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CEPA 2014-00007



COMMUNITY DEVELOPMENT

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 388
Fort Myers, FL 33902-0388
Telephone: (239) 533-8585
FAX: (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: Via Coconut Urban Place

PROJECT SUMMARY:

Change the FLU designation of ±18.53 acres of land from Suburban (96%) and Public Facilities (4%) to a new designation of Via Coconut Urban Place, allowing for a maximum residential density of 18 units per acre and maximum commercial intensity of 30,000 square feet. Includes updates to Map 1, Table 1(a), Table 1(b) and addition of new Policy 1.1.12.

Plan Amendment Cycle: Normal Small Scale DRI

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

Signature of Owner or Authorized Representative

Date

Jeffrey A. Graef

Printed Name of Owner or Authorized Representative

I. APPLICANT/AGENT/OWNER INFORMATION (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

Applicant: Focus Development Group, LLC c/o Jeffrey A. Graef, Managing Member
Address: 3690 Airport Road, Suite 9
City, State, Zip: Boca Raton, FL 33431
Phone Number: (561) 755-7170 Email: jgreaf@focusdevelopmentgroup.com

Agent*: Pavese Law Firm, Steven C. Hartsell, Esq.
Address: PO Drawer 1507
City, State, Zip: Fort Myers, FL 33902
Phone Number: (239) 336-6244 Email: stevhartsell@paveselaw.com

Please see attached sheet entitled "Additional Agents"

Owner(s) of Record: *Please see attached sheet entitled "Multiple Property Owners List"*
Address: _____
City, State, Zip: _____
Phone Number: _____ Email: _____

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE

A. TYPE: (Check appropriate type)

- Text Amendment
- Future Land Use Map Series Amendment (Maps 1 thru 24)
List Number(s) of Map(s) to be amended: Map 1

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: Southwest corner of Corkscrew Road and Via Coconut Point

2. STRAP(s): See attachment entitled "STRAP Numbers"

B. Property Information:

Total Acreage of Property: ±18.53

Total Acreage included in Request: ±18.53

Total Uplands: ±18.53

Total Wetlands: 0

Current Zoning: AG-2 and CF-2

Suburban and Public Facilities with Mixed Use

Current Future Land Use Designation: Overlay

Area of each Existing Future Land Use Category: Suburban (17.75 ac) & Public Facilities (0.78 ac)

Existing Land Use: Agriculture

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:

Lehigh Acres Commercial Overlay: N/A

Airport Noise Zone 2 or 3: N/A

Acquisition Area: N/A

Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A

Community Redevelopment Area: N/A

D. Proposed change for the subject property:

Designate as Via Coconut Urban Place, allowing for 18 residential units per acre and 30,000 s. f. of commercial space

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density 111 units / 6 units per acre

Commercial intensity 100,000 s.f. (Neighborhood Commercial)

Industrial intensity N/A

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 333 units / 18 units per acre

Commercial intensity 30,000 s.f.

Industrial intensity N/A

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch 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 an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.
7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - d. Solid Waste;
 - e. Mass Transit; and
 - f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles
 Be sure to support all conclusions made in this justification with adequate data and analysis.

H. 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
- Alva Community Plan area [Lee Plan Objective 26.7]
- Buckingham Planning Community [Lee Plan Objective 17.7]
- Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- Captiva Planning Community [Lee Plan Policy 13.1.8]
- North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- Estero Planning Community [Lee Plan Objective 19.5]
- Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- Northeast Lee County Planning Community [Lee Plan Objective 34.5]
- North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- North Olga Community Plan area [Lee Plan Objective 35.10]
- Page Park Community Plan area [Lee Plan Policy 27.10.1]
- Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- Pine Island Planning Community [Lee Plan Objective 14.7]

AFFIDAVIT

I, Jeffrey A. Graef, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of Applicant

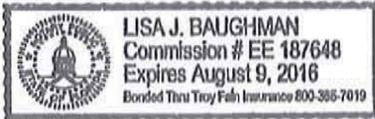
Date

Jeffrey A. Graef

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 9/24/14 (date) by Jeffrey A. Graef (name of person providing oath or affirmation), who is personally known to me or who has produced Personally Known (type of identification) as identification.



Signature of Notary Public

LISA J. BAUGHMAN
(Name typed, printed or stamped)

**Focus Development Group
Via Coconut Urban Place
Comprehensive Plan Amendment**

Proposed Text Changes

Proposed Future Land Use Category

The Lee County New Horizon 2035 Plan Amendments (CPA2011-00008) proposes a new category of Urban Land Use Categories to include Urban Core, Urban Places, and Urban Neighborhoods¹. These categories introduce higher densities in order to encourage more compact, urban conditions in rapidly urbanizing areas. According to the *Land Use Categories Table* of the 2035 Plan Amendments, Urban Places is proposed with a base density of 8 du/ac, a standard density of 18 du/ac, and an incentive density of 25 du/ac. New Horizon 2035 proposed *Policy 1.1.2b* provides that projects within the proposed Urban Places Future Land Use Category shall incorporate higher densities to promote transit, walkability, complete streets, and mixed uses².

The proposed future land use category for the subject site is a place based category to be known as **Via Coconut Urban Place**. The following language is proposed to be incorporated in the Lee Plan Future Land Use Element to identify the Via Coconut Urban Place Future Land Use Category:

Policy 1.1.12 Via Coconut Urban Place applies to approximately 18.53 acres of property at the southwest corner of the intersection of Corkscrew Road and Via Coconut Point (STRAP #s 33-46-25-00-00018.0090, 33-46-25-00-00018.0000, 33-46-25-00-00019.0010, 33-46-25-00-00019.0020, 34-46-25-01-0000C.0170). This location is intended to develop consistently and compatibly with the surrounding emerging major workplaces, centralized medical facilities, community resources and other mixed use development in the vicinity. This category is intended to accommodate a mix of uses to include mid- to high density housing opportunities and neighborhood scale commercial space in the heart of Estero, where a Town Center is envisioned for this rapidly growing community. The Via Coconut Urban Place Future Land Use category has a maximum density of 18 du/ac, and maximum commercial square footage of 30,000 square feet. Commercial and residential development shall be mixed horizontally or vertically. Vehicle paths and pedestrian/bicycle paths will interconnect within the site and opportunities shall be provided for walking to both internal and external destinations.

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¹ Proposed EAR Based Amendment Policy 1.1.1 a 1.

² Proposed EAR Based Amendment Policy 1.1.2 b.



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

February 3, 2015

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County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Steven Hartsell
Pavese Law Firm
PO BOX Drawer 1507
Fort Myers, FL 33902-1507

RE: VIA COCONUT URBAN PLACE
CPA2014-00007
Text/Map Amendment Application

Dear Steven Hartsell:

Staff has reviewed the response letter, dated December 4, 2014, which included supplemental information for the comprehensive plan amendment application CPA2014-07. The application has been found to be sufficient.

With the establishment of the Village of Estero, Lee County will work with the newly formed Village to determine the next steps in the review process for the proposed Comprehensive Plan amendment.

We will continue to keep you apprised of the review process over the next couple of months.

Sincerely,
Department of Community Development
Planning Division

Paul O'Connor, AICP, Director

CC: Planning file: CPA2014-00007

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APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Via Coconut MPD

Request: Rezone from: AG-2 and CF-2 To: MPD

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

Summary of Project:

A minor PD rezoning of ±18.53 acres of land from AG-2 and CF-2 to MPD to accommodate mixed use development including a maximum of 297 dwelling units and 30,000 square feet of commercial retail. The project is subject to a concurrent Comprehensive Plan Amendment to change the Future Land Use designation to a place-based Category of "Via Coconut Urban Place" allowing a maximum density of eighteen (18) units per acre and 30,000 square feet of commercial intensity.

**PART 1
APPLICANT/AGENT INFORMATION**

A. Name of Applicant: Focus Development Group, LLC c/o Jeffrey A. Graef, Managing Member
Address: 3690 Airport Road, Suite 9
City, State, Zip: Boca Raton, Florida 33431
Phone Number: (561) 755-7170
E-mail Address: jgraef@focusdevelopmentgroup.com

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(b)(1)b. & c.]
 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(b)(1)c.]

1. Company Name: Pavese Law Firm
Contact Person: Steven C. Hartsell, Esq.
Address: PO Drawer 1507
City, State, Zip: Fort Myers, FL 33902
Phone Number: (239) 336-6244 Email: stevehartsell@paveselaw.com

2. Additional Agent(s): Provide the names of other agents that the County may contact concerning this application. [34-202(b)(1)c.] **see attachment entitled "Additional Agents"**

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

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**PART 2
PROPERTY OWNERSHIP**

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]

Name: See attachment entitled "Multiple Owner List "
Address: _____
City, State, Zip: _____
Phone Number: _____ Email: _____

B. Disclosure of Interest [34-201; 34-204]:

Attach Disclosure of Interest Form. [34-201; 34-204]

C. Multiple parcels:

Property owners list. [34-202(a)(5)]
 Property owners map. [34-202(a)(5)]

D. Certification of Title and Encumbrances [34-202(a)(3)]

1. Title certification document, no greater than 90 days old. [34-202(a)(3)]
2. Date property was acquired by present owner(s): See attachment entitled "Property Acquisition Dates"

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed.]

See attachment entitled "STRAP Numbers"

B. Street Address of Property: Southwest corner of Corkscrew Road and Via Coconut Point

C. Legal Description:

Legal description (8½"x11") and sealed sketch of the legal description. [34-202(a)(1)]

D. Boundary Survey:

A Boundary survey, tied to the state plane coordinate system. [34-202(a)(2)]

E. 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)(6)]
2. Map of surrounding property owners. [34-202(a)(7)]
3. One set of mailing labels. [34-202(a)(6)]

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

F. Current Zoning of Property: AG-2 and CF-2

Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. [34-202(a)(8)] **Not applicable**

G. Use(s) of Property [34-202(a)(8)]:

1. Current uses of property are: Agriculture
2. Intended uses of property are: Multifamily Residential and Neighborhood Commercial

H. Future Land Use Classification (Lee Plan) [34-202(a)(8)]: **subject to a concurrent FLUM change to "Via Coconut Urban Place" category, allowing for max. 18 units per acre and 30,000 s.f. commercial**

<u>Suburban with Mixed Use Overlay</u>	<u>17.75</u> Acres	<u>96%</u> % of Total
<u>Public Facilities with Mixed Use Overlay</u>	<u>.78</u> Acres	<u>4%</u> % of Total

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I. Property Dimensions [34-202(a)(8)]:

1. Width (average if irregular parcel):	<u>356±</u>	Feet		
2. Depth (average if irregular parcel):	<u>1,741±</u>	Feet		
3. Total area:	<u>18.53±</u>	Acres or square feet		
4. Frontage on road or street:	<u>177±</u>	Feet on	<u>Corkscrew</u>	Road
2 nd Frontage on road or street:	<u>2,705</u>	Feet on	<u>Via Coconut Point</u>	
3 rd Frontage on road or street:	<u>80</u>	Feet on	<u>Happy Hollow</u>	Lane

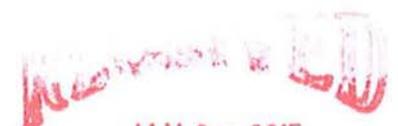
J. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session. [34-202(a)(10)]

- Not Applicable
- Estero Planning Community. [33-54(a)&(b); Lee Plan Policy 19.5.3]
- Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- North Captiva Community Plan area. [Lee Plan Policy 25.1.1]
- 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)]

K. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-202(a)]

**PART 4
TYPES OF LAND AREA ON PROPERTY**

A. Gross Acres (total area within described parcel)		<u>±18.53</u>	Acres
1. Submerged land subject to tidal influence	<u>0</u>	Acres	
2. a. Preserved freshwater wetlands	<u>0</u>	Acres	
b. Impacted wetlands	<u>0</u>	Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)	<u>0</u>	Acres	
3. R-O-W providing access to non-residential uses	<u>0</u>	Acres	
4. Non-residential use areas ⁽¹⁾⁽²⁾	<u>0</u>	Acres	
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.)		<u>0</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		<u>±18.53</u>	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 <u>with 0.78 ac Public Facilities</u> – upland	<u>±18.53</u>	Acres	
b. Suburban – preserved freshwater wetlands	_____	Acres	
c. Suburban – impacted wetlands	_____	Acres	



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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)			±18.53	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: Currently "Suburban" with 0.78 acres "Public Facilities" within Mixed Use Overlay.
*Project is subject to a concurrent comprehensive plan amendment application to designate a new place-based category of "Via Coconut Urban Place," which allows maximum density of 18 units per acre and maximum commercial intensity of 30,000 s.f.

		Lee Plan Table 1(a)		
		Max. standard density		Units
1.	Standard Units			
a.	Total upland acres (from Part 4, D.)	18.53±	x 6* equals	111
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	0	x 0 equals	0
c.	Total impacted wetlands acres (from Part 4, D.)	0	x 0 equals	0
d.	Total Allowed Standard Units ⁽¹⁾			111



2. Bonus Units ⁽²⁾⁽³⁾		0
a. Low-moderate-housing density		0
b. TDR units		0
c. Sub-total		0
3. Total Permitted Units ⁽¹⁾		111**

**Total allowable units pending approval of new place-based category of "Via Coconut Urban Place" is 333 units at 18 du/ac.

Notes:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
- (2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.
- (3) In Intensive Development, Central Urban, and Urban Community categories only.

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

A. Commercial		Total Floor Area (Square Feet)
1. Medical	Height N/A	
2. General Office	N/A	
3. Retail	3 stories, 45 max	30,000
4. Other: _____	N/A	
5. TOTAL FLOOR AREA		30,000
B. Industrial		Total Floor Area (Square Feet)
1. Under Roof	Height N/A	0
2. Not Under Roof	N/A	0
3. TOTAL FLOOR AREA		0
C. Mining		Total Acres
1. Area to be excavated	Depth N/A	0
D. Assisted Living Facilities		Total Beds/Units
1. Dependent Living Units	Height N/A	0
2. Independent Living Units	N/A	0
3. TOTAL BEDS/UNITS		0
E. Hotels/Motels (Room Size)		Total Rental Units
1. < 425 sq. ft.	Height N/A	0
2. 426-725 sq. ft.	N/A	0
3. 725 < sq. ft.	N/A	0
4. TOTAL UNITS		0

**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 and the Land Development code. 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)]
- 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)]

**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)d.iv.]

The elevations of the subject site are generally within the range of 13.87 NAVD at the southern end of the site to 14.65 near the northern end of the site. A Topographic Map is provided.

- 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].

The subject site does not contain environmentally sensitive lands or listed species occupied habitat. The entire site is comprised of disturbed uplands, as the site is either previously or actively used for agricultural purposes. There are no jurisdictional wetlands present on site. A FLUCFCS Map is provided.

- 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.]

- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale

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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.]

- 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.]
- 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.]

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES – Not Applicable**

- 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:

- 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:
 - 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:
 - 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)]

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- 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. [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)(2)]
- 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)]
 - 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(b)(8)]
- 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(b)(8)]
- 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(b)(7)]
- G. Flood Hazard: [34-202(a)(8)]**
- 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: [34-202(b)(6)]**
- 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. Bonus Density: [34-202(b)(5)]**
- Not Applicable
- Bonus density will be used. Provide a copy of the Bonus Density application showing calculations.

J. Hazardous Materials Emergency Plan for Port Facilities: [34-202(b)(4)]

- Not Applicable
- Provide a Hazardous materials emergency plan.

K. Mobile Home Park: [34-203(d)]

- 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).

L. Airport Zones & Lee County Port Authority (LCPA) Requirements:

- Not Applicable
- Property is located within _____ Airport Noise Zone: [34-1004]
- Property is located within Airport Protection Zone. Indicate which Zone below. [34-1005]
 - Property is located within Airport Runway Clear Zone: [34-1006]
 - Property is located within Airport School Protection Zone: [34-1007]
 - Property is located within Airport Residential Protection Zone: [34-1009]
 - Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. [34-1009]
- A Tall Structures Permit is required. [34-1010]

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**PART 5
SUBMITTAL REQUIREMENT CHECKLIST**

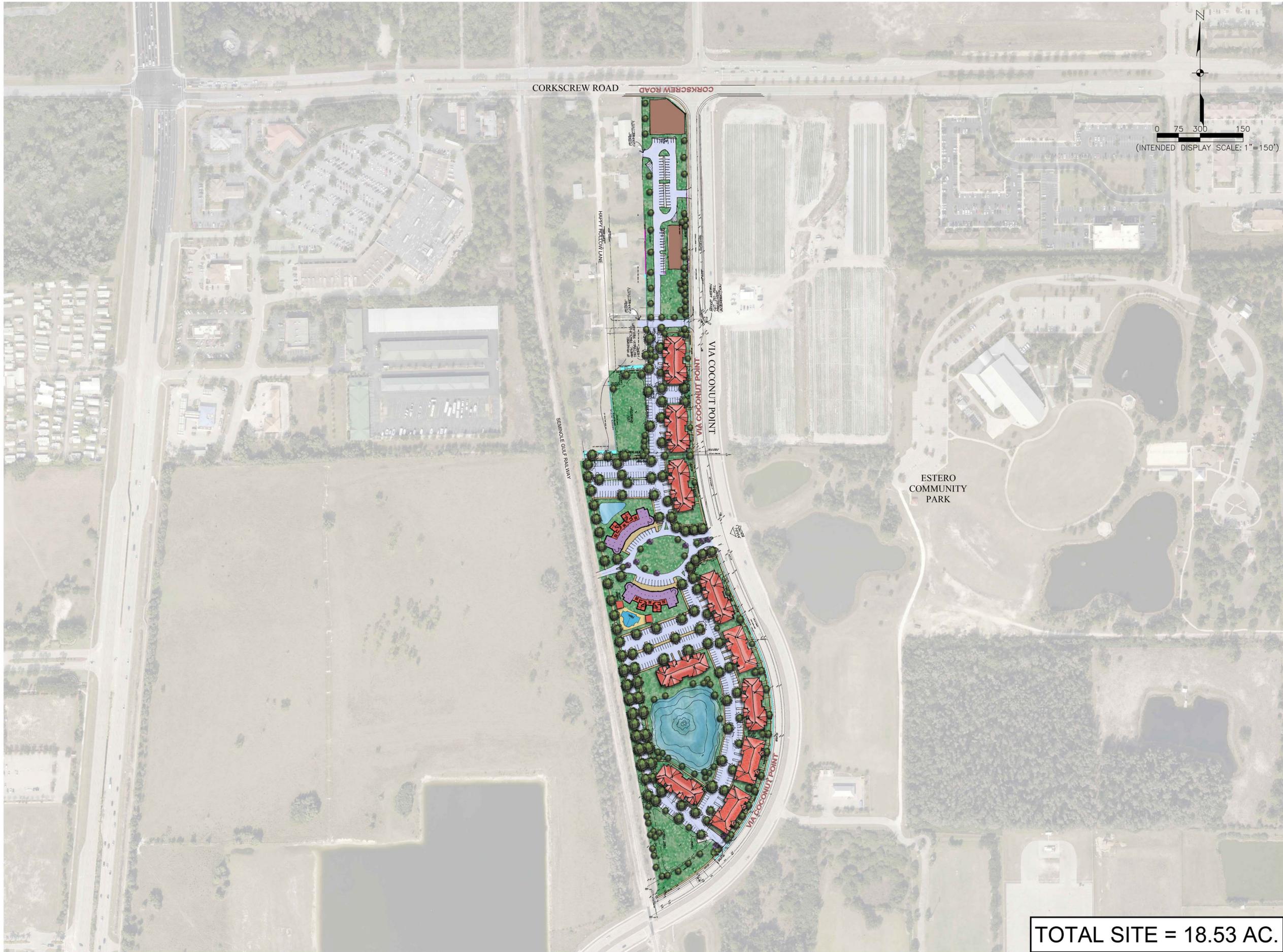
Clearly label your attachments as noted in bold below

Copies Required		SUBMITTAL ITEMS
13	<input checked="" type="checkbox"/>	Completed application for Public Hearing [34-201(b)]
1	<input checked="" type="checkbox"/>	Filing Fee - [34-202(a)(9)]
3	<input checked="" type="checkbox"/>	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3	<input checked="" type="checkbox"/>	Additional Agents [34-202(b)(1)c.]
3	<input checked="" type="checkbox"/>	Multiple Owners List (if applicable) [34-201; 34-204]
3	<input checked="" type="checkbox"/>	Disclosure of Interest Form (multiple owners) [34-201(b)(2)a]
5	<input checked="" type="checkbox"/>	Legal description and sealed sketch of legal description [34-202(a)(1)]
5	<input checked="" type="checkbox"/>	Boundary Survey (2 originals required) [34-202(a)(2); 34-373(a)(4)2.]
3	<input checked="" type="checkbox"/>	Property Owners list (if applicable) [34-202(a)(5)]
3	<input checked="" type="checkbox"/>	Property Owners map (if applicable) [34-202(a)(5)]
3	<input checked="" type="checkbox"/>	Confirmation of Ownership/Title Certification [34-202(a)(3)]
3	<input checked="" type="checkbox"/>	STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
1	<input checked="" type="checkbox"/>	List of Surrounding Property Owners [34-202(a)(6)]
1	<input checked="" type="checkbox"/>	Map of Surrounding Property Owners [34-202(a)(7)]
1	<input checked="" type="checkbox"/>	Mailing labels [34-202(a)(6)]
13	<input type="checkbox"/>	List of Zoning Resolutions and Approvals [34-202(a)8]
13	<input type="checkbox"/>	Summary of Public Informational Session (if applicable) [34-202(a)(10)]
13	<input type="checkbox"/>	Waivers from Application Submission Requirements (if applicable)
13	<input type="checkbox"/>	Preliminary Density Calculations (if applicable)
13	<input checked="" type="checkbox"/>	Request Statement
5	<input checked="" type="checkbox"/>	Traffic Impact Statement (TIS) (not required for existing development) [34-341(b)(2)d.1.]
13	<input checked="" type="checkbox"/>	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
13	<input checked="" type="checkbox"/>	Schedule of Uses [34-373(a)(8)]
13	<input checked="" type="checkbox"/>	Schedule of Deviations and Written Justification [34-373(a)(9)]
4	<input checked="" type="checkbox"/>	Topography (if available) [34-373(a)(4)d.iv.]
4	<input checked="" type="checkbox"/>	Soils Map [34-373(a)(4)b.v.]
4	<input checked="" type="checkbox"/>	FLUCCS Map [34-373(a)(4)c.]
4	<input checked="" type="checkbox"/>	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
4	<input checked="" type="checkbox"/>	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
4	<input type="checkbox"/>	Surface Water Management Plan (if applicable) [34-373(b)(1)]
13	<input type="checkbox"/>	Phasing Program (if applicable) [34-373(b)(3)]
4	<input type="checkbox"/>	Protected Species Survey (if applicable) [34-373(b)(2)]
13	<input type="checkbox"/>	Proof of Notice (if applicable) [34-373(c)]
13	<input type="checkbox"/>	Binding Letter from DCA (if applicable) [34-373(d)(2)]
13	<input type="checkbox"/>	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)]
5	<input type="checkbox"/>	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1]]
5	<input type="checkbox"/>	Well Drawdown Information (if applicable) [34-941(d)(3)d.]

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5	<input type="checkbox"/>	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
5	<input type="checkbox"/>	Environmental Assessment (if applicable) [34-941(g)(2)]
13	<input type="checkbox"/>	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
4	<input checked="" type="checkbox"/>	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(b)(8)]
4	<input checked="" type="checkbox"/>	Existing Agricultural Use Affidavit (if applicable) [34-202(b)(7)]
4	<input type="checkbox"/>	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
4	<input type="checkbox"/>	Bonus Density Application (if applicable) [34-202(b)(5)]
3	<input type="checkbox"/>	Hazardous Materials Emergency Plan (if applicable) [34-202(b)(4)]
3	<input type="checkbox"/>	Mobile Home Park Dislocated Owners Information (if applicable) [34-203(d)]
3	<input type="checkbox"/>	Tall Structures Permit (if applicable) [34-1001]

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FOCUS DEVELOPMENT GROUP

VIA COCONUT MPD
 LEE COUNTY, FLORIDA

NO.	DESCRIPTION	DATE

DATE: JULY 2014
 PROJECT NO. 20149788-000
 FILE NO. 33-46-25
 SCALE: 1" = 100'

VIA COCONUT MPD CONCEPT

TOTAL SITE = 18.53 AC.





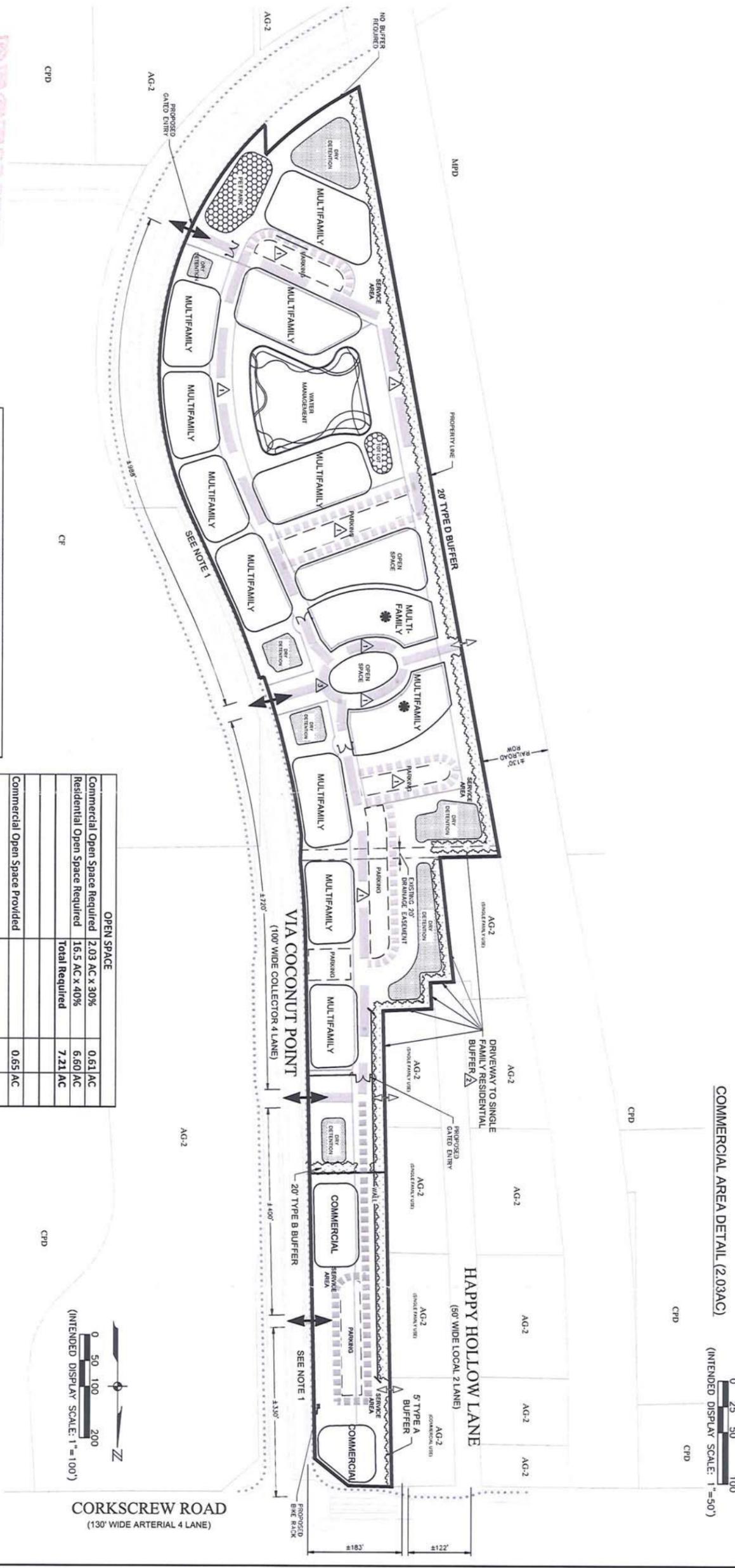
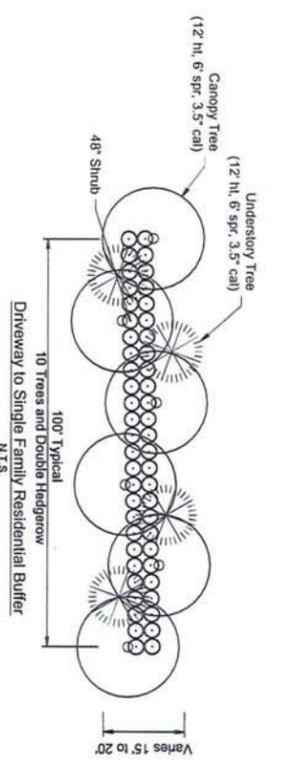
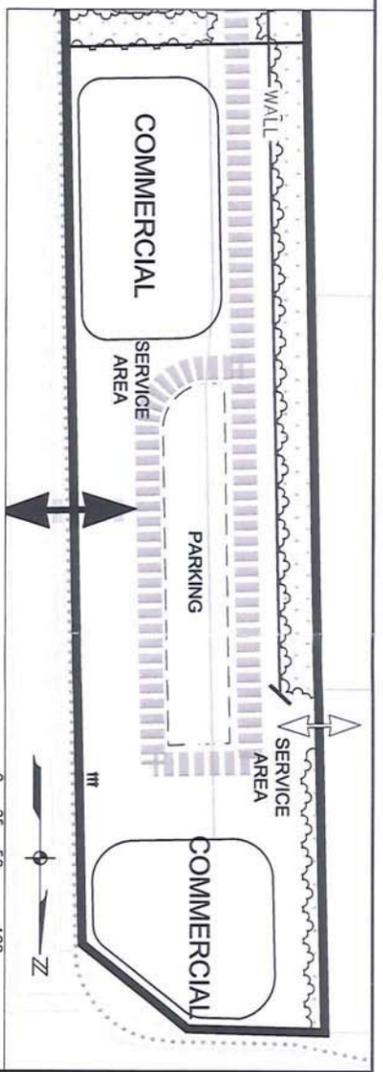






DATE	DESCRIPTION	DATE
SEPTEMBER 2014	REVISION	03/2015
PROJECT NO. 20140788-000	RESPONSE TO SUFFICIENCY #2	

DATE	DESCRIPTION	SCALE
SEPTEMBER 2014	REVISION	1" = 100'
PROJECT NO. 20140788-000	FILE NO.	33-46-25



MPD DEVELOPMENT SUMMARY

COMMERCIAL AREA	MAX. Building Height
2.03 AC	3 stories/45'
Total Proposed Commercial Building Area	22,000 SF
RESIDENTIAL AREA	MAX. Building Height
16.50 AC @ 18 units per acre	3 stories/45'
Total Proposed Residential Units	297 UNITS
Total Proposed Non-Residential Building Area*	9,000 SF
	3 stories/45'

Residential units may be developed as multifamily buildings or townhouses, not to exceed 297 units. Ground floors of two buildings indicated on the MCP with * may contain community amenity uses or commercial uses.

OPEN SPACE

Commercial Open Space Required	2.03 AC x 30%	0.61 AC
Residential Open Space Required	16.5 AC x 40%	6.60 AC
Total Required		7.21 AC
Commercial Open Space Provided		0.65 AC
Residential Open Space Provided		1.89 AC
Buffer		0.73 AC
Dry Detention Areas		1.14 AC
Lake Area		2.84 AC
Other Open Space		6.60 AC
Sub-Total		7.25 AC

NOTES:

- FRONTAGE ALONG VIA COCONUT POINT AND CONKSCREW ROAD IS SUBJECT TO STREETSCAPE DESIGN PER SUBDIVISION I OF DIVISION 3 OF ARTICLE II OF CHAPTER 33 LDC.
- BUFFER TYPES ARE PER CHAPTER 33 PLANNING COMMUNITY REGULATIONS. TYPICAL INTERCONNECTORS ARE INDICATED TO REPRESENT POTENTIAL FOR ON-SITE IMPROVEMENTS TO THE INFRASTRUCTURE IS AVAILABLE ON THE ADJOINING SITE.
- GROUND FLOORS OF THESE BUILDINGS TO CONTAIN AMENITY OR COMMERCIAL USES (MAXIMUM TOTAL OF 8,000 GROSS SQUARE FEET).

LEGEND

- ACCESS POINTS
- FUTURE POTENTIAL INTERCONNECTION
- MAJOR VEHICULAR CIRCULATION
- SECONDARY VEHICULAR CIRCULATION
- EXISTING SIDEWALK
- CONCEPTUAL PEDESTRIAN PATH
- PROPOSED BUFFER
- DEVELOPMENT AREA

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 DCI 2014-00023



Direct Dial Number: 239-533-8371

John E. Manning
District One

April 15, 2015

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Steven Hartsell
Pavese Law Firm
P. O. Drawer 1507
Fort Myers, Florida 33902-1507

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

RE: Via Coconut MPD
DCI2014-00023 – Minor Plan Dev Application

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Dear Mr. Hartsell:

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient and the formal request has been drafted from your application as follows:

Rezone 18.53 acres from Agricultural Districts, AG-2 and Community Facilities Districts, CF to Mixed Use Planned Development, MPD to allow for development of up to 297 dwelling units and 30,000 square feet of commercial. A comprehensive plan amendment (CPA2014-00007) has been filed concurrently with this request.

NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by May 1, 2015 whether or not this wording is satisfactory. This request has not been scheduled for public hearings before the Village of Estero because the Village is setting up their Land Use Boards and has not yet determined when these Boards will meet and the public hearings scheduled.

As soon as staff is aware when this public hearing has been established you will be notified. Please be aware other cases have been found sufficient and this case will be placed in line with the others awaiting a public hearing.

This case also was filed concurrently with a Comprehensive Plan Amendment application. The timing of the zoning case will also be subject to the timing of the Comprehensive Plan Amendment case.

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111

Internet address <http://www.leegov.com>

U:\201504\DCI20140.0023\36 SUFFICIENT LETTER DOCUMENTATIVE ACTION EMPLOYER

You may schedule or waive a formal pre-hearing conference to discuss substantive issues. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division



Alvin Block, AICP
Principal Planner

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Sam Lee, Natural Resources
Robert Price, Lee County DOT
Jamie Prancing, DCD Administration
Susan L Hollingsworth, Development Review
DCI Zoning File
DCI Working File