



VILLAGE OF ESTERO
Comprehensive Plan & Zoning
STAFF REPORT

PROJECT NAME: THE REEF, PHASE II
CASE TYPE: COMPREHENSIVE PLAN TEXT AMENDMENT and
PLANNED DEVELOPMENT/REZONING

CASE NUMBER: CPA 2016-02 and
DCI 2016E-01

PLANNING & ZONING BOARD DATE: OCTOBER 11, 2016

REQUEST AND STAFF RECOMMENDATION

There are two requests for this property: a Comprehensive Plan Amendment and a rezoning from Commercial to Residential Planned Development.

The 5.32 acre site is located at the northeast corner of the intersection of Three Oaks and Estero Parkway. The proposed development is a 60 unit multiple family student housing project. (Phase II of existing project, The Reef)

If the Planning and Zoning Board wishes to recommend approval of the applicant's request, specific findings of fact must be made as outlined later in this report. Conditions have been provided for the rezoning, if and subject to a Comprehensive Plan Amendment being approved by the Village Council.

APPLICATION SUMMARY

Applicant: FGCU-Reef, LLC

Location: The subject property is located at the northeast corner of the intersection of Estero Parkway and Three Oaks Parkway. The applicant has indicated that the subject property STRAP number is 23-46-25-E4-U2143.2581.

Request 1: Amend Comprehensive Plan text to add a new Policy 19.3.4 to allow for the conversion of existing or planned commercial zoned parcels to residential zoned parcels under certain conditions as outlined in the new policy.

Request 2: Rezone a 5.32+/- acre Commercial Planned Development (CPD) parcel, identified as a portion of Development Area "A" within the Corlico Villages RPD/CPD pursuant to Lee County Zoning Resolution Z-02-07, to Residential Planned Development (RPD) to

accommodate a multi-family residential development with 60 units, a basketball court, and 270 parking spaces. Maximum height proposed is 35 feet. The Development will connect to both potable water and sanitary sewer services.

LAND USE CATEGORY

Urban Community and is located in the Mixed-Use Overlay

PUBLIC INFORMATION MEETING

The meeting for this application was held at the Planning and Zoning Board on July 19, 2016.

PROJECT HISTORY

The site is currently vacant and is not part of a plat or subdivision. The property consists of (1) one STRAP number (23-46-25-E4-U2143.2581) and is owned by FGCU-Reef, LLC. The property consists of 5.32+/- acres and has been part of the Corlico Villages RPD/CPD since the overall project was initially rezoned from AG-2 to Residential Planned Development (RPD) (Lee County Resolution No. Z-86-169). The subject property was subsequently rezoned from RPD to Commercial Planned Development (CPD) pursuant to Lee County Zoning Resolution No. Z-93-013. The overall Corlico Master Concept Plan was adjusted again pursuant to Lee County Zoning Resolution No. Z-02-071.

The subject property is referred to as Development Area "A" within the overall Corlico Villages RPD/CPD and is owned by the same owner as Development Area "B" which is zoned residential. Development Area "B" is known as the Reef – Phase I and was recently completed with 168 multi-family residential units to be used as student housing. The subject site, Development Area "A", is currently zoned commercial and is approved for 46,200 square feet of commercial retail and office uses not to exceed 35 feet. The Applicant desires to rezone the subject site to residential in order to develop 60 multi-family units similar to the student housing recently constructed on the Development Area "B" parcel.

SURROUNDING ZONING AND LAND USE

North and East – Reef Phase I residential RPD zoning which was recently constructed with 168 multi-family residential apartments. (Urban Community Land Use Category)

South – Estero Parkway and South of Estero Parkway is CPD and RPD zoning that is currently vacant. (Urban Community and Wetlands Land Use Category) The Property Appraiser records indicate this site was approved for 32,000 square feet of commercial retail and offices uses and 126 dwelling units, however, the applicant for the Reef has indicated that this parcel has a recorded conservation easement, which would not permit that scope of development.

West – Three Oaks Parkway and West of Three Oaks is Estero Oaks, located in unincorporated Lee County, with MPD zoning that includes multifamily housing (280 units including 63 bonus density

units) as well as 8 commercial outparcels with 130,000 square feet of retail and office uses. A 7-11 has recently opened on Estero Parkway. (Urban Community Land Use Category)

PROJECT DESCRIPTION

Rezoning –

The Applicant is rezoning from Commercial to Residential Planned Development for a 5.32+/- acre parcel, within the Corlico Villages RPD/CPD previously approved by Lee County. This project is proposed as a multi-family residential development with 60 dwelling units, a basketball court, and 270 parking spaces (See below under 'Master Concept Plan' for more detail of the proposed project). The proposed development would be similar to the recently completed Reef - Phase I project which is to the north and east of the subject property.

The subject property is currently approved for 46,200 square feet of commercial retail and office uses. The permitted commercial uses include but are not limited to medical and professional offices, automobile services stations, banks, retail, convenience stores, mini-warehouses, package stores, pet services, restaurants and used merchandise stores.

Comprehensive Plan Amendment –

A Comprehensive Plan Amendment is needed to accommodate this project's proposed number of units and density. The current land use category (Urban Community) allows a density of 1 to 6 units per acre. The maximum number of units for this site would be 31 units (if wetlands are protected) and the applicant is requesting 60 units, thus the need for a Comprehensive Plan Amendment.

The applicant originally filed an amendment to change the land use map category from Urban Community to Intensive Development. After discussions with staff, the applicant revised the request to a "text" amendment as staff indicated they would not be supportive of a map amendment.

The amendment would add a new Policy 19.3.4 to allow for the conversion of existing or planned commercially zoned parcels of 10 acres or less in size which border existing planned residential uses at a density not to exceed 135% of the previously permitted density per acre for the original residential use subject to several conditions. The proposed Comprehensive Plan Text Amendment is as follows:

Policy 19.3.4: Encourage re-development of underutilized commercial lands by providing for higher residential densities and mixed-use development within the Urban Community future land use designation and Mixed-Use Overlay in a manner consistent with Policies 19.1.1c, 19.1.1.d, 19.1.3.e, 19.2.1.i, 19.3.2. This provision allows for the conversion of existing or planned commercially zoned parcels of 10 acres or less in size to residential use, where those commercial parcels border parcels with existing or planned residential uses and these parcels are under common ownership or control, provided that the blended residential density of the resulting project that combines these parcels does not exceed 135% of the previously permitted density per acre for the original residential use subject to the following:

a. The conversion is sought as part of an application to rezone the commercial parcel to residential use;

b. The conversion parcel's proposed residential uses will be incorporated into and consistent with the adjacent planned or existing residential use that are under common ownership or control; and

c. Approval for the conversion of the commercial parcel to residential use is at the Board's discretion and is dependent on a determination that the conversion is compatible and consistent with the adjacent residential development under common ownership or control and with the rezoning approval criteria set forth in the Land Development Code.

MASTER CONCEPT PLAN

The Master Concept Plan shows one existing entrance road from Three Oaks Parkway which leads into the Reef development. The entrance road has a turn-around area and controlled gate for the entire site. A loop road leads into the Reef – Phase II section and runs around the perimeter of the subject site with six (6) 3-story buildings (Maximum Height 35 feet) in the center of the parcel with common space, open area and walkways around the buildings. A basketball court is also included in the common area between the buildings. The loop road is lined with parking for the project. There are two (2) connections between the Reef – Phase I and Phase II along the loop road. Pedestrian sidewalks connect the subject site to Three Oaks Parkway and lead through the site in several locations and connect to the adjacent site to the east.

A total of 132 parking spaces are required for the multi-family dwelling units. The applicant is providing 270 parking spaces and has indicated that more than the minimum are provided due to it being used as student housing. It is expected that each resident may have a vehicle, which results in a higher parking need than addressed in the Land Development Code. A buffer will run along the perimeter of the north, south and west property lines to screen the property and proposed parking areas from the adjacent roads. A proposed project sign and dumpster / recycle location are also identified on the master concept plan. However, per Section 30-152 of the Land Development Code, only one sign at the main entrance of a residential subdivision is permitted. There is a sign existing for the Reef – Phase I. The applicant is proposing a second sign at the southwest corner of the project. A second sign is only permitted when a development boundary line exceeds 2,000 feet in length. This project does not meet that criteria, therefore a second monument sign would not be permitted without a deviation request.

STAFF ANALYSIS

The staff analysis section of this report reviewed both the Comprehensive Plan amendment and Zoning application in conjunction with information from the Comprehensive Plan and Land Development Code. Staff analyzed various concerns, such as environmental issues, transportation impacts, density, compatibility, height, and other Comprehensive Plan considerations (including Estero-specific goals and policies).

When the Planning and Zoning Board evaluates a Comprehensive Plan and Zoning case, they must review these issues and provide a recommendation to the Village Council. For the rezoning application, the Planning and Zoning Board will review and offer a recommendation to the Village Council. For a Comprehensive Plan amendment, the Planning and Zoning Board will also sit as the

Local Planning Agency as it transmits its recommendation to the Village Council. The applications will be voted on separately as the recommendations are transmitted to the Village Council.

In order to assist, staff has provided a summary of the project's advantages and disadvantages below. Following this section is more information on each of these issues described above.

Summary of Advantages and Disadvantages

Disadvantages:

- The request requires a modification to the Comprehensive Plan prior to the Village's preparation of its first Comprehensive Plan.
- Mixed use development, which is the type of project most desired for this area due to its Mixed Use Overlay land use designation, will be replaced with multi-family residential.
- The master concept plan provides for parking along the perimeter of the buildings without a sufficient buffer to conceal the parking from the adjacent right-of-way.
- The proposed text amendment could be applied to other properties, which could have potential negative impacts.
- The proposal is currently inconsistent with the Comprehensive Plan.

Advantages:

- The addition of housing to support Gulf Coast University is a specific policy within the Comprehensive Plan. This property is close to FGCU and adjacent to similar uses.
- If approved, a condition to limit the use to student housing will be added. The advantage to this condition is the limited impact on local schools as children would not be living in this facility.
- Although mixed use is desired, it was not required on this parcel. General commercial standalone uses could be developed which would not result in a true mixed use community.
- The proposed development of 60 multi-family dwelling units is much less traffic intensive than the currently zoned 46,200 square feet of commercial development.
- Approval of the residential use will eliminate some intensive commercial uses such as gas stations, convenience stores and package stores, among others.

Pattern Book

The applicant has submitted the required Pattern Book for the proposed project. The overall architectural style of the proposed project is "Mediterranean" with clay tile roofs and textured stucco wall and earth tone colors. Architectural details along with landscape and hardscape images are given. The Pattern Book indicates that the Buffer along Three Oaks Parkway will have a double hedge row planted at 4 feet with trees. No specifics are given to a buffer along Estero Parkway. No other specifics are given about plant types, varieties, sizes and heights. Images of a fence are given but no other specifics on location, type or height are supplied. The Pattern Book should be revised to be more specific. A proposed sign detail is included, however, it is staff's interpretation that a second sign is not permitted without a deviation.

Height and Density

Section 34-932 of the Land Development Code limits height in the Residential Planned Development districts to 45 feet. The proposed maximum height of this development will be 35 feet and three stories. The height is similar to that of the Reef Phase I, as well as the Estero Oaks multifamily project across Three Oaks Parkway to the west.

The Comprehensive Plan regulates the residential density. An amendment to the plan is required to obtain the requested density. The applicant is proposing to add Policy 19.3.4 to the Comprehensive Plan for the purpose of encouraging redevelopment of underutilized commercial lands by permitting a residential component in a mixed use development. The proposed Comprehensive Plan amendment will permit residential density on a commercial parcel, if that parcel borders a residential parcel under common ownership. The maximum density of the residential and commercial parcels shall be no more than 135% of the density of the permitted density of the residential parcel. Then density would be shared through the parcels. The impact of this amendment specific to the Reef II development would be a permitted density of 11.2 units per acre. The density for the overall project (Reef I and Reef II) would be 7.9 units per acre.

Neighborhood Compatibility Issues

North and East of the proposed project is the Reef I. This development is a multifamily, three story project. The Reef I is similar in nature to the Reef II project. The Reef I development also provides multifamily, student housing no greater than three stories in height. The architecture, colors and design are intended to provide compatibility with the existing development. The density is compatible. The density is somewhat higher on Reef II because Reef I contains the amenities (pool), stormwater management area, and other infrastructure necessary for the development of both parcels. The proposed Comprehensive Plan amendment relies on a blended density of the proposed and neighboring residential parcels.

The property to the west, across Three Oaks Parkway, (Estero Oaks) is a Mixed Planned Development with commercial outparcels and multifamily apartments. To the south is Estero Parkway.

The Master Concept Plan provides for parking surrounding the building. The parking is adjacent to Estero Parkway and Three Oaks Parkway. The applicant is proposing a buffer to conceal the proposed parking, however, staff is suggesting that this buffer be enhanced to further obscure the parking areas from the adjacent rights of ways. Additional materials and larger trees would screen the parking lot more effectively.

Environmental Issues

A site inspection was conducted on September 9, 2016. The site contains native vegetation intermixed with nuisance/exotic vegetation, a narrow manmade ditch of standing water, and wetland and upland habitat. No listed wildlife species were observed and due to adjacent development and the degree of

disturbance the site does not provide critical habitat to support listed wildlife species. The site contains less than two (2) acres of wetlands. No on-site mitigation or preserve area is proposed.

Pursuant to LDC Sec. 34-1493, density calculations are based on total gross residential acres less the wetland area. The applicant has identified 1.83 acres of jurisdictional wetland on the site but this is still under review by the SFWMD. Pending an approved wetland jurisdictional determination by the regulatory agencies density calculations should be considered preliminary.

The flood map indicates that the southern portion of the property falls within a floodway and will need to adhere to the criteria in LDC Sections 6-401, which applies to development in a flood hazard area and 10-253, regarding soil conditions in a flood hazard area.

The site plan has provided the required 40% open space as specified in LDC Sec. 10-415 through the common area, buffers and landscape areas as allowed Sec. 10-415(d)2.

There are impacts to wetlands, waterbodies, and native vegetation with the implementation of this project but there does not appear to be impacts to imperiled, also known as listed, species. The development will need to obtain a tree removal permit. The development will also need to obtain environmental resource permits for wetland impacts. An application to the SFWMD is currently under review for this site, application no. 160526-15. The District is reviewing the submitted wetland delineation line and this is under negotiation at this time.

Pursuant to LDC Sec. 14-293(a) An Environmental Resource Permit (ERP) is required prior to any development that will impact wetlands. The ERP will be issued by either the Florida Department of Environmental Protection (FDEP) or South Florida Water Management District (SFWMD) in accordance with F.S. ch. 373 and F.A.C. Ch. 62; and under 14-293 (c) Prior to receipt of a copy of the appropriate state authorization relating to wetlands, the Village may not issue building permits or development orders where development will cause impacts to existing wetlands on the subject property.

Additionally, pursuant to LDC Sec. 14-294 the terms and conditions of all state authorizations relating to wetlands, including ERP's should be incorporated into any development order, building or other local development permit.

Transportation Issues

The Reef development will be served by the existing access connection to Three Oaks Parkway north of Estero Parkway. This access connection serves the existing Reef development and is restricted to right-in/right-out/left-in turning movements. The proposed development which includes 60 residential apartment units is less traffic intensive than the currently zoned 46,200 square feet of commercial development. The proposed residential development will generate 722 daily two way trips onto Three Oaks Parkway. The applicant's traffic statement evaluated the net trip generation of the approved existing land use compared to the proposed future land use after the rezoning. The net new trip generation analysis revealed that the proposed residential land use will generate 3,389 fewer daily two way trips than the commercial uses if built out as approved.

The applicant's traffic statement provided an evaluation of the adjacent roadway links for the existing and future scenarios. The most directly accessed road segment is Three Oaks Parkway and the closest major intersection is Three Oaks Parkway and Estero Parkway. The following is the result of the road segment link analysis for existing and future conditions per traffic data provided in the Lee County 2015 Concurrency Report:

Roadway Link	Roadway Link Location	2015 Peak Hour Volume	2015 LOS	Future Peak Hour Volume	Future LOS
Estero Parkway	US 41 to Three Oaks Parkway	401	B	743	B
Estero Parkway	Three Oaks Parkway to Ben Hill Griffin Parkway	755	B	1,283	B
Three Oaks Parkway	San Carlos Boulevard to Coastal Village Entrance	993	B	1,570	B
Three Oaks Parkway	Coastal Village Entrance to Project Entrance	993	B	1,609	B
Three Oaks Parkway	Project Entrance to Estero Parkway	993	B	1,706	B
Three Oaks Parkway	Estero Parkway to Corkscrew Road	993	B	1,159	B

Note(s): Information taken from Traffic Impact Statement for The Reef Phase II Growth Management Plan Amendment (GMPA)- Rezone prepared by Trebilcock Consulting Solutions, PA dated 09/29/16

The above table indicates that these roadway links will all operate at an acceptable level of service at project buildout based on the Lee County 2015 Concurrency Report. In addition, the applicant provided a level of service analysis for Three Oaks Parkway based upon projecting the existing traffic volume to year 2021 using a 7.4% growth rate and adding the traffic from the existing Reef project, the 280 unit Estero Oaks development and the existing 7-11 convenience store on Estero Parkway. The analysis showed that Three Oaks Parkway will continue to operate at LOS=B through year 2021.

In summary, there is no level of service degradation of roads immediately impacted by this project, and less traffic is generated than the prior approved zoning. The Lee County MPO 2040 Long Range Transportation Plan includes a list of Needs Plan Road Projects which includes the widening of Corkscrew Road between US-41 and Ben Hill Griffin from 4 lanes to 6 lanes at some future date when funding becomes available.

Comprehensive Plan Considerations

The current Future Land Use designation is Urban Community. The Urban Community designation is intended for areas characterized by a mixture of relatively intense commercial and residential uses with future development in this category encouraged to be developed as a mixed-use where appropriate. Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre) only with "bonus" density. This property is also located in the Mixed-Use Overlay per the Comprehensive Plan. Sites within this overlay are locations desirable for mixed use located in close proximity to: public transit routes; education facilities; recreation

opportunities; and, existing residential, shopping and employment centers. Appropriate locations will have a positive impact on transportation facilities through increased transit service, internal trip capture, and reduced travel distance.

The applicant's request is to amend the Comprehensive Plan to permit Residential on Commercial property under certain conditions, specifically when commercial properties border residential properties and are under common ownership. The reason for the Comprehensive Plan amendment is due to the increased density this project is requesting.

An evaluation of pertinent Comprehensive Plan Policies is below.

Objective 2.1 – Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The proposed project includes 60 multi-family residential units. The Reef project is within an overall planned development, consisting of 168 existing multi-family dwelling units. The proposed zoning and Comprehensive Plan Amendment will allow the multi-family units to have a blended density utilizing the subject property and the neighboring property's density. This results in an overall density of 7.9 units per acre for the combined properties and 11.2 for the subject property of the Reef II.

Policy 4.2.1 – The County will maintain an overlay in the future land use map series identifying locations desirable for mixed use that are located in close proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Appropriate locations will have a positive impact on transportation facilities through increased transit service, internal trip capture, and reduced travel distance (preference will be given to locations serviced by multiple transit routes). An analysis showing the number of existing and potential residential units within the immediate and extended pedestrian shed (measured through connections and delineating pedestrian barriers) will be considered in identifying appropriate locations.

This site is within a Mixed-Use Overlay Land Use Category. However mixed-use is not required. The adjoining properties are all multi-family residential. The property to the south across Estero Parkway is approved for commercial. According to the applicant, there is a recorded conservation easement which would not permit the amount of development approved based on the Lee County Property Records. A 7-11 was recently developed to the west, adjacent to 280 multiple-family apartment units. Approval of residential will eliminate an opportunity for commercial mixed-use. However, based on the existing conditions, which have not been developed in a true mixed-use pattern, mixed-use may not be effective on this remaining in-fill parcel.

Policy 19.1.1: Support the unique character and quality of life within the Estero community by managing growth and development and by maintaining and executing Lee Plan policies, Land Development Code (LDC) regulations, and other planning tools that:

- a. *Implement and maintain commercial development standards for architecture, landscaping, buffering, signage, lighting designs and visual appearance of developments, transportation facilities, and other community amenities;*
- b. *Promote the use of low impact design, sustainable energy, water, and other environmental features;*
- c. *Establish higher density, mixed-use development within areas targeted on the Mixed-Use Overlay;*
- d. *Encourage the redevelopment and infill of underutilized commercial and residential lands; and*
- e. *Increase public participation in the land development approval process to ensure future development efforts support the Estero community plan and adopted Lee Plan policies and LDC standards.*

The applicant is proposing a design that meets the requirements for Mediterranean style and is intended to be consistent with the Reef I, which is a recently constructed multi-family development immediately east of the subject property. Staff is requesting additional buffering to further the goals of the community. The property is vacant commercial land and the request would result in a similar type of development to its adjoining properties, providing neighborhood compatibility. Although mixed-use is not proposed, the applicant is requesting a higher density.

Policy 19.3.2 – Florida Gulf Coast University housing needs. Meet the future residential and commercial needs of Florida Gulf Coast University by encouraging higher density residential developments, with a mix of unit types and design forms, including affordable housing and mixed-use centers, in close proximity to Florida Gulf Coast University. The development of such housing and mixed-use centers will consider the transitions between the adjacent residential neighborhoods, commercial centers, and park and recreational facilities.

The proposed project will be specifically to provide housing opportunities in the form of 60 multi-family dwelling units for Florida Gulf Coast University students. Staff is proposing to add a condition of approval that this property is limited to student housing and any modification to that would require Village Council approval. This project specifically correlates to this policy in the Comprehensive Plan, therefore any change to the types of residents occupying the units would need to be analyzed further to confirm consistency with the Plan.

OTHER ISSUES

- Because the proposed amendment to the Comprehensive Plan is a “text” amendment in lieu of a “map” amendment, there is a potential for this to affect other property in the Village. The applicant has analyzed how the potential amendment could be applied elsewhere in the Village. The text of the proposed Comprehensive Plan amendment limits the applicability to commercial sites that are contiguous to residential property and under the same ownership. The applicant reviewed other sites within the Village that could potentially benefit from this amendment by adding increased residential density to commercial properties. Based on the applicant’s analysis, the proposed amendment could be applied to a few other properties, including the following:

- Lee County CPD (3.67 acres at 20011 Three Oaks Parkway – adjacent to the Corlico Villages RPD).
- Lee Comm CPD (3.60 acres at 19970 S. Tamiami Trail – Adjacent to Breckenridge Phase VIII RPD).
- Terezei 4.2 CPD (4.24 acres at 19950 S. Tamiami Trail - Adjacent to Breckenridge Phase VIII RPD).

The applicant drafted the language so that it would not be site specific but would also not allow broad applicability to other sites. A rezoning would be required to utilize this policy so there would be an opportunity for public input and review by the Planning and Zoning Board and Village Council.

- Lee County Utilities has confirmed there is availability of water and wastewater services to support this project.
- The Estero Fire Rescue has indicated that they are capable of providing both fire suppression and Advanced Life Support non-transport emergency medical services to the property.
- The Lee County Sheriff’s Office has indicated the project would not affect the ability to provide core levels of service.
- The Lee County Solid Waste Division has confirmed they have capacity to provide solid waste collection for the project.
- The Florida Master Site File has no recorded cultural resources found on this property. There is also nothing of historic significance on this parcel.
- The property is for student housing related to Florida Gulf Coast University, which will not generate school aged children. Therefore, no impact to public schools is expected.

FINDINGS AND CONCLUSIONS

After balancing the advantages and disadvantages of this project and its impacts, the Planning and Zoning Board will make a recommendation to the Village Council for the Comprehensive Plan amendment and the rezoning. The Planning and Zoning Board, sitting as the Local Planning Agency will first make a recommendation to the Village Council on the Comprehensive Plan amendment which would be “transmitted” or “not transmitted” by the Council to the state for review. Any amendment to the existing Comprehensive Plan should be thoroughly analyzed as the Village is currently preparing its first Comprehensive Plan separate from the Lee County Comprehensive Plan. Based upon an analysis of the application and review of the Comprehensive Plan staff has proposed the following Findings of Fact for review:

1. The applicant has provided (not provided) sufficient justification for the Comprehensive Plan Amendment by indicating the Goals, Objectives and Policies within the Comprehensive Plan that support this amendment.

2. The Amendment encourages contiguous, compact development.
3. A specific policy of the Comprehensive Plan is to provide housing for Florida Gulf Coast University.

If the Village Council adopts the proposed Comprehensive Plan amendment, the rezoning application could be approved. The Comprehensive Plan amendment must be adopted prior to approval of the rezoning. The Planning and Zoning Board will make a recommendation to the Village Council on the rezoning application. Based upon an analysis of the application and the standards for approval in the Land Development Code, staff has proposed the following Findings of Fact for review:

1. The applicant has provided (not provided) sufficient justification for the rezoning by demonstrating compliance with the Land Development Code.
2. The application is consistent with the standards in the Residential Planned Development district and compatible with existing or planned uses in the surrounding area.
3. Urban services will be available and adequate to serve the proposed use.
4. The proposed use, as conditioned, is appropriate at the subject location.
5. There will be additional trips generated by the project, but there will not be Level of Service issues and there will be fewer trips generated on the roadways than if developed under the existing commercial zoning.
6. The recommended conditions to the Master Concept Plan and rezoning provide sufficient safeguards to the public interest and are reasonably related to impacts on the public's interest created by or expected from the proposed development.

ATTACHMENTS

- A. Staff Conditions
- B. Zoning Map
- C. Land Use Map
- D. Lee County Utilities Water and Wastewater Availability Letter
- E. Lee County School District Letter
- F. Estero Fire Rescue Letter
- G. Lee County Sheriff's Department Letter
- H. Lee County – Solid Waste Letter
- I. Zoning Resolutions
- J. Applicant's Information including Pattern Book

The Reef Conditions

1. The development of this project must be consistent with the one-page Master Concept Plan entitled, "THE REEF" – PHASE II, MASTER CONCEPT PLAN – stamped received August 21, 2016. The development must comply with all of the requirements of the LDC at the time of development order approval. If approved by the Village Council, the zoning and Comprehensive Plan amendments will allow a maximum of 60 multi-family units and a density of 11.2 units per acre solely for the Reef II project. The maximum height of the buildings shall not exceed 35 feet and three stories.
2. The rezoning shall not be effective until such time that the Comprehensive Plan amendment is adopted and effective.
3. The applicant shall provide an enhanced buffer along Estero Parkway and Three Oaks Parkway. The buffer shall provide a berm, taller trees and additional material (including trees, shrubs and groundcover) to provide better screening of the parking areas. The fencing material shown within the Pattern Book should also be identified on the Master Concept Plan along Estero Parkway and Three Oaks Parkway. The Pattern Book should be revised to reject these changes prior to Village Council first reading.
4. The applicant shall provide a recorded covenant limiting the use to student housing, subject to approval of the Village Attorney. The covenant must be submitted prior to first reading of the Village Council. Any request to modify from student housing shall require Village Council approval.
5. Uses and Site Development Regulations:

Schedule of uses:

Accessory Uses and Structures
Administrative Offices
Dwelling Unit: Multiple-family building
Entrance Gates and Gatehouse
Essential Services
Excavation: Water retention
Fences, Walls
Home Occupation
Models: Limited to leasing of units in subject property only

Recreational Facilities: Personal and private, on-site
 Residential Accessory Uses
 Signs in accordance with Chapter 30 and Chapter 33 of the LDC
Property Development Table

Regulations	
Height	35 Feet
Stories	3 Stories
Setbacks	
Front	20 Feet
Side	20 Feet
Rear	20 Feet
Parking	270 Spaces

6. No Blasting
 No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

7. Concurrency
 Approval of this zoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

8. Plan Consistency/Concurrency
 Approval of this rezoning does not guarantee development order approval, or issuance of a Concurrency Certificate. Future development order approvals must satisfy the requirements of the Land Development Code and be found consistent with all other Comprehensive Plan provisions.

9. Utilities
 Water and sewer services are available to the site, and this development must connect to those services as part of any local development order for the site for vertical construction.

10. Lighting
 Lighting of the subject property must be in compliance with LDC Section 33-16 and Section 34-625 utilizing a maximum height of 15 feet for structures. All lighting must be architecturally designed and complementary to the buildings where the lighting is located.

11. Pattern Book

The Pattern Book should be revised to provide more specificity prior to the first reading of Village Council.

12. Signage

The development of the subject property must include a unified, common signage plan and graphic theme throughout the project as depicted in the Pattern Book. The overall Reef Project is only permitted one Residential Identification Sign which is already installed at the project entrance drive. The proposed sign on the Master Concept plan on the southwest corner of the site should be eliminated or request a deviation.

13. Open Space

The overall project must provide a minimum of 40% open space in substantial compliance with the approved Master Concept Plan.

14. Fencing

A fencing image has been provided, however the location of the fence and the details on the height are not provided on the Master Concept Plan. Any fencing must be provided on site plan in the Development Order application and approved by the Village of Estero staff or Design Review Board, as applicable prior to the issuance of a development order. Any fencing shall be concealed by landscaping.

15. A covenant shall be provided joining parcels A & B addressing the parking on Parcel A that is encroaching into Parcel B.

16. The project is within hurricane evacuation zone B. Therefore, hurricane mitigation is required prior to the approval of the Development Order, based on the options provided in the Land Development Code, Section 2-485.

17. A shuttle bus service will be provided on site, to provide transportation for students to FGCU, similar to that provided by the existing project.

18. If the proposed sign is not approved, the trash dumpster location must be moved to be screened and internal to the site.



The Village of Estero Zoning Map

Legend

- Town Boundary
- Zoning
 - AG-2
 - AG-3
 - C-1
 - C-1A
 - CC
 - CF
 - CFPD
 - CPD
 - CS-2
 - CG
 - EC
 - IL
 - MH-1
 - MH-2
 - MH-3
 - MHC-2
 - MPD
 - PUD
 - RM-2
 - RPD
 - RPD-CPD
 - RS-1
 - RS-2
 - RS-3
 - RS-4
 - RSA
 - RSC-1
 - RV-3
 - TFC-2

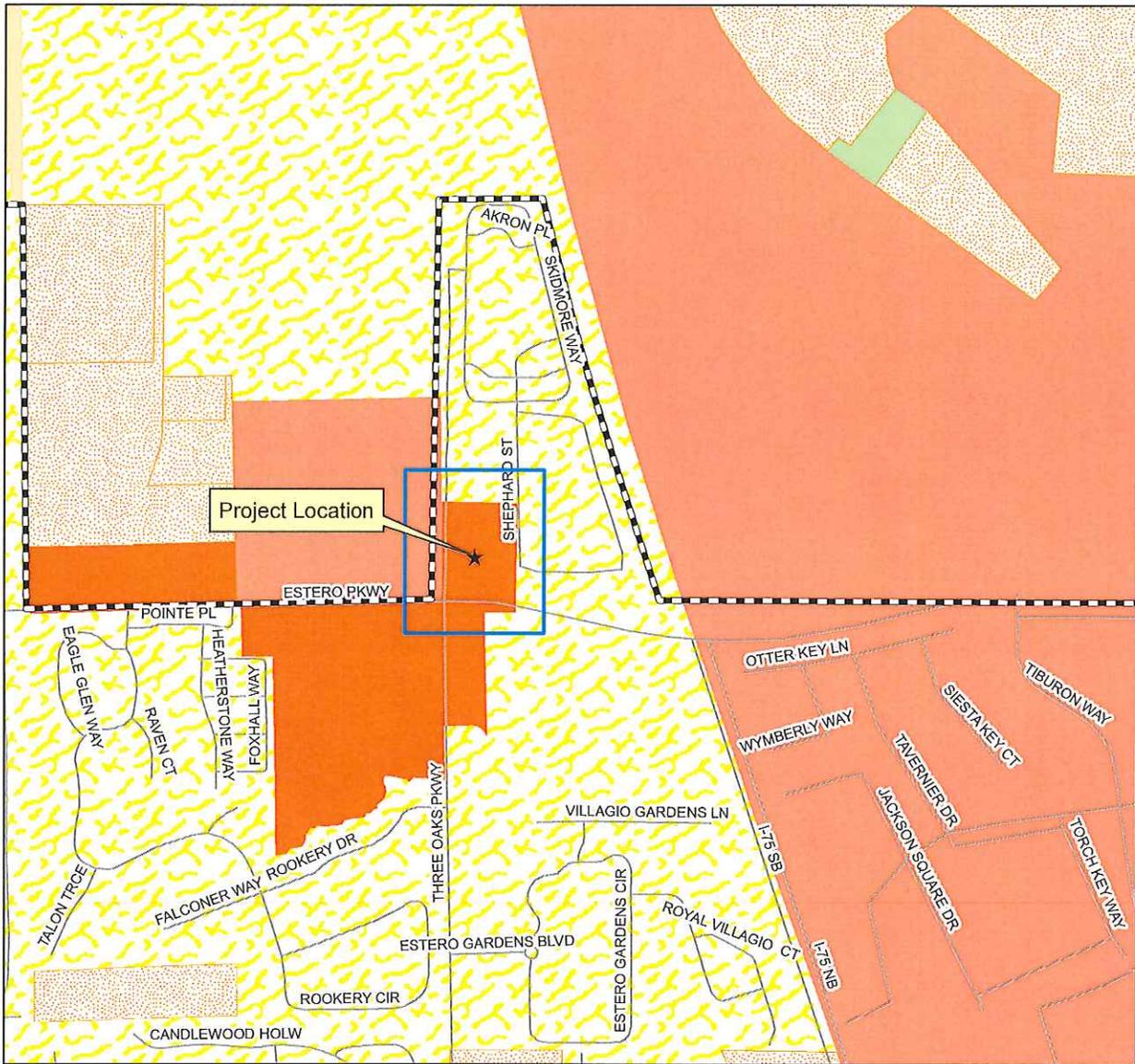


0 0.05 0.1 0.2 Miles

Print Date: 9-29-2016

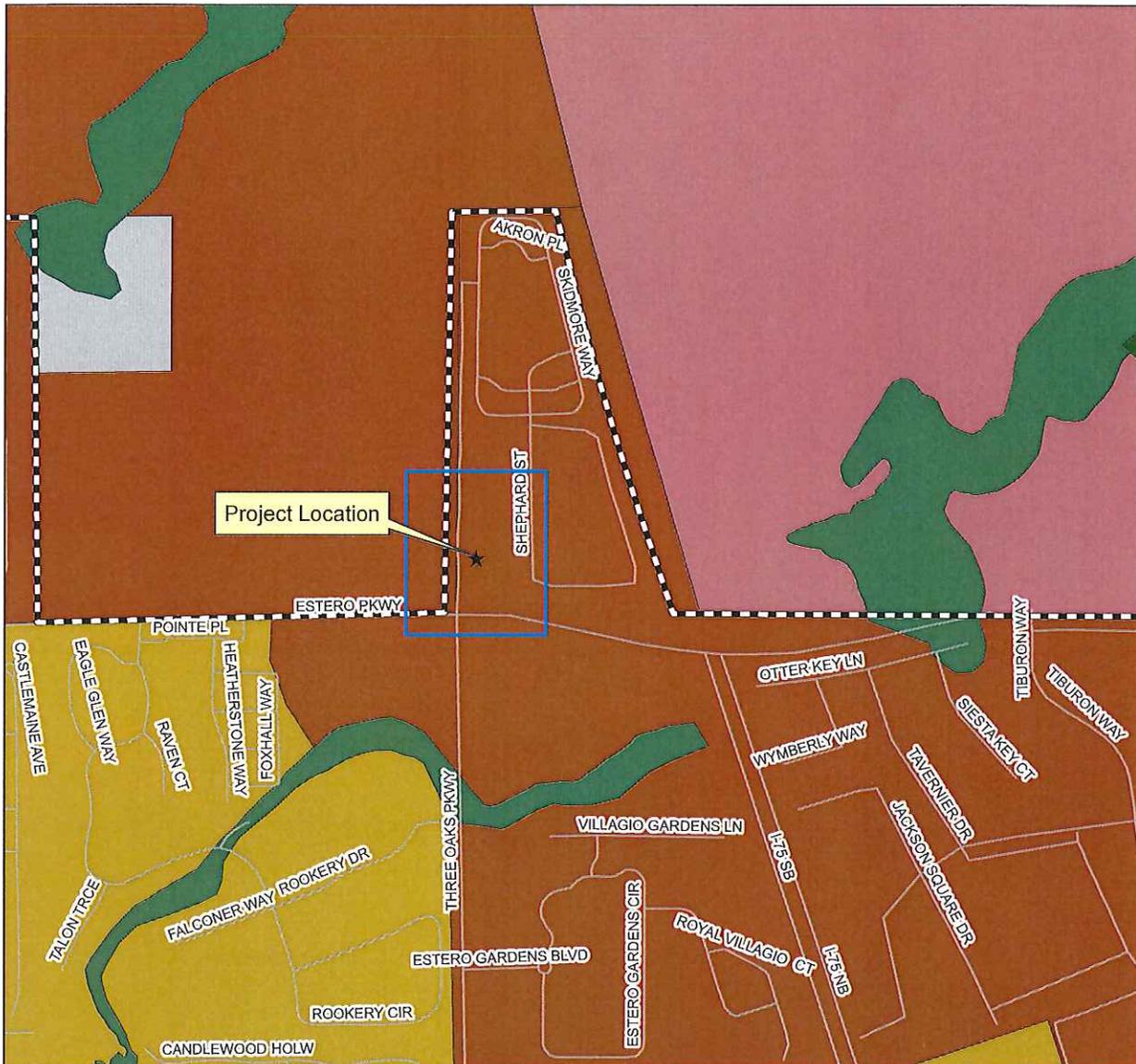
Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS

GIS Produced and maintained by the CGA
Geographic Information Systems Services





The Village of Estero Future Land Use Map

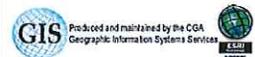


Legend

- Town Boundary
- Land Use**
- Conservation Lands Upland
- Conservation Lands Wetland
- Density Reduction/
Groundwater Resource
- General Interchange
- Intensive Development
- Outlying Suburban
- Public Facilities
- Rural
- Suburban
- University Community
- Urban Community
- Wetlands



Print Date: 9-29-2016





Writer's Direct Dial Number: (239) 533-8532

April 28, 2016

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjardins
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Karen Bishop
PMS Inc. of Naples
3125 54th Terrace SW
Naples, FL 34116

RE: Potable Water and Wastewater Availability
The Reef 2
STRAP # 23-46-25-E4-U2157.2590

Dear Ms. Bishop:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 60 multi-family residential units with an estimated flow demand of approximately 12,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Pinewood Water Treatment Plant.

Sanitary sewer service will be provided by Three Oaks Wastewater Treatment Plant. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

This is only a letter of availability of service and not a commitment to serve. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of Water and Wastewater service is for re-zoning for this project only. Individual letters of availability will be required for obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

A handwritten signature in black ink that reads "Mary McCormic". The signature is written in a cursive style.

Mary McCormic
Technician Senior
UTILITIES ENGINEERING
1500 Monroe Street, 3rd Floor
Fort Myers, FL 33901

VIA EMAIL



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DAWN M HUFF
LONG-RANGE PLANNER
Planning, Growth & School Capacity
Phone: 239-337-8142
FAX: 239-335-1460

STEVEN K. TEUBER
CHAIRMAN, DISTRICT 4
MARY FISCHER
VICE CHAIRMAN, DISTRICT 1
JEANNE S. DOZIER
DISTRICT 2
CATHLEEN O'DANIEL MORGAN
DISTRICT 3
PAMELA H. LARIVIERE
DISTRICT 5
GREGORY K. ADKINS, ED. D.
SUPERINTENDENT
KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

July 7, 2016

Karen Bishop
PMS, Inc. of Naples
3125 54th Terrace SW
Naples, Florida 34116

RE: Estero Planning Comprehensive Plan Amendment

Dear Ms. Bishop:

This letter is in response to your request for comments dated July 06, 2016 for the Estero Planning Comprehensive Plan Amendment in regard to educational impact. This project is located in the South Choice Zone, Sub Zone 2.

The request is for a plan amendment to accommodate 60 multi-family dwelling units. A lease for a similar development to the adjacent property was provided that may potentially be utilized for this development. The lease is clearly for college students which allows one person per room and would not accommodate school-aged or minor children. If this is the proposed use, there would be no impact.

However, absent a local development order with a condition that prohibits occupancy by school-aged persons, or minor children, it must be analyzed for the effects on public school facilities. With regard to the inter-local agreement for school concurrency, the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family homes, the generation rate is .088 and further broken down by grade level into the following, .044 for elementary, .021 for middle and .023 for high. A total of 5 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development. The Concurrency Analysis attached, displays the impact of this development. Capacities for elementary seats is not an issue within the Concurrency Service Area (CSA). For middle and high school, the development adds to the projected deficit for the CSA, however, there are sufficient seats available to serve the need within the contiguous CSA.

Thank you for your attention to this issue. If I may be of further assistance, please call.

Sincerely,

Dawn Huff

Dawn Huff,
Long Range Planner

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee School District
NAME/CASE NUMBER Estero Planning Comprehensive Plan Amendment
OWNER/AGENT Longeveld
ITEM DESCRIPTION various amendments; all impacts in South CSA, sub area S2

LOCATION Northeast corner of Estero Pkwy Extension & Three Oaks Pkwy
ACRES 5
CURRENT FLU Urban Community (UC)
CURRENT ZONING Commercial Planned Development (CPD) & Residential Planned Development (RPD)

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	60	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.044		2.64
Middle School	0.021		1.26
High School	0.023		1.38

Source: Lee County School District, July 7, 2016 letter

CSA SCHOOL NAME 2019/20

	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity w/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	12,413	10,726	1,687	3	1684	86%	
South CSA, Middle	5,621	5,803	-182	1	-183	103%	
South CSA, High	7,070	7,947	-877	1	-878	112%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan
 (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)
 (3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by:

Dawn Huff, Long Range Planner



Estero Fire Rescue

21500 Three Oaks Parkway
Estero, Florida 33928
(239) 390.8000
(239) 390.8020 (Fax)
www.esterofire.org

April 25, 2016

Karen Bishop
PMS Inc of Naples
3125 54th Terrace SW
Naples, Florida 34116

Re: Colico Villages PD

Ms. Bishop,

Please accept this correspondence as a letter of Service Availability for the project known as Colico Villages specifically Strap Number 23-46-25E4-U2157.2590.

This parcel is within the legally defined boundaries of the Estero Fire Rescue District.

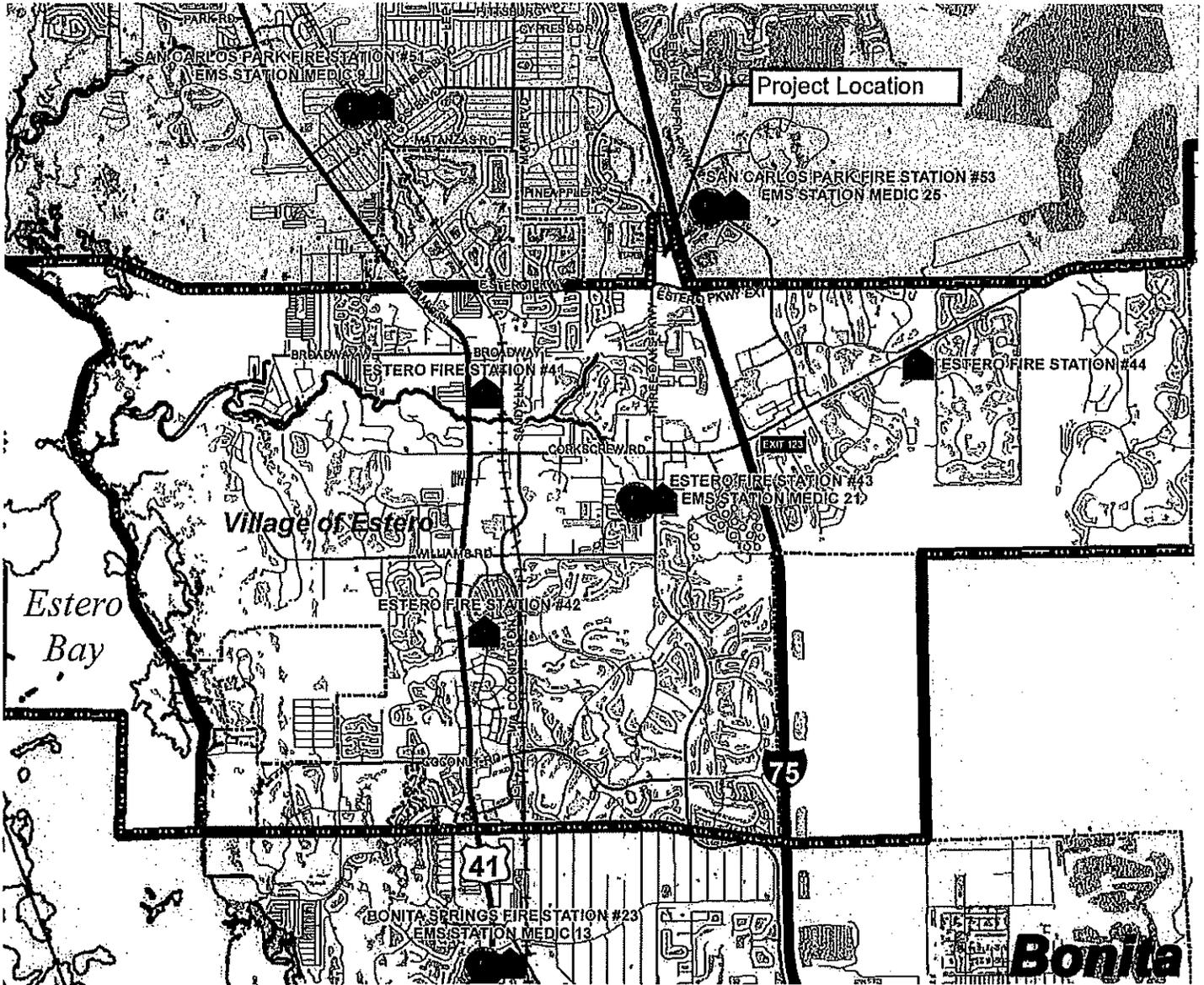
Estero Fire Rescue is capable of providing both fire suppression and Advanced Life Support non-transport emergency medical services to this property.

Should you require any additional information please feel free to contact me at 239-390-8000.

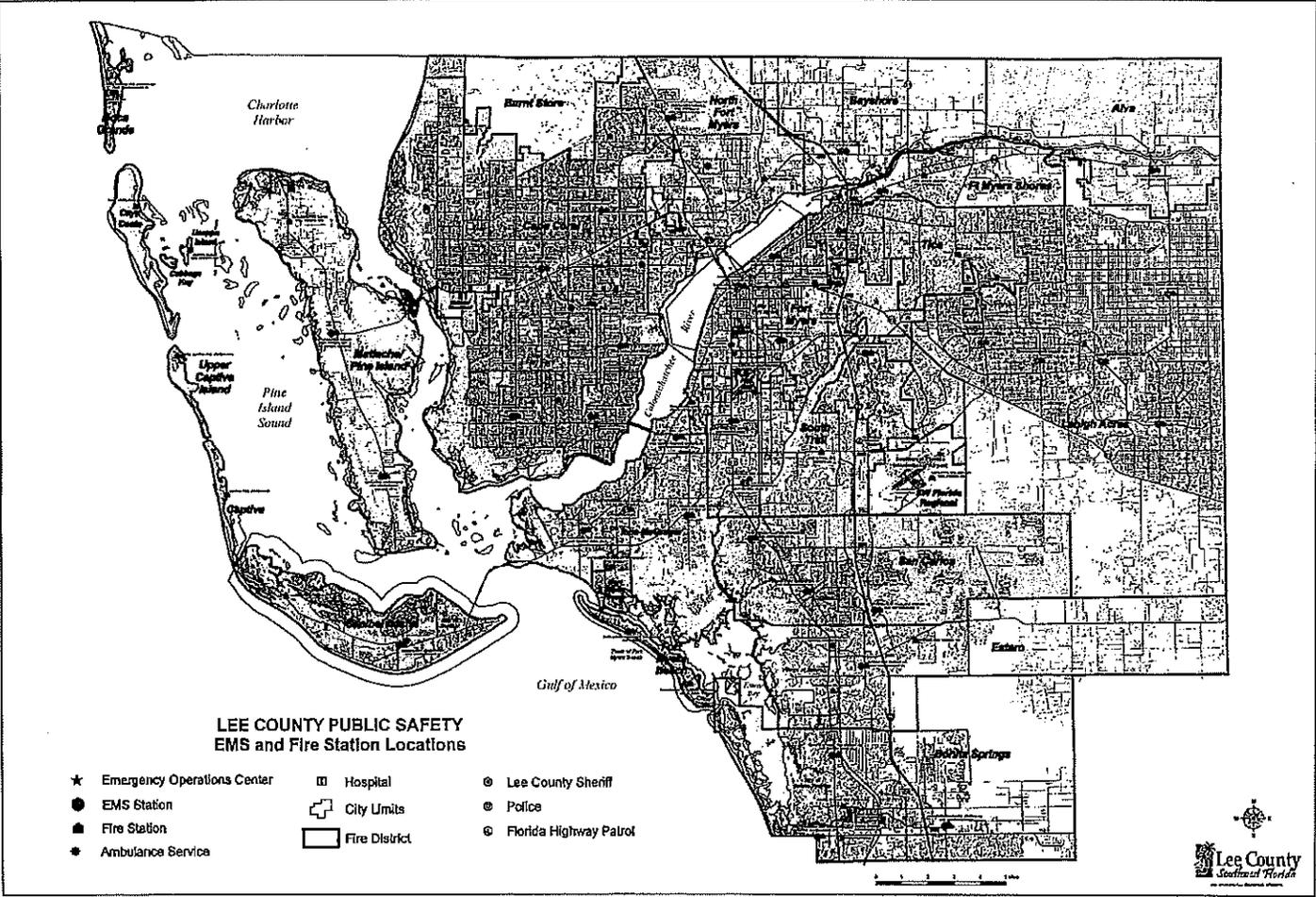
Respectfully,

Phillip Green
Fire Marshal

The Reef Phase 2



Lee County Public Safety Map



Mike Scott
Office of the Sheriff



State of Florida
County of Lee

May 2, 2016

Karen Bishop
PMS Inc. of Naples
3125 54th Terrace SW
Naples, FL 34116

RE: Corlico Villages

Ms. Bishop,

The proposed rezoning of a five-acre parcel in Corlico Villages in Estero from commercial to multi-family would not affect the ability of the Lee County Sheriff's Office to provide core levels of service at this time. The change would add up to 60 multi-family units as an extension of the adjacent project known as The Reef.

Law enforcement services will be provided from our South District office in Bonita Springs, with supplemental support from City of Bonita Springs contract deputies. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments.

Please address further correspondence to me at the address listed below. Please contact Community Relations Supervisor Beth Schell at 258-3287 with any questions regarding the CPTED study.

Respectfully,

Stan Nelson
Director, Planning and Research





LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

April 26, 2016

Cecil L. Pendergrass
District Two

Larry Kikor
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Dasjals
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Mrs. Karen Bishop
PMS Inc of Naples
3125 54th Terrace SW
Naples, FL 34116

SUBJECT: Corlico Villages PD – The Reef
Strap Number 23-46-25-E4-U2143.2581
Letter of Availability

Dear Mrs. Bishop:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the planned multi-family 160 dwelling units proposed for Section A (Corlico Villages Master Concept Plan Parcel A aka The Reef Phase 2) Development located at the Northeast Intersection of Estero Parkway and Three Oaks Parkway in Estero through Lee County's franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Solid Waste Ordinance (11-27) defines the requirements for multi-family and/or commercial dwellings. It further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8000.

Sincerely,



Brigitte Kantor
Public Utilities Manager
Lee County Solid Waste Division

Zoning Resolutions

Z-02-071

Z-93-013

Z-86-169

108

LEE COUNTY
RECEIVED

RESOLUTION NUMBER Z-02-071

03 MAR -7 AM 9:01

COMM. DEV/
PUB. WORKS, CNTR.
SECOND FLOOR

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

WHEREAS, Gary F. Muller, John Musser and Parke Lewis filed an application on behalf of the property owner, Richard Q. Richards III, Trustee, to rezone an 81.26± acre parcel from Residential Planned Development/Commercial Planned Development (RPD/CPD) to RPD/CPD, in reference to Corlico Villages; and

WHEREAS, a public hearing was advertised and held on December 18, 2002, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2002-00014; and

WHEREAS, a second public hearing was advertised and held on February 17, 2003 before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone a 81.26± acre parcel from RPD/CPD to RPD/CPD, to permit a maximum of 78,200 square feet of commercial retail/office uses and a maximum of 294 residential dwelling units, not to exceed 35 feet/2 stories in height. The property is located in the Urban Community and Wetlands Land Use Categories and is legally described in attached Exhibit B. The subject property is part of a larger RPD/CPD project known as Corlico Villages that also includes the parcel described in attached Exhibit C. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the one page Master Concept Plan entitled "Corlico Villages," stamped received on FEB 21 2003 except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
2. The following limits apply to the project and uses:

a. Schedule of Uses

i. DEVELOPMENT AREA "A" INCLUDING OUTPARCELS #1, #2, and #3:

AGRICULTURAL USES (See Condition #5)
ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
ATM (automatic teller machine)
AUTOMOBILE SERVICE STATION, limited to only one (1) on either
Outparcel #1, #2, or #3
AUTO PARTS STORE - without installation facilities in Development Area
"A"; with installation facilities on Outparcels #1, #2, or #3
BANKS AND FINANCIAL ESTABLISHMENTS: Groups I, II
BUSINESS SERVICES: Groups I
CLOTHING STORES, general
CLUBS:
Commercial
Fraternal, membership organization
Private
CONSUMPTION ON PREMISES (See LDC §34-1261 *et seq.*)
CONTRACTORS AND BUILDERS: Group I
CONVENIENCE FOOD AND BEVERAGE STORE, limited to one (1) on
Development Area "A", contained totally within the 46,200 square
foot retail structure (not freestanding) without fuel pumps; and one
(1) freestanding on either Outparcel #1, #2, or 3, with a maximum of
10 fuel pumps,
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION: Water retention
FENCES, WALLS
FIRE STATION, limited to either Outparcel #1, #2, or #3
FOOD STORES: Group I
GIFT AND SOUVENIR SHOP
HARDWARE STORE
HOBBY, TOY AND GAME SHOPS
HOUSEHOLD AND OFFICE FURNISHINGS: Groups I and II, no outdoor
display
INSURANCE COMPANIES
LAUNDRY OR DRY CLEANING: Group I
MEDICAL OFFICE
MINI-WAREHOUSES, limited to Outparcel #1, #2, or #3
PACKAGE STORE (See LDC §34-1261 *et seq.*)
PAINT, GLASS AND WALLPAPER
PERSONAL SERVICES: Groups I, II, III, IV, excluding massage parlors,
tattoo parlors, palm readers, fortunetellers or card readers, dating
and escort services

PET SERVICES
PET SHOP
REPAIR SHOPS, Groups I and II
RESTAURANT, FAST FOOD, limited to one (1) on Development Area "A",
contained totally within the 46,200 square foot retail structure,
without a drive through; and one (1) permitted on either Outparcel
#1, #2, or #3, with a drive through
RESTAURANTS: Groups I, II, III, and IV
SIGNS in accordance with chapter 30 of the LDC
SOCIAL SERVICES: Groups I, and II
SPECIALTY RETAIL SHOPS: Groups I, II, III, and IV
STORAGE, Indoor only
USED MERCHANDISE STORES: Groups I, and II, no outdoor display
VARIETY STORE

ii. Development Area "B":

AGRICULTURAL USES (See Condition #5)
ACCESSORY USES AND STRUCTURES
DWELLING UNIT:
Single-family
Duplex
Two-family attached
Townhouse
Multiple-family building
Zero lot line
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
EXCAVATION: Water retention
FENCES, WALLS
HOME OCCUPATION
MODELS: Model unit, model home, model display center
REAL ESTATE SALES OFFICE (See LDC §§34-1951 *et seq.*, and 34-3021)
RECREATIONAL FACILITIES: Personal and Private, On-Site
RESIDENTIAL ACCESSORY USES
SIGNS in accordance with chapter 30 of the LDC

iii. Development Area "C":

AGRICULTURAL USES (See Condition #5)
ACCESSORY USES AND STRUCTURES
DWELLING UNIT:
Single-family
Duplex
Two-family attached
Zero lot line
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES

EXCAVATION: Water retention
 FENCES, WALLS
 HOME OCCUPATION
 MODELS: Model unit, model home, model display center
 REAL ESTATE SALES OFFICE (See LDC §§34-1951 *et seq.*, and 34-3021)
 RECREATIONAL FACILITIES: Personal and Private, On-Site
 RESIDENTIAL ACCESSORY USES
 SIGNS in accordance with chapter 30 of the LDC

b. Site Development Regulations

See EXHIBIT "E", PROPERTY DEVELOPMENT REGULATIONS, attached hereto.

3. The CPD portion of the project is limited to a maximum of 78,200 feet of commercial retail/office uses with the development tracts not to exceed the following commercial retail/office square footage:

Development Area "A"	46,200 square feet
Outparcel #1	12,000 square feet
Outparcel #2	10,000 square feet
Outparcel #3	10,000 square feet

The RPD portion of the project is limited as follows:

Development Area "B"	168 dwelling units
Development Area "C"	126 dwelling units

4. Environmental Conditions

a. Open Space Requirements:

- i. Prior to local development order approval, the overall project must provide 13.3 acres of open space.
- ii. Prior to local development order approval, the development order plans must delineate 40% common open space for parcels containing townhouses and other multifamily units.
- iii. The maximum lot coverage for single family, two-family attached, duplex and zero lot line lots is forty-five percent (45%).
- iv. Prior to local development order approval, the development order plans must delineate 30% open space for the commercial parcels. The 30% or 3.07 acres may be distributed throughout the project if a minimum of 10% is provided within each commercial parcel.

b. Protection for Gopher Tortoises and Commensal Species Within the Burrows:

Prior to local development order approval within the areas denoted as 411M and 411M2 on the FLUCCS map prepared by W. Dexter Bender and Associates stamped received June 19, 2002, these areas must be resurveyed for the presence of gopher tortoise burrows and a gopher tortoise management plan must be submitted.

5. AGRICULTURAL USES: Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:
 - a. Bona fide agricultural uses as shown on Exhibit F attached, may continue until approval of a local development order for the area of the project containing those uses.
 - b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
 - c. The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The agricultural use must cease by December 31st of the calendar year in which the local development order is issued. The exemption termination must be filed with the Property Appraiser's Office by December 31st of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.
6. At the time of local development order approval, the developer must provide pedestrian interconnections (sidewalks) between commercial Development Area "A", including outparcels #1, #2, and #3 and residential Development Areas "B" and "C".
7. Blasting is approved for the excavation of material for on-site use only (water retention and water management), and does not constitute construction materials mining as defined under F.S. §552.30. Blasting activity must be performed in accordance with all applicable Lee County Ordinances.
8. Prior to local development order approval, the applicant will coordinate with Lee County Department of Transportation concerning the widening of Three Oaks Parkway and the extension of Koreshan Boulevard across the subject property.
9. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
10. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of

gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

11. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.
12. University Lake Village, as described in attached Exhibit C and approved for construction in accord with DOS#98-07-132.00D, is a portion of this overall planned development as it was approved in Resolution Z-93-013. All conditions applicable to University Lake Village, as set for in Resolution Z-93-013, remain in full force and effect. However, to the extent Resolution 93-013 affects development of portions of the remaining planned development that are described in attached Exhibit B, it is superceded by the conditions approved in this resolution as a result of case DCI2002-00014.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-285(a) requirement to provide intersection connection separation of 660 feet on an arterial road, to allow minimum connection separations of 600± feet and 640± feet along Three Oaks Parkway. This deviation is APPROVED.
2. Deviation (2) seeks relief from the LDC §10-291(2) requirement that all development abut and have access to a public or private street designed and constructed, or improved to meet the standards in §10-296, to allow access to three Outparcels by way of a 24-foot-wide internal accessway with parking along the rear lot line of the Outparcels. This deviation is APPROVED, SUBJECT TO the condition that the only access to the Outparcels is achieved via the accessway running parallel to the most easterly property line of Outparcels #1, #2, and #3.
3. Deviation (3) - Withdrawn by the applicant.
4. Deviation (4) seeks relief from the LDC §10-415(b)(1) requirement that large developments with existing indigenous native vegetation provide 50% of their open space percentage requirement (6.47 acres) through the on-site preservation of the existing indigenous native vegetation, to allow Applicant to preserve only 2.44 acres of existing indigenous upland vegetation and provide the remaining 4.03 acres in a flow-way that will be replanted with indigenous wetland vegetation. This deviation is APPROVED, SUBJECT TO the following conditions:

Prior to the first local development order approval:

- a. The development order plans must delineate 6.65 acres of indigenous preservation and restoration with a minimum 2.44 acres of existing upland indigenous plant communities.
- b. The flow-way capacity must meet or exceed the ability of the existing flow-way to convey (with Three Oaks Parkway improvements) and store water. Information

must be submitted for review and approval by the Division of Natural Resources staff that documents the flow-way capacity; and

- i. The crossing of the flow-way is limited to one road crossing with a pile supported bridge or bridge culverts per Florida Department of Transportation standards; and
- ii. The proposed 80-foot wide berm is not approved within 50 feet of the flow-way (the MCP must be revised to meet this condition); and
- iii. The flow-way must be connected to the 80-foot drainage easement at natural grade; and
- iv. A low level weir must be installed at the southern end of the flow-way to insure water flow from the drainage easement through the flow-way; and
- v. A restoration plan for a cypress and marsh native plant community must be submitted for review by the Division of Environmental Sciences staff. The restoration plan must include native vegetation based on one gallon plants planted 3-foot on center; planting specifications including species, number, and container size; native trees must be a minimum 3-gallon container size; herbaceous vegetation must be a minimum 2-inch liner size; a minimum of six native wetland species must be used; and
- vi. A structural buffer (i.e. a native shrub hedge or fence) must be provided between the flow-way and the residential lots; and
- vii. The littoral planting requirement for the surface water management lakes must be based on two plants per linear foot, and 50% of the required littoral plants must be provided as 3-gallon native wetland trees; and
- viii. The I-75 side of the 80-foot wide berm must be planted with 250 South Florida slash pine ranging in size with a minimum 5-foot height and 2-inch caliper.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

- Exhibit A: Zoning Map (subject parcel identified with shading)
- Exhibit B: The legal description of subject property
- Exhibit C: Legal for University Lake Village
- Exhibit D: The Master Concept Plan
- Exhibit E: Property Development Regulations
- Exhibit F: Property Appraiser AG Exemption Classification

The applicant has indicated that the STRAP number for the subject property is: 23-46-25-00-00001.0000 and 26-46-25-00-00001.2000

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Andrew Coy, seconded by Commissioner John Albion and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Absent
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 17th day of February, 2003.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Charlie Green*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Ray Judah*
Chairman

Approved as to form by:

Dawn E. Perry-Lehnert
Dawn E. Perry-Lehnert
County Attorney's Office



EXHIBIT "B"
LEGAL DESCRIPTION
 Property located in Lee County, Florida

EXHIBIT "B"
 DCI2002-00014
 PAGE 1 OF 2

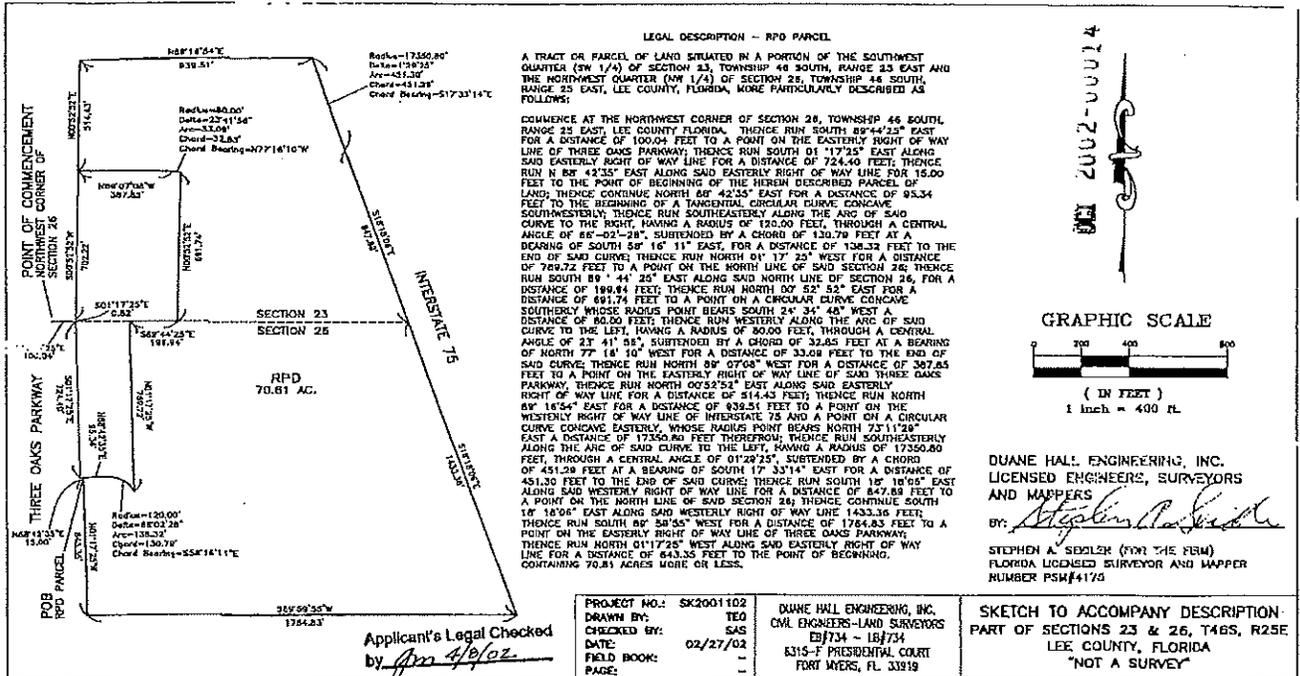


EXHIBIT "B"
DCI2002-00014
PAGE 2 OF 2

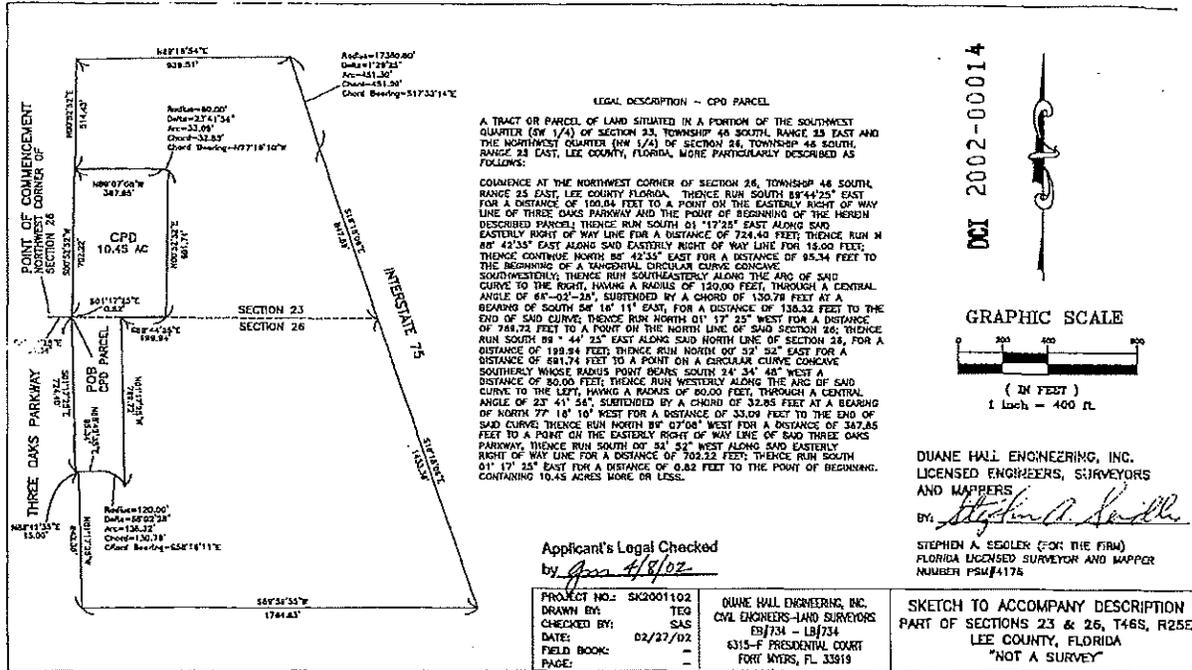


EXHIBIT C
University Lake Villages

A tract or parcel of land situated in the State of Florida, County of Lee being part of Section 23, Township 46 South, Range 25 East, being more particularly described as follows:

Starting at the Southwest corner of said Section 23, thence S 89°44'02" E along the South line of said Section for 100.00 feet to a point on the east right-of-way line of Three Oaks Parkway (100.00 feet wide); thence N 00°52'52" E along said East right-of-way line for 1218.27 feet to the Point of Beginning of the herein described parcel, thence continue N 00°52'52"E along said East right-of-way line for 1240.10 feet to the beginning of a curve concave to the West having a radius of 1025.00 feet; thence northerly along said curve for 91.07 feet through a central angel of 05°05'27", said curve having a chord bearing of N 01°39'52" W and a chord distance of 91.04 feet to a point on the North line of the Southwest one quarter (SW ¼) of said Section 23, thence N 89°16'57" E along said quarter section line for 568.59 feet to a point on the West right-of-way line of I-75; thence S 14°13'11" E along said right-of-way line for 590.20 feet to the beginning of a curve concave to the Northeast having a radius of 17350.80 feet, thence Southwesterly along said curve for 782.78 feet through a central angle of 02°35'06", said curve having a chord bearing of S 15° 30' 43" E and a chord distance of 782.71 feet, thence S 89°16' 57" W along a non-tangent line to said curve and parallel to the North line of the Southwest one quarter (SW ¼) of said Section 23 for 939.35 feet to the Point of Beginning.



WETLANDS
 100% WETLANDS 8,118 ACRES
 100% SWAMPLANDS 16,236 ACRES
 100% SCRAPLANDS 7,102 ACRES
 100% OPEN SPACE 8,800 ACRES
 100% PAVED 2,248 ACRES
 100% UNPAVED 16,800 ACRES
 100% TOTAL 50,304 ACRES

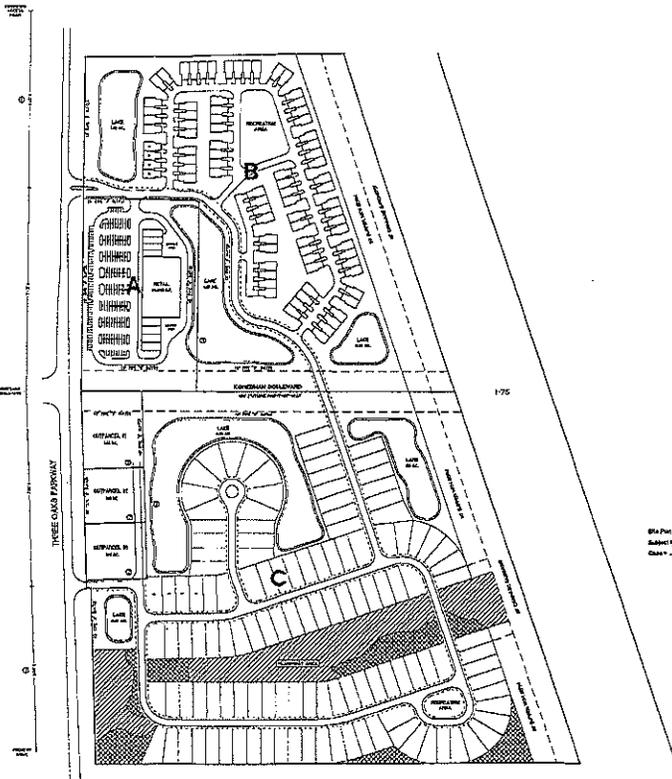
LAND USE	APPROXIMATE	DEVELOPABLE	UNDEVELOPABLE
RESIDENTIAL	1,100 ACRES	1,100 ACRES	1,100 ACRES
COMMERCIAL	1,100 ACRES	1,100 ACRES	1,100 ACRES
INDUSTRIAL	1,100 ACRES	1,100 ACRES	1,100 ACRES
AGRICULTURE	1,100 ACRES	1,100 ACRES	1,100 ACRES
TOTAL	4,400 ACRES	4,400 ACRES	4,400 ACRES

LAND USE	APPROXIMATE	DEVELOPABLE	UNDEVELOPABLE
RESIDENTIAL	1,100 ACRES	1,100 ACRES	1,100 ACRES
COMMERCIAL	1,100 ACRES	1,100 ACRES	1,100 ACRES
INDUSTRIAL	1,100 ACRES	1,100 ACRES	1,100 ACRES
AGRICULTURE	1,100 ACRES	1,100 ACRES	1,100 ACRES
TOTAL	4,400 ACRES	4,400 ACRES	4,400 ACRES

HOODS AND WETLANDS CONTAINING
 100% WETLANDS 8,118 ACRES
 100% SWAMPLANDS 16,236 ACRES
 100% OPEN SPACE 8,800 ACRES
 100% PAVED 2,248 ACRES
 100% UNPAVED 16,800 ACRES

HOODS AND WETLANDS CONTAINING
 100% WETLANDS 8,118 ACRES
 100% SWAMPLANDS 16,236 ACRES
 100% OPEN SPACE 8,800 ACRES
 100% PAVED 2,248 ACRES
 100% UNPAVED 16,800 ACRES

- GENERAL NOTES
- 1) ALL UTILITIES, STRUCTURES AND LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE REGULATIONS AND ALL CITY ORDINANCES.
 - 2) ALL UTILITIES SHALL BE PROVIDED FOR THE ENTIRE DEVELOPMENT INCLUDING ALL PHASES AND ALL UTILITIES SHALL BE PROVIDED AT THE DEVELOPER'S EXPENSE.
 - 3) UTILITIES SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ALL CITY ORDINANCES.
 - 4) ALL UTILITIES SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ALL CITY ORDINANCES.
 - 5) ALL UTILITIES SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ALL CITY ORDINANCES.



APPROVED
 Master Concept Plan
 GARY F. MULLER, AICP
 LEE COUNTY, FLORIDA
 FEB 21, 2003

DCF 2002-00014

EXHIBIT W-A-1

DATE	TIME	BY

GARY F. MULLER, AICP
 LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN
CORLICO VILLAGES

2003 FEB 21 2003

0112

EXHIBIT D

DCI2002-00014CORLICO VILLAGES

PROPERTY DEVELOPMENT REGULATIONS										
LAND USE	Minimum Lot Area sq. ft.	Minimum Lot ⁽¹¹⁾ Width (ft)	Minimum Lot Depth (ft)	Maximum Lot Coverage	Setbacks (ft)				Max. Height (ft.)	Stories
					Street ⁽⁸⁾	Side	Rear ⁽¹⁰⁾	Water		
RESIDENTIAL										
Single-family	6,500	50	130	45%	20'	5	20	20	30	2
Two-family attached	3,770/unit	29/unit	130	45%	20	0 ⁽¹⁾ /5 ⁽²⁾	20	20	30	2
Duplex	7,540	58	130	45%	20	10	10	20	30	2
Zero Lot Line	6,500	50	130	45%	20	0 ⁽³⁾ /10 ⁽⁴⁾	10	20	30	2
Townhouse	1,800/unit	20/unit	90	70%	20	0 ⁽⁵⁾ /10 ⁽⁶⁾	10	25	30	2
Multiple-family	10,000	100	100	45%	20	20 ⁽⁷⁾	20 ⁽⁷⁾	20	30	2
RECREATIONAL FACILITIES										
Recreational Facilities, Private On-site	Setbacks for on-site recreational facilities will be in accordance with all applicable requirements of LDC sections 34-1176 and 34-2474(b)(6)									
COMMERCIAL										
Commercial Uses	20,000	100	100	40%	20/25 ⁽⁹⁾	15	20	20	35	2

Footnotes:

- ii interior side only
- ii exterior side only
- ii zero lot line side
- ii side opposite zero lot line with a minimum building separation of 10 feet
- ii interior side only
- ii exterior side only, with minimum building separation of 20 feet
- ii minimum building separation of 30 feet
- ii private streets unless otherwise noted
- ii public street
- ii a five (5) foot rear yard setback to be allowed for accessory structures on individual residential lots.
- ii lot widths for residential lots are to be measured at the midpoints of the side lot lines



A

KENNETH M. WILKINSON, C.F.A.
LEE COUNTY PROPERTY APPRAISER
P.O. Box 1546, Fort Myers, FL 33902-1546
(941) 339-6150
www.lccpa.org

PLEASE KEEP THIS CARD

EXEMPTION RECEIPT FOR 2002

234625000001.1
RICHARDS R Q III TR
Ag Classification

January 1, 2002



RICHARDS R Q III TR
8191 COLLEGE PARKWAY STE 205
FT MYERS, FL 33919

LEGAL DESCRIPTION

THAT PART OF SW 1/4
LYING W OF I-75
LESS R RW + 1.3000

K. Wilkinson
LEE COUNTY PROPERTY APPRAISER

SITE ADDRESS:
19701 THREE OAKS PKWY
Fort Myers, 33912

Dear Property Owner(s):

The card above is your Year 2002 receipt for HOMESTEAD and PERSONAL EXEMPTIONS and/or LANDS THAT ARE CURRENTLY CLASSIFIED AGRICULTURAL USE. Exemptions are not transferable. If you have moved, you MUST APPLY for your new residence by March 1st, 2002. The rental of a dwelling previously claimed to be a homestead for tax purposes may constitute an abandonment of said dwelling as a homestead. Please read the reverse side for additional important information.

Sincerely,

K. Wilkinson

Kenneth M. Wilkinson, C.F.A.
Lee County Property Appraiser
Author of the "Save Our Homes" Constitutional Amendment*

*"Save Our Homes" protected Lee County homestead owners in 2001 from taxes on over \$1.3 Billion in assessed value.
*AGRICULTURAL CLASSIFICATION: This receipt is proof of your 2002 Agricultural Classification. The Property Appraiser reserves the right, however, to notify you in writing by July 1, 2002 of a denial of the 2002 Agricultural Classification if you do not qualify.

WARNINGS. (1) Any person giving false information to claim a homestead exemption is guilty of a first degree misdemeanor punishable per 775.082(4)(a), Fla. Stats., and/or by a fine of up to \$5,000, (2) It is the owner's responsibility to promptly notify us when the use or status of the property or owner changes regarding an exemption. If we are not so notified and you were not entitled to the exemption in the last 10 years, the property is subject to back taxes plus 15% interest plus a 10% penalty 196.011 Fla. Stats.

PLEASE DETACH AND RETURN THE FORM BELOW IF YOUR PROPERTY NO LONGER QUALIFIES FOR THE EXEMPTION CLAIMED OR IF YOUR ADDRESS IS INCORRECT.

X

<p>EXEMPTION REMOVAL</p> <p>Parcel Identification No. 23-46-25-00-00001.1000</p> <p><input type="checkbox"/> I No Longer Own This Property, Date Sold _____</p> <p><input type="checkbox"/> I No Longer Reside On This Property, Date Moved _____</p> <p><input type="checkbox"/> This Property Has Been Rented, Date Rented _____</p> <p><input type="checkbox"/> I No Longer Qualify For _____ Exemption <small>(i.e. HOMESTEAD, DISABILITY, WIDOWER, AGRICULTURE)</small></p>	<p>CHANGE OF ADDRESS</p> <p>CORRECTION: (NEW ADDRESS)</p> <p>Street _____</p> <p>City _____ State _____ Zip Code _____</p> <p>CHECK ONE BELOW:</p> <p><input type="checkbox"/> This address correction is permanent.</p> <p><input type="checkbox"/> This address correction is seasonal and is only valid through the dates _____ 200 _____ through _____ 200 _____</p>
---	---

Signature: _____ Print Name: _____ Date: _____

Home Phone: _____ Business Phone: _____



A

KENNETH M. WILKINSON, C.F.A.
LEE COUNTY PROPERTY APPRAISER
P.O. Box 1546, Fort Myers, FL 33902-1546
(941) 339-6150
www.lccpa.org

PLEASE KEEP THIS CARD

EXEMPTION RECEIPT FOR 2002

264625000001.2
RICHARDS R Q III TR
Ag Classification

January 1, 2002



RICHARDS R Q III TR
8191 COLLEGE PKWY STE 205
FT MYERS, FL 33919

LEGAL DESCRIPTION

SEC 26 W OF I-75
DESC IN OR 1778 PG 1943
LESS RW OR 1892 PG 747

LEE COUNTY PROPERTY APPRAISER

SITE ADDRESS:
0 ACCESS UNDETERMINED
Estero, 33928

Dear Property Owner(s):

The card above is your Year 2002 receipt for HOMESTEAD and PERSONAL EXEMPTIONS and/or LANDS THAT ARE CURRENTLY CLASSIFIED AGRICULTURAL USE. Exemptions are not transferable. If you have moved, you MUST APPLY for your new residence by March 1st, 2002. The rental of a dwelling previously claimed to be a homestead for tax purposes may constitute an abandonment of said dwelling as a homestead. Please read the reverse side for additional important information.

Sincerely,

Kenneth M. Wilkinson, C.F.A.
Lee County Property Appraiser
Author of the "Save Our Homes" Constitutional Amendment*

*"Save Our Homes" protected Lee County homestead owners in 2001 from taxes on over \$1.3 Billion in assessed value. "AGRICULTURAL CLASSIFICATION": This receipt is proof of your 2002 Agricultural Classification. The Property Appraiser reserves the right, however, to notify you in writing by July 1, 2002 of a denial of the 2002 Agricultural Classification if you do not qualify.

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PLEASE DETACH AND RETURN THE FORM BELOW IF YOUR PROPERTY NO LONGER QUALIFIES FOR THE EXEMPTION CLAIMED OR IF YOUR ADDRESS IS INCORRECT.

X X

EXEMPTION REMOVAL	CHANGE OF ADDRESS
Parcel Identification No. 26-46-25-00-00001.2000	CORRECTION: (NEW ADDRESS)
<input type="checkbox"/> I No Longer Own This Property, Date Sold _____	Street _____
<input type="checkbox"/> I No Longer Reside On This Property, Date Moved _____	City _____ State _____ Zip Code _____
<input type="checkbox"/> This Property Has Been Rented, Date Rented _____	CHECK ONE BELOW: <input type="checkbox"/> This address correction is permanent. <input type="checkbox"/> This address correction is seasonal and is only valid through the dates _____ 200 ____ through _____, 200 ____.
<input type="checkbox"/> I No Longer Qualify For _____ Exemption (i.e., HOMESTEAD, DISABILITY, WIDOWER, AGRICULTURE)	
Signature: _____ Print Name: _____ Date: _____	

Home Phone: _____

Business Phone: _____

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

WHEREAS, Richard Richards and Frank DiPlacido in reference to Corlico Villages, have properly filed an application for:

- a) a rezoning from Residential Planned Development to Commercial Planned Development; and
- b) a new Master Concept Plan for the Residential Planned Development; and

WHEREAS, the subject property is located at 19701 Three Oaks Parkway, described more particularly as:

LEGAL DESCRIPTION: In Sections 23 and 26, Township 46 South, Range 25 East, Lee County, Florida:

CPD PARCEL 1

STARTING AT a concrete post marking the Southwest corner of said Section 23;
THENCE S89°44'27"E along the South line of said Southwest Quarter (SW1/4) for 66.25 feet to an intersection with the East right-of-way line of Corlico Road (80.00 feet wide) as described in Official Records Book 1739 at Page 776;
THENCE N01°11'15"E along said right-of-way line for 75.00 feet and the POINT OF BEGINNING;
THENCE S89°44'27"E for 800.11 feet;
THENCE N01°11'15"E for 400.05 feet;
THENCE N89°44'27"W for 400.05 feet;
THENCE N01°11'15"W for 400.05 feet;
THENCE N89°44'27"W for 400.05 feet;
THENCE S01°11'15"W for 800.11 feet to the POINT OF BEGINNING.

AND

CPD PARCEL 2

STARTING AT a concrete monument marking the Southwest corner of said Section 26;
THENCE N01°18'46"W along the West line of the Southwest Quarter (SW1/4) of said Section 26 for 2,648.43 feet to an iron pipe marking the Northwest corner of said fraction;
THENCE N01°18'00"W along the West line of the Northwest Quarter (NW1/4) of said Section 26 for 1,279.32 feet;
THENCE East for 79.06 feet to an intersection with the East right-of-way line of Corlico Road (80.00 feet wide) as described in Official Records Book 1739 at Page 776;
THENCE N01°50'12"W for 567.34 feet and the POINT OF BEGINNING;
THENCE S89°44'27"E for 393.01 feet;
THENCE N00°15'33"E for 400.00 feet;
THENCE S89°44'27"E for 393.98 feet;
THENCE N00°15'33"E for 400.00 feet;
THENCE N89°44'27"W for 816.27 feet;
THENCE S01°11'15"W for 800.54 feet to the POINT OF BEGINNING.

continued...

RPD PARCEL

A tract or parcel of land situated in the State of Florida, County of Lee, being a part of the Southwest Quarter (SW1/4) of Section 23, Township 46 South, Range 25 East, and further described as follows:

STARTING AT a concrete post marking the Southwest corner of said Section 23;
THENCE S89°44'27"E along the South line of said Southwest Quarter (SW1/4) for 66.25 feet to an intersection with the East right-of-way line of Corlico Road (80.00 feet wide) as described in Official Records Book 1739 at Page 776 and the POINT OF BEGINNING;
THENCE continuing S89°44'27"E along said South line for 1,394.24 feet to a concrete post marking the Westerly right-of-way line of I-75;
THENCE N18°17'53"W along said right-of-way line for 847.89 feet to an iron rod marking the beginning of a curve concave to the Northeast having a radius of 17,350.80 feet;
THENCE Northwesterly along said curve and said right-of-way line through a central angle of 04°04'42" for 1,255.03 feet to an iron rod;
THENCE N14°13'11"W along said right-of-way line for 590.20 feet;
THENCE S89°16'57"W along the North line of said Southwest Quarter (SW1/4) for 584.54 feet to a point 80.04 feet East of the Northwest Corner of said Southwest Quarter (SW1/4) and the East right-of-way line of said Corlico Road;
THENCE S01°11'15"W along said right-of-way line for 2,549.45 feet to the POINT OF BEGINNING.

LESS CPD PARCEL 1.

AND

RPD PARCEL

STARTING AT a concrete monument marking the Southwest corner of said Section 26;
THENCE N01°18'46"W along the West line of the Southwest Quarter (SW1/4) of said Section 26 for 2,648.43 feet to an iron pipe marking the Northwest corner of said fraction;
THENCE N01°18'00"W along the West line of the Northwest Quarter (NW1/4) of said Section 26 for 1,279.32 feet;
THENCE East for 79.06 feet to an intersection with the East right-of-way line of Corlico Road (80.00 feet wide) as described in Official Records Book 1739 at Page 778 and the POINT OF BEGINNING;
THENCE continuing East for 1,800.40 feet to a concrete monument marking the Westerly right-of-way line of Interstate 75;
THENCE N18°17'53"W along said right-of-way line for 1,433.35 feet to a concrete monument;
THENCE N89°44'27"W along the North line of said Northwest Quarter (NW1/4) for 1,394.24 feet to an intersection with said East right-of-way line of Corlico Road;
THENCE S01°50'12"E along said right-of-way line for 1,367.88 feet to the POINT OF BEGINNING.

LESS CPD PARCEL 2

WHEREAS, the applicant has indicated the property's current STRAP numbers are 23-46-25-00-00001.1000 and 23-46-25-00-00001.2000; and

WHEREAS, proper authorization has been given to Morris-Depew Associates, Inc., by Richard Richards and Frank DiPlacido, the fee simple owners of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on March 2, 1993 and subsequently continued to March 31, 1993; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby:

- a) APPROVE WITH CONDITIONS a rezoning to Commercial Planned Development; and
- b) APPROVE a new Master Concept Plan for the Residential Planned Development.

The rezoning and Master Concept Plan, which deviate from certain Lee County Standards, are subject to the following conditions:

1. The development of this property shall be in accordance with the one-page Master Concept Plan, entitled Gorlico Villages, dated 10-24-92 and stamped Received 2-12-93, Sheet 1 of 1, Project Number 90064), prepared by Morris-Depew Associates, Inc., except as may be modified by the conditions herein. Approval of this request does not exempt the applicant from compliance with all development regulations, except as specifically approved herein.
2. Commercial uses within the Residential Planned Development shall be restricted by Section 431.C.5 of the Lee County Zoning Ordinance.
3. All those uses listed on the Master Concept Plan (Sheet 1 of 1) are permitted by right on site, except for agricultural uses which are governed as follows: Bona fide agricultural uses that are now in existence on the subject property may continue until such time that development commences. However, no development activity of any kind shall occur on the property, including clearing of vegetation or cutting of trees, unless such activity is reviewed and approved in accordance with all applicable Lee County regulations as if no agricultural uses existed on the property. The purpose of this condition is to eliminate any exemptions or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.
4. Only one consumption on premises in the Residential Planned Development may be permitted for the clubhouse (for use of residents and their guests only and shall not be open to the public), in accordance with Section 202.03 of the Lee County Zoning Ordinance.
5. The total number of dwelling units shall not exceed 508.
6. Total Square Footage Gross Floor Area:

- a. The GPD portion of the site is restricted to 100,000 square feet of retail commercial uses and 140,000 square feet of non-retail commercial uses, for a total of 240,000 square feet of building area.
 - b. The developer may request an Administrative Amendment to the Commercial Planned Development to reallocate 20,000 square feet from non-retail to commercial retail uses once Koreshan Boulevard is constructed east of Three Oaks Parkway and designated as an arterial roadway. If approved, the non-retail square footage shall be reduced to an amount commensurate with the increase in retail commercial square footage. No more than 240,000 square feet of building area shall be developed on site.
7. All structures shall be designed to be architecturally compatible with one another and landscaping arranged to complement and tie together the designs among individual parcels. This condition shall be incorporated into all pertinent covenants and restrictions associated with the property owners' association.
 8. Approval of this rezoning does nothing more than change the zoning district wherein the subject property lies and does not grant or vest in the developer any present or future development rights that may exceed any Lee Plan uses set forth in the 2010 Overlay or any other Lee Plan provision.
 9. This zoning approval does not signify that the project's traffic impacts have been mitigated. Additional conditions may be required at the time of issuance of a local Development Order, per the Development Standards Ordinance or other Lee County Ordinance.
 10. Prior to Development Order approval, the Plan shall be modified to relocate the driveways on both sides of Koreshan Boulevard from 660 to 330 feet east of Three Oaks Parkway.
 11. Emergency Management Conditions
 - A. Hurricane Mitigation
 1. The developer shall initiate the establishment of a homeowners' or residents' association to provide an educational program describing the risks of natural and technological hazards.
 2. The established homeowners' or residents' association shall maintain an education program for hurricane preparedness. The program should consist of an annual description of the hurricane risk to the residents, as well as providing the continuing information to residents concerning hurricane evacuation and shelters.
 3. Health Care or Related Facility

In the event an adult congregate living facility (AGLF), nursing home facility or multi-family use associated with a congregate care facility is constructed, the following conditions are recommended:

 - a. The developer shall prepare to the satisfaction of the Director of Lee County Emergency Management and prior to receiving a certificate of occupancy, an emergency preparedness plan covering the following aspects:
 1. Duties and responsibilities
 2. Plan coordination and activation
 3. Warning and notification
 4. Evacuation of population off-site
 5. In-place sheltering

6. Off-site sheltering
7. Transportation
8. Support Services for in-place and off-site shelter
9. Security for property and patients sheltered off-site
10. Training
11. Communications
12. Continuity of Patient Care on-site and off-site
13. Damage Assessment
14. Recovery

- b. The emergency preparedness plan shall be approved annually by Lee County Emergency Management.
- c. The developer shall establish and maintain an annually-updated program to educate staff in the matters of the hurricane threat, hurricane planning, evacuation and sheltering.
- d. The developer shall provide refuge space for its occupants on-site or off-site to the approval of the Director of Lee County Emergency Management. The building(s) shall also be constructed with as little exposed glass as possible and/or protected by storm shutters. The refuge shall contain emergency power, food, potable water, sanitation facilities, adequate ventilation, medical supplies and communications equipment in sufficient quantities to sustain the refuge for three (3) days.

B. Hazardous Material Management

1. The developer shall contact the Lee County Office of Emergency Management, Hazardous Material representative, to discuss the proposed development in relation to the potential type, use, and storage of hazardous materials which will be located on the premises.
2. If required by federal, state and/or local regulations:
 - a. The developer shall prepare or have available material safety data sheets (MSDS) and submit either copies of MSDS or a list of MSDS chemicals to the appropriate fire department or district and to the Lee County Division of Public Safety.
 - b. The developer shall establish an emergency notification system to be used in the event of a hazardous material release.
12. Deviation (1) is a request to allow zero lot line single-family homes on 3,750 square foot lots (7,500 square foot lot area required), with maximum lot widths and depths of 50 feet by 75 feet (75 foot by 100 foot required) (Section 434.02.A). Deviation (1) is APPROVED with the condition that the zero lot line units be developed in compliance with the typical zero lot line configuration as shown on the Master Concept Plan.

Deviation (2) is a request to allow a minimum setback of 25 feet for excavations from a trafficway corridor, instead of the required 150 feet (Section 509.C.4). Deviation (2) is APPROVED with the condition that guardrails or other suitable safety barrier be placed in front of the water retention area, along Koreshan Boulevard. Also, prior to Development Order approval, a Hold Harmless Agreement to indemnify Lee County shall be provided.

Deviation (3) is a request to allow in the GPD district a frontage road stub-out/connection to the north and south, instead of complying with the required Access Road Map (Development Standards Ordinance Section 9.C.1).

Deviation (3) is APPROVED with the condition that the frontage roads meet Development Standards Ordinance requirements for access streets and that a minimum distance of 100 feet, measured from the edge of pavement of the frontage road to edge of pavement of Three Oaks Parkway be maintained to provide adequate vehicle storage of the intersection(s) pursuant to the requirements of the Development Standards Ordinance Section 9.E.1.

Deviation (4) is a request to allow lot lines as shown on the plan, instead of meeting the requirement that side lot lines are to intersect the street right-of-way at right angles to straight street lines and radial to curved streets (Development Standards Ordinance Section 7.D.4). Deviation (4) is APPROVED with the condition that all lot lines should be straight as depicted on the Master Concept Plan.

If determined necessary:

Deviation (5) is a request from Section 431.C.4.a, which allows 10% of the required open space to be distributed to individual units, to allow 100% of the open space required in the zero lot line area to be distributed to individual units. Deviation (5) is APPROVED with the following conditions:

- a. The total amount of open space shown on the Master Concept Plan (dated 10-24-92, stamped 2-12-93), shall not be decreased. Such existing open space shall include all private open space, and common open space as shown on the Plan within retention, water management, and recreation areas and centers. This shall not prohibit adjustment of structures within these areas, but shall prohibit any substantial alteration in the amount of common open space.
- b. Invasive exotic vegetation shall be removed from the entire site. Such invasive exotic vegetation shall be that as defined in the Development Standards Ordinance (DSO) at the time of local Development Order.

Deviation (6) is a request from Development Standards Ordinance Section 13.C.2 which requires 50% of the required open space to be indigenous vegetation, to allow 0% in the zero lot line area. Deviation (6) is APPROVED with the following conditions:

- a. The total amount of open space shown on the Master Concept Plan (dated 10-24-92, stamped 2-13-93), shall not be decreased. Such existing open space shall include all private open space, and common open space as shown on the Plan within retention, water management, and recreation areas and centers. This shall not prohibit adjustment of structures within these areas, but shall prohibit any substantial alteration in the amount of common open space.
- b. Invasive exotic vegetation shall be removed from the entire site. Such invasive exotic vegetation shall be that as defined in the Development Standards Ordinance (DSO) at the time of local Development Order.

Site Plan 93-013 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of CPD zoning:

- A. That there are changed or changing conditions within the area which make approval of both requests appropriate.
- B. That neither the CPD rezoning, nor the Master Concept Plan, as conditioned, will have an adverse impact on the intent of the Zoning Ordinance.

- C. That both requests, as conditioned, are consistent with the goals, objectives, policies and intent of the Lea Plan, and with the densities, intensities and general uses set forth therein.
- D. That the GPD rezoning, as conditioned, meets or exceeds all performance and locational standards set forth for the proposed use.
- E. That the GPD rezoning and the Master Concept Plan, both as conditioned, will protect, conserve or preserve environmentally critical areas and natural resources.
- F. That the GPD rezoning and the Master Concept Plan, both as conditioned, will be compatible with existing or planned uses and will not cause damage, hazard, nuisance or other detriment to persons or property.
- G. That the GPD rezoning and the Master Concept Plan, both as conditioned, will not place an undue burden upon existing transportation or other services and facilities and will be served by streets with the capacity to carry traffic generated by the development.
- H. That the GPD rezoning, as conditioned, will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth elsewhere in the Zoning Ordinance.
- I. That each approved deviation enhances the achievement of the objectives of the planned development, and preserves or promotes the protection of the public health, safety and welfare.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Douglas R. St. Gerny, and seconded by Commissioner Franklin B. Mann and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Gerny	Aye
Ray Judah	Aye
Franklin B. Mann	Aye
John E. Albion	Abstain

DULY PASSED AND ADOPTED this 3rd day of May 3, A.D., 1993.

ATTEST:
CHARLIE GREEN, CLERK

BY: Charlie J. Green
Deputy Clerk

FILED

JUN 1 1993

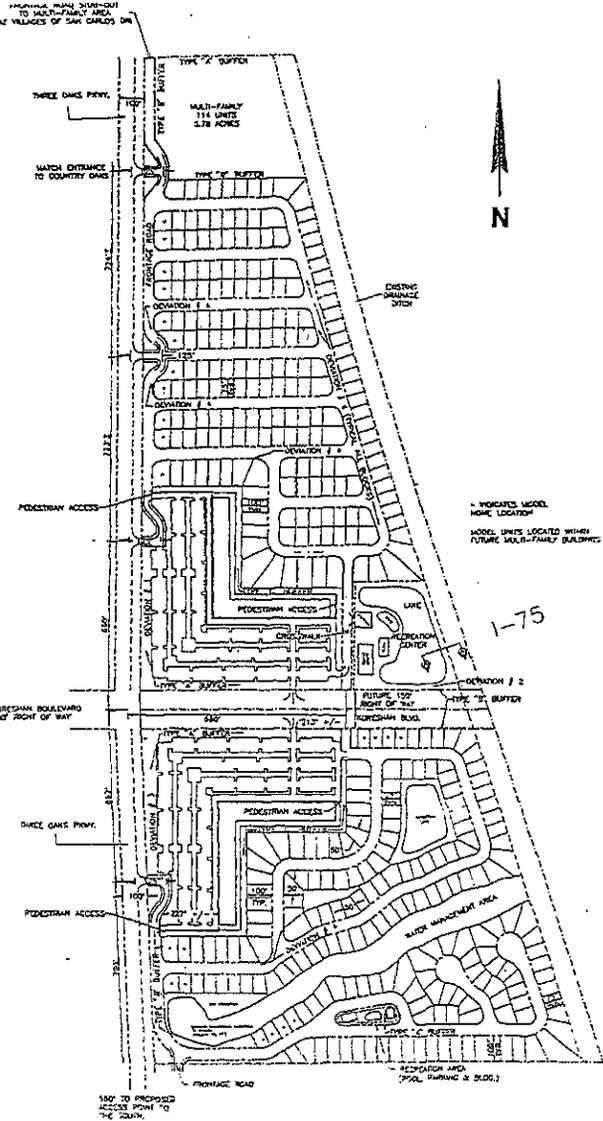
CLERK CIRCUIT COURT
BY egw D.C.

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: John E. Manning
Chairman

Approved as to form by:

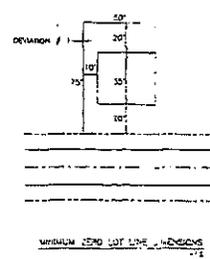
Timothy P. Owen
County Attorney's Office



- GENERAL NOTES**
1. THE PARCEL IS CURRENTLY ZONED RP0.
 2. PROPOSED IS AN AMENDMENT (RP0) AND A REVISION TO CPD.
 3. THE LEE PLAIN LAND USE OUTLOOK IS URBAN COMMUNITY.
 4. THE TOTAL LAND AREA IS 104,211 ACRES.
 5. 22 ACRES IS PROPOSED FOR CPD AND 84.71 IS PROPOSED FOR RP0.
 6. THE RP0 IS PROPOSED FOR 394,290 LOT LINE UNITS AND 114 MULTIFAMILY UNITS FOR 200 TO 250 UNITS.
 7. THE CPD IS PROPOSED FOR 200 TO 250 UNITS.
 8. 10,000 SQ. FT. OF NON-METAL USE COMMERCIAL USES WITHIN THE RP0 DISTRICT ARE LIMITED TO 7500 SQ. FT.
 9. THERE ARE NO EXISTING OR PROPOSED PUBLIC TRAVEL ROUTES IN THIS AREA.
 10. A 100' FRONT OF WAY RESERVATION (75' ON EACH SIDE OF THE FRONT LOT COMMON TO SECTIONS 22 & 23) IS PROVIDED FOR THE EXISTING EXTENSION OF HIGHWAY ROUTE AS SHOWN ON THE TRANSPORTS MAP.
 11. CORRIDORS FOR PEDESTRIAN ACCESS SHALL BE LOCATED AT EACH ENTRANCE TO THE COMMERCIAL AREA.
 12. ALL TYPED VEGETATION SHALL BE NATIVE VARIETIES.
 13. ALL EXISTING VEGETATION SHALL BE REMOVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION.

- SCHEDULE OF USES - RESIDENTIAL PLANNED DEVELOPMENT**
1. CLUB, PRIVATE (60)
 2. COMMERCIAL USES (limited to the following)
 - a. Administrative Office (60)
 - b. Condominium or Fractional (Section 202.03)
 - c. Day Care Center, Child or Adult (Section 304)
 - d. Real Estate Sales Office
 3. DWELLING UNITS
 - a. 200 - 250 Lot Line Units
 - b. 114 Multi-Family Units
 4. ESSENTIAL SERVICES (61)
 5. EXERCISE, RECREATION (Section 303)
 6. FOOD HOMES IN THE SINGLE-FAMILY AREA
 7. MODEL UNITS IN THE MULTI-FAMILY AREA
 8. RECREATION CENTER (60)
 9. RESIDENTIAL FACILITIES, PRIVATE (61)
 10. RESIDENTIAL ACCESSORY USES (Section 501 & 1001.12)
 11. SIGN, in conjunction with the sign ordinance
 12. AGRICULTURAL USES (with such time that development begins)

- SCHEDULE OF USES - COMMERCIAL PLANNED DEVELOPMENT**
1. ADMINISTRATIVE OFFICES (61)
 2. BANKS AND FINANCIAL INSTITUTIONS-GROUPS I & II (Sec. 1001.03)
 3. BUSINESS SERVICES-GROUP I (Sec. 1001.03)
 4. BUSINESS STORES, GENERAL (Sec. 1001.03)
 5. CONSUMPTION OF PRODUCTS (Sec. 202.03)
 6. CONTRACTORS AND BUSINESS-GROUP I (Sec. 1001.09)
 7. ESSENTIAL SERVICES (61)
 8. ESSENTIAL SERVICE FACILITIES-GROUP I (Sec. 202.12 & 1001.12)
 9. FOOD STORES-GROUP I (Sec. 1001.19)
 10. GROOMING SERVICES (Sec. 1001.19)
 11. HEALTH CARE FACILITIES-GROUP I (Sec. 1001.20)
 12. HOBBY, LEISURE & GOLF STORES (Sec. 1001.21)
 13. HOUSEHOLD OFFICE FURNISHINGS-ALL GROUPS (Sec. 1001.22)
 14. INSURANCE COMPANIES (Sec. 202.03)
 15. LABORATORY OR CHEMISTRY-GROUP I
 16. OFFICE BUILDING (61)
 17. PERSONAL SERVICES-GROUP I (Sec. 1001.22)
 18. PET SERVICES (61)
 19. PLACE OF WORSHIP & RELIGIOUS FACILITIES (Sec. 321)
 20. REAL ESTATE SERVICES-GROUPS I & II (Sec. 1001.20)
 21. RETAIL SHOPS-GROUPS I & II (Sec. 1001.03)
 22. RESEARCH AND DEVELOPMENT LABORATORIES-GROUPS I & II (Sec. 1001.41)
 23. RETAILMENTS-GROUPS I & II (Sec. 1001.42)
 24. SCHOOLS, COMMERCIAL (Sec. 1001.43)
 25. SPECIALTY SERVICES-GROUP I (Sec. 1001.44)
 26. SPECIALTY RETAIL-ALL GROUPS (Sec. 1001.47)
 27. STUDIOS (Sec. 1001.47)
 28. VOID MERCHANTS STORES-GROUP I (Sec. 1001.54)
 29. AGRICULTURAL USES (with such time that development begins)

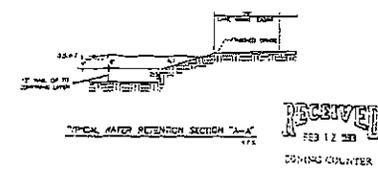


- SCHEDULE OF DEVIATIONS**
1. FROM LEEB SEC. 134.03 WHICH REQUIRES MINIMUM 75' x 100', 7500 SQ. FT. LOTS WITH SIDE SETBACKS OF 7.5' THAT ALLOW MAXIMUM LOT AREA OF 300' x 75', 2250 SQ. FT. WITH A 0' SETBACK ON ONE SIDE.
 2. FROM LEEB SEC. 306.04 WHICH REQUIRES A MINIMUM SETBACK OF 150' FOR EXCAVATIONS FROM A TRAFFIC CORNER TO ALLOW A SETBACK OF 25'.
 3. FROM 200 SQ. FT. R.F.I. WHICH REQUIRES ACCESS ROADS BE PROVIDED IN ACCORDANCE WITH THE REPAIRED ACCESS TO MAP TO ALLOW IN THE CPD DISTRICT A FRONTAGE ROAD 300'-0" WIDE TO THE NORTH & SOUTH.
 4. FROM 200 SQ. FT. R.F.I. WHICH REQUIRES LOT LINES TO INTERSECT THE STREET RIGHT-OF-WAY AT RIGHT ANGLES TO STRAIGHT STREET LINES AND PARALLEL TO CURVED STRAITS, TO AVOID LOT LINES AS SHOWN ON THE PLAN.
 5. FROM 200 SQ. FT. R.F.I. WHICH REQUIRES ACCESS ROADS TO BE PROVIDED TO INTERSECT THE STREET AT RIGHT ANGLES TO STRAIGHT STREET LINES AND PARALLEL TO CURVED STRAITS, TO AVOID LOT LINES AS SHOWN ON THE PLAN.
 6. FROM 200 SQ. FT. R.F.I. WHICH REQUIRES SIDE OF THE ROAD TO BE 12.5' TO 15.0' WHICH REQUIRES SIDE OF THE ROAD TO BE 15.0' TO 17.5' IN THE RP0 AREA.

- PROPERTY DEVELOPMENT REGULATIONS-RP0**
- A. MINIMUM LOT AREA AND DIMENSIONS
AREA - 3750 SQ. FT.
WIDTH - 80 FEET
DEPTH - 75 FEET
 - B. MINIMUM SETBACKS
STREET - 1/2 ROW + 20 FEET
SIDE - 10 FEET AND 0 FEET
REAR - 30 FEET
WATER BODY - 25 FEET
- ALL DISTANCES SHALL BE MEASURED FROM THE DEVELOPMENT PERIMETER (ENCLOSURE) DATE 11/20/2013 TO THE MINIMUM REQUIRED BUFFER OF 12.5' MINIMUM IN THE DISTRICT.
- C. MAXIMUM BUILDING HEIGHT
50 FEET WITH 3 HABITABLE STOREYS (MULTI-FAMILY AREA)
 - D. MAXIMUM LOT COVERAGE
40 % OF TOTAL LOT AREA.
 - E. OPEN SPACE REQUIREMENTS
NO MINIMUM OPEN SPACE IS REQUIRED FOR RESIDENTIAL DEVELOPMENT. CONCEPTS OF MINIMUM LOTS FOR SINGLE FAMILY BEYOND ONE TWO FAMILY DWELLING UNITS PER 600 SQUARE FEET IN LEEB SEC. 431.04.

- PROPERTY DEVELOPMENT REGULATIONS-CPD**
- A. MINIMUM LOT AREA AND DIMENSIONS
AREA AND DIMENSIONS - ADEQUATE TO ACCOMMODATE PROPOSED STRUCTURES AND SPATIAL REQUIREMENTS. (LEE SEC. 431.04)
 - B. MINIMUM SETBACKS
STREET - THREE OAKS PARK, 1/2 ROW + 45 FEET
HOUSHOLD BLDG, 1/2 ROW + 25 FEET
SIDE - 20 FEET OR THE MINIMUM REQUIRED BUFFER, WHICHEVER IS GREATER.
REAR - 25 FEET OR THE MINIMUM REQUIRED BUFFER, WHICHEVER IS GREATER.
WATER BODY - 25 FEET
FINANCIAL, INTERNAL ROADS OR DRIVE SHALL NOT BE LOCATED LESS THAN 10 FEET FROM THE DEVELOPMENT PERIMETER.
 - C. MAXIMUM BUILDING HEIGHT
35 FEET WITH 3 HABITABLE STOREYS, ONE DWELING/UNIT.
 - D. OPEN SPACE REQUIREMENTS
MINIMUM OF 30 % OPEN SPACE.

APPROVED
Master Concept Plan
Site Plan + 220117 P101
Subject to conditions & Resolution 2-99-013
Issued Date + 2-10-97-06100



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OFF REC 1902 PG 3666

RESOLUTION NUMBER Z-86-169

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

2239531

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: B. ROSINE, D.C.

WHEREAS, Robert Barber, Trustee has properly filed an application on a project known as Corlico Village for a rezoning from AG-2 to Residential Planned Development, to permit up to 640 residential units not to exceed 45 feet in height above average grade, on 106.71 total acres of land. The proposed development will also include recreational and accessory uses as permissible in the RPD zoning district, including a clubhouse with consumption on premises of alcoholic beverages. Zero-lot-line dwellings will comply with RSA standards (434.01), and all other dwelling types will comply with RM-6 standards (437.02).

NOTE:

If approved, the Master Concept Plan will deviate from the following Lee County standards:

- (1) Minimum setback between structures and a quarter section line of 60 feet (202.15.B.3.b), to 25 feet from the east-west line in Section 23;
- (2) DELETED - NO LONGER NECESSARY
- (3) WITHDRAWN BY THE APPLICANT
- (4) Minimum lot width of 50 feet per unit and lot area of 7,000 square feet per unit for duplexes and two-family attached (437.02.A.2), to 37½ feet and 3,750 square feet per unit;
- (5) Minimum lot width of 100 feet, lot depth of 120 feet, and lot area of 14,000 square feet (plus 6,500 square feet for each unit after the second) for multiple-family buildings (437.02.A.3), to 20 feet of width, 20 feet of depth, and 600 square feet of area for individual units which will be sold on fee simple lots;
- (6) Minimum side setback of 6.5 feet for single-family residences (434.01.B), to 0 feet on one side for zero-lot-line dwellings;
- (7) Minimum setback from a structure to a water body of 25 feet (202.15.B), to 0 feet; and
- (8) Requirement that an access street be constructed along Corlico Parkway (DSO C.3.0), to eliminate this requirement; and

WHEREAS, the subject property is located on the east side of Corlico Parkway, immediately south of the "Villages of San Carlos DRI" and about 1 mile north of Corkscrew Road, described more particularly as:

11-26

LEGAL DESCRIPTION: In Sections 23/26, Township 46S, Range 25E, Lee
County, Florida:

A tract or parcel of land situated in the State of Florida, County of Lee, being a part of the southwest one quarter of Section 23, Township 46 South, Range 25 East, and further described as follows:

Starting at a concrete post marking the southwest corner of said Section 23; thence S 89° 44' 27" E along the south line of said southwest one quarter for 66.25 feet to an intersection with the east right-of-way line of Corlico Road (80.00 feet wide) as described in Official Records Book 1739 at Page 776 and the Point of Beginning; thence continuing S 89° 44' 27" E along said south line for 1394.24 feet to a concrete post marking the westerly right-of-way line of Interstate 75; thence N 18° 17' 53" W along said right-of-way line for 847.89 feet to an iron rod marking the beginning of a curve concave to the northeast having a radius of 17350.80 feet; thence northwesterly along said curve and said right-of-way line through a central angle of 4° 04' 42" for 1255.03 feet to an iron rod; thence N 14° 13' 11" W along said right-of-way line for 590.20 feet; thence S 89° 16' 57" W along the north line of said southwest one quarter for 584.54 feet to a point 80.04 feet east of the northwest corner of said southwest one quarter and the east right-of-way line of said Corlico Road; thence S 01° 11' 15" W along said right-of-way line for 2549.45 feet to the Point of Beginning.

PARCEL NO. 3

Starting at a concrete monument marking the southwest corner of said Section 26; thence N 01° 18' 46" W along the west line of the southwest one quarter of said Section 26 for 2648.43 feet to an iron pipe marking the northwest corner of said fraction; thence N 01° 18' 00" W along the west line of the northwest one quarter of said Section 26 for 1279.32 feet; thence East for 79.06 feet to an intersection with the east right-of-way line of Corlico Road (80.00 feet wide) as described in Official Records Book 1739 at Page 778 and the point of beginning; thence continuing east for 1800.40 feet to a concrete monument marking the westerly right-of-way line of Interstate 75; thence N 18° 17' 53" W along said right-of-way line for 1433.35 feet to a concrete monument; thence N 89° 44' 27" W along the north line of said northwest one quarter for 1394.24 feet to an intersection with said east right-of-way line of Corlico Road; thence S 01° 50' 12" E along said right-of-way line for 1367.88 feet to the point of beginning.

Said parcel contains 50.00 acres more or less.

WHEREAS, the applicant has indicated the property's current STRAP numbers are: 23-46-25-00-00001.1000,

26-46-25-00-00001.2000; and

WHEREAS, proper authorization has been given to Carleton Ryffel, ATCP, by Robert Barber, the owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Planning and Zoning Commission, with full consideration of all the evidence available to the Planning and Zoning Commission; and

WHEREAS, the Lee County Planning and Zoning Commission fully reviewed the matter and recommended approval of the request with conditions and the addition of two new deviations, based on the analysis contained in the staff report dated October 24, 1986, and testimony at the public hearing which was held on November 3, 1986; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Planning and Zoning Commission, the documents on file with the county, and the testimony of all interested persons:

LEGISLATIVE HISTORY:

This is a request for Residential Planned Development (RPD) zoning to allow a residential development comprised of single-family, zero-lot-line detached, two-family attached, duplex, and/or multiple-family dwelling units. The proposed development also includes a nine-hole golf course, clubhouse with consumption on premises of alcoholic beverages, and other recreational facilities. The density being requested would allow the maximum density of the "Urban Community" land use category, of 6 dwelling units per acre without bonuses.

The proposed Corlico Parkway will run along the western edge of the subject parcel. A "Notice To Proceed" has been issued for November 17, 1986 on the Corlico Parkway project and the road should be open for traffic during the winter of 1987/88.

The area immediately to the north of the subject parcel is part of the Villages of San Carlos D.R.I and was approved for RM-2 zoning on February 16, 1981. RM-2 zoning permits 6 units per acre in this land use category. The vacant property to the south is zoned AG-2. Corlico Parkway is planned to be an arterial road carrying a large volume of traffic. I-75 will have negative impacts on residential use of these parcels, specifically with regards to noise levels, air quality, and aesthetics. The proposed project will have a golf course along most of this frontage, which will function as a buffer.

The northerly portion of this development (in Section 23) is not in a fire district. A condition which would not allow development to occur on that portion until it is in a fire district is recommended.

The proposed uses and density in this project are consistent with the Lee Plan, and subject to recommended conditions, the request is reasonable and appropriate at the requested location.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE a rezoning from AG-2 to Residential Planned Development, to permit up to 640 residential units not to exceed 45 feet in height above average grade, on 106.71 total acres of land. The proposed development will also include recreational and accessory uses as permissible in the RPD zoning district, including a clubhouse. Zero-lot-line dwellings will comply with RSA standards (434.01), and all other dwelling types will comply with RM-6 standards (437.02). Approval is subject to the following conditions:

1. No development order shall be issued for any portion of the project which is not located in a Fire District;
2. No construction may occur until Corlico Parkway is open to traffic from Corkscrew Road to Alico Road;
3. Deviations (1), (4), and (6) are approved, and deviation (2), (3), and (7) are denied;
4. Deviation (5) is approved provided density for the multiple-family units does not exceed 10 units per acre;
5. Minimum perimeter setbacks shall be as set forth in Section 202.15.B and as listed below:
 - a) 115 feet from the centerline of Corlico Parkway;
 - b) 25 feet from the southern property line;
 - c) 15 feet from the northern property line; and
 - d) 80 feet from the I-75 right-of-way line;
6. Deviation (8) is approved provided that stub-outs to the north and south of this parcel are provided (subject to the approval of the County Engineer, who may require a recorded easement or a public roadway), and the internal road system north of the proposed east/west road is interconnected.
7. Intersection separation shall be as set forth in the Development Standards Ordinance, contrary to the note on the Master Concept Plan.
8. Development of this project shall be in general compliance with the Master Concept Plan prepared by Carleton Ryffel, last revised on 10-24-86, and received on 10-27-86, unless modified by the above conditions. Permitted uses are those uses permitted by right in the RM-district, as may be amended from time to time, in addition to a clubhouse as indicated on the Master Concept Plan (which may also contain additional recreational facilities).

Site Plan-86-169 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this Residential Planned Development:

- 1) The proposed use is appropriate at the subject location;
- 2) Sufficient safeguards to the public interest are provided by the recommended conditions;

- 3) All recommended conditions are reasonably related to the impact on the public's interest created by or expected from the proposed development; and
- 4) The deviations recommended for approval enhance the achievement of the objectives of the planned development, meet the general intent of these regulations, and will preserve and protect the public health, safety, and welfare.

The following findings of fact were made in conjunction with the requested deviations:

Deviation (1) is a request to reduce the required setback from a quarter section line. The Trafficways Map does not show any roads on this quarter section line and therefore approval is recommended of the requested reduction to 25 feet. Deviation (1) is hereby APPROVED.

Deviation (2) is no longer necessary because of the new Development Standards Ordinance. Deviation (2) is hereby DENIED.

Deviation (3) is no longer being requested. Deviation (3) is hereby DENIED.

Deviations (4), (5), and (6) are being requested to allow flexibility in lot layout and housing types. The Villages of San Carlos, which is immediate to the north of Corlico Village, is approved for a mix of housing types with that portion abutting this project being approved for multiple-family uses. I-75 and the setbacks imposed on Florida Rock Industries, effectively eliminates any discussion of neighborhood compatibility to the east. The proposed Corlico Parkway provides a barrier between Corlico Village and any future development to the west. The property to the south is zoned AG-2 and is vacant, but that parcel also has the negative impacts of backing up to I-75. The applicant has included a nine-hole golf course in the project, in part, to buffer this development from I-75. Deviations (4) and (6) are hereby APPROVED. Deviation (5) is hereby APPROVED provided the maximum density of multiple-family units does not exceed ten units per acre (which is the maximum bonus density allowed in the "Urban Community" land use category). Condition #4 addresses this issue.

Deviation (7) is a request to reduce the water body setback from 25 feet to 0 feet. The applicant believes that the new Zoning Ordinance requires that building setbacks from a waterbody are no longer to be measured from control elevation of the lake, but instead from the highest level on the excavation bank to be used for the storage of stormwater (as set forth in Section 518 of the Zoning Ordinance). To clarify this matter, the Annotations Committee made the following interpretations:

Structure setbacks from bodies of water should be measured from the nearest point of the structure to the "mean high water" or to the "control elevation", whichever is most applicable, unless specifically stated otherwise.

Deviation (8) is a request to not build an access road along Corlico Parkway as required by the new Development Standards Ordinance and its concomitant "Required Access Road Map". Section C.3.o.(2)(b) allows for access road requirements to be waived where they are technically infeasible. The applicant contends (and Lee County's Department of Transportation and Engineering agrees) that it is not feasible to have an access road crossing the east-west road which is to cross this parcel, because the bridge crossing I-75 will have elevated approaches, and that portion of the proposed road east of Corlico Road which will be at grade will not be of sufficient length to provide proper intersection separation. If a stub-out is provided to the south and north of the property and the internal road system is interconnected (with the exception of crossing the proposed east/west road), the intent of D.S.O. Section C.3.0. will be met as closely as is technically feasible.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Slisher, and seconded by Commissioner Fussell and, upon being put to a vote was as follows:

Porter J. Goss	Absent
Charles L. Bigelow, Jr.	Absent
Mary Ann Wallace	Nay
Bill Fussell	Aye
Donald D. Slisher	Aye

DULY PASSED AND ADOPTED this 24th day of November, A.D., 1986.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Lisa S. Pierce D.C.*
Deputy Clerk

BY: *Bill Fussell*
Chairman

Approved as to form by:

[Signature]
County Attorney's Office

FILED

FEB 26 1987

CLERK, CIRCUIT COURT
BY *Lisa S. Pierce* D.C.

RESOLUTION NUMBER Z-86-169

HEARING NUMBER 86-10-7 DCI

Applicant Information

The Reef Student Housing Pattern Book



Property Location:
19655 Three Oaks Parkway
(Corner of Three Oaks and Estero Parkway)
Fort Myers, FL 33967



Design Standards

Building

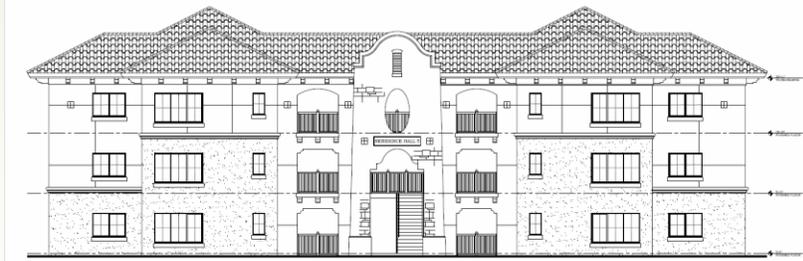
- Roof
- Details
- Walls
- Colors

Site Plan

- Parking
- Buffers
- elements

Landscaping

- Material
- hardscape
- Details



FRONT ELEVATION





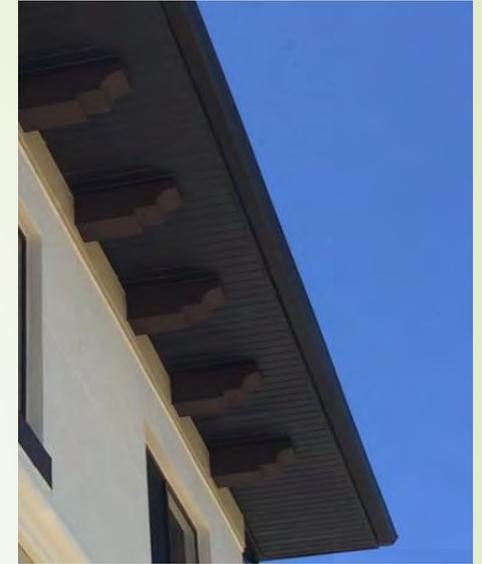
Roof/Building Design Standards



High Profile "S"



Roof Changes



Decorative Trim/Eave Brackets





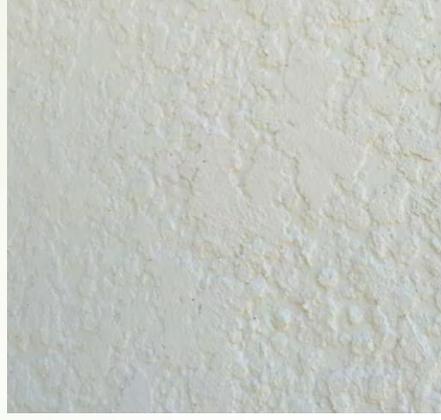
Walls/Building Design Standards



Trim/Banding



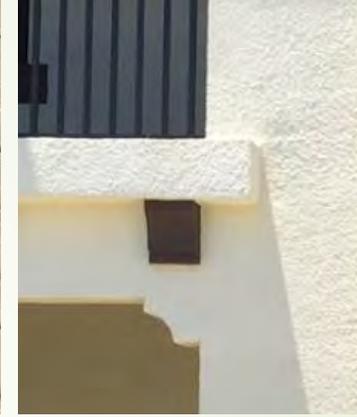
Textured Stucco 1



Textured Stucco 2



Windows/Trim



Opening/details



Multi-Colored



Base Trim



Composition



Lighting



Colors/Building Design Standards



Existing Earth-tone Color Palette



Proposed New Earth-tone Color Palette





Material/Landscape Design Standards



Trees and Palms



Shrubs/Ground Cover





Buffers/Landscape Design Standards



Roadway buffer



Building buffers



Parking Area Buffer

Buffer along Three Oaks will have double hedge row Planted at 4 feet (at instillation) with Trees



1/8"-1"=1'



1/8"-1"=1'



Hardscape Design Standards



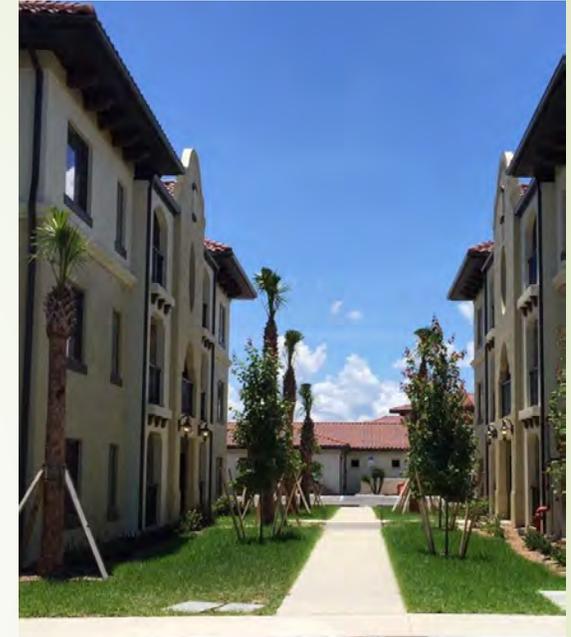
Tree Lined
Meandering
Sidewalks



Decorative
Fencing



Paver and
Patterns



Pedestrian
interconnection





The Reef Student Housing Entry Signage

MONUMENT SIGN

SIDE VIEW

Sign Area: 105 sqft
OAH: 10 ft

DESCRIPTION:
New double faced monument to be constructed of CMU with non-illuminated HDU logo, HDU primary and secondary channel letters, and 1/2" FCO address numerals. *The Reef* copy to be mounted to surround with 1-1/2" standoffs. *Student Living* to be mounted to surround with 1" standoffs. Logo to be flush mounted to stone surround.

COLOR SCHEDULE:

- Main Cabinet (Top & Bottom) = SW6135 ECRU with textured finish
- Main Cabinet (Body) = SW2829 Classical White with textured finish
- The Reef = Painted to match The Reef teal
- Student Living & Address = Painted to match The Reef blue
- Logo = Painted to match The Reef logo colors.
- Tile Background = Coronado Stone Products "Caribbean Coral".

Drawing No.	15015
Sheet No.	(1) OF (1)
Date	12 / 29 / 2015
Drawn By	R. Carriker
Scale	1/2" = 1'-0"
Revision 4	3 / 02 / 16
Revision 5	5 / 06 / 16
Revision 6	5 / 19 / 16
Revision 7	6 / 30 / 16

Approved by: _____

Date: _____

APPROVED AS SHOWN
 APPROVED AS NOTED
 CORRECT & RESUBMIT

THE REEF STUDENT LIVING 10100-251 Shephard St. Fort Myers, FL 33967

Monument Sign

PAVESE LAW FIRM

KATHERINE R. ENGLISH
Partner
Direct dial: (239) 336-6249
Email: KatherineEnglish@paveselaw.com

1833 Hendry Street, Fort Myers, Florida 33901 | P.O. Drawer 1507, Fort Myers, Florida 33902-1507 | (239) 334-2195 | Fax (239) 332-2243

May 13, 2016

Via Hand Delivery

Ms. Mary Gibbs, AICP
Director of Community Development
Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

RECEIVED
MAY 13 2016
VILLAGE OF ESTERO
CPA 2016-02

**RE: *Application for a Small Scale Comprehensive Plan Amendment –
 FGCU - The Reef, Phase II***
STRAP No.: **23-46-25-E4-U2143.2581**
Our Client File No.: **91389.001**

Dear Ms. Gibbs:

Please be advised that my office represents FGCU-Reef, LLC (the “Applicant”). The Applicant is requesting a small scale Comprehensive Plan amendment to change the Future Land Use designation of the 5.32 +/- acre subject property from “Urban Community” to “Intensive Development” allowing for a standard density range of up to 14 dwelling units per acre. The project is subject to a concurrent minor PD Amendment to rezone a 5.32 +/- acre CPD parcel, identified as a portion of Development Area “A” within the Corlico Villages RPD/CPD pursuant to Lee County Zoning Resolution No. Z-02-071, to accommodate a multi-family residential development (60 units), a basketball court, and 270 parking spaces.

Enclosed please find the Applicant’s application for a small scale Comprehensive Plan Amendment, the corresponding exhibits items, and a check for the filing fee in the amount of \$8,000⁰⁰. Due to the size of the attachments, we have also included a CD with a copy of all documents attached.

Thank you and please do not hesitate to contact me if you have any questions.

Very truly yours,
Katherine R. English
(signed in absence to avoid delay)
Katherine R. English

KOB:sbm
Enclosures
cc: Client (*via regular mail*)

**APPLICATION FOR A COMPREHENSIVE
PLAN AMENDMENT**

**FGCU – REEF LLC
THE REEF – PHASE 2**



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: The Reef, Phase II

PROJECT SUMMARY:

A small scale Comprehensive Plan Amendment to change the Future Land Use designation of the 5.32± acre subject property from "Urban Community" to "Intensive Development" allowing for a standard density range of up to 14 dwelling units per acre. The project is subject to a concurrent minor PD Amendment to rezone the 5.32± acre CPD parcel, identified as a portion of Development Area "A" within the Corlico Villages RPD/CPD pursuant to Lee County Zoning Resolution No. Z-02-071, to RPD to accommodate a multi-family residential development (60 units), a basketball court, and 270 parking spaces.

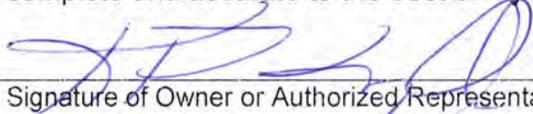
Plan Amendment Type: Normal Small Scale DRI

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 Village of Estero Department of Community Development. Up to 90 additional copies will be required for Local Planning Agency, Village Council hearings and the Department of Economic Opportunity's 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

5/12/16

Date

Katherine R. English, Esq., Legal Counsel for FGCU-Reef, LLC

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: FGCU-Reef, LLC

Address: c/o Russell A. Greer, Managing Member, 400 North New York Avenue, Suite 101

City, State, Zip: Winter Park, FL 32789

Phone Number: _____ Email: _____

Agent*: Katherine R. English, Esquire, Pavese Law Firm

Address: 1833 Hendry Street

City, State, Zip: Fort Myers, FL 33901

Phone Number: 239-336-6249 Email: katherineenglish@paveselaw.com

Owner(s) of Record: John Peter and Eleanor Langeveld Revocable Living Trust

Address: c/o John P. Langeveld, Trustee, 612 Flagship Terrace

City, State, Zip: Tinton Falls, NJ 07753

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: 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: Access Undetermined

2. STRAP(s): 23-46-25-E4-U2143.2581

B. Property Information:

Total Acreage of Property: 5.32

Total Acreage included in Request: 5.32

Total Uplands: _____

Total Wetlands: _____

CPD/RPD (Applicant is currently seeking complementary minor PD

Current Zoning: amendment to rezone property to RPD)

Urban Community and is located in the Mixed-

Current Future Land Use Designation: Use Overlay

Area of each Existing Future Land Use Category: 5.32

Existing Land Use: Vacant Commercial

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:

Intensive

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density _____

Commercial intensity _____

Industrial intensity _____

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density 14 du/acre

Commercial intensity _____

Industrial intensity _____

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]

**APPLICATION FOR PLANNED
DEVELOPMENT PUBLIC HEARING**

MINOR PD AMENDMENT

**FGCU – REEF LLC
THE REEF – PHASE 2**



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING IN THE VILLAGE OF ESTERO

Project Name: The Reef, Phase II

Request: Rezone from: CPD/RPD To: RPD

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

Summary of Project:

A minor PD Amendment to rezone a 5.32± acre CPD parcel, identified as a portion of Development Area "A" within the Corlico Villages RPD/CPD pursuant to Lee County Zoning Resolution No. Z-02-071, to RPD to accommodate a multi-family residential development (60 units), a basketball court, and 270 parking spaces. The project is subject to a concurrent small scale Comprehensive Plan Amendment to change the Future Land Use designation from "Urban Community" to "Intensive Development" allowing for a standard density range of up to 14 dwelling units per acre.

**PART 1
APPLICANT/AGENT INFORMATION**

A. Name of Applicant: FGCU-Reef, LLC
Company Name: _____
Address: c/o Russell A. Greer, Managing Member, 400 North New York Avenue, Suite 101
City, State, Zip: Winter Park, FL 32789
Phone Number: _____
E-mail Address: _____

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 Village of Estero initiated. Attach Village Council authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all Village of Estero-initiated correspondence regarding this application. [34-202(b)(1)c.]

1. **Company Name:** Pavese Law Firm
Contact Person: Katherine R. English, Esquire
Address: 1833 Hendry Street
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239-336-6249 Email: katherineenglish@paveselaw.com

2. **Additional Agent(s):** Provide the names of other agents that the Village of Estero may contact concerning this application. [34-202(b)(1)c.]

THE VILLAGE OF ESTERO DEPARTEMENT OF COMMUNITY DEVELOPMENT
9401 Corkscrew Palms Circle • Estero, FL 33928
Phone (239) 221-5036

**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: John Peter and Eleanor Langeveld Revocable Living Trust

Address: c/o John P. Langeveld, Trustee, 612 Flagship Terrace

City, State, Zip: Tinton Falls, NJ 07753

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): 08/27/2014

**PART 3
PROPERTY INFORMATION**

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

23-46-25-E4-U2143.2581

B. Street Address of Property: Access Undetermined

C. Legal Description (must submit) [34-202(a)(1)]:

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

OR

Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books.

AND

Boundary Survey [34-202(a)(2); 34-373(a)(4)a.]:

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

OR

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

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

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

E. Current Zoning of Property: CPD

Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. [34-202(a)(8)]

Z-02-071

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

1. Current uses of property are: Vacant Commercial

2. Intended uses of property are: Multi-Family Residential

G. Future Land Use Classification (COMPREHENSIVE PLAN) [34-202(a)(8)]: Subject to a concurrent FLUM change to "Intensive Development" category, allowing for a standard density range of up to 14 dwelling units per acre.

Urban Community and located in the Mixed-Use Overlay	<u>5.32</u>	Acres	<u>100</u>	% of Total
_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total

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

1. Width (average if irregular parcel):	<u>625</u>	Feet		
2. Depth (average if irregular parcel):	<u>372</u>	Feet		
3. Total area:	<u>5.32</u>	Acres or square feet		
4. Frontage on road or street:	<u>625</u>	Feet on	<u>Three Oaks</u>	Parkway
2 nd Frontage on road or street:	<u>372</u>	Feet on	<u>Estero Parkway</u>	EXT

I. Public Meeting Requirements: Provide a meeting summary document of the required public informational session. [34-202(a)(10);33-54(a)&(b)]

J. 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>5.32</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>1.83</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>1.83</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.). 0 **Acres**

C. Gross residential acres. (A minus B) ⁽³⁾ 5.32 **Acres**

D. Gross residential acres (by Land Use Category) Subject to a concurrent FLUM change to "Intensive Development" category, allowing for a standard density range of up to 14 dwelling units per acre.

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			<u>3.49</u>	Acres
b. Urban Community or Suburban – preserved freshwater wetlands			<u>0</u>	Acres
c. Urban Community or Suburban – impacted wetlands			<u>1.83</u>	Acres
4. a. Suburban – upland			_____	Acres
b. Suburban – preserved freshwater wetlands			_____	Acres
c. Suburban – impacted wetlands			_____	Acres
5. a. Outlying Suburban – upland			_____	Acres
b. Outlying Suburban – preserved freshwater wetlands			_____	Acres
c. Outlying Suburban – impacted wetlands			_____	Acres
6. a. Sub-Outlying Suburban – upland			_____	Acres

	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres
		TOTAL (should equal "C" above)	<u>5.32</u>	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 Comprehensive 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: Property currently has a Future Land Use category of Urban Community
Subject to a concurrent FLUM change to "Intensive Development" category, allowing for a standard density range of up to 14 dwelling units per acre.

		Lee Plan Table 1(a)		
		Max. standard density		Units
1. Standard Units				
a.	Total upland acres (from Part 4, D.)	<u>3.49</u>	x <u>6</u> equals	<u>20.94</u>
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	<u>0</u>	x <u>6</u> equals	<u>0</u>
c.	Total impacted wetlands acres (from Part 4, D.)	<u>1.83</u>	x <u>6</u> equals	<u>20.94</u>
d.	Total Allowed Standard Units ⁽¹⁾			
2. Bonus Units ^{(2) (3)}				
a.	Low-moderate-housing density			
b.	TDR units			
c.	Sub-total			

3. Total Permitted Units ⁽¹⁾

(see notes on next page)

20.94

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**

N/A

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

**PART 7
ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Comprehensive Plan, the Village of Estero Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized 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 Village of Estero and in conformance with the adopted 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 LDC 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 LDC 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.]**
-
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Comprehensive Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see Comprehensive Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LDC Section 10-473].
-
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 8.B. above will be protected by the completed project:
-
- 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 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 Comprehensive 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**

N/A

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 LDC 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 LDC Section 10-1) as specified in LDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. **[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 LDC 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 AE-17 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]**

**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 type="checkbox"/> Additional Agents [34-202(b)(1)c.]
3	<input 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 (must submit) [34-202(a)(1)]
	<input checked="" type="checkbox"/> Legal description (metes and bounds) and sealed sketch of legal description
	OR
	<input type="checkbox"/> Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books.
5	<input checked="" type="checkbox"/> Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(2); [34-373(a)(4)a.]
3	<input type="checkbox"/> Property Owners list (if applicable) [34-202(a)(5)]
3	<input 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 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 [34-202(a)(10);33-54(a)&(b)]
13	<input type="checkbox"/> Waivers from Application Submission Requirements (if applicable)
13	<input checked="" 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 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 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.]
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 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]

Note: Please also provide one (1) electronic copy of all submittal information.



Traffic Impact Statement

The Reef Phase II – Growth Management Plan Amendment (GMPA) – Rezone

The Village of Estero, Lee County, FL
9/29/2016

Prepared for:

Progressive Capital Group, LLC
400 N. New York Ave., Suite 101
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Statement of Certification

I certify that this Traffic Impact Statement has been prepared by me or under my immediate supervision and that I have experience and training in the field of Traffic and Transportation Engineering.



Norman J. Trebilcock, AICP, P.E.
FL Registration No. 47116
Trebilcock Consulting Solutions, PA
1205 Piper Boulevard, Suite 202
Naples, FL 34110
Company Cert. of Auth. No. 27796

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Project Description

The Reef Phase II project is located in the northeast quadrant of the Three Oaks Parkway and Estero Parkway intersection.

The project is located in Section 23, Township 46S, Range 25E, Lee County, Florida.

Refer to **Fig. 1 – Project Location Map**, which follows and **Appendix A: Project Master Site Plan**.

Fig. 1 – Project Location Map



The Reef Phase II project is a proposed multi-family residential development consisting of 60 condominium dwelling units with 252 beds. Any associated common recreation amenities are considered passive incidental and are not included in the trip generation analysis.

The site is currently vacant and is zoned Commercial Planned Development (CPD) and is approved for 46,200sf of commercial development. The subject project proposes to change zoning classification to a Residential Planned Development (RPD).

The project Traffic Impact Statement (TIS) provides the highest impact scenario with respect to the project's trip generation.

In conformance with the Lee County Traffic Impact Statement Guidelines, this TIS is conducted consistent with the requirements for projects generating less than 300 trips. The expected project build-out year is 2021.

The existing and proposed development program is illustrated in **Table 1**, based on the Institute of Transportation Engineers, 9th Edition land use descriptions.

Table 1
Development Program

Development	Land Use	Land Use Code	Total Size	Planning Future Year
Commercial	Shopping Center	820	46,200sf	Approved
Residence	Residential – Multi-Family	230	252 persons	2021

A methodology meeting was held with the Village of Estero Transportation Planning staff (via email) on April 12, 2016 (refer to **Appendix B: Initial Meeting Checklist**).

The Reef Phase II connection is proposed via a shared right-in/right-out/left-in access onto northbound Three Oaks Parkway.

Trip Generation

The project’s site trip generation is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. The software program OTISS (Online Traffic Impact Study Software, Version 4.0.3) is used to create the raw unadjusted trip generation for the project.

Per ITE recommendation, no reductions for internal capture or pass-by trips have been taken into consideration.

Traffic generation is more intensive when using “persons” as the independent variable compared with using “dwelling units”. As a result, conservatively, “persons” is used in trip generation to calculate projected future traffic.

The new proposed project trip generation is illustrated in **Table 2A**. The trip generation analysis under approved zoning conditions is shown in **Table 2B**. The net new proposed trip generation (**Table 2C**) shows total proposed conditions versus approved conditions (the difference between **Table 2A** and **Table 2B**).

The ITE – OTISS trip generation calculation worksheets are provided in **Appendix C: Project ITE Trip Generation Calculations**.

Table 2A
Trip Generation – Proposed Conditions – Average Weekday

		Daily Two-Way Volume	AM Peak Hour			PM Peak Hour		
Land Use	Size		Enter	Exit	Total	Enter	Exit	Total
Residential Multi-Family	252 persons	722	8	44	52	50	25	75

Table 2B
Trip Generation – Approved Conditions – Average Weekday

		Daily Two-Way Volume	AM Peak Hour			PM Peak Hour		
Land Use	Size		Enter	Exit	Total	Enter	Exit	Total
Retail – Shopping Center	46,200sf	4,111	60	37	97	171	186	357

Table 2C
Trip Generation – Net New – Average Weekday

		Daily Two-Way Volume	AM Peak Hour			PM Peak Hour		
Land Use	Size		Enter	Exit	Total	Enter	Exit	Total
Proposed Conditions	252 persons	722	8	44	52	50	25	75
Approved Conditions	46,200sf	4,111	60	37	97	171	186	357
Net New – Increase/(Decrease)		(3,389)	(52)	7	(45)	(121)	(161)	(282)

As referenced against the approved traffic conditions, the net new proposed trips shown in **Table 2C** illustrate an overall decrease in traffic volumes. Therefore, the proposed new project traffic impact will be no greater than the approved use generated traffic.

Based on the information contained within the Lee County AC-13-17 – Traffic Study Guidelines for Planned Development Rezonings, no Level of Service (LOS) analysis is required for projects that are estimated to generate less than 100 trips.

Existing Roadway Network Conditions

The existing roadway conditions within 3 mile radius of proposed project are illustrated in **Tables 3A** and **3B**.

Roadway characteristics such as number of lanes, performance standard Level of Service (LOS) and Capacity, and estimated 2015 LOS and Capacity are extracted from the Lee County 2015 Concurrency Report.

The Annual Average Daily Traffic (AADT) is shown based on the information contained within Lee County 2015 Traffic Counts Report. In addition, federal functional classification is extracted from FDOT Federal-Aid Road Report, dated December 31, 2015. As shown in the FDOT Strategic Intermodal System (SIS) – statewide map dated September 2014, none of the analyzed roadway links are included in the adopted FDOT SIS program.

Table 3A
Existing Roadway Conditions

Roadway Link	Roadway Link Location	2015 AADT*	Road Type** # Lanes	Performance Standard** LOS/Capacity	Estimated 2015 100 th Highest Hour** LOS/Capacity	LOS D Volume ***	Functional Class ****	Federal System ****
Broadway Ave W	Logan Ave to US 41	5,700	2LU	E/ 860	C/ 242	860	UMIC	STP
Lee Rd	San Carlos Blvd to Alico Rd	10,400	2LU	E/ 860	C/ 299	860	UMJC	STP
River Ranch Rd	William Rd to Corkscrew Rd	2,000 Yr 2010	2LU	E/ 860	C/ 94	860	UMIC	STP
San Carlos Blvd	US 41 to Three Oaks Pkwy	3,700 Yr 2010	2LN	E/ 860	C/ 256	860	UMJC	STP
Sanibel Blvd	US 41 to Lee Blvd	7,300 Yr 2014	2LN	E/ 860	C/ 479	860	UMJC	STP
Via Coconut Pt	Williams Rd to Corkscrew Rd	2,800 Yr 2010	4LD	E/ 1,790	C/ 249	1,790	UMJC	STP
Williams Rd	US41 to River Ranch Rd	5,100	2LU	E/ 860	C/ 204	860	UMJC	STP

Note(s): 2LU = 2-lane undivided roadway; 2LN = 2-lane narrow roadway 2LD, 4LD, 6LD =2-lane, 4-lane, 6-lane divided roadway, respectively; LOS = Level of Service. N/A = not applicable, not available.

* refer to Lee County 2015 Traffic Counts Report;

** refer to Lee County 2015 Concurrency Report;

***refer to adopted Lee County Link-Specific Service Volume Tables;

****refer to FDOT Federal-Aid Road Report – Lee County: UMA – Urban Minor Arterial, UMJC – Urban Major Collector, UMIC – Urban Minor Collector, STP – Surface Transportation Program, NHS – National Highway System.

**Table 3B
Existing Roadway Conditions**

Roadway Link	Roadway Link Location	2015 AADT*	Road Type** # Lanes	Performance Standard** LOS/Capacity	Estimated 2015 100 th Highest Hour** LOS/Capacity	LOS D Volume ***	Functional Class ****	Federal System ****
Alico Rd	Lee Rd to Three Oaks Pkwy	22,700 Yr 2010	6LD	E/ 2,920	B/ 1,155	2,920	UMA	STP
Alico Rd	Three Oaks Pkwy to I-75	41,100	6LD	E/ 2,920	B/ 2,012	2,920	UMA	STP
Alico Rd	I-75 to Ben Hill Griffin Pkwy	25,600	6LD	E/ 2,920	B/ 1,503	2,920	UMA	STP
Alico Rd	Ben Hill Griffin Pkwy to Green Meadow Dr	7,500 Yr 2014	2LN	E/ 1,100	C/ 452	760	UMA	STP
Estero Pkwy	From US 41 to Three Oaks Pkwy	11,500	4LD	E/ 2,000	B/ 401	2,000	UMJC	STP
Estero Pkwy	Three Oaks Pkwy to Ben Hill Griffin Pkwy	15,800	4LD	E/ 2,000	B/ 755	2,000	UMJC	STP
Three Oaks Pkwy	Alico Rd to San Carlos Blvd	12,300	4LD	E/ 1,940	A/ 544	1,940	UMA	STP
Three Oaks Pkwy	San Carlos Blvd to Estero Pkwy	12,300	4LD	E/ 1,940	B/ 993	1,940	UMA	STP
Three Oaks Pkwy	Estero Pkwy to Corkscrew Rd	16,500	4LD	E/ 1,940	A/ 993	1,940	UMA	STP
US 41	Old 41 to Corkscrew Rd	42,500	6LD	E/ 3,020	B/ 2,497	3,020	UPAO	NHS
US 41	Corkscrew Rd to Sanibel Blvd	42,500	6LD	E/ 3,000	B/ 1,871	3,000	UPAO	NHS
US 41	Sanibel Blvd to Alico Rd	33,100	6LD	E/ 3,000	B/ 2,090	3,000	UPAO	NHS
US 41	Alico Rd to Island Park Rd	53,400 Yr 2010	6LD	E/ 3,000	B/ 2,485	3,000	UPAO	NHS

Note(s): 2LU = 2-lane undivided roadway; 2LN = 2-lane narrow roadway 2LD, 4LD, 6LD = 2-lane, 4-lane, 6-lane divided roadway, respectively; LOS = Level of Service. N/A = not applicable, not available.
 * refer to Lee County 2015 Traffic Counts Report;
 ** refer to Lee County 2015 Concurrence Report;
 *** refer to adopted Lee County Link-Specific Service Volume Tables;
 **** refer to FDOT Federal-Aid Road Report – Lee County: UMA – Urban Minor Arterial, UMJC – Urban Major Collector, UMIC – Urban Minor Collector, STP – Surface Transportation Program, NHS – National Highway System; UPAO – Urban Principal Arterial – Other.

Improvements Outlined in the Lee County Metropolitan Planning Organization (MPO) 2040 Long Range Transportation Plan (LRTP)

Based on the information contained within Lee County MPO 2040 LRTP, **Table 4** shows the cost feasible road and highway projects that serve the proposed site within a three mile radius.

**Table 4
2040 LRTP Cost Feasible Road and Highway Projects**

Roadway Link	Roadway Link Location	Improvement
Alico Road	From Airport Haul Road to Alico Connector	Widen 2L to 4L
Alico Connector	From Alico Rd to SR 82	New 4L
Alico Road Directional Signage	From I 75 Ramp to Ben Hill Griffin Pkwy	Overhead Directional Signage to help with wayfinding
Corkscrew Road	Ben Hill Griffin to Preserve Entrance	Widen 2L to 4L
Corkscrew Road	Preserve Entrance to Alico Road	Widen 2L to 4L
Three Oaks Pkwy Extension	North of Alico Road to Daniels Pkwy	New 4L
Sandy Lane Extension	Strike Lane to Pelican Colony	New 2L

Note(s): 2L, 4L =2-lane, 4-lane roadway, respectively.

Based on the information contained within Lee County MPO 2040 Needs Plan Project List, **Table 5** illustrates anticipated projects that support transportation demand in Lee County by 2040 within a three mile radius from proposed project site, without regard for cost.

**Table 5
2040 LRTP Needs Plan – Road Projects**

Roadway Link	Roadway Link Location	Improvement
Alico Road	From Airport Haul Road to Alico Connector	Widen 2L to 4L
Alico Connector	From Alico Rd to SR 82	New 4L
Alico Road Directional Signage	From I 75 Ramp to Ben Hill Griffin Pkwy	Overhead Directional Signage to help with wayfinding
Corkscrew Road	US 41 to Ben Hill Griffin	Widen 4L to 6L
Corkscrew Road	Ben Hill Griffin to Preserve Entrance	Widen 2L to 4L
Corkscrew Road	Preserve Entrance to Alico Road	Widen 2L to 4L
CR 951 Extension	Corkscrew Road to Alico Road	New 4L
East West	Ben Hill Griffin to Airport Haul Road	New 2L
Sandy Lane Extension	Strike Lane to Pelican Colony	New 2L
Three Oaks Pkwy Extension	North of Alico Road to Daniels Pkwy	New 4L
Williams Road	US 41 to Three Oaks Parkway	Widen 2L to 4L

Note(s): 2L, 4L =2-lane, 4-lane roadway, respectively.

Project Trip Distribution and Assignment

The traffic generated by the development is assigned to the adjacent road network based on the knowledge of the area and as coordinated within the methodology meeting. For the purposes of concurrency analysis, the traffic impact is considered maximum when the project peak hour traffic is combined with the roadway peak hour, peak direction traffic.

The site-generated trip distribution is shown in **Table 6, Project Traffic Distribution for PM Peak Hour** and it is graphically depicted in **Fig. 2 – Project Distribution by Percentage and By PM Peak Hour**.

**Table 6
Project Traffic Distribution for PM Peak Hour**

Roadway Link	Roadway Link Location	PM Peak Hr Project Traffic Volume*	
		NB/EB	SB/WB
Estero Parkway	From US 41 to Three Oaks Parkway	<u>EB – 8</u>	WB – 4
Estero Parkway	From Three Oaks Pkwy to Ben Hill Griffin Parkway	<u>EB – 10</u>	WB – 20
Three Oaks Parkway	San Carlos Boulevard to Coastal Village Entrance	<u>NB – 7</u>	SB - 15
Three Oaks Parkway	Coastal Village Entrance to Project Entrance	<u>NB – 25</u>	SB - 33
Three Oaks Parkway	Project Entrance South to Estero Parkway	<u>NB – 35</u>	SB - 18
Three Oaks Parkway	Estero Parkway South to Corkscrew Road	<u>NB – 7</u>	SB - 4

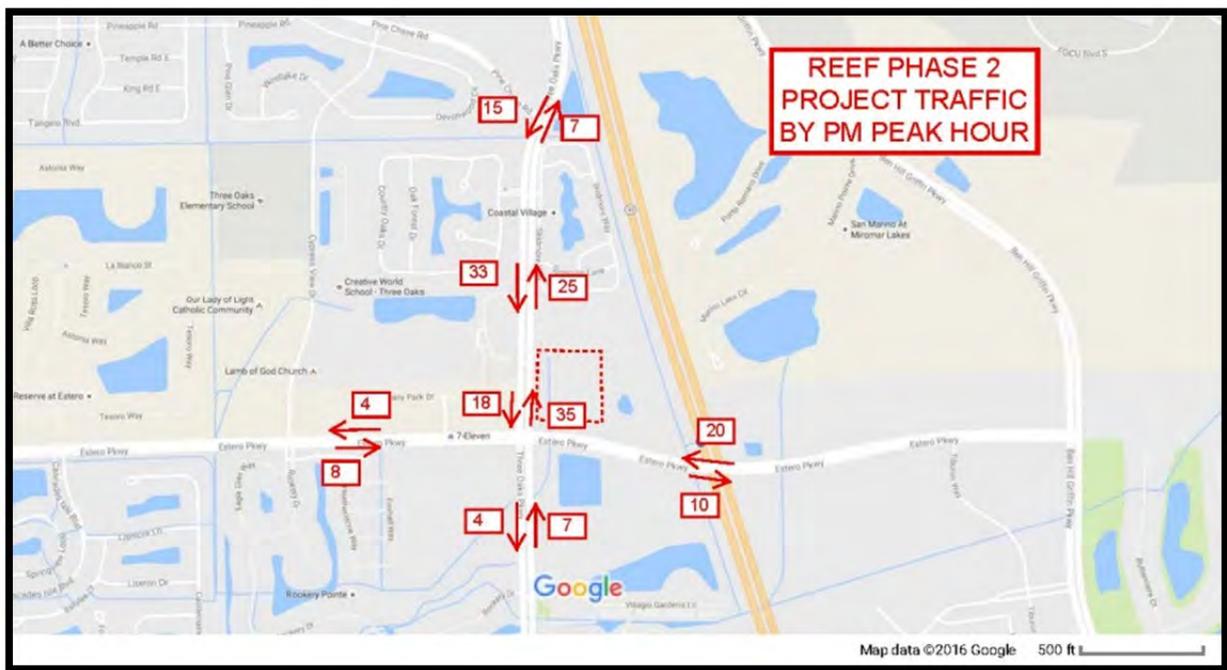
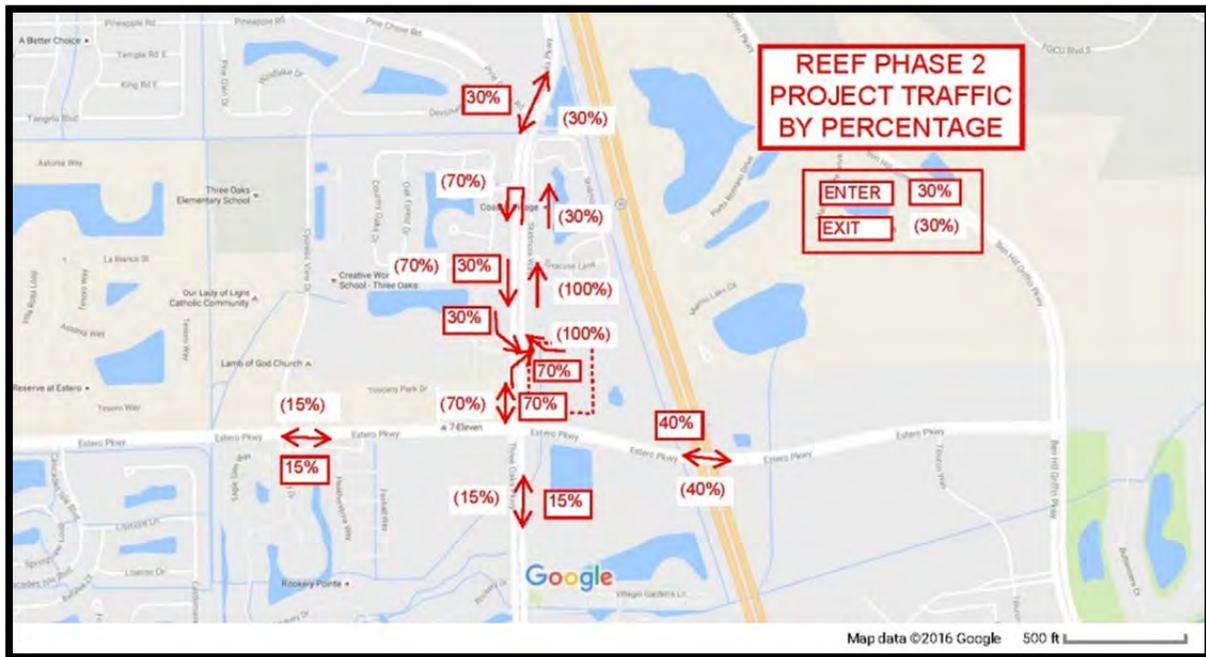
Note(s): *Estimated peak hour, peak direction traffic volumes are **underlined** and **bold** to be used in roadway network capacity analysis calculations.

Traffic information has been gathered for the segments of the roadway network in the study area from Lee County 2015 Concurrency Report and Lee County 2015 Traffic Count Report. Based on review of the Traffic Count Report, Estero Parkway references PCS No. 15, whose peak hour, peak direction is PM – EB for roadway links between US 41 and Ben Hill Griffin Parkway.

For the roadway link Three Oaks Parkway south of Estero Parkway, traffic counts from PCS No. 72 indicate the peak hour, peak direction is PM – NB. In addition, for Three Oaks Parkway north of Estero Parkway, the Lee County Traffic Count Report references PCS No. 25, whose peak hour, peak direction is PM – NB for roadway link US 41 south of Hickory Drive.

Refer to **Appendix D: Lee County 2015 Concurrency Report (Excerpts)** and **Appendix E: Lee County 2015 Traffic Count Report (Excerpts)**.

Fig. 2 – Project Distribution by Percentage and PM Peak Hour



Background Traffic

For the purposes of this report, the surrounding roadway network is analyzed under 2021 traffic conditions. Future 2021 projected background traffic volumes are calculated based on historic growth rates calculated from Lee County 2015 Traffic Count Report.

Historic growth rates are estimated for the segments of the roadway network in the study area using a general guidance of a minimum 2% growth rate, or calculated based on daily traffic volumes as shown in the Lee County 2015 Traffic Count Report.

A review of the Lee County traffic count stations indicate there is an increase in traffic volumes (illustrated for 2011 to 2015 as referenced in **Appendix E**). As such, based on the information illustrated for stations #465 and #459 the projected growth rates for Estero Parkway west and east of Three Oaks Parkway are 9.6% and 8.5%, respectively.

A review of the Lee County traffic count station #414 for Three Oaks Parkway north of Estero Parkway for year 2011 to year 2015 indicates a growth rate of 7.4% for this link.

A review of Lee County traffic count station #72 for Three Oaks Parkway south of Estero Parkway indicates an increase in traffic volumes (illustrated for 2013 to 2015) of 1.6%. For the purposes of this analysis, the growth rate for this link, conservatively, will be 2.0%.

Table 7, Background Traffic without Project, on the next page, illustrates the projected background (without project) peak hour peak direction traffic volume for the planning horizon year of 2021.

The peak hour, peak season, peak direction 2015 100th Highest Hour traffic volume is used as illustrated in Lee County 2015 Concurrency Report. For more information, refer to **Appendix D: Lee County 2015 Concurrency Report (Excerpts)** and **Appendix E: Lee County 2015 Traffic Count Report (Excerpts)**.

**Table 7
Background Traffic without Project**

Roadway Link	Roadway Link Location	2015 100 th Highest Hour Volume* (trips/hr)	Projected Traffic Annual Growth Rate** (%/yr)	Growth Factor**	Future 2021 Background Pk Hr, Pk Dir Vol*** (trips/hr)
Estero Parkway	From US 41 to Three Oaks Parkway	401	9.6%	1.733	<u>695</u>
Estero Parkway	From Three Oaks Pkwy to Ben Hill Griffin Parkway	755	8.5%	1.631	<u>1,232</u>
Three Oaks Parkway	San Carlos Boulevard to Coastal Village Entrance	993	7.4%	1.535	<u>1,524</u>
Three Oaks Parkway	Coastal Village Entrance to Project Entrance	993	7.4%	1.535	<u>1,524</u>
Three Oaks Parkway	Project Entrance South to Estero Parkway	993	7.4%	1.535	<u>1,524</u>
Three Oaks Parkway	Estero Parkway South to Corkscrew Road	993	2.0%	1.126	<u>1,118</u>

Note(s): The projected 2021 Peak Hour – Peak Direction Background Traffic is the calculated projected future volume based on data published in Lee County Concurrency Report, which is **underlined** and **bold**.
 *From Lee County 2015 Concurrency Report.
 **2% minimum or historical growth rate; Growth Factor = (1+Annual Growth Rate)⁶.
 ***2021 Projected Volume= 2015 100th Highest Hour Volume x Growth Factor.

Project Impacts – Roadway Network Link Analysis

Levels of Service (LOS) volumes for the area roadway network are evaluated to determine the project impacts for the horizon year 2021. Therefore, this TIS provides a Level of Service (LOS) analysis of the nearest arterial or collector streets to which the proposed project will discharge its traffic.

A significant traffic impact is defined as 10% or more of the service volume at LOS “C” for the analyzed links at build out conditions.

Future projected background traffic volumes are combined with estimated project trips, as illustrated in **Table 8**, on the next page. The project traffic consumes less than 10% of the LOS “C” service volume on the roadway segments under study.

**Table 8
Roadway Link Level of Service (LOS)**

Roadway Link	2021 Background Pk Dir Vol ⁽¹⁾ (trips/hr)	Peak Hour, Peak Direction, Project Vol Added ⁽²⁾	2021 Total Pk Hr, Pk Dir Roadway Link Volume w/Project ⁽³⁾	2021 Total Pk Hr, Pk Dir LOS ⁽⁴⁾	Directional Service Volume of LOS C ⁽⁴⁾	Project Pk Hr, Pk Dir as % of LOS C Service Vol	Significance Impact at 10% of LOS C Yes/No
Estero Parkway	<u>695</u>	<u>EB- 8</u>	<u>703</u>	<u>LOS – “B”</u>	2,000	0.40%	<u>No</u>
Estero Parkway	<u>1,232</u>	<u>EB- 10</u>	<u>1,242</u>	<u>LOS – “B”</u>	2,000	0.50%	<u>No</u>
Three Oaks Parkway	<u>1,524</u>	<u>NB-7</u>	<u>1,531</u>	<u>LOS – “B”</u>	1,940	0.36%	<u>No</u>
Three Oaks Parkway	<u>1,524</u>	<u>NB-25</u>	<u>1,549</u>	<u>LOS – “B”</u>	1,940	1.29%	<u>No</u>
Three Oaks Parkway	<u>1,524</u>	<u>NB-35</u>	<u>1,559</u>	<u>LOS – “B”</u>	1,940	1.80%	<u>No</u>
Three Oaks Parkway	<u>1,118</u>	<u>NB-7</u>	<u>1,125</u>	<u>LOS – “B”</u>	1,940	0.36%	<u>No</u>

Note(s): (1) Refer to **Table 7** from this report; (2) Refer to **Table 6** from this report; (3) 2021 Projected Volume= 2021 background + Project Volume added; (4) based on Lee County link-specific service volumes, refer to **Appendix F**.

Additionally, a roadway is considered significantly impacted if the proposed development is expected to increase the traffic volume on that roadway by 5% or more of adopted Level of Service threshold. A roadway link is considered to be adversely impacted if the total traffic – future 2021 peak hour, peak direction background conditions with project – exceeds the adopted peak hour level of service volume for that link.

Based on these criteria, this project does not create any significant or adverse impacts to the area roadway network. None of the analyzed links are projected to operate below the adopted LOS Standard (LOS “E”) with or without the project at 2021 future conditions, and will maintain a satisfactory level of service (LOS).

Refer to **Table 9** and **Appendix F: Lee County 2013 Link-Specific Service Volumes (Excerpts)**.

Table 9

Roadway LOS – Traffic Impact

Roadway Link	Performance LOS Capacity ⁽¹⁾	Peak Hour, Peak Direction, Project Vol Added ⁽²⁾	2021 Total Pk Hr, Pk Dir Roadway Link Volume – LOS ⁽³⁾	Project Pk Hr, Pk Dir as % of Performance Capacity	Significance Impact at 5% of Performance Capacity Yes/No	2021 Total Volume exceeds Performance Capacity? Yes/No
Estero Parkway	LOS – “E” 2,000	<u>EB- 8</u>	<u>703 – LOS – “B”</u>	0.40%	No	No
Estero Parkway	LOS – “E” 2,000	<u>EB- 10</u>	<u>1,242 – LOS – “B”</u>	0.50%	No	No
Three Oaks Parkway	LOS – “E” 1,940	<u>NB-7</u>	<u>1,531 – LOS – “B”</u>	0.36%	No	No
Three Oaks Parkway	LOS – “E” 1,940	<u>NB-25</u>	<u>1,549 – LOS – “B”</u>	1.29%	No	No
Three Oaks Parkway	LOS – “E” 1,940	<u>NB-35</u>	<u>1,559 – LOS – “B”</u>	1.80%	No	No
Three Oaks Parkway	LOS – “E” 1,940	<u>NB-7</u>	<u>1,125 – LOS – “B”</u>	0.36%	No	No

Note(s): (1) Refer to **Table 8**; (2) Refer to **Table 6** from this report; (3) Refer to **Table 8** from this report.

Additional Projects - Roadway Network Link Analysis

As requested by the Village of Estero transportation staff, the network level of service is further evaluated for additional projects with approved development orders. Conservatively, no internal capture is considered for these projects.

Pass-by trips are taken into consideration for the Estero Oaks Commercial project as it is approved for a 7-11 Gas Station. Per ITE recommendations, LUC 945 (Gasoline/Service Station with Convenience Market) is used for the purposes of this report. ITE recommends PM Pk Hr 56% pass-by and AM Pk Hr 62 % respectively. Based on accepted engineering practices and to account for local patterns, a 50% reduction is acknowledged for AM Pk Hr and PM Pk Hr, and 30% for daily trips.

The ITE – OTISS trip generation calculation worksheets for the additional projects are provided in **Appendix G: Additional Projects – ITE Trip Generation Calculations**.

The analyzed projects trip generations are illustrated in **Table 10**. The site-generated trip distribution for each individual additional project is graphically depicted in **Fig. 3A to Fig. 3C – Project Distribution by Percentage and By PM Peak Hour**.

Table 10
Trip Generation – Proposed Conditions – Average Weekday

Project – Size	ITE LUC	Daily Two-Way Volume	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Reef Phase III – 168 du	LUC 230	1,010	13	65	78	62	30	92
Estero Oaks Residential – 280 du	LUC 230	1,575	20	98	118	94	46	140
Estero Oaks Commercial Gas Station – 16 pumps	LUC 945	1,562	41	40	81	54	54	108

Fig. 3A – Reef Phase III – Distribution by Percentage and PM Peak Hour

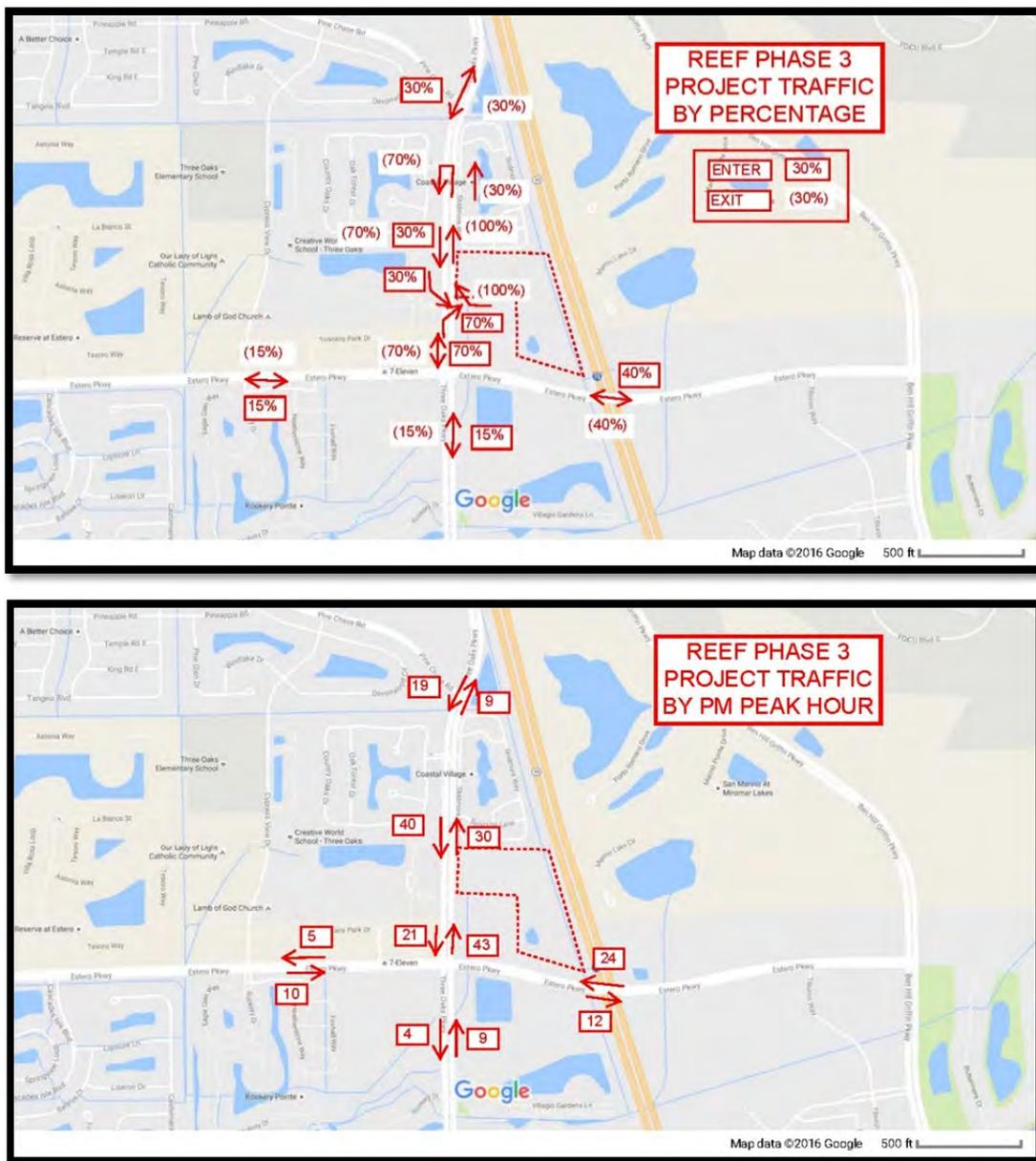


Fig. 3B – Estero Oaks Residential – Distribution by Percentage and PM Peak Hour

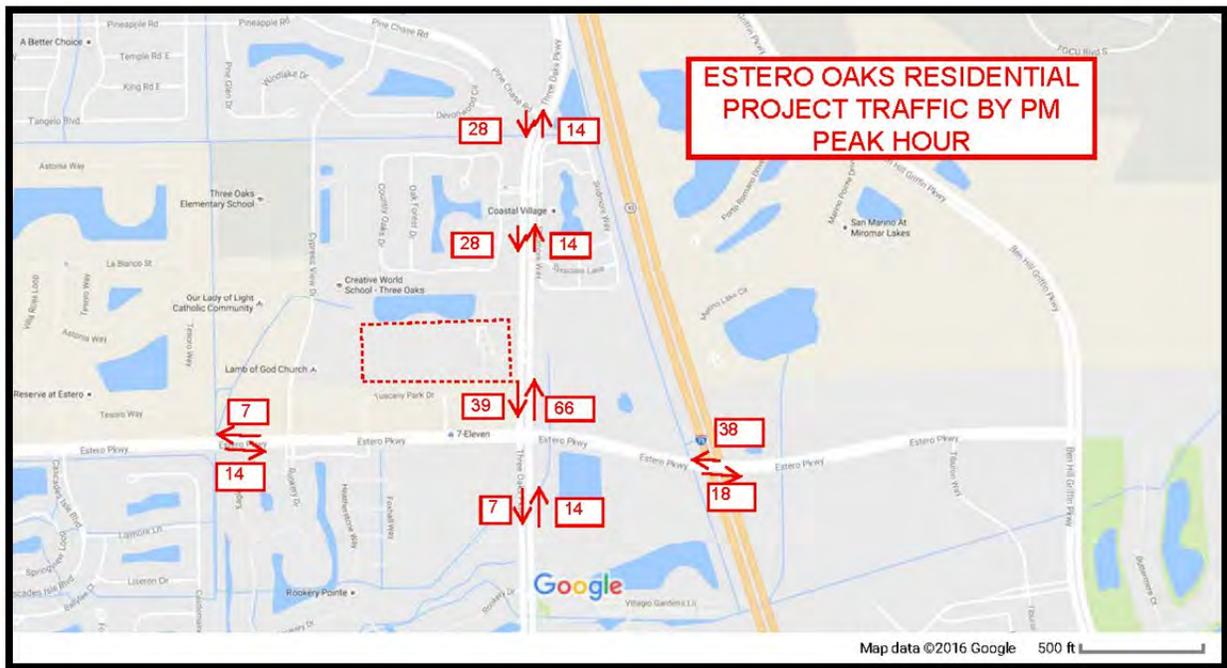
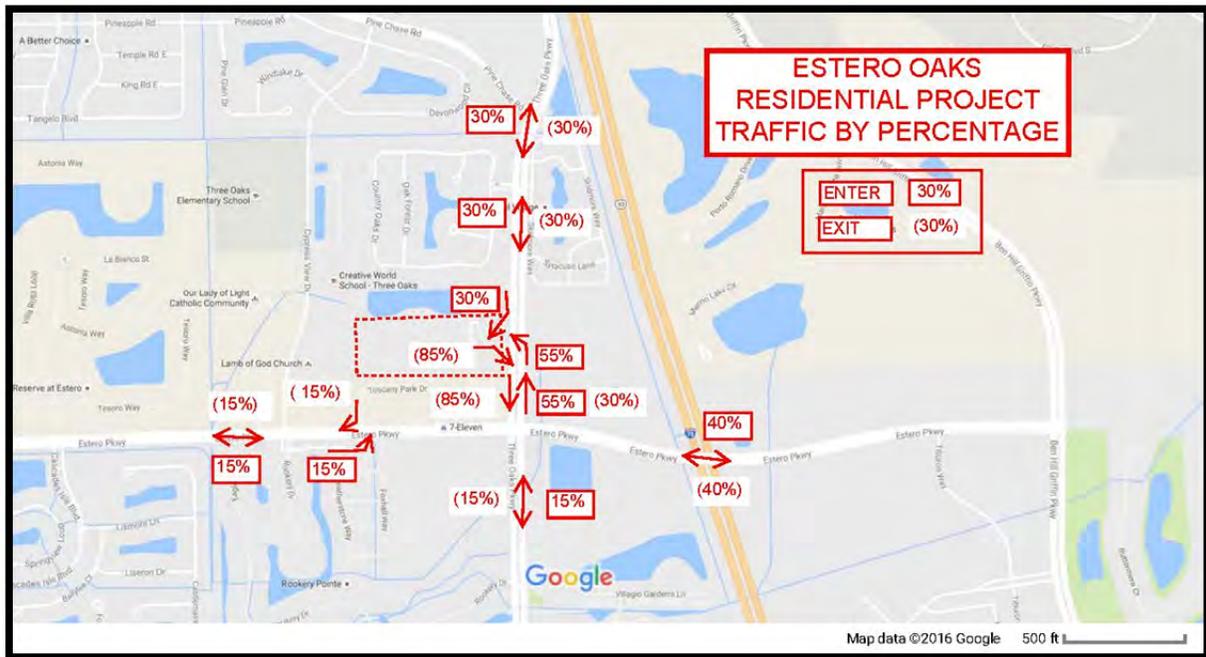
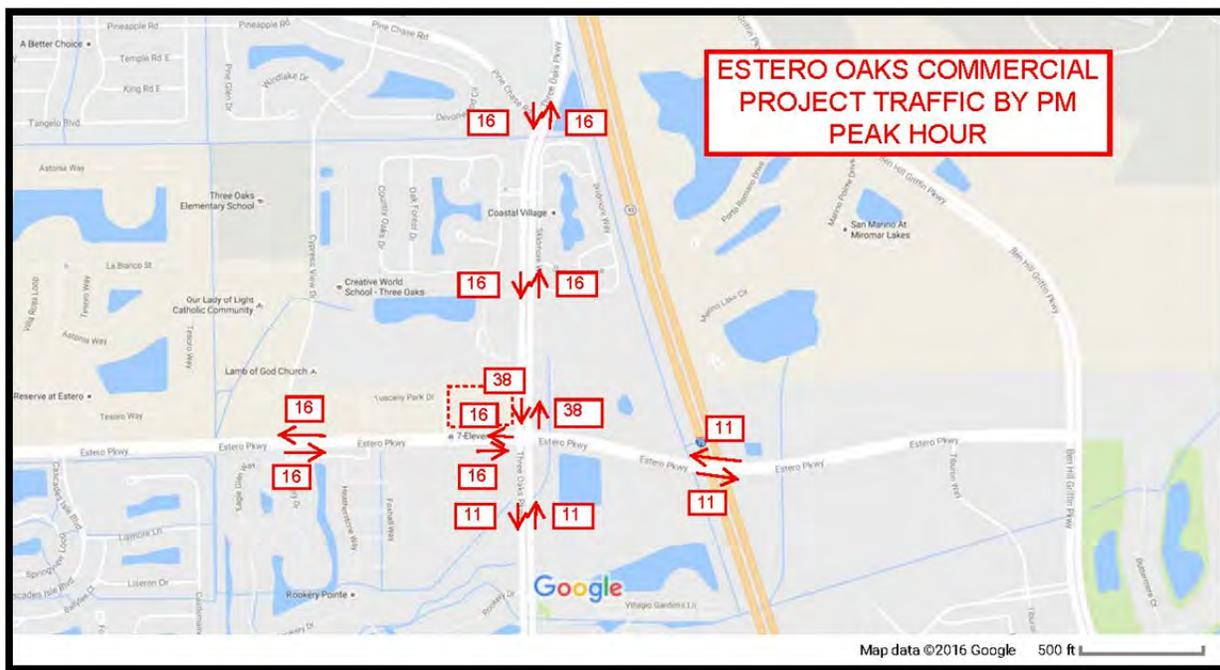
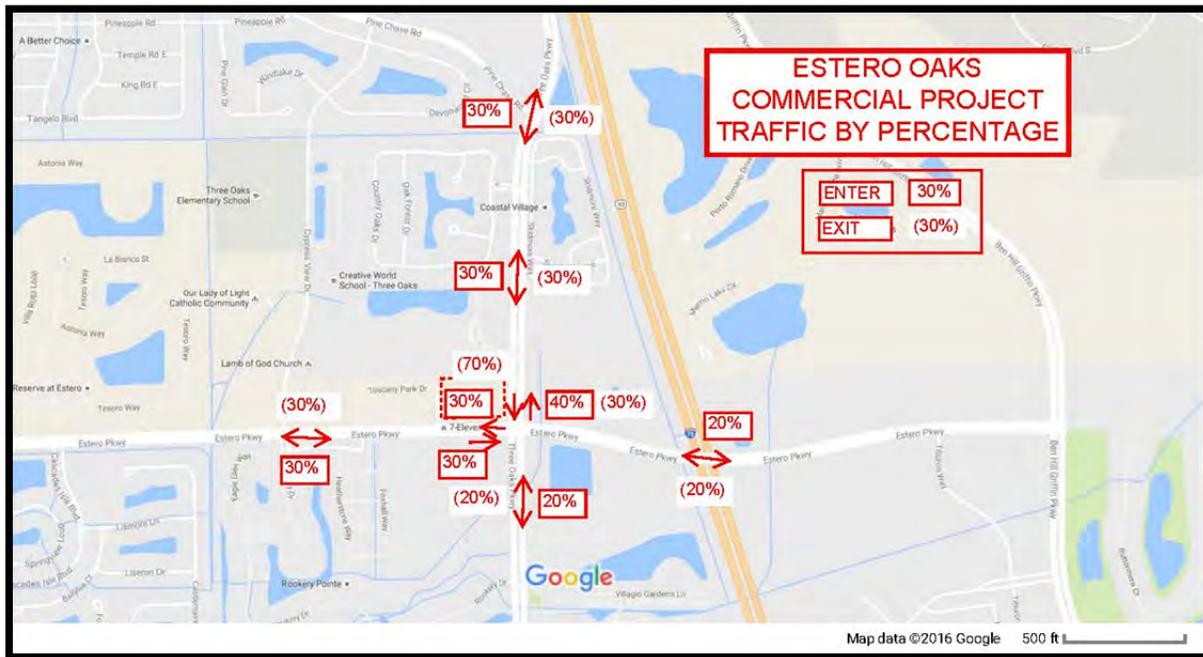
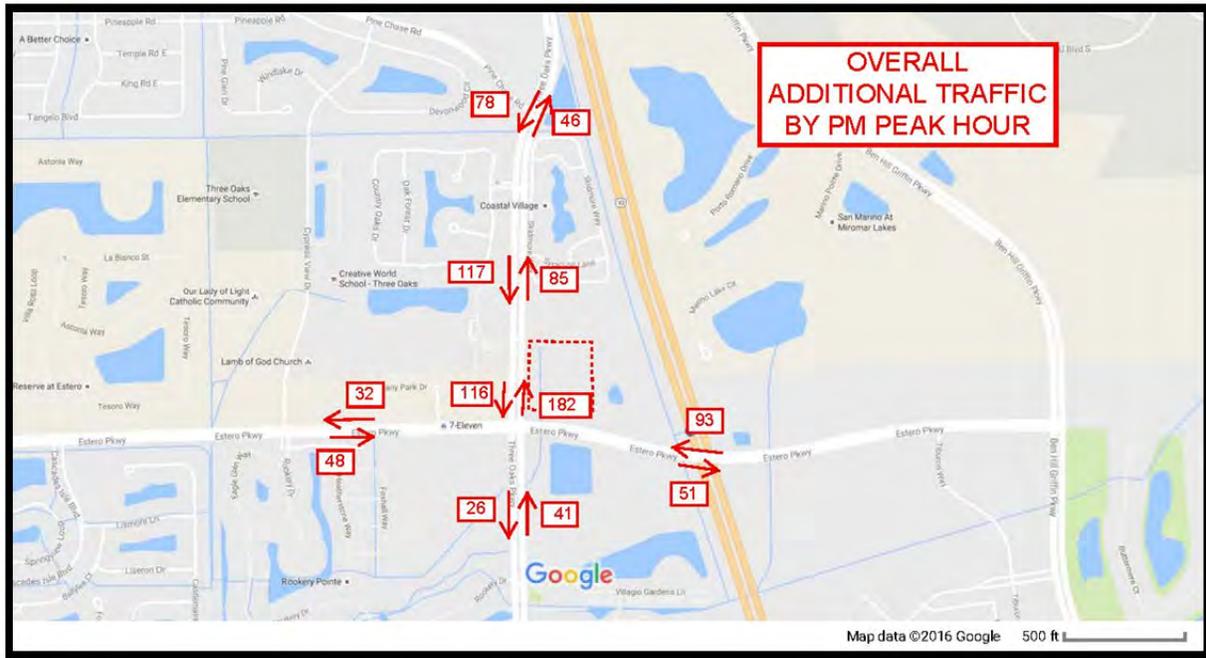


Fig. 3C – Estero Oaks Commercial – Distribution by Percentage and PM Peak Hour



The overall site-generated trip distribution for additional projects is shown in **Table 11** and it is graphically depicted in **Fig. 4** to **Fig. 3C – Overall Additional Traffic – Distribution By PM Peak Hour**.

Fig. 4 – Overall Additional Traffic – Distribution by PM Peak Hour



**Table 11
Overall Additional Traffic Distribution for PM Peak Hour**

Roadway Link	Roadway Link Location	PM Peak Hr Project Traffic Volume*	
		NB/EB	SB/WB
Estero Parkway	From US 41 to Three Oaks Parkway	<u>EB – 48</u>	WB – 32
Estero Parkway	From Three Oaks Pkwy to Ben Hill Griffin Parkway	<u>EB – 51</u>	WB – 93
Three Oaks Parkway	San Carlos Boulevard to Coastal Village Entrance	<u>NB – 46</u>	SB - 78
Three Oaks Parkway	Coastal Village Entrance to Project Entrance	<u>NB – 85</u>	SB - 117
Three Oaks Parkway	Project Entrance South to Estero Parkway	<u>NB – 182</u>	SB - 116
Three Oaks Parkway	Estero Parkway South to Corkscrew Road	<u>NB – 41</u>	SB - 26

Note(s): *Estimated peak hour, peak direction traffic volumes are **underlined** and **bold** to be used in roadway network capacity analysis calculations.

Levels of Service (LOS) volumes for the area roadway network are evaluated to determine the overall traffic impacts for the horizon year 2021. Future projected background traffic volumes are combined with estimated project trips, as illustrated in **Table 12**.

**Table 12
Roadway LOS – Traffic Impact**

Roadway Link	Performance LOS Capacity ⁽¹⁾	Future 2021 Background Pk Hr, Pk Dir Vol ⁽²⁾ (trips/hr)	Peak Hour, Peak Direction, Project Vol Added ⁽³⁾	2021 Total Pk Hr, Pk Dir Roadway Link Volume – LOS	Project Pk Hr, Pk Dir as % of Performance Capacity	Significance Impact at 5% of Performance Capacity Yes/No	2021 Total Volume exceeds Performance Capacity? Yes/No
Estero Parkway	LOS – “E” 2,000	<u>695</u>	<u>EB- 48</u>	<u>743 – LOS – “B”</u>	2.40%	No	No
Estero Parkway	LOS – “E” 2,000	<u>1,232</u>	<u>EB- 51</u>	<u>1,283 – LOS – “B”</u>	2.55%	No	No
Three Oaks Parkway	LOS – “E” 1,940	<u>1,524</u>	<u>NB-46</u>	<u>1,570 – LOS – “B”</u>	2.37%	No	No
Three Oaks Parkway	LOS – “E” 1,940	<u>1,524</u>	<u>NB-85</u>	<u>1,609 – LOS – “B”</u>	4.38%	No	No
Three Oaks Parkway	LOS – “E” 1,940	<u>1,524</u>	<u>NB-182</u>	<u>1,706 – LOS – “B”</u>	9.38%	No	No
Three Oaks Parkway	LOS – “E” 1,940	<u>1,118</u>	<u>NB-41</u>	<u>1,159 – LOS – “B”</u>	2.11%	No	No

Note(s): (1) Refer to **Table 9**; (2) Refer to **Table 7** from this report; (3) Refer to **Table 11** from this report.

A roadway is considered significantly impacted if the proposed development is expected to increase the traffic volume on that roadway by 5% or more of adopted Level of Service threshold. A roadway link is considered to be adversely impacted if the total traffic – future 2021 peak hour, peak direction background conditions with project – exceeds the adopted peak hour level of service volume for that link.

Based on these criteria, the overall traffic impact is significant on Three Oaks Parkway, the roadway segment from Estero Parkway to Reef Phase II/Estero Oaks project accesses. The overall impacts on other segments of the study network are not significant.

In addition, all analyzed roadway segments are projected to operate at the adopted LOS Standard (LOS “E”) or better, with or without the project at 2021 future conditions.

Improvement Analysis

Based on the trip generation analysis results, the proposed Reef Phase II traffic impact is less intensive when compared with the approved use generated traffic.

Based on the link analysis and trip distribution, the proposed Reef Phase II project is not a significant or adverse traffic generator for the roadway network at this location. There is adequate and sufficient roadway capacity to accommodate the proposed development generated trips without adversely affecting adjacent roadway network level of service.

Based on the request from the Village of Estero Transportation Staff, a network capacity analysis is presented to include various projects with approved development orders or that have been recently built. Consistent with the results of this analysis, the overall traffic impact (includes additional projects) is significant on Three Oaks Parkway, the roadway segment from Estero Parkway to Reef Phase II/Estero Oaks project accesses. The overall impacts on other segments of the study network are not significant. In addition, all analyzed roadway segments are projected to operate at the adopted LOS Standard (LOS “E”) or better, with or without the analyzed projects at 2021 future conditions.

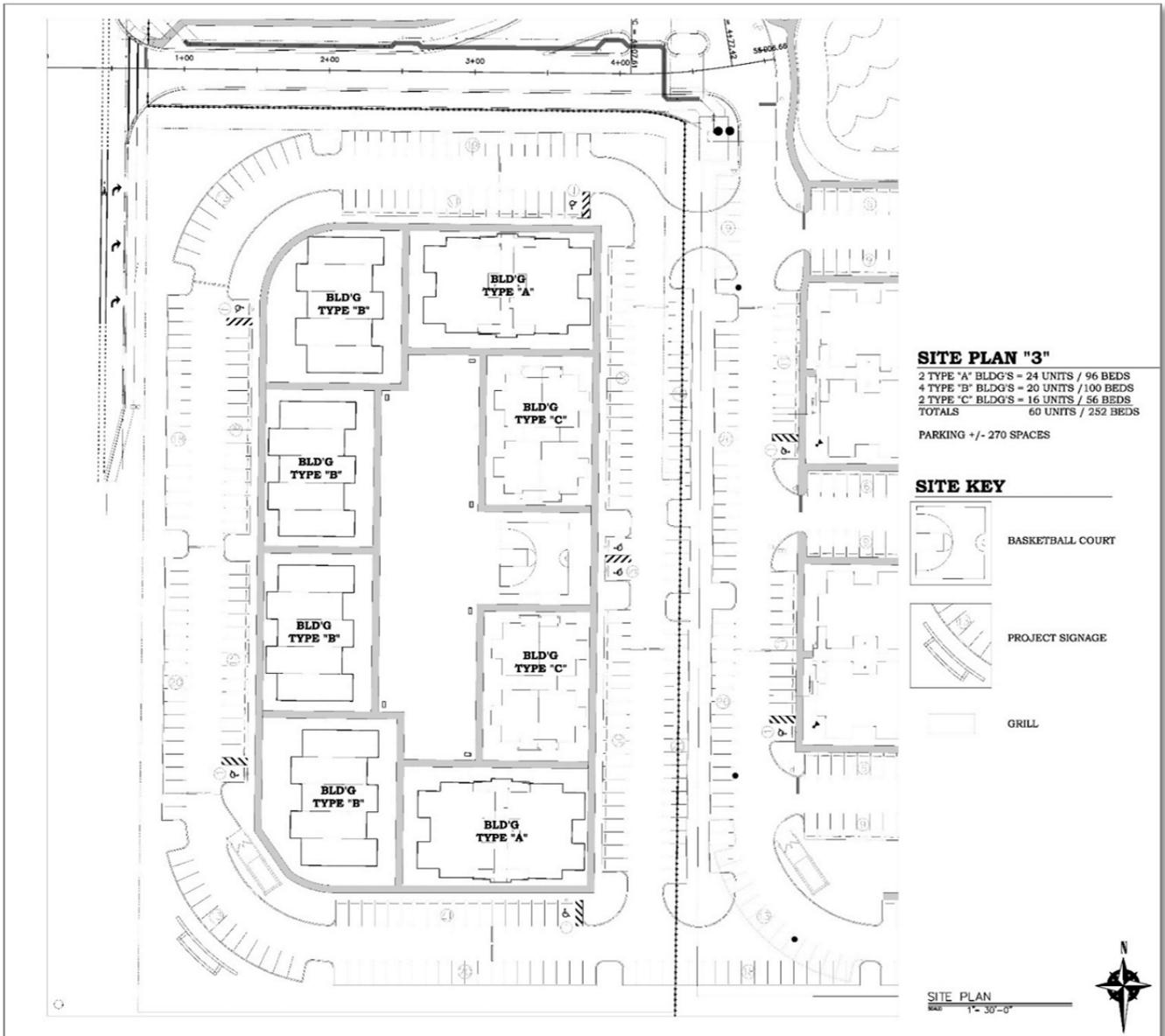
A detailed operational - turn lane analysis will be provided at the future development order application stages, as applicable.

Mitigation of Impact

The developer proposes to pay the appropriate Lee County transportation impact fees as building permits are issued for the project.

Appendix A: Project Master Site Plan

(1 Sheet)



Appendix B: Initial Meeting Checklist (Methodology Meeting)

(3 Sheets)

METHODOLOGY - INITIAL MEETING CHECKLIST

Date: April 12, 2016 Time: N/A

Location: N/A – Via Email

People Attending:

Name, Organization, and Telephone Numbers

- 1) Walter McCarthy, The Village of Estero Development Review
- 2) Norman Trebilcock, TCS
- 3) Ciprian Malaescu, TCS

Study Preparer:

Preparer's Name and Title: Norman Trebilcock, AICP, PE

Organization: Trebilcock Consulting Solutions, PA

Address & Telephone Number: 1205 Piper Boulevard, Suite 202, Naples, FL 34110; ph. 239-566-9551

Reviewer(s):

Reviewer's Name & Title: Walter McCarthy, Development Review Manager

Organization: The Village of Estero, Department of Community Development

Address: 9401 Corkscrew Palms Circle, Estero, FL 33928

Telephone Number: 239-221-5036

Applicant:

Applicant's Name: Progressive Capital Group, LLC

Address: 400 N. New York Ave., Suite 101, Winter Park, FL 32789

Telephone Number: 407-849-3670

Proposed Development:

Name: The Reef – Phase 2 – Growth Management Plan Amendment (GMPA)

Location: north of Estero Pkwy and east of Three Oaks Pkwy, Fort Myers, refer to **Fig. 1** on next page

ITE Land Use Type: Residential Condominium/ Townhouse – Multi – family.

ITE Code #: 230

Description: Existing approximately 5 acre vacant land currently zoned CPD (Commercial Planned Development) to be zoned Residential Planned Development (RPD). Project proposes student housing to consist of 60 condominium dwelling units with 252 beds.

Zoning - Existing: CPD

Comprehensive plan recommendation: N/A

Requested: To allow new development.

Page 1 of 3

Fig. 1 – Location Map



Findings of the Preliminary Study:

In conformance with Lee County Traffic Impact Statement Guidelines, this Traffic Impact Statement (TIS) is conducted consistent with the requirements for projects generating less than 300 trips.

Trip Generation – LUC 230, variables dwelling units and persons – use the highest impact.

Concurrency analysis based on weekday PM Peak Hour of the adjacent street.

Study Area:

Roadway Links: Estero Pkwy; Three Oaks Pkwy

Additional intersections to be analyzed: N/A

Build Out Year: 2021

Horizon Year: 2021

Analysis Time Period(s): PM Pk Hr

Future Off-Site Developments: to be determined

Source of Trip Generation Rates: ITE 9th – OTISS software

Reductions in Trip Generation Rates:

None: N/A

Pass-by trips: N/A

Internal trips: N/A

Transit use: N/A

Horizon Year Roadway Network Improvements: 2021

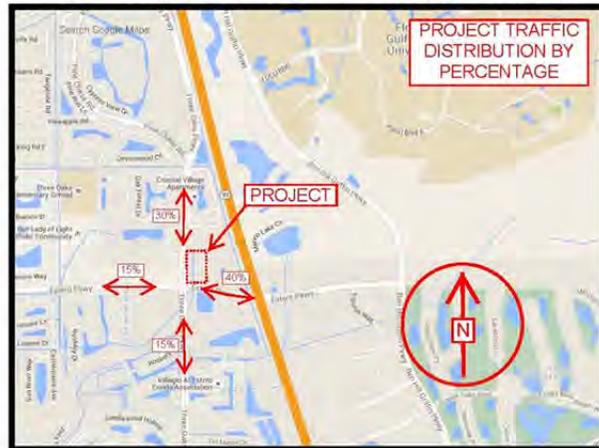
Methodology & Assumptions:

Non-site traffic estimates: 2015 Lee County Concurrency Management Inventory and Projections Report; 2015 Traffic Count Report

Site-trip generation: ITE 9th Edition - LUC 230

Trip distribution - assignment method: Estimate – refer to Fig. 2
Traffic site access turn lanes analysis method: future DO applications
Traffic growth rate: growth rate 2% minimum or historical traffic count data as contained within Lee County Traffic Count Report

Fig. 2 – Project Trip Distribution Map by Percentage



- Special Features:** (from preliminary study or prior experience)
Accidents locations: N/A
Sight distance: N/A
Queuing: to be determined
Access location & configuration: N/A
Traffic control: MUTCD
Signal system location & progression needs: N/A
On-site parking needs: N/A
Data Sources: ITE 9th Edition – Trip Generation OTISS Software
Base maps: N/A
Prior study reports: N/A
Access policy and jurisdiction: N/A
Review process: N/A
Requirements: N/A
Miscellaneous: N/A

SIGNATURES

Norman Trebilcock
Study Preparer—Norman Trebilcock

Appendix C: Project ITE Trip Generation Calculations

(3 Sheets)

The Reef Phase II – GMPA – Rezone – TIS – September 2016

Project Name:	The Reef Phase 2 - Persons	No:	
Date:	4/5/2016	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	ITE-TGM 9th Edition

LAND USE	SIZE	WEEKDAY		AM PEAK HOUR		PM PEAK HOUR	
		Entry	Exit	Entry	Exit	Entry	Exit
230 - Residential Condominium/Townhouse	252 ⁽¹⁾	361	361	8	44	50	25
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		361	361	8	44	50	25
Total		361	361	8	44	50	25
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		361	361	8	44	50	25

(1) Persons

PROJECT NAME: THE REEF PHASE 2 - PERSONS

ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
230 - Residential Condominium/Townhouse	Persons	252	Weekday	Best Fit (LIN) $T = 1.78(X) + 273.89$	361	361	722

PROJECT NAME: THE REEF PHASE 2 - PERSONS

ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
230 - Residential Condominium/Townhouse	Persons	252	Weekday, Peak Hour	Best Fit (LOG) $\ln(T) = 0.88\ln(X) + -0.92$	8	44	52

PROJECT NAME: THE REEF PHASE 2 - PERSONS

ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
230 - Residential Condominium/Townhouse	Persons	252	Weekday, Peak Hour	Best Fit (LIN) $T = 0.17(X) + 32.33$	50	25	75

Project Name:	The Reef Phase 2 - DU	No:	
Date:	4/5/2016	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	ITE-TGM 9th Edition

LAND USE	SIZE	WEEKDAY		AM PEAK HOUR		PM PEAK HOUR	
		Entry	Exit	Entry	Exit	Entry	Exit
230 - Residential Condominium/Townhouse	60 ^{DU}	206	206	6	28	27	13
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		206	206	6	28	27	13
Total		206	206	6	28	27	13
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		206	206	6	28	27	13

(1) Dwelling Units

PROJECT NAME: THE REEF PHASE 2 - DU
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
230 - Residential Condominium/Townhouse	Dwelling Units	60	Weekday	Best Fit (LOG) $\ln(T) = 0.87\ln(X) + 2.46$	206	206	412

PROJECT NAME: THE REEF PHASE 2 - DU
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
230 - Residential Condominium/Townhouse	Dwelling Units	60	Weekday, Peak Ho	Best Fit (LOG) $\ln(T) = 0.8\ln(X) + 0.26$	6	28	34

PROJECT NAME: THE REEF PHASE 2 - DU
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
230 - Residential Condominium/Townhouse	Dwelling Units	60	Weekday, Peak Ho	Best Fit (LOG) $\ln(T) = 0.82\ln(X) + 0.32$	27	13	40

Project Name: The Reef Phase 2 - Approved		No:		City:		Client Name:	
Date: 5/2/2016						ITE-TGM 9th Edition	
State/Province:		Zip/Postal Code:		Client Name:			
Country:		Edition:					
Analyst's Name:							

LAND USE	SIZE	WEEKDAY		AM PEAK HOUR		PM PEAK HOUR	
		Entry	Exit	Entry	Exit	Entry	Exit
820 - Shopping Center	46.2 (1)	2056	2055	60	37	171	186
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		2056	2055	60	37	171	186
Total		2056	2055	60	37	171	186
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		2056	2055	60	37	171	186

(1) 1000 Sq. Feet Gross Leasable Area

PROJECT NAME: THE REEF PHASE 2 - APPROVED
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
820 - Shopping Center	1000 Sq. Feet Gros	46.2	Weekday	Best Fit (LOG) $\ln(T) = 0.65\ln(X) + 5.83$	2056	2055	4111

PROJECT NAME: THE REEF PHASE 2 - APPROVED
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
820 - Shopping Center	1000 Sq. Feet Gros	46.2	Weekday, Peak Ho	Best Fit (LOG) $\ln(T) = 0.61\ln(X) + 2.24$	60	37	97

PROJECT NAME: THE REEF PHASE 2 - APPROVED
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
820 - Shopping Center	1000 Sq. Feet Gros	46.2	Weekday, Peak Ho	Best Fit (LOG) $\ln(T) = 0.67\ln(X) + 3.31$	171	186	357

Appendix D: Lee County 2015 Concurrency Report (Excerpts)

(2 Sheets)

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ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	E	2,800	C	2,107	C	2,107	C	2,107		09300
DEL PRADO BL	US 41	SLATER RD	2LU	E	860	C	320	C	324	C	344		09400
DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,800	C	1,428	C	1,428	C	1,428		09470
DR ML KING BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,800	C	1,605	C	1,605	C	1,605		09480
DR ML KING BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	6LD	D	2,680	B	1,703	B	1,703	B	1,703		09490
DR ML KING BL (SR 82)	ORTIZ AVE	I-75	6LD	D	2,680	B	2,015	B	2,015	C	2,513		09500
EAST 21st ST*	JOEL BL	GRANT AVE	2LU	E	860	C	24	C	24	C	24		09700
ESTERO BL*	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	A	420	A	420	A	420	Constrained v/c = 0.58	09800
ESTERO BL*	AVENIDA PESCADORA	VOORHIS ST	2LN	E	726	A	555	A	555	A	555	Constrained v/c = 0.76; Reconstruction in FY 19/20	09900
ESTERO BL	VOORHIS ST	TROPICAL SHORES WAY	2LD	E	671	E	632	E	632	E	632	Constrained v/c = 0.94; Reconstruction in FY 17/18	10000
ESTERO BL*	TROPICAL SHORES WAY	CENTER ST	2LD	E	671	F	716	F	716	F	734	Constrained v/c = 1.07; Reconstruction in FY 14/15	10100
ESTERO PKWY*	US 41	THREE OAKS PKWY	4LD	E	2,000	B	401	B	401	B	401		14400
ESTERO PKWY*	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	755	B	755	B	755		14450
EVERGREEN RD*	US 41	BUS 41	2LU	E	860	C	100	C	100	C	163		10200
FIDDLESTICKS BL	GUARDHOUSE	DANIELS PKWY	2LD	E	860	C	349	C	349	C	349		10300
FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,580	D	880	D	880	D	912		10400
FOWLER ST	N AIRPORT RD	COLONIAL BL	6LD	E	2,580	D	1,463	D	1,463	D	1,465		10500
FOWLER ST	COLONIAL BL	WINKLER AVE	4LD	E	1,700	C	1,110	C	1,110	C	1,110		10600
FOWLER ST	WINKLER AVE	HANSON ST	4LD	E	1,700	C	1,227	C	1,227	C	1,227		10700
FOWLER ST (SR 739)	HANSON ST	DR ML KING BL (SR 82)	4LD	E	1,700	C	1,112	C	1,112	C	1,112		10730
GASPARILLA BL	FIFTH ST	CHARLOTTE COUNTY LINE	2LU	E	860	C	343	C	343	C	343	Constrained v/c = 0.40	10800
GLADIOLUS DR*	McGREGOR BL	PINE RIDGE RD	4LD	E	1,840	B	353	B	356	B	367		10900
GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,087	C	1,110	C	1,126		11000
GLADIOLUS DR*	BASS RD	WINKLER RD	6LD	E	2,780	B	1,117	B	1,117	B	1,205		11100
GLADIOLUS DR*	WINKLER RD	SUMMERLIN RD	6LD	E	2,900	B	942	B	945	B	986		11200
GLADIOLUS RD	SUMMERLIN RD	US 41	6LD	E	2,900	C	1,938	C	1,939	C	1,976		11300
GREENBRIAR BL*	RICHMOND AVE	JOEL BL	2LU	E	860	C	71	C	71	C	216		11400
GUNNERY RD	IMMOKALEE RD (SR 82)	LEE BL	4LD	E	1,920	B	1,442	B	1,444	B	1,444		11500
GUNNERY RD	LEE BL	BUCKINGHAM RD	2LU	E	1,020	C	732	C	746	C	796		11600
HANCOCK BRIDGE PKWY	DEL PRADO BL	NE 24th AVE	4LD	E	2,000	B	983	B	983	B	983		11700

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ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2014 100th HIGHEST HR		EST 2015 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
TERMINAL ACCESS RD	TREELINE AVE	AIRPORT ENT	4LD	E	1,790	D	1,501	D	1,501	D	1,501		26450
THREE OAKS PKWY*	COCONUT RD	CORKSCREW RD	4LD	E	1,940	B	865	B	869	B	1,095		26500
THREE OAKS PKWY	CORKSCREW RD	SAN CARLOS BL	4LD	E	1,940	B	992	B	993	B	1,164		26600
THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,940	A	543	A	544	A	548		26700
TICE ST	PALM BEACH BL (SR 80)	ORTIZ AVE	2LU	E	860	C	83	C	89	D	600		26800
TICE ST	ORTIZ AVE	STALEY RD	2LU	E	860	C	161	C	166	C	175		26900
TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	1,960	B	1,352	B	1,362	B	1,369		27000
TREELINE AVE	DANIELS PKWY	ARBORWOOD RD	4LD	E	1,960	A	625	A	625	A	625		27030
TREELINE AVE	ARBORWOOD RD	COLONIAL BL	4LD	E	1,960	A	625	A	625	A	625		27070
VANDERBILT BL	COLLIER COUNTY LINE	BONITA BEACH RD	2LN	E	860	C	287	C	287	C	291		27100
VETERANS MEM PKWY	SR78	SURFSIDE BL	4LD	D	2,080	A	759	A	759	A	759		27200
VETERANS MEM PKWY	SURFSIDE BL	CHIQUITA BL	4LD	E	2,080	A	664	A	664	A	664		27250
VETERANS MEM PKWY*	CHIQUITA BL	SKYLINE DR	4LD	D	2,080	A	1,810	A	1,810	A	1,810		27300
VETERANS MEM PKWY	SKYLINE DR	SANTA BARBARA BL	6LD	D	3,120	A	2,143	A	2,143	A	2,143		27400
VETERANS MEM PKWY	SANTA BARBARA	COUNTRY CLUB BL	6LD	D	3,120	A	2,644	A	2,644	A	2,644		27500
VETERANS MEM PKWY	COUNTRY CLUB BL	MIDPOINT BR TOLL PLAZA	6LD	D	3,120	B	3,010	B	3,010	B	3,010		27600
VETERANS MEM PKWY	MIDPOINT BR TOLL PLAZA	McGREGOR BL	4LB	E	4,000	C	2,467	C	2,467	C	2,467		27700
VIA COCONUT PT	SOUTH END	CORKSCREW RD	4LD	E	1,790	C	249	C	249	C	249		27720
WHISKEY CREEK	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	320	C	340	C	380		27900
WHISKEY CREEK	SAUTERN DR	McGREGOR BL	2LD	E	910	C	320	C	320	C	320		28000
WILLIAMS RD*	US 41	RIVER RANCH RD	2LU	E	860	C	202	C	204	C	256		28100
WILLIAMS AVE	LEE BL	W 6th ST	2LN	E	860	C	538	D	555	D	708		28200
WINKLER RD*	STOCKBRIDGE	SUMMERLIN RD	2LN	E	860	C	461	C	461	C	462		28300
WINKLER RD*	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	D	336	D	336	D	343		28400
WINKLER RD*	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	920	B	593	B	593	B	595		28500
WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	920	B	593	B	593	B	593		28600
WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,800	C	612	C	612	C	762		28700
WINKLER RD*	COLLEGE PKWY	McGREGOR BL	2LN	E	840	B	350	B	350	B	439		28800
WOODLAND BL*	US 41	CHATHAM ST	2LU	E	860	C	266	C	266	C	266		28900
W 6th ST*	WILLIAMS AVE	JOEL BL	2LU	E	860	C	153	C	153	C	153		29000
W 12th ST*	GUNNERY RD	SUNSHINE BL	2LU	E	860	C	77	C	79	C	79		29100
W 12th ST*	SUNSHINE BL	WILLIAMS AVE	2LU	E	860	C	76	C	76	C	76		29200
W 12th ST*	WILLIAMS AVE	JOEL BL	2LU	E	860	C	92	C	93	C	93		29300
W 14th ST*	SUNSHINE BL	RICHMOND AVE	2LU	E	860	C	48	C	49	C	49		29400
US 41	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	E	2,740	B	2,048	B	2,048	B	2,048		29500
US 41	BONITA BEACH RD	WEST TERRY ST	6LD	E	3,020	B	2,261	B	2,261	B	2,261		29600

Appendix E: Lee County 2015 Traffic Count Report (Excerpts)

(4 Sheets)

		Daily Traffic Volume (AADT)											CS	Area
STREET	LOCATION	Station #	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015		
ESTERO PKWY	W OF BEN HILL GRIFFIN PKW	459				9100	9400	11800		15700		15800	15	6
ESTERO PKWY	E OF US 41	465	7000	6700	6600	8300	9000	8300		8200		11500	15	6
THREE OAKS PKWY	S OF CORKSCREW RD	525	13400	14000	17700	15700	16700	16100	18700	18800		20900	25	4
THREE OAKS PKWY	N OF CORKSCREW RD	415	15100	18000		15100	13200	14700	20200	19900			25	4
THREE OAKS PKWY	S OF ESTERO PKWY	<u>72</u>								16000	16600	16500		
THREE OAKS PKWY	S OF ALICO RD	414	9400	9900		9500	9500	12700	13700	11800	12300		25	4

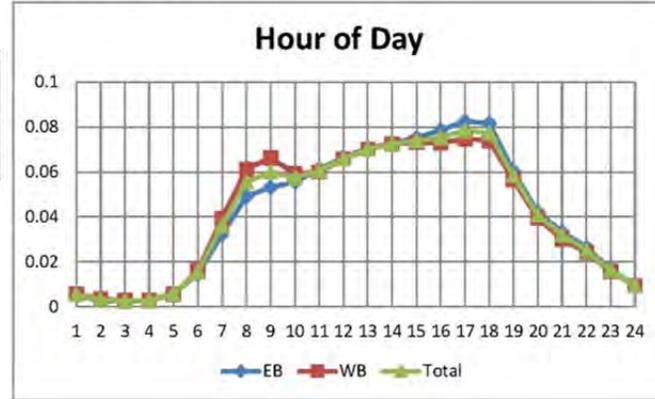
PCS 15 - Corkscrew Rd west of I-75

2015 AADT = 30,900 VPD

Hour	EB	WB	Total
0	0.49%	0.57%	0.53%
1	0.28%	0.36%	0.32%
2	0.22%	0.27%	0.25%
3	0.30%	0.27%	0.29%
4	0.60%	0.54%	0.58%
5	1.45%	1.61%	1.55%
6	3.23%	3.92%	3.61%
7	4.91%	6.11%	5.54%
8	5.31%	6.63%	6.00%
9	5.55%	5.93%	5.75%
10	6.12%	6.00%	6.05%
11	6.64%	6.57%	6.59%
12	7.06%	7.01%	7.02%
13	7.28%	7.23%	7.24%
14	7.52%	7.30%	7.39%
15	7.86%	7.28%	7.53%
16	8.25%	7.48%	7.84%
17	8.16%	7.39%	7.74%
18	6.01%	5.64%	5.82%
19	4.20%	3.94%	4.08%
20	3.33%	3.01%	3.19%
21	2.63%	2.42%	2.52%
22	1.66%	1.58%	1.62%
23	0.94%	0.94%	0.94%

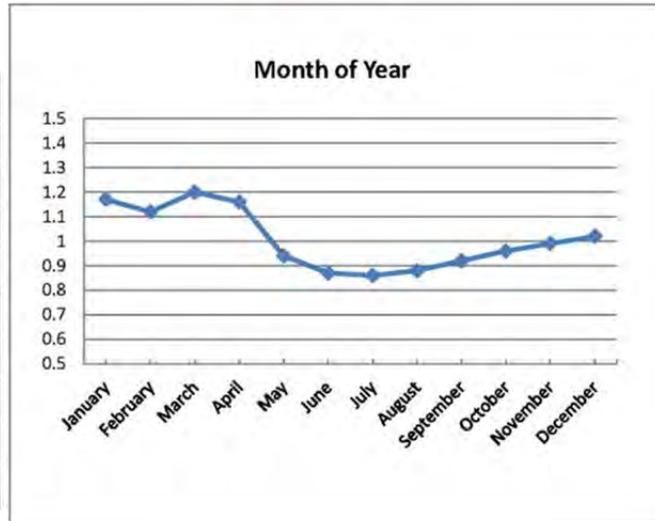
Month of Year	Fraction
January	1.17
February	1.12
March	1.2
April	1.16
May	0.94
June	0.87
July	0.86
August	0.88
September	0.92
October	0.96
November	0.99
December	1.02

Directional Factor		
AM	0.55	WB
PM	0.52	EB



Day of Week	Fraction
Sunday	0.75
Monday	1.01
Tuesday	1.05
Wednesday	1.07
Thursday	1.07
Friday	1.11
Saturday	0.93

Design Hour Volume		
#	Volume	Factor
5	3514	0.114
10	3428	0.111
20	3325	0.108
30	3283	0.106
50	3222	0.104
100	3094	0.100
150	3023	0.098
200	2956	0.096



PCS 25 - US 41 south of Hickory Dr

2015 AADT = 42,600 VPD

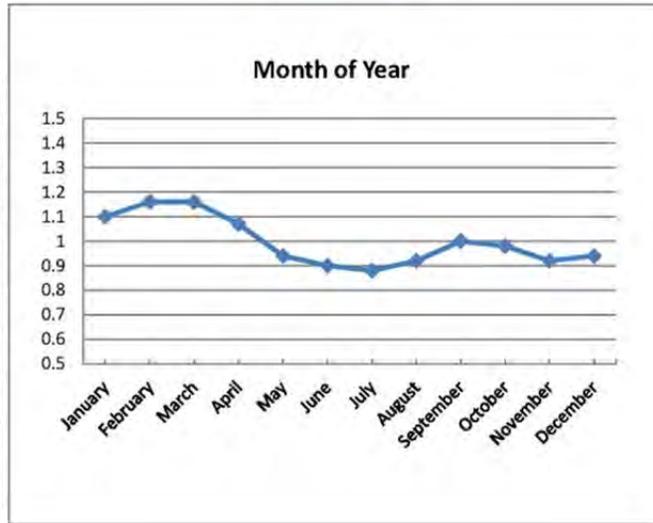
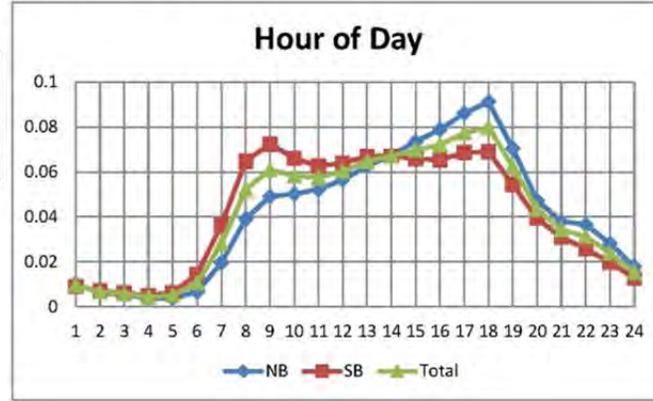
Hour	NB	SB	Total
1	1.02%	0.90%	0.96%
2	0.61%	0.70%	0.68%
3	0.54%	0.61%	0.58%
4	0.37%	0.51%	0.44%
5	0.37%	0.63%	0.50%
6	0.67%	1.45%	1.06%
7	1.96%	3.64%	2.81%
8	3.91%	6.47%	5.20%
9	4.91%	7.24%	6.09%
10	5.02%	6.61%	5.82%
11	5.22%	6.26%	5.75%
12	5.65%	6.40%	6.03%
13	6.26%	6.69%	6.48%
14	6.72%	6.70%	6.71%
15	7.35%	6.58%	6.96%
16	7.89%	6.53%	7.20%
17	8.61%	6.87%	7.73%
18	9.12%	6.89%	7.99%
19	7.04%	5.44%	6.23%
20	4.73%	3.93%	4.33%
21	3.80%	3.09%	3.44%
22	3.65%	2.59%	3.11%
23	2.81%	1.97%	2.38%
24	1.78%	1.27%	1.52%

Month of Year	Fraction
January	1.1
February	1.16
March	1.16
April	1.07
May	0.94
June	0.9
July	0.88
August	0.92
September	1
October	0.98
November	0.92
December	0.94

Day of Week	Fraction
Sunday	0.72
Monday	1.02
Tuesday	1.07
Wednesday	1.1
Thursday	1.1
Friday	1.1
Saturday	0.9

Directional Factor		
AM	0.65	SB
PM	0.56	NB

Design Hour Volume		
#	Volume	Factor
5	4680	0.110
10	4620	0.108
20	4564	0.107
30	4493	0.105
50	4427	0.104
100	4263	0.100
150	4132	0.097
200	4019	0.094



PCS 72 - Three Oaks Parkway South of Estero Parkway

2015 AADT = 16,500 VPD

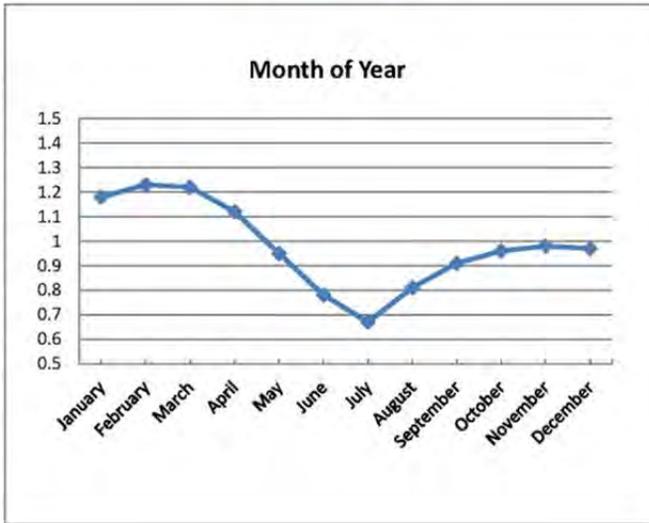
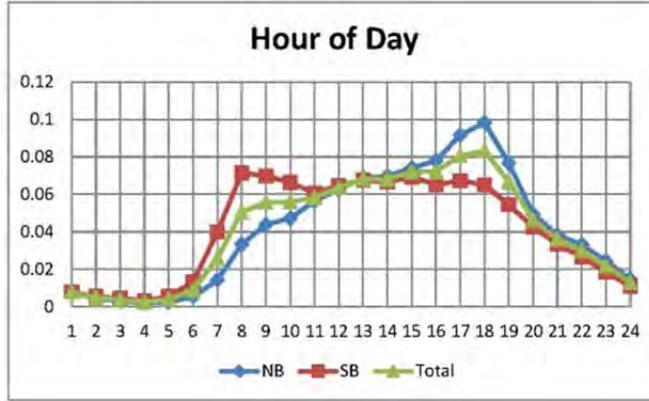
Hour	NB	SB	Total
0	0.77%	0.79%	0.78%
1	0.45%	0.55%	0.49%
2	0.30%	0.44%	0.36%
3	0.20%	0.32%	0.25%
4	0.25%	0.55%	0.39%
5	0.53%	1.33%	0.89%
6	1.42%	4.00%	2.58%
7	3.33%	7.14%	5.05%
8	4.39%	6.98%	5.56%
9	4.72%	6.64%	5.59%
10	5.64%	6.07%	5.83%
11	6.26%	6.48%	6.36%
12	6.88%	6.76%	6.83%
13	6.96%	6.65%	6.82%
14	7.41%	6.93%	7.19%
15	7.80%	6.52%	7.22%
16	9.17%	6.72%	8.07%
17	9.83%	6.51%	8.33%
18	7.68%	5.44%	6.67%
19	4.94%	4.25%	4.63%
20	3.84%	3.33%	3.61%
21	3.30%	2.65%	3.01%
22	2.44%	1.86%	2.18%
23	1.47%	1.10%	1.31%

Month of Year	Fraction
January	1.18
February	1.23
March	1.22
April	1.12
May	0.95
June	0.78
July	0.67
August	0.81
September	0.91
October	0.96
November	0.98
December	0.97

Day of Week	Fraction
Sunday	0.74
Monday	1.01
Tuesday	1.1
Wednesday	1.09
Thursday	1.09
Friday	1.1
Saturday	0.9

Directional Factor		
AM	0.74	SB
PM	0.58	NB

Design Hour Volume		
#	Volume	Factor
5	2206	0.134
10	2082	0.126
20	2026	0.123
30	1988	0.120
50	1922	0.116
100	1811	0.110
150	1746	0.106
200	1693	0.103



Appendix F: Lee County 2013 Link-Specific Service Volumes (Excerpts)

(2 Sheets)

May, 2014

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2013 DATA)

PAGE 2

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR-BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLONIAL BLVD	SIX MILE PKWY	I-75	1	0.5	6LD	0	2,490	3,220	3,220	3,220	0	4,090	5,290	5,290	5,290
	I-75	SR 82	1	2.4	6LD	1,150	3,240	3,240	3,240	3,240	1,990	5,600	5,600	5,600	5,600
CORKSCREW RD	US 41	SANDY LN	4	0.5	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	SANDY LN	THREE OAKS PKWY	4	0.7	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	THREE OAKS PKWY	I-75	4	0.8	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	4LD	0	380	1,900	1,900	1,900	0	750	3,740	3,740	3,740
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	1.7	2LD	100	310	560	770	1,130	190	600	1,090	1,510	2,220
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	90	290	530	730	1,080	180	570	1,040	1,440	2,120
	ALICO RD	COUNTY LINE	3	10.4	2LN	90	290	530	730	1,080	180	570	1,040	1,440	2,120
CYPRESS LAKE DR	MCGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	0	810	1,870	1,940	0	0	1,590	3,670	3,820
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	0	810	1,870	1,940	0	0	1,590	3,670	3,820
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	0	810	1,870	1,940	0	0	1,590	3,670	3,820
	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	1,240	2,880	2,940	0	0	2,440	5,650	5,760
DANIELS PKWY	US 41	BIG PINE WAY	4	0.5	6LD	0	0	720	2,530	2,680	0	0	1,420	4,970	5,280
	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	720	2,530	2,680	0	0	1,420	4,970	5,280
	METRO PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	720	2,530	2,680	0	0	1,420	4,970	5,280
	SIX MILE PKWY	PALOMINO DR	4	2.2	6LD	0	2,470	3,000	3,000	3,000	0	4,580	5,570	5,570	5,570
	PALOMINO DR	I-75	4	0.6	6LD	0	2,470	3,000	3,000	3,000	0	4,580	5,570	5,570	5,570
	I-75	TREELINE AVE	3	0.5	6LD	2,610	3,180	3,180	3,180	3,180	4,500	5,500	5,500	5,500	5,500
	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	2,610	3,180	3,180	3,180	3,180	4,500	5,500	5,500	5,500	5,500
	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	1,680	2,120	2,120	2,120	2,120	2,900	3,650	3,650	3,650	3,650
DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	5	0.3	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	SE 46TH ST	CORONADO PKWY	5	0.7	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	CORONADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	CORNWALLIS PKWY	VETERANS PKWY	5	0.8	6LD	0	0	1,520	2,820	2,820	0	0	2,870	5,310	5,310
	VETERANS PKWY	HANCOCK B. PKWY	5	3.0	6LD	0	0	1,560	2,840	2,840	0	0	3,060	5,570	5,570
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	2,750	2,800	2,800	0	0	5,400	5,480	5,480
	NE 6TH ST	SR 78	5	0.4	6LD	0	0	2,750	2,800	2,800	0	0	5,400	5,480	5,480
ESTERO BLVD	HICKORY BLVD	AVENIDA PESCADORA	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	AVENIDA PESCADORA	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,238	1,316
ESTERO PKWY	US 41	BEN HILL GRIFFIN PKWY	4	2.6	4LD	0	2,000	2,000	2,000	2,000	0	3,920	3,920	3,920	3,920
FOWLER ST	US 41	N AIRPORT RD	1	1.0	6LD	0	0	870	2,580	2,580	0	0	1,620	4,780	4,780
	N AIRPORT RD	COLONIAL BLVD	1	0.3	6LD	0	0	870	2,580	2,580	0	0	1,620	4,780	4,780
	COLONIAL BLVD	WINKLER AVE	1	0.5	4LD	0	490	1,700	1,700	1,700	0	910	3,150	3,150	3,150
	WINKLER AVE	HANSON ST	1	1.3	4LD	0	490	1,700	1,700	1,700	0	910	3,150	3,150	3,150
	HANSON ST	SR 82	1	1.3	4LD	0	490	1,700	1,700	1,700	0	910	3,150	3,150	3,150
GLADIOLUS DR	MCGREGOR BLVD	PINE RIDGE RD	4	0.5	4LD	0	1,060	1,840	1,840	1,840	0	2,000	3,490	3,490	3,490
	PINE RIDGE RD	BASS RD	4	1.6	4LD	0	1,060	1,840	1,840	1,840	0	2,000	3,490	3,490	3,490
	BASS RD	WINKLER RD	4	0.8	6LD	0	1,640	2,780	2,780	2,780	0	3,100	5,260	5,260	5,260
	WINKLER RD	SUMMERLIN RD	4	0.5	6LD	0	1,180	2,900	2,900	2,900	0	2,230	5,480	5,480	5,480
	SUMMERLIN RD	US 41	4	1.5	6LD	0	1,180	2,900	2,900	2,900	0	2,230	5,480	5,480	5,480

May, 2014

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2013 DATA)

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ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR—BOTH DIRECTIONS)					
						A	B	C	D	E	A	B	C	D	E	
SUMMERLIN RD	McGREGOR BLVD	SAN CARLOS BLVD	4	2.2	4LD	600	1,980	1,980	1,980	1,980	1,080	1,080	3,530	3,530	3,530	3,530
	SAN CARLOS BLVD	PINE RIDGE RD	4	0.5	6LD	930	2,980	2,980	2,980	2,980	1,670	1,670	5,320	5,320	5,320	5,320
	PINE RIDGE RD	BASS RD	4	1.7	6LD	930	2,980	2,980	2,980	2,980	1,670	1,670	5,320	5,320	5,320	5,320
	BASS RD	GLADIOLUS DR	4	1.8	6LD	930	2,980	2,980	2,980	2,980	1,670	1,670	5,320	5,320	5,320	5,320
	GLADIOLUS DR	CYPRESS LAKE DR	4	1.8	4LD	600	1,980	1,980	1,980	1,980	1,080	1,080	3,530	3,530	3,530	3,530
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	6LD	0	1,330	2,960	2,960	2,960	0	0	2,470	5,490	5,490	5,490
	COLLEGE PKWY	BOY SCOUT	4	1.9	6LD	0	1,330	2,960	2,960	2,960	0	0	2,470	5,490	5,490	5,490
SUNSHINE BLVD	SR 82	LEE BLVD	3	3.6	2LN	140	310	510	700	1,040	230	510	840	1,150	1,710	
	LEE BLVD	W 12TH ST	3	3.2	2LN	140	310	510	700	1,040	230	510	840	1,150	1,710	
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4	2.6	4LD	740	1,940	1,940	1,940	1,940	1,280	3,360	3,360	3,360	3,360	
	CORKSCREW RD	SAN CARLOS BLVD	4	3.1	4LD	740	1,940	1,940	1,940	1,940	1,280	3,360	3,360	3,360	3,360	
	SAN CARLOS BLVD	ALICO RD	4	1.7	4LD	740	1,940	1,940	1,940	1,940	1,280	3,360	3,360	3,360	3,360	
TREELINE AVE	ALICO RD	DANIELS PKWY	3	3.8	4LD	1,260	1,960	1,960	1,960	1,960	2,160	3,440	3,440	3,440	3,440	
	DANIELS PKWY	COLONIAL BLVD	3	4.5	4LD	1,260	1,960	1,960	1,960	1,960	2,160	3,440	3,440	3,440	3,440	
US41	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	6LD	0	2,440	2,740	2,740	2,740	0	4,360	4,910	4,910	4,910	
	BONITA BEACH RD	TERRY ST	8	1.1	6LD	470	3,020	3,020	3,020	3,020	840	5,400	5,400	5,400	5,400	
	TERRY ST	OLD 41	8	2.3	6LD	470	3,020	3,020	3,020	3,020	840	5,400	5,400	5,400	5,400	
	OLD 41	CORKSCREW RD	8	3.5	6LD	470	3,020	3,020	3,020	3,020	840	5,400	5,400	5,400	5,400	
	CORKSCREW RD	BROADWAY	4	0.7	6LD	570	3,000	3,000	3,000	3,000	1,020	5,360	5,360	5,360	5,360	
	BROADWAY	SANIBEL BLVD	4	1.9	6LD	570	3,000	3,000	3,000	3,000	1,020	5,360	5,360	5,360	5,360	
	SANIBEL BLVD	ALICO RD	4	2.2	6LD	570	3,000	3,000	3,000	3,000	1,020	5,360	5,360	5,360	5,360	
	ALICO RD	ISLAND PARK RD	4	1.0	6LD	570	3,000	3,000	3,000	3,000	1,020	5,360	5,360	5,360	5,360	
	ISLAND PARK RD	JAMAICA BAY W.	4	1.6	6LD	570	3,000	3,000	3,000	3,000	1,020	5,360	5,360	5,360	5,360	
	JAMAICA BAY W.	SIX MILE PKWY	4	0.5	6LD	570	3,000	3,000	3,000	3,000	1,020	5,360	5,360	5,360	5,360	
	SIX MILE PKWY	ANDREA LN	4	0.5	6LD	0	0	2,070	2,840	2,840	0	0	4,140	5,670	5,670	
	ANDREA LN	DANIELS PKWY	4	0.8	6LD	0	0	2,070	2,840	2,840	0	0	4,140	5,670	5,670	
	DANIELS PKWY	COLLEGE PKWY	4	0.7	6LD	0	0	2,070	2,840	2,840	0	0	4,140	5,670	5,670	
	COLLEGE PKWY	SOUTH RD	4	1.4	6LD	0	0	2,070	2,840	2,840	0	0	4,140	5,670	5,670	
	SOUTH RD	BOY SCOUT RD	4	0.4	6LD	0	0	2,070	2,840	2,840	0	0	4,140	5,670	5,670	
	BOY SCOUT RD	NORTH AIRPORT RD	1	0.8	6LD	0	0	2,070	2,840	2,840	0	0	4,140	5,670	5,670	
	NORTH AIRPORT RD	COLONIAL BLVD	1	0.2	6LD	0	0	2,070	2,840	2,840	0	0	4,140	5,670	5,670	
	FORT MYERS CITY LIMITS	NORTH KEY DR	1	0.4	4LD	0	2,120	2,200	2,200	2,200	0	3,370	3,500	3,500	3,500	
	NORTH KEY DR	HANCOCK BRIDGE PKWY	2	0.7	4LD	0	2,120	2,200	2,200	2,200	0	3,370	3,500	3,500	3,500	
	HANCOCK BRIDGE PKWY	PONDELLA RD	2	0.3	4LD	0	310	2,020	2,020	2,020	0	500	3,230	3,230	3,230	
PONDELLA RD	SR 78	2	1.3	4LD	0	310	2,020	2,020	2,020	0	500	3,230	3,230	3,230		
SR 78	LITTLETON RD	2	1.0	4LD	1,220	2,040	2,040	2,040	2,040	1,940	3,240	3,240	3,240	3,240		
LITTLETON RD	BUS 41	2	1.2	4LD	1,220	2,040	2,040	2,040	2,040	1,940	3,240	3,240	3,240	3,240		
BUS 41	DEL PRADO BLVD	2	0.8	4LD	1,220	2,040	2,040	2,040	2,040	1,940	3,240	3,240	3,240	3,240		
DEL PRADO BLVD	TRAIL DAIRY	2	0.8	4LD	1,220	2,040	2,040	2,040	2,040	1,940	3,240	3,240	3,240	3,240		
TRAIL DAIRY	CHARLOTTE CO. LINE	2	2.6	4LD	1,220	2,040	2,040	2,040	2,040	1,940	3,240	3,240	3,240	3,240		

Appendix G: Additional Projects – ITE Trip Generation Calculations

(5 Sheets)

Project Name:	Reef - Phase III	No:	
Date:	9/26/2016	City:	
State/Province:		Zip/Postal Code:	
Country:		Client Name:	
Analyst's Name:		Edition:	ITE-TGM 9th Edition

LAND USE	SIZE	WEEKDAY		AM PEAK HOUR		PM PEAK HOUR	
		Entry	Exit	Entry	Exit	Entry	Exit
230 - Residential Condominium/Townhouse	168 ^{DU}	505	505	13	65	62	30
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		505	505	13	65	62	30
Total		505	505	13	65	62	30
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		505	505	13	65	62	30

(1) Dwelling Units

PERIOD SETTING ✓ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: REEF - PHASE III
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
230 - Residential Condominium/Townhouse	Dwelling Units	168	Weekday	Best Fit (LOG) <small>Ln(T) = 0.87Ln(X) + 2.46</small>	505	505	1010

PERIOD SETTING ✓ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: REEF - PHASE III
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
230 - Residential Condominium/Townhouse	Dwelling Units	168	Weekday, Peak Hour	Best Fit (LOG) <small>Ln(T) = 0.8Ln(X) + 0.26</small>	13	65	78

PERIOD SETTING ✔ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: REEF - PHASE III
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
230 - Residential Condominium/Townhouse	<input type="text" value="Dwelling Units"/>	168	<input type="text" value="Weekday, Peak Hour"/>	<input type="text" value="Best Fit (LOG)"/> <small>$\text{Ln}(T) = 0.82\text{Ln}(X) + 0.32$</small>	62	30	92

Project Name: Estero Oaks - Residential No: City: Zip/Postal Code: Client Name: Edition: ITE-TGM 9th Edition
 Date: 9/26/2016
 State/Province: Country: Analyst's Name:

LAND USE	SIZE	WEEKDAY		AM PEAK HOUR		PM PEAK HOUR	
		Entry	Exit	Entry	Exit	Entry	Exit
230 - Residential Condominium/Townhouse	280 ⁽¹⁾	788	787	20	98	94	46
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		788	787	20	98	94	46
Total		788	787	20	98	94	46
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		788	787	20	98	94	46

(1) Dwelling Units

PERIOD SETTING ✔ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: ESTERO OAKS - RESIDENTIAL
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
230 - Residential Condominium/Townhouse	<input type="text" value="Dwelling Units"/>	280	<input type="text" value="Weekday"/>	<input type="text" value="Best Fit (LOG)"/> <small>$\text{Ln}(T) = 0.87\text{Ln}(X) + 2.46$</small>	788	787	1575

PERIOD SETTING ✔ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: ESTERO OAKS - RESIDENTIAL
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
230 - Residential Condominium/Townhouse	Dwelling Units	280	Weekday, Peak Hour	Best Fit (LOG) $\text{Ln}(T) = 0.8\text{Ln}(X) + 0.26$	20	98	118

PERIOD SETTING ✔ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: ESTERO OAKS - RESIDENTIAL
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
230 - Residential Condominium/Townhouse	Dwelling Units	280	Weekday, Peak Hour	Best Fit (LOG) $\text{Ln}(T) = 0.82\text{Ln}(X) + 0.32$	94	46	140

Project Name: Estero Oaks - Commercial No: Edition: ITE-TGM 9th Edition
 Date: 9/27/2016 City: Client Name:
 State/Province: Zip/Postal Code: Edition:
 Country: Client Name:
 Analyst's Name: Edition:

LAND USE	SIZE	WEEKDAY		AM PEAK HOUR		PM PEAK HOUR	
		Entry	Exit	Entry	Exit	Entry	Exit
945 - Gasoline/Service Station With Convenience Market	16 ⁽¹⁾	1302	1302	82	81	108	108
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		521	521	41	41	54	54
Non-pass-by		781	781	41	40	54	54
Total		1302	1302	82	81	108	108
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		521	521	41	41	54	54
Total Non-pass-by		781	781	41	40	54	54

(1) Vehicle Fueling Positions

PERIOD SETTING ✔ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: ESTERO OAKS - COMMERCIAL
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
945 - Gasoline/Service Station With Convenience Market	<input type="text" value="Vehicle Fueling Pos"/>	16	<input type="text" value="Weekday"/>	<input type="text" value="Average"/> 162.78	<input checked="" type="checkbox"/>	1302	1302

TRAFFIC REDUCTIONS

EXTERNAL TRIPS

Specify the percentage of Pass-by Trips for each Land Use. The percentage will be reduced from the total number of External Trips from the previous section. To record any notes, click Add Notes above.

The icon preceding the Pass-by% value indicates data provided by ITE. Clicking the icon changes a custom Pass-by% value to data provided by ITE.

LAND USE	EXTERNAL TRIPS	PASS-BY%	PASS-BY TRIPS	NON-PASS-BY TRIPS
945 - Gasoline/Service Station With Convenience Market	2604	<input type="text" value="30"/> %	781	1823

PERIOD SETTING ✔ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: ESTERO OAKS - COMMERCIAL
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
945 - Gasoline/Service Station With Convenience Market	<input type="text" value="Vehicle Fueling Pos"/>	16	<input type="text" value="Weekday, Peak Hour"/>	<input type="text" value="Average"/> 10.16	<input checked="" type="checkbox"/>	82	81

TRAFFIC REDUCTIONS

EXTERNAL TRIPS

Specify the percentage of Pass-by Trips for each Land Use. The percentage will be reduced from the total number of External Trips from the previous section. To record any notes, click Add Notes above.

The icon preceding the Pass-by% value indicates data provided by ITE. Clicking the icon changes a custom Pass-by% value to data provided by ITE.

LAND USE	EXTERNAL TRIPS	PASS-BY%	PASS-BY TRIPS	NON-PASS-BY TRIPS
945 - Gasoline/Service Station With Convenience Market	183	<input type="text" value="50"/> %	82	81

PERIOD SETTING ✔ DATA PROVIDED BY ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

PROJECT NAME: ESTERO OAKS - COMMERCIAL
 ANALYSIS NAME:

LAND USE	INDEPENDENT VARIABLE	SIZE	TIME PERIOD	METHOD	ENTRY	EXIT	TOTAL
945 - Gasoline/Service Station With Convenience Market	<input type="text" value="Vehicle Fueling Pos"/>	16	<input type="text" value="Weekday, Peak Hour"/>	<input type="text" value="Average"/> 13.51	108	108	216

TRAFFIC REDUCTIONS

EXTERNAL TRIPS

Specify the percentage of Pass-by Trips for each Land Use. The percentage will be reduced from the total number of External Trips from the previous section. To record any notes, click Add Notes above.

The icon preceding the Pass-by% value indicates data provided by ITE. Clicking the icon changes a custom Pass-by% value to data provided by ITE.

LAND USE	EXTERNAL TRIPS	PASS-BY%	PASS-BY TRIPS	NON-PASS-BY TRIPS
945 - Gasoline/Service Station With Convenience Market	216	<input type="text" value="50"/> %	108	108