5-acre subject property to the Mixed-Use Overlay to act as a transition between the commercial uses along N. Cleveland Avenue and the single-family residential uses to the east along Evergreen Road. LDC Sec. 5.1.5 states that requests for conventional rezonings may be denied if the buffers required in Chapter 10 are not adequate to address incompatible uses in a satisfactory manner. In that case, a planned development may be an alternative solution with conditions to provide satisfactory buffers to abutting uses. Redevelopment of this property will require rezoning. Just because the property is in the Mixed Use Overlay doesn't guarantee that a conventional rezoning is appropriate. In this case, a planned development is appropriate to provide buffers to enhance compatibility with the existing single-family uses. This is consistent with Lee Plan **Objective 5.1 and Policies 5.1.5 and 5.1.6.**

Goal 6: Commercial Land Uses: *To permit orderly and well-planned commercial development at appropriate locations within the county.*

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.*

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);*
- b. Landscaping and detailed site planning (development orders);*
- c. Screening and buffering (planned development rezoning and development orders);*
- d. Availability and adequacy of services and facilities (rezoning and development orders);*
- e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);*
- f. Proximity to other similar centers (rezoning); and*
- g. Environmental considerations (rezoning and development orders).*

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.*

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.*

***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.*

***Policy 6.1.8:** Prohibit commercial development from locating near existing or planned school areas in such a way as to jeopardize the safety of students.*

The subject property is in the Intensive Development future land use category. Surrounding zoning includes RS-1 to the north and east, C-1, C-1A, and AG-2 south of Evergreen Road, and CS-1 and CC west of Many Road. Surrounding uses include single-family homes to the north, a place of worship to the east, a gas station and vacant land south of Evergreen Road, and planned commercial uses west of Many Road. Adding the subject property to the Mixed-Use Overlay, Lee Plan Map 1-C, enables the site to act as a transition between the more intensive commercial uses (existing and planned) along the N. Cleveland Avenue corridor and the lower intensity residential uses east of the subject property along Evergreen Road. The site can be considered an infill property, creating compact urban growth patterns.

Redevelopment of the property will include open space, buffers, landscaping, parking, etc. The applicant is requesting to add the 3.5-acre property into the Mixed Use Overlay; however, that doesn't mean that a conventional rezoning of the property is appropriate. In this instance, the applicant intends to rezone to Mixed Use Planned Development to provide flexibility in design and to demonstrate compatibility with the adjacent properties.

Urban services are available and adequate to service the proposed mixed-use development. In addition, the surrounding roadway network, including Evergreen Road, Many Road, and N. Cleveland Avenue, is sufficient for traffic circulation.

A Use permit (USE2004-00807) for a preschool was issued for the Bethany Lutheran Church located on the abutting property to the east at 264 Evergreen Road in 2004. However, the preschool closed during Covid and is no longer in operation.

The LDC provides sufficient safeguards to protect the existing and proposed uses in the surrounding area. This is consistent with Lee Plan **Goal 6, Objective 6.1 and Policies 6.1.1, 6.1.4, 6.1.6, 6.1.7, and 6.1.8.**

***Goal 11: Mixed Use.** Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options, and pedestrian and bicycle-friendly environments.*

***Objective 11.1: Mixed Use Development.** Allow and encourage mixed use development within certain land use categories and at appropriate locations where sufficient infrastructure exists to support development.*

Policy 11.1.1: *Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use).*

Objective 11.2: Mixed Use Overlay. *The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes, education facilities, recreation opportunities, and existing residential, shopping, and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed Use Overlay.*

Policy 11.2.1: *The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities through increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:*

- 1. Located within the extended pedestrian shed of established transit routes;*
- 2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways;*
- 3. The property is located with the Intensive Development, Central Urban, or Urban Community future land use category;*
- 4. Availability of adequate public facilities and infrastructure;*
- 5. Will not intrude into predominately single-family residential neighborhoods.*

Policy 11.2.2: *Development in the Mixed Use Overlay should accommodate connections to adjacent uses.*

Policy 11.2.3: *At the discretion of the Board of County Commissioners, the Mixed Use Overlay boundary may be extended up to one-quarter mile to accommodate developments partially within a Mixed Use Overlay or immediately adjacent to a Mixed Use Overlay.*

Policy 11.2.4: *Use of conventional zoning districts will be encouraged within the Mixed Use Overlay in order to promote continued redevelopment.*

Policy 11.2.5: *Lee County will maintain land development regulations for properties within the Mixed Use Overlay that allow for urban forms of development and a variety of uses.*

The subject property is located in the Intensive Development future land use category along a minor collector and local road, approximately 230 feet east of North Cleveland Avenue. The property is adjacent to the Mixed Use Overlay to the south and west. Only the street rights-of way of Evergreen Road and Many Road separate the subject property from properties within the Mixed Use Overlay. The Applicant intends to redevelop the subject property as a true mixed use development with neighborhood commercial uses on the first floor and multi-family residential use on the second and third floors. The applicant intends to submit a mixed-use planned development rezoning application with a master concept plan and schedule of uses.

There are a mix of zoning districts and uses in this transitional area. Exhibit M5, Map and Description of Existing Land Uses demonstrates that surrounding uses include a gas station to the south, place of worship to the east, single-family residential to the north and further east, and vacant lots with commercial zoning to the west. Exhibit M20, Justification of Proposed Amendment, includes an aerial from Lee Spins of the Mixed Use Overlay *including the subject property*. As you can see from the exhibit, the configuration of the mixed use overlay follows N. Cleveland Avenue at an angle. As a result, the Mixed Use Overlay extends east to Touchstone Rd, which is further east than the subject property. In addition, further east at 190 Evergreen Road is the Lee County fueling station and Emergency Medical Services. This area is already a mix of commercial and residential uses. It is not intruding into a predominantly single-family neighborhood.

Urban services are available and adequate to serve the proposed development. In addition, other public service providers have provided letters of review confirming the availability and adequacy of service. A traffic impact study demonstrates that the addition of this development into the mixed use overlay will not degrade the level of service of the existing roadway network and will allow vehicular access to nearby shopping and employment opportunities without accessing arterial roads. This request is consistent with **Lee Plan Goal 11, Objectives 11.1 and 11.2, and Policies 11.1.1, 11.2.1, 11.2.2, 11.2.3, 11.2.4, and 11.2.5.**

Objective 17.3: Public Input. To provide opportunities for public input as part of the comprehensive plan and land development code amendment process.

Policy 17.3.1: Educate the public regarding comprehensive planning and sound planning principles by requiring public information meetings.

Policy 17.3.2: One public information meeting is required for privately-initiated applications that propose a text change within a community plan or revises a map designation within a community plan area boundary. The meeting must be conducted before the application can be found complete.

Policy 17.3.3: Public information meetings required pursuant to the provisions of this subelement must be held within the established community plan area boundary that is affected by the amendment.

Policy 17.3.4: For required public information meetings, the applicant must provide the following:

- Adequate meeting space to accommodate projected attendance and security measures (as needed).*
- Advance notice of the meeting in a publication of local distribution provided at least ten calendar days prior to the meeting, unless otherwise specified herein.*
- At the meeting, a general overview of the text or map amendment and effect thereof.*
- After the meeting, a meeting summary document submitted to the County that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and the applicant's response to any issues that were raised.*

A Public Information Meeting was held at the North Fort Myers Recreation Center on December 5, 2023. A Notice of Meeting was posted in the News-Press on November 24, 2023 and a public notice sign was posted on the property. The Comprehensive Plan Map Amendment was presented at the North Fort Myers Design Review Panel's monthly meeting. A meeting summary is included with this application. This is consistent with **Objective 17.3 and Policies 17.3.1, 17.3.2, 17.3.3, and 17.3.4.**

Goal 30: North Fort Myers Community Plan. *Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources.*

Policy 30.1.3: *Encourage a diversity of housing types in the North Fort Myers Community Plan area by supporting mixed use projects, with residential above or adjacent to retail and service uses, within the Mixed Use Overlay.*

Amending Lee Plan Map 1-C by adding the 3.5-acre subject property into the Mixed Use Overlay encourages the redevelopment and rezoning of the property into a true mixed-use development. The applicant intends to rezone the property to MPD with neighborhood retail and service on the first floor and multi-family residential on the second and third floors. This introduces an alternative housing type into this area of the North Fort Myers Community Plan.

Bum Bum Creek along the east property line provides a natural barrier separating the Intensive Development future land use category to the north, west, and south from the Central Urban future land use category to the east. Surrounding development and/or zoning includes commercial to the west and south, residential to the north, and place of worship to the east. The proposed rezoning is compatible with existing and planned uses in the surrounding area and is consistent with the goals, objectives and policies of the North Fort Myers Planning Community – **Goal 30 and Policy 30.1.3.**

Goal 60: Coordinated Surface Water Management and Land Use Planning on a Watershed Basis. *To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.*

Policy 60.1.1: *Require design of surface water management systems to protect or enhance the groundwater.*

Policy 60.4.1: *Encourage new developments to design surface water management systems with Best Management Practices including, but not limited to, filtration marshes, grassed swales planted with native or Florida Friendly Landscaping vegetation, retention/detention lakes with enlarged littoral zones, preserved or restored wetlands, and meandering flow-ways.*

Goal 61: Protection of Water Resources. *To protect the County's water resources through the application of innovative and sound methods of surface water management and by ensuring Community Facilities and Services that the public and private construction, operation, and*

maintenance of surface water management systems are consistent with the need to protect receiving waters.

Policy 61.2.4: *Encourage surface water management plans that mimic the functions of natural systems.*

Objective 61.3: General Surface Water Management Standards. *Lee County will continue to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems.*

Policy 61.3.6: *Require developments to provide surface water management systems, acceptable programs for operation and maintenance, and post-development runoff conditions that reflect the natural surface water flow rate, direction, quality, hydroperiod, and drainage basin.*

Policy 61.3.11: *Runoff must be routed through retention or detention areas and vegetated swales in order to reduce flow velocity, allow for percolation, and trap and remove suspended solids and pollutants.*

The property is not located in a flow-way, nor does it contain wetlands. A Development Order and SFWMD Environmental Resource Permit will be required. Water quantity, water quality and attenuation will be provided by inter-connected dry detention areas prior to discharge to Bum Bum Creek. Paving, grading, and drainage plans will be required at that time. Best Management Practices will be observed and surface water management will comply with the requirements of the LDC, the Lee Plan, and any other regulatory agencies as required. This is consistent with **Lee Plan Goal 60 and Policies 60.1.1 and 60.4.1 and Goal 61, Objective 61.3, and Policies 61.2.4, 61.3.6 and 61.3.11.**

Policy 126.1.1: *Natural water system features which are essential for retention, detention, purification, runoff, recharge, and maintenance of stream flows and groundwater levels shall be identified, protected, and managed.*

Policy 126.1.4: *Development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions.*

In addition to a rezoning application with Master Concept Plan, a Development Order and SFWMD Environmental Resource Permit will be required. Water quantity, water quality and attenuation will be provided by inter-connected dry detention areas prior to discharge to Bum Bum Creek. Paving, grading, and drainage plans will be required at that time. Best Management Practices will be observed and surface water management will comply with the requirements of the LDC, the Lee Plan, and any other regulatory agencies as required. This is consistent with **Lee Plan Policies 126.1.1 and 126.1.4.**

Goal 135: Meeting Housing Needs. *To provide decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the County.*

Objective 135.1: Housing Availability. *To ensure the types, costs, and locations of housing are provided to meet the needs of the County's population by working with private and public housing providers.*

The statistics for available housing needed in Lee County keeps increasing. The applicant is requesting to amend Lee Plan Map 1-C, the Mixed Use Overlay Map, and to subsequently rezone the subject property to MPD to provide a true mixed use development with neighborhood commercial on the first floor and multi-family residential on the second and third floors. This will increase the variety of housing available in North Fort Myers. This is consistent with Lee Plan **Goal 135 and Objective 135.1.**

The Applicant has met the criteria to expand the Mixed Use Overlay.

Policy 11.2.1: *The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities through increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:*

1. Located within the extended pedestrian shed of established transit routes;

Lee Tran has provided a Letter of Determination stating that the subject property is within one-quarter mile of a fixed-route corridor (North Cleveland Avenue). Pedestrian facilities will be required on Evergreen Road at time of Development Order permitting.

2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways;

Many Road, a two-lane minor collector road, is located along the west property line and provides vehicular access to the Walmart supercenter and other shopping and employment opportunities north of the subject property. Evergreen Road, a two-lane local road, connects N. Cleveland Avenue to N. Tamiami Trail (Business 41). Pedestrian facilities will be required along the property lines of both Many Road and Evergreen Road at time of Development Order permitting.

3. The property is located with the Intensive Development, Central Urban, or Urban Community future land use category;

The property is located within the Intensive Development future land use category.

4. Availability of adequate public facilities and infrastructure;

All public service providers have provided letters of availability and/or letters of determination confirming availability and adequacy to serve the proposed development. In addition, the Traffic Impact Statement demonstrates that the proposed amendment does not alter or diminish the level of service of the surrounding roadway network.

5. Will not intrude into predominately single-family residential neighborhoods.

There are a mix of zoning districts and uses in this transitional area. Exhibit M5, Map and Description of Existing Land Uses demonstrates that surrounding uses include a gas station to the south, place of worship to the east, single-family residential to the north and further east, and vacant lots with commercial zoning to the west. Exhibit M20, Justification of

Proposed Amendment, includes an aerial from Lee Spins of the Mixed Use Overlay including the subject property. As you can see from the exhibit, the configuration of the mixed use overlay follows N. Cleveland Avenue at an angle. As a result, the Mixed Use Overlay extends east to Touchstone Rd, which is further east than the subject property. In addition, further east at 190 Evergreen Road is the Lee County fueling station and Emergency Medical Services. This area is already a mix of commercial and residential uses. It is not intruding into a predominantly single-family neighborhood.

EXHIBIT M16

TRAFFIC CIRCULATION ANALYSIS FOR A PROPOSED COMPREHENSIVE PLAN AMENMDMENT

308 Evergreen Road

PREPARED FOR:

**Mr. Randy Krise, Managing Member
308 Evergreen Road, LLC.
16 Winewood Court
Fort Myers, FL 33919**

PREPARED BY:



**43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com**

November 2023



Digitally signed
by Thomas
Dean Martin
Date: 2023.12.08
10:33:48 -05'00'

This item has been digitally signed and sealed by Dean Martin, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the authentication code must be verified on any electronic copies.

1. PURPOSE

OBJECTIVE

This report has been prepared in accordance with the Lee County Department of Community Development and the Lee County Land Development Code criteria as outlined in the Lee County Traffic Impact Statement Guidelines for projects seeking Comprehensive Plan Amendment approval. This report analyzes the anticipated traffic conditions of the proposed development in order to determine any adverse roadway impacts associated with the addition of **308 Evergreen Road**.

The subject parcel per the most recent Boundary Survey provided by Harris-Jorgensen is 3.49 acres.

2. SITE DESCRIPTION

SITE LOCATION

308 Evergreen Road is a 3.49-acre project located north of Evergreen Road and east of US 41 in Section 03, Township 44 South, Range 24 East, Lee County, Florida. The site is currently zoned RS-1 and is within the Intensive Development Central Urban Future Land Use. This would allow the site to be developed into a single-family residential subdivision with forty-eight (48) dwelling units. The applicant proposes to rezone the parcel to Mixed-Planned Development (MPD) to construct 24,000 square feet of commercial uses and forty-four (44) multi-family residential dwelling units (within the same building) on the site.

Access to the proposed development will be provided by one (1) proposed full-access driveway connection to Evergreen Road.

3. OBSERVATIONS

3.1 TRIP GENERATION CALCULATIONS

Vehicular trips generated by the allowable development were calculated by using the equations provided by the Institute of Transportation Engineers, 11th Edition of the Trip Generation Manual, Land Use Code 210 (Single-Family Detached Housing) using the fitted curve equations shown in the tables.

Table 1. Raw Trip Generation – Allowable Single-Family Detached Housing (LUC 210)

<u>48 Dwelling Units:</u>	
A.	Daily Average Vehicle Trip Ends, Weekday $\text{Ln (T)} = 0.92 \text{ Ln (48)} + 2.68 = \mathbf{514 (257 \text{ entering, } 257 \text{ exiting})}$
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $\text{Ln (T)} = 0.91 \text{ Ln (48)} + 0.12 = \mathbf{38 (10 \text{ entering, } 28 \text{ exiting})}$
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $\text{Ln (T)} = 0.94 \text{ Ln (48)} + 0.27 = \mathbf{50 (31 \text{ entering, } 19 \text{ exiting})}$

Source: TDM, 2023

Vehicular trips generated by the proposed development were calculated by using the equations provided by the Institute of Transportation Engineers, 11th Edition of the Trip Generation Manual, Land Use Code 230 (Low-Rise Residential with Ground Floor Commercial) using the average rates shown in the tables. Note that the trips generated represent the total trips that enter or exit the site. Any trips internal to the site between residential and commercial components (internal capture) are not included.

Table 2. Raw Trip Generation – Proposed LR Residential w/GF Commercial (LUC 230)

<u>44 Dwelling Units:</u>	
A.	Daily Average Vehicle Trip Ends, Weekday $T = 3.44 (44) = \mathbf{152 (76 \text{ entering, } 76 \text{ exiting})}$
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 0.44 (44) = \mathbf{19 (4 \text{ entering, } 15 \text{ exiting})}$
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 0.36 (44) = \mathbf{16 (11 \text{ entering, } 5 \text{ exiting})}$

Source: TDM, 2023

Because the average number of dwelling units surveyed is 365 or above (versus the proposed forty-four) and because of the limited number of studies (two), these results could be considered unreliable. Therefore, in an attempt to generate more reliable trip generations, the uses will be separated and internal capture considered. Vehicular trips generated by the proposed development were calculated by using the equations provided by the Institute of Transportation Engineers, 11th Edition of the Trip Generation Manual, Land Use Codes 220 (Multi-Family Housing Low-Rise) and 822 (Strip Retail Plaza < 40k) using the average rates or the fitted curve equations shown in the tables.

Table 3. Raw Trip Generation – Proposed Multi-Family Housing (LUC 220)

<u>44 Dwelling Units:</u>	
A.	Daily Average Vehicle Trip Ends, Weekday $T = 6.74 (44) = 297$ (149 entering, 148 exiting)
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 0.40 (44) = 18$ (4 entering, 14 exiting)
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $T = 0.51 (44) = 22$ (14 entering, 8 exiting)

Source: TDM, 2023

Table 4. Raw Trip Generation – Proposed Strip Retail Plaza (LUC 822)

<u>24,000 Square Feet of Gross Leasable Area:</u>	
A.	Daily Average Vehicle Trip Ends, Weekday $T = 42.20 (24.000) = 1,013$ (506 entering, 507 exiting)
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $\ln(T) = 0.66 \ln(24.000) + 1.84 = 51$ (31 entering, 20 exiting)
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $\ln(T) = 0.71 \ln(24.000) + 2.72 = 145$ (72 entering, 73 exiting)

Source: TDM, 2023

Table 5. Raw Trip Generation – Total Proposed Development

<u>Table 3 + Table 4:</u>	
A.	Daily Average Vehicle Trip Ends, Weekday $297 + 1,013 = 1,310$ (655 entering, 655 exiting)
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $18 + 51 = 69$ (35 entering, 34 exiting)
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $22 + 145 = 167$ (86 entering, 81 exiting)

Source: TDM, 2023

Because the proposed mixed-use development includes retail and residential uses, internal capture must be considered. Internal capture accounts for the interaction among and between complimentary land uses and reduces not only the project's impact to the surrounding roadway network but also the driveway turning movements. Per ITE Trip Generation Manual, 3rd Edition, Table 6.1, internal capture is estimated at 14% for the AM Peak and at 26% for the PM Peak (using From Retail to Residential since the retail component is the dominant use). Table 6 below accounts for the project's internal capture.

Table 6. Raw Trip Generation – Total Proposed Development (Including Internal Capture)

<u>Table 5 x 0.86 for AM Peak and 0.74 for PM Peak:</u>	
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $69 \times 0.86 = 59$ (30 entering, 29 exiting)
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $167 \times 0.74 = 124$ (64 entering, 60 exiting)

Source: TDM, 2023

Table 6 above would be used for any turn-lane analyses. However, not all the trips indicated in Table 6 above will be new trips to the adjacent roadway system. Vehicles already traveling the adjoining roadway system, called "pass-by" traffic, reduce the development's overall impact on the surrounding roadway system but do not decrease the actual driveway volumes. For this project, 26% of the traffic from Table 6 above is assumed to be A.M. pass-by traffic while 30% (Lee County allowed maximum) of the traffic from Table 5 above is assumed to be P.M. pass-by traffic. Table 7 below accounts for the project's "pass-by" trips and will be used for the requisite concurrency analysis.

Note that LUC 822 does not appear in the 2021 pass-by appendices, but LUC 820 (Shopping Center) does. Based on the similarity of these LUCs, it is reasonable to infer that the pass-by percentages for LUC 820 will also apply to LUC 822.

Table 7. Raw Trip Generation – Prop. Dev. (Including Internal Capture and Pass-By)

<u>Table 6 x 0.74 for AM Peak and 0.70 for PM Peak:</u>	
B.	A.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $59 \times 0.74 = 44$ (22 entering, 22 exiting)
C.	P.M. Peak Hour Average Vehicle Trip Ends (Adjacent Street) $124 \times 0.74 = 92$ (47 entering, 45 exiting)

Source: TDM, 2023

Comparing Table 1 above to Table 7 above, the total peak hour net increase in trips using the adjoining roadway network due to the proposed rezoning is $(44 - 38) 6$ for the A.M. peak hour and $(92 - 50) 42$ in the P.M. peak hour. Therefore, the development will be analyzed using the criteria established for developments generating less than fifty (50) additional peak hour vehicle trips. Table 7 above will be used for the requisite concurrency analyses.

3.2 TRIP DISTRIBUTION

As previously stated herein, access to the proposed development will be provided by one (1) proposed full-access driveway connection to Evergreen Road.

Since Evergreen Road accesses the nearest arterial street (US 41) to the west and accesses another arterial street (North Tamiami Trail) to the east, it is estimated for this report that 90% of traffic will enter and exit the proposed development from/to the west and 10% of traffic will enter and exit the proposed development from/to the east.

3.3 EXISTING TRAFFIC CONDITIONS

US 41 is the nearest arterial road being indirectly accessed. Based on the 2022 Traffic Count Report prepared by the Lee County Department of Transportation, traffic on US 41 near the proposed development heads south 69% of the time and north 31% of the time in the A.M. peak. In the P.M. peak, traffic near the proposed development heads north 66% of the time and south 34% of the time.

US 41 is classified by the Lee County Comprehensive Plan as a four-lane divided State-maintained arterial road. Per the 2022 Lee County Concurrency Report, it has an existing “C” Level of Service near the proposed development with a 2021 peak direction of flow volume of one thousand three hundred sixty-two (1,362) vehicles per hour, a Performance Standard “D” Level of Service, and a Performance Standard Capacity of two thousand one hundred (2,100) vehicles per hour.

North Tamiami Trail is also an arterial road being indirectly accessed. Based on the 2022 Traffic Count Report prepared by the Lee County Department of Transportation (using traffic count station #1 for US 41 since data does not exist for North Tamiami Trail), traffic on North Tamiami Trail near the proposed development heads south 69% of the time and north 31% of the time in the A.M. peak. In the P.M. peak, traffic near the proposed development heads north 66% of the time and south 34% of the time.

North Tamiami Trail is classified by the Lee County Comprehensive Plan as a six-lane undivided State-maintained arterial road. Per the 2022 Lee County Concurrency Report, it has an existing “C” Level of Service near the proposed development with a 2021 peak direction of flow volume of one thousand seven hundred fifteen (1,715) vehicles per hour, a Performance Standard “D” Level of Service, and a Performance Standard Capacity of three thousand one hundred seventy-one (3,171) vehicles per hour.

Evergreen Road is being directly accessed. It has a posted speed limit of thirty (30) miles per hour near the proposed development. It is classified as a two-lane undivided County-maintained local street.

3.4 LEVEL OF SERVICE ANALYSIS (US 41)

The proposed development will not introduce a significant increase in traffic flows and will not degrade the Level of Service of US 41 during the peak season following the build-out year below the Performance Standard Level of Service (see attached 100th Highest Hour Level of Service Calculation).

3.5 LEVEL OF SERVICE ANALYSIS (NORTH TAMIAMI TRAIL)

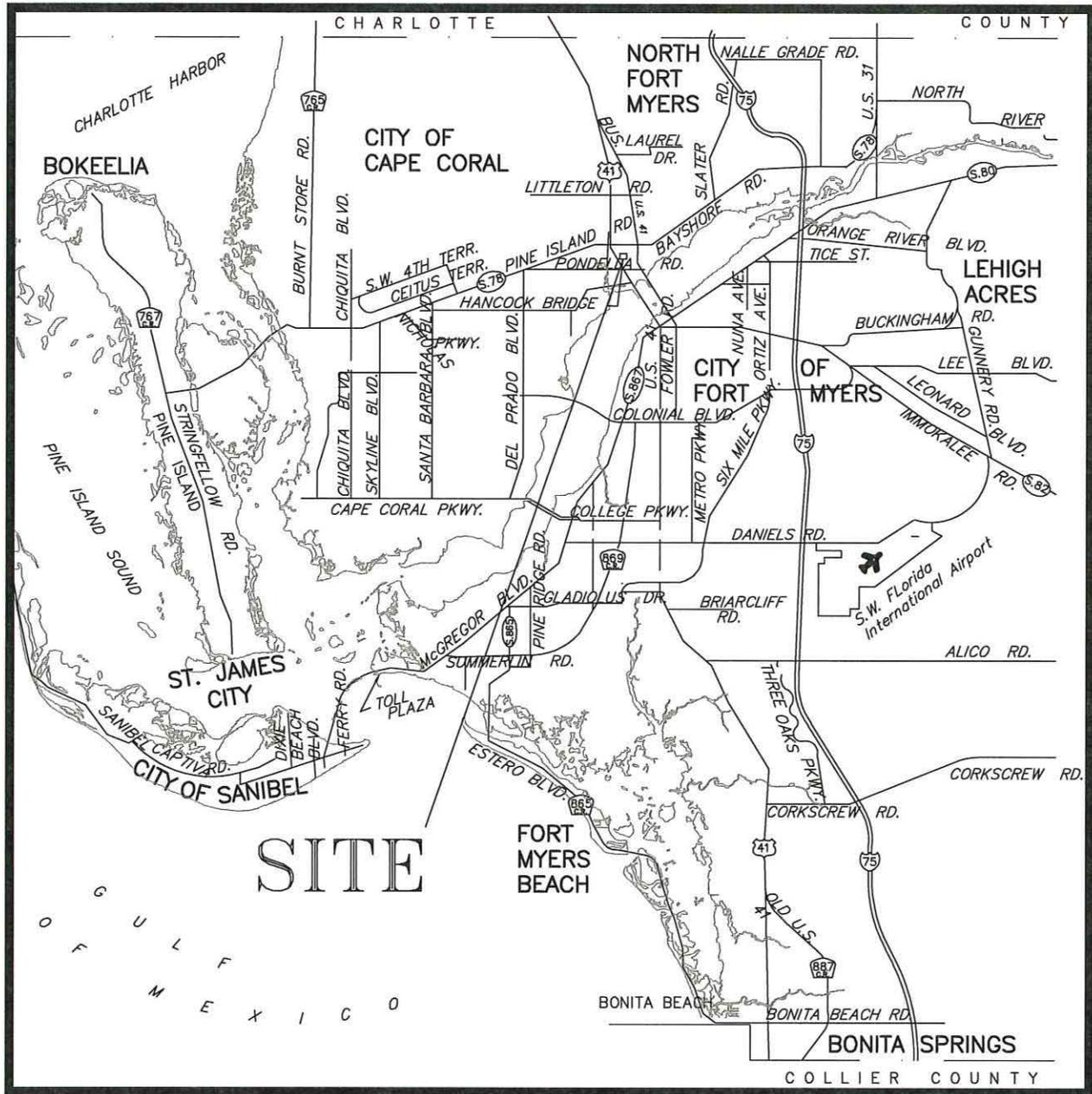
The proposed development will not introduce a significant increase in traffic flows and will not degrade the Level of Service of North Tamiami Trail during the peak season following the build-out year below the Performance Standard Level of Service (see attached 100th Highest Hour Level of Service Calculation).

100TH HIGHEST HOUR LEVEL OF SERVICE CALCULATION US 41

ENGINEER:	TDM Consulting, Inc. Dean Martin, P.E.
DATE:	May 10, 2023
PROJECT NAME:	308 Evergreen Road
PROJECT LOCATION:	Between Pondella and PIR
PERMANENT COUNTING STATION NUMBER:	1
100TH HOUR V.P.H. (Year & Rate) =	2021 1,362
YEAR FOLLOWING PROJECT CONSTRUCTION:	2025
ADJUSTMENT FACTOR =	
Count & Yr_{min}	
Count & Yr_{max}	
Adjustment Factor =	$(\quad 0 / \quad 0 \text{ ##### })^4$ 1.000
ADJUSTED 100TH HOUR V.P.H. =	1,362 x 1.000 1,362
EXISTING LEVEL OF SERVICE =	C
PROJECT V.P.H. =	47 (P.M. Entering) x 90% x 69% (South-Bound) 29
TOTAL V.P.H. =	1,362 + 29 1,391
LEVEL OF SERVICE =	C
COMMENTS:	Growth Adjustments are not Required

100TH HIGHEST HOUR LEVEL OF SERVICE CALCULATION NORTH TAMiami TRAIL

ENGINEER:	TDM Consulting, Inc. Dean Martin, P.E.
DATE:	May 10, 2023
PROJECT NAME:	308 Evergreen Road
PROJECT LOCATION:	Between Pondella and PIR
PERMANENT COUNTING STATION NUMBER:	1
100TH HOUR V.P.H. (Year & Rate) =	2021 1,715
YEAR FOLLOWING PROJECT CONSTRUCTION:	2025
ADJUSTMENT FACTOR =	
Count & Yr_{min}	
Count & Yr_{max}	
Adjustment Factor =	$(\frac{0}{0})^4$ 1.000
ADJUSTED 100TH HOUR V.P.H. =	1,715 x 1.000 1,715
EXISTING LEVEL OF SERVICE =	C
PROJECT V.P.H. =	47 (P.M. Entering) x 10% x 69% (South-Bound) 3
TOTAL V.P.H. =	1,715 + 3 1,718
LEVEL OF SERVICE =	C
COMMENTS:	Growth Adjustments are not Required



LOCATION SKETCH
N.T.S.

EXHIBIT 1
TRAFFIC IMPACT STATEMENT
LOCATION MAP
308 EVERGREEN ROAD
FORT MYERS, FL, 33903

SOURCE: TDM, 11/23



43 Barkley Circle, Suite #200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Email: dean@tdmconsulting.com
Certificate of Authorization # 29086

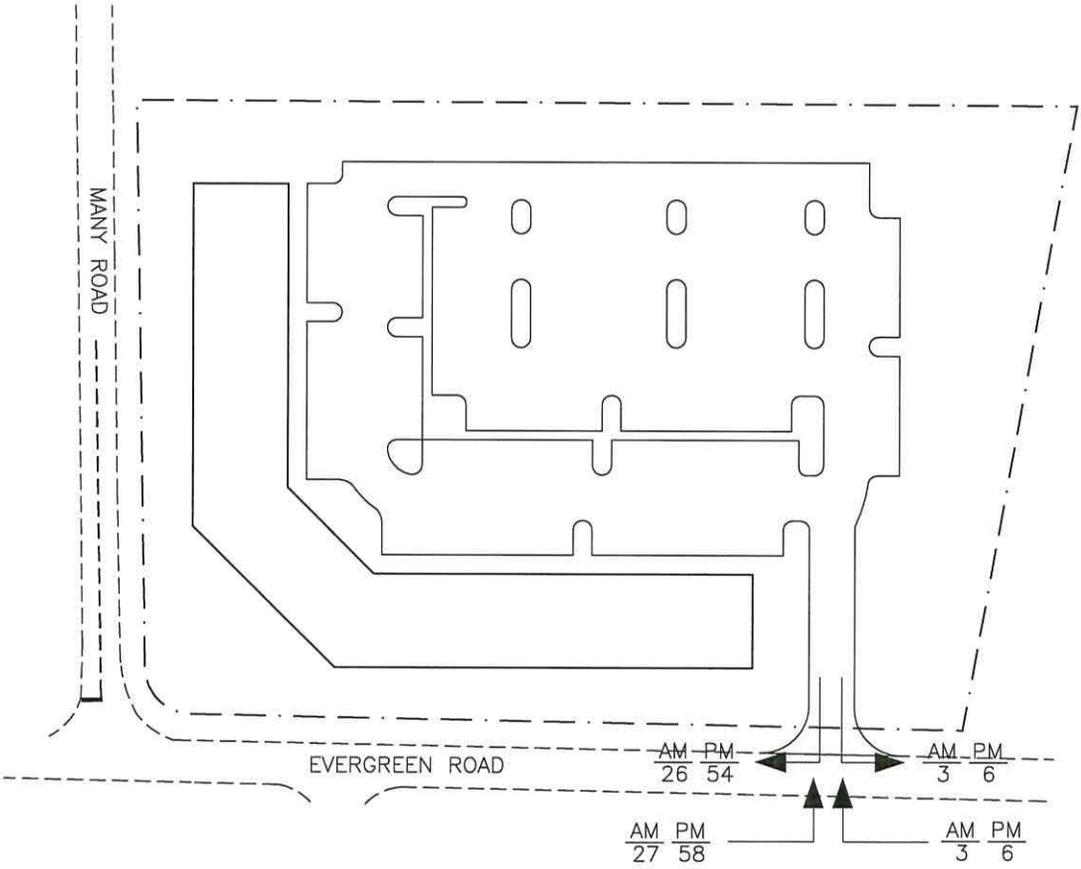


EXHIBIT 2
TRAFFIC IMPACT STATEMENT
PEAK HOUR TRAFFIC DISTRIBUTION
308 EVERGREEN ROAD
NORTH FORT MYERS, FL 33903
SOURCE: TDM, 05/23



43 Barkley Circle, Suite #200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Email: dean@tdmconsulting.com
Certificate of Authorization # 29086



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Justification of Proposed Amendment – Exhibit M20
Revised 12-12-23

The Applicant, 308 Evergreen Road, LLC, is requesting to amend Lee Plan Map 1-C, Mixed Use Overlay Map. The Applicant is requesting to add the ±3.5-acre property located at 308 Evergreen Road into the Mixed Use Overlay. The subject property is located on the north side of Evergreen Road, on the east side of Many Road, approximately 230 feet east of N. Cleveland Avenue in the North Fort Myers Planning Community.

The subject property has a Future Land Use classification of Intensive Development. **Lee Plan Policy 1.1.2** states that “*Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate.*”

Objective 11.1: Mixed Use Development. *Allow and encourage mixed use development within certain land use categories and at appropriate locations where sufficient infrastructure exists to support development.*

Policy 11.1.1: *Developments located within the Intensive Development, Central Urban, or Urban Community future land use categories that have existing connectivity or can demonstrate that connectivity may be created to adjacent neighborhoods are strongly encouraged to be developed with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use).*

Lee Plan Objective 11.2: Mixed Use Overlay states that “*The County will maintain an Overlay in the future land use map series identifying locations appropriate for mixed use located in proximity to: public transit routes, education facilities, recreation opportunities, and existing residential, shopping, and employment centers. Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns are encouraged and preferred within the Mixed Use Overlay.*”

Policy 11.2.1: *The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities through increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:*

1. Located within the extended pedestrian shed of established transit routes;

Lee Tran has provided a Letter of Determination stating that the subject property is within one-quarter mile of a fixed-route corridor (North Cleveland Avenue). Pedestrian facilities will be required on Evergreen Road at time of Development Order permitting.

2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways;

Many Road, a two-lane minor collector road, is located along the west property line and provides vehicular access to the Walmart supercenter and other shopping and employment opportunities north of the subject property. Evergreen Road, a two-lane local road, connects N. Cleveland Avenue to N. Tamiami Trail (Business 41). Pedestrian facilities will be required along the property lines of both Many Road and Evergreen Road at time of Development Order permitting.

3. The property is located with the Intensive Development, Central Urban, or Urban Community future land use category;

The property is located within the Intensive Development future land use category.

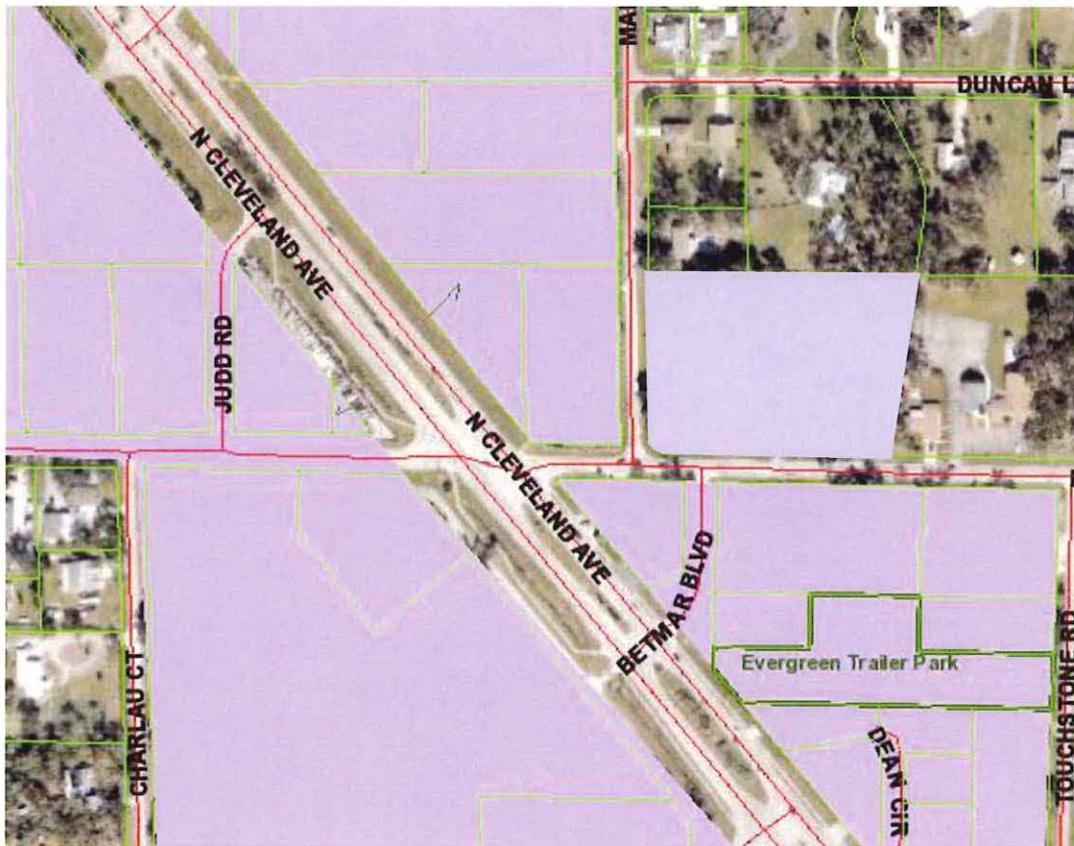
4. Availability of adequate public facilities and infrastructure;

All public service providers have provided letters of availability and/or letters of determination confirming availability and adequacy to serve the proposed development. In addition, the Traffic Impact Statement demonstrates that the proposed amendment does not alter or diminish the level of service of the surrounding roadway network.

5. Will not intrude into predominately single-family residential neighborhoods.

Nearby uses include a gas station, place of worship, single-family residential, and vacant lots with commercial zoning. The subject property is bordered by commercial zoning to the west along a major arterial roadway, which is currently in the mixed use overlay. The property to the south includes a gas station and vacant land with both C-1A and AG-2 zoning. Those properties are also within the mixed use overlay. A Place of Worship with RS-1 zoning is located to the east and single-family homes with RS-1 zoning are located to the north. There are a mix of zoning districts and uses in this transitional area.

Lee Plan Policy 11.2.3 states that *“At the discretion of the Board of County Commissioners, the Mixed Use Overlay boundary may be extended up to one-quarter mile to accommodate developments partially within a Mixed Use Overlay or immediately adjacent to a Mixed Use Overlay.”* The subject property is adjacent to the Mixed Use Overlay to the south and west. Only the street right-of way widths of Evergreen Road and Many Road separates the subject property from properties within the Mixed Use Overlay. Please see the Exhibit below.



In addition to complying with the Lee Plan, adding the subject property to the Mixed-Use Overlay Map is based on sound planning principles.

- The property immediately west is in the MUO and zoned for commercial use, while the property to the north and east is zoned for single-family residential use. A mixed-use development with both commercial and residential uses provides a more harmonious transition between the higher intensity commercial uses planned along N. Cleveland Avenue and the existing low intensity uses to the north and east;
- The surrounding roadway network includes local and major collector roads for access without utilizing nearby arterial roads;
- Public transportation is within close proximity - along N. Cleveland Avenue;
- Pedestrian facilities are located along both sides of N. Cleveland Avenue;
- Urban services and infrastructure are available and adequate to service future development;
- Surrounding uses are mixed, including existing commercial, planned commercial, existing single-family residential, and existing religious facilities;
- A true mixed-use development at this location provides a different housing choice than what's currently available in the area and also provides opportunities for economic vitality and jobs; and

- The large 3.5-acre site is ideal for redevelopment and can be considered an infill lot, which promotes compact, contiguous growth patterns.

EXHIBIT M21



43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone 239-433-4231 Fax 239-433-9632
www.tdmcivilengineering.com
Certificate of Authorization # 29086

308 Evergreen Road, North Fort Myers
Lee Plan Map Amendment
Public Information Meeting Summary

A public information meeting was held at the North Fort Myers Community Planning & Design Review Panel's monthly meeting on Tuesday, December 5, 2023 at the North Fort Myers Recreation Center, 2000 Recreation Way, North Fort Myers. The meeting was publicly advertised in the News-Press on November 24, 2023 and a public notice sign was posted on the property on November 27th. A copy of the meeting minutes from the NFM Design Review Panel, the News-Press Notice of Meeting Ad and Sign-In Sheet is included with this summary.

TDM staff presented the request to add 308 Evergreen Road to the Mixed-Use Overlay by amending Lee Plan Map 1-C. An Area Location Map was presented with surrounding future land use classifications and uses. The property is located just east of N. Cleveland Avenue at the corner of Evergreen Road and Many Road and has a FLU classification of Intensive Development. A color exhibit of the property showing the existing properties within the MUO per Lee Plan Map 1-C in comparison to the location of the subject property was presented.

This was the second presentation of this application so there was very little discussion; however, the color exhibit showing the proximity of the subject property to the existing MUO properties to the west and south was helpful. The Board voted to support the Lee Plan Map Amendment.

NFMDRP

Tuesday, December 5, 2023 at 6:00 pm
308 Evergreen Road Comprehensive Plan Amendment

- **Applicant:**
308 Evergreen Road, LLC
- **Notice of Meeting:**
The Notice of Meeting was advertised in the News-Press on Nov. 24th and signs were posted on-site on Nov. 27th.
- **Location:**
The property is located at 308 Evergreen Road, on the east side of N. Cleveland Ave at the corner of Evergreen and Many Rd.
- **Request:**
Requesting to amend Lee Plan Map 1-C by adding the 3.50-acre property into the MUO. I presented this request at the April meeting; however, didn't include the CPA in the News-Press advertisement, just the rezoning, so Lee County asked me to make a second presentation.
- **FLU:**
Intensive Development
- **Lee Plan:**
The Lee Plan permits the Mixed Use Overlay boundary to be extended up to one-quarter mile when adjacent to existing MUO at the discretion of the BOCC. The property meets the criteria for extending the MUO:
 - the property is within the Intensive Development FLU category
 - public transit is located nearby along N Cleveland Ave
 - public facilities and infrastructure are available and adequate to serve the site
 - there's an existing roadway network that provides alternative routes without accessing arterial roads
 - development of the site will include pedestrian facilities
 - there's existing commercial development within proximity to the site so a proposed mixed use development with both residential and commercial is appropriate at this location and will act as a transition between more intensive commercial uses located and permitted along N Cleveland Ave such as the Chevron station and the existing single-family uses further east on Evergreen Rd.
- **Summary:**
The Applicant intends to rezone the property to a Mixed-Use Planned Development to permit neighborhood retail on the first floor and multi-family residential above. Adding the site into the MUO is the first step in redeveloping the property.

308 EVERGREEN ROAD, NORTH FORT MYERS



308 Evergreen Road
Mixed-Use Overlay Map
Exhibit D



AGENDA

JOINT MEETING OF THE NORTH FORT MYERS DESIGN REVIEW PANEL & THE NORTH FORT MYERS COMMUNITY PLANNING PANEL

NORTH FORT MYERS RECREATION CENTER
2000 N. RECREATION PARK WAY
NORTH FORT MYERS, FL

December 5, 2023

6:00 PM

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF LAST MEETING MINUTES
4. NEW BUSINESS –
 - 1) Ingman Marine – Gasparilla Marine – Greg Stuart
 - Sales Business Expansion
 - 2) Hermosa – Revital / Boral engineering – Mathew Mikovich Boral Engineering.
 - 3) 1430 Brown Road – Veronica Martin TDM
 - Rezoning from RS1 to C-1
 - 4) 1381 Betmar Blvd – Veronica Martin TDM
 - DO – Office / Storage Facility
 - 5) 308 Evergreen – Veronica Martin TDM
 - Amend Mixed Use Overlay to add 3.5 ac.
 - 6) 8200 Engle Place – Veronica Martin TDM
 - DO Outdoor Storage Facility
5. OLD BUSINESS
6. OTHER BUSINESS – Chores, email and scheduling, new contact email address for the planning panel.
7. ADJOURNMENTNEXT MEETING January 2nd, 2024- NFM REC. CTR.



Order Confirmation

Not an Invoice

Account Number:	1124687
Customer Name:	Tdm Consulting, Inc
Customer Address:	Tdm Consulting, Inc 43 BARKLEY CIR STE 200 FORT MYERS FL 33907-7518
Contact Name:	Ashley Gervais
Contact Phone:	239-433-4231
Contact Email:	AGervais@tdmconsulting.com
PO Number:	

Date:	11/20/2023
Order Number:	9545952
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	22.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
FNP Fort Myers News-Press	1	11/24/2023 - 11/24/2023	Public Notices
FNP news-press.com	1	11/24/2023 - 11/24/2023	Public Notices

Order Confirmation Amount	\$76.36
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Ad Preview

NOTICE OF MEETING

TDM Consulting, Inc. will be presenting a Comprehensive Plan Map Amendment application at the North Fort Myers Community Planning & Design Review Panel meeting on December 5, 2023 at 6:00 pm. The meeting will be held at the North Fort Myers Recreation Center, 2000 Recreation Way, North Fort Myers. The applicant, 308 Evergreen Road, LLC, is requesting to amend Lee Plan Map 1-C by adding the 3.50-acre property located at 308 Evergreen Road, North Fort Myers into the Mixed-Use Overlay. For additional information please contact Veronica Martin with TDM Consulting, Inc. at 239-433-4231 or vmartin@tdmconsulting.com.
Nov. 24, 2023 #9545952

Public Information Meeting Sign-In Sheet

PG. 1

Meeting Date: Tuesday, December 5, 2023

Location: NFMDRP, NFM Rec Center, 2000 Recreation Way, NFM

Project Name: _____

Name	Address	Phone Number	E-Mail
Veronica Martin	43 Barkley Cir #200 FM	433-4231	vmartin@tdmconsulting.com
Gerolome ^{Lambert}	3109 SATURN circle	440 227-4044	glambert440284@yahoo.com
Keith Yocum	3131 SATURNE		KEITHYOCUM@GMAIL.COM
Julia Pierce	3114 VANSLANE		julia.pierce@gmail.com
Wendy Ouellette	3125 PLUTO CIRCLE	239-656 1179	gailbeaulte@symantec.ca
Susan Marks	3128 Pluto Cir	317- 627-2795	domniesue2@gmail.com
Patrick + Monique TRIPPEL	9246 Caloosa Dr.	219-670- 6900	monique.trippel@ icloud.com
Debbie Byrum	9022 Arbor Dr	260-750- 3286	palmtree187@ yahoo.com
Sheryl Kordet	16037 Citron Way Tamiami Village	239-284-0717	
Carole Therrien	16008 Tangelow Way Tamiami Village		
Norina Wylla	18263 Arbor Drive Tamiami Village	860 449 4085	Imiandb@comcast
Bonnie Gott	3175 SATTARN Cir. Tamiami Vill.	661-239-9564	Bgott1939@AOL.COM
Duane/Pat Deal	3101 Saturn circle Tamiami Vill	937- 416-6125	duaneadeal@gmci .com

List
copy

9012 ARBOR DR #10
TAM-AMI VILLAGE 913-7008

lis@wv@AOL.com

Public Information Meeting Sign-In Sheet

PAGE 8.

Meeting Date: TUESDAY DECEMBER 5th 2023

Location:

Project Name: NFM DRP, NFM RECREATION CENTER, 2000 RECREATION WAY NFM

Name	Address	Phone Number	E-Mail
GLORIA STEIER	412 LEELAND ST. N.F.M	703 - 344-5549	@RAVENWOOD 91 @ AOL.COM
Carolyn Stout	3162 Mercury NFM	239 - 940-2822	JCS PROPERTIES @COMCAST.NET
DEBRA PARIS	3079 Sky Villa Ln N. Ft Myers 33903	239 - 266-5385	LADYBUSHHOME@ GMAIL.COM
Sandra Hornbaker	9255 Caloosa NFM	616 - 460-2065	
Ed Imbault	3377 RAINBOW LN NORTH FORT MYERS 33903	616 8622808	
John & Kathy Jeidy	3401 Rainbow Ln N. Ft Myers 33903	843-422- 1042	jejeidy@ hotmail.com
LARRY & MAE NALLIS	3424 CELESTIAL WAY N. FT. MYERS 33903	630 624-3789	
George & Marohn	9027 Flamingo Circle N. Fort Myers	880-689 5572	
Joe Carriveau	458 Emden St N. Fort Myers	239-9845867	
BILL & BETTY HAUGSNES	16042 Citrus Way N. Ft Myers 33903	816-853-0818	HENNESSY4@MFL .com
Joe Campbell	16251 N. Cleveland AVE N. Ft Myers 33903	239 - 560-8231	BAROW 767 PC @Hotmail.com
JOHN KOZAK	4620 COLONY VILLAS DR UNIT 1102 BOONVILLE SPRINGS FL 34131	239-940- 311 0075	JKOZAK24@COMCAST.net
DEAN MARTIN	43 BARKLEY CR #200, FM FL	239 433-	deanetdmconsul ting.com

33907 4231
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(239) 691
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DAVIDELANDES@COM

HECTOR & KATHY LOSIER 9267 Desoto Dr. N.F.M. email heck1@cogeco.ca
 SHARON GRUFF 16005 Hibiscus Way N.F.M. sgruff16005@gmail.com
 Donna Cline 16035 Tangelo Way NFM donnacline6@yahoo.com
 Solomon Miller 3376 Rainbow Lane N/A
 Wm & Donna Pappas 3301 Galaxy Way zpappas66@gmail.com
 KATHY MAUER 3322 Rainbow Ln
 KATHY MAUER 10@gmail.com
 MIKE HOLLIS 3131 SATURN CIR. mikehollis99@aol.com
 JsAnn Smith 3112 Pluto Circle joann82349@yahoo.com
 Ali Padley 3351 Rainbow Lane darebelwi@aol.com
 Pat Krystof 9243 Caloosa Dr. pekstoety@gmail.com
 Linda Rieck 3329 Rainbow Ln lrieck1949@gmail
 John PaGiucca - 16013 Citeonway papapag@live.com
 CAROLYN RUSSELL - 3420 CELESTIAL WAY becar16@aol.com
 Rebecca S. Mellen 3420 Celestial Way becar21@aol.com
 JOEY HANSON 3305 RAINBOW LANE TAMAMI GIRL311 AOL
 Donna Sharps 3303 Galaxy Way ds7786@aol.com
 Kathy Emanuele 9086 Flamingo Cir emanuekm@gmail.com
 J. Murphy 3397 RAINBOW EDJAM75@HOTMAIL.COM

308 Evergreen Road
 Flood Insurance Rate
 Map Panel 12071C0267G
 Exhibit M-23

National Flood Hazard Layer FIRMette



81°54'W 26°40'45"N



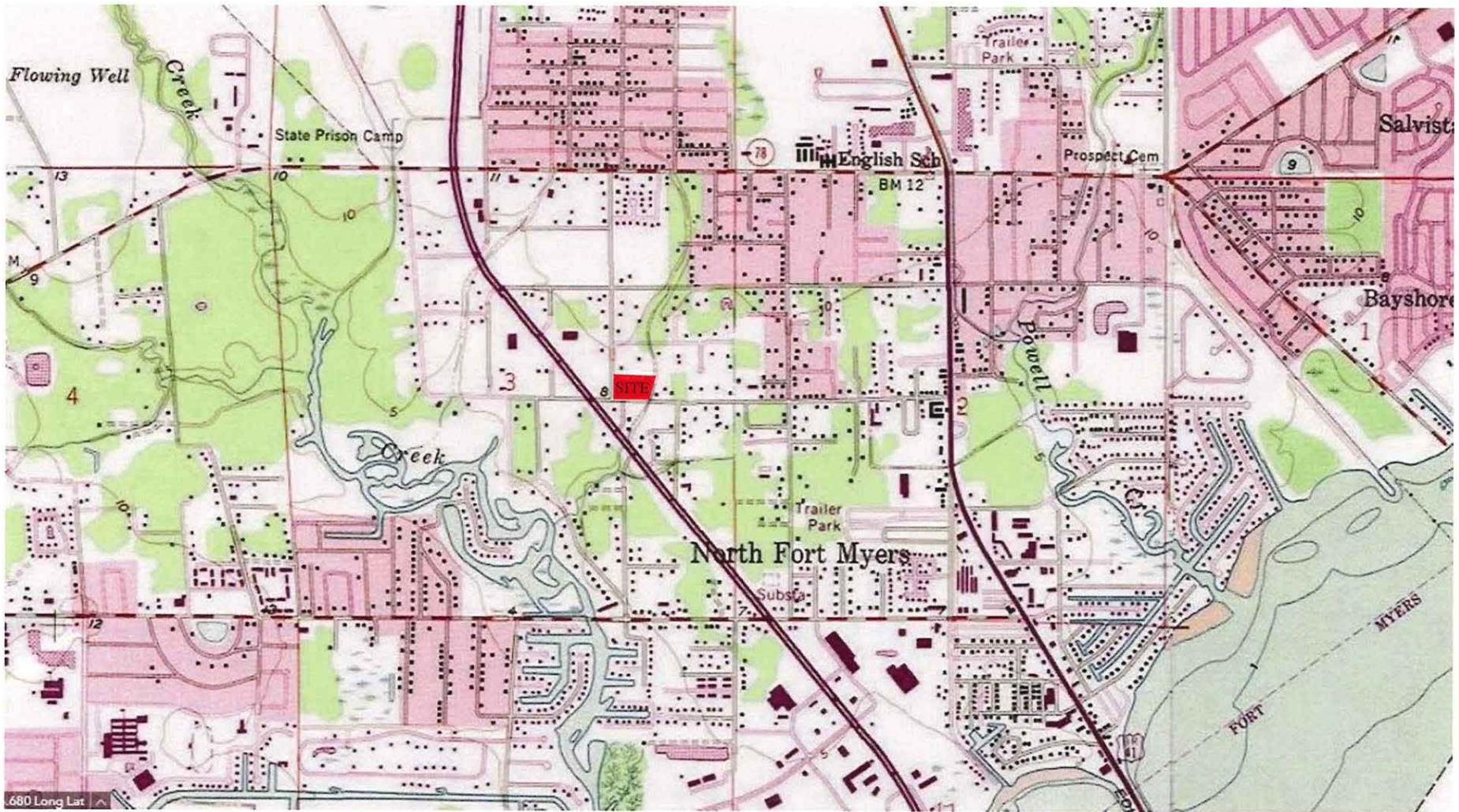
SITE – ZONE AE

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, X, A99</i>
		With BFE or Depth <i>Zone AE, AO, AN, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.9 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

308 Evergreen Road
USGS Topographic Map
Exhibit M-24



308 EVERGREEN ROAD, NORTH FORT MYERS
MAP OF AREA TO BE REZONED
EXHIBIT M-25

